



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: 38 HIGH NOON RD

Assessor's Map # 25 Block # 4 Lot # 20

PROJECT DESCRIPTION (general purpose) CONSTRUCTION OF DETACHED STUDIO
AND NEW CENTRAL SEPTIC SYSTEM

Total Acres 2.436 Total Acres of Wetlands and Watercourses 0.1227 AC / 5347 SF

Acreage of Wetlands and Watercourses Altered ∅ Upland Area Altered 0.077^{AC} / 3350 SF

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

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

Name: ROETHE LLC Phone: 203-979-9754

Address: 277 TALMORE DRIVE, FAIRFIELD CT 06825

Email: FAIRFIELD18@SBCGLOBAL.NET

APPLICANT/AUTHORIZED AGENT:

Name: _____ Phone: _____

Address: _____

Email: _____

CONSULTANTS: (Please provide, if applicable)

Engineer: PEAK ENGINEERS LLC Phone: 203-834-0588

Address: PO BOX 312, GEORGETOWN CT 06829 Email: TQVUHH@PEAKEENGINEERSLLC.COM

Soil Scientist: MARY JAEHNIG Phone: 203-431-8113

Address: 17 FAIRVIEW AVE, RIDGEFIELD Email: MARYJAENNIGSOILS@GMAIL.COM
06877

Legal Counsel: _____ Phone: _____

Address: _____ Email: _____

Surveyor: BLACK ROCK SURVEYORS Phone: _____

Address: 1089 CHURCH HILL RD Email: BLACKROCKSURVEY@OPTONLINE.NET
FAIRFIELD, CT

PROPERTY INFORMATION

Property Address: 38 HIGH NOON, WESTON, CT

Existing Conditions (Describe existing property and structures): 1 SINGLE FAMILY
RESIDENCE. ASPHALT DRIVE. PROPERTY SLOPES WEST TO EAST. DIVERSION PITCH.

Provide a detailed description and purpose of proposed activity (attach sheet with additional information if needed): HOME OWNER IMPROVEMENT - CONSTRUCTION OF STUDIO.
EXISTING SEPTIC IS IN POOR CONDITION - CENTRAL SEPTIC IS PROPOSED.

Is this property within a subdivision (circle): (Yes) or No Roof 864
Square feet of proposed impervious surfaces (roads, buildings, parking, etc.): DRIVEWAY 480
1,344 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 checked="" 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 checked="" type="checkbox"/> Deposition of | <input type="checkbox"/> Other _____ |
| Materials | Materials | |

Amount, type, and location of materials to be removed, deposited, or stockpiled:
ACCESS ROUTE: REMOVE 40 CYS TOPSOIL, PLACE 40 CYS ROCK & PROCESS.
SEPTIC: EXCAVATE 11 CYS, INSTALL SEPTIC TANK.

Description, work sequence, and duration of activities:
1. INSTALL ACCESS ROUTE, 2. INSTALL SEPTIC, 3. CONSTRUCT STUDIO 4. COMPLETE
GRADING. 5. REMOVE EROSION CONTROLS, SEE PLAN.

Describe alternatives considered and why the proposal described herein was chosen:
STUDIO AT DRIVEWAY - PRIVACY IS PREFERRED IN WOODED ATMOSPHERE.

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: PENDING.

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.

Ben J 7/8/24
Signature of Owner(s) of Record Date

Signature of Authorized Agent Date

FOR OFFICE USE ONLY

Administrative Approval _____
Initials Date

RICHARD J. MARGENOT
ATTORNEY AT LAW

100 MELROSE AVENUE
SUITE 105
GREENWICH, CONNECTICUT 06830
www.margenotlegal.com

ADMITTED IN CONNECTICUT
AND NEW YORK
Since 1985

203-869-7888
FAX 203-539-6319
Rick@margenotlegal.com

July 11, 2024

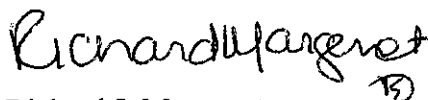
To Whom it May Concern:

Mr. Zaharias' company, Fairfield 18, LLC purchased 38 High Noon Road, Weston Connecticut on May 10, 2024 as part of a 1031 Exchange, and as such this property is being held by Roethe, LLC as per the terms of that Exchange.

Furthermore, as part of the Exchange Agreement, there is a lease agreement dated May 1, 2024, whereby Mr. Zaharias is allowed to sign legal documents on behalf of the property and enter into contracts with Vendors and others.

If you have any questions, please do not hesitate to call.

Very truly yours,



Richard J. Margenot

Enclosure
RJM/vs

LEASE AGREEMENT

**Forward Exchange
"Park Replacement Property" - Construction**

This Lease Agreement ("Lease") is dated as of May 1, 2024 and is by and between Roethe LLC, a California limited liability company ("Lessor"), and Fairfield 18, LLC, a Connecticut limited liability company ("Lessee").

RECITALS

A. Lessor is the owner of certain real property commonly known as 38 High Noon Road, Weston, Connecticut ("the Premises").

B. Lessor desires to lease to Lessee and Lessee desires to lease from Lessor the Premises on the terms and conditions in this Lease (the "Lease").

For good and valuable consideration, the parties agree as follows:

Section 1. Lease.

Lessor leases to Lessee and Lessee leases from Lessor the Premises on the terms and conditions in this Lease.

Section 2. Term of Lease.

The term of this Lease ("Term") shall commence on the date the Premises are conveyed to Lessor ("Commencement Date") and shall continue for a period not to exceed 180 days thereafter, during which time Lessor shall convey the Premises to either a third-party Buyer designated by Lessee or to Lessee. Lessor's conveyance shall terminate this lease.

Section 3. Conveyance of Title at Expiration of Term.

Prior to the expiration of the Term of this Lease, Lessee shall be obligated to make any and all necessary arrangements with a closing attorney and/or a title/escrow company to transfer title to the Premises from Lessor to Lessee or from Lessor to a third-party buyer designated by Lessee. Lessee shall pay all fees and costs associated with the conveyance of title to Lessee.

Section 4. Lessee's Obligation to Furnish Property Information.

4.1 Lessee shall be obligated to furnish the following information to Lessor:

- (i) Within 5 days of its execution of the Lease, a copy of the real property tax bill for the Premises for the Term;

(ii) Upon written request of Lessor, Lessee shall be required to furnish Lessor with the following information:

- (a) A list of the sub-Lessees in possession ("Tenant"), if any;
- (b) The commencement date and the term of rental for each Tenant;
- (c) The amount of the monthly rent for each Tenant;
- (d) The dates to which rent and other charges have been paid for each Tenant.

Section 5. Property Management /Authority to Enter into Contracts.

During the Term, Lessee, as Property Manager, shall have full responsibility to manage and operate the Premises. Lessees' rights and obligations shall include, but not be limited to, leasing, collection of rental payments, and payment of all expenses arising out of, or related to the Premises, including taxes, insurance, and principal and interest on any obligation secured by a deed of trust against the Premises, and oversight of all maintenance, repairs and/or capital improvements to the Premises. Lessor will have neither the right, nor the obligation, to participate in the management or maintenance of the Premises except as necessitated by the vesting of title to the Premises in Lessor. Furthermore, Lessor authorizes Lessee, as Property Manager, by and on behalf of Lessor, to enter into and execute any and all contracts for the sale of the Premises.

Property Manager shall bear all responsibility for retaining, advising, assisting and consulting with any and all third parties regarding the construction of any capital improvements to the Premises during the term of the Lease.

Section 6. Monthly Rent.

Beginning on the Commencement Date, the minimum monthly rent ("Monthly Rent") shall be the amount required to pay all real property taxes accrued for the Premises each month.

Section 7. Lessee's Obligation to Pay Property Expenses.

Lessee shall be obligated to pay, when due, the following expenses accrued for the premises each month:

- (i) All maintenance and repair costs for the Premises during Lessor's ownership;
- (ii) All premiums for the property and liability insurance during Lessor's ownership;
- (iii) Any deductible required under any insurance policy in the event of a claim during Lessor's ownership;
- (iv) Principal and interest on all any and all loans secured by the Premises.

All of the above-described expenses shall be paid by Lessee directly to the applicable payee when due. Lessee shall, upon written request by Lessor, provide proof of payment of these expenses.

Section 8. Rent from Tenant.

Lessee is entitled to any rent income received from Tenant(s) of the Premises during the term of this Lease.

Section 9. Use.

9.1 Lessee may occupy and use the Premises and all other operations incidental to the conduct of its business, and Lessee agrees not to use the Premises for any immoral or unlawful purpose.

9.2 Lessee shall, at Lessee's own cost and expense, comply with all requirements of Lessor's insurance carriers that are necessary for the continued maintenance at reasonable rates of fire and liability insurance policies on the Premises.

9.3 Lessee shall not commit any waste or any public or private nuisance upon the Premises.

9.4 Lessee shall comply with all laws, rules, and orders of all federal, state, and municipal governments or agencies that may be applicable to use of the Premises.

Section 10. Utilities/Taxes.

10.1 All real estate taxes levied on the Premises for the tax year or years in which the Lessor owns fee title to the Premises shall be the sole responsibility of Lessee. Lessee shall pay Lessee's share of the taxes directly to the applicable taxing authority rather than to the Lessor, and that payment shall constitute full performance under this Lease with respect to said tax liability.

10.2 During the Term, Lessee shall pay, before delinquency, directly to the appropriate payee, all charges or assessments for telephone, water, sewer, gas, heat, electricity, garbage disposal, trash disposal, and all other utilities and services of any kind that may be used on the Premises.

10.3 Lessee shall provide, upon written request from Lessor, proof of the payment of such utilities. Lessee shall pay to the public authorities charged with the collection on or before the last day on which payment may be made without penalty or interest, as additional rent, all taxes, permit, inspection, and license fees, and other public charges of whatever nature that are assessed against the Premises or arise because of the occupancy, use, or possession of the Premises (including, but not limited to, taxes on, or which shall be measured by, any rents or rental income, and taxes on personal property, whether of Lessor or Lessee), subsequent to the commencement of the Term, and all installments or assessments that are due during the Term.

10.4 Lessor agrees to forward statements and billings to Lessee at the address set forth in Section 25 below. Lessee shall deliver to Lessor, on demand, original receipts or photocopies evidencing payment of all taxes, assessments, and public charges payable by Lessee. If Lessee fails to pay taxes, assessments, and charges on or before the last day on which payment may be made without penalty or interest, other than as provided for herein, Lessor may, but shall not be obligated to, pay those taxes, assessments, or charges, together with interest and penalties. Any amounts that Lessor may pay pursuant to this provision, together with interest at the rate of ten percent (10%) per annum, shall be repaid to Lessor by Lessee on demand.

10.5 If Lessee has not paid any tax, assessment, or public charge required by this Lease to be paid by Lessee before its delinquency, or if a tax, assessment, or public charge is contested by Lessee and that tax, assessment, or public charge has not been paid within thirty (30) days after a final determination of the validity, legality, or amount of the tax, assessment or public charge, then Lessor may, but shall not be required to, pay and discharge the tax, assessment, or public charge. If a tax, assessment, or public charge, including penalties and interest, are paid by Lessor, the amount of that payment shall be due and payable to Lessor by Lessee and shall bear interest at the rate of ten percent (10%) per annum from the date of the payment by Lessor until repayment by Lessee.

10.6 Lessee shall be obligated to pay any assessments for local improvements that become a lien after the Commencement Date.

10.7 The covenants and agreements herein to pay taxes by Lessee shall be deemed to include the payment of any inheritance, estate, succession, transfer, gift, franchise, corporation, income, or profit tax, or capital levy that is or may be imposed on Lessee and/or the grantor from whom Lessor acquired title. If any such taxes become a lien against the Premises, Lessee agrees to pay and discharge them before foreclosure of the lien. If Lessee fails to pay and discharge those taxes prior to the institution of proceedings to foreclose the lien, Lessor, at Lessor's sole option, may advance the funds required to pay and discharge the taxes, together with all penalties and interest, in which event the amount of funds so advanced shall be immediately due and payable from Lessee to Lessor and shall bear interest at the rate of ten percent (10%) per annum from the date of payment by Lessee, until repaid.

Section 11. Repairs and Maintenance.

11.1 Lessee agrees, at Lessee's own expense, to keep the Premises in good condition and repair during the Term.

11.2 Lessee waives the provisions of any law that would require Lessor to maintain the Premises in a Leasable condition or would provide Lessee with the right to make repairs and deduct the cost of those repairs from the rent.

Section 12. Construction of Improvements.

During Lessor's ownership of said property, it shall be Lessee's duty to keep the Premises free and clear of all liens, claims, and demands for work performed, materials furnished, or operations conducted on the Premises. Lessee will indemnify and defend Lessor for all liens, claims, or damages caused by remodeling, improvements, additions, alterations, and major repairs. Lessee will not at any time permit any mechanics', laborers', or material men's liens to stand against the Premises for any labor or material furnished to Lessee or claimed to have been furnished to Lessee or Lessee's agents, contractors, or sub-lessees, in connection with work of any character performed or claimed to have been performed on the Premises. In the event of a final determination of a lien or claim of lien, Lessee will immediately pay any final judgment rendered, with all property costs and charges, and shall have the lien released or judgment satisfied at Lessee's own expense. If Lessee fails to pay the judgment promptly or otherwise fails to prevent any sale, foreclosure, or forfeiture of the Premises because of a lien, Lessor shall have the right, but not the obligation, upon five (5) days' written notice to Lessee, to pay or prevent this action, and the amount paid by Lessor shall be immediately due and payable to Lessor and shall bear interest at the rate of ten percent (10%) per annum from the date of payment by Lessor until repayment by Lessee.

Section 13. Indemnity.

Lessee agrees to indemnify and defend Lessor from any claims, demands, and causes of action of any nature arising from or related to Lessor's ownership of the Premises and any expense incidental to the defense, for injury to or death of persons or loss of or damage to property occurring on or about the Premises during Lessor's ownership of the Premises.

Section 14. Insurance.

14.1 Lessee agrees to procure and maintain throughout the Term, at Lessee's sole cost and expense, hazard insurance and liability insurance on any existing buildings and improvements or those that may be built or placed on the Premises for full replacement cost naming Lessor as additional insured.

14.2 **Additional Insurance Requirements:** Each policy of insurance shall be issued by a responsible insurance company authorized to do business in the state where the Premises are located and shall be issued in the name of Lessor and Lessee. The insurance coverage required under this Section may be carried by Lessee under a blanket policy insuring other properties owned by Lessee, provided that the Premises covered by this Lease is specifically identified as included under that policy.

14.3 At all times during the Term, Lessee agrees to keep and maintain, or cause Lessee's agents, contractors, or subcontractors to keep and maintain, workmen's compensation insurance and other forms of insurance as may from time to time be required by law or may otherwise be necessary to protect Lessor and the Premises from claims of any person who may at any time work on the Premises, whether as a servant, agent, or employee of Lessee or otherwise. This insurance shall be maintained at the expense of Lessee or Lessee's agents, contractors, or subcontractors and not at the expense of Lessor.

14.4 Lessor agrees that it will tender and turn over to Lessee or to Lessee's insurers the defense of any claims, demands, or suits instituted, made, or brought against Lessor or against Lessor and Lessee jointly, within the scope of this Section. Lessor, however, shall have the right to approve the selection of legal counsel, to the extent that selection is within Lessee's control, which approval shall not be unreasonably withheld or delayed. In addition, Lessor shall retain the right at Lessor's election to have Lessor's own legal counsel participate as co-counsel, to the extent that claims are made that may not be covered by Lessee's insurers.

14.5 Lessee releases Lessor and waives the entire right of recovery against Lessor for loss or damage arising out of or incidental to the perils insured against, which perils occur in, on, or about the Premises. Lessee shall, upon obtaining the required policies of insurance, give notice to the insurance carrier that this waiver is in this Lease.

Section 15. Damage and Destruction.

If the building or other improvements constructed on the Premises are damaged or destroyed, whether partially or entirely, by any cause, Lessee, at Lessee's own cost and expense, but utilizing the proceeds of insurance, if any, including any insurance carried by Lessee to the extent available, shall be solely responsible for repairing, restoring, or reconstructing the damaged or destroyed building and other improvements.

Section 16. Condemnation.

16.1 If, during the Term, the whole of the Premises shall be taken pursuant to any condemnation proceeding, this Lease shall terminate as of Lessor's receipt of notice of said condemnation and both Lessor and Lessee shall be released from all obligations under this Lease. Lessor shall immediately convey title to Lessee in accordance with Section 3 herein.

16.2 If only a part of the Premises is taken pursuant to any condemnation proceeding, the Lease shall terminate upon Lessor's receipt of notice of said condemnation, but the Lease shall remain effective as to that portion of the premises not affected by the condemnation proceeding.

Section 17. Assignment and Subletting.

17.1 Lessee shall have the right to sublet any part of the Premises for any lawful purpose at any time during the Term. It is expressly understood, however, that Lessee shall, during any period of subletting, remain primarily liable for the Monthly Rent and other expenses to be paid under this Lease and the performance of all terms and conditions of this Lease.

17.2 Lessee shall not assign this Lease without the prior written consent of Lessor, which consent shall not be unreasonably withheld.

Section 18. Default.

18.1 Any of the following events or occurrences shall constitute a material breach of this Lease by Lessee and shall constitute an event of default ("Event of Default").

(i) The failure by Lessee to pay rent, property expenses and/or any other amounts when due;

(ii) The failure by Lessee to perform any obligation under this Lease, if the failure continues for a period of ten (10) days after Lessor demands, in writing, that Lessee cure the failure. If, however, by its nature, the failure cannot be cured within ten (10) days, Lessee may have a longer period as is necessary to cure the failure, but this is conditioned upon Lessee's promptly commencing to cure within the ten (10) day period and thereafter diligently completing the cure. Lessee shall indemnify and defend Lessor against any liability, claim, damage, loss, or penalty that may be threatened or may, in fact, arise from that failure during the period the failure is uncured;

(iii) Any of the following: A general assignment by Lessee for the benefit of Lessee's creditors; any voluntary filing, petition, or application by Lessee under any law relating to insolvency or bankruptcy, whether for a declaration of bankruptcy, a reorganization, an arrangement, or otherwise; the abandonment, vacation, or surrender of the Premises by Lessee without Lessor's prior written consent; or the dispossession of Lessee from the Premises (other than by Lessor) by process of law or otherwise;

(iv) The appointment of a trustee or receiver to take possession of all or substantially all of Lessee's assets; or the attachment, execution or other judicial seizure of all or substantially all of Lessee's assets located at the Premises or of Lessee's interest in this Lease, unless the appointment or attachment, execution, or seizure is discharged within thirty (30) days; or the involuntary filing against Lessee, or any general partner of Lessee if Lessee is a partnership, of:

- (a) a petition to have Lessee, or any partner of Lessee if Lessee is a partnership, declared bankrupt; or
- (b) a petition for reorganization or arrangement of Lessee under any law relating to insolvency or bankruptcy, unless, in the case of any involuntary filing, it is dismissed within sixty (60) days.

Section 19. Remedies.

Upon the occurrence of an Event of Default, Lessor, in addition to any other rights or remedies available to Lessor at law or in equity, shall have the right to:

(i) Terminate this Lease and all rights of Lessee under this Lease by giving Lessee written notice that this Lease is terminated, in which case Lessor may recover from Lessee the aggregate sum of:

- (a) any unpaid rent earned as of the time of termination;
- (b) any other amount necessary to compensate Lessor for all the detriment caused by Lessee's failure to perform Lessee's obligations; and
- (c) all other amounts in addition to or in lieu of those previously set out as may be permitted from time to time by applicable law.

(ii) Continue this Lease, and from time to time, recover all rent and other amounts payable as they become due.

Section 20. Late Charge.

Lessee acknowledges that Lessee's failure to pay any installment of the Monthly Rent, monthly property expenses or any other amounts due under this Lease as and when due may cause Lessor to incur costs not contemplated by Lessor when entering into this Lease, the exact nature and amount of which would be extremely difficult and impracticable to ascertain. Accordingly, if any installment of the Monthly Rent or any other amount due under the Lease is not received by the applicable payee when due, then, without any notice to Lessee, Lessee shall be obligated to pay to Lessor an amount equal to ten percent (10%) of the past due amount, which the parties agree represents a fair and reasonable estimate of the costs incurred by Lessor as a result of the late payment by Lessee.

Section 21. Default Interest.

If Lessee fails to pay any amount due under this Lease as and when due, that amount shall bear interest at the maximum rate then allowable by law from the due date until paid.

Section 22. Waiver of Breach.

Any express or implied waiver of a breach of any term of this Lease shall not constitute a waiver of any further breach of the same or other provision of this Lease; and the acceptance of rent shall not constitute a waiver of any breach of any term of this Lease, except as to the payment of rent accepted.

Section 23. Attorneys' Fees.

If any action at law or in equity is brought to recover any rent or other sums under this Lease, or for or on account of any breach of or to enforce or interpret any of the covenants, terms, or conditions of this Lease, or for the recovery of the possession of the Premises, the prevailing party shall be entitled to recover from the other party as part of prevailing party's costs reasonable attorney's fees, the amount of which shall be fixed by the court and shall be made a part of any judgment rendered.

Section 24. Authority.

If Lessee is a corporation, trust, or general or limited partnership, all individuals executing this Lease on behalf of that entity represent that they are authorized to execute and deliver this Lease on behalf of that entity. If

Lessee is a corporation, trust, or partnership, Lessee shall, prior to the execution of this Lease, deliver to Lessor evidence of that authority and evidence of due formation, all satisfactory to Lessor. If Lessee is a partnership, Lessee shall furnish Lessor with a copy of Lessee's partnership agreement and with a certificate from Lessee's attorney, stating that the partnership agreement constitutes a correct copy of the existing partnership agreement of Lessee.

Section 25. Notices.

Except as otherwise expressly provided by law, all notices or other communications required or permitted by this Lease or by law to be served on or given to either party to this Lease by the other party shall be in writing and shall be deemed served when personally delivered to the party to whom they are directed, or in lieu of the personal service, upon deposit in the United States Mail, certified or registered mail, return receipt requested, postage prepaid, addressed to Lessee at:

Fairfield 18, LLC, a Connecticut limited liability company
277 Tahmore Drive
Fairfield, CT 06825

or to Lessor at:

Roethe LLC
c/o Old Republic Exchange Company
1990 N. California Blvd., Suite 1070
Walnut Creek CA 94596

Either party, Lessee or Lessor, may change the address for the purpose of this Section by giving written notice of the change to the other party in the manner provided for in this Section.

Section 26. Heirs and Successors.

This Lease shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of Lessor and Lessee.

Section 27. Joint and Several Rights and Obligations

If more than one person is executing this Agreement as Lessee, all representations, warranties, rights, obligations, and liabilities shall be joint and several; provided, however, that in such event, Lessor shall have no obligation to follow any instructions unless given by all Lessees (unless such other persons have, in writing, authorized one Lessee to act on their behalf).

Section 28. Partial Invalidity.

Should any provision of this Lease be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Lease shall remain in effect, unimpaired by the holding.

Section 29. Entire Agreement.

This instrument constitutes the sole agreement between Lessor and Lessee respecting the Premises, the leasing of the Premises to Lessee, and the specified lease term, and correctly sets forth the obligations of Lessor and Lessee. Any agreement or representations respecting the Premises or their leasing by Lessor to Lessee not expressly set forth in this instrument are void.

Section 30. Time of Essence.

Time is of the essence in this Lease.

Section 31. Amendments.

This Lease may be modified only in writing and only if signed by the parties at the time of the modification.

Section 32. Counterparts.

This Lease may be executed in counterpart and/or by facsimile and shall be deemed as if one document had been signed by all parties.

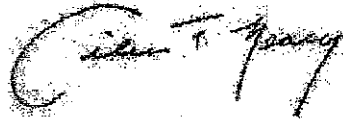
Section 33. Governing Law.

This Lease shall be governed by and construed in accordance with California law.

