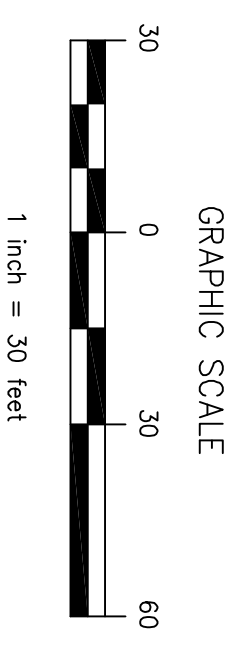


LOT AREA = 88,267 SQ. FT.
OR 2.0263 ACRES



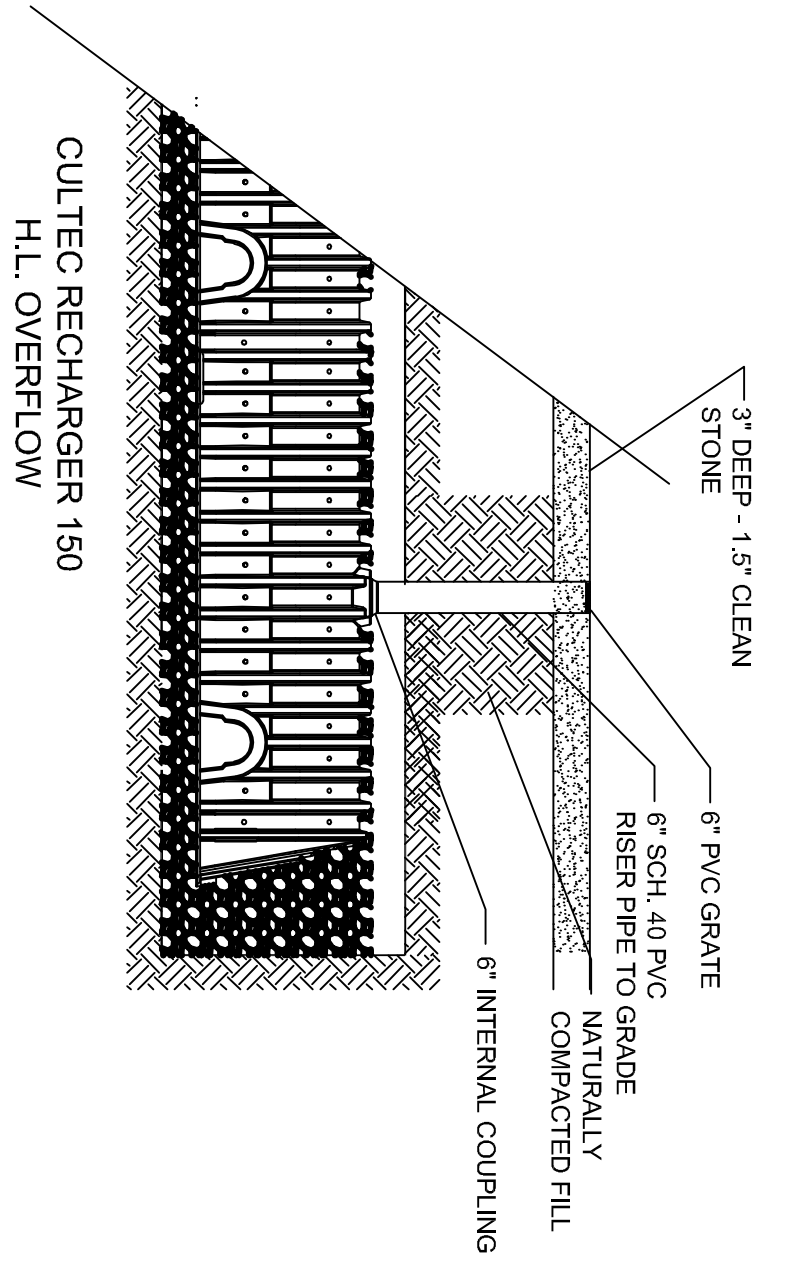
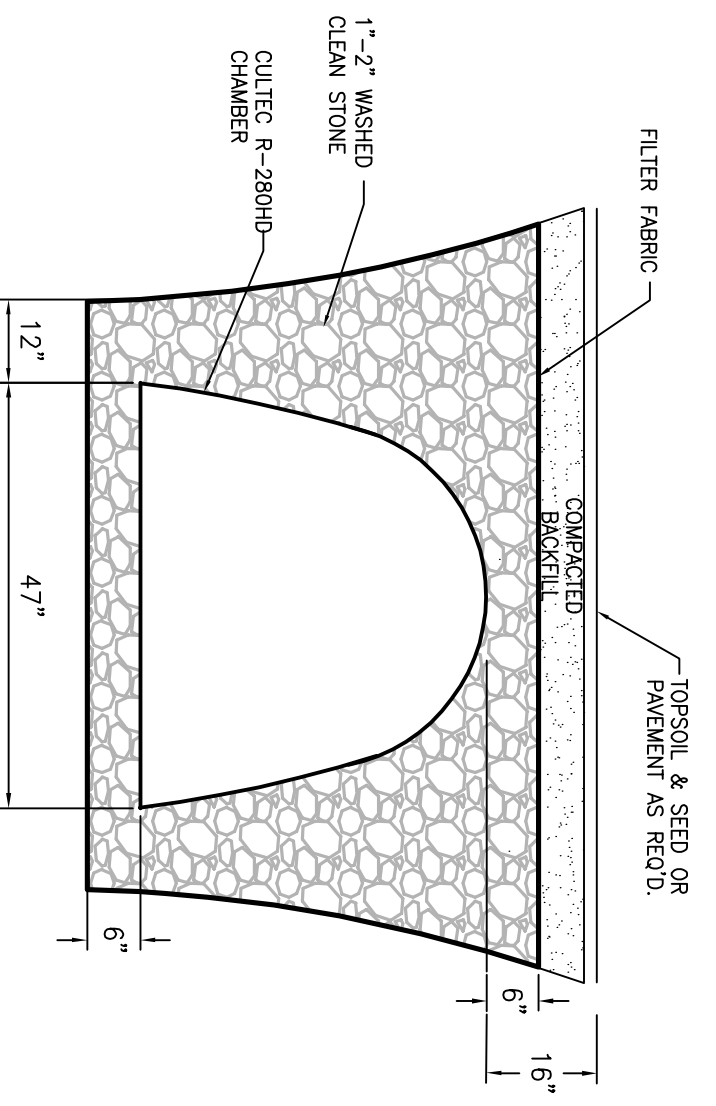
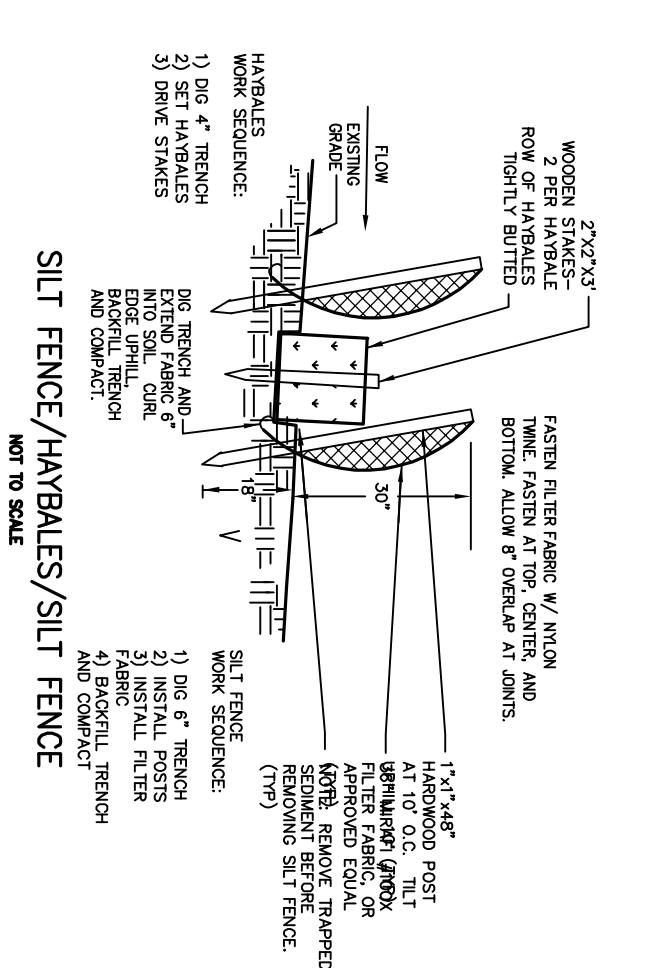
WETLAND LINE FLAGGED ON DEC. 13, 2011.
BY OTTO THEALL, SOIL SCIENTIST AND LOCATED
ON DEC. 13, 2011 BY W. SHOOD, L.S.

- CONSTRUCTION SEQUENCE
1. Remove trees, only as shown on plan.
 2. Install silt fence and mud tracking bed. Call for inspection by conservation officer.
 3. Site rough grading.
 4. Construct building & septic system.
 5. Final grade, topsoil and seed non-weedland areas.
 6. Construct storm drainage system, repair driveway.
 7. Mill unit planting is mature enough to prevent soil erosion, before removing silt fences. (one growing season). Removal to be approved by project landscape architect.

TEST HOLE DATA	
10-31-23 (4HD)	
DH-1	NO LEDGE
DEPTH: 76"	RESTRICTIVE LAYER: >80"
DH-3	NO LEDGE
DEPTH: 78"	RESTRICTIVE LAYER: >80"
P-2	DEPTH: 24"
	RATE: 1" IN 40 MINUTES

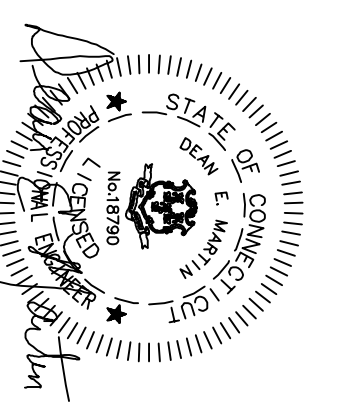
SEDIMENTATION AND EROSION CONTROL NOTES

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 OWNER 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.



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 SITE INFORMATION WAS TAKEN FROM A SURVEY BY: WALTER H. SKIDD, LAND SURVEYOR, DATED REVISED DECEMBER 13, 2011.
6. ALL HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAIN PIPE SHALL BE "SMOOTH INTERIOR" TYPE AND MEET THE REQUIREMENTS OF ASTM F405 & F667 AND ASHTO M252 & M294.
7. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, PRIOR TO START OF CONSTRUCTION.
8. TOTAL SITE AREA = 88,267 SQ. FT. ~ 2.0263 AC.
9. THE PROPERTY IS SERVED BY ON-SITE SEWAGE DISPOSAL AND PRIVATE WELL.
10. PROPERTY SHOWN IS ASSESSORS MAP 22, BLOCK 4, LOT 46 & 47.
11. LOCATIONS OF CRITICAL UTILITIES SHALL BE VERIFIED IN THE FIELD, BY THE CONTRACTOR, AT THE START OF CONSTRUCTION.
12. VERTICAL DATUM= ASSUMED, CONTOURS SHOWN AT 2 FOOT INTERVALS.



26 NORFIELD ROAD	AGED I BOTO	WESTON, CONNECTICUT	24-5713
SITE IMPROVEMENT PLAN			1 OF 1
GRUJMAN ENGINEERING L.L.C.			3-2-24
CONSULTING CIVIL ENGINEERS			sheet
20 KNIGHT STREET, NORWALK, CONNECTICUT 06851			date
PH: (203) 853-5333 FAX: (203) 286-5957			



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: 26 Norfield Road

Assessor's Map # 22 Block # 4 Lot # 46 + 47

PROJECT DESCRIPTION (general purpose) Construct Accessory Dwelling with Septic system + drainage

Total Acres 2.0263 Total Acres of Wetlands and Watercourses 0.18 acres

Acreage of Wetlands and Watercourses Altered 0 Upland Area Altered 2500 SF (0.06 ac.)

