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: 8 Jana Drive, Weston, CT

Assessor's Map # 25 **Block #** 8 **Lot #** 23

PROJECT DESCRIPTION *(general purpose)* 1st floor addition 8x32, 2nd story over living room 23x24 with 1ft overhang, reconfigure deck and stairs, covered porch & walk, restore & enhance disturbed wetland buffer, maintain boulder wall along wetland edge

Total Acres 2.00 Total Acres of Wetlands and Watercourses 46,291 sf

Acreage of Wetlands and Watercourses Altered 0.0001 Upland Area Altered 560 sf

Acres Linear Feet of Stream Alteration 0.00 Total Acres Proposed Open Space n/a

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

Name: Heather and Patrick Hofer Phone: 203 801 8039 & 203 858 4163

Address: 8 Jana Drive, Weston, CT 06883

Email: pjhofer83@yahoo.com & hmd830@gmail.com

APPLICANT/AUTHORIZED AGENT:

Name: Aleksandra Moch Phone: 203 550 9373

Address: 44 Lewelyn Road, Stamford, CT 06902

Email: aleksandra_moch@yahoo.com

CONSULTANTS: *(Please provide, if applicable)*

Engineer: Dean Martin, Grumman Engineering LLC Phone: (203) 853-3833

Address: 20 Knight Street, Norwalk, CT 06851 Email: dean@grummanengineering.com

Soil Scientist: Aleksandra Moch Phone: 203 550 9373

Address: 44 Lewelyn Road, Stamford, CT 06902 Email: aleksandra_moch@yahoo.com

Legal Counsel: Eric Bernheim FLB Law Phone: 475-236-5203 / 203 979 7169

Address: 315 Post Road West, Westport, CT 06880 Email: bernheim@flb.law

Surveyor: Michael Shevlin, Shelvin Land Surveying, LLC Phone: 203 504 7715

Address: 593 Main Street, Monroe, CT Email: mike@shevlinls.com

PROPERTY INFORMATION

Property Address: 8 Jana Drive, Weston, CT

Existing Conditions *(Describe existing property and structures)*: The site supports a single-family residence with a driveway and a septic system. The area is wooded with clearing around the residence.

Provide a detailed description and purpose of proposed activity *(attach sheet with additional information if needed)*: The proposed improvements are residential and detailed on the attached sheet.

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

Subject property to be affected by proposed activity contains:

- ☒ wetlands soils
- ☒ swamp
- ☐ floodplain
- ☐ marsh
- ☐ bog
- ☐ lake or pond
- ☒ stream or river
- ☐ other _____

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

- ☒ Alteration
- ☐ Discharge to
- ☒ Removal of Materials
- ☒ Construction
- ☐ Discharge from
- ☒ Deposition of Materials
- ☐ Pollution
- ☐ Bridge or Culvert
- ☐ Other_____

Amount, type, and location of materials to be removed, deposited, or stockpiled:
Soil will be excavated for the proposed additions and topsoil will be installed to seed lawn and stabilize the disturbed area.

Description, work sequence, and duration of activities:
1 install topsoil and seed lawn in the area outside of the construction envelope 2. construct additions
3. final grading and site stabilization with lawn 4. install wetland buffer mitigation plantings

Describe alternatives considered and why the proposal described herein was chosen:
The proposed site restoration and maintaining of the boulder walls is requested after the fact. The proposed residential additions are associated with the existing residence and far from the wetlands.

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: B-100 approved

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 Statues for knowingly providing false or misleading information.

P.J.H Heather Hofer — 05/08/2024

Signature of Owner(s) of Record — Date

05/08/2024

Signature of Authorized Agent — Date

FOR OFFICE USE ONLY

Administrative Approval _____

Initials — Date

TOWN OF WESTON
INLAND WETLANDS AND WATERCOURSE AREA
APPLICATION REQUIREMENTS AND PROCEDURES

In addition to the application form for permission to conduct a regulated activity within inland wetlands and watercourse area, applicants must submit the following information in accordance to scheduled submittal date. An incomplete application may result in a delay:

1. A signed letter of permission from the Owner of Record.
2. Fee in accordance to the Conservation Commission fee schedule.
3. Nine (9) collated copies of the following:
   - ☐ Completed Inland Wetland and Watercourses Application
   - ☐ Two (2) 24" x 36" Original and Seven (7) 24" x 36" Copies of the following
     - A-2 Survey map and/or site plan of at least 1" = 40'
       - Title of project
       - Name, signature, and Connecticut license professional seal(s).
       - Date map prepared, date of most recent revision, and brief description of revision.
       - Show locations of wetlands boundary, watercourses (with direction of flow, water depth, and bottom characteristics) and other pertinent features and structures such as rock ledges, stonewalls, utility lines.
       - Show location and extent of proposed activities including material and soil stockpiles, erosion and sedimentation controls, ingress and egress patterns.
       - Indicate in acres or square feet of wetlands/watercourse disturbance.
       - North arrow, Scale Bar, Legend, Property lines.
       - Edge of 100' Upland Review Area.
       - Existing and Proposed Conditions, Grading and Drainage Location
       - Double Silt fence detail (slit fence/hay bale/slit fence) configuration.
       - Construction Sequence.
       - Contour lines – 2 foot intervals.
       - Topographic *(This area may be enlarged for certain activities on/or above steep slopes or other physical conditions that may adversely impact wetlands)*.
   - ☐ Drainage report prepared by a professional engineer registered in the State of Connecticut.
4. One electronic copy of all submitted materials emailed to conservationplanner@westonct.gov
5. Westport/ Weston Health District Approval, including a copy of the septic plan or B100 plan stamped and signed by the Health Department *(if applicable)*.
6. If a Soil Scientist is involved, his/her name, written report, and field sketch.
7. List of names and addresses of adjacent property owners and abutters, include addressed and stamped business envelopes.
8. Proof of certified mailings to Aquarion Water Company and adjoining municipalities*, if applicable*.
9. All deeds, conservation easements, or restrictions associated with the property.
10. Location of the 100 year flood line, *if applicable*.
11. Tree removal plan of all trees greater than 12" in diameter.
12. Diagrams of alternatives considered.
13. Completed Part II of the DEEP Statewide Inland Wetlands & Watercourses Activity Reporting Form.

DRAINAGE ANALYSIS

PREPARED FOR

PROPOSED SITE IMPROVEMENTS

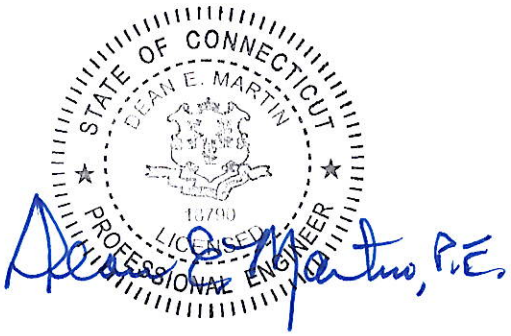
LOCATED AT

8 JANA DRIVE

WESTON, CONNECTICUT

GE #24-5736

MAY 8, 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 2.004-acre residential parcel located at 8 Jana Drive. The purpose of the report is to determine the change in stormwater runoff resulting from several proposed building additions and change of landscape from overgrown brushy with trees to lawn adjacent to an existing wetland area, and to provide mitigation in accordance with Town of Weston standards.

EXISTING CONDITIONS:

This site which is situated on the western side of Jana Drive, currently contains a single-family residence with gravel driveway. The southern half of the site contains wetlands and a flood zone area. Additionally there a two small wetland areas located in the northeast corner of the site. The site slopes generally to the south with grades of 5-20%. The existing dwelling is served by on-site sewage disposal and private well.

The upland soils at this location are identified in the NRCS Web Soil Survey as being Woodbridge fine sandy loam, HSG 'C/D'.

PROPOSED CONDITIONS:

The proposal for this site is to construct small additions onto the front and rear of the existing dwelling as well as a second story over the existing garage. The area around the west and south sides of the dwelling were cleared of trees and undergrowth and will be planted as lawn. This work is within the 100 ft wetland review area.

PROPOSED DRAINAGE:

In order to account for the change in surface runoff resulting from the removal of trees and brush from the area around the dwelling and driveway, on-site stormwater retention has been proposed to mitigate the increase in surface runoff utilizing both underground Cultec Chambers and a Bio-Filtration rain Garden.

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. Only the area north of the flagged wetlands has been reviewed for this analysis.

COMPUTATIONS:

Existing Conditions:

Dwelling -	1,318 s.f.	CN-98
Driveway -	3,367 s.f.	CN-98
Deck -	570 s.f.	CN-98
Steps/Walk -	122 s.f.	CN-98
Lawn -	10,970 s.f.	CN-79
Overgrown Area -	24,680 s.f.	CN-76
Wetlands -	3,018 s.f.	CN-86
Total -	44,045 s.f.	

Proposed Conditions:

Dwelling -	1,790 s.f.	CN-98
Driveway -	3,367 s.f.	CN-98
Deck -	358 s.f.	CN-98
Steps/Walk -	160 s.f.	CN-98
Lawn -	16,592 s.f.	CN-79
Overgrown Area -	18,760 s.f.	CN76
Wetlands -	3,018 s.f.	CN-86
Total -	44,045 s.f.	

Water Quality Volume (WQV) -

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

$R = 0.05 + 0.009I$
I = % Impervious (100%)
A = Site Area

WQV = (1"/12) (0.95) (298 s.f.) = 23.6 c.f.

SUMMARY:

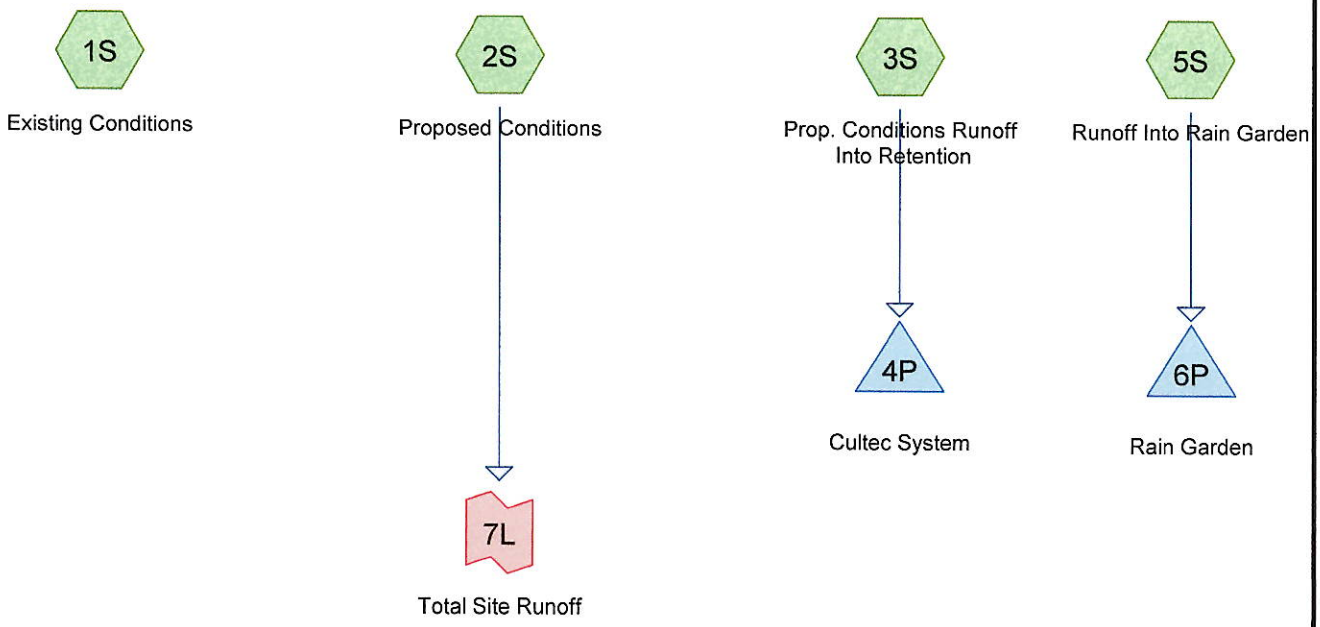
Existing Conditions Runoff -	3.69 c.f.s. (18,750 c.f.)
Proposed Conditions Runoff -	4.24 c.f.s. (18,231 c.f.)
Proposed Conditions Runoff – w/ On-Site Retention	3.68 c.f.s. (16,561 c.f.)