IN WITNESS WHEREOF, this Lease Agreement is effective as of the dates set forth below:

LESSOR

Roethe LLC, a California limited liability company
By: OLD REPUBLIC EXCHANGE COMPANY,
a California corporation
Its: Sole Member



Date: 5/1/24

By: _____

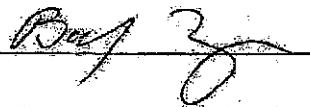
Eileen F. Neary, AYP and Exchange Officer

LESSEE

Fairfield 18, LLC, a Connecticut limited liability company

Date: _____

By: _____



Basil Zaharis
Basil Zaharis, Manager

Improve Lease Agreement
EA60-6057693-Dellm
May 1, 2024

10

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Please complete and mail this form in accordance with the instructions.
If completing by hand - please print and use the pdf version.
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: [Click Here for Year](#) month: [Click Here for Month](#)
- CHOOSE ACTION TAKEN (see instructions for code): [Click Here to Choose a Code](#)
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

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

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (type 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 (type name(s)): _____, _____
- LOCATION (click on hyperlinks for information): WESTPORT
USGS quad map name: _____ or quad number: 10B
subregional drainage basin number: _____
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): ROEHR LLC
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (type information): 38 HIGHWAY RD.
briefly describe the action/project/activity (check and type information): temporary permanent description: _____
CONSTRUCTION OF ACCESS ROUTE (IN VRA), CONST. OF STUO.
- ACTIVITY PURPOSE CODE (see instructions for code): [Click Here to Choose a Code](#) A
- ACTIVITY TYPE CODE(S) (see instructions for codes): [Click for Code](#), [Click for Code](#), [Click for Code](#), [Click for Code](#)
2 3 10 12
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, type acres or linear feet as indicated):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (type acres as indicated): 0.077 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 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

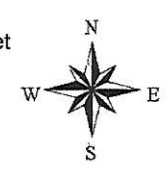


Date Printed: 7/24/2024



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 = 200 feet



25 4 30
CULVER IBUKA & TODD
13 FALL RIDGE ROAD
WESTON CT 06883

25 4 29
MACWILLIAMS DAVID N
11 FALL RIDGE RD
WESTON CT 06883

25 4 19
BRADY MARGARET
30 HIGH NOON RD
WESTON CT 06883

25 4 12
DALY TIMOTHY M & PATRICIA
10 AUTUMN RIDGE
WESTON CT 06883

25 4 21
GLICK RACHELLE L
42 HIGH NOON ROAD
WESTON CT 06883

25 6 9
ROGERS WILLIAM D & JOY A
1112 PARK AVE
NEW YORK NY 10128

25 4 20
ROETHE LLC
277 TALMORE DRIVE
FAIRFIELD CT 06825

25 6 10
KINGSLEY MICHAEL S & BERNADETTE M
45 CODFISH LANE
WESTON CT 06883

PFIZER – JÄHNIG
ENVIRONMENTAL CONSULTING

June 7, 2024

Wetland Delineation Report
38 High Noon Road
Weston, Connecticut

Introduction:

A wetland delineation was conducted at 38 High Noon Road on May 30, 2024 by Mary Jaehnig, soil scientist. The property is located on the western side of the road and supports a single family dwelling.

The topography ascends to the west from the road. A diversion swale intercepts runoff on the western and northern sides of the dwelling. The swale was not flagged as a watercourse. A small wetland pocket is located on the northern property line and was flagged in the field using chronologically labeled pink ribbon from 1 to 7. An intermittent watercourse flows from north to south adjacent to the road. The drainage is piped beneath the driveway. The western side of the watercourse was flagged with pink ribbon from 1B to 4B and 5B to 10B. The site is within the watershed to the Aspetuck River

The Inland Wetlands and Watercourses Act (Connecticut General Statutes 22a-38) defines inland wetlands as “land...which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain.” Watercourses are defined in the act as “rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof.” The act defines intermittent watercourses as having a defined permanent channel and bank and the occurrence of two or more of the following characteristics: A) evidence of scour or deposits of recent alluvium or detritus, B) the presence of standing or flowing water for a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation.

PFIZER – JÄHNIG
ENVIRONMENTAL CONSULTING

Soils:

Soil samples were obtained using an auger. Features noted include color, texture and depth to wetland indicators. Soils were classified according to guidelines established by the USDA NRCS.

The upland soil in the western portion of the site is Paxton fine sandy loam. This soil is deep, well drained and formed in glacial till with a firm substratum. The depth to bedrock usually exceeds 5 feet below grade and the depth to the water table usually exceeds 6 feet below grade.

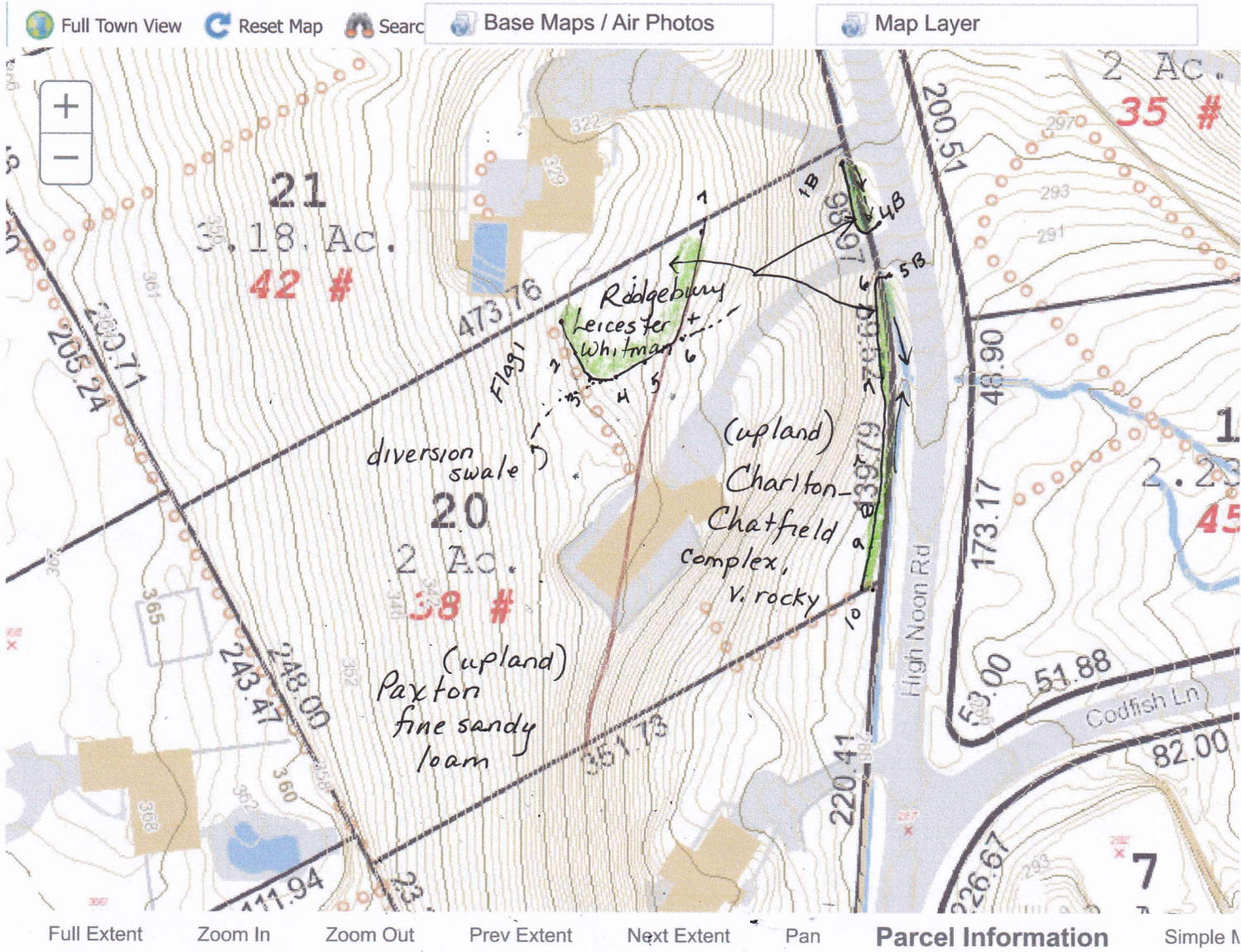
The upland soil in the eastern portion of the site is Charlton-Chatfield complex, very rocky. This unit consists of the deep and well drained Charlton loam with the somewhat deep and well drained Chatfield loam in a landscape with stones and boulders. The depth to bedrock in Charlton loam usually exceeds 5 feet below grade and averages 20 to 40 inches below grade in Chatfield loam. The depth to the water table usually exceeds 6 feet below grade for both loams.

The wetland soil unit is Ridgebury, Leicester and Whitman, extremely stony loams. The soils are deep, poorly drained and very poorly drained, also formed in glacial till but with a firm substratum. The water table is located close to the surface from late fall into early spring. Stones cover much of the surface.

Submitted by,



Mary Jaehnig
soil scientist



[MapXpress v1.5](#)

Wetlands flagged May 30, 2024 Scale: 1 in = 100 ft
 Mary Jaehrig
 soil sci.
 203 431 8113

Wetland soil
 Ridgebury,
 Leicester +
 Whitman, ex. stony

Upland soil
 Paxton fine sandy loam
 Charlton-Chatfield complex, v. rocky

Aspetuck River Watershed

TEST HOLE DATA

DEEP TEST HOLES WERE PERFORMED BY PEAK ENGINEERS, LLC AND WITNESSED BY THE ASPETUCK VALLEY HEALTH DISTRICT ON JUNE 28, 2024.

- TH 1
0-10" TOPSOIL
10-25" BROWN SAND SOME SILT, LOAM
25-32" TAN FINE SAND AND SILT
32-72" GREY / TAN SANDY HARDPAN
ROOTS TO 31"
FEW ROOTS TO 40"
RL 32"
- TH 2
0-8" TOPSOIL
8-18" BROWN FINE SAND SOME SILT
18-24" YELLOW BROWN FINE SAND AND SILT
24-72" OLIVE BROWN SILTY SANDY HARDPAN
ROOTS TO 18"
RL 24"
- TH 3
0-4" TOPSOIL
4-14" BROWN FINE SAND SOME SILT
14-23" YELLOW BROWN FINE SAND SOME SILT
23-76" GREY / TAN SILTY SAND HARDPAN
ROOTS TO 23"
RL 23"
- TH 4
0-6" TOPSOIL
6-20" BROWN SILTY FINE SAND
20-66" HARD PAN, SILTY FINE SAND
ROOTS TO 15"
RL 20"

PERCOLATION DATA

PERCOLATION TEST PERFORMED BY PEAK ENGINEERS, LLC

PRESOAK 10:00, REFILL 10:50

PH A	10" DIAMETER, 20" DEEP, DATE JUNE 28, 2024	TIME	MEASURE	DROP	MIN ELAPSED	RATE
		10:50	11 1/2"			
		11:01	15 3/8"	3 7/8"	11	1" / 2.8 MIN.
		11:10	17 1/2"	2 1/8"	9	1" / 4.2 MIN.
		REFILL				
		11:15	11 7/8"			
		11:25	13 7/8"	2"	10	1" / 5.0 MIN.
		11:35	16 1/4"	2 3/8"	10	1" / 4.2 MIN.
		11:45	18"	1 3/4"	10	1" / 5.7 MIN.
		11:55	19 1/8"	1 1/8"	10	1" / 8.9 MIN.
		12:05	DRY			

SEPTIC DESIGN DATA

REFERENCE: CT PUBLIC HEALTH CODE, ON-SITE SEWAGE DISPOSAL REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS, 2023 EDITION.

- EXISTING 4 BEDROOM DWELLING. PROPOSED DETACHED ACCESSORY STRUCTURE, DESIGN AS ONE BEDROOM. DESIGN CENTRAL SEPTIC SYSTEM.
- MLSS DESIGN PERCOLATION RATE 1" / 10.0-17" / 100.0 MINUTES.
- LEACHING AREA DESIGN RATE: DESIGN PERCOLATION RATE IS 1" / 10.0-17" / 10.0 MINUTES.
- REQUIRED LEACHING AREA IS 3 BEDROOMS 577.5 SF
ONE MULTIFAMILY BEDROOM 137.5 SF
TOTAL LEACHING AREA REQUIRED IS 715 SF
- SEPTIC TANK REQUIRED 4 BEDROOM HOUSE IS 1,250 GALLONS
1 BEDROOM ACCESSORY STRUCTURE IS 1,000 GALLONS.
- MLSS CALCULATIONS

HYDRAULIC GRADIENT (% SLOPE) = 15.0%
DEPTH TO RESTRICTIVE LAYER (IN INCHES)

AVERAGE RL OF TEST HOLES WITHIN THE SYSTEM AREA (TH 1, 2) IS $RL = \frac{32 + 24}{2} = 28"$
AVERAGE RL OF DOWNGRADE TEST HOLES (TH 3, 4) IS $RL = \frac{23 + 20}{2} = 21.5"$

MLSS DESIGN RL = $\frac{28" + 21.5"}{2} = 24.75"$

HYDRAULIC FACTOR (HF) = 24

FLOW FACTOR (FF) = 4 BEDROOMS (3 X 0.5) = 1.75
ONE MULTI-FAMILY BEDROOM = 0.42
TOTAL = 2.17

PERCOLATION FACTOR (PF) 1" / 10.0-10.0 MINUTES = 1.0

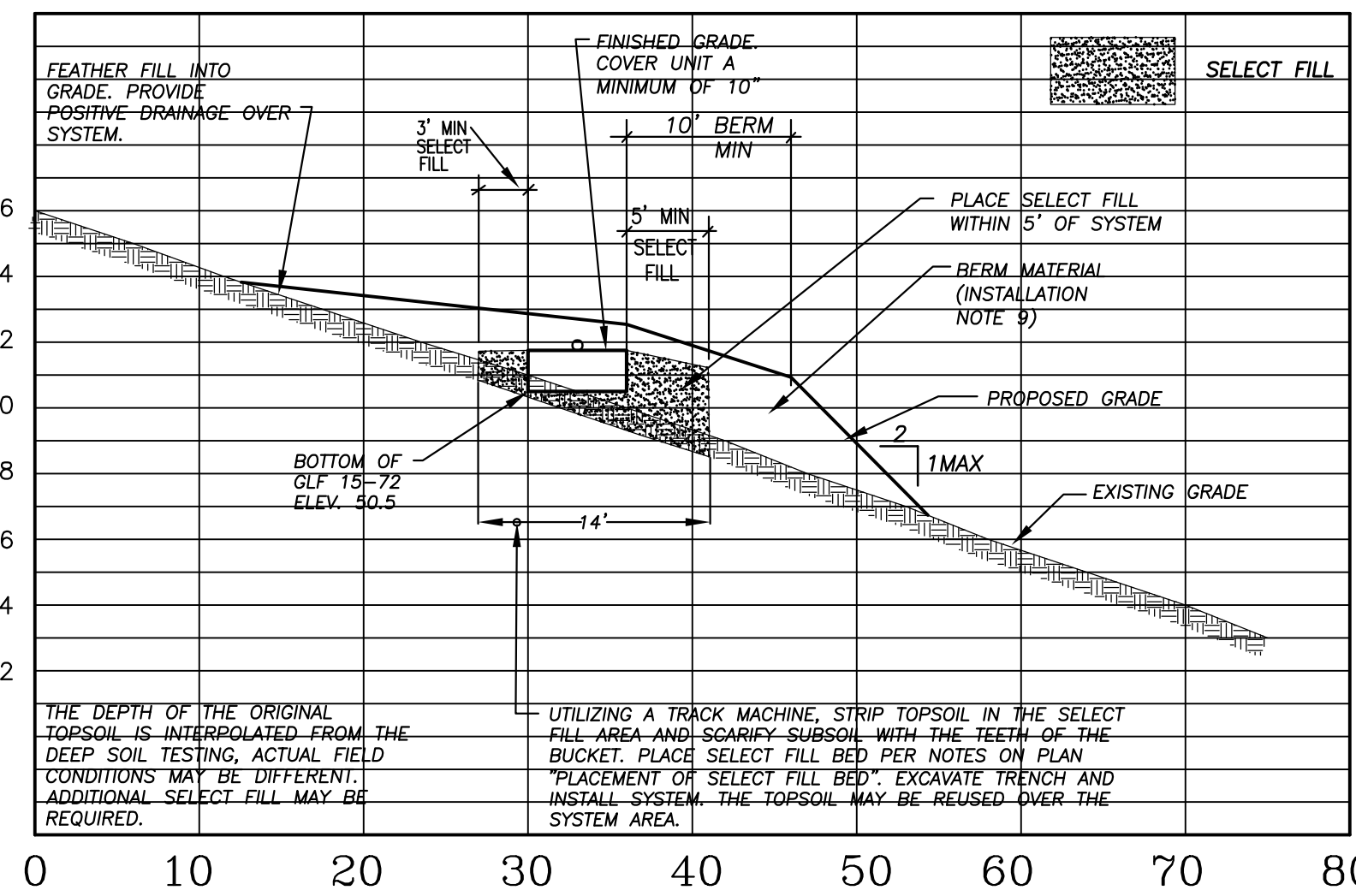
MLSS (IN FEET) = HF x FF x PF = 24 x 2.17 x 1.0 = 53'

60 LINEAL FEET OF LEACHING SPREAD PROVIDED BY THE DESIGN

6. PROPOSED SYSTEM-60 LINEAL FEET OF GREENLEACH GLF 15-72. EFFECTIVE LEACHING RATE IS 12.1 SF PER LF. LEACHING AREA PROVIDED IS 726 SQUARE FEET.

7. THIS SYSTEM IS NOT DESIGNED TO ACCEPT WASTES FROM GARBAGE DISPOSAL UNITS OR BACKWASH EFFLUENT FROM WATER SOFTENERS OR FILTERS AND/OR WHIRLPOOL TYPE BATHS IN EXCESS OF 100 GALLONS OR BACKWASH FROM CENTRAL VACUUM SYSTEMS. TUBS EXCEEDING 100 GALLONS REQUIRE AN INCREASE IN SEPTIC TANK CAPACITY.

SECTION AT X-X HORIZONTAL SCALE 1"=10' VERTICAL SCALE 1"=5'



PLACEMENT OF SELECT FILL BED

- SELECT FILL SHALL BE PLACED ON THE EDGE OF THE SITE AND SPREAD OVER THE PREPARED AREA WITH A TRACK MACHINE OR BULLDOZER.
- NO TRUCKS SHALL RUN OVER THE FILL UNTIL 12" OF FILL HAS BEEN PLACED.
- THE REMAINDER OF THE FILL SHALL BE PLACED IN LIFTS OF 8-12" DEEP AND COMPACTED WITH THE BULLDOZER OR OTHER TRACK CONSTRUCTION EQUIPMENT.
- FILLING AND COMPACTION SHALL BE DISCONTINUED DURING RAIN STORMS AND FOR 48 HOURS THEREAFTER.
- ALL FILL SHALL BE PLACED AND COMPACTED BEFORE ANY OF THE LEACHING SYSTEM (GALLERIES/TRENCHES) IS INSTALLED.
- THE ENGINEER SHALL PERFORM A MINIMUM OF ONE PERCOLATION TEST ON THE FILL PACKAGE PRIOR TO PLACEMENT OF THE LEACHING SYSTEM. THE IN-PLACE PERCOLATION RATE SHALL BE FASTER THAN 1" / 10 MINUTES.

PLAN NOTES

- NOTE 1: PURPOSE**
THE PURPOSE OF THIS PLAN IS TO OBTAIN APPROVAL TO INSTALL A CENTRAL SEPTIC SYSTEM. SUBMITTAL TO AND APPROVAL BY OTHER AGENCIES OF THE TOWN MAY BE REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
- NOTE 2: SURVEY**
ALL BASE SURVEY INFORMATION TRANSCRIBED FROM A PDF FILE PREPARED BY AND PROVIDED BY BLACK ROCK SURVEYORS, FAIRFIELD, CT, MICHAEL L. McELROY, L.L.S., PLAN TITLED "PLOT PLAN OF 38 HIGH NOON ROAD, PREPARED FOR ROETHE LLC., JUNE 2, 2024. "BLACKROCKSURVEY@OPTONLINE.NET"
- THIS IS NOT A CERTIFIED PLOT PLAN. THE PURPOSE OF THIS PLAN IS TO INDICATE THE PROPOSED LOCATION OF THE SEPTIC SYSTEM IN RELATION TO THE EXISTING HOUSE. NO OTHER USE IS EXPRESSED OR IMPLIED.
- NOTE 3: WETLANDS DELINEATION**
WETLAND LIMITS DETERMINED BY MARY JAEHNIG, SOIL SCIENTIST ON MAY 30, 2024. FLAG 7 AND FLAG 10B LOCATED BY PEAK ENGINEERS, LLC
- NOTE 4: SEPTIC TOPO**
THE TOPOGRAPHIC INFORMATION SHOWN IN THE SEPTIC AREA IS FROM FIELD DATA BY PEAK ENGINEERS, LLC. THE TOPOGRAPHIC INFORMATION INDICATED HEREON IS FOR THE INVESTIGATION, EVALUATION, PLANNING AND DESIGN FOR THE PURPOSE OF PUBLIC HEALTH AND SAFETY AS DESCRIBED IN CHAPTER 391, SEC. 20-295, (1) OF THE GENERAL STATUTES OF CT VOL. 7 AND IS NOT PERFORMED TO ANY STATED ACCURACY.
- NOTE 5: SEPTIC INFORMATION**
SEPTIC TANK LOCATION FROM PLANS ON FILE AT THE ASPETUCK HEALTH DISTRICT
- NOTE 7: UTILITIES**
THIS PLAN MAY NOT INCLUDE THE LOCATION OF ALL UTILITIES OR STRUCTURES ABOVE OR BELOW GROUND. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCURATELY LOCATE ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION.
- NOTE 8: TREE REMOVAL**
THIS PLAN DOES NOT DEPICT ALL TREES. THE CONTRACTOR IS REQUIRED TO REMOVE TREES NECESSARY TO MEET APPLICABLE STATE AND LOCAL HEALTH REGULATIONS. ALL TREES LOCATED WITHIN THE SEPTIC FIELD, SELECT FILL, AND BERM SHALL BE REMOVED.