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: Agedi + Regina Boto Phone: 203-451-5100

Address: 26 Norfield Road, Weston, CT 06883

Email: _____

APPLICANT/AUTHORIZED AGENT:

Name: Agedi Boto Phone: 203-451-5100

Address: 26 Norfield Road, Weston, CT

Email: _____

CONSULTANTS: (Please provide, if applicable)

Engineer: Dean E. Martin, P.E. Phone: 203-853-3833

Address: 20 Knight Street, Norwalk, CT Email: dean@grummanengineering.com

Soil Scientist: Otto Thea II Phone: 203-845-0278

Address: Norwalk, CT Email: soilwetlandsci@aol.com

Legal Counsel: _____ Phone: _____

Address: _____ Email: _____

Surveyor: Walter H. Skidd Phone: 203-373-0401

Address: 1992 Stratfield Road, Fairfield, CT Email: _____

PROPERTY INFORMATION

Property Address: 26 Norfield Road, Weston

Existing Conditions (Describe existing property and structures): Existing single-family dwelling w/ detached garage

Provide a detailed description and purpose of proposed activity (attach sheet with additional information if needed): Construct accessory dwelling

Is this property within a subdivision (circle): Yes or NO
Square feet of proposed impervious surfaces (roads, buildings, parking, etc.): 600 SF

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 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 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 <u>NA</u> |

Amount, type, and location of materials to be removed, deposited, or stockpiled:
10cy septic sand, backfill w/ on-site soil

Description, work sequence, and duration of activities:
See Site Plan.

Describe alternatives considered and why the proposal described herein was chosen:
Best location available, utilize existing driveway.

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

The Westport/Weston Health District Approval: 2-15-24

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 Date

Signature of Authorized Agent Date

FOR OFFICE USE ONLY

Administrative Approval Date

Initials



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: Norwalk North or number: _____
subregional drainage basin number: 7203
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Agedi Boto
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 26 Norfield Road
briefly describe the action/project/activity (check and print information): temporary permanent description: Construct accessory dwelling unit, Septic + drainage systems
- ACTIVITY PURPOSE CODE (see instructions - one code only): A
- ACTIVITY TYPE CODE(S) (see instructions for codes): 10, 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): 0.06 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

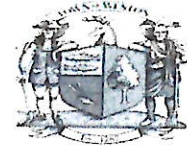
DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

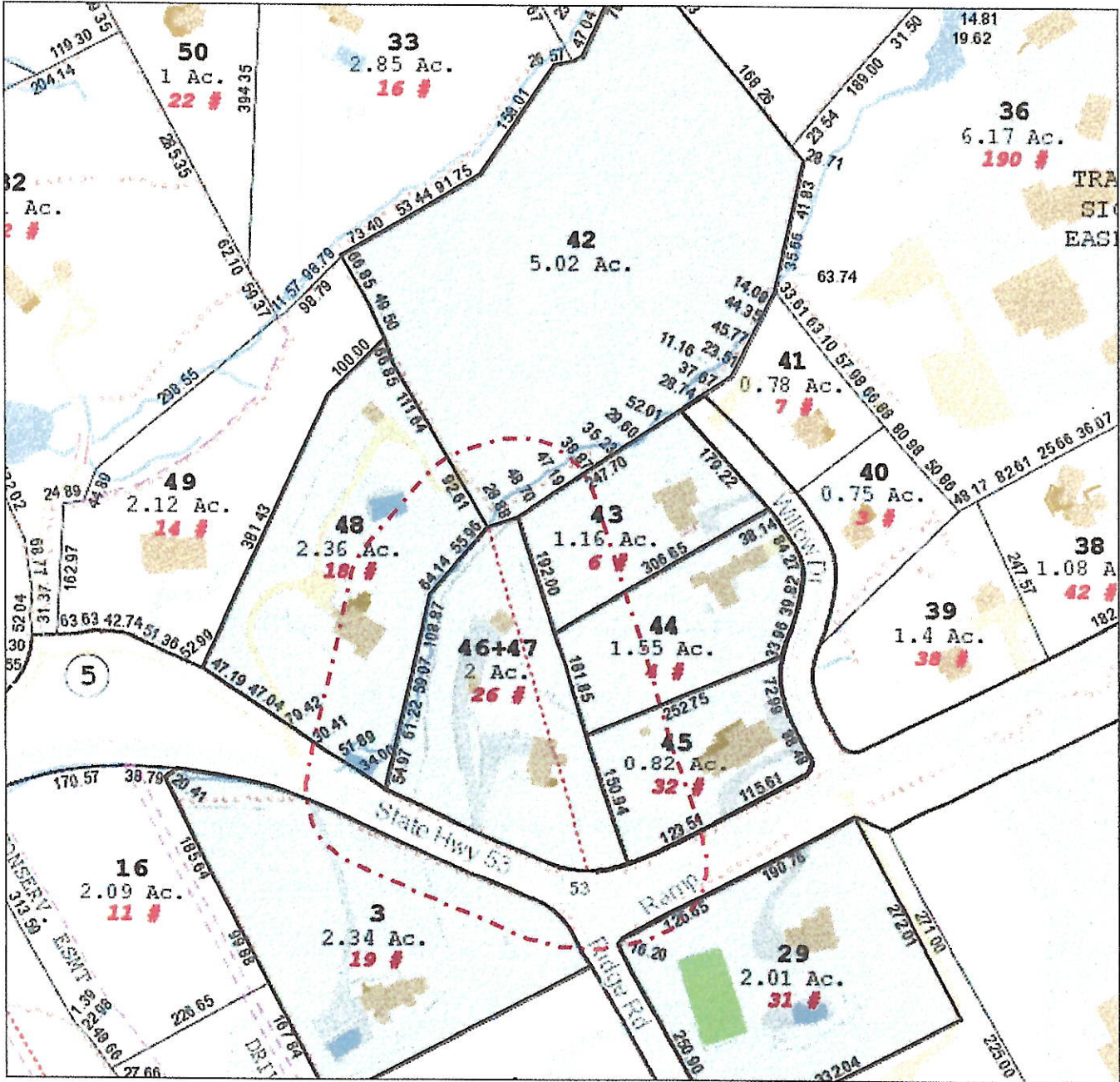
FORM CORRECTED / COMPLETED: YES NO

Town of Weston

Geographic Information System (GIS)



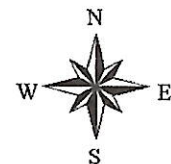
Date Printed: 3/6/2024



MAP DISCLAIMER - NOTICE OF LIABILITY

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

Approximate Scale: 1 inch = 150 ft



22 4 46+47

BOTO AGEDI & REGINA
26 NORFIELD ROAD
WESTON CT 06883

22 4 48

TUFO VINCENT & LOW DEBORAH
18 NORFIELD ROAD
WESTON CT 06883

22 4 45

AKERS SCOTT F
32 NORFIELD ROAD
WESTON CT 06883

22 4 43

CINA JOSEPH JAMES & HAYES HOLLY
6 WILLOW DR
WESTON CT 06883

30 1 3

EILER JOHN E
19 NORFIELD ROAD
WESTON CT 06883

30 2 29

BYRNE HAYDEN C & PATRICIA C
31 NORFIELD ROAD
WESTON CT 06883

22 4 42

WESTON SHOPPING CENTER ASSOC LLC
P O BOX 1284
WESTON CT 06883

22 4 44

WILTSE DAVID G & KEEFE LINDA ANNE
4 WILLOW DR
WESTON CT 06883

DRAINAGE ANALYSIS

PREPARED FOR

PROPOSED ACCESSORY DWELLING UNIT

LOCATED AT

26 NORFIELD ROAD

WESTON, CONNECTICUT

GE #24-5713

MARCH 2, 2024



GRUMMAN ENGINEERING, LLC

CONSULTING CIVIL ENGINEERS

20 KNIGHT STREET

NORWALK, CONNECTICUT 06851

(203) 853-3833

FAX 286-5057

NARRATIVE:

The subject of this report is a 2.0263-acre residential parcel located at 26 Norfield Road. The purpose of the report is to determine the change in stormwater runoff resulting from the addition of an accessory dwelling unit, and to provide mitigation in accordance with Town of Weston standards.

EXISTING CONDITIONS:

This site which is situated on the north side of Norfield Road, currently contains a single-family residence with paved driveway, and a detached garage with a gravel driveway. The site is bordered on the western side by a brook with associated wetlands. The site slopes generally to the south and west with grades of 2-20%. The existing dwelling is served by on-site sewage disposal and private well.

The soils at this location are identified in the NRCS Web Soil Survey as being Canton and Charlton, fine sandy loam, HSG 'B'.

PROPOSED CONDITIONS:

The proposal for this site is to construct a new Accessory Dwelling Unit to be attached to the southwest corner of the existing detached garage. This ADU will be served by a new on-site sewage disposal system located north of the building. The proposed construction will be situated within the 100 ft. wetland review area. Slight regrading will be performed as needed around the proposed building.

PROPOSED DRAINAGE:

Due to the proposed dwelling unit's proximity to the existing wetland area, on-site retention of the stormwater runoff from the roof has been proposed. The proposed building will be located partially over the existing gravel driveway. A retention system consisting of Cultec R-280HD chambers has been proposed.

The following computations utilize the Hydrocad computer software to determine the post developed runoff for the 50-Year storm event. Rainfall data was taken from the NOAA Atlas 14 table for this location.

COMPUTATIONS:

Proposed Conditions:

Dwelling -	600 s.f.	CN-98
Total -	600 s.f.	

Water Quality Volume (WQV) -

$$WQV = ((1'') \times R \times A) / 12$$

$$WQV = (1''/12) (0.96) (500 \text{ s.f.}) = 48 \text{ c.f.}$$

$$R = 0.05 + 0.009I$$

$$I = \% \text{ Impervious (100\%)}$$

$$A = \text{Site Area}$$

SUMMARY:

Prop. ADU Roof Runoff - 0.10 c.f.s. (361 c.f.)

CONCLUSIONS:

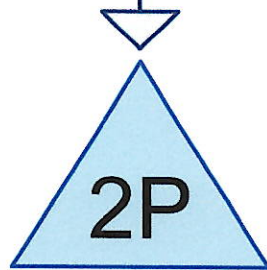
Runoff from the proposed ADU roof will be directed into a retention system consisting of (4) Cultec R-280 HD chambers, which will provide temporary storage while infiltrating into the surrounding soils. This system will also provide the required storage volume for water quality.

The total capacity of the retention systems is 160 c.f.

The proposal as designed will have no adverse impacts on adjacent properties.



Proposed ADU Runoff



Retention



Summary for Subcatchment 1S: Proposed ADU Runoff

Runoff = 0.10 cfs @ 12.07 hrs, Volume= 361 cf, Depth> 7.22"

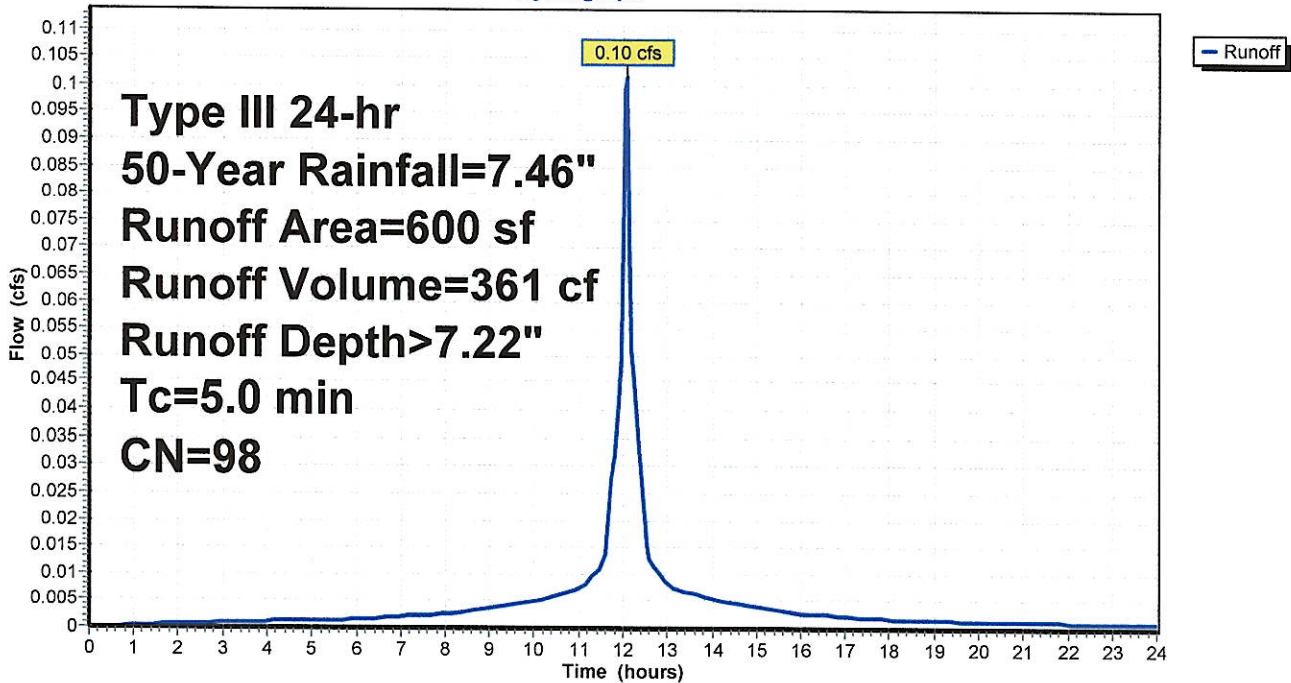
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type III 24-hr 50-Year Rainfall=7.46"