CONCLUSIONS:

Due to changes in surface conditions, on-site retention was required to provide temporary storage of the increased runoff. Runoff from the dwelling roof is to be routed into (9) Cultec R-150XLHD chambers, and a rain Garden is to be installed upgrade of the wetland area to intercept and store lawn runoff. These two proposed stormwater systems will combine to provide storage of the increased runoff resulting in a zero increase in runoff for the site.

The required water quality volume has also been provided.

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



Subcat Reach Pond Link

Routing Diagram for 24-5736 Jana Drive
Prepared by GRUMMAN ENGINEERING LLC, Printed 5/8/2024

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=44,047 sf 12.21% Impervious Runoff Depth>5.11"
Flow Length=225' Tc=24.9 min CN=80 Runoff=3.69 cfs 18,750 cf

Subcatchment 2S: Proposed Conditions Runoff Area=40,663 sf 9.55% Impervious Runoff Depth>4.89"
Flow Length=225' Tc=18.9 min CN=78 Runoff=3.68 cfs 16,561 cf

Subcatchment 3S: Prop. Conditions Runoff Area=1,790 sf 100.00% Impervious Runoff Depth>7.23"
Tc=0.0 min CN=98 Runoff=0.34 cfs 1,079 cf

Subcatchment 5S: Runoff Into Rain Garden Runoff Area=1,592 sf 0.00% Impervious Runoff Depth>4.45"
Tc=0.0 min CN=74 Runoff=0.22 cfs 591 cf

Pond 4P: Cultec System Peak Elev=199.38' Storage=509 cf Inflow=0.34 cfs 1,079 cf
Discarded=0.01 cfs 833 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 833 cf

Pond 6P: Rain Garden Peak Elev=195.52' Storage=245 cf Inflow=0.22 cfs 591 cf
Discarded=0.03 cfs 575 cf Primary=0.00 cfs 0 cf Outflow=0.03 cfs 575 cf

Link 7L: Total Site Runoff Inflow=3.68 cfs 16,561 cf
Primary=3.68 cfs 16,561 cf

Total Runoff Area = 88,092 sf Runoff Volume = 36,981 cf Average Runoff Depth = 5.04"
87.45% Pervious = 77,038 sf 12.55% Impervious = 11,054 sf

Summary for Subcatchment 1S: Existing Conditions

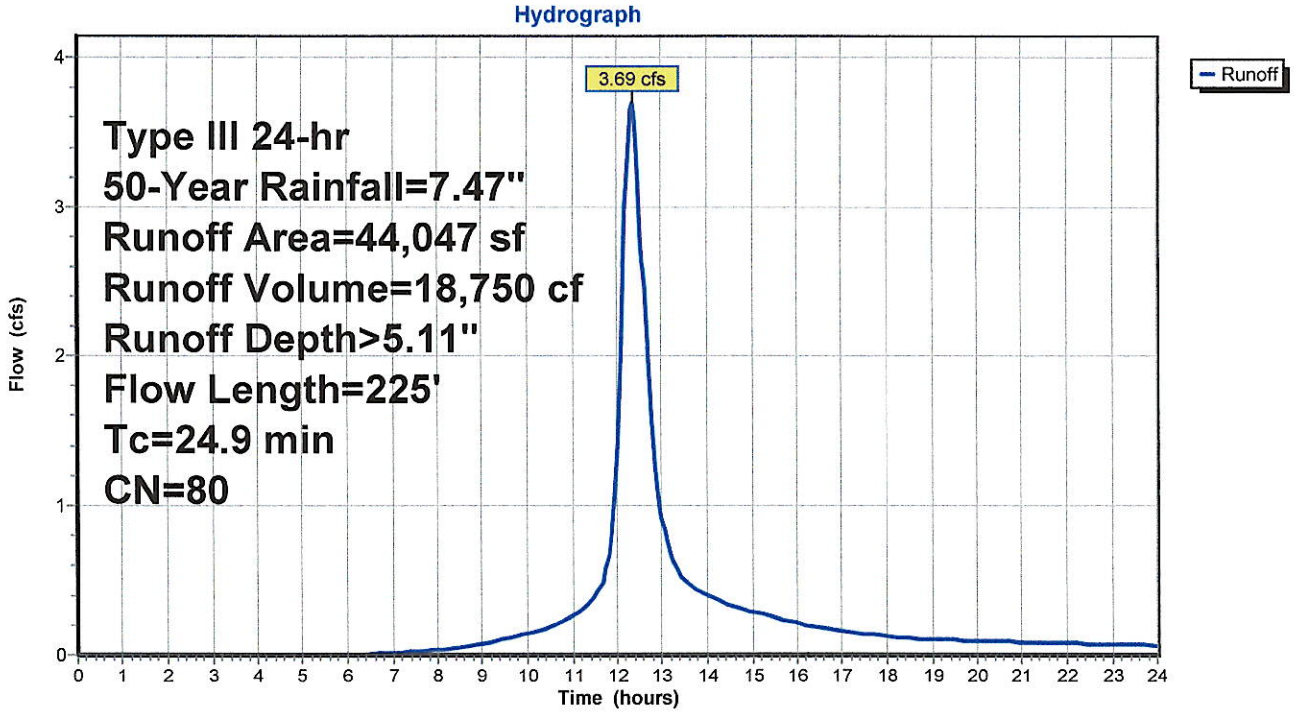
Runoff = 3.69 cfs @ 12.34 hrs, Volume= 18,750 cf, Depth> 5.11"

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=7.47"

	Area (sf)	CN	Description
*	1,320	98	Dwelling
*	3,367	98	Driveway
*	570	98	Deck
*	122	98	Walk/Steps
	10,970	79	50-75% Grass cover, Fair, HSG C
	24,680	76	Woods/grass comb., Fair, HSG C
	3,018	86	Woods/grass comb., Poor, HSG D
	44,047	80	Weighted Average
	38,668		87.79% Pervious Area
	5,379		12.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.4	65	0.1540	0.17		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.52"
18.5	160	0.0660	0.14		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.52"
24.9	225	Total			

Subcatchment 1S: Existing Conditions



Summary for Subcatchment 2S: Proposed Conditions

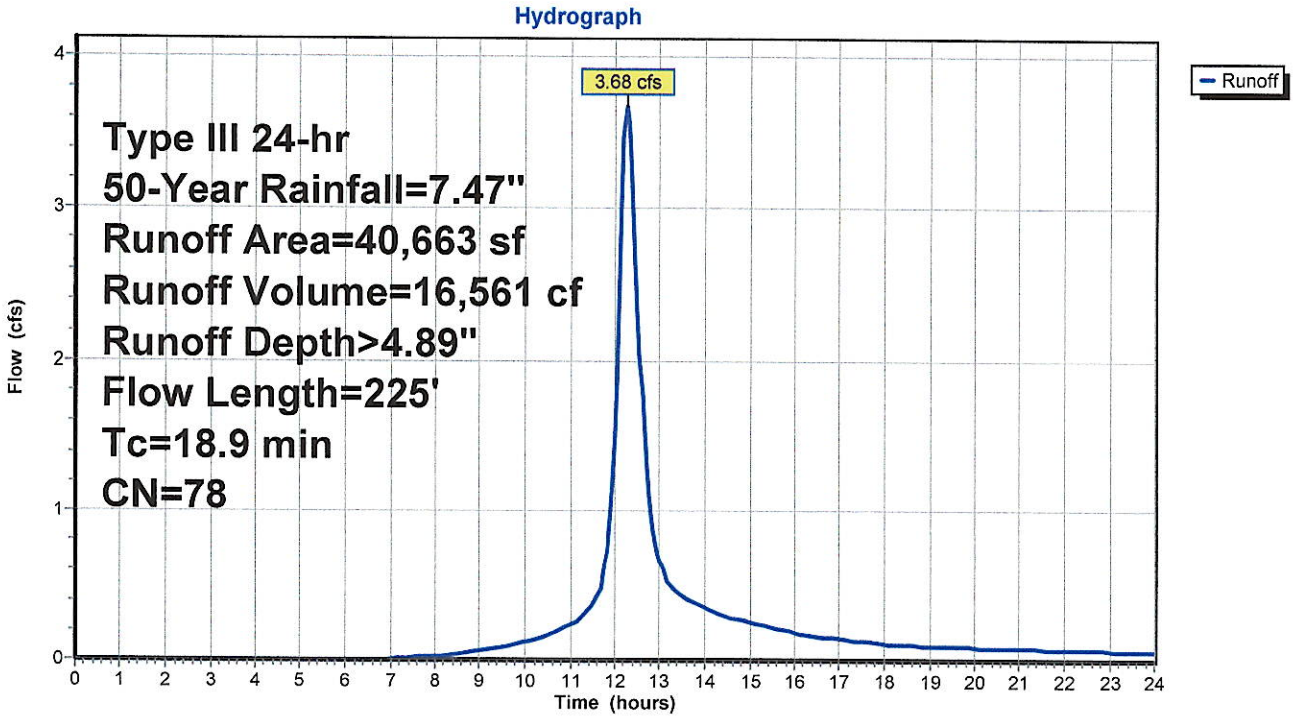
Runoff = 3.68 cfs @ 12.26 hrs, Volume= 16,561 cf, Depth> 4.89"

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=7.47"