CALL BEFORE YOU DIG.
1-800-922-4455

Scale : 1" = 20'

LEGEND

- 102 EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PERCOLATION HOLE
- DEEP TEST HOLE
- WETLANDS
- UPLAND REVIEW AREA
- STONE WALL EXISTING
- EXISTING STOCKADE FENCE
- BOULDER WALL PROPOSED
- GRADE TO DRAIN
- FOOTING DRAIN
- ROOF DRAIN
- PRIMARY SEPTIC FIELD
- EXISTING SEPTIC FIELD
- PROPOSED BUILDING IMPROVEMENTS
- PROPOSED DRIVEWAY ASPHALT
- CONSTRUCTION ACCESS ROUTE
- CONSTRUCTION ENTRANCE
- ORANGE CONSTRUCTION FENCE
- STOCKPILE AREA
- STAKED HAYBALE
- SILT FENCE WITH STAKED STRAWBALE
- SILT FENCE
- SAND BAGS
- LOD - LOD LIMIT OF DISTURBANCE
- VELOCITY BREAK

TREE LEGEND

- WO WHITE OAK
- PO PIN OAK
- RO RED OAK
- RM RED MAPLE
- MA MAPLE
- HIC HICKORY
- CC CHOKE CHERRY
- BB BLACK BIRCH
- HEM HEMLOCK
- SP SPRUCE

HIGH NOON ROAD

Peak Engineers, LLC
PROVIDING CIVIL ENGINEERING SERVICES
Site, Septic, and Drainage, Feasibility and Design
Office: 4 Old Mill Road, Redding, CT
Postage: P.O. BOX 312 Georgetown, CT 06829-0312
Tel 203-834-0588 Email: TQuinn@PeakEngineersLLC.com

PREPARED FOR
Roethe LLC, Basil Zaharis
277 Talmore Drive
Fairfield, CT 06825

PROJECT LOCATION
38 High Noon Road
Weston, Connecticut
Assessor Map 25, Bl 4 Lot 20

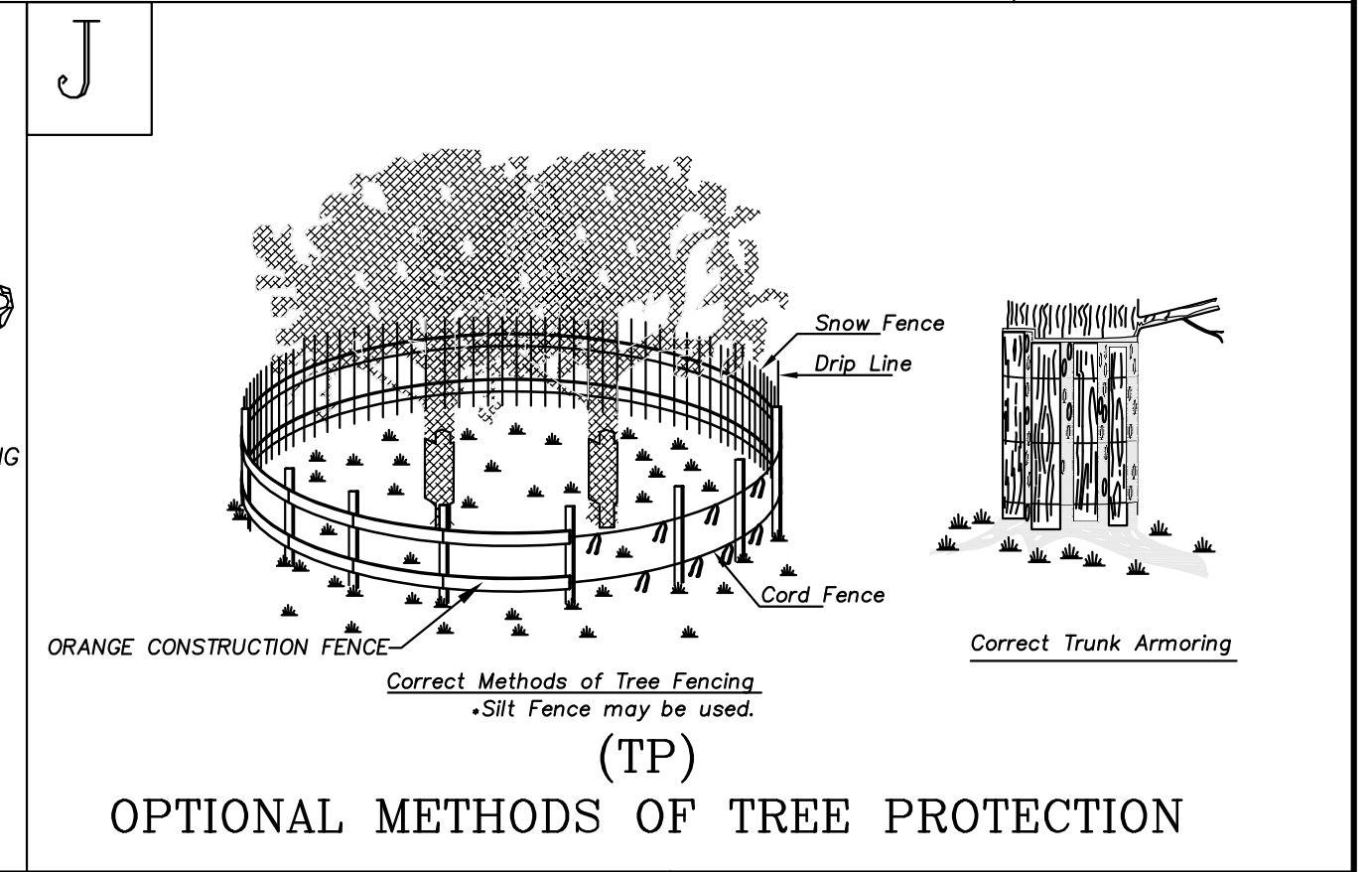
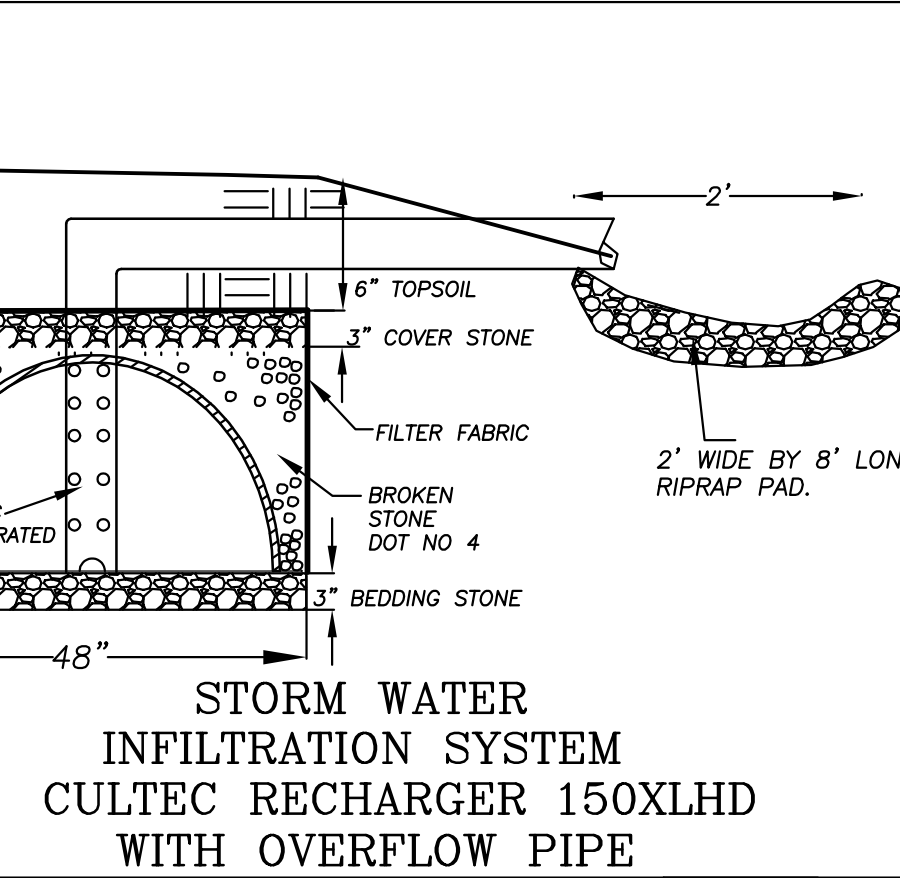
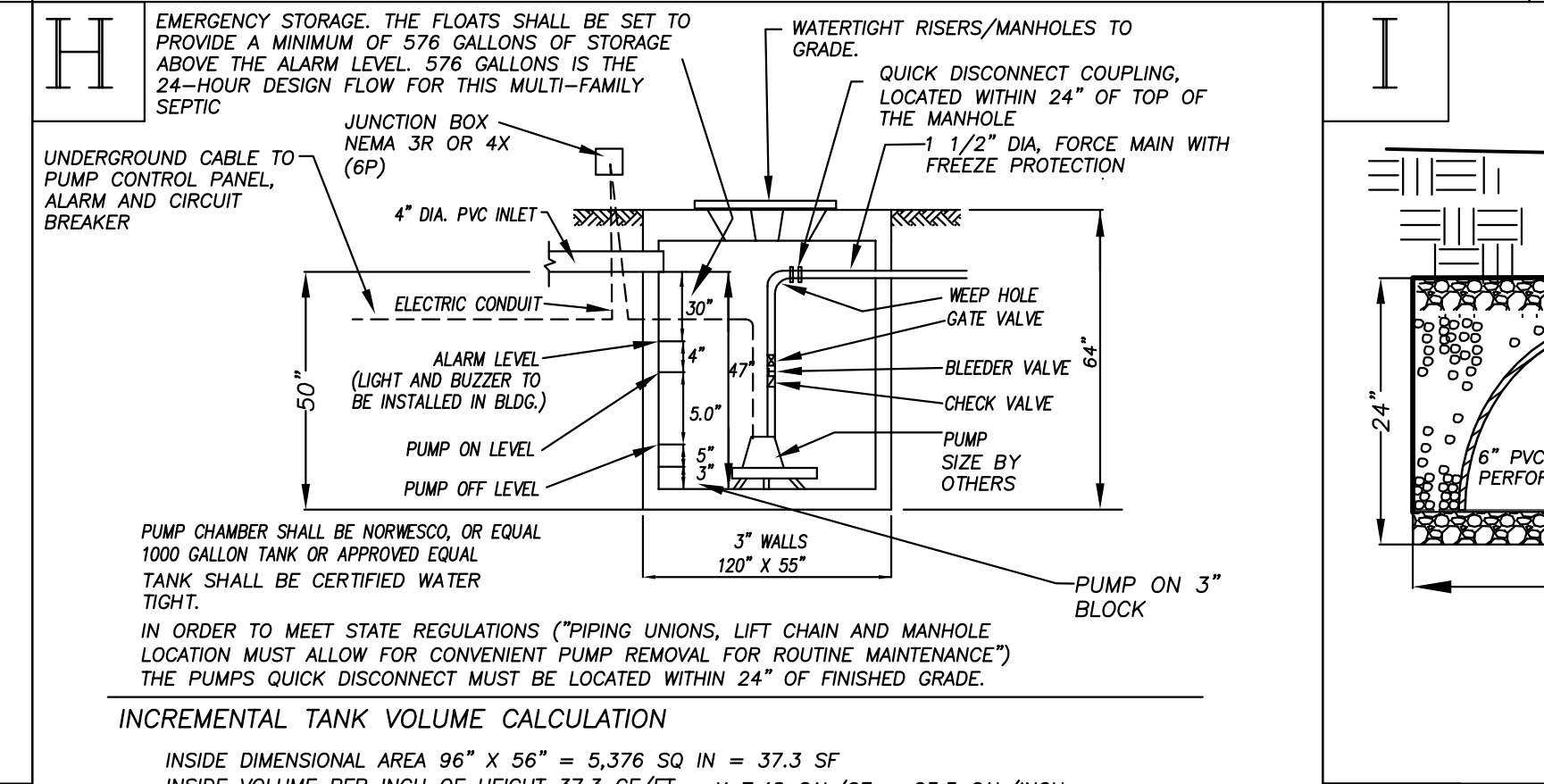
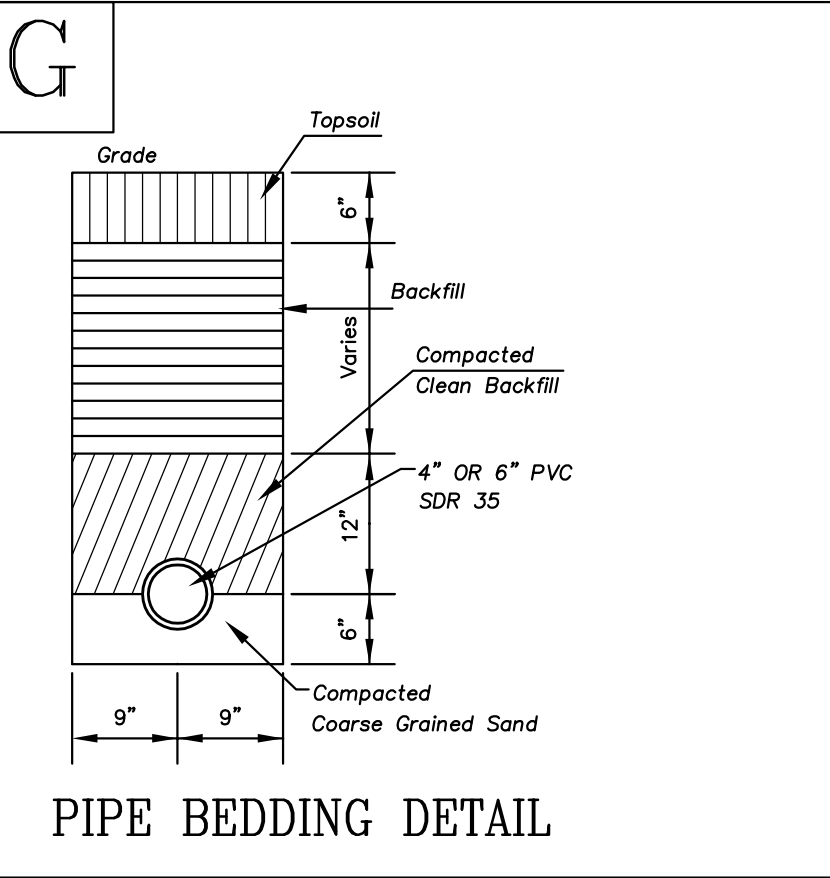
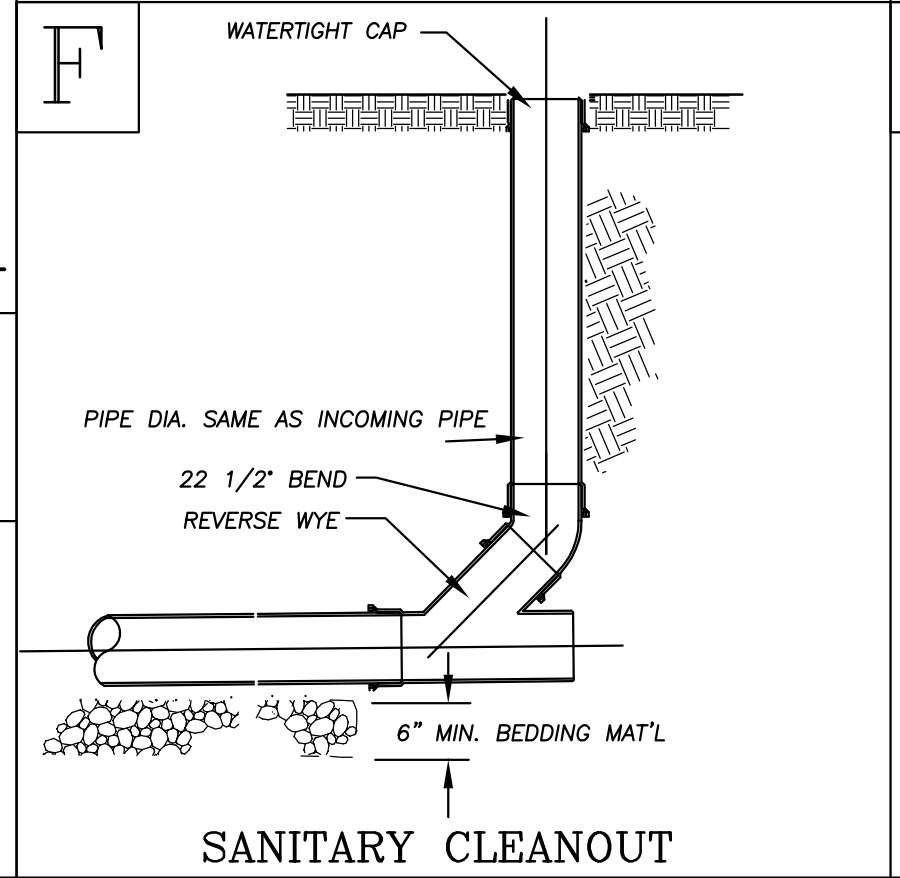
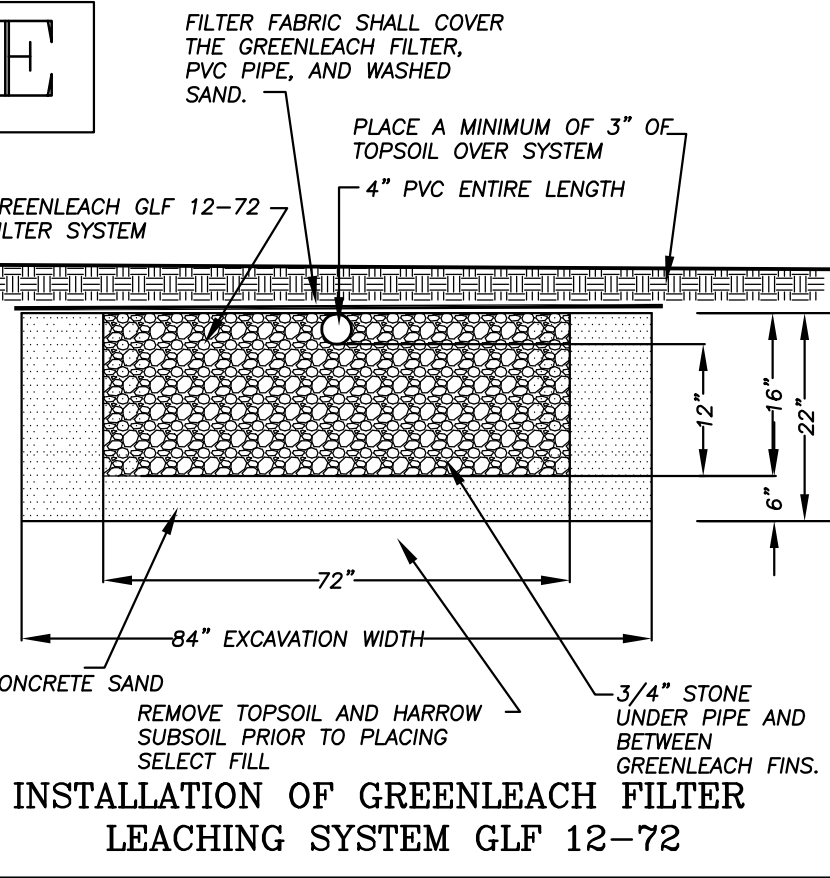
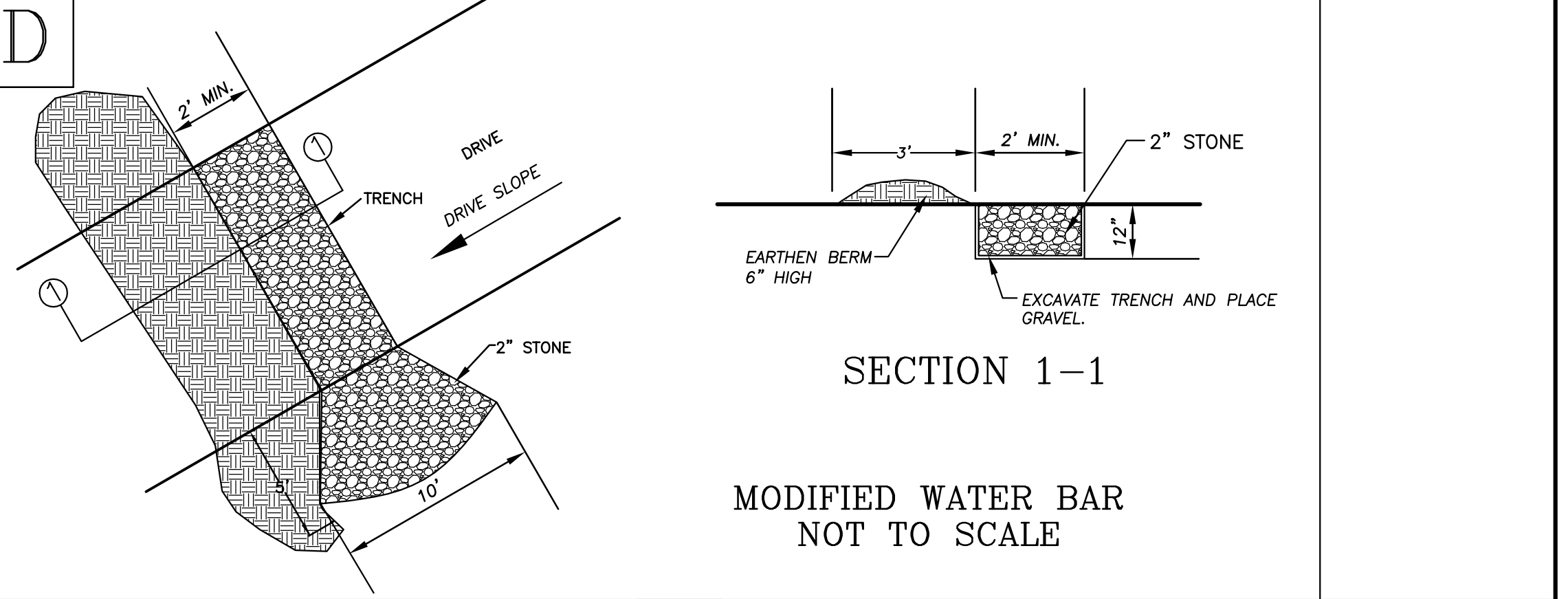
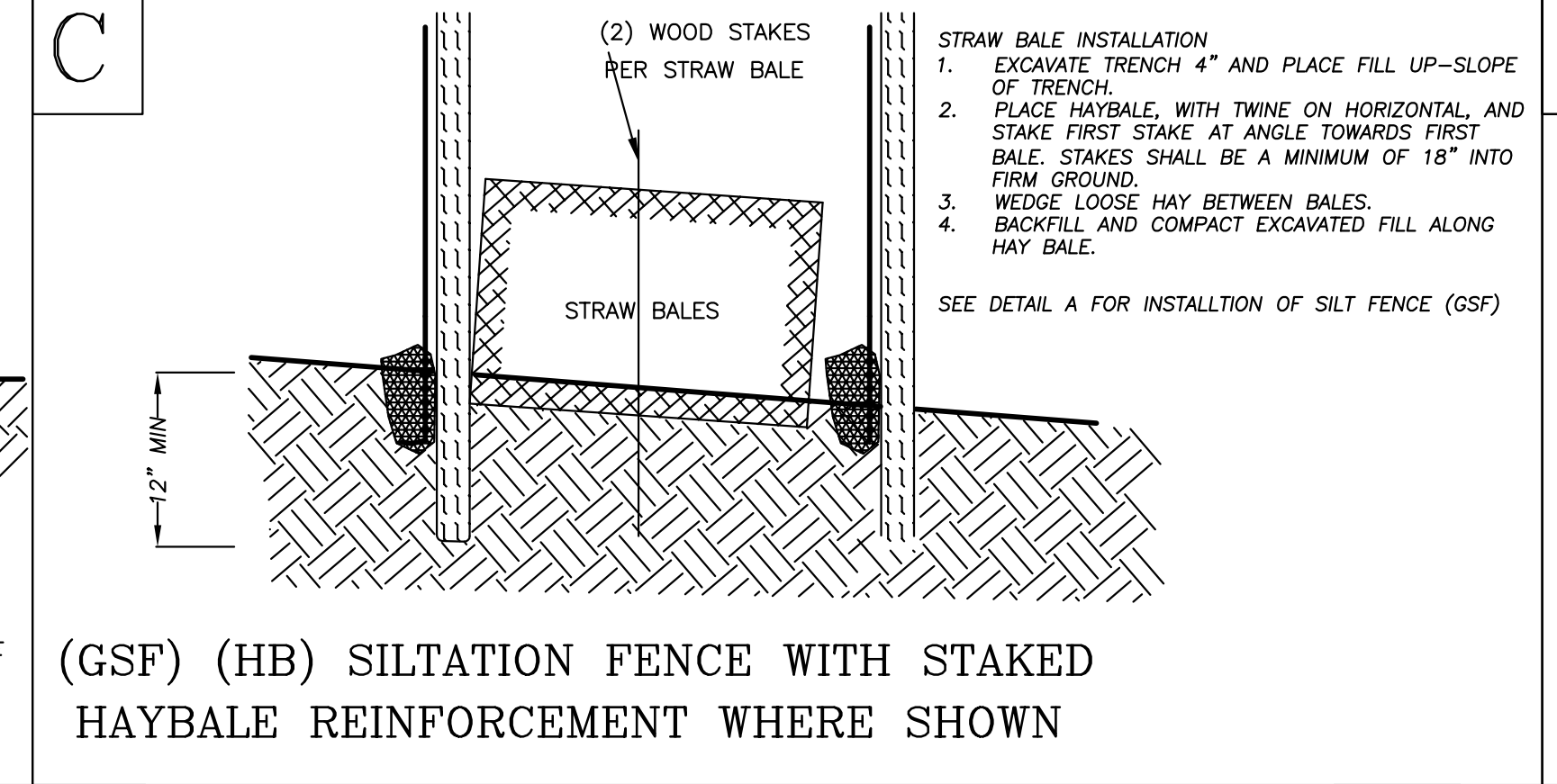
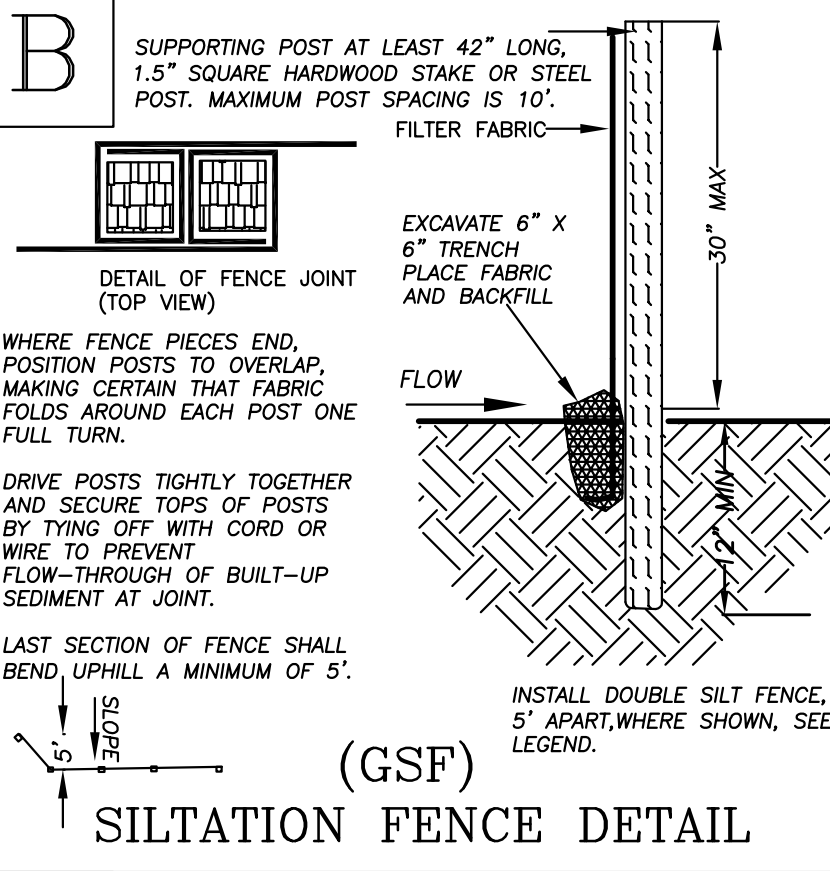
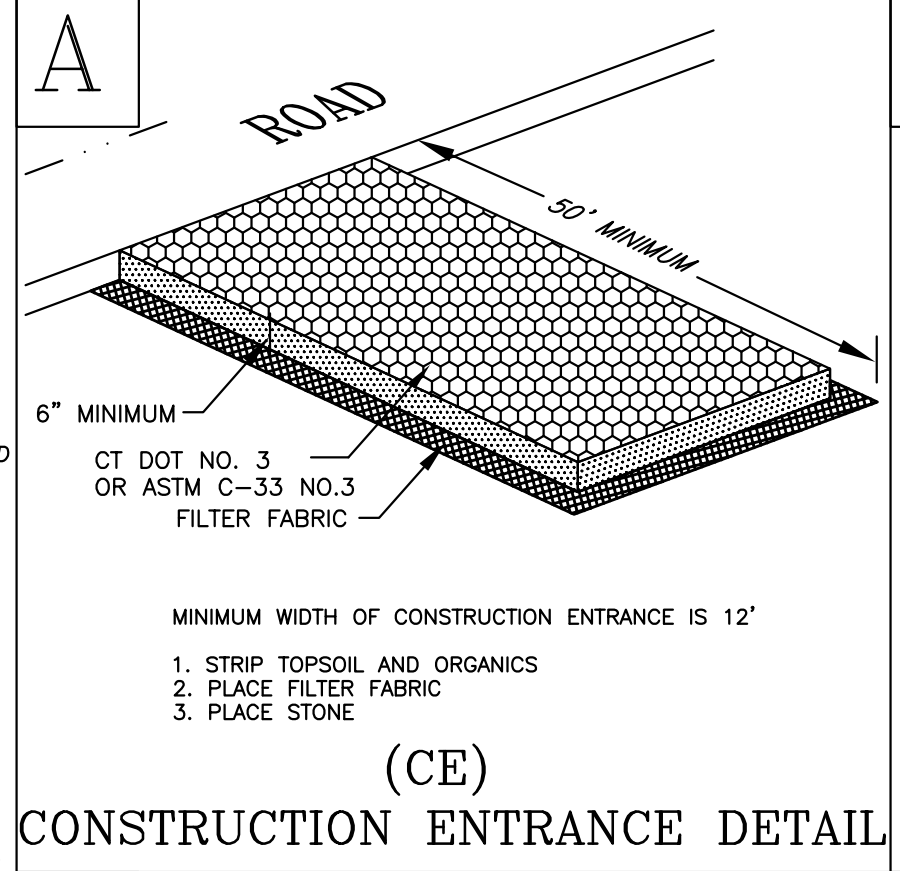
TITLE
Proposed New Construction
Detached Studio
Subsurface Sewage Disposal
System Installation Plan SI-1