Area (sf)	CN	Description
* 600	98	ADU Runoff
600		100.00% Impervious Area

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

Subcatchment 1S: Proposed ADU Runoff

Hydrograph



Summary for Pond 2P: Retention

Inflow Area = 600 sf, 100.00% Impervious, Inflow Depth > 7.22" for 50-Year event
 Inflow = 0.10 cfs @ 12.07 hrs, Volume= 361 cf
 Outflow = 0.00 cfs @ 8.70 hrs, Volume= 205 cf, Atten= 97%, Lag= 0.0 min
 Discarded = 0.00 cfs @ 8.70 hrs, Volume= 205 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= 79.35' @ 15.78 hrs Surf.Area= 176 sf Storage= 201 cf

Plug-Flow detention time= 248.4 min calculated for 205 cf (57% of inflow)
 Center-of-Mass det. time= 129.8 min (870.6 - 740.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	77.60'	153 cf	10.33'W x 17.00'L x 3.21'H Field A 564 cf Overall - 182 cf Embedded = 381 cf x 40.0% Voids
#2A	78.10'	182 cf	Cultec R-280HD x 4 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 2 rows
		335 cf	Total Available Storage

Storage Group A created with Chamber Wizard

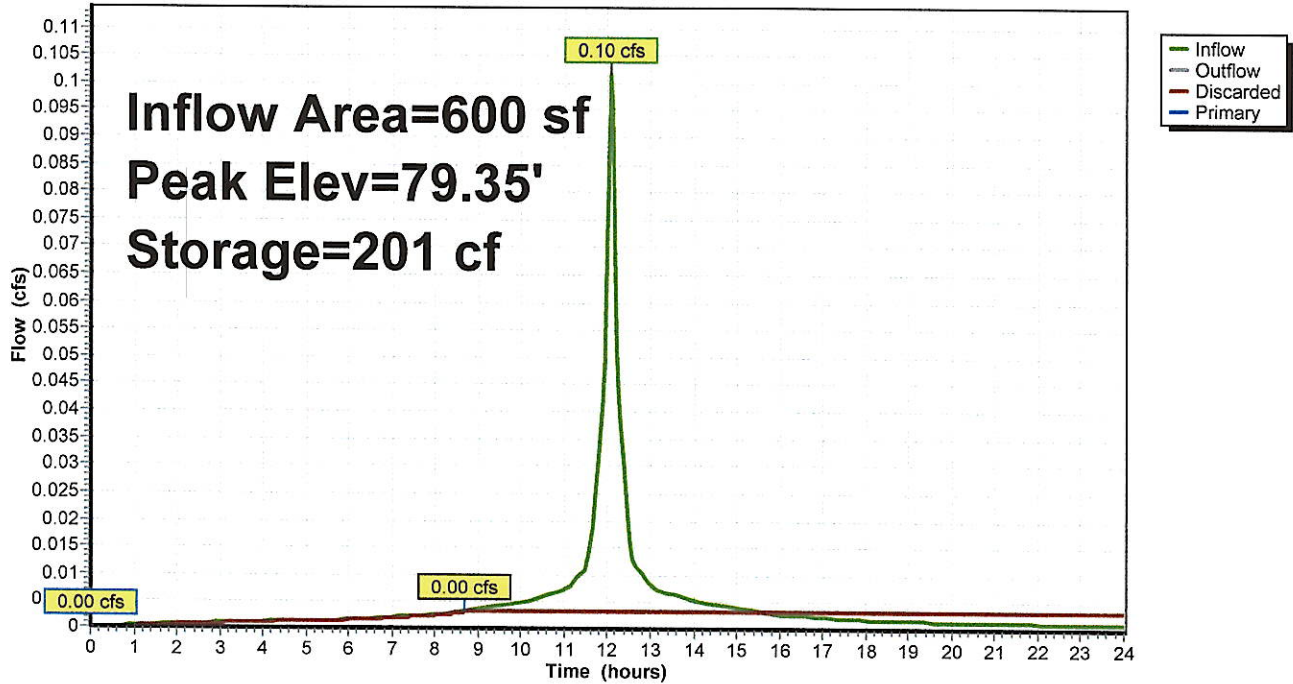
Device	Routing	Invert	Outlet Devices
#1	Discarded	77.60'	0.750 in/hr Exfiltration over Horizontal area
#2	Primary	80.84'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.00 cfs @ 8.70 hrs HW=77.63' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=77.60' (Free Discharge)
 ↑2=Orifice/Grate (Controls 0.00 cfs)

Pond 2P: Retention

Hydrograph



Stage-Area-Storage for Pond 2P: Retention

Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)
77.60	176	0	80.20	176	292
77.65	176	4	80.25	176	295
77.70	176	7	80.30	176	299
77.75	176	11	80.35	176	303
77.80	176	14	80.40	176	306
77.85	176	18	80.45	176	310
77.90	176	21	80.50	176	313
77.95	176	25	80.55	176	317
78.00	176	28	80.60	176	320
78.05	176	32	80.65	176	324
78.10	176	35	80.70	176	327
78.15	176	42	80.75	176	331
78.20	176	49	80.80	176	334
78.25	176	56			
78.30	176	63			
78.35	176	70			
78.40	176	77			
78.45	176	83			
78.50	176	90			
78.55	176	97			
78.60	176	104			
78.65	176	111			
78.70	176	117			
78.75	176	124			
78.80	176	131			
78.85	176	137			
78.90	176	144			
78.95	176	150			
79.00	176	157			
79.05	176	163			
79.10	176	170			
79.15	176	176			
79.20	176	182			
79.25	176	189			
79.30	176	195			
79.35	176	201			
79.40	176	207			
79.45	176	213			
79.50	176	219			
79.55	176	225			
79.60	176	231			
79.65	176	237			
79.70	176	243			
79.75	176	248			
79.80	176	254			
79.85	176	259			
79.90	176	264			
79.95	176	270			
80.00	176	275			
80.05	176	279			
80.10	176	284			
80.15	176	288			



NOAA Atlas 14, Volume 10, Version 3
Location name: Weston, Connecticut, USA*
Latitude: 41.2002°, Longitude: -73.3848°
Elevation: 275 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

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

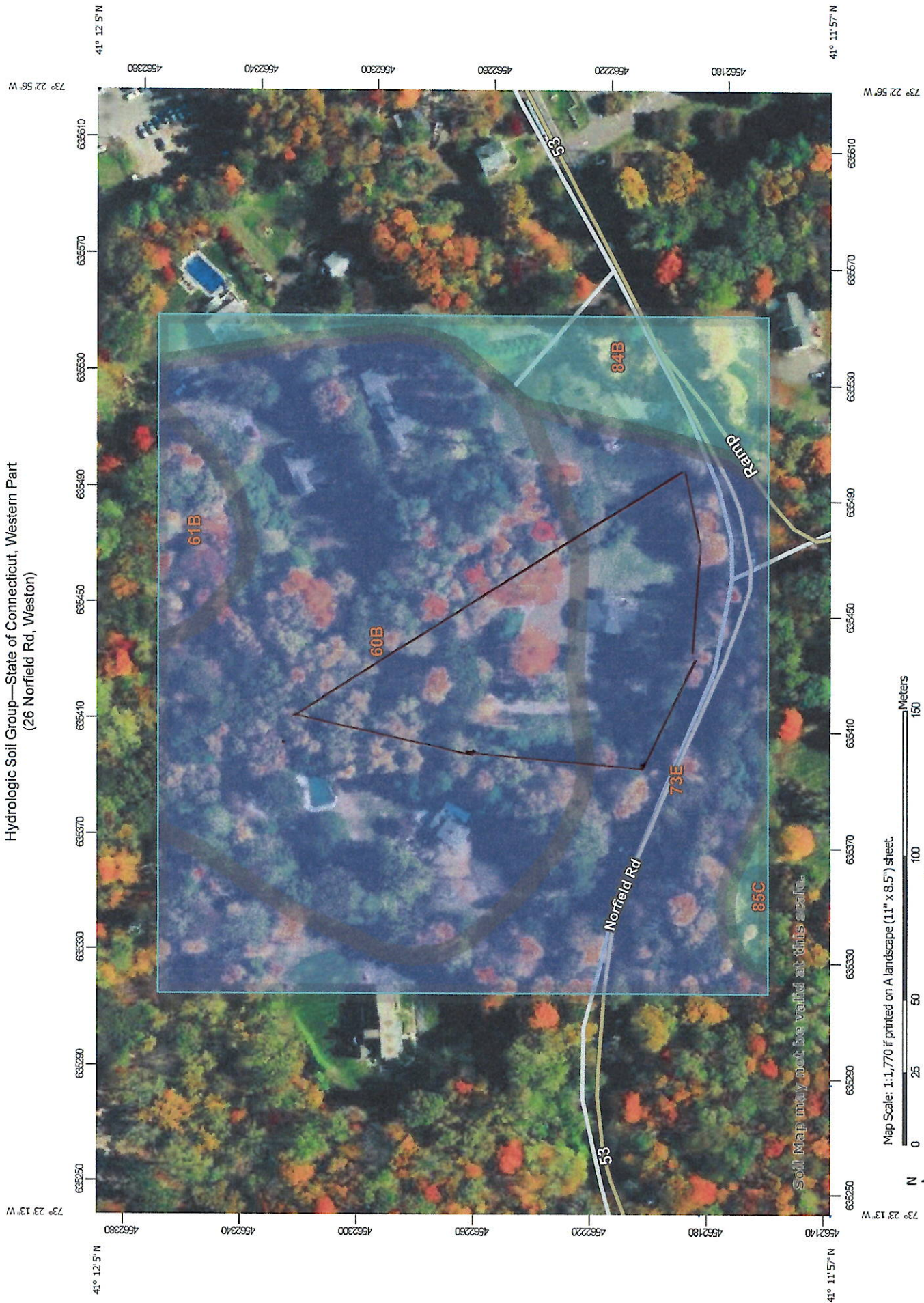
NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerals](#)