	Area (sf)	CN	Description
*	3,367	98	Driveway
*	358	98	Deck
*	160	98	Walk/Steps
	15,000	74	>75% Grass cover, Good, HSG C
	18,760	76	Woods/grass comb., Fair, HSG C
	3,018	86	Woods/grass comb., Poor, HSG D
	40,663	78	Weighted Average
	36,778		90.45% Pervious Area
	3,885		9.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.4	65	0.1540	0.17		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.52"
5.8	35	0.0570	0.10		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.52"
6.7	125	0.0720	0.31		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
18.9	225	Total			

Subcatchment 2S: Proposed Conditions



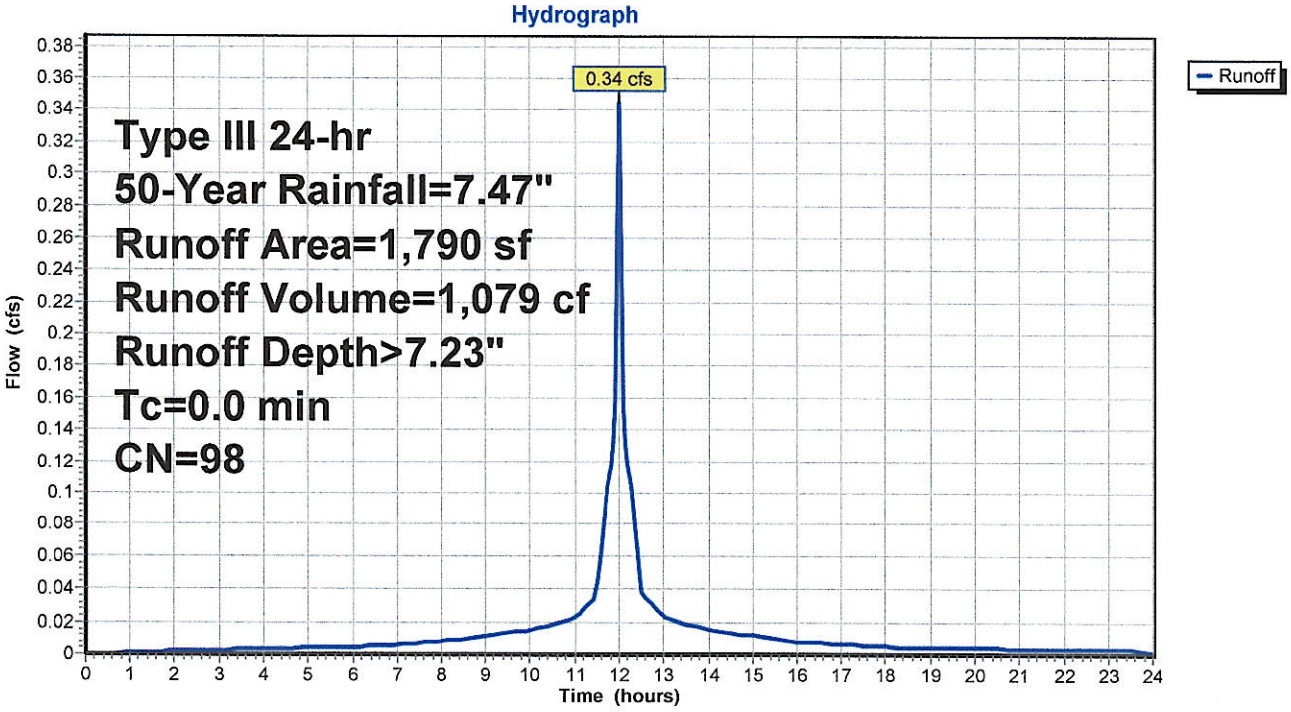
Summary for Subcatchment 3S: Prop. Conditions Runoff Into Retention

Runoff = 0.34 cfs @ 12.00 hrs, Volume= 1,079 cf, Depth> 7.23"

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=7.47"

	Area (sf)	CN	Description
*	1,790	98	Roof
	1,790		100.00% Impervious Area

Subcatchment 3S: Prop. Conditions Runoff Into Retention



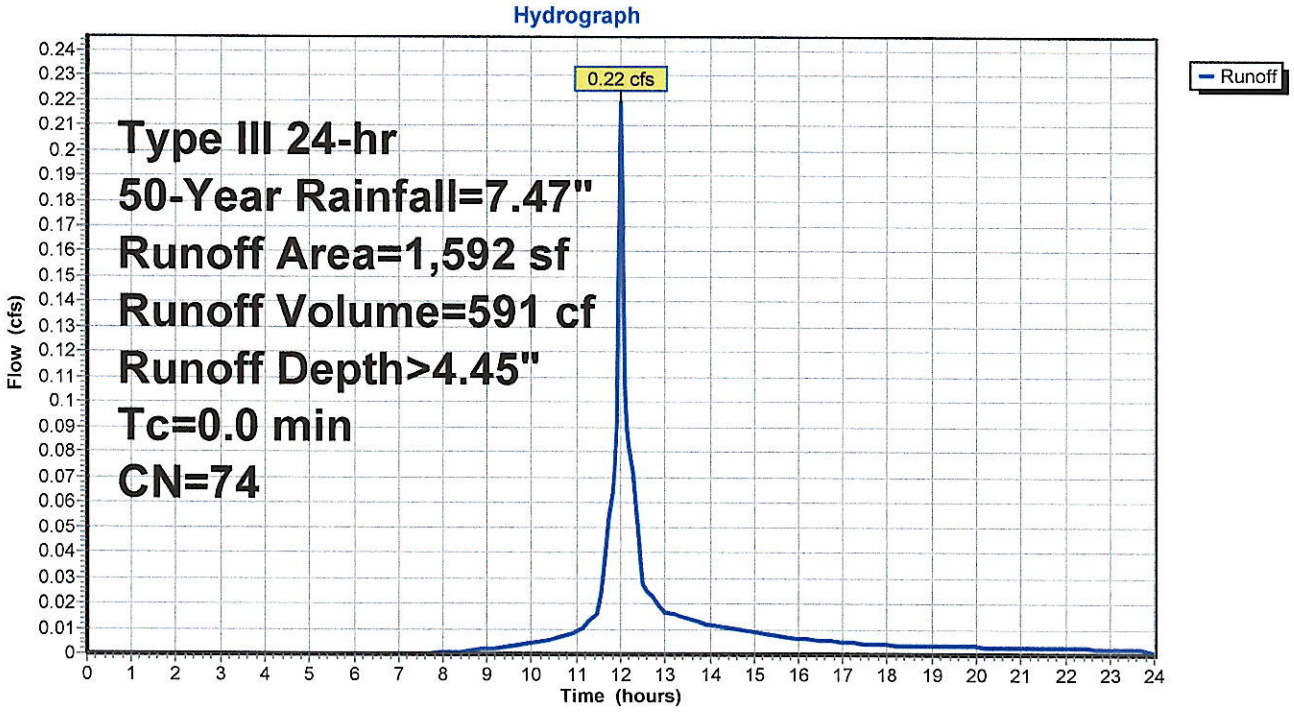
Summary for Subcatchment 5S: Runoff Into Rain Garden

Runoff = 0.22 cfs @ 12.00 hrs, Volume= 591 cf, Depth> 4.45"

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=7.47"

Area (sf)	CN	Description
1,592	74	>75% Grass cover, Good, HSG C
1,592		100.00% Pervious Area

Subcatchment 5S: Runoff Into Rain Garden



Summary for Pond 4P: Cultec System

Inflow Area = 1,790 sf,100.00% Impervious, Inflow Depth > 7.23" for 50-Year event
Inflow = 0.34 cfs @ 12.00 hrs, Volume= 1,079 cf
Outflow = 0.01 cfs @ 9.60 hrs, Volume= 833 cf, Atten= 96%, Lag= 0.0 min
Discarded = 0.01 cfs @ 9.60 hrs, Volume= 833 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= 198.38' @ 14.58 hrs Surf.Area= 377 sf Storage= 509 cf

Plug-Flow detention time= 243.6 min calculated for 832 cf (77% of inflow)
Center-of-Mass det. time= 160.8 min (897.4 - 736.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	196.00'	283 cf	**11.25'W x 33.50'L x 2.54'H Field A** 958 cf Overall - 250 cf Embedded = 708 cf x 40.0% Voids
#2A	196.50'	250 cf	**Cultec R-150XLHD** x 9 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 3 rows
		533 cf	Total Available Storage

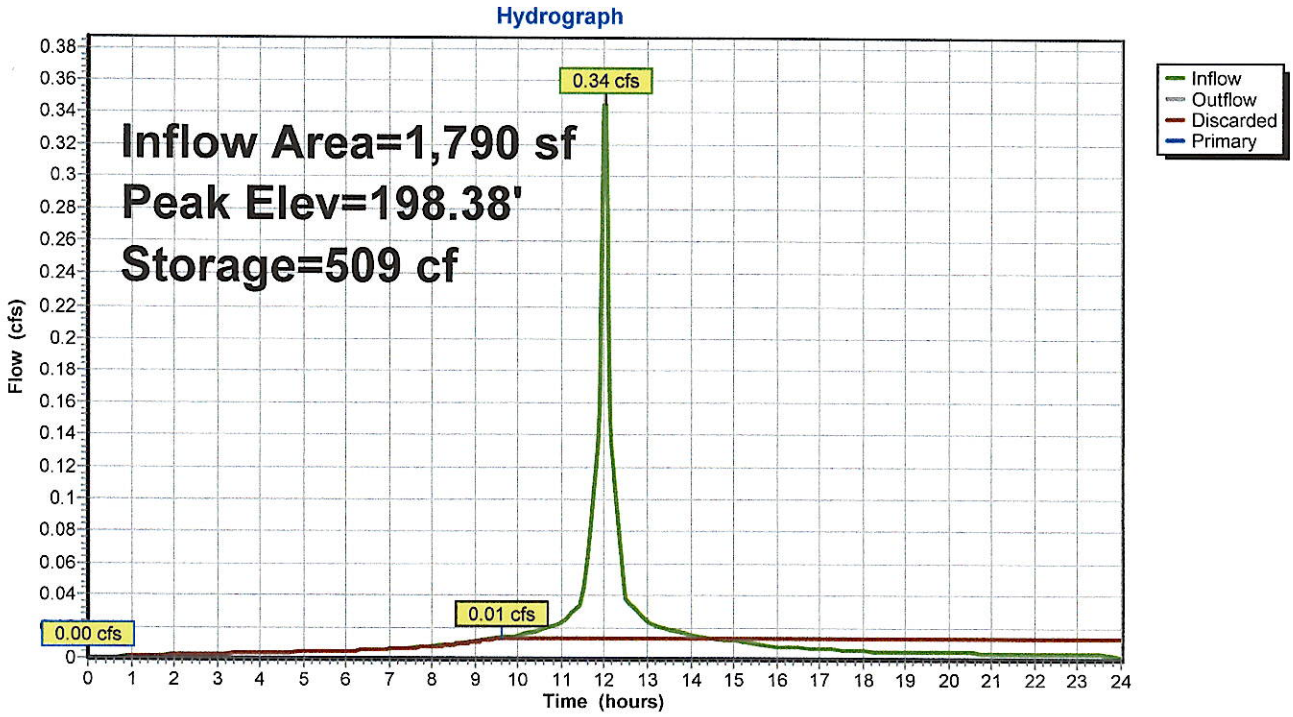
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	196.00'	**1.500 in/hr Exfiltration over Horizontal area**
#2	Primary	198.54'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 9.60 hrs HW=196.03' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=196.00' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 4P: Cultec System