DRAWING # 240630
DWN BY: TS
DATE: July 8, 2024
REV: JULY 14, 2024 CONS. SUBMITTAL
REV:

Thomas S. Quinn, P.E. 17051
THIS PRINT IS INVALID WITHOUT LIVE RED SEAL AND EMBOSSED SEAL

SEDIMENTATION AND EROSION CONTROL NOTES

- NATURAL VEGETATION TO BE KEPT WHERE POSSIBLE. SEEDING, MULCHING, AND FINAL GRADING TO BE DONE AS SOON AS POSSIBLE.
 - ALL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO ANY CONSTRUCTION, OR PRIOR TO ANY EQUIPMENT BROUGHT ONTO SITE.
 - ALL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL - 2002 EDITION.
 - ALL CONTROL STRUCTURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL THE SITE IS STABILIZED. ALL WORK SHALL BE PER THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL - 2002 EDITION.
 - SEDIMENT REMOVED FROM CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THIS PLAN.
 - THIS PLAN INDICATES MINIMUM REQUIRED CONTROL STRUCTURES. ADDITIONAL CONTROL STRUCTURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
 - THE OWNER MUST TAKE RESPONSIBILITY FOR THE EROSION CONTROLS OR ASSIGN THE RESPONSIBILITY TO ANOTHER PARTY.
- THE RESPONSIBLE PARTY MUST IMPLEMENT 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 CONSERVATION COMMISSION OFFICE 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.



CONTRACTORS GENERAL NOTES

- THE "LEACHING AREA" FOR THIS PLAN IS THE GLF AND ALL POINTS WITHIN 10' OF THE GLF AND 25 FEET DOWNHILL OF THE GLF.
- WHENEVER POSSIBLE, THE LEACHING SYSTEM SHALL BE INSTALLED FROM THE UPHILL SIDE OF THE ROW. THERE SHALL BE NO TRAFFICKING WITH EQUIPMENT ONTO VIRGIN SOILS DOWNGRADE OF THE LEACHING ROW.
- ALL CONSTRUCTION WORK ROADS, LOCATED DOWNGRADE OF A SEPTIC LEACHING FIELD OR AN UNDERGROUND STORM WATER INFILTRATION SYSTEM, SHALL BE REMOVED. ALL COMPACTED SOILS SHALL BE REMOVED AND REPLACED WITH NATIVE UNCOMPACTED SANDY LOAMS. THE ENGINEER MAY REQUIRE PERCOLATION TESTING OF THE AREA, FOLLOWING WORK TO ENSURE SATISFACTORY PERCOLATION RATES.
- THE CONTRACTOR SHALL PREPARE THE LEACHING AREA, PLUS AN EXTRA AREA INCLUDING TREES REQUIRED TO BE REMOVED TO MEET THE REQUIREMENTS OF THE SEPTIC PRODUCT. STUMPS SHALL BE PULLED AND REMOVED FROM THE AREA. BOULDERS SHALL BE REMOVED FROM THE AREA.
- NO DELETERIOUS MATERIALS, I.E., STUMPS, BOULDERS, RUBBLE, SHALL BE BURIED IN THE SEPTIC AREA OR WITHIN 25' OF THE SYSTEM.
- THE LICENSED SEPTIC INSTALLER IS RESPONSIBLE FOR THE LEACHING AREA. IF NECESSARY THE INSTALLER SHALL INSTALL AN ORANGE CONSTRUCTION FENCE AROUND THE ENTIRE LEACHING AREA AND FOR A MINIMUM DISTANCE OF 25 FEET DOWNGRADE OF THE SYSTEM TO PREVENT MOVEMENT OF HEAVY EQUIPMENT OR TRAFFIC OVER THE LEACHING AREA.
- PER SECTION VIII. A. OF THE CT STATE HEALTH CODE: THE RESPONSIBILITY FOR THE PREPARATION OF A LEACHING AREA UTILIZING "SELECT MATERIAL" IS THAT OF THE LICENSED INSTALLER. THE INSTALLER SHALL TAKE THE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOILS FROM OVERCOMPACTION AND SILTATION ONCE EXPOSED.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS AND MATERIALS NECESSARY FOR A COMPLETE INSTALLATION. SHOULD SITE CONDITIONS REQUIRE ADDITIONAL MATERIALS FOR THE REQUIRED APPLICATION (I.E. ANCHORING OF TANKS) IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE SAID MATERIALS AND WORKMANSHIP. THE SYSTEM INSTALLED MUST BE IN CONFORMANCE WITH THE CONNECTICUT PUBLIC HEALTH CODE, REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS, LATEST REVISION AND ALL SUBSEQUENT CIRCULAR LETTERS.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ENGINEER OF RECORD INFORMED OF ALL PHASES OF SYSTEM INSTALLATION. NOTIFY THE ENGINEER AND THE TOWN HEALTH DEPT. 48 HOURS PRIOR TO START OF SYSTEM CONSTRUCTION.
- ALL MATERIALS, WORKMANSHIP, AND SEPARATION DISTANCES SHALL CONFORM TO THE CONNECTICUT PUBLIC HEALTH CODE, LATEST REVISION, AND MANUFACTURERS SPECIFICATIONS.
- UPON COMPLETION OF THE SYSTEM, AND PRIOR TO BACKFILLING THE CONTRACTOR SHALL HAVE THE TOWN HEALTH DEPARTMENT AND THE ENGINEER PERFORM OPEN WORK INSPECTIONS. CONTRACTOR SHALL PROVIDE A 48 HOUR NOTICE FOR THE REQUIRED INSPECTIONS. ANY PORTION OF THE SYSTEM COVERED WITHOUT PROPER INSPECTION SHALL BE UNCOVERED AS MAY BE REQUIRED.
- UPON COMPLETION OF THE SYSTEM AND AFTER REQUIRED INSPECTIONS, 6" MINIMUM, OR THE MINIMUM REQUIRED BY THE PRODUCT MANUFACTURER WHICH EVER IS GREATER, OF SOIL COVER SHALL BE SPREAD OVER THE SYSTEM, RAKED AND SEED FOR EROSION CONTROL PURPOSES. IF TOPSOIL IS TO BE PLACED THE THICKNESS OF THE TOPSOIL MAY BE DEDUCTED FROM THE MINIMUM COVER THICKNESS REQUIRED.
- CHANGE IN HOUSE LOCATION OR DESIGN OR LAYOUT OF THIS SYSTEM WITHOUT WRITTEN APPROVAL OF THE ENGINEER SHALL VOID THE ORIGINAL PLAN AND INTENT. THE DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE. NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
- THIS IS NOT A CERTIFIED PLOT PLAN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO LOCATE ALL PHASES OF CONSTRUCTION SO THAT THEY CONFORM TO ALL APPLICABLE TOWN AND STATE REGULATIONS.
- PEAK ENGINEERS, LLC IS NOT RESPONSIBLE FOR THE POSITIONING OR ELEVATIONS OF THE SYSTEM UNLESS STAKED BY US. REFERENCE POINTS MUST REMAIN INTACT.
- PRIOR TO ANY EXCAVATIONS THE CONTRACTOR SHALL BE REQUIRED TO CONTACT "CALL BEFORE YOU DIG, INC." AT 1-800-922-4455, TO MARK EXISTING UNDERGROUND UTILITIES.
- THE HOMEOWNER SHALL OBTAIN ANY REQUIRED PERMITS (HEALTH, BUILDING, WETLAND OR OTHER) PRIOR TO COMMENCEMENT OF ACTIVITIES.
- WASTES FROM CELLAR, FOOTING, AREA, OR ROOF DRAINS SHALL BE KEPT OUT OF THE SEPTIC SYSTEM AREA. IF POSSIBLE DRAINS SHALL DISCHARGE A MINIMUM OF 25' DOWNGRADE OF THE SEPTIC LEACHING AREA. SPRINKLER SYSTEMS SHALL NOT BE INSTALLED IN THE LEACHING AREA.

INSTALLATION NOTES, SEPTIC SYSTEM

- INSTALL 63 LF OF GREENLEACH GLF 12-72 PER THE MANUFACTURERS SPECIFICATIONS.
 - THE TRENCH EXCAVATION SHALL BE NOT LESS THAN 84" WIDE AND THE BOTTOM SHALL BE LEVEL THROUGHOUT. THE EXCAVATOR SHALL SCARIFY THE BOTTOM OF THE TRENCH WITH THE TEETH OF THE BUCKET.
 - WHENEVER POSSIBLE, THE LEACHING SYSTEM SHALL BE INSTALLED FROM THE UPHILL SIDE OF THE ROW. THERE SHALL BE NO TRAFFICKING WITH EQUIPMENT ONTO VIRGIN SOILS DOWNGRADE OF THE LEACHING ROW.
 - INSTALL 1,250 GALLON SEPTIC TANK. THE TANK SHALL MEET ASTM C1227-95 AND BE EQUIPPED WITH AN APPROVED OUTLET FILTER. MAXIMUM COVER, ASSUMING 100 PCF LOADING, IS TWO FEET. RISERS ARE INSTALLED A SECONDARY SAFETY DEVICE (KID CATCHER) IS REQUIRED. TANKS BURIED MORE THAN 24" MUST HAVE RISERS WITH MINIMUM INSIDE DIAMETER OF 24". ALL RISERS SHALL BE GROUTED WATER TIGHT.
 - THE INSTALLER IS RESPONSIBLE FOR ORDERING A TANK THAT CAN MEET SITE LOADING CONDITIONS (SOIL COVER).
 - DISTRIBUTION BOXES SHALL BE PRECAST CONCRETE WITH REMOVABLE COVER. BOXES SHALL BE SET LEVEL ON A MINIMUM OF 24" OF DOT NO 4 OR NO 6 STONE. THE BOXES SHALL BE SOLIDLY BACKFILLED ON ALL SIDES.
 - STONE AGGREGATE MEANS BROKEN OR CRUSHED STONES, OR SCREENED GRAVEL MEETING DEPARTMENT OF TRANSPORTATION FORM 816 SPEC. M.01.01 FOR NO. 4 STONE.
 - DISTRIBUTION PIPE, BEYOND THE SEPTIC TANK, SHALL BE SOLID PIPE SATISFYING ASTM D3034 SDR35, WITH RUBBER COMPRESSION GASKET COUPLINGS (OR EQUAL). SEE TABLE 2-C OF TECH STNDS.
 - BUILDING SEWER PIPE FROM THE BUILDING SERVED TO THE SEPTIC TANK (TABLE NO. 2-A, TECH. STNDS), SHALL BE 4" PVC ASTM D 1785 OR ASTM D 2685, SCHEDULE 40 WITH SOLVENT WELD COUPLINGS/FITTINGS USING PROPER TWO STEP PVC SOLVENT SOLUTION PROCEDURE OR RUBBER COMPRESSION GASKET COUPLINGS. HARCO MFG., ASTM D 3139 OR EQUAL. THE PIPE SHALL BE LAID AT PITCH NOT LESS THAN 1/4" PER LINEAL FOOT. THE FINAL LOCATIONS OF THE SERVICE LINE AND TANKS MAY BE ALTERED FROM PLAN DEPENDING ON SITE CONDITIONS. LINES OVER 75' IN LENGTH AND LINES WITH CUMULATIVE BENDS EXCEEDING 45 DEGREES REQUIRE CLEANOUTS TO GRADE.
 - SELECT FILL SHALL BE CLEAN BANK RUN SAND, CLEAN BANK RUN SAND AND GRAVEL, OR APPROVED MANUFACTURED FILL MEETING THE SPECS. IN SECTION VIII OF THE TECH. STNDS.
- | SIEVE SIZE PERCENT PASSING | | DRY SIEVE | | |
|----------------------------|--------|-----------|--------|---------------------------------------|
| #4 | 100 | #4 | 100 | |
| #10 | 70-100 | #10 | 70-100 | NATURAL SAND IS STRONGLY RECOMMENDED. |
| #40 | 10-50* | #40 | 10-75 | |
| #100 | 0-20 | #100 | 0-5 | |
| #200 | 0-5 | #200 | 0-2.5 | |
- * PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.
- THE SELECT FILL SHALL BE PLACED WITHOUT THE NEED FOR HEAVY EQUIPMENT PASSING OVER THE SYSTEM AREA. THE SELECT FILL SHALL NOT BE TAMPED OR ROLLED. THE IN PLACE PERCOLATION RATE SHALL BE BETTER THAN 1" IN 10 MINUTES.
 - BERM MATERIAL SHALL BE NATIVE SOIL OR CLEAN COMMON FILL FREE OF ORGANIC MATTER, TOPSOIL, STUMPS AND LIMBS 6" OR GREATER IN SIZE.
 - INSTALL 1,000 GALLON PRECAST CONCRETE PUMP CHAMBER. THE PUMP CHAMBER SHALL BE WATERPROOFED ON THE OUTSIDE WITH EPOXY. DELIVERY SLIP IS REQUIRED AT TIME OF ASBUILT WITH THE TOWN AND ENGINEER. THE TANK SHALL MEET ASTM SPEC. C-1227-95. MANHOLES OF THE PUMP CHAMBER SHALL BE SET AT OR ABOVE GRADE. ALL RISERS AND LIDS SHALL BE GROUTED WATER TIGHT.
 - THE INSTALLER IS RESPONSIBLE FOR ORDERING A TANK THAT CAN MEET SITE LOADING CONDITIONS (SOIL COVER).
 - THE PUMP LINE SHALL BE PVC PLASTIC RIGID PRESSURE PIPE ASTM D1785/ASTM D2685, SCH. 40. JOINTS SHALL BE SOLVENT WELDED. THREADED JOINTS OR GASKETED COUPLINGS SHALL BE BURIED A MINIMUM OF 42" (FROST PROTECTION) AND BE SURROUNDED BY A MINIMUM OF 6" OF SAND. IF 42" OF COVER CAN NOT BE PROVIDED THE DEPTH OF COVER MAY BE REDUCED TO 18" IF THE PUMP LINE IS INSTALLED TO DRAIN COMPLETELY EMPTY. THE PUMP MANUFACTURER MUST APPROVE INSTALLATION OF PUMP WITHOUT A CHECK VALVE.

INCREMENTAL TANK VOLUME CALCULATION

INSIDE DIMENSIONAL AREA $96" \times 56" = 5,376 \text{ SQ IN} = 37.3 \text{ SF}$
 INSIDE VOLUME PER INCH OF HEIGHT $37.3 \text{ CF/FT} \times 7.48 \text{ GAL/CF} = 280.1 \text{ GAL/INCH}$
 12 IN/FT

MAXIMUM PUMP CYCLE VOLUME ALLOWABLE FOR PROPOSED SYSTEM CONSISTING OF 63 LF OF GLF 12-72

PER THE MANUFACTURER THE GLF 12-72 HAS 13.4 GALLONS PER LF OF STORAGE. THE MAXIMUM ALLOWABLE PUMP VOLUME 20% OF THE TOTAL VOLUME OR 2.69 GAL/LF. THEREFORE THE ALLOWABLE PUMP CYCLE VOLUME IS 169 GALLONS.

SET PUMP FLOAT AT $5". 5" \times 23.3 \text{ GAL/IN} = 116 \text{ GALLONS}$

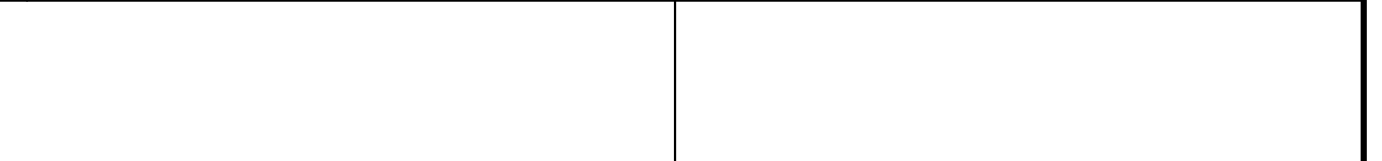
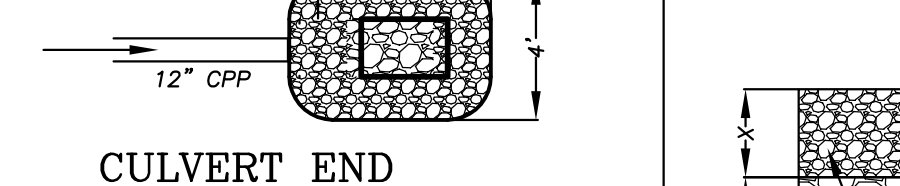
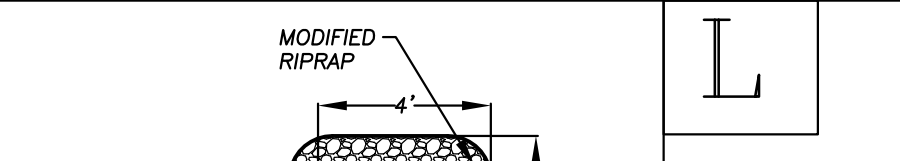
THE DAILY DESIGN FLOW IS 576 GALLONS. THE 116 GALLON DOSAGE REPRESENTS 20% OF THE DAILY DESIGN FLOW. THEREFORE THE PUMP WILL LIKELY KICK ON 5 TIMES EACH DAY.