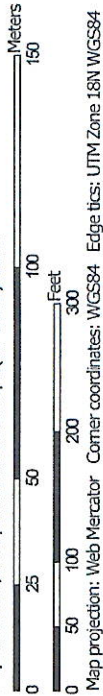
PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.365 (0.282-0.466)	0.425 (0.328-0.543)	0.523 (0.402-0.670)	0.604 (0.462-0.777)	0.716 (0.530-0.951)	0.801 (0.582-1.08)	0.888 (0.625-1.23)	0.981 (0.660-1.39)	1.11 (0.718-1.62)	1.21 (0.765-1.88)
10-min	0.517 (0.400-0.660)	0.602 (0.465-0.769)	0.741 (0.571-0.949)	0.856 (0.656-1.10)	1.01 (0.752-1.35)	1.14 (0.824-1.53)	1.26 (0.885-1.75)	1.39 (0.935-1.98)	1.57 (1.02-2.30)	1.71 (1.08-2.62)
15-min	0.608 (0.470-0.777)	0.708 (0.547-0.905)	0.871 (0.671-1.12)	1.01 (0.772-1.30)	1.19 (0.884-1.58)	1.34 (0.969-1.80)	1.48 (1.04-2.06)	1.64 (1.10-2.32)	1.85 (1.20-2.70)	2.01 (1.28-3.00)
30-min	0.848 (0.655-1.08)	0.986 (0.762-1.26)	1.21 (0.933-1.55)	1.40 (1.07-1.80)	1.66 (1.23-2.20)	1.86 (1.34-2.50)	2.06 (1.44-2.84)	2.26 (1.52-3.21)	2.53 (1.64-3.70)	2.74 (1.73-4.10)
60-min	1.09 (0.840-1.39)	1.26 (0.976-1.61)	1.55 (1.19-1.99)	1.79 (1.37-2.31)	2.12 (1.57-2.81)	2.38 (1.72-3.20)	2.63 (1.84-3.63)	2.88 (1.94-4.10)	3.21 (2.08-4.70)	3.46 (2.19-5.20)
2-hr	1.39 (1.08-1.77)	1.64 (1.28-2.08)	2.05 (1.59-2.61)	2.39 (1.84-3.05)	2.85 (2.13-3.77)	3.21 (2.34-4.31)	3.57 (2.53-4.93)	3.96 (2.68-5.60)	4.50 (2.92-6.54)	4.92 (3.12-7.40)
3-hr	1.60 (1.25-2.02)	1.90 (1.48-2.40)	2.39 (1.86-3.03)	2.80 (2.16-3.56)	3.36 (2.51-4.42)	3.78 (2.77-5.07)	4.22 (3.00-5.83)	4.70 (3.18-6.62)	5.39 (3.51-7.80)	5.94 (3.78-8.60)
6-hr	2.01 (1.58-2.52)	2.41 (1.89-3.02)	3.05 (2.39-3.84)	3.59 (2.79-4.54)	4.33 (3.26-5.68)	4.88 (3.61-6.52)	5.47 (3.92-7.54)	6.13 (4.16-8.58)	7.10 (4.63-10.2)	7.89 (5.03-11.5)
12-hr	2.48 (1.96-3.09)	2.98 (2.36-3.72)	3.80 (3.00-4.76)	4.49 (3.51-5.64)	5.43 (4.12-7.08)	6.13 (4.56-8.15)	6.88 (4.97-9.44)	7.74 (5.27-10.8)	9.00 (5.90-12.9)	10.0 (6.43-14.0)
24-hr	2.90 (2.31-3.59)	3.53 (2.81-4.37)	4.56 (3.61-5.66)	5.41 (4.26-6.75)	6.58 (5.02-8.55)	7.46 (5.58-9.87)	8.39 (6.11-11.5)	9.50 (6.50-13.1)	11.2 (7.34-15.9)	12.6 (8.07-17.5)
2-day	3.23 (2.59-3.98)	4.00 (3.20-4.93)	5.26 (4.20-6.50)	6.31 (5.00-7.82)	7.75 (5.96-10.0)	8.81 (6.65-11.6)	9.97 (7.33-13.7)	11.4 (7.81-15.6)	13.6 (8.95-19.2)	15.5 (9.96-22.0)
3-day	3.50 (2.81-4.28)	4.35 (3.49-5.33)	5.73 (4.59-7.05)	6.88 (5.47-8.50)	8.47 (6.53-10.9)	9.63 (7.29-12.7)	10.9 (8.05-14.9)	12.5 (8.58-17.1)	14.9 (9.84-21.0)	17.0 (11.0-23.0)
4-day	3.76 (3.03-4.58)	4.65 (3.74-5.68)	6.12 (4.91-7.50)	7.33 (5.85-9.03)	9.01 (6.96-11.6)	10.2 (7.76-13.4)	11.6 (8.56-15.8)	13.2 (9.12-18.0)	15.8 (10.4-22.1)	18.0 (11.6-24.0)
7-day	4.50 (3.64-5.46)	5.48 (4.43-6.66)	7.08 (5.71-8.63)	8.41 (6.74-10.3)	10.2 (7.94-13.0)	11.6 (8.81-15.1)	13.1 (9.64-17.6)	14.8 (10.2-20.1)	17.4 (11.6-24.3)	19.7 (12.7-26.0)
10-day	5.22 (4.25-6.32)	6.26 (5.08-7.58)	7.94 (6.43-9.65)	9.34 (7.51-11.4)	11.3 (8.76-14.3)	12.7 (9.67-16.4)	14.2 (10.5-19.0)	16.0 (11.1-21.6)	18.6 (12.4-25.9)	20.8 (13.5-28.0)
20-day	7.40 (6.06-8.90)	8.56 (7.00-10.3)	10.4 (8.51-12.6)	12.0 (9.72-14.6)	14.2 (11.1-17.7)	15.8 (12.0-20.1)	17.5 (12.9-22.9)	19.3 (13.5-25.9)	21.8 (14.6-30.1)	23.8 (15.5-31.0)
30-day	9.20 (7.56-11.0)	10.4 (8.57-12.5)	12.5 (10.2-15.0)	14.2 (11.5-17.1)	16.5 (12.9-20.5)	18.3 (13.9-23.1)	20.1 (14.7-26.0)	21.9 (15.3-29.2)	24.4 (16.3-33.4)	26.2 (17.1-34.0)
45-day	11.4 (9.41-13.6)	12.8 (10.5-15.2)	15.0 (12.3-17.9)	16.8 (13.7-20.2)	19.3 (15.1-23.8)	21.2 (16.2-26.6)	23.1 (17.0-29.7)	25.0 (17.6-33.2)	27.4 (18.4-37.5)	29.2 (19.1-40.0)
60-day	13.2 (11.0-15.7)	14.7 (12.1-17.4)	17.0 (14.0-20.3)	18.9 (15.5-22.7)	21.6 (16.9-26.6)	23.7 (18.1-29.5)	25.7 (18.8-32.8)	27.6 (19.4-36.5)	30.0 (20.2-40.8)	31.7 (20.7-43.0)

Hydrologic Soil Group—State of Connecticut, Western Part
(26 Norfield Rd, Weston)




































Map Scale: 1:1,770 if printed on A landscape (11" x 8.5") sheet.



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

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, Western Part
Soil Survey Area Data: Version 1, Sep 15, 2023

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
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	B	6.2	51.1%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	B	0.4	3.5%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	B	4.1	33.9%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	C	1.2	10.3%
85C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony	C	0.1	1.2%
Totals for Area of Interest			12.2	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

Address: Norwalk, CT Email: Soilwetlandsci@aol.com

Legal Counsel: _____ Phone: _____

Address: _____ Email: _____

Surveyor: Walter H. Skidd Phone: 203-373-0401

Address: 1992 Stratfield Road, Fairfield, CT. Email: _____

PROPERTY INFORMATION

Property Address: 26 Norfield Road, Weston

Existing Conditions (Describe existing property and structures): Existing Single-Family dwelling w/ detached garage

Provide a detailed description and purpose of proposed activity (attach sheet with additional information if needed): Construct accessory dwelling

Is this property within a subdivision (circle): Yes or (NO)
Square feet of proposed impervious surfaces (roads, buildings, parking, etc.): 600 SF

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 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 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 | <input type="checkbox"/> Deposition of | <input type="checkbox"/> Other <u>N/A</u> |
| Materials | Materials | |

Amount, type, and location of materials to be removed, deposited, or stockpiled:
10cy septic sand, backfill w/ on-site soil

Description, work sequence, and duration of activities:
See Site Plan.

Describe alternatives considered and why the proposal described herein was chosen:
Best location available, utilize existing driveway.

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

The Westport/Weston Health District Approval: 2-15-24

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.

George S. Logan
Signature of Owner(s) of Record

3-11-23

Date

Kenny RQ
Signature of Authorized Agent

3-11-23

Date

FOR OFFICE USE ONLY

Administrative Approval

Initials

Date

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: 26 Norfield Road

Assessor's Map # 22 Block # 4 Lot # 46+47

PROJECT DESCRIPTION (general purpose) Construct Accessory Dwelling with
septic system & drainage

Total Acres 2.0263 Total Acres of Wetlands and Watercourses 0.18 acres

Acreage of Wetlands and Watercourses Altered 0 Upland Area Altered 2500 SF (0.06 ac.)

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: Agedi & Regina Boto Phone: 203-451-5100

Address: 26 Norfield Road, Weston, CT 06883

Email: _____

APPLICANT/AUTHORIZED AGENT:

Name: Agedi Boto Phone: 203-451-5100

Address: 26 Norfield Road, Weston, CT

Email: _____

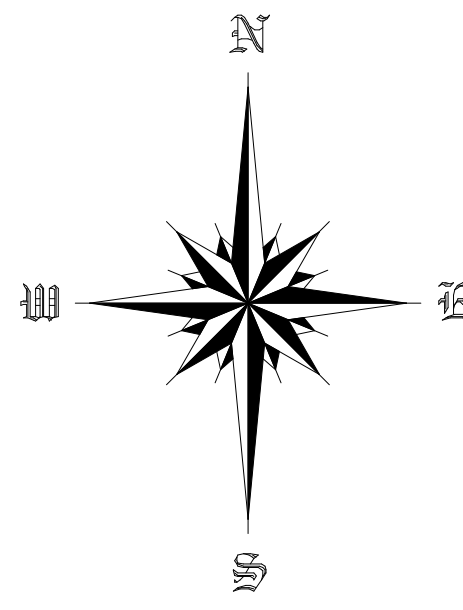
CONSULTANTS: (Please provide, if applicable)

Engineer: Dean E. Martin, P.E. Phone: 203-853-3833

Address: 20 Knight Street, Norwalk, CT Email: dean@grummanengineering.com

Soil Scientist: Otto Thea II Phone: 203-845-0278

STANDARD	MIN. REQUIRED MAX. ALLOWED	EXISTING	PROPOSED	AS-BUILT
MIN. LOT AREA	2 ACRE	86,984 +/- S.F.		
MIN. RECTANGLE	170' x 200' REC.	176.7' x 228.8'		
SETBACKS				
FRONT	50.0'	87.3'		
SIDE	30.0'	44.4'		
REAR	30.0'	242.3'		
WATERCOURSE	50.0'	142.4'		
MAX. BUILDING COVERAGE	15.0%	(2,878.74 S.F.) 3.3%	(3,478.74 S.F.) 3.4%	
MAX. HEIGHT FOR A BUILDING OR STRUCTURE	35.0'	17.7'		



MAP REFERENCE

1. RECORD MAP #441
2. RECORD MAP #38
3. RECORD MAP #186
4. RECORD MAP #364
5. RECORD MAP #365
6. RECORD MAP #621
7. RECORD MAP #668
8. RECORD MAP #817
9. RECORD MAP #1228
10. RECORD MAP #1344
11. RECORD MAP #1458
12. RECORD MAP #2278
13. RECORD MAP #2444
14. RECORD MAP #2758
15. RECORD MAP #2995
16. RECORD MAP #3164
17. RECORD MAP #3690
18. RECORD MAP #3817

SOIL TEST DATA:

TEST PERFORMED ON 10/31/23
 INSTALLER: JONATHAN HUBBARD LIC.# 006327
 TESTING WITNESS: JAY CUSACK
 TEST RESULTS WITNESSED/FILLED BY ASPECTUCK HEALTH DISTRICT 10/19/23
 APPROX. SLOPE OF AREA TESTED: 2-3 %

DH-1
 DEPTH: 76" NO LEDGE
 RESTRICTIVE LAYER: >60"

DH-3
 DEPTH: 78" LEDGE
 RESTRICTIVE LAYER: >60"

P-2
 DEPTH: 24"
 RATE: 1" IN 40 MIN.
 DESIGN PERC: 1" IN 40 MIN.