Stage-Area-Storage for Pond 4P: Cultec System

Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)
196.00	**377**	0
196.05	377	8
196.10	377	15
196.15	377	23
196.20	377	30
196.25	377	38
196.30	377	45
196.35	377	53
196.40	377	60
196.45	377	68
196.50	377	75
196.55	377	90
196.60	377	104
196.65	377	119
196.70	377	133
196.75	377	147
196.80	377	161
196.85	377	175
196.90	377	189
196.95	377	203
197.00	377	217
197.05	377	231
197.10	377	245
197.15	377	258
197.20	377	272
197.25	377	285
197.30	377	298
197.35	377	311
197.40	377	324
197.45	377	337
197.50	377	349
197.55	377	361
197.60	377	373
197.65	377	385
197.70	377	396
197.75	377	407
197.80	377	417
197.85	377	427
197.90	377	435
197.95	377	444
198.00	377	452
198.05	377	459
198.10	377	467
198.15	377	474
198.20	377	482
198.25	377	489
198.30	377	497
198.35	377	504
198.40	377	512
198.45	377	520
198.50	377	**527**

Summary for Pond 6P: Rain Garden

Inflow Area = 1,592 sf, 0.00% Impervious, Inflow Depth > 4.45" for 50-Year event
Inflow = 0.22 cfs @ 12.00 hrs, Volume= 591 cf
Outflow = 0.03 cfs @ 12.53 hrs, Volume= 575 cf, Atten= 88%, Lag= 31.6 min
Discarded = 0.03 cfs @ 12.53 hrs, Volume= 575 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= 195.52' @ 12.53 hrs Surf.Area= 600 sf Storage= 245 cf

Plug-Flow detention time= 109.2 min calculated for 574 cf (97% of inflow)
Center-of-Mass det. time= 93.9 min (907.5 - 813.6)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	90 cf	**5.00'W x 60.00'L x 1.00'H Prismatoid** 300 cf Overall x 30.0% Voids
#2	195.00'	665 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
		755 cf	Total Available Storage

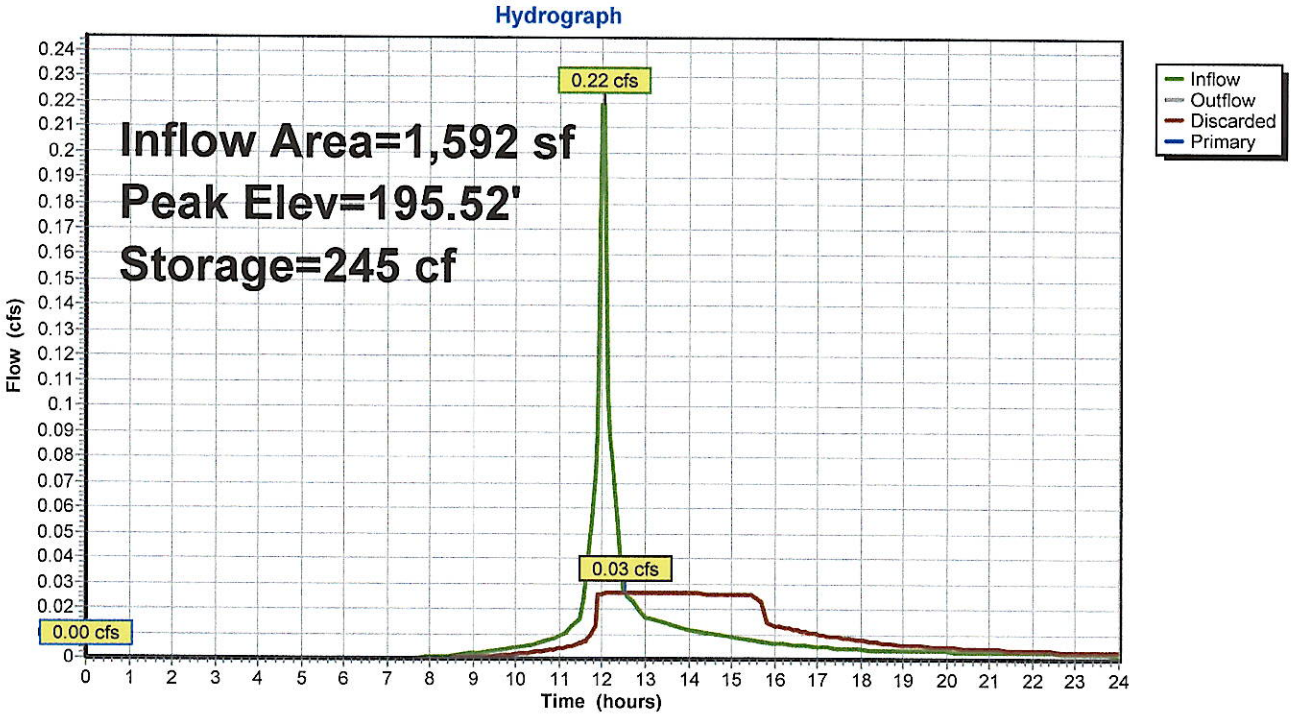
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
195.00	300	0.0	0	0	300
196.00	300	100.0	300	300	361
197.00	434	100.0	365	665	511

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**1.500 in/hr Exfiltration over Wetted area**
#2	Primary	197.00'	**60.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.03 cfs @ 12.53 hrs HW=195.52' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.03 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 6P: Rain Garden



Stage-Area-Storage for Pond 6P: Rain Garden

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
0.00	300	0
2.00	430	90
4.00	430	90
6.00	430	90
8.00	430	90
10.00	430	90
12.00	430	90
14.00	430	90
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180.00	430	90
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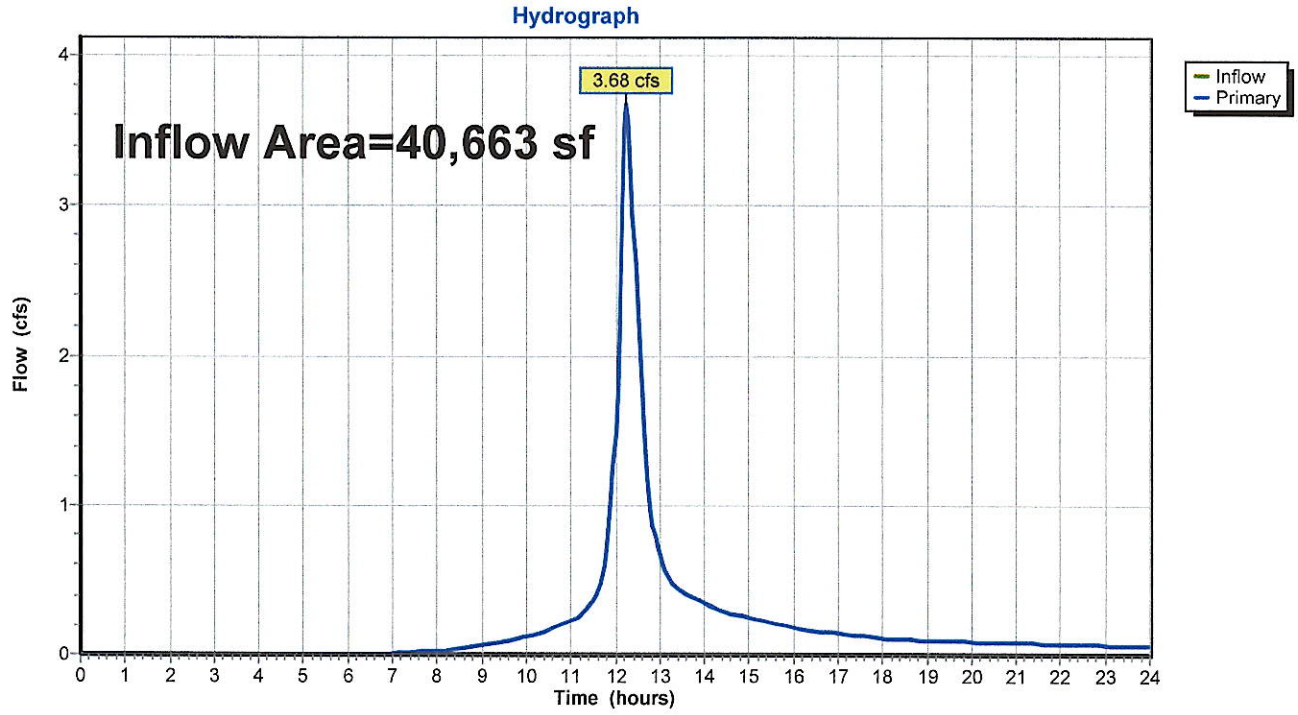
184.00	430	90
186.00	430	90
188.00	430	90
190.00	430	90
192.00	430	90
194.00	430	90
196.00	**791**	**390**

Summary for Link 7L: Total Site Runoff

Inflow Area = 40,663 sf, 9.55% Impervious, Inflow Depth > 4.89" for 50-Year event
Inflow = 3.68 cfs @ 12.26 hrs, Volume= 16,561 cf
Primary = 3.68 cfs @ 12.26 hrs, Volume= 16,561 cf, Atten= 0%, Lag= 0.0 min

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

Link 7L: Total Site Runoff



NOAA Atlas 14, Volume 10, Version 3
Location name: Weston, Connecticut, USA*
Latitude: 41.2151°, Longitude: -73.3299°
Elevation: 202 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