EMERGENCY STORAGE CALCULATION

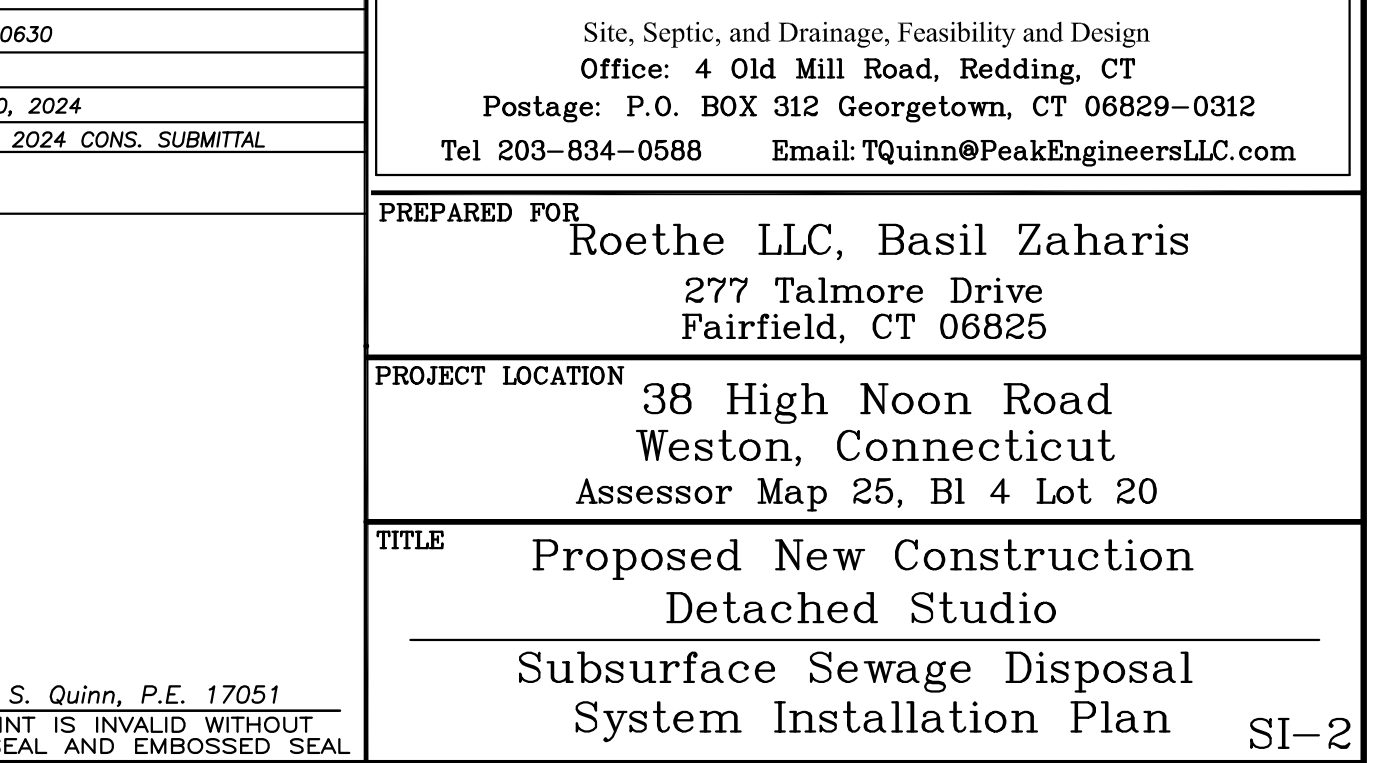
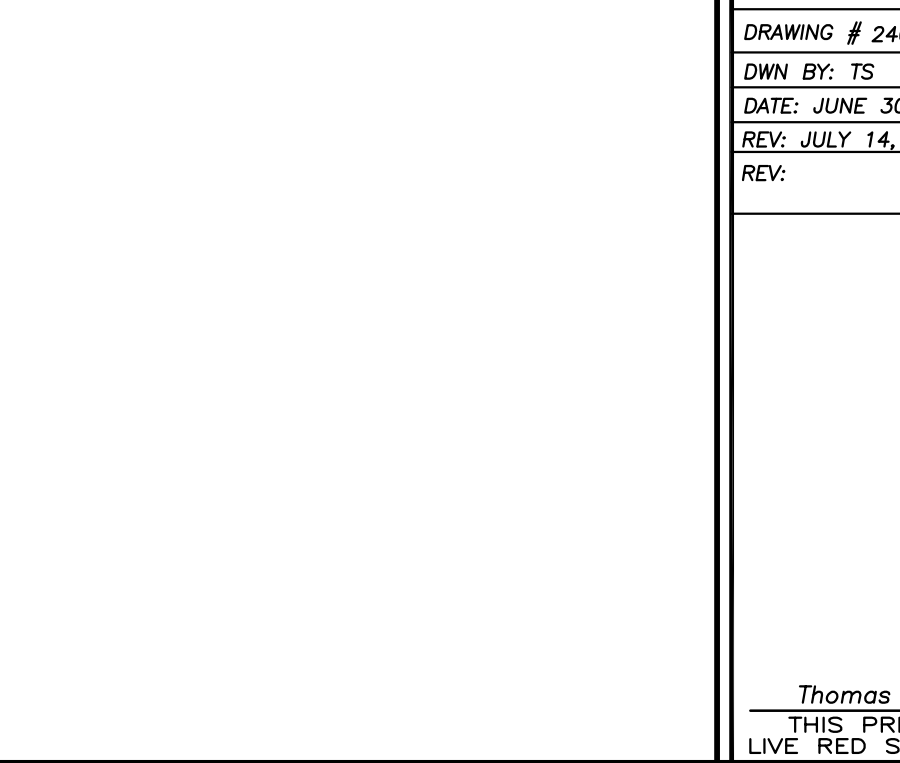
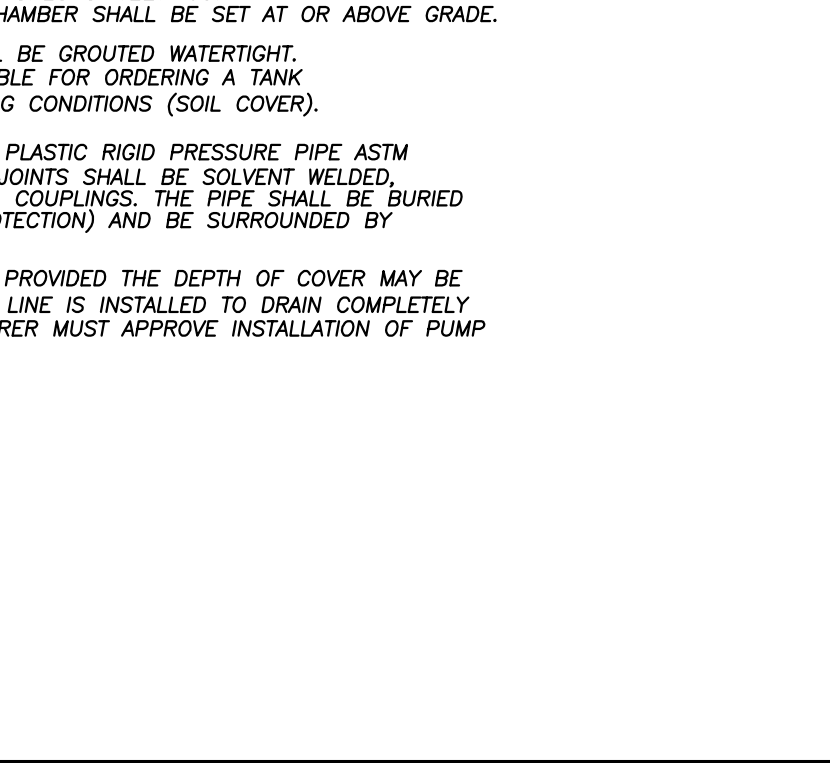
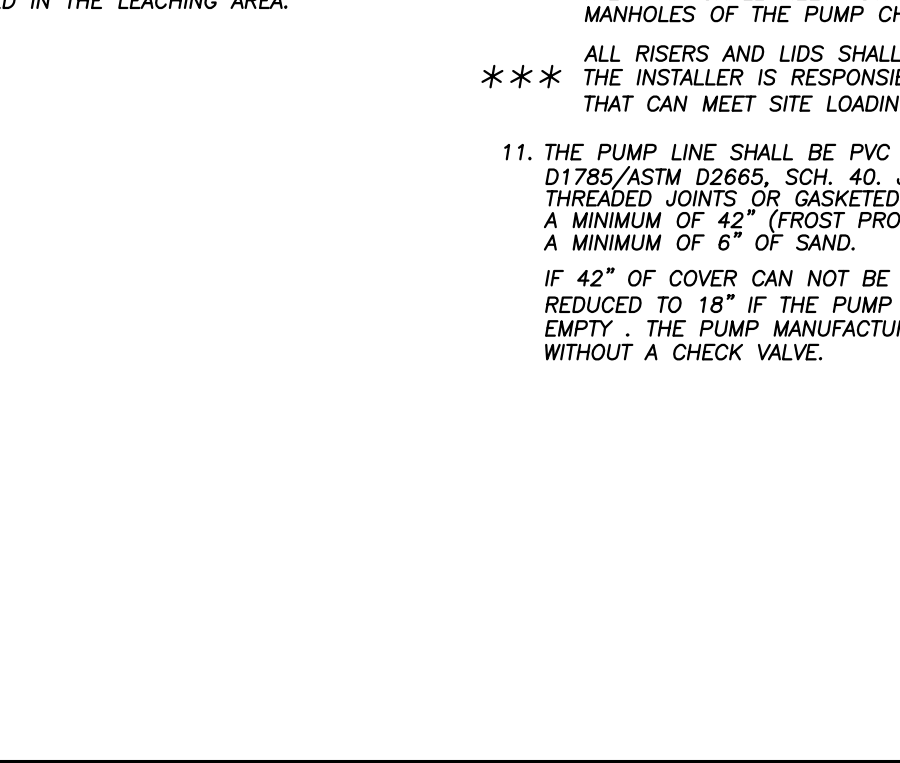
$576 \text{ GALLONS REQUIRED BETWEEN ALARM LEVEL AND INLET OF TANK}$
 $576 \text{ GALLONS} \div 24" \text{ MINIMUM (30" IS PROVIDED)} = 699 \text{ GALLONS}$
 23.3 GAL/INCH

THESE CALCULATIONS ARE FOR A 1000 GALLON RICHARDS SEPTIC SYSTEMS PUMP CHAMBER. IF A DIFFERENT PUMP CHAMBER IS UTILIZED THE INSTALLER MUST PERFORM CALCULATIONS TO ENSURE CYCLE VOLUME IS NOT EXCEEDED AND MINIMUM STORAGE VOLUME IS PROVIDED.

1,000 GALLON TANK, REGULAR DUTY NORWESCO PUMP CHAMBER DETAIL



SEDIMENTATION AND EROSION CONTROL NOTES (continued)



FB
 DWN BY: TS
 DATE: JUNE 30, 2024
 REV: JULY 14, 2024 CONS. SUBMITTAL
 REV:

Peak Engineers, LLC
 PROVIDING CIVIL ENGINEERING SERVICES
 Site, Septic, and Drainage, Feasibility and Design
 Office: 4 Old Mill Road, Redding, CT
 Postage: P.O. BOX 312 Georgetown, CT 06829-0312
 Tel 203-834-0588 Email: TQuinn@PeakEngineersLLC.com

PREPARED FOR
Roethe LLC, Basil Zaharis
 277 Talmore Drive
 Fairfield, CT 06825

PROJECT LOCATION
 38 High Noon Road
 Weston, Connecticut
 Assessor Map 25, Bl 4 Lot 20

TITLE
 Proposed new Construction
 Detached Studio
 Subsurface Sewage Disposal
 System Installation Plan

Thomas S. Quinn, P.E. 17051
 THIS PRINT IS INVALID WITHOUT
 LIVE RED SEAL AND EMBOSSED SEAL

TEST HOLE DATA

DEEP TEST HOLES WERE PERFORMED BY PEAK ENGINEERS, LLC AND WITNESSED BY THE ASPETUCK VALLEY HEALTH DISTRICT ON JUNE 28, 2024.

TH #	DEPTH	SOIL TYPE	REMARKS
TH 1	0-10"	TOPSOIL	
	10-25"	BROWN SAND SOME SILT, LOAM	
	25-32"	TAN FINE SAND AND SILT	
	32-72"	GREY / TAN SANDY HARDPAN	ROOTS TO 31"
	72-80"	FEW ROOTS TO 40"	RL 32"
TH 2	0-8"	TOPSOIL	
	8-18"	BROWN FINE SAND SOME SILT	
	18-24"	YELLOW BROWN FINE SAND AND SILT	
	24-72"	OLIVE BROWN SILTY SANDY HARDPAN	ROOTS TO 18"
	72-80"	RL 24"	
TH 3	0-4"	TOPSOIL	
	4-14"	BROWN FINE SAND SOME SILT	
	14-23"	YELLOW BROWN FINE SAND SOME SILT	
	23-76"	GREY / TAN SILTY SAND HARDPAN	ROOTS TO 23"
	76-80"	RL 23"	
TH 4	0-6"	TOPSOIL	
	6-20"	BROWN SILTY FINE SAND	
	20-66"	HARD PAN, SILTY FINE SAND	ROOTS TO 15"
	66-80"	RL 20"	

PERCOLATION DATA

PERCOLATION TEST PERFORMED BY PEAK ENGINEERS, LLC
PRESOAK 10:00, REFILL 10:50

PH A	10" DIAMETER, 20" DEEP	DATE	TH	MEASURE	DROP	MIN ELAPSED	RATE
10:50	11 1/2"		11:01	15 3/8"	3 7/8"	11	1" / 2.8 MIN.
11:10	17 1/2"		11:10	2 1/8"	9		1" / 4.2 MIN.
REFILL							
11:15	11 7/8"		11:25	13 7/8"	2"	10	1" / 5.0 MIN.
11:35	16 1/4"		11:45	18"	1 3/4"	10	1" / 4.2 MIN.
11:55	19 1/8"		12:05				1" / 8.9 MIN.
							DRY

CONSTRUCTION SEQUENCE

NOTIFY CALL BEFORE YOU DIG 1-800-922-4455 PRIOR TO BRINGING ANY EQUIPMENT ONTO THE SITE.

- THE PERMITTEE SHALL NOTIFY THE REVIEWING AGENCY, IN WRITING, 48 HOURS PRIOR TO COMMENCING ACTIVITIES.
- INSTALL ORANGE CONSTRUCTION FENCE AT LIMIT OF WETLANDS NEAR SEPTIC CONSTRUCTION ACCESS ROUTE. THIS ROUTE WILL BE UTILIZED TO BRING THE EXCAVATION EQUIPMENT UP TO THE SEPTIC AREA AND THEN DOWN FROM THE SEPTIC AREA, AFTER THE INSTALLATION IS COMPLETE.
- PLACE EROSION CONTROL FABRIC AND STONE IN DRAINAGE DITCH FOR MACHINERY ACCESS TO SEPTIC AREA.
- INSTALL TREE PROTECTION AS SHOWN.
- REMOVE TREES TO BE REMOVED.
- INSTALL DOUBLE ROW OF SILT FENCE AND STAKED HAYBALES AS SHOWN.
- PLACE SAND BAGS NEAR STOCKADE FENCE. HAVE ADDITIONAL SAND BAGS ON SITE FOR THE PLACING ACROSS THE DRIVEWAY.
- UTILIZING A TRACK MACHINE, STRIP TOPSOIL IN THE SEPTIC AREA AND PLACE MATERIAL IN THE BERM AREA.
- PREPARE SEPTIC LEACHING AREA.
- USING THE SOUTHERN ROUTE, THROUGH THE CARPORT, USE A MECHANICAL SKID STEER TO BRING MATERIAL FROM THE DRIVEWAY UP TO THE SEPTIC BED, INSTALL SEPTIC SYSTEM, IMMEDIATELY FOLLOWING REQUIRED INSPECTIONS COVER THE SEPTIC SYSTEM.
- SEED AND MOW ALL DISTURBED AREAS. IF NECESSARY PLACE AND STAPLE EROSION CONTROL MAT ON SKID STEER ACCESS ROUTE.
- INSTALL PLANTINGS AS INDICATED ON PLAN BY ENVIRONMENTAL LAND SOLUTIONS.

CONSTRUCTION OF STUDIO

- INSTALL TREE PROTECTION ON TREES SHOWN TO REMAIN.
- REMOVE TREES TO BE REMOVED.
- EXCAVATE FOR BUILDING FOOTINGS.
- POUR FOUNDATION.
- BACKFILL AROUND FOUNDATION.
- BUILD BOULDER WALL.
- INSTALL DRAINAGE INFILTRATION SYSTEM. BACKFILL.
- CONSTRUCT STUDIO.
- PLACE AND RAKE TOPSOIL AND SEED PER PLAN BY ENVIRONMENTAL LAND SOLUTIONS.
- NOTIFY THE REVIEWING AGENCY THAT THE EROSION CONTROLS MAY BE REMOVED FOLLOWING THE 48-HOUR NOTICE.
- AFTER DISTURBED AREAS ARE STABILIZED, REMOVE THE COLLECTED SEDIMENT FROM THE SILT FENCE AND STRAWBALES. DISPOSE OF MATERIAL IN AN APPROVED OFFSITE LOCATION.
- REMOVE EROSION CONTROLS.

PROPOSED ARMOR EXISTING DIVERSION SWALE FROM WLF #5 TO INLET OF 12" PIPE. INSTALL/STAPLE EROSION CONTROL MAT. PLACE 1 3/4 TO 3" STONE, 24" WIDE. PLACE 6" STONE, RANDOMLY, AS PROPOSED WETLAND IMPROVEMENTS.

REFER TO PLAN BY ENVIRONMENTAL LAND SOLUTIONS FOR ANY PROPOSED WETLAND IMPROVEMENTS.

PROPOSED WIDENING OF DRIVEWAY (280 SF) CONSTRUCTED POROUS, 2" OF GRAVEL OVER 6" OF POROUS BASE.

SEPTIC DESIGN DATA

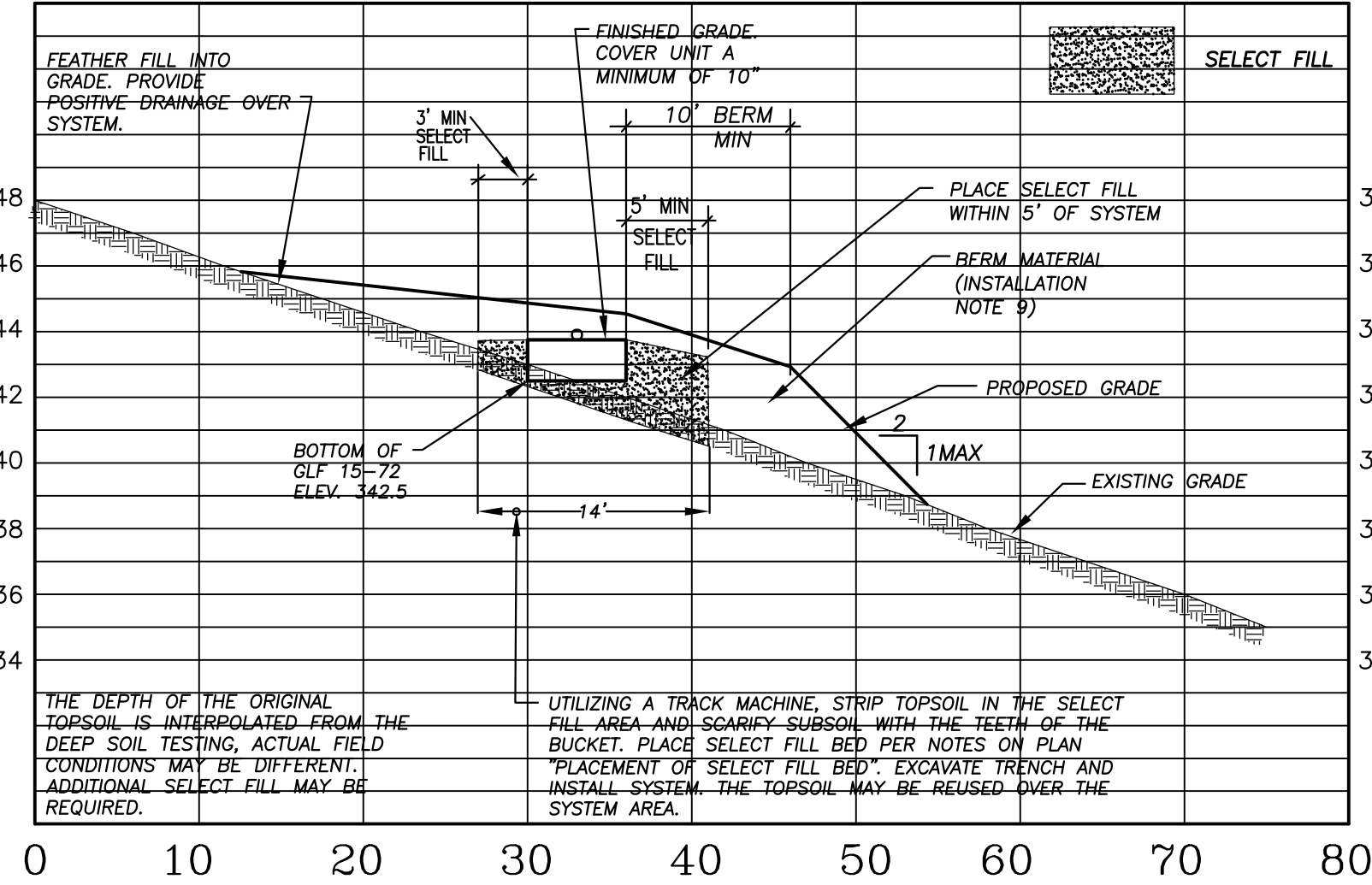
REFERENCE: CT PUBLIC HEALTH CODE, ON-SITE SEWAGE DISPOSAL REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS, 2023 EDITION.

- EXISTING 4 BEDROOM DWELLING. PROPOSED DETACHED ACCESSORY STRUCTURE, DESIGN AS ONE BEDROOM. DESIGN CENTRAL SEPTIC SYSTEM.
- MLSS DESIGN PERCOLATION RATE 1" / 10.0 - 1" / 100.0 MINUTES.
- LEACHING AREA DESIGN RATE. DESIGN PERCOLATION RATE IS 1" / 1.0 - 1" / 10.0 MINUTES.
- REQUIRED LEACHING AREA IS 4 BEDROOMS 577.5 SF ONE MULTIFAMILY BEDROOM 137.5 SF TOTAL LEACHING AREA REQUIRED IS 715 SF
- SEPTIC TANK REQUIRED 4 BEDROOM HOUSE IS 1,250 GALLONS 1 BEDROOM MULTI-FAMILY 250 GALLONS. 1,500 GALLON SEPTIC TANK IS PROPOSED.
- DESIGN FLOW 3 X 150 GPD + 1 X 75 GPD MULTI-FAMILY 1 X 126 GPD TOTAL DESIGN FLOW IS 651 GPD
- MLSS CALCULATIONS HYDRAULIC GRADIENT (% SLOPE) => 15.0% DEPTH TO RESTRICTIVE LAYER (IN INCHES) = 24
- FLOW FACTOR (FF) = 4 BEDROOMS (3 X 0.5) + 0.25 = 1.75 ONE MULTI-FAMILY BEDROOM = 0.42 = 2.17
- PERCOLATION FACTOR (PF) 1" / 1.0 - 10.0 MINUTES = 1.0
- MLSS (IN FEET) = HF x FF x PF = 24 x 2.17 x 1.0 = 53' 60 LINEAL FEET OF LEACHING SPREAD PROVIDED BY THE DESIGN
- PROPOSED SYSTEM-60 LINEAL FEET OF GREENLEACH GLF 15-72. EFFECTIVE LEACHING RATE IS 12.1 SF PER LF. LEACHING AREA PROVIDED IS 726 SQUARE FEET.
- THIS SYSTEM IS NOT DESIGNED TO ACCEPT WASTES FROM GARBAGE DISPOSAL UNITS OR BACKWASH EFFLUENT FROM WATER SOFTENERS OR FILTERS AND/OR WHIRPOOL TYPE BATHS IN EXCESS OF 100 GALLONS, OR BACKWASH FROM CENTRAL VACUUM SYSTEMS. TUBS EXCEEDING 100 GALLONS REQUIRE AN INCREASE IN SEPTIC TANK CAPACITY.

PLACEMENT OF SELECT FILL BED

- SELECT FILL SHALL BE PLACED ON THE EDGE OF THE SITE AND SPREAD OVER THE PREPARED AREA WITH A TRACK MACHINE OR BULLDOZER.
- NO TRUCKS SHALL RUN OVER THE FILL UNTIL 12" OF FILL HAS BEEN PLACED.
- THE REMAINDER OF THE FILL SHALL BE PLACED IN LIFTS OF 8-12" DEEP AND COMPACTED WITH THE BULLDOZER OR OTHER TRACK CONSTRUCTION EQUIPMENT.
- FILLING AND COMPACTION SHALL BE DISCONTINUED DURING RAIN STORMS AND FOR 48 HOURS THEREAFTER.
- ALL FILL SHALL BE PLACED AND COMPACTED BEFORE ANY OF THE LEACHING SYSTEM (GALLERIES/TRENCHES) IS INSTALLED.
- THE ENGINEER SHALL PERFORM A MINIMUM OF ONE PERCOLATION TEST ON THE FILL PACKAGE PRIOR TO PLACEMENT OF THE LEACHING SYSTEM. THE IN-PLACE PERCOLATION RATE SHALL BE FASTER THAN 1" / 10 MINUTES.

SECTION AT X-X HORIZONTAL SCALE 1"=10' VERTICAL SCALE 1"=5'



SEPTIC BENCHMARK ASSUMED DATUM NAIL IN 12" MAPLE ELEVATION 342.0

SEPTIC BENCHMARK ASSUMED DATUM NAIL IN 24" BLACK BIRCH ELEVATION 345.3

DRAINAGE INFILTRATION DESIGN

DESIGN STORM IS THE 50-YEAR STORM GENERATING 6.4" OF RAIN IN A WATERSHED AREA IS THE PROPOSED GARAGE ROOF.

STORM VOLUME = (ROOF AREA X 6.4") / 12"/FT. VOLUME = (864 SF X 6.4") / 12"/FT = 461 CF.

CULTEC RECHARGER 280 SURROUNDED IN STONE PROVIDE 53.3 CUBIC FEET OF VOLUME PER UNIT.

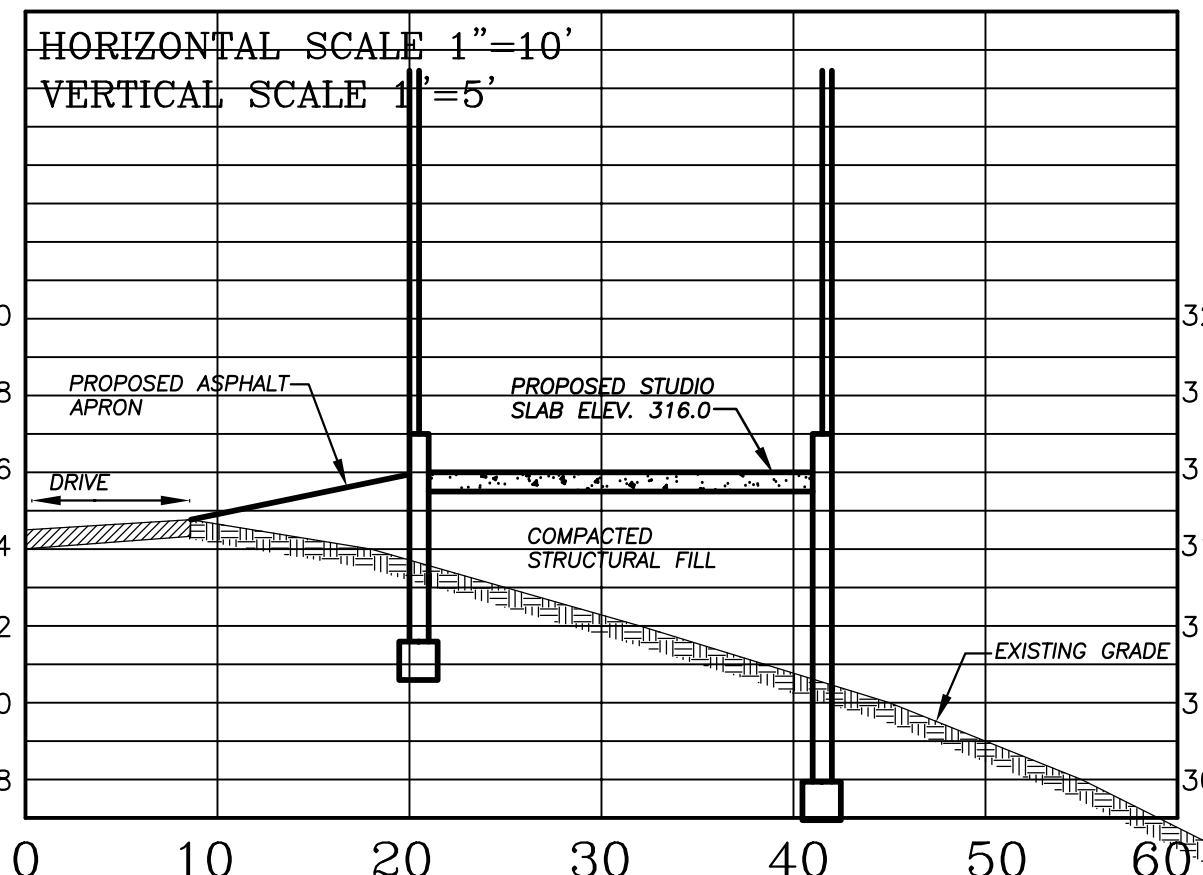
ESTIMATE INFILTRATION RATE OF 1.0 CF/DAY/SF OF UNIT. UNIT BOTTOM AREA IS 28 SF.