REQUIRED ELA:
 1 BR. ADU 1" IN 40 MIN. PERC RATE
 675/2= 337.5 CU. FT. REQUIRED
 PROPOSED 26 LINEAL FEET OF GEOMATRIX
 GTS 6218 (14 CU. FT./L.F.T.) = 364 CU. FT. PROVIDED

MLSS: N/A (>60" RECEIVING SOIL)

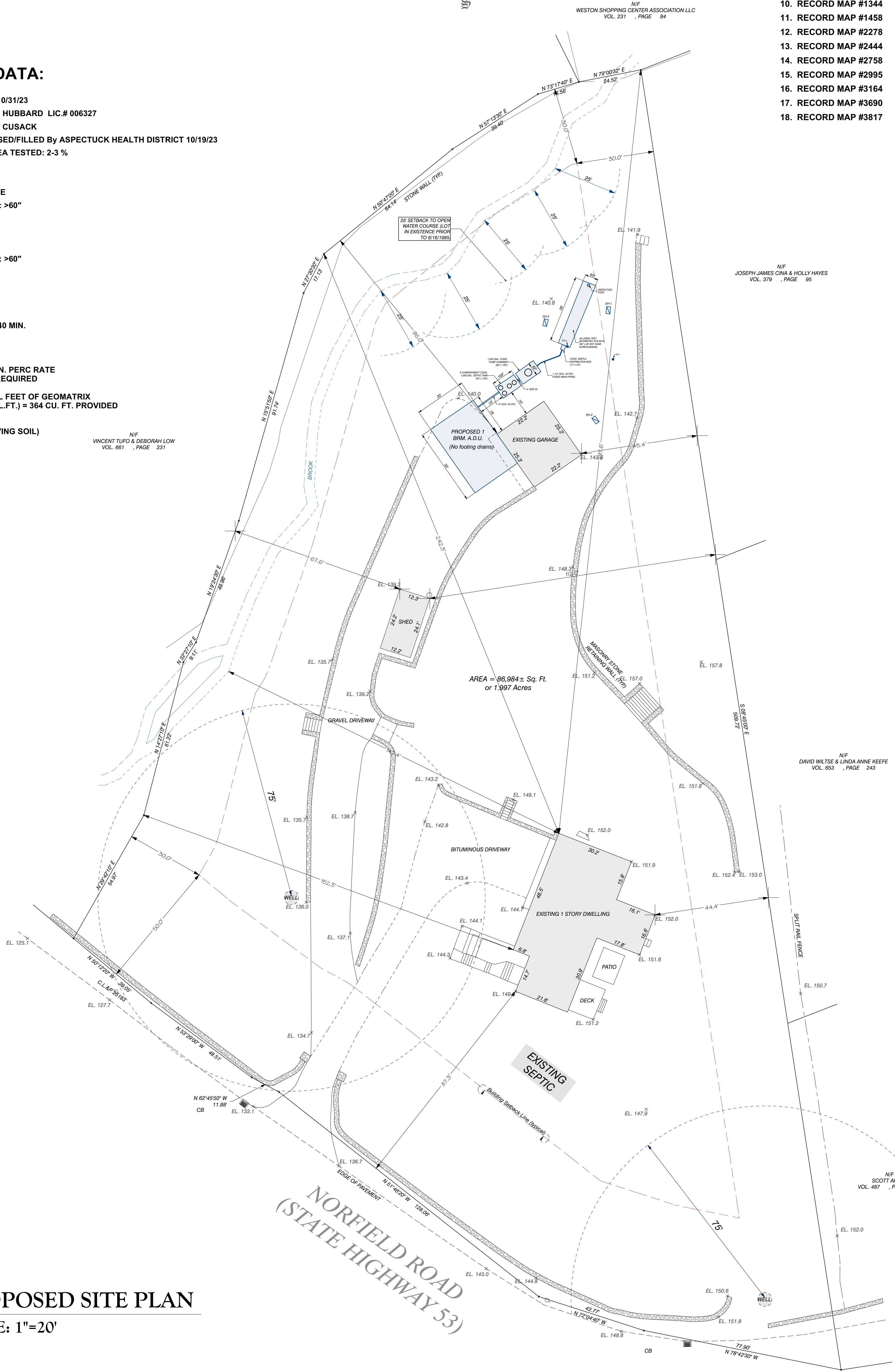
NIF
 VINCENT TUFO & DEBORAH LOW
 VOL. 661 , PAGE 231

NIF
 WESTON SHOPPING CENTER ASSOCIATION LLC
 VOL. 231 , PAGE 84

NIF
 JOSEPH JAMES CHINA & HOLLY HAYES
 VOL. 379 , PAGE 95

NIF
 DAVID WILTSE & LINDA ANNE KEEFE
 VOL. 653 , PAGE 243

NIF
 SCOTT AKERS
 VOL. 487 , PAGE 532



PROPOSED SITE PLAN

SCALE: 1"=20'

SCALE:
AS NOTED

DATE: 01/28/2024

REVISIONS:
1
2
3
4
5

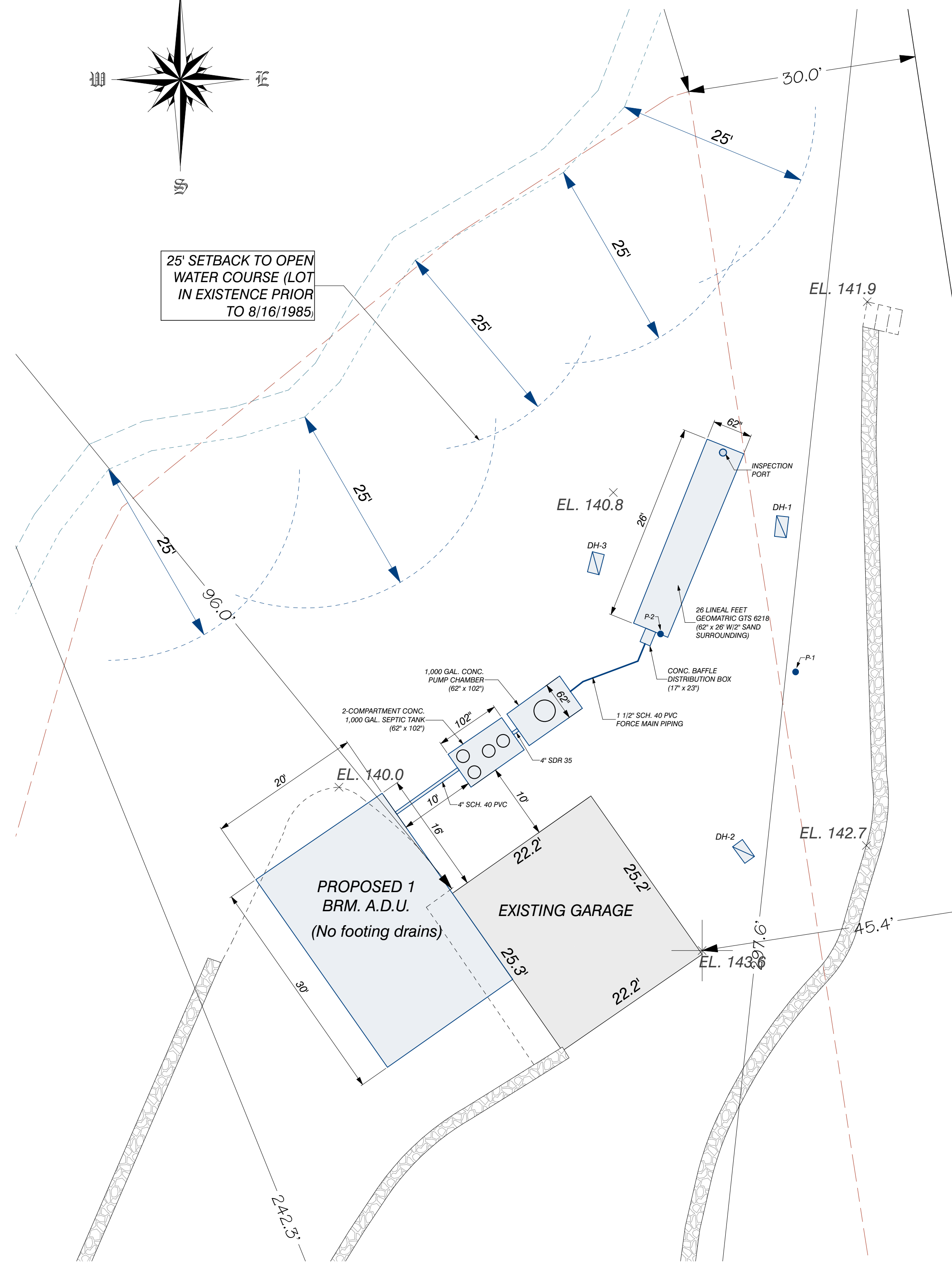
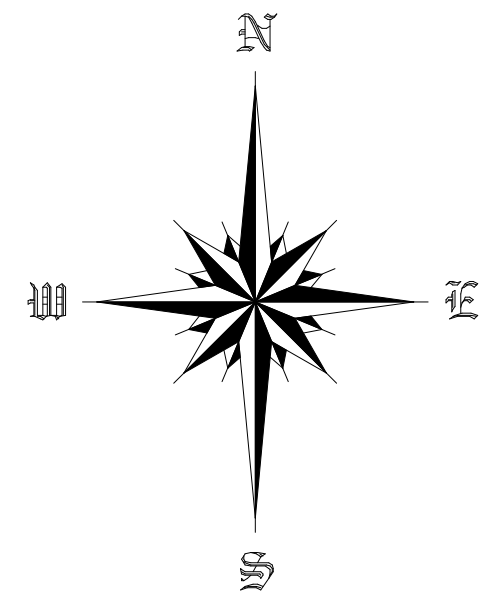
Project Title:
**Addition to the Residence of
 AGEDIBOTÓ**
 26 Norfield Rd, Weston CT 06883

Drawing Title:
PROPOSED SITE PLAN

Notes

Total Design
Dadi Associates
 Planners Engineers
 P.O. BOX 65, West Hartford CT
 Tel: 860-521-0122
 Fax: 860-521-3233

DRAWING NUMBER
SP-1



PROPOSED SITE PLAN (PARTIAL)
SCALE: 1"=10'

CPR-9 Rev. 7/95

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
REAL ESTATE & PROFESSIONAL TRADES DIVISION
WELL DRILLING COMPLETION REPORT
146 Capitol Avenue, Hartford, Connecticut 06106

Do NOT fill in
STATE WELL NO.
OTHER NO.

OWNER NAME: **KATHERINE EVANS** ADDRESS: **18 NORFIELD RD WESTON, CT**

LOCATION OF WELL (No. & Street) (Town) (Lot Number): **18 NORFIELD ROAD WESTON**

PROPOSED USE OF WELL: DOMESTIC BUSINESS ESTABLISHMENT FARM TEST WELL
 PUBLIC SUPPLY INDUSTRIAL AIR CONDITIONING OTHER (Specify)

DRILLING EQUIPMENT: ROTARY COMPRESSED AIR PERCUSSION CABLE PERCUSSION OTHER (Specify)

CASING DETAILS: LENGTH (feet) **40** DIAMETER (inches) **6** WEIGHT PER FOOT **17** THREADED WELDED DRIVE SHADE YES NO WAS CASING GROUTED?