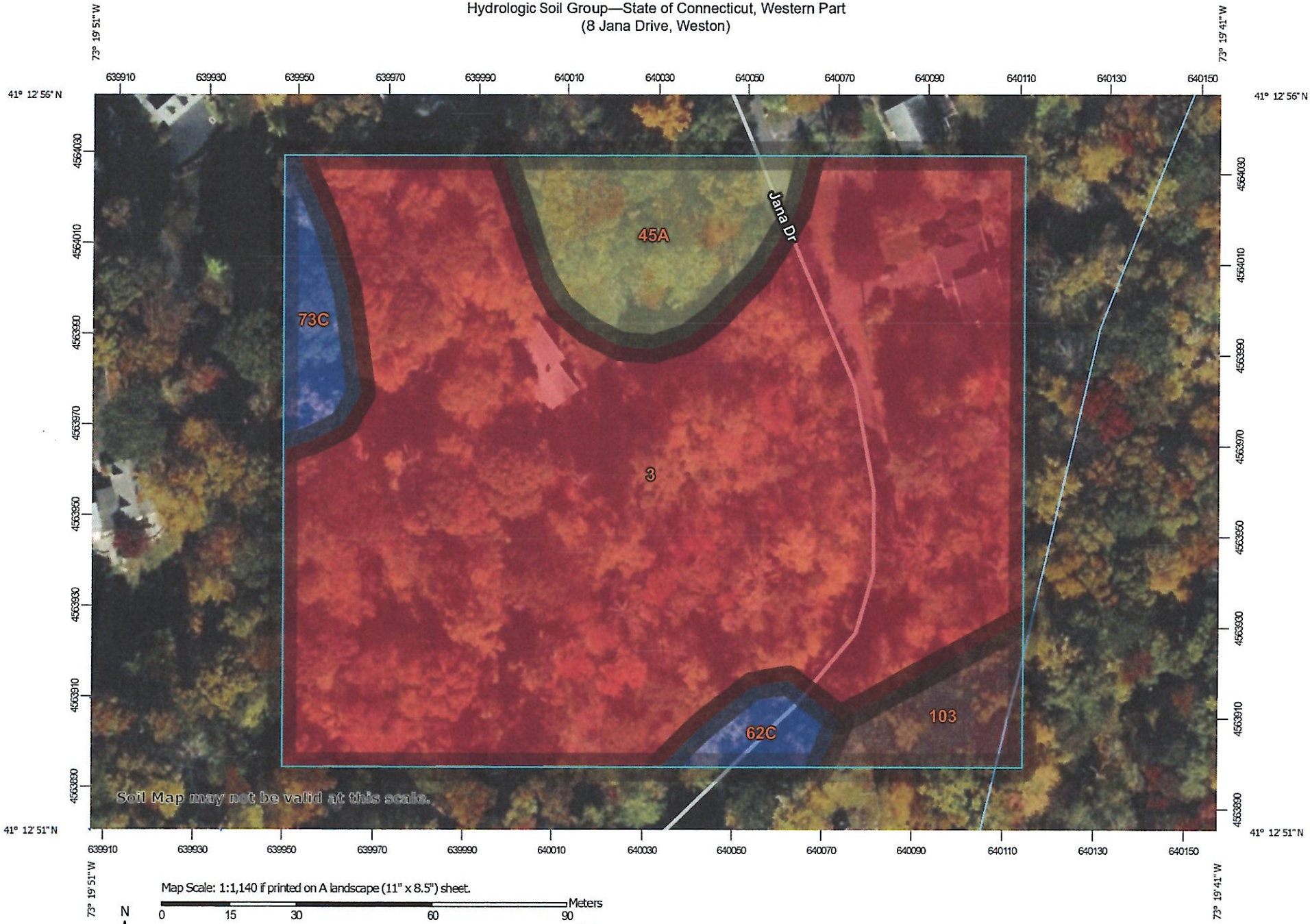
PF_tabular | PF_graphical | Maps_&_aerials

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	0.364 (0.279-0.467)	0.425 (0.326-0.545)	0.524 (0.400-0.674)	0.606 (0.461-0.783)	0.719 (0.530-0.958)	0.805 (0.583-1.09)	0.894 (0.627-1.24)	0.988 (0.664-1.40)	1.12 (0.724-1.62)	1.22 (0.773-1
10-min	0.516 (0.396-0.661)	0.601 (0.461-0.772)	0.741 (0.566-0.954)	0.858 (0.653-1.11)	1.02 (0.751-1.36)	1.14 (0.824-1.54)	1.27 (0.888-1.76)	1.40 (0.940-1.98)	1.58 (1.03-2.30)	1.73 (1.10-2
15-min	0.607 (0.466-0.778)	0.708 (0.543-0.908)	0.873 (0.667-1.12)	1.01 (0.768-1.30)	1.20 (0.883-1.60)	1.34 (0.969-1.81)	1.49 (1.04-2.07)	1.65 (1.10-2.33)	1.86 (1.21-2.71)	2.04 (1.29-3
30-min	0.843 (0.647-1.08)	0.984 (0.755-1.26)	1.22 (0.928-1.56)	1.41 (1.07-1.82)	1.67 (1.23-2.22)	1.87 (1.35-2.52)	2.07 (1.45-2.87)	2.28 (1.53-3.23)	2.57 (1.66-3.73)	2.78 (1.76-4
60-min	1.08 (0.829-1.38)	1.26 (0.967-1.62)	1.56 (1.19-2.00)	1.80 (1.37-2.33)	2.14 (1.57-2.84)	2.40 (1.73-3.23)	2.66 (1.86-3.67)	2.92 (1.96-4.13)	3.27 (2.12-4.75)	3.53 (2.23-5
2-hr	1.39 (1.07-1.77)	1.64 (1.27-2.09)	2.05 (1.58-2.62)	2.39 (1.83-3.07)	2.86 (2.12-3.79)	3.22 (2.34-4.33)	3.59 (2.53-4.94)	3.98 (2.68-5.60)	4.52 (2.93-6.52)	4.94 (3.14-7
3-hr	1.60 (1.24-2.03)	1.90 (1.47-2.41)	2.39 (1.85-3.04)	2.80 (2.15-3.58)	3.36 (2.50-4.44)	3.79 (2.76-5.08)	4.23 (3.00-5.82)	4.71 (3.18-6.60)	5.39 (3.51-7.75)	5.93 (3.77-8
6-hr	2.01 (1.57-2.53)	2.40 (1.87-3.03)	3.05 (2.37-3.86)	3.59 (2.78-4.56)	4.33 (3.25-5.69)	4.89 (3.59-6.53)	5.48 (3.91-7.52)	6.14 (4.16-8.54)	7.08 (4.62-10.1)	7.86 (5.02-1
12-hr	2.47 (1.94-3.10)	2.98 (2.34-3.73)	3.80 (2.97-4.78)	4.49 (3.49-5.66)	5.43 (4.10-7.10)	6.14 (4.54-8.16)	6.89 (4.96-9.44)	7.75 (5.27-10.7)	9.02 (5.90-12.8)	10.1 (6.44-1
24-hr	2.89 (2.29-3.60)	3.52 (2.78-4.38)	4.56 (3.59-5.68)	5.41 (4.24-6.78)	6.59 (5.01-8.57)	7.47 (5.56-9.89)	8.41 (6.11-11.5)	9.53 (6.50-13.1)	11.2 (7.37-15.8)	12.7 (8.12-1
2-day	3.23 (2.57-3.99)	4.00 (3.18-4.95)	5.26 (4.17-6.52)	6.31 (4.97-7.85)	7.75 (5.93-10.0)	8.81 (6.62-11.6)	9.97 (7.32-13.6)	11.4 (7.81-15.6)	13.6 (8.98-19.1)	15.6 (10.0-2
3-day	3.51 (2.80-4.32)	4.35 (3.47-5.36)	5.74 (4.56-7.08)	6.89 (5.44-8.54)	8.47 (6.50-10.9)	9.63 (7.26-12.7)	10.9 (8.04-14.9)	12.5 (8.57-17.0)	15.0 (9.87-20.9)	17.1 (11.0-2
4-day	3.77 (3.02-4.63)	4.67 (3.73-5.73)	6.13 (4.89-7.55)	7.34 (5.82-9.08)	9.01 (6.94-11.6)	10.2 (7.74-13.4)	11.6 (8.55-15.8)	13.3 (9.11-18.0)	15.8 (10.5-22.0)	18.1 (11.7-2
7-day	4.54 (3.65-5.54)	5.51 (4.44-6.73)	7.11 (5.70-8.70)	8.43 (6.72-10.4)	10.3 (7.92-13.1)	11.6 (8.79-15.1)	13.1 (9.63-17.6)	14.8 (10.2-20.0)	17.5 (11.6-24.2)	19.8 (12.8-2
10-day	5.28 (4.27-6.42)	6.31 (5.09-7.67)	7.99 (6.42-9.74)	9.38 (7.50-11.5)	11.3 (8.74-14.3)	12.7 (9.64-16.4)	14.3 (10.5-19.0)	16.0 (11.1-21.5)	18.7 (12.4-25.7)	20.9 (13.5-2
20-day	7.49 (6.09-9.05)	8.64 (7.02-10.4)	10.5 (8.50-12.7)	12.1 (9.70-14.7)	14.2 (11.0-17.8)	15.8 (12.0-20.1)	17.5 (12.8-22.9)	19.3 (13.4-25.7)	21.8 (14.6-29.8)	23.8 (15.5-3
30-day	9.31 (7.60-11.2)	10.5 (8.59-12.7)	12.5 (10.2-15.1)	14.2 (11.5-17.2)	16.5 (12.8-20.5)	18.2 (13.9-23.0)	20.0 (14.7-25.9)	21.9 (15.3-29.0)	24.3 (16.3-33.1)	26.2 (17.1-3
45-day	11.5 (9.46-13.8)	12.9 (10.5-15.4)	15.0 (12.2-18.0)	16.8 (13.6-20.3)	19.3 (15.0-23.9)	21.2 (16.1-26.6)	23.1 (16.9-29.6)	24.9 (17.5-32.9)	27.4 (18.4-37.1)	29.1 (19.0-4
60-day	13.4 (11.0-16.0)	14.8 (12.1-17.7)	17.1 (14.0-20.4)	19.0 (15.4-22.8)	21.6 (16.9-26.6)	23.6 (18.0-29.5)	25.6 (18.7-32.6)	27.5 (19.3-36.1)	29.9 (20.1-40.4)	31.6 (20.7-4

Hydrologic Soil Group—State of Connecticut, Western Part
(8 Jana Drive, Weston)



Map Scale: 1:1,140 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

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
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
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	D	4.4	80.9%
45A	Woodbridge fine sandy loam, 0 to 3 percent slopes	C/D	0.5	9.4%
62C	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony	B	0.1	2.2%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	B	0.2	3.5%
103	Rippowam fine sandy loam	B/D	0.2	4.0%
Totals for Area of Interest			**5.5**	**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

Doc ID: 001779120002 Type: LAN
BK669 PG212-213

2/67

Return to:
Morris L. Barocas, Esq.
The Barocas Law Firm LLC
1037 E. Putnam Ave. 2nd Fl.
Riverside, CT 06878

WARRANTY DEED
(STATUTORY FORM)

KNOW YE, that CAROL S. BURNS, of 8 Jana Drive, Weston, Connecticut 06883, for the consideration of SEVEN HUNDRED FIFTEEN THOUSAND DOLLARS AND 00/100 ($715,000.00) grants to PATRICK HOFER and HEATHER HOFER, of 24 Putnam Green, Apt. C, Greenwich, Connecticut 06830, as Joint Tenants with Rights of Survivorship,

WITH WARRANTY COVENANTS:

Property known as: 8 Jana Drive, Weston, Connecticut 06883, described as follows:

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Weston, County of Fairfield, and State of Connecticut, known and designated as Lot No. 8 on a certain map entitled, "Subdivision Layout of Judge's Hollow Estate, Weston, Conn., prepared for Joseph A. Siciliano, Trustee, scale 1"=60', May 17, 1967 and certified substantially correct by Leo Leonard, Civil Engineer and Surveyor, and filed for record on June 28, 1968, as Map No. 2003 in the Office of the Weston Town Clerk, and bounded:

NORTHERLY:	by Lot No. 7, as shown on said map, 272.77 feet;
EASTERLY, SOUTHEASTERLY and SOUTHERLY:	by the curve of Jana Drive, so-called, as shown on said map, 527.58 feet; and
WESTERLY:	by land now or formerly of Walter J. Rafa and Christine Ann Rafa, 400.20 feet.