TOTAL 24-HOUR UNIT VOLUME IS 53.3 CF/UNIT + (28 SF X 1.50 CF/SF) = 95.3 CF/DAY

NUMBER OF UNITS REQUIRED IS 461 CF/95.3 CF/UNIT/DAY = 4.8 UNITS.

PLAN CALLS FOR 5 UNITS.

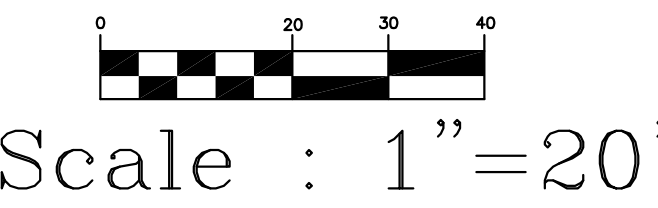
SECTION AT Y-Y HORIZONTAL SCALE 1"=10' VERTICAL SCALE 1"=5'



PLAN NOTES

- NOTE 1: PURPOSE**
THE PURPOSE OF THIS PLAN IS TO OBTAIN APPROVAL TO INSTALL A CENTRAL SEPTIC SYSTEM.
- NOTE 2: SURVEY**
ALL BASE SURVEY INFORMATION TAKEN FROM A DIGITAL FILE PREPARED BY AND PROVIDED BY BLACK ROCK SURVEYORS, FAIRFIELD, CT. MICHAEL L. MCELROY, L.L.S., PLAN TITLED "PLOT PLAN OF 38 HIGH NOON ROAD, PREPARED FOR FAIRFIELD 18, LLC JUNE 2, 2024, REVISED TO JULY 24, 2024"
- NOTE 3: WETLANDS DELINEATION**
WETLAND LIMITS DETERMINED BY MARY JAEHNIG, SOIL SCIENTIST ON MAY 30, 2024. FLAGS FIELD LOCATED BY BLACK ROCK SURVEYORS.
- NOTE 4: SEPTIC INFORMATION**
SEPTIC TANK LOCATION FROM PLANS ON FILE AT THE ASPETUCK HEALTH DISTRICT
- NOTE 5: UTILITIES**
THIS PLAN MAY NOT INCLUDE THE LOCATION OF ALL UTILITIES OR STRUCTURES ABOVE OR BELOW GROUND. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCURATELY LOCATE ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION.
- NOTE 6: TREE REMOVAL**
THIS PLAN DOES NOT DEPICT ALL TREES. THE CONTRACTOR IS REQUIRED TO REMOVE TREES NECESSARY TO MEET APPLICABLE STATE AND LOCAL HEALTH REGULATIONS. ALL TREES LOCATED WITHIN THE SEPTIC FIELD, SELECT FILL, AND BERM SHALL BE REMOVED.
- A LIMITED NUMBER OF TREES FELLED IN THE COURSE OF CONSTRUCTION, MAY REMAIN ON SITE FOR FUTURE USE BY THE OWNER. THE QUANTITY OF TREES ARE AT THE OWNERS DISCRETION. THE LOGS SHALL BE STACKED IN AN ORDERLY MANNER IN AN UPLAND AREA.

CALL BEFORE YOU DIG.
1-800-922-4455



FB 26 PG 25 7-30-2024 FW BY GARAGE TS
FB 26 PG 9 6-28-2024 FW SEPTIC TS/CBG
FILE 6 PEAK/WESTON 38/HIGH NOON 38 BAL
ZAHARIS/DW/CPREFERRED PLAN.DWG
DRAWING # 240630
DWN BY: TS
DATE: July 8, 2024
REV: JULY 14, 2024 CONS. SUBMITTAL
REV: AUGUST 9, 2024 PREFERRED STUDIO LOCATION
REV: AUGUST 16, 2024 TO HEALTH DISTRICT
REV: AUGUST 22, 2024 PREFERRED STUDIO LOCATION, SUBMITTED TO CC

Thomas S. Quinn, P.E. 17051
THIS PRINT IS INVALID WITHOUT LIVE RED SEAL AND EMBOSSED SEAL

Peak Engineers, LLC
PROVIDING CIVIL ENGINEERING SERVICES
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Office: 4 Old Mill Road, Redding, CT
Postage: P.O. BOX 312 Georgetown, CT 06829-0312
Tel 203-834-0588 Email: TQuinn@PeakEngineersLLC.com

PREPARED FOR
Roethe LLC, Basil Zaharis
277 Talmore Drive
Fairfield, CT 06825

PROJECT LOCATION
38 High Noon Road
Weston, Connecticut
Assessor Map 25, Bl 4 Lot 20

TITLE
Proposed New Construction
Detached Studio, Preferred Plan
Subsurface Sewage Disposal
System Installation Plan SI-1

LEGEND

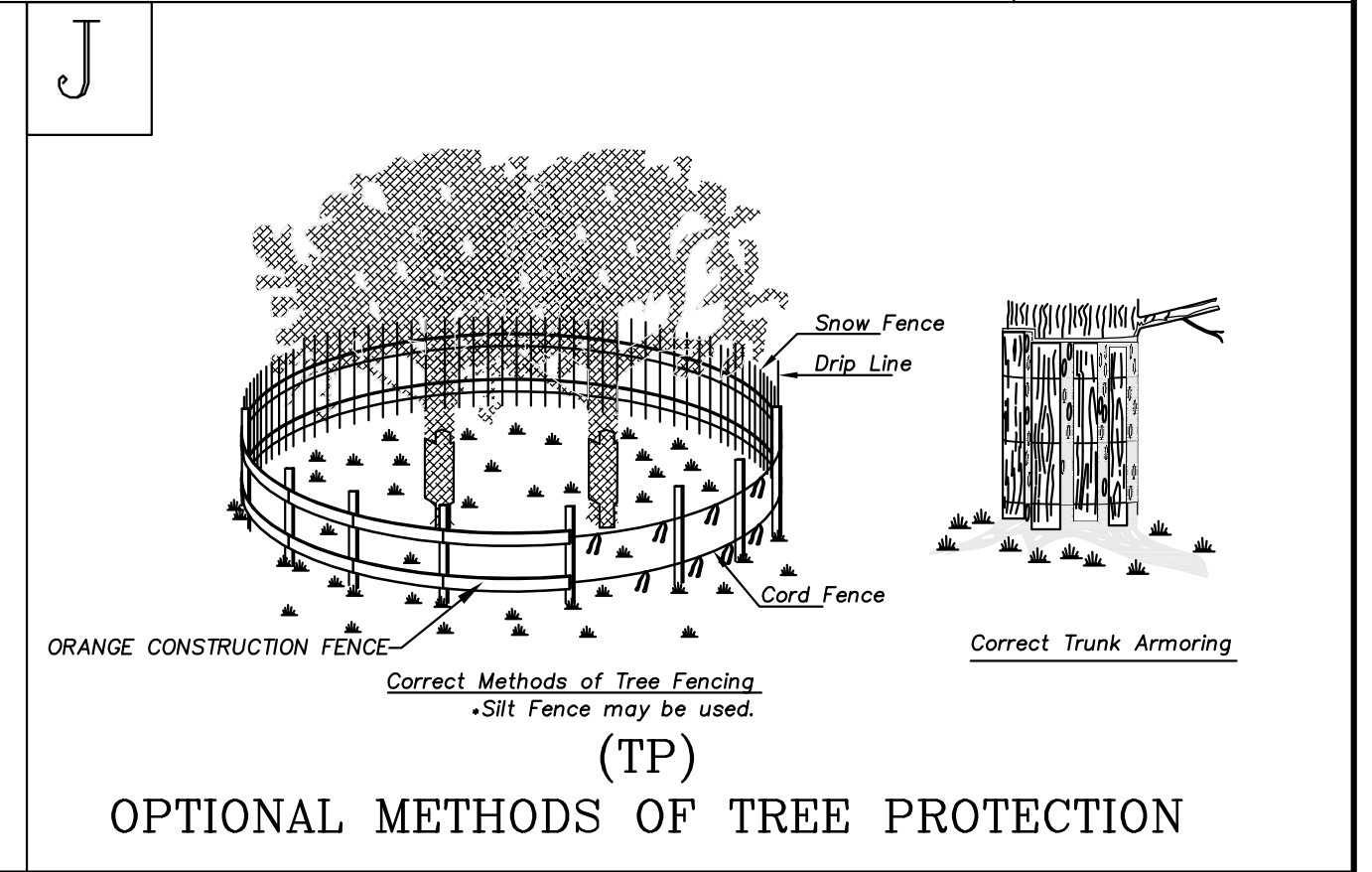
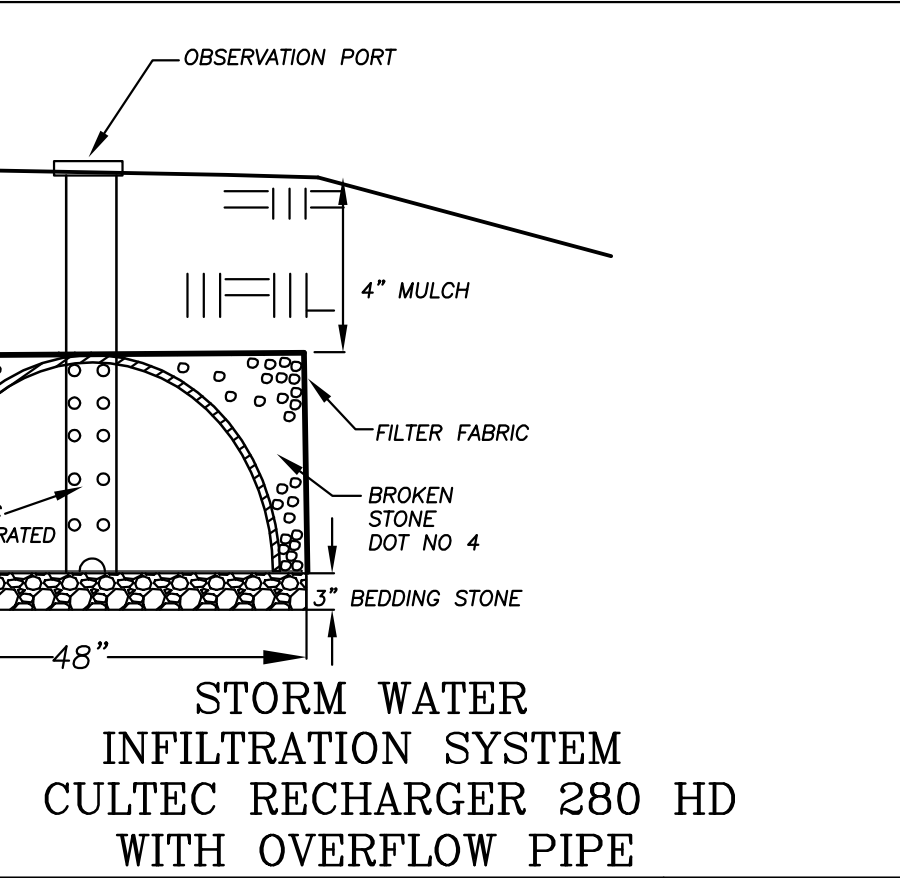
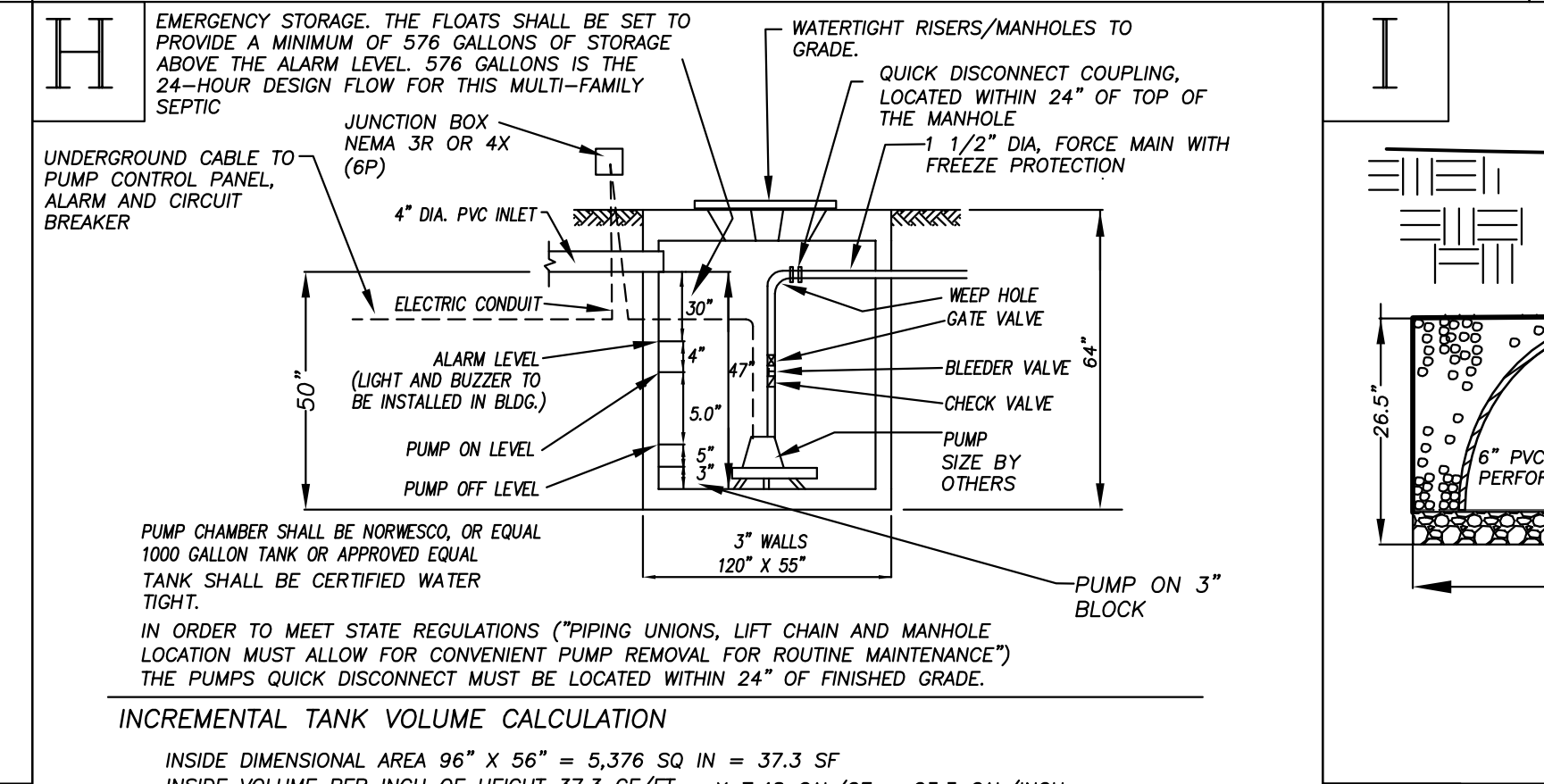
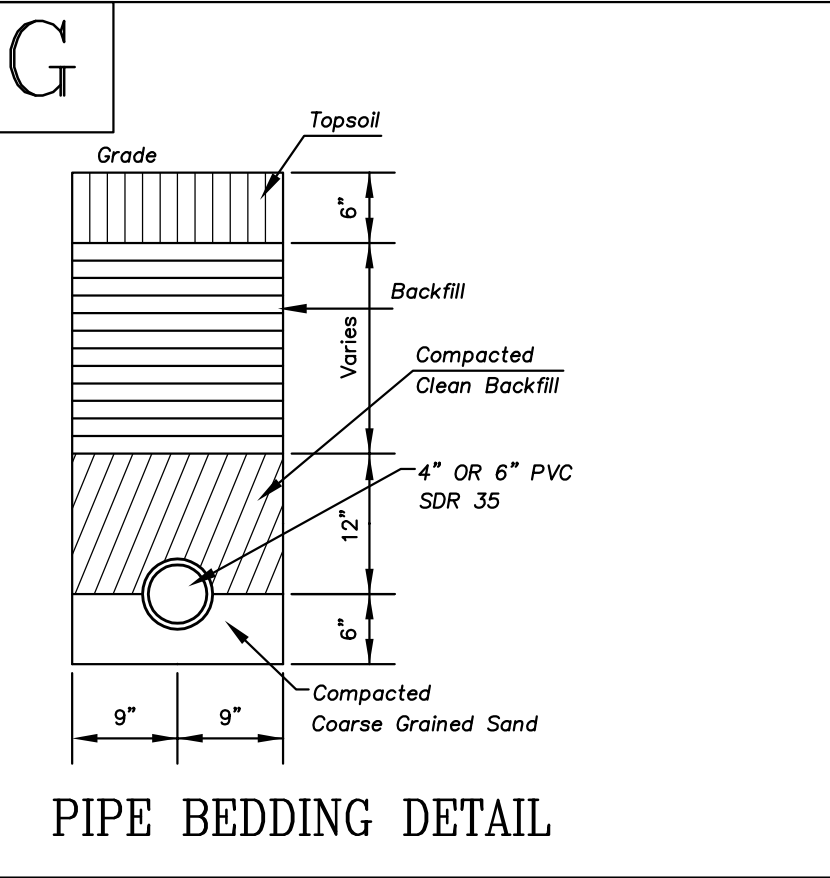
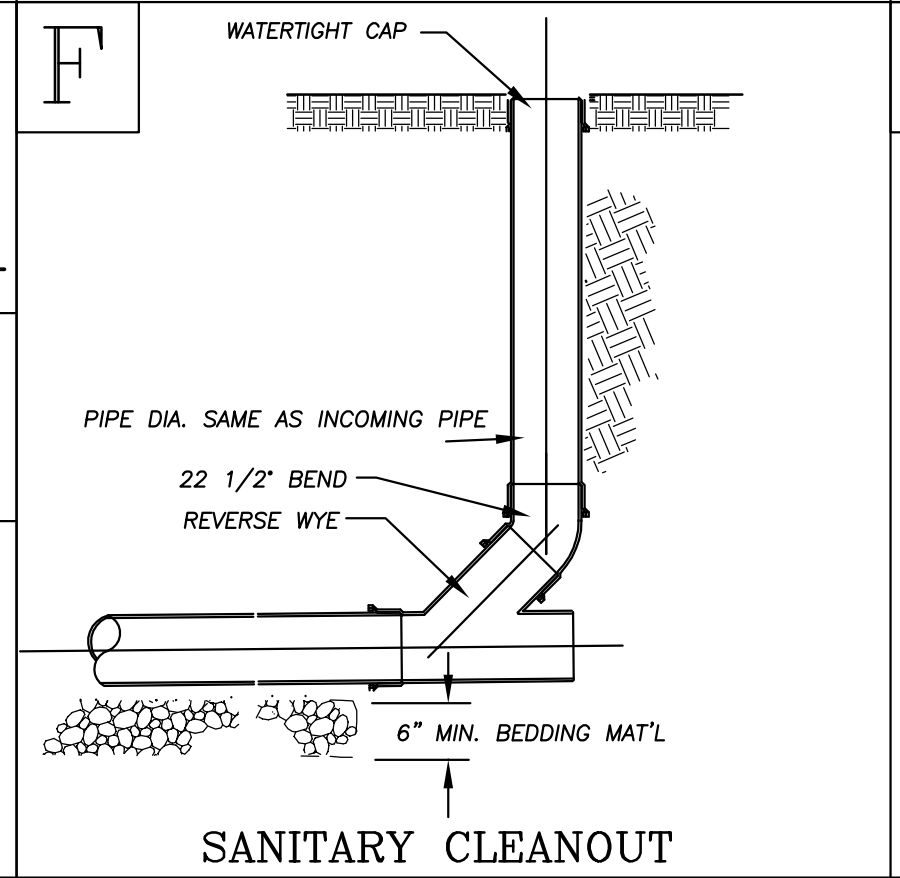
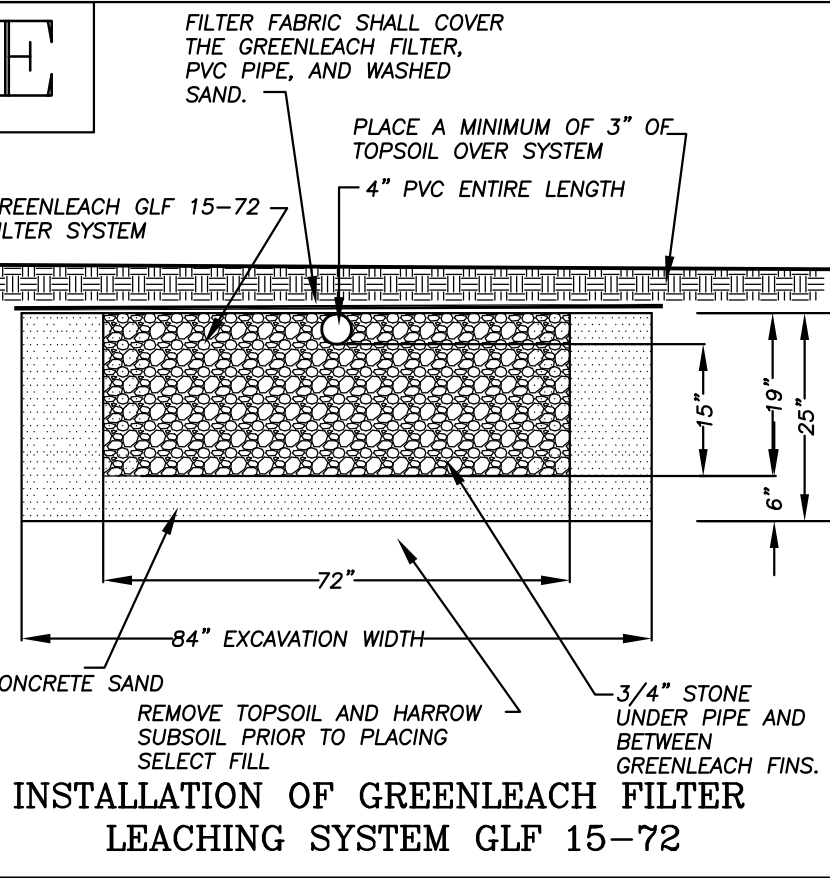
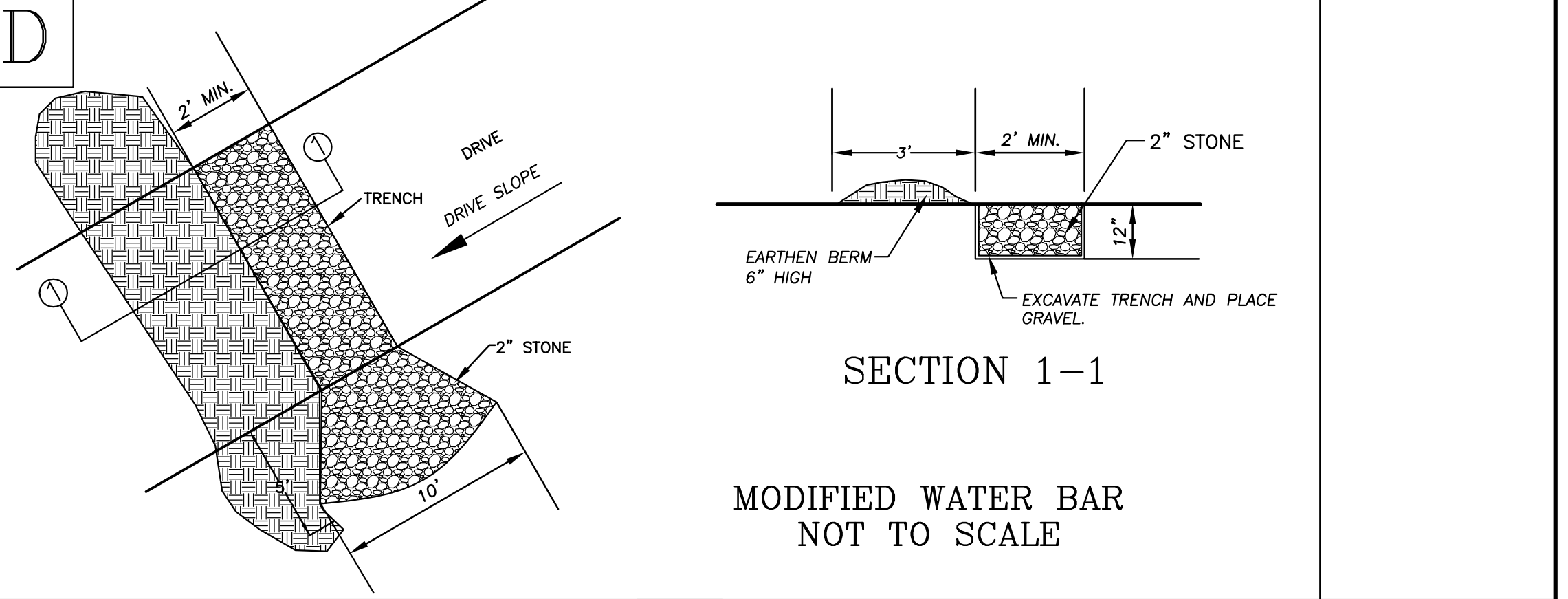
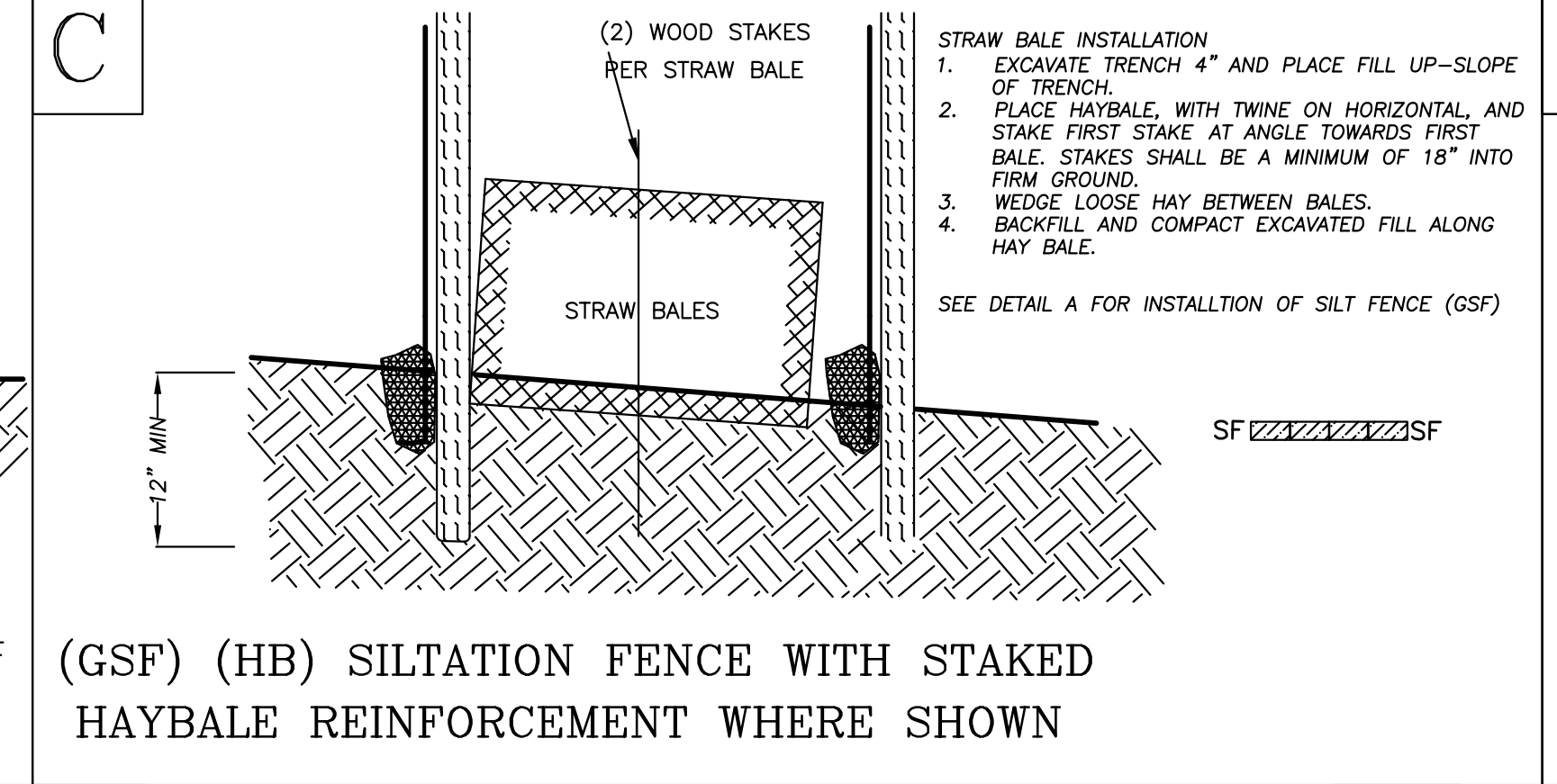
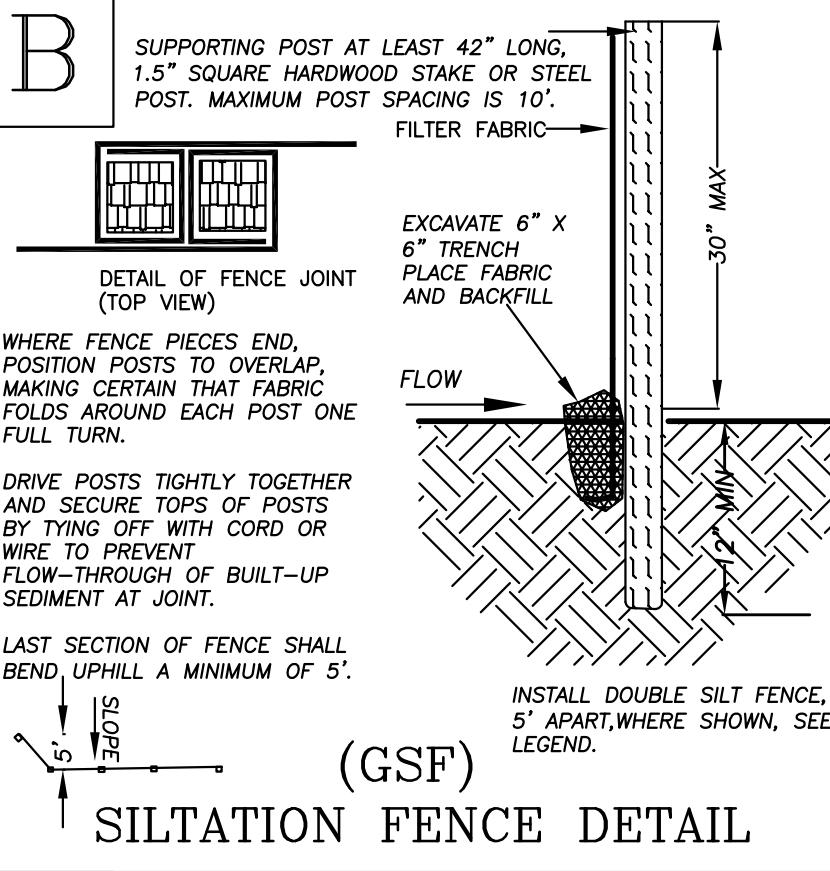
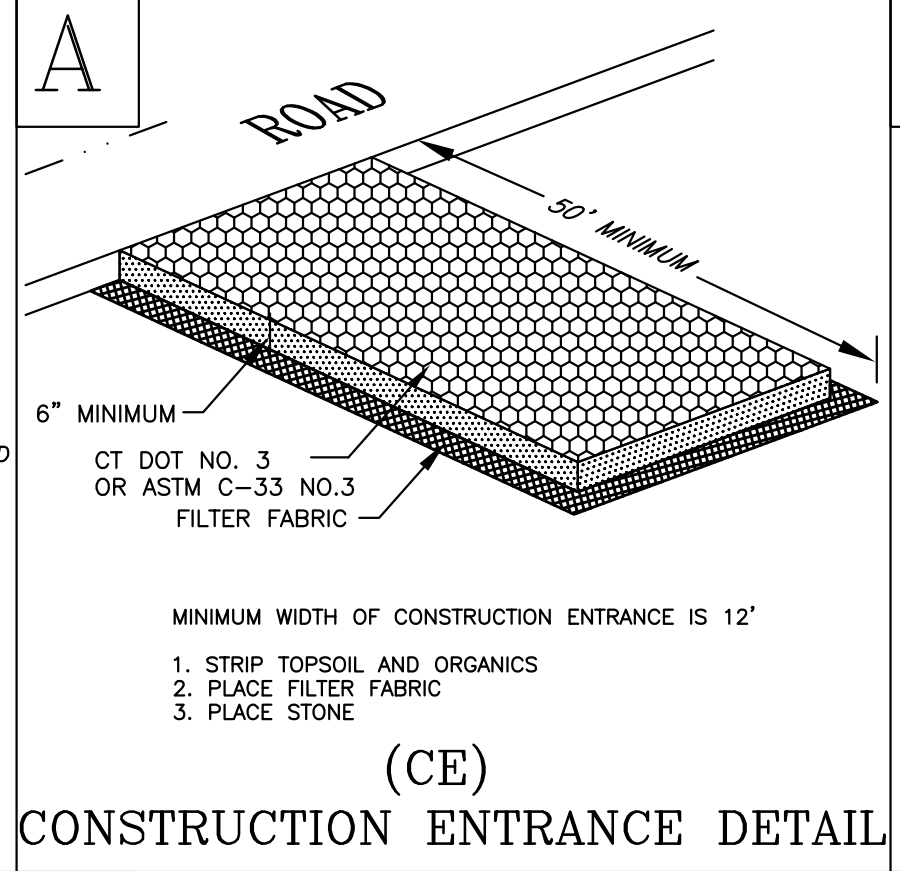
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PERCOLATION HOLE
- DEEP TEST HOLE
- WETLANDS
- UPLAND REVIEW AREA
- RETAINING WALL/LEDGE EXISTING
- EXISTING STOCKADE FENCE
- BOULDER WALL PROPOSED
- GRADE TO DRAIN
- FOOTING DRAIN
- ROOF DRAIN
- PRIMARY SEPTIC FIELD
- EXISTING SEPTIC FIELD
- PROPOSED BUILDING IMPROVEMENTS
- PROPOSED DRIVEWAY ASPHALT
- CONSTRUCTION ACCESS ROUTE
- CONSTRUCTION ENTRANCE
- ORANGE CONSTRUCTION FENCE
- STOCKPILE AREA
- STAKED HAYBALE
- SILT FENCE WITH STAKED STRAWBALE
- SILT FENCE
- SAND BAGS
- LIMIT OF DISTURBANCE
- VELOCITY BREAK
- TREE TO REMAIN
- TREE TO BE REMOVED