YIELD TEST: BAILED PUMPED COMPRESSED AIR HOURS **10** YIELD (GPM) **10**

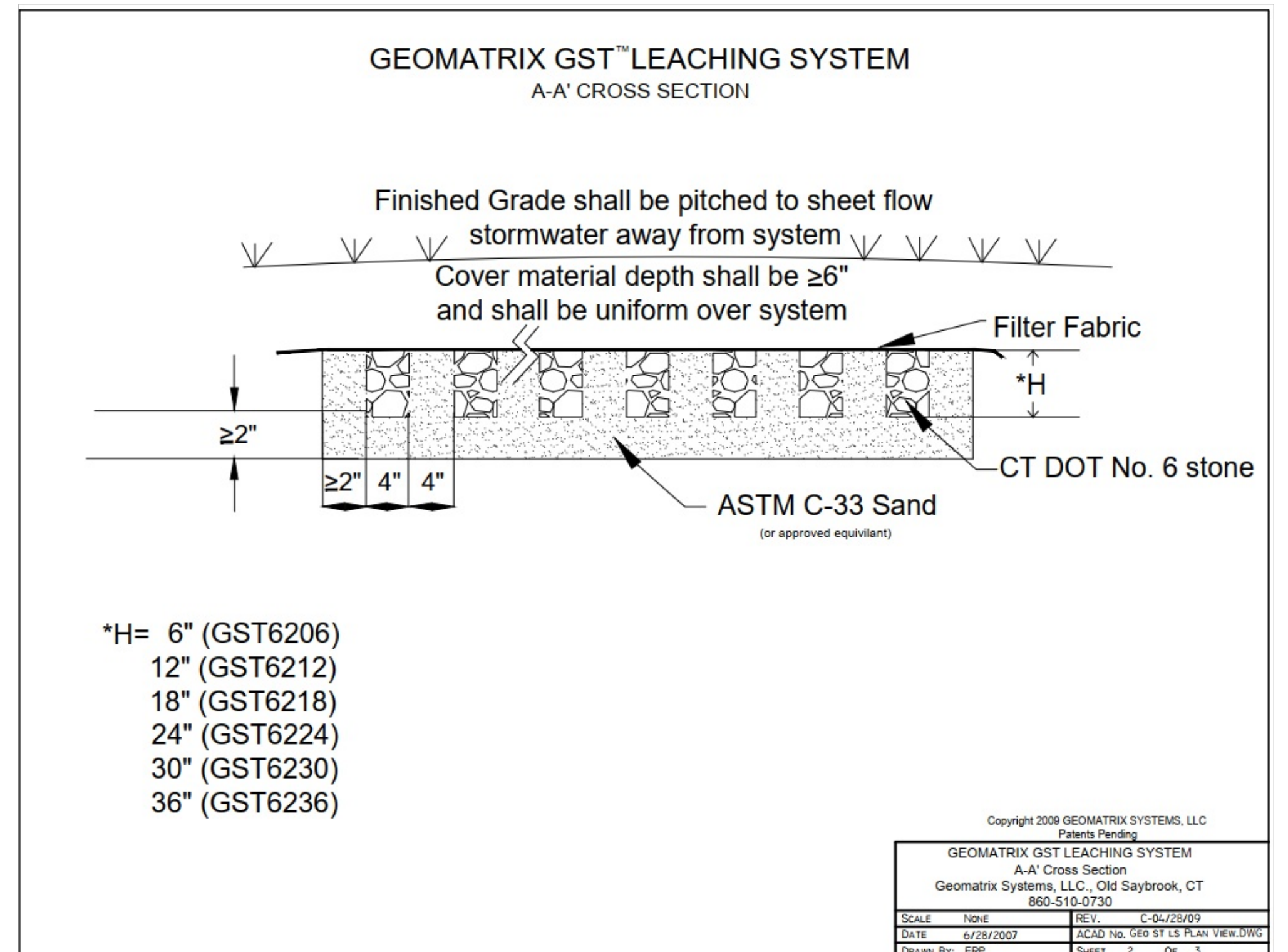
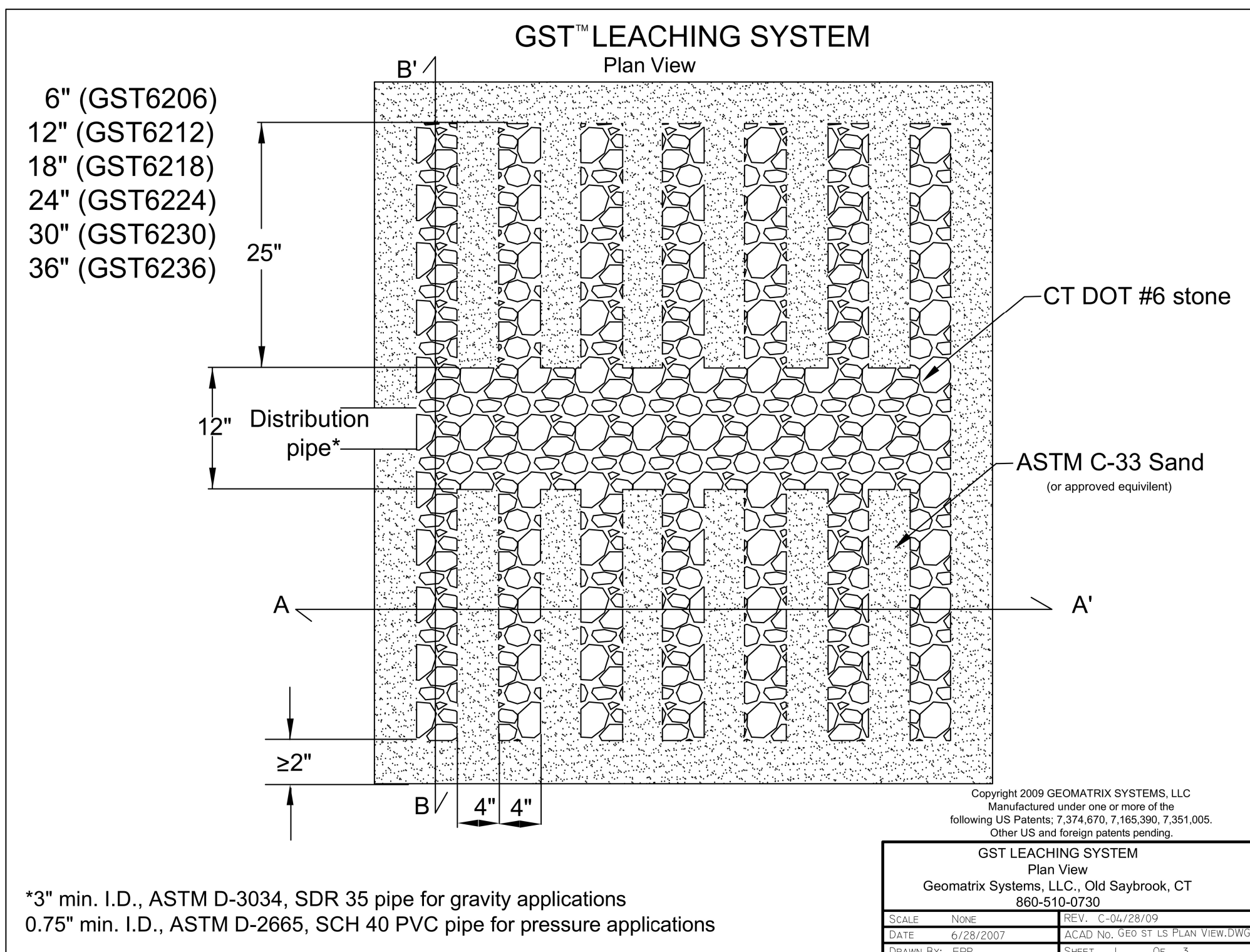
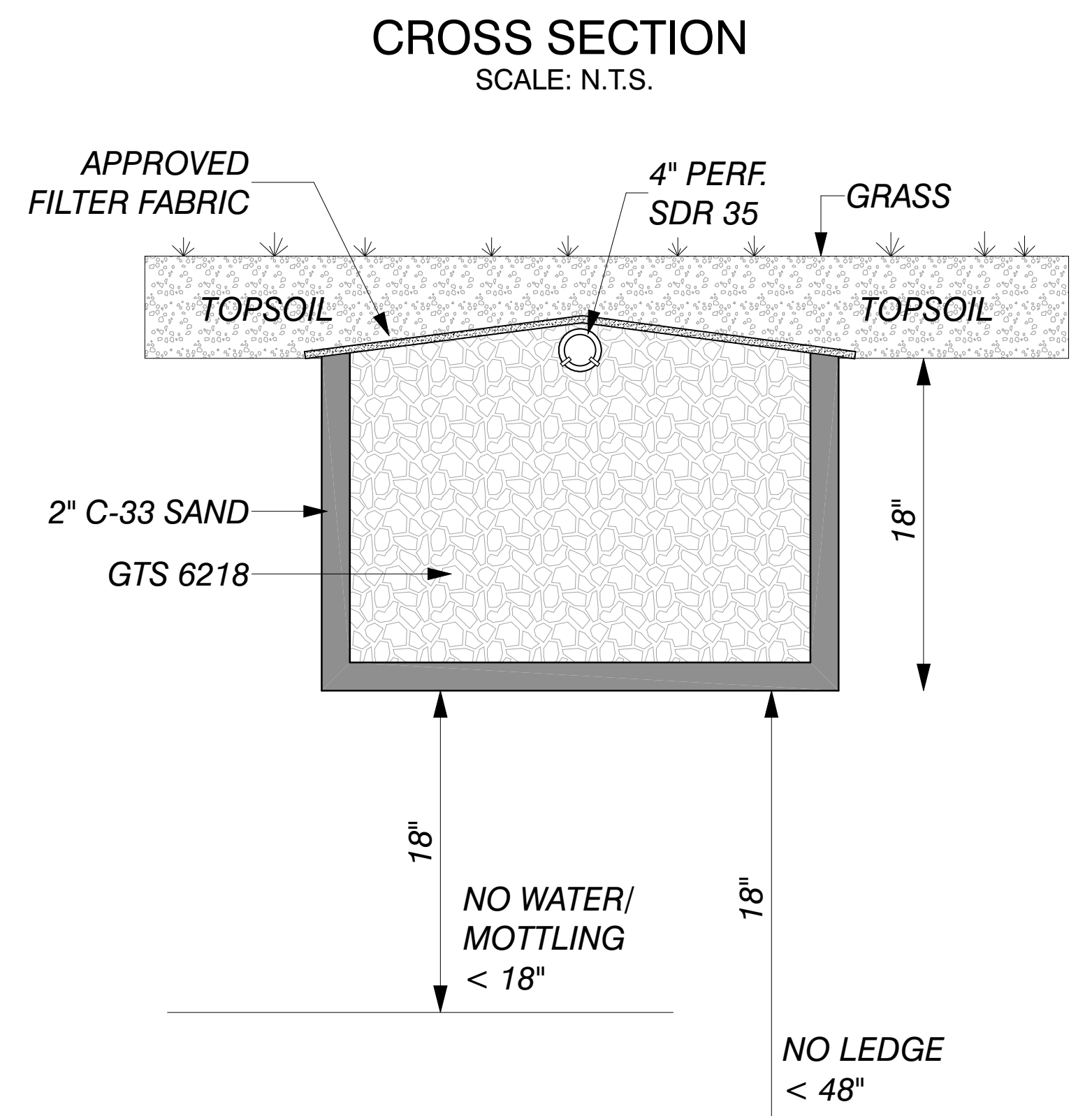
WATER LEVEL: MEASURE FROM LAND SURFACE - STATIC (Specify feet) **30** DURING YIELD TEST (feet) **300** Depth of Completed Well in feet **300**

SCREEN DETAILS: MAKE _____ DIAMETER (inches) _____ IF GRAVEL PACKED _____ Diameter of well including gravel pack (inches) _____ GRAVEL SIZE (inches) _____ FROM (feet) _____ TO (feet) _____

DEPTH FROM LAND TO SURFACE FEET TO FEET	FORMATION DESCRIPTION	Sketch exact location of well with distances, to at least two permanent landmarks
0 30	SOIL	
30 300	BEDROCK	

RECEIVED
OCT 28 1998
W.W.H.D.
WESTPORT - WESTON

DATE WELL COMPLETED: **9 sept 98** PERMITS NO. **184270** REGISTRATION NO. **017** DATE OF REPORT: **1 OCT 98** WELL DRILLER (Signature): _____



DATE: 01/28/2024

REVISIONS:
1
2
3
4
5

Project Title:
Addition to the Residence of AGEDIBOTÓ
26 Norfield Rd, Weston CT 06883

Drawing Title:
SEPTIC SYSTEM & DETAILS

Notes

SCALE: AS NOTED

Total Design Dadi Associates
Planners Engineers
P.O. BOX 65, West Hartford CT
Tel: 860-521-0122
Fax: 860-521-3233

DRAWING NUMBER
SP-2

VOL 657 PG 317

SCHEDULE A

ALL THAT CERTAIN tract or parcel of land, with the buildings thereon, situated in the Town of Weston, County of Fairfield and State of Connecticut, in quantity 2.02 acres, bounded and described as follows:

- NORTHERLY: by land formerly of James S. Coley,
- EASTERLY: by land formerly of Charles E. Broch, now or formerly of Elizabeth A. Broch, 509.72 feet,
- SOUTHERLY: by Norfield Road, so-called; and
- WESTERLY: by Norfield Road, so-called in part and in part by land formerly of James S. Coley.

Said premises are more particularly delineated and describe on that certain map entitled "Map of Property of or to be Acquired by Richard Holzhausen, Weston, Conn., Nov. 1943, Scale 1" = 40' Certified 'Substantially Correct' W. J. Wood, Jr., Westport, Conn., Civil Eng. & Surveyor", which map is on file in the office of the Town Clerk of said Town of Weston and numbered 441.

For information only: Being Parcel No. WSTN M:22 B:4 L:46-47

Being the same property conveyed to Arvid Brandstrom by Warranty Deed from Marian Salzman of record as (book) 520 / (page) 274 in the Clerk's Office for Fairfield County, Connecticut, dated September 28, 2011 and recorded on October 4, 2011.

Being also known as 26 Norfield Road, Weston, CT 06883

SUBJECT TO:

1. Real Estate Taxes on the Grand List of October 1, 2021 and thereafter, which the Grantee herein assumes and agrees to pay as part consideration for this deed.
2. Building lines, if established, and any and all provisions of any municipal regulation or ordinance, and any Federal, state or local public or private laws, with special reference to the provisions of any zoning rules and regulations governing the subject premises, including Inland-Wetland regulations.

Received for Record at WESTON, CT
On 08/17/2022 At 2:36:00 pm



3/72

Doc ID: 001730590003 Type: LAN
BK 657 PG 315-317

Return to:
Agedi & Regina Boto
26 Norfield Rd
Weston, CT 06883

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME GREETING:

KNOW YE, THAT ARVID BRANDSTROM, of 70 Redding Road, Easton, Connecticut 06612, (the "Grantor"), for the consideration of Nine Hundred Thousand Dollars (\$900,000.00) received to his full satisfaction of AGEDI BOTO and REGINA BOTO, both of 56 Southfield Road, Fairfield, Connecticut 06824 (the "Grantees"), does give, grant, bargain, sell and confirm unto the said Grantees as joint tenants, and unto the survivor of them, and unto such survivor's heirs and assigns forever, that certain piece or parcel of land, with the buildings and improvements situated thereon, located in the Town of Weston, County of Fairfield and State of Connecticut, known as **26 Norfield Road**, and more particularly bounded and described on the Schedule A attached hereto.