TOGETHER WITH a right of way, as may exist, in common with others to whom similar rights have been or may hereafter be granted for all lawful purposes whatsoever, including public utilities, in, through, over and upon said Jana Drive, as shown on said map to the public highway.

Said premises are conveyed subject to:

1. Taxes to the Town of Weston hereinafter due and payable.
2. Limitations of use imposed by governmental authority.
3. Easement in favor of The Connecticut Light and Power Company dated November 10, 1967 and recorded in Volume 75 at Page 456 of the Weston Land Records.

TOWN OF WESTON TAX $ 1787.50
CONVEYANCE TAX RECEIVED
STATE OF CT TAX $ 5,362.50

4. Rights of others in and to the brook as flows through the subject premises, as shown on Map No. 2003, on file in the Office of the Weston Town Clerk, as may be situated upon and/or bounding the subject premises and to such of the subject premises as may be situated below the mean high water line thereof, as now or formerly established.
5. Notes as shown on Map No. 2003 on file in the Office of the Weston Town Clerk.

Signed this 23rd day of October, 2023.

Witnessed by:

JOHN B. DEVINE

CAROL S. BURNS

Kathryn Burns

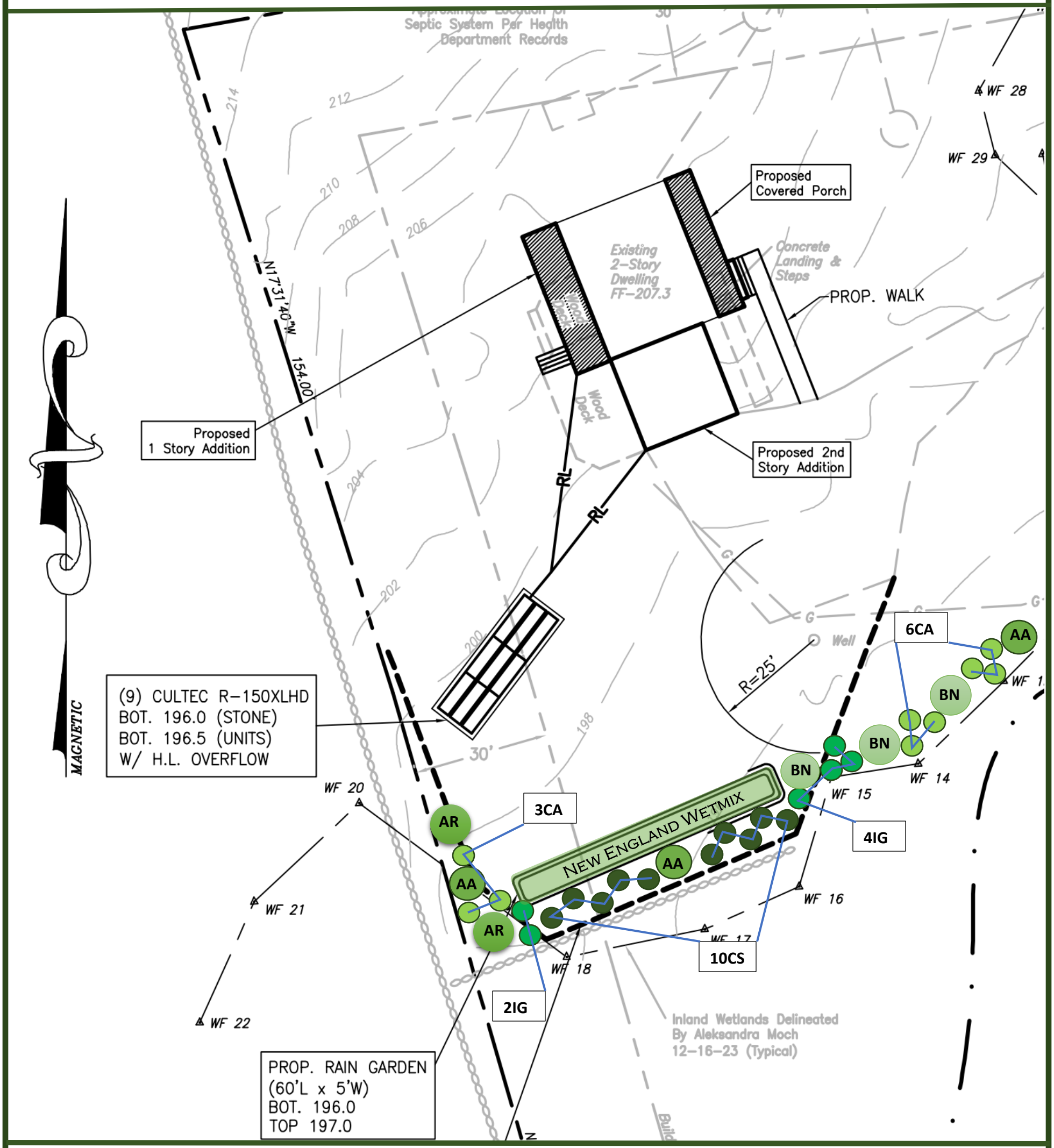
STATE OF CONNECTICUT)
) ss: Norwalk October 23, 2023
COUNTY OF FAIRFIELD)

Personally appeared CAROL S. BURNS, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me.

John B. Devine
Commissioner of the Superior Court

Received for Record at WESTON, CT
On 10/31/2023 At 10:14:00 am

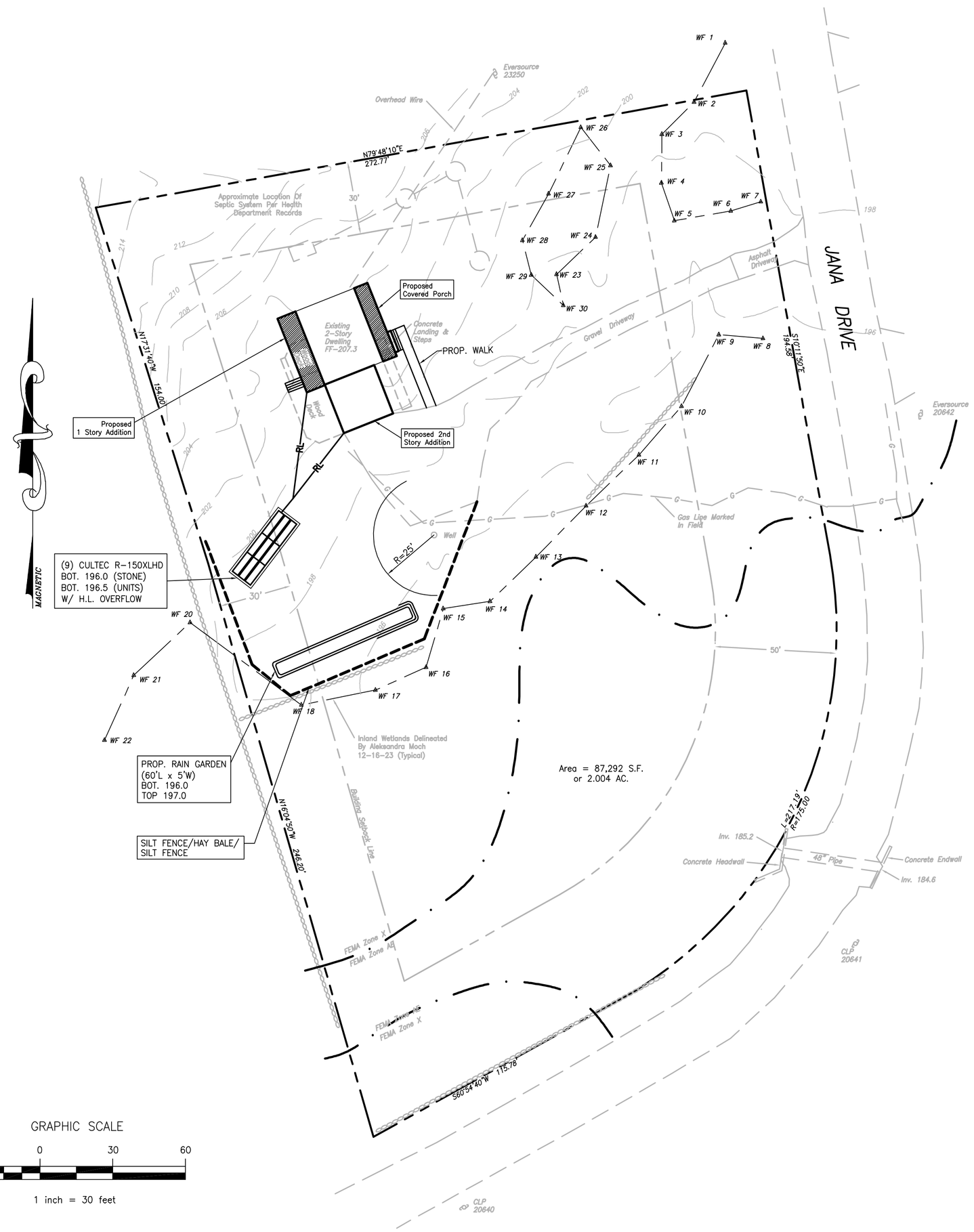
WETLAND BUFFER RESTORATION PLANTING PLAN
8 JANA DRIVE, WESTON, CT
BY ALEKSANDRA MOCH LANDSCAPE DESIGNER, May 8, 2024



PLANTING SCHEDULE

QTY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
2	AR	Acer rubrum/ Red maple	6'-8'	B&B
3	BN	Betula nigra/ River birch	6'-8'	B&B
3	AA	Amelanchier arborea / Serviceberry	5'-6'	Cont.
10	CS	Cornus sericea / Red osier dogwood	4'-5'	Cont.
6	IG	Ilex glabra/ Inkberry	4'-5'	Cont.
9	CA	Clethra alnifolia/ Sweet pepperbush	3'-4'	Cont.

NEW ENGLAND WETMIX: https://newp.com/product/new-england-wetmix-wetland-seed-mix/



GRAPHIC SCALE

30 0 30 60

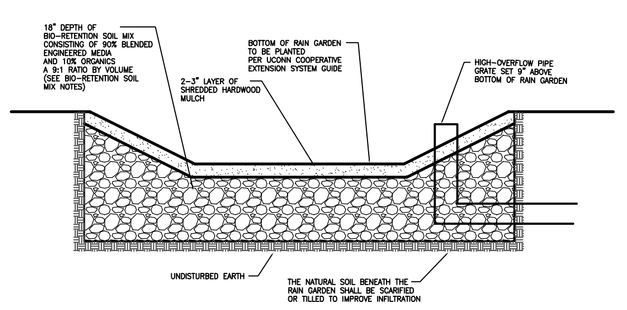
1 inch = 30 feet

CONSTRUCTION SEQUENCE

1. Install silt fence and mud tracking bed. Call for inspection by conservation officer.
2. Install Cultec stormwater retention system, and Rain Garden.
3. Construct building additions, connect roof drains into retention system.
4. Fine grade, topsoil and seed non-wetland areas.
5. Install Rain Garden planting.
6. Wait until planting is mature enough to prevent soil erosion, before removing silt fences. (one growing season). Removal to be approved by project landscape architect.