- TREE LEGEND**
- WO WHITE OAK
 - PO PIN OAK
 - RO RED OAK
 - RM RED MAPLE
 - MA MAPLE
 - HIC HICKORY
 - CC CHOKE CHERRY
 - BB BLACK BIRCH
 - HEM HEMLOCK
 - SP SPRUCE
 - SH SHAGBARK HICKORY

TOWN SIGNATURE BLOCK

SEDIMENTATION AND EROSION CONTROL NOTES

- NATURAL VEGETATION TO BE KEPT WHERE POSSIBLE; SEEDING, MULCHING, AND FINAL GRADING TO BE DONE AS SOON AS POSSIBLE.
 - ALL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO ANY CONSTRUCTION, OR PRIOR TO ANY EQUIPMENT BROUGHT ONTO SITE.
 - ALL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL - 2002 EDITION.
 - ALL CONTROL STRUCTURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL THE SITE IS STABILIZED. ALL WORK SHALL BE PER THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL - 2002 EDITION.
 - SEDIMENT REMOVED FROM CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THIS PLAN.
 - THIS PLAN INDICATES MINIMUM REQUIRED CONTROL STRUCTURES. ADDITIONAL CONTROL STRUCTURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
 - THE OWNER MUST TAKE RESPONSIBILITY FOR THE EROSION CONTROLS OR ASSIGN THE RESPONSIBILITY TO ANOTHER PARTY.
- THE RESPONSIBLE PARTY MUST IMPLEMENT 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 CONSERVATION COMMISSION OFFICE 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.



CONTRACTORS GENERAL NOTES

- THE "LEACHING AREA" FOR THIS PLAN IS THE GLF AND ALL POINTS WITHIN 10' OF THE GLF AND 25 FEET DOWNHILL OF THE GLF.
- WHENEVER POSSIBLE, THE LEACHING SYSTEM SHALL BE INSTALLED FROM THE UPHILL SIDE OF THE ROW. THERE SHALL BE NO TRAFFICKING WITH EQUIPMENT ONTO VIRGIN SOILS DOWNGRADE OF THE LEACHING ROW.
- ALL CONSTRUCTION WORK ROADS, LOCATED DOWNGRADE OF A SEPTIC LEACHING FIELD OR AN UNDERGROUND STORM WATER INFILTRATION SYSTEM, SHALL BE REMOVED. ALL COMPACTED SOILS SHALL BE REMOVED AND REPLACED WITH NATIVE UNCOMPACTED SANDY LOAMS. THE ENGINEER MAY REQUIRE PERCOLATION TESTING OF THE AREA, FOLLOWING WORK TO ENSURE SATISFACTORY PERCOLATION RATES.
- THE CONTRACTOR SHALL PREPARE THE LEACHING AREA, PLUS AN EXTRA AREA INCLUDING TREES TO BE REMOVED TO MEET THE REQUIREMENTS OF THE SEPTIC PRODUCT. STUMPS SHALL BE PULLED AND REMOVED FROM THE AREA. BOULDERS SHALL BE REMOVED FROM THE AREA.
- NO DELETERIOUS MATERIALS, I.E., STUMPS, BOULDERS, RUBBLE, SHALL BE BURIED IN THE SEPTIC AREA OR WITHIN 25' OF THE SYSTEM.
- THE LICENSED SEPTIC INSTALLER IS RESPONSIBLE FOR THE LEACHING AREA. IF NECESSARY THE INSTALLER SHALL INSTALL ORANGE CONSTRUCTION FENCE AROUND THE ENTIRE LEACHING AREA AND FOR A MINIMUM DISTANCE OF 25 FEET DOWNGRADE OF THE SYSTEM TO PREVENT MOVEMENT OF HEAVY EQUIPMENT OR TRAFFIC OVER THE LEACHING AREA.
- PER SECTION VIII. A. OF THE CT STATE HEALTH CODE: THE RESPONSIBILITY FOR THE PREPARATION OF A LEACHING AREA UTILIZING "SELECT MATERIAL" IS THAT OF THE LICENSED INSTALLER. THE INSTALLER SHALL TAKE THE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOILS FROM OVERCOMPACTION AND SILTATION ONCE EXPOSED.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS AND MATERIALS NECESSARY FOR A COMPLETE INSTALLATION. SHOULD SITE CONDITIONS REQUIRE ADDITIONAL MATERIALS FOR THE REQUIRED APPLICATION (I.E. ANCHORING OF TANKS) IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE SAID MATERIALS AND WORKMANSHIP. THE SYSTEM INSTALLED MUST BE IN CONFORMANCE WITH THE CONNECTICUT PUBLIC HEALTH CODE, REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS, LATEST REVISION AND ALL SUBSEQUENT CIRCULAR LETTERS.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ENGINEER OF RECORD INFORMED OF ALL PHASES OF SYSTEM INSTALLATION. NOTIFY THE ENGINEER AND THE TOWN HEALTH DEPT. 48 HOURS PRIOR TO START OF SYSTEM CONSTRUCTION.
- ALL MATERIALS, WORKMANSHIP, AND SEPARATION DISTANCES SHALL CONFORM TO THE CONNECTICUT PUBLIC HEALTH CODE, LATEST REVISION, AND MANUFACTURERS SPECIFICATIONS.
- UPON COMPLETION OF THE SYSTEM, AND PRIOR TO BACKFILLING THE CONTRACTOR SHALL HAVE THE TOWN HEALTH DEPARTMENT AND THE ENGINEER PERFORM OPEN WORK INSPECTIONS. CONTRACTOR SHALL PROVIDE A 48 HOUR NOTICE FOR THE REQUIRED INSPECTIONS. ANY PORTION OF THE SYSTEM COVERED WITHOUT PROPER INSPECTION SHALL BE UNCOVERED AS MAY BE REQUIRED.
- UPON COMPLETION OF THE SYSTEM AND AFTER REQUIRED INSPECTIONS, 6" MINIMUM, OR THE MINIMUM REQUIRED BY THE PRODUCT MANUFACTURER WHICH EVER IS GREATER, OF SOIL COVER SHALL BE SPREAD OVER THE SYSTEM, RAKED AND SEEDED FOR EROSION CONTROL PURPOSES. IF TOPSOIL IS TO BE PLACED THE THICKNESS OF THE TOPSOIL MAY BE DEDUCTED FROM THE MINIMUM COVER THICKNESS REQUIRED.
- CHANGE IN HOUSE LOCATION OR DESIGN OR LAYOUT OF THIS SYSTEM WITHOUT WRITTEN APPROVAL OF THE ENGINEER SHALL VOID THE ORIGINAL PLAN AND INTENT. THE DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE. NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
- THIS IS NOT A CERTIFIED PLOT PLAN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO LOCATE ALL PHASES OF CONSTRUCTION SO THAT THEY CONFORM TO ALL APPLICABLE TOWN AND STATE REGULATIONS.
- PEAK ENGINEERS, LLC IS NOT RESPONSIBLE FOR THE POSITIONING OR ELEVATIONS OF THE SYSTEM UNLESS STAKED BY US. REFERENCE POINTS MUST REMAIN INTACT.
- PRIOR TO ANY EXCAVATIONS THE CONTRACTOR SHALL BE REQUIRED TO CONTACT "CALL BEFORE YOU DIG, INC." AT 1-800-922-4455, TO MARK EXISTING UNDERGROUND UTILITIES.
- THE HOMEOWNER SHALL OBTAIN ANY REQUIRED PERMITS (HEALTH, BUILDING, WETLAND OR OTHER) PRIOR TO COMMENCEMENT OF ACTIVITIES.
- WASTES FROM CELLAR, FOOTING, AREA, OR ROOF DRAINS SHALL BE KEPT OUT OF THE SEPTIC SYSTEM AREA. IF POSSIBLE DRAINS SHALL DISCHARGE A MINIMUM OF 25' DOWNGRADE OF THE SEPTIC LEACHING AREA. SPRINKLER SYSTEMS SHALL NOT BE INSTALLED IN THE LEACHING AREA.

INSTALLATION NOTES, SEPTIC SYSTEM

- INSTALL 60 LF OF GREENLEACH GLF 15-72 PER THE MANUFACTURERS SPECIFICATIONS.
 - THE TRENCH EXCAVATION SHALL BE NOT LESS THAN 84" WIDE AND THE BOTTOM SHALL BE LEVEL THROUGHOUT. THE EXCAVATOR SHALL SCARIFY THE BOTTOM OF THE TRENCH WITH THE TEETH OF THE BUCKET.
 - WHENEVER POSSIBLE, THE LEACHING SYSTEM SHALL BE INSTALLED FROM THE UPHILL SIDE OF THE ROW. THERE SHALL BE NO TRAFFICKING WITH EQUIPMENT ONTO VIRGIN SOILS DOWNGRADE OF THE LEACHING ROW.
 - INSTALL 1,500 GALLON SEPTIC TANK. THE TANK SHALL MEET ASTM C1227-95 AND BE EQUIPPED WITH AN APPROVED OUTLET FILTER. MAXIMUM COVER, ASSUMING 100 PCF LOADING, IS TWO FEET. MANHOLES OF THE TANK SHALL BE WITHIN 6" OF FINISHED GRADE. IF RISERS ARE INSTALLED A SECONDARY SAFETY DEVICE (KID CATCHER) IS REQUIRED. TANKS BURIED MORE THAN 24" MUST HAVE RISERS WITH MINIMUM INSIDE DIAMETER OF 24". ALL RISERS SHALL BE GROUTED WATERTIGHT. *** THE INSTALLER IS RESPONSIBLE FOR ORDERING A TANK THAT CAN MEET SITE LOADING CONDITIONS (SOIL COVER).
 - DISTRIBUTION BOXES SHALL BE PRECAST CONCRETE WITH REMOVABLE COVER, BOXES SHALL BE SET LEVEL ON A MINIMUM OF 24" OF DOT NO 4 OR NO 6 STONE. THE BOXES SHALL BE SOLIDLY BACKFILLED ON ALL SIDES.
 - STONE AGGREGATE MEANS BROKEN OR CRUSHED STONES, OR SCREENED GRAVEL MEETING DEPARTMENT OF TRANSPORTATION SPEC. M.01.01 FOR NO. 4 STONE.
 - DISTRIBUTION PIPE, BEYOND THE SEPTIC TANK, SHALL BE SOLID PIPE SATISFYING ASTM D3034 SDR35, WITH RUBBER COMPRESSION GASKET COUPLINGS (OR EQUAL). SEE TABLE 2-C OF TECH STNDS.
 - BUILDING SEWER PIPE FROM THE BUILDING SERVED TO THE SEPTIC TANK (TABLE NO. 2-A, TECH. STNDS), SHALL BE 4" PVC ASTM D 1785 OR ASTM D 2665, SCHEDULE 40 WITH SOLVENT WELD COUPLINGS/FITTINGS USING PROPER TWO STEP PVC SOLVENT SOLUTION PROCEDURE OR RUBBER COMPRESSION GASKET COUPLINGS. HARCO MFG., ASTM D 3139 OR EQUAL. THE PIPE SHALL BE LAID AT PITCH NOT LESS THAN 1/4" PER LINEAL FOOT. THE FINAL LOCATIONS OF THE SERVICE LINE AND TANKS MAY BE ALTERED FROM PLAN DEPENDING ON SITE CONDITIONS. LINES OVER 75' IN LENGTH AND LINES WITH CUMULATIVE BENDS EXCEEDING 45 DEGREES REQUIRE CLEANOUTS TO GRADE.
 - SELECT FILL SHALL BE CLEAN BANK RUN SAND, CLEAN BANK RUN SAND AND GRAVEL, OR APPROVED MANUFACTURED FILL MEETING THE SPECS. IN SECTION VIII OF THE TECH. STNDS.
- | SIEVE SIZE PERCENT PASSING | | DRY SIEVE | | |
|----------------------------|--------|-----------|--------|--------------|
| #4 | 100 | #4 | 100 | NATURAL SAND |
| #10 | 70-100 | #10 | 70-100 | IS STRONGLY |
| #40 | 10-50* | #40 | 10-75 | RECOMMENDED. |
| #100 | 0-20 | #100 | 0-5 | |
| #200 | 0-5 | #200 | 0-2.5 | |
- * PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.
- THE SELECT FILL SHALL BE PLACED WITHOUT THE NEED FOR HEAVY EQUIPMENT PASSING OVER THE SYSTEM AREA. THE SELECT FILL SHALL NOT BE TAMPED OR ROLLED. THE IN PLACE PERCOLATION RATE SHALL BE BETTER THAN 1" IN 10 MINUTES.
 - BERM MATERIAL SHALL BE NATIVE SOIL OR CLEAN COMMON FILL FREE OF ORGANIC MATTER, TOPSOIL, STUMPS AND DEBRIS 6" OR GREATER IN SIZE.
 - INSTALL 1,000 GALLON PRECAST CONCRETE PUMP CHAMBER. THE PUMP CHAMBER SHALL BE WATERPROOFED ON THE OUTSIDE WITH EPOXY. DELIVERY SLIP IS REQUIRED AT TIME OF ASBUILT WITH THE TOWN AND ENGINEER. THE TANK SHALL MEET ASTM SPEC. C-1227-95. MANHOLES OF THE PUMP CHAMBER SHALL BE SET AT OR ABOVE GRADE. ALL RISERS AND LIDS SHALL BE GROUTED WATERTIGHT. *** THE INSTALLER IS RESPONSIBLE FOR ORDERING A TANK THAT CAN MEET SITE LOADING CONDITIONS (SOIL COVER).
 - THE PUMP LINE SHALL BE PVC PLASTIC RIGID PRESSURE PIPE ASTM D1785/ASTM D2665, SCH. 40. JOINTS SHALL BE SOLVENT WELDED. THREADED JOINTS OR GASKETED COUPLINGS SHALL BE BURIED A MINIMUM OF 42" (FROST PROTECTION) AND BE SURROUNDED BY A MINIMUM OF 6" OF SAND. IF 42" OF COVER CAN NOT BE PROVIDED THE DEPTH OF COVER MAY BE REDUCED TO 18" IF THE PUMP LINE IS INSTALLED TO DRAIN COMPLETELY EMPTY - THE PUMP MANUFACTURER MUST APPROVE INSTALLATION OF PUMP WITHOUT A CHECK VALVE.

INCREMENTAL TANK VOLUME CALCULATION

INSIDE DIMENSIONAL AREA 96" X 56" = 5,376 SQ IN = 37.3 SF
 INSIDE VOLUME PER INCH OF HEIGHT 37.3 CF/FT X 7.48 GAL/CF = 23.3 GAL/INCH
 12 IN/FT

MAXIMUM PUMP CYCLE VOLUME ALLOWABLE FOR PROPOSED SYSTEM CONSISTING OF 60 LF OF GLF 15-72

PER THE MANUFACTURER THE GLF 15-72 HAS 14.4 GALLONS PER LF OF STORAGE. THE MAXIMUM ALLOWABLE PUMP VOLUME 20% OF THE TOTAL VOLUME OR 2.88 GAL/LF. THEREFORE THE ALLOWABLE PUMP CYCLE VOLUME IS 172 GALLONS.