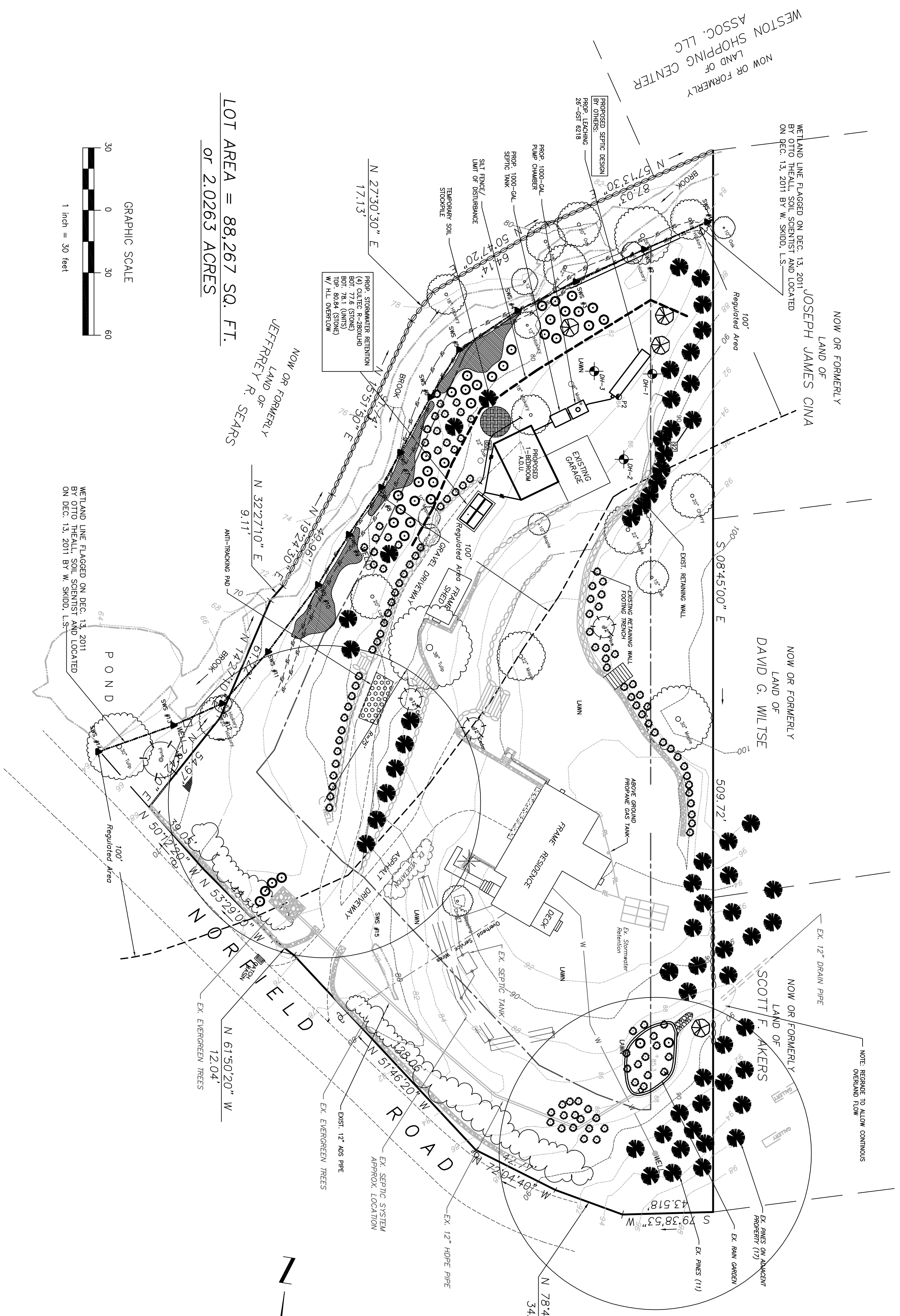
TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

And also, the said Grantor does for himself and his heirs, executors and administrators, covenant with the said Grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the ensembling of these presents, he is well seized of the premises as a good indefeasible estate in FEE SIMPLE; and he has 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 set forth on the attached Schedule A.

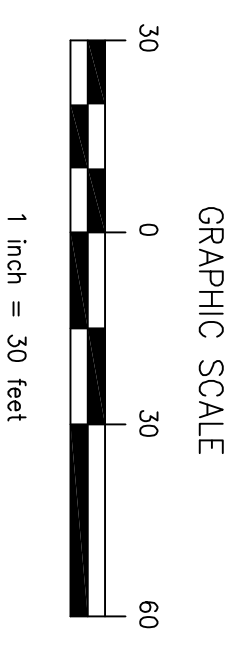
And furthermore, the said Grantor does by these presents bind himself and his heirs forever to WARRANT AND DEFEND the above granted and bargained premises to the said Grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as set forth on the attached Schedule A.

[SIGNATURE PAGE FOLLOWS]

Ronald Amador
TOWN OF WESTON TAX \$ 7,375.00
CONVEYANCE TAX RECEIVED
STATE OF CT TAX \$ 2,250.00



LOT AREA = 88,267 SQ. FT.
OR 2.0263 ACRES



WETLAND LINE FLAGGED ON DEC. 13, 2011.
BY OTTO THEALL, SOIL SCIENTIST AND LOCATED
ON DEC. 13, 2011 BY W. SHOOD, L.S.

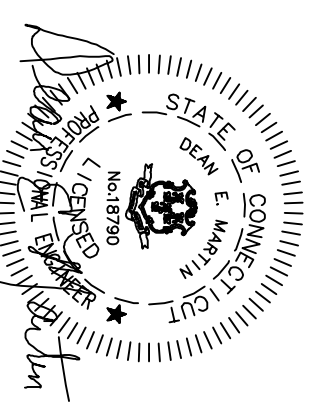
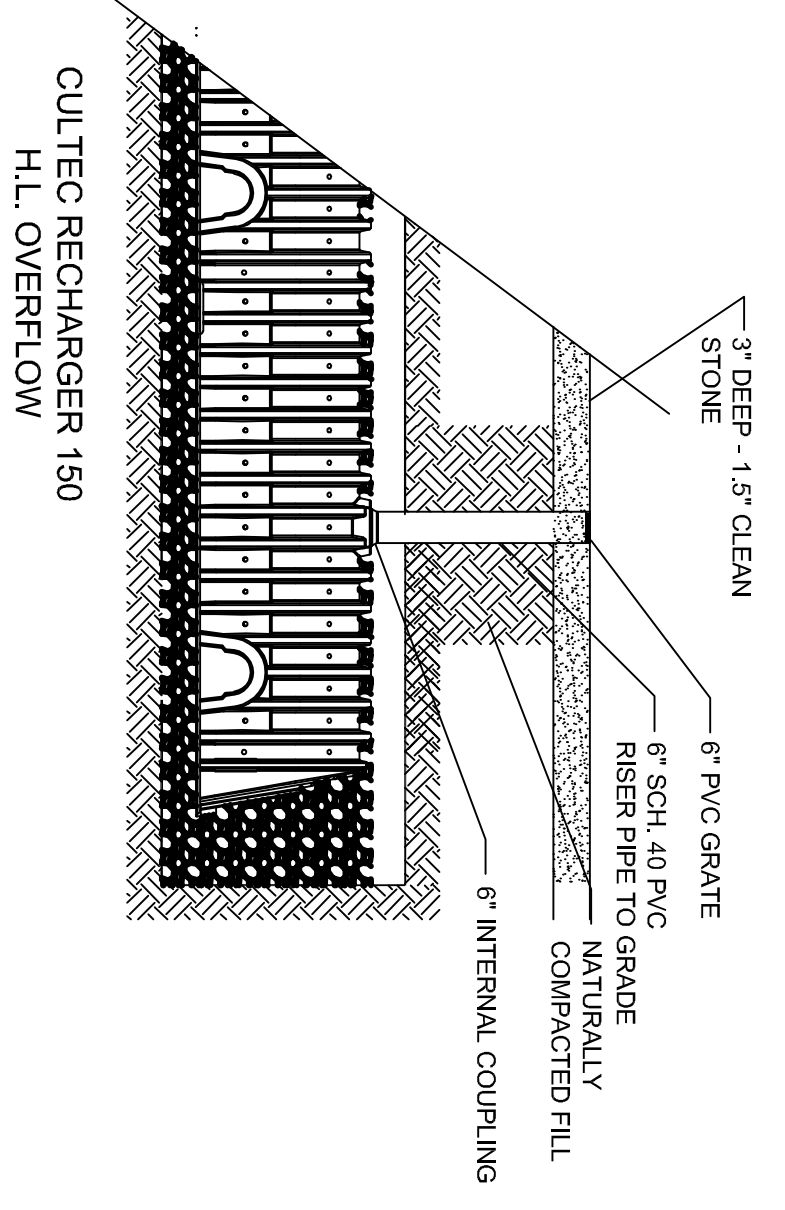
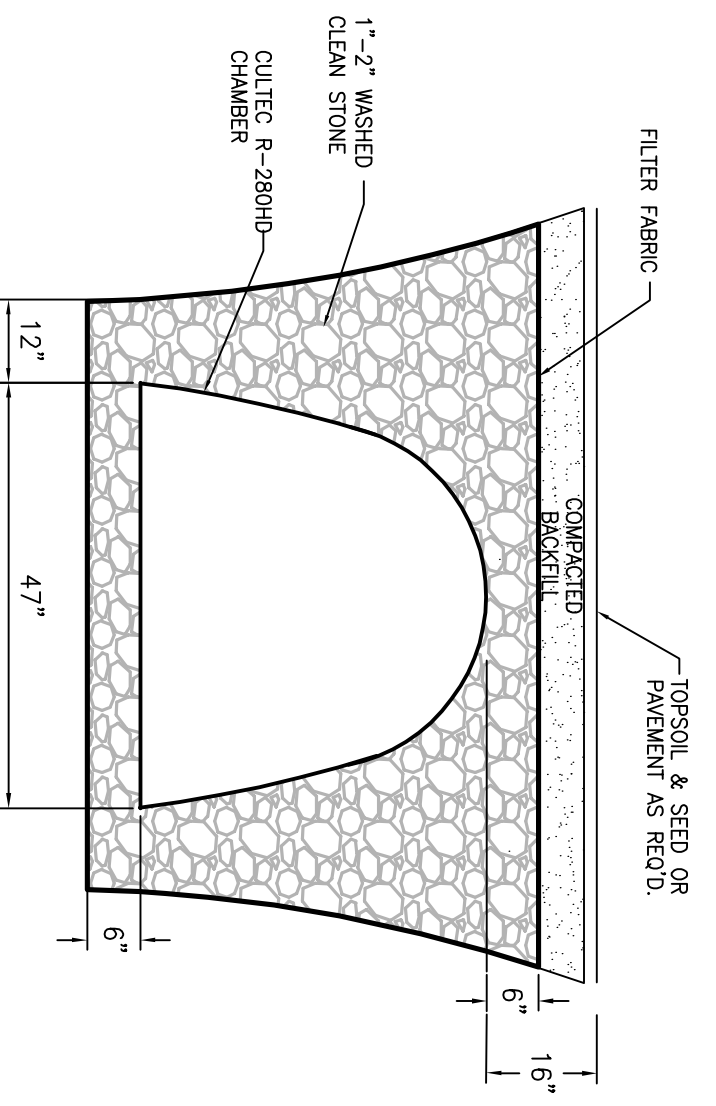
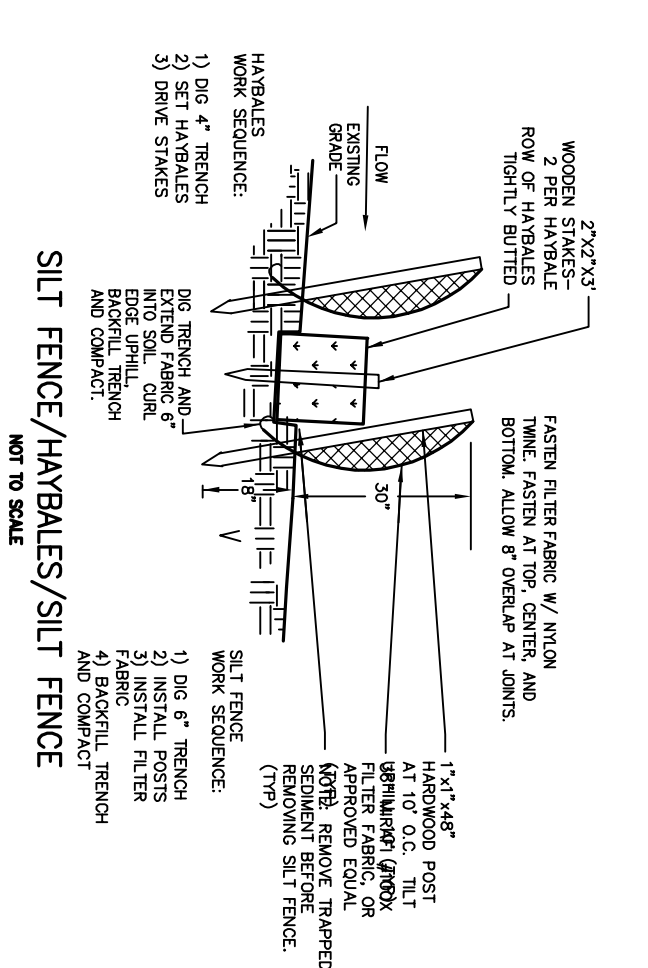
- CONSTRUCTION SEQUENCE
1. Remove trees, only as shown on plan.
 2. Install silt fence and mud tracking bed. Call for inspection by conservation officer.
 3. Site rough grading.
 4. Construct building & septic system.
 5. Final grade, topsoil and seed non-wetland areas.
 6. Construct storm drainage system, repair driveway.
 7. Mill unit planting is mature enough to prevent soil erosion, before removing silt fences. (one growing season). Removal to be approved by project landscape architect.