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 IMMEDIATLEY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
5. EXISTING SITE INFORMATION WAS TAKEN FROM A 'DATA ACCUMULATION PLAN PREPARED FOR PATRICK & HEATHER HOFER, 8 JANA DRIVE, WESTON, CT' BY THE HUNTINGTON COMPANY LLC LAND SURVEYORS, DATED 12-21-23, REVISED 5-6-24.
6. ALL HIGH-DENSITY POLYETHYLENE (H.D.P.E.) STORM DRAIN PIPE SHALL BE 'SMOOTH INTERIOR' TYPE AND MEET THE REQUIREMENTS OF ASTM F405 & F667 AND AASHTO 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 = 87,292 SQ. FT. ~ 2.004 AC.
9. THE PROPERTY IS SERVED BY ON-SITE SEWAGE DISPOSAL AND A PRIVATE WELL.
10. PROPERTY IS LOCATED WITHIN FLOOD ZONES 'X' & 'AE' AS SHOWN ON FEMA MAP 09001C0404F, PANEL 404 OF 626, DATED 6-18-10.
11. LOCATIONS OF CRITICAL UTILITIES SHALL BE VERIFIED IN THE FIELD, BY THE CONTRACTOR, AT THE START OF CONSTRUCTION.
12. VERTICAL DATUM= N.A.V.D. 88 (TOWN OF WESTON G.I.S.) (CONTOURS SHOWN AT 2 FOOT INTERVALS)



BIO-RETENTION RAIN GARDEN DETAIL

BIO-RETENTION SOIL MIX NOTES:

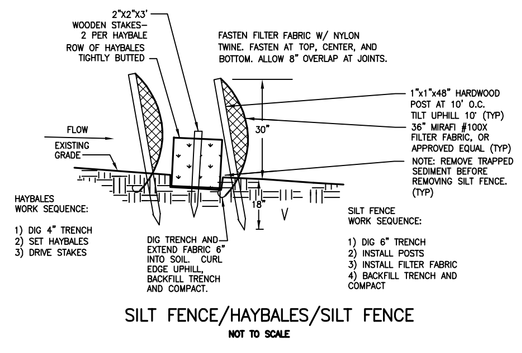
1. THE 80% BLENDED ENGINEERED MEDIA MUST CONFORM TO THE FOLLOWING PARTICLE SIZE DISTRIBUTION:

NAME	PARTICLE DIAMETER	RECOMMENDATION
FINE GRAVEL	2.0 – 3.4 MM	NOT MORE THAN 10% OF THE TOTAL PARTICLES IN THIS RANGE, INCLUDING A MINIMUM OF 3% FINE GRAVEL (PREFERABLY NONE)
VERY COURSE SAND	1.0 – 2.0 MM	
COURSE SAND	0.5 – 1.0 MM	MINIMUM OF 60% OF THE PARTICLES MUST FALL IN THIS RANGE
MEDIUM SAND	0.25 – 0.5 MM	
FINE SAND	0.15 – 0.25 MM	NOT MORE THAN 20% OF THE PARTICLES MAY FALL WITHIN THIS RANGE
VERY FINE SAND	0.05 – 0.15 MM	NOT MORE THAN 5%
SILT	0.002 – 0.05 MM	NOT MORE THAN 5%
CLAY	LESS THAN 0.002 MM	NOT MORE THAN 3%
TOTAL FINES	VERY FINE SAND + SILT + CLAY	LESS THAN OR EQUAL TO 10%

2. THE 10% ORGANICS CAN BE LEAF COMPOST OR PEAT MOSS.
3. THE BIO-RETENTION SOIL MIXTURE SHALL HAVE A P-INDEX OF 0-30.

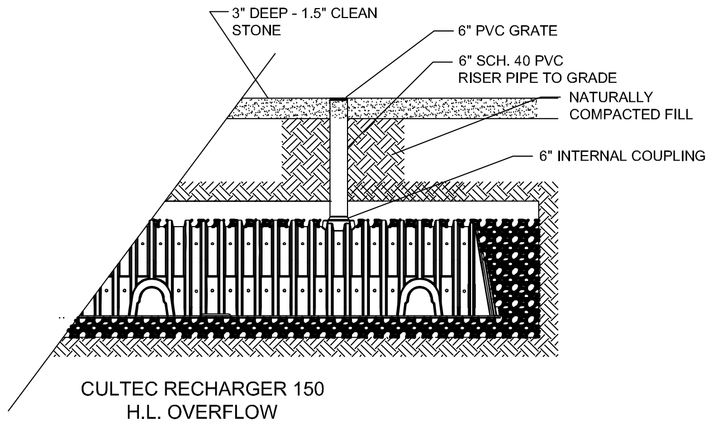
SEDIMENTATION AND EROSION CONTROL NOTES

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.

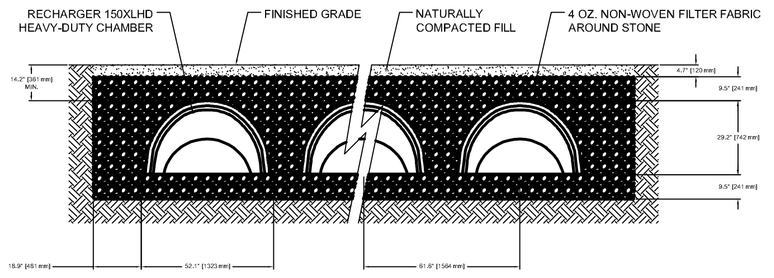


SILT FENCE/HAYBALES/SILT FENCE

NOT TO SCALE



CULTEC RECHARGER 150
H.L. OVERFLOW



GENERAL NOTES

RECHARGER 150XLHD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 4.89 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
USE RECHARGER 150XLHD HEAVY-DUTY FOR TRAFFIC AND/OR H20 APPLICATIONS.

ALL RECHARGER 150XLHD HEAVY-DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 150XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

STATE OF CONNECTICUT
DEAN E. MARTIN
No.18790
LICENSED PROFESSIONAL ENGINEER

PATRICK & HEATHER HOFER
8 JANA DRIVE — WESTONK, CONNECTICUT

24.5736 project

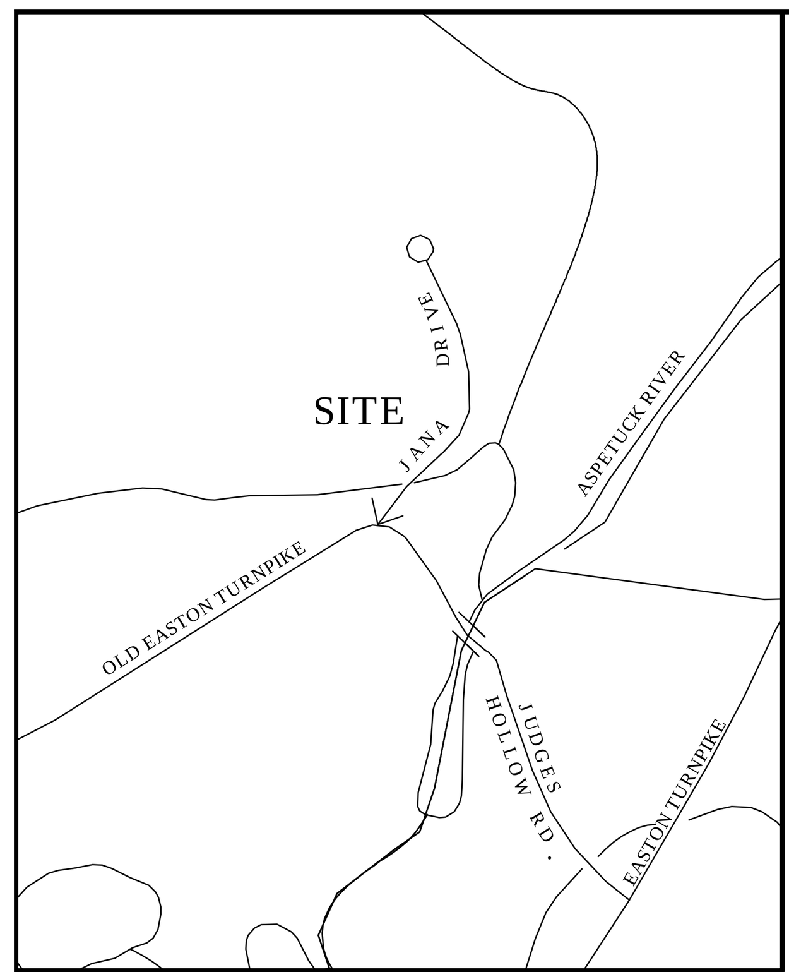
1 OF 1 sheet

DRAINAGE PLAN

5-6-24 date

GRUMMAN ENGINEERING L.L.C.
CONSULTING CIVIL ENGINEERS
20 KNIGHT STREET, NORWALK, CONNECTICUT 06851
PH: (203) 853-3833 FAX: (203) 286-5057