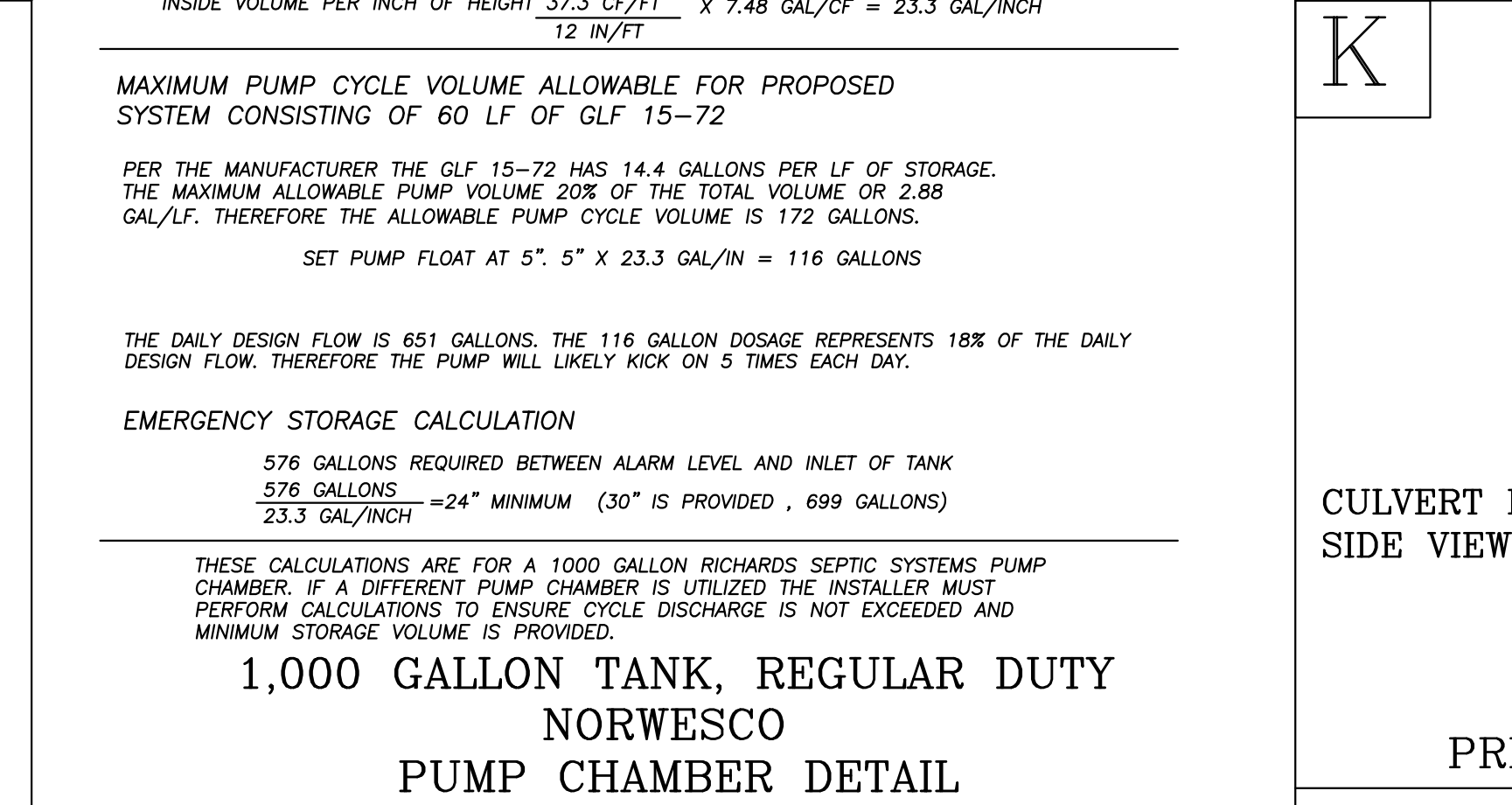
SET PUMP FLOAT AT 5". 5" X 23.3 GAL/IN = 116 GALLONS

THE DAILY DESIGN FLOW IS 651 GALLONS. THE 116 GALLON DOSAGE REPRESENTS 18% OF THE DAILY DESIGN FLOW. THEREFORE THE PUMP WILL LIKELY KICK ON 5 TIMES EACH DAY.

EMERGENCY STORAGE CALCULATION

576 GALLONS REQUIRED BETWEEN ALARM LEVEL AND INLET OF TANK
 576 GALLONS = 24" MINIMUM (30" IS PROVIDED, 699 GALLONS)
 23.3 GAL/INCH

THESE CALCULATIONS ARE FOR A 1000 GALLON RICHARDS SEPTIC SYSTEMS PUMP CHAMBER. IF A DIFFERENT PUMP CHAMBER IS UTILIZED THE INSTALLER MUST PERFORM CALCULATIONS TO ENSURE CYCLE DISCHARGE IS NOT EXCEEDED AND MINIMUM STORAGE VOLUME IS PROVIDED.



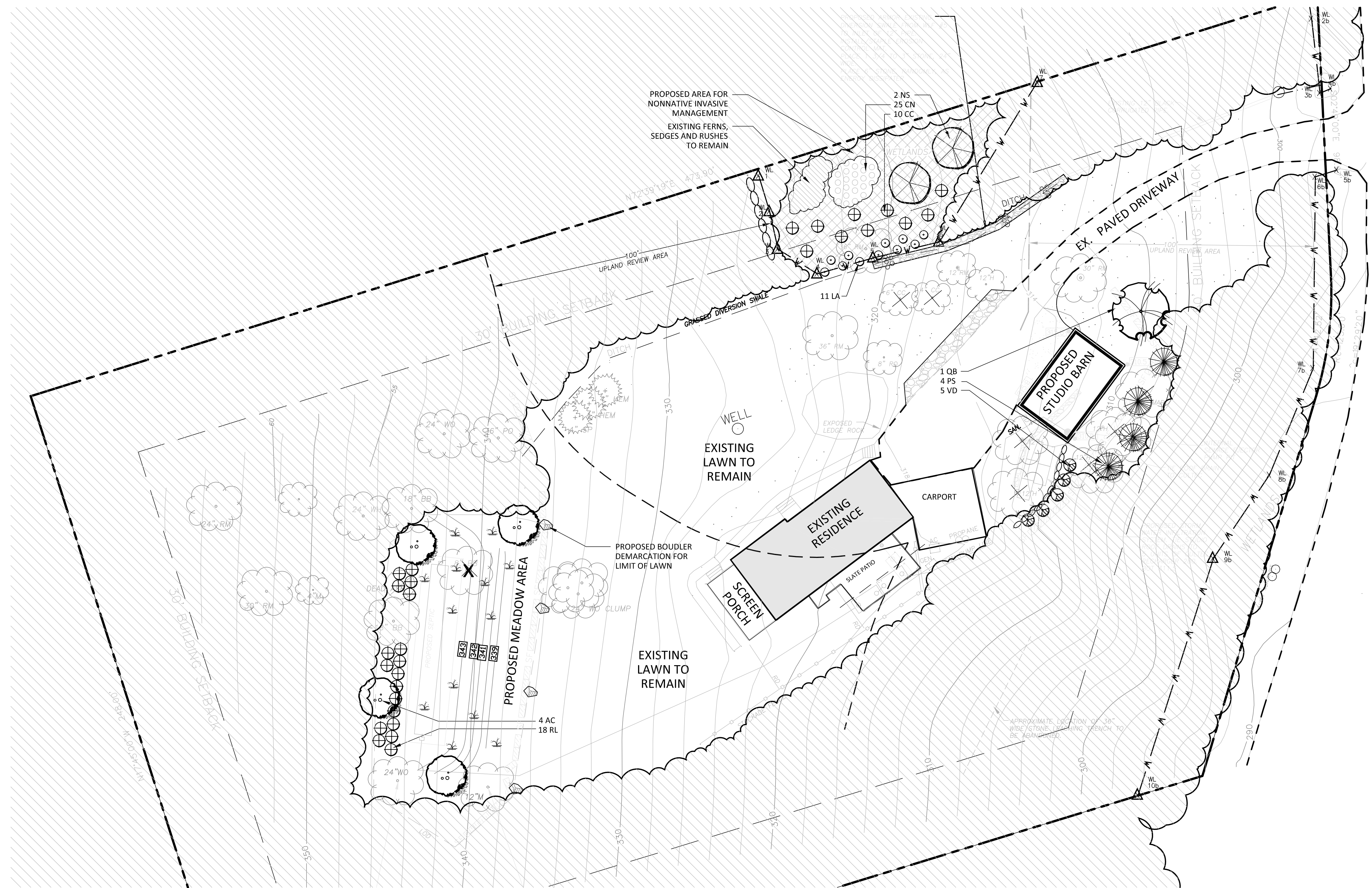
FB 26 PG 25 7-30-2024 FW BY GARAGE TS
 FB 26 PG 9, 6-28-2024 FW SEPTIC TS/CBO
 FILE: 6 PEAK/WESTON 6/HIGH NOON 38 BAIL
 ZAHARIS/DWS/PREFERRED PLAN.DWG
 DRAWING # 240630
 DWN BY: TS
 DATE: JUNE 30, 2024
 REV. JULY 14, 2024 CONS. SUBMITTAL
 REV. AUGUST 9, 2024 PREFERRED STUDIO
 LOCATION
 REV. AUGUST 16, 2024 TO HEALTH DISTRICT
 REV. AUGUST 22, 2024 PREFERRED STUDIO
 LOCATION, SUBMITTED TO CC

Peak Engineers, LLC
 PROVIDING CIVIL ENGINEERING SERVICES
 Site, Septic, and Drainage, Feasibility and Design
 Office: 4 Old Mill Road, Redding, CT
 Postage: P.O. BOX 312 Georgetown, CT 06829-0312
 Tel 203-834-0588 Email: TQuinn@PeakEngineersLLC.com

PREPARED FOR
Roethe LLC, Basil Zaharis
 277 Talmore Drive
 Fairfield, CT 06825

PROJECT LOCATION
 38 High Noon Road
 Weston, Connecticut
 Assessor Map 25, Bl 4 Lot 20

TITLE
**Proposed New Construction
 Detached Studio, Preferred Plan
 Subsurface Sewage Disposal
 System Installation Plan** SI-2



LEGEND

- PROPERTY LINE
- WETLAND LINE
- 100' UPLAND REVIEW AREA
- EXISTING CONTOUR
- EXISTING WOODED AREA
- EX. WALL
- TREE TO REMAIN
- NEW SMALL FLOWERING TREE
- NEW SHRUB
- NEW / EX. LAWN

GENERAL NOTES:

1. EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCADD PLAN FROM PEAK ENGINEERS.
2. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED BY THEM PRIOR TO START OF ANY EXCAVATION WORK.

PLANTING NOTES:

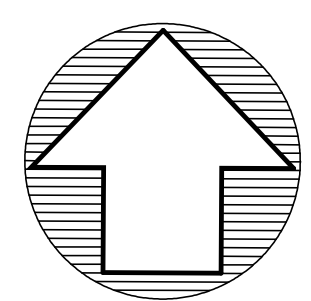
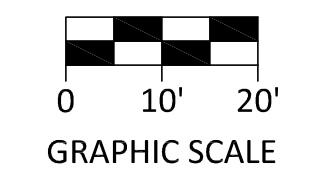
1. SITE PLAN INFORMATION TAKEN FROM AN AUTOCADD FILE SUPPLIED BY PEAK ENGINEERS, LLC, ENTITLED "PROPOSED NEW CONSTRUCTION", DATED 7-30-24, SHEET 5-1.
2. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS, ACTUAL FIELD CONDITIONS AND PLANT AVAILABILITY.
3. SEED AREAS PER PLAN AT THE METHODS AND 125% THE APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. THE SEED SHALL BE SPREAD ON THE PREPARED SOIL, LIGHTLY RAKED TO ESTABLISH GOOD SOIL CONTACT AFTER SOWING, AND MULCHED WITH A 2 INCH LOOSE LAYER OF CLEAN OAT STRAW OR COMMERCIAL WOOD FIBER PRODUCTS APPLIED BY HAND OR BY HYDROSEEDING ON SLOPES LESS THAN 10 %. SEED AREAS ON SLOPES ON OR GREATER THAN 10% SHALL BE COVERED WITH A PLASTIC-FREE AND 100% BIODEGRADABLE (INCLUDING ANCHOR STAPLES) EROSION CONTROL BLANKET. A NURSE CROP OF PERENNIAL RYE GRASS AT THE RATE OF 40 LBS./ACRE SHALL BE ADDED TO THE SEED MIX ON SLOPES OF EXCESS OF 10% AND AS SPECIFIED. SEED MIX SUBSTITUTIONS SHALL BE EQUIVALENT TO THAT SPECIFIED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO USE. UNLESS OTHERWISE SPECIFIED, MAINTAIN SEEDED AREAS AS RECOMMENDED BY THE MANUFACTURER. EXCEPT FOR LAWN AREAS, DO NOT FERTILIZE AREAS TO BE SEEDED UNLESS SPECIFIED BY THE MANUFACTURER. SEED AREAS AS PER THE FOLLOWING SCHEDULE:
 - A. SEPTIC FIELD AREA AND STEEP SLOPES:
SEED THIS AREA WITH "NATIVE STEEP SLOPE MIX WITH ANNUAL RYE GRASS" (#ERN#181) ERNST SEED. (413-548-8000).
 - B. LAWN:
SEED DISTURBED LAWN AREAS WITH A HIGH QUALITY SUN AND SHADE TURF SEED MIXTURE CONSISTING OF BLUEGRASS, FESCUE, AND PERENNIAL RYEGRASS AT THE MANUFACTURER'S RECOMMENDED SEEDING RATE. SEED AND FERTILIZE AT THE RATE, AND MAINTAIN, AS RECOMMENDED BY THE MANUFACTURER.
 - C. SHADY LAWN AREAS:
SEED SHADY LAWN AREAS WITH "SMART SEED DENSE SHADE MIX" BY PENNINGTON SEED INC. OR APPROVED EQUIVALENT. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE MANUFACTURER.
4. IF SPECIFIED SEEDING CAN NOT OCCUR DUE TO SEASONAL AND WEATHER CONDITIONS, TEMPORARY SEED DISTURBED UPLAND AREAS WITH A MIXTURE OF ANNUAL RYE AT 20 LBS./ACRE, PERENNIAL RYE AT 20 LBS./ACRE, AND REDTOP AT 2 LBS./ACRE AND DISTURBED WETLAND AREAS WITH ANNUAL RYE AT THE RATE OF 30 LBS./ACRE. MULCHING, WITHOUT SEEDING, MAY BE USED DURING THE NON-GROWING SEASON IN ACCORDANCE WITH THE THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (2002)".
5. SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING. PROTECT TRUNKS OF NEWLY PLANTED TREE FROM DEER RUBBING.
6. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
7. MULCH AREAS AROUND NEW TREES AND SHRUBS WITH A 3" THICK LAYER OF SHREDDED CEDAR BARK MULCH. NEW TREES SHALL EACH HAVE A 5' MIN. DIA. MULCHED BED AND NEW SHRUBS SHALL EACH HAVE A MINIMUM 3' DIAMETER MULCHED BED. AREAS WITHIN 4" OF TREE TRUNKS SHALL BE MAINTAINED FREE OF MULCH.
8. PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
9. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITIES OF PLANTS IN THE "PLANT LIST" AND THE ACTUAL QUANTITIES SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
10. THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
4	AC	AMELANCHIER CANADENSIS	SHAD TUPELO	5-6' HT.	CONT.	MULTI-STEM
2	NS	NYSSA SYLVATICA	WHITE PINE	8-9' HT.	B&B	
4	PS	PINUS STROBUS	SWAMP WHITE OAK	1.5-2" CAL.	B&B	
1	QB	QUERCUS BICOLOR				
SHRUBS						
19	CC	CALYCARPUS FLORIDUS	CAROLINA ALLSPICE	2-3' HT.	CONT.	
11	LA	LUECOTHIE AXILLARIS	LEUCOTHOE	2-3' HT.	CONT.	
PERENNIAL & GROUND COVER						
25	CN	OSMUNDA CINNAMONMEA	CINNAMON FERN	1 GAL.	CONT.	
18	GL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	2-3' SPR.	CONT.	
5	VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	2-3' HT.	CONT.	

NONNATIVE INVASIVE SPECIES CONTROL NOTES:

1. REMOVE NONNATIVE INVASIVE PLANTS WITHIN THE WETLAND PLANTING AREA (TARGETED SPECIES INCLUDES JAPANESE STILT GRASS, WINEBERRY, MULTIFLORA ROSE, ASIATIC BITTERSWEET, AND EUONYMUS) FROM WETLAND FOR A TWO (2) YEAR CONSECUTIVE CONTROL PERIOD. PLANTS SHALL BE HAND PULLED.
2. ALL EXPOSED SOILS SHALL BE SEEDED WITH ERNST-137 SEED "SPECIALIZED WETLAND MIX FOR SHADED OBL-FACW AREA." THE LANDSCAPE CONTRACTOR SHALL FOLLOW THE METHODS AND RECOMMENDATIONS BY MANUFACTURER.
3. ALL CUT AND PULLED INVASIVE NONNATIVE PLANT MATERIALS SHALL BE DISPOSED APPROPRIATELY AND COMPLY WITH THE 2004 DEEP / UCONN "GUIDELINES FOR DISPOSAL OF TERRESTRIAL INVASIVE PLANTS." ALL CUTTINGS SHALL BE COLLECTED AND PLACED ONSITE ON A PLASTIC TARP (OR ON AN ASPHALT PAVEMENT AREA) AND SUN DRIED UNTIL DEAD. AVOID CUTTINGS FROM BEING IN CONTACT WITH ANY SOIL. DEAD PLANTS SHALL BE BAGGED AND DEPOSITED AT AN INCINERATOR WASTE FACILITY (NOT A COMPOSTING FACILITY).
4. START CONTROL OF NONNATIVE INVASIVE PLANT SPECIES AT TIME OF PLANTING ACTIVITIES. CONTROL NONNATIVE INVASIVE SPECIES AS FOLLOWS:
 - A. STEP #1: PRIOR TO PLANTING PULL OR CUT PLANT DOWN TO GRADE LEVEL BY HAND DURING THE GROWING SEASON. IF FEASIBLE, REMOVE ROOTS BY HAND PULLING.
 - B. STEP #2: IF REQUIRED, RECUT LARGER STEMS OF NONNATIVE INVASIVE PLANTS DOWN TO GRADE DURING THE EARLY FALL. IF FEASIBLE, REMOVE ROOTS BY HAND PULLING. IF ROOTS ARE UNABLE TO BE REMOVED AFTER CUTTING, PAINT CUT STEMS WITH AN APPROPRIATE HERBICIDE AT THE RATE AND METHODS RECOMMENDED BY THE MANUFACTURER. CARE SHALL BE TAKEN TO AVOID HERBICIDE CONTACT WITH NATIVE OR OTHER DESIRABLE VEGETATION.
 - C. STEP #3: CHECK CONTROL AREA MONTHLY DURING THE GROWING SEASON. HAND REMOVE NEW GROWTH OF NONNATIVE PLANTS IN CONTROL AREA.



PROJECT NORTH

REVISIONS:		
2	8-22-24	ADD NOTED FOR NONNATIVE PLANT CONTROLS
1	8-9-24	UPDATED TO PREFERRED BARN LOCATION

DRAWING TITLE:
WETLAND PLANTING PLAN

PROJECT:
ROETHE LLC, BASIL ZAHARIA
38 HIGH NOON ROAD
WESTON, CONNECTICUT

DATE:
JULY 15, 2024

SCALE:
1"=20'

DRAWING NO.:

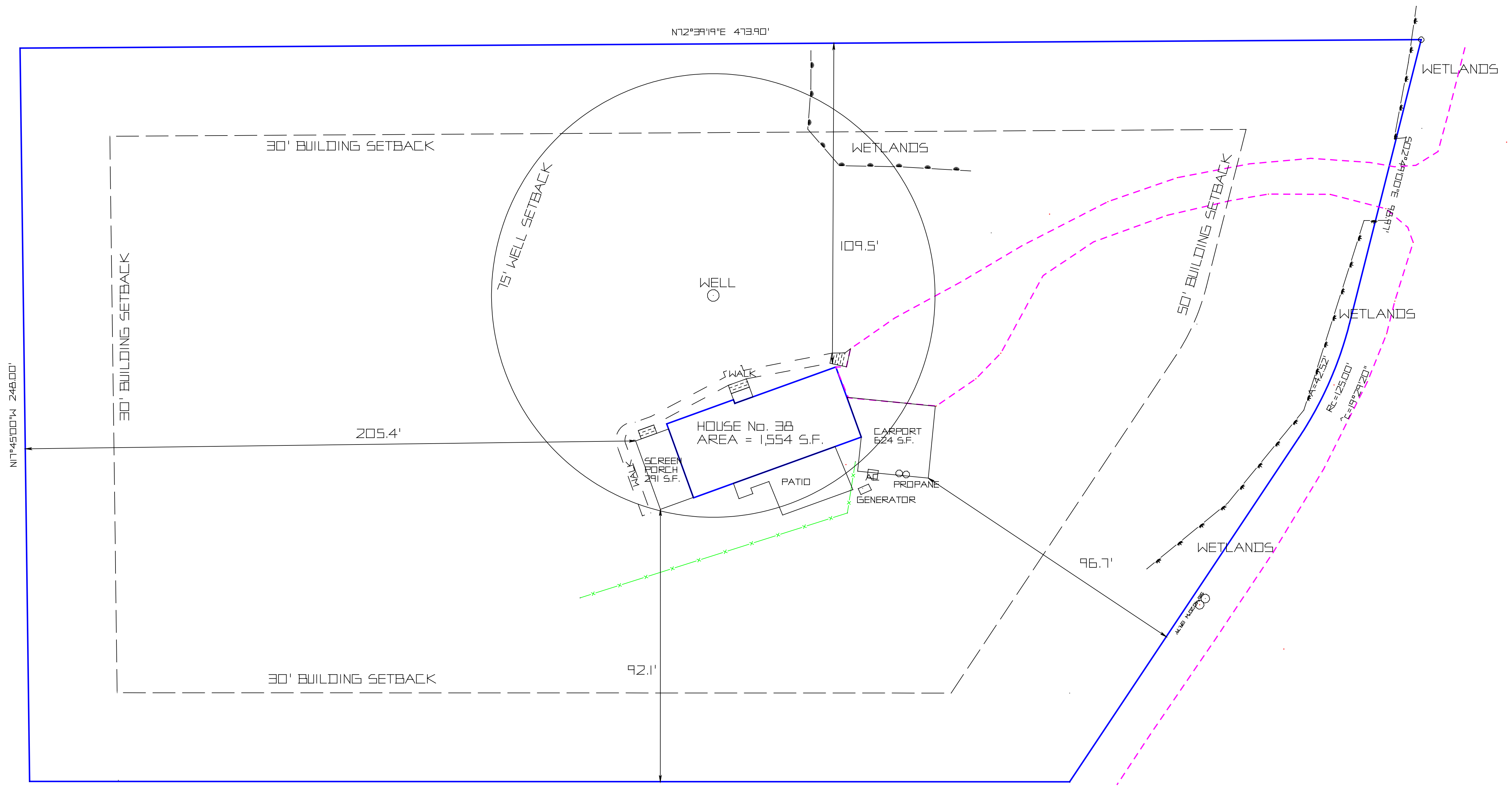
P-1

LANDSCAPE ARCHITECTURE
ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning

8 KNIGHT STREET, SUITE 203
NORWALK, CONNECTICUT 06851

Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsllc.net www.elsllc.net

ITEM	REQUIRED	EXISTING	PROPOSED
ZONE	R2	R2	R2
FRONT	50'	96.7'	
SIDE	30'	92.1'	
REAR	30'	205.4'	
BUILDING COVERAGE	15%	2.33%	
AREA	2 ACRE	2.4362 AC	



DEPENDENT RESURVEY

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL & VOID.

UNDERGROUND IMPROVEMENTS OR UNDERGROUND ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS ORIGINAL STAMP OR EMBOSSED SEAL.

THIS MAP DOES NOT CONSTITUTE EITHER A SUBDIVISION OR A RESUBDIVISION UNDER THE TERMS OF SECTION 8-18 OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF ACCURACY OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS ADOPTED JUNE 21, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

MICHAEL L. McELROY, L.L.S. No. 17250

PLOT PLAN
OF
38 HIGH NOON ROAD
PREPARED FOR
ROETHE LLC
JUNE 2, 2024 SCALE: 1" = 20'
WESTON, CONNECTICUT
BLACK ROCK SURVEYORS
1089 CHURCH HILL ROAD
FAIRFIELD, CONNECTICUT
(203) 371-0003
blackrocksurvey@optonline.net