TEST HOLE DATA
10-31-23 (4HD)
DH-1
DEPTH: 76" NO LEDGE
RESTRICTIVE LAYER: >80"
DH-3
DEPTH: 78" NO LEDGE
RESTRICTIVE LAYER: >80"
P-2
DEPTH: 24"
RATE: 1" IN 40 MINUTES

- 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 SITE INFORMATION WAS TAKEN FROM A SURVEY BY: WALTER H. SKIDD, LAND SURVEYOR, DATED REVISED DECEMBER 13, 2011.
 6. ALL HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAIN PIPE SHALL BE "SMOOTH INTERIOR" TYPE AND MEET THE REQUIREMENTS OF ASTM F405 & F667 AND ASHTO M252 & M234.
 7. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, PRIOR TO START OF CONSTRUCTION.
 8. TOTAL SITE AREA = 88,267 SQ. FT. ~ 2.0263 AC.
 9. THE PROPERTY IS SERVED BY ON-SITE SEWAGE DISPOSAL AND PRIVATE WELL.
 10. PROPERTY SHOWN IS ASSESSORS MAP 22, BLOCK 4, LOT 46 & 47.
 11. LOCATIONS OF CRITICAL UTILITIES SHALL BE VERIFIED IN THE FIELD, BY THE CONTRACTOR, AT THE START OF CONSTRUCTION.
 12. VERTICAL DATUM= ASSUMED, CONTOURS SHOWN AT 2 FOOT INTERVALS.

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 SALF 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 OWNER 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.



26 NORFIELD ROAD	AGED! BOTO	WESTON, CONNECTICUT
SITE IMPROVEMENT PLAN		
24-5713	1 OF 1	3-2-24
project	sheet	date

GRUJMAN ENGINEERING L.L.C.
CONSULTING CIVIL ENGINEERS
20 KNIGHT STREET, NORWALK, CONNECTICUT 06851
PH: (203) 853-5333 FAX: (203) 286-5957



Property Information

Property Location	26 NORFIELD ROAD
Mailing Address	26 NORFIELD ROAD WESTON CT 06883
Land Use	Residential
Zoning Code	R-2AC
Neighborhood	5-5

Valuation Summary

(Assessed value = 70% of Appraised Value)

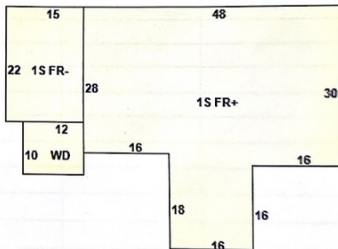
Item	Appraised	Assessed
Buildings	501000	350700
Outbuildings	20300	14210
Land	337000	235900
Total	858300	600810



Owner	BOTO AGEDI & REGINA
Co-Owner	
Book / Page	657/ 315
Land Class	Residential
Census Tract	83360
Acreage	2

Building Area Info - sq/ft

Living	1994
Basement	1664
Finished Basement	336
Fin Bsmt Quality	Good Quality



Primary Construction Details

Year Built	1940
Building Desc.	Residential
Building Style	Ranch
Stories	1
Exterior Walls	Wood Shingles
Exterior Walls 2	
Interior Walls	Drywall
Interior Walls 2	
Interior Floors 1	Hardwood
Interior Floors 2	

Heating Fuel	Geo Thermal
Heating Type	Geo Thermal
AC Type	Heat Pump
Bedrooms	3
Full Bathrooms	2
Half Bathrooms	1
Extra Fixtures	0
Total Rooms	7
Bath Style	NA
Kitchen Style	
Occupancy	1

Building Use	Single Family
Building Condition	Very Good
Frame Type	Wood Frame
Fireplaces	2
Bsmt Gar	2
Bsmt Access	
Building Grade	0
Roof Style	Gable
Roof Cover	Asphalt



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

- 1. DATE ACTION WAS TAKEN: year: _____ month: _____
- 2. ACTION TAKEN (see instructions - one code only): _____
- 3. WAS A PUBLIC HEARING HELD (check one)? yes no
- 4. 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

- 5. 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)): _____
- 6. LOCATION (see instructions for information): USGS quad name: Norwalk North or number: _____
subregional drainage basin number: 7203
- 7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Agedi Boto
- 8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 26 Norfield Road
briefly describe the action/project/activity (check and print information): temporary permanent description: _____
Construct accessory dwelling unit, Septic + drainage systems
- 9. ACTIVITY PURPOSE CODE (see instructions - one code only): A
- 10. ACTIVITY TYPE CODE(S) (see instructions for codes): 10 12
- 11. 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
- 12. UPLAND AREA ALTERED (must provide acres): 0.06 acres
- 13. 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

SOIL & WETLAND SCIENCE, LLC

OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST
PROFESSIONAL WETLAND SCIENTIST

2 LLOYD ROAD
NORWALK, CONNECTICUT 06850

OFFICE (203) 845-0278

CELL (203) 247-0650

FAX (203) 354-4881

EMAIL: soilwetlandsci@aol.com

SOIL INVESTIGATION REPORT

26 NORFIELD ROAD

WESTON, CONNECTICUT

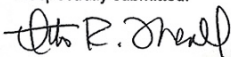
DECEMBER 13, 2011

I conducted an on-site investigation of the soils on the property that is located at 26 Norfield Road in Weston, Connecticut on December 12 and 13, 2011. The examination for wetland soils was conducted in the field by inspection of approximately 65 soil samples taken with spade and auger.

The inland wetland line was marked in the field with red flags numbered 1 through 14. The wetland soils consist of Ridgebury, Leicester and Whitman soils, extremely stony (3). The wetland contains a watercourse. The non-wetland soils consist of Canton and Charlton soils (60), Charlton-Chatfield complex, very rocky (73) and Udorthents, smoothed (308). The soil mapping units contain inclusions of other soil types.

To the right of the driveway there is an area that has temporarily been excavated in order to install a drainage pipe. This ditched area now has standing water in it. Once the drainage plan has been completed, this temporary ponding of water will be eliminated.

Respectfully submitted:



Otto R. Theall
Professional Soil Scientist

FILE COPY

CONSERVATION COMMISSION
MAP OF RECORD

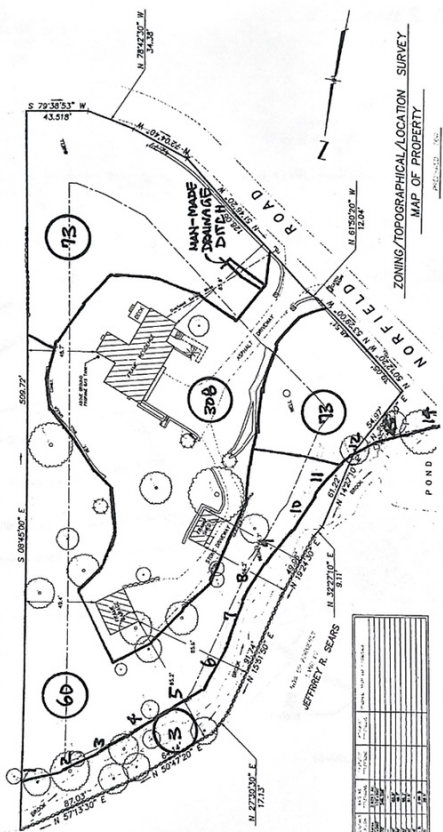
RECEIVED 12-15-11
FILE NUMBER 2011-45

OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST
DECEMBER 13, 2011

WESTON SHOPPING CENTER
ASSOC. LLC

JOSEPH JAMES CHIA
LAND FOR
DAVID G. MELISE

SCOTT F. AKERS
LAND SURVEYOR



NOTES:

NO.	DATE	DESCRIPTION	BY	CHKD.
1	12/13/2011	FIELD SURVEY	SA	SA
2	12/13/2011	FIELD SURVEY	SA	SA
3	12/13/2011	FIELD SURVEY	SA	SA
4	12/13/2011	FIELD SURVEY	SA	SA
5	12/13/2011	FIELD SURVEY	SA	SA
6	12/13/2011	FIELD SURVEY	SA	SA
7	12/13/2011	FIELD SURVEY	SA	SA
8	12/13/2011	FIELD SURVEY	SA	SA
9	12/13/2011	FIELD SURVEY	SA	SA
10	12/13/2011	FIELD SURVEY	SA	SA
11	12/13/2011	FIELD SURVEY	SA	SA
12	12/13/2011	FIELD SURVEY	SA	SA
13	12/13/2011	FIELD SURVEY	SA	SA
14	12/13/2011	FIELD SURVEY	SA	SA
15	12/13/2011	FIELD SURVEY	SA	SA
16	12/13/2011	FIELD SURVEY	SA	SA
17	12/13/2011	FIELD SURVEY	SA	SA
18	12/13/2011	FIELD SURVEY	SA	SA
19	12/13/2011	FIELD SURVEY	SA	SA
20	12/13/2011	FIELD SURVEY	SA	SA
21	12/13/2011	FIELD SURVEY	SA	SA
22	12/13/2011	FIELD SURVEY	SA	SA
23	12/13/2011	FIELD SURVEY	SA	SA
24	12/13/2011	FIELD SURVEY	SA	SA
25	12/13/2011	FIELD SURVEY	SA	SA
26	12/13/2011	FIELD SURVEY	SA	SA
27	12/13/2011	FIELD SURVEY	SA	SA
28	12/13/2011	FIELD SURVEY	SA	SA
29	12/13/2011	FIELD SURVEY	SA	SA
30	12/13/2011	FIELD SURVEY	SA	SA
31	12/13/2011	FIELD SURVEY	SA	SA
32	12/13/2011	FIELD SURVEY	SA	SA
33	12/13/2011	FIELD SURVEY	SA	SA
34	12/13/2011	FIELD SURVEY	SA	SA
35	12/13/2011	FIELD SURVEY	SA	SA
36	12/13/2011	FIELD SURVEY	SA	SA
37	12/13/2011	FIELD SURVEY	SA	SA
38	12/13/2011	FIELD SURVEY	SA	SA
39	12/13/2011	FIELD SURVEY	SA	SA
40	12/13/2011	FIELD SURVEY	SA	SA
41	12/13/2011	FIELD SURVEY	SA	SA
42	12/13/2011	FIELD SURVEY	SA	SA
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45	12/13/2011	FIELD SURVEY	SA	SA
46	12/13/2011	FIELD SURVEY	SA	SA
47	12/13/2011	FIELD SURVEY	SA	SA
48	12/13/2011	FIELD SURVEY	SA	SA
49	12/13/2011	FIELD SURVEY	SA	SA
50	12/13/2011	FIELD SURVEY	SA	SA

ZONING/TOPOGRAPHICAL/LOCATION SURVEY
MAP OF PROPERTY

Arvid Brandstrom

WESTON, CONNECTICUT
SCALE: 1" = 30'
DEC. 8, 2011

WALTER H. SKIDD - LAND SURVEYOR, LLC



WALTER H. SKIDD - LAND SURVEYOR, LLC
100 WESTON ROAD, WESTON, CT 06897
TEL: 860.339.1111 FAX: 860.339.1112
WWW.WHSURVEYOR.COM

ENCLOSED: 5AL