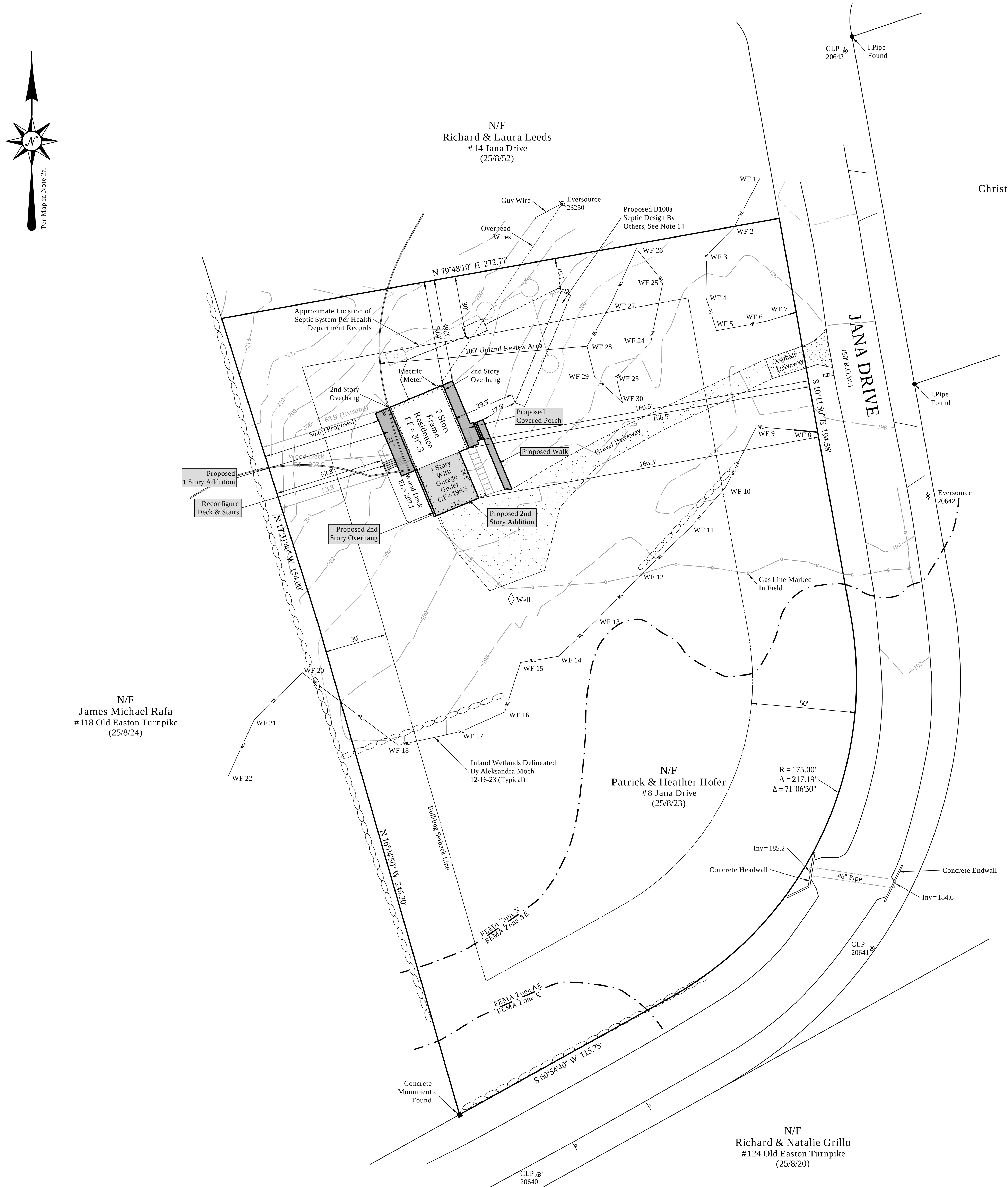
240507 DRAIN



LOCATION MAP

0 500

1" = 500'



ZONING DATA (R-2A)				
	SECTION	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	321.4	2 Acres (min.)	87,292 SF - 2.004 AC	87,292 SF - 2.004 AC
MINIMUM RECTANGLE	321.5	170' X 200'	170' X 200'	170' X 200'
MINIMUM LOT FRONTAGE	321.5	170'	527.55'	527.55'
FRONT YARD	321.6	50 FT (min.)	166.3'	160.5'
SIDE YARD (each)	321.6	30 FT (min.)	50.4'	49.3'
REAR YARD	321.6	30 FT (min.)	53.3'	52.8'
FARMING STRUCTURES	321.1	100 FT (min.)	N/A	N/A
MAX. BUILDING COVERAGE	321.7	15% (max.)	1.7%	2.2%
MAX. BUILDING HEIGHT	321.8	35 FT (max.)	27'±	26.6'±

COVERAGE INCLUSIONS

Existing: Residence = 1,461 sf

Proposed: Residence w/ Proposed Additions & Porch = 1,892 sf

Referenced Plans:	Prepared For:	Prepared By:	Revised To:
Site	-	-	-
Architectural	Hofer Residence	D. Peters Designs, LLC	3-18-24

HEIGHT CALCULATION:

LENGTH	HEIGHT	SUB TOTAL
FRONT		
3.12	29.95	93.44
11.33	28.10	318.37
24.22	26.10	632.14
23.28	24.91	579.90
61.95	109.06	1632.85
RIGHT		
28.09	24.91	699.72
7.15	25.22	180.32
35.24	50.13	880.04
LEFT		
20.57	30.81	633.76
2.67	30.01	80.13
23.24	60.82	713.89
REAR		
36.45	26.10	951.35
27.39	26.22	718.17
63.84	52.32	1669.52

TOTAL HT. = 4896.30 / 184.27 = 26.57

NOTES:

1. This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc., August 29, 2019. It is a Data Accumulation Plan based upon a Resurvey and conforms to Horizontal Accuracy Class A-2 and Topographical Class T-2.

2. Reference is made to the following documents on file in the Weston Town Clerk's Office

   A. RM 2003 - "Subdivision Layout of Judge's Hollow Estates; Weston, Conn. Prepared for Joseph A Siciliano, Trustee; Scale: 1" = 60'; May 17, 1967; Certified Substantially Correct; Leo Leonard"

   B. RM 1927 - "Map Showing Exchange Between Joseph A. Siciliano, Trustee And Walter Rafa & Christine Rafa; Weston, Conn.; Scale: 1" = 40'; Feb. 9, 1967; Certified Substantially Correct; Leo Leonard"

   C. Volume 669, Page 212 - Warranty Deed.

   D. Volume 75, Page 456 - CL&P Easement.

3. The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal/public service facilities. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, please contact the appropriate agencies. Call Before You Dig, Inc. (1-800-922-4455).

4. Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.

5. Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Weston authorities prior to use.

6. The property is located in Zone X & AE (191) per FEMA Flood Map #09001C0404F; Panel 404 of 626; Effective Date: 6/18/2010.

7. Property is served by private well and private septic system.

9. The topography shown hereon is the result of a field survey. The elevations have been adjusted to coincide with the Town of Weston GIS system.

10. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.

11. Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.

12. It is the owner's and/or contractor's responsibility to obtain any and all required permits and/or variances that may be required prior to any construction activity.

13. Proposed calculations are based on architectural plans submitted by the client In some cases dimensions are scaled. It is the contractor's responsibility to adjust for siding that will be added to the structure with respect to coverage and setbacks. The surveyor assumes no responsibility for details that are not submitted for our review.

14. Reference is hereby made to the following:

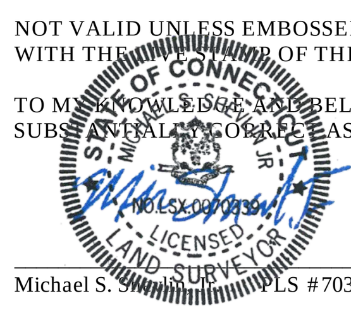
    B100a Septic System Reserve Plan, Prepared For Patrick & Heather Hofer, #8 Jana Drive, Weston, CT, Scale: 1" = 30', April 1, 2024, Prepared By Skyline Septic LLC

LEGEND

- HYDRANT
- MANHOLE
- GAS VALVE
- UTILITY POLE
- WATER VALVE
- LAMP POST
- CATCH BASIN
- ELECTRIC BOX
- SIGN
- MAILBOX
- DECIDUOUS TREE
- CONIFEROUS TREE
- TEST HOLE
- EXISTING IRON PIN
- EXISTING CONCRETE MONUMENT
- STONE BOUND
- HEDGE
- STONEWALL
- INLAND WETLANDS
- METAL FENCE
- WOOD FENCE
- EXISTING CONTOUR LINE
- × 132.0 EXISTING SPOT ELEVATION

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY

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



Michael S. Shevlin, Jr. PLS #70339

ALL WORK, LABOR, AND MATERIALS TO BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS IN THE EVENT OF ERRORS AND/OR OMISSIONS HEREIN.

THE WORD "CERTIFY" OR "DECLARE" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR AND/OR ENGINEER, WHICH IS BASED ON THEIR BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.

DATA ACCUMULATION PLAN

PREPARED FOR

PATRICK & HEATHER HOFER

#8 JANA DRIVE

WESTON, CONNECTICUT

30 0 30 60

NO.	DATE	DESCRIPTION
5	5-8-24	Add B100a Septic By Others
4	5-6-24	Add Covered Porch
3	4-12-24	Building Height
2	4-11-24	Average Grade & Height
1	3-22-24	Add Proposed Additions

REVISIONS

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	PROJECT #:
DECEMBER 21, 2023	1" = 30'	JS	6023	6023

HC Since 1921

THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
A Division Of Shevlin Land Surveying, LLC
303 Linwood Avenue, Fairfield, CT 203.259.1091

1/1

8-5365

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

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

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.

This page is intentionally left blank.

INSTRUCTIONS FOR COMPLETING

THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Use a separate form to report EACH action taken by the Agency. Complete the form as described below.
Do NOT submit a reporting form for withdrawn actions.

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.

2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).

   A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
   B = Any Permit Denied by the Inland Wetlands Agency
   C = A Permit Renewed or Amended by the Inland Wetlands Agency
   D = A Map Amendment to the Official Town Wetlands Map - or -
   An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
   E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
   F = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
   G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
   H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)

3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".

4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.
   Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.

6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf
   ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: https://media.clear.uconn.edu/data/watershed_maps/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).

7. Enter the name of the individual applying for, petitioning, or receiving the action.

8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")

9. Carefully review the list below and enter ONLY ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N".

A = Residential Improvement by Homeowner
B = New Residential Development for Single Family Units
C = New Residential Development for Multi-Family / Condos
D = Commercial / Industrial Uses
E = Municipal Project
F = Utility Company Project
G = Agriculture, Forestry or Conservation
H = Wetland Restoration, Enhancement, Creation
I = Storm Water / Flood Control
J = Erosion / Sedimentation Control
K = Recreation / Boating / Navigation
L = Routine Maintenance
M = Map Amendment
N = State Agency Project
P = Other (this code includes the approval of concept, subdivision or similar plans with no on-the-ground work)

10. Enter between one and four code numbers to best characterize the action/project/activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You MUST provide code 12 if the activity is located in an established upland review area. You MUST provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

1 = Filling
2 = Excavation
3 = Land Clearing / Grubbing (no other activity)
4 = Stream Channelization
5 = Stream Stabilization (includes lakeshore stabilization)
6 = Stream Clearance (removal of debris only)
7 = Culverting (not for roadways)
8 = Underground Utilities Only (no other activities)
9 = Roadway / Driveway Construction (including related culverts)
10 = Drainage Improvements
11 = Pond, Lake Dredging / Dam Construction
12 = Activity in an Established Upland Review Area
14 = Activity in Upland

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body." For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream." Remember, these figures represent only the acreage altered, not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.

12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to CGS section 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.

13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses. For created - question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

GIS CODE #: ___ ___ ___ ___ ___ ___ ___ ___ ___ ___
For DEEP Use Only

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: Westport or number: 108
   subregional drainage basin number: 7202
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Heather and Patrick Hofer
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 8 Jana Drive, Weston, CT
   briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: residential additions, storm water detention, wetland buffer restoration
9. ACTIVITY *PURPOSE* CODE (see instructions - one code only): A
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 2, 10, 14, _____
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): 0.012 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.0001 acres

PART III: To Be Completed By The DEEP

DATE RECEIVED: DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO