

January 11, 2023

Dr. Tom Failla, Conservation Planner  
Att: Weston Conservation Commission  
Town Hall Annex  
24 School Road, Weston, CT 06883

**RE: 19 Tall Pines Drive - Proposed Improvements**  
**Weston Conservation Commission Permit CC-2219 – Plan Revisions**

Dear Dr. Failla:

Per the feedback provided by the commission on their meeting on December 15, 2022, we are providing additional material and revisions to the plans. For your review we have enclosed the following materials for consideration:

- Driveway Layout Exhibit dated 1/4/2023
- Buffer Restoration Planting plan dated 1/9/2023
- Sediment & Erosion Control Plan (Sheet SE-3) dated 1/12/2023
- Notes & Soil Test Results (Sheet SE-4) dated 1/12/2023

The Driveway Exhibit depicts a revised orientation of the proposed driveway and front motor court. This is in direct response to comments made by the commission about the proximity of the new driveway loop to the wetlands. The new alignment pulls the driveway another 25' further from the wetlands and reconfigures the central motor court. The buffer restoration plantings reflect this change since the hardscape is further from the wetlands.

Additional comments from the commission included a double silt fence at the edge of the disturbance and construction sequence notes. These are included in the revised SE-3 and SE-4.

We look forward to presenting this material at the next Conservation Commission public meeting. Thank you and don't hesitate to call or email me to discuss.

Sincerely,

  
Bret Holzwarth, P.E.

H:\Jobfiles2\10000\10400\10496\Documents\Engineering\Wetlands\10496 IWWA revisions Cover Letter.docx





- GENERAL NOTES:**
1. TOPOGRAPHY, EXISTING CONDITIONS, PROPERTY BOUNDARY INFORMATION, WETLAND BOUNDARY TAKEN FROM PLAN BY REDNISS AND MEAD TITLED "SITE GRADING AND UTILITY PLAN DEPICTING 19 TALL PINES DRIVE WESTON, CT PREPARED FOR JONATHAN SCHANZER", SHEET NO. SE-2
  2. IT IS CONTRACTOR'S RESPONSIBILITY TO 'CALL BEFORE YOU DIG' PRIOR TO ANY EXCAVATION.
  3. NOTIFY JFA 72 HOURS MIN PRIOR TO PLANTING LAYOUT,
  4. ANY DISTURBED SOILS FROM PLANTING OR CONSTRUCTION OPERATIONS SHALL BE RESTORED TO LAWN OR ORIGINAL CONDITION.
  5. NO PLANT SUBSTITUTIONS ARE ALLOWED WITHOUT APPROVAL BY JFA.
  6. PLANT LOCATIONS ARE APPROXIMATE. FINAL LAYOUT TO BE APPROVED IN FIELD BY LANDSCAPE ARCHITECT.

**PLANT LIST -**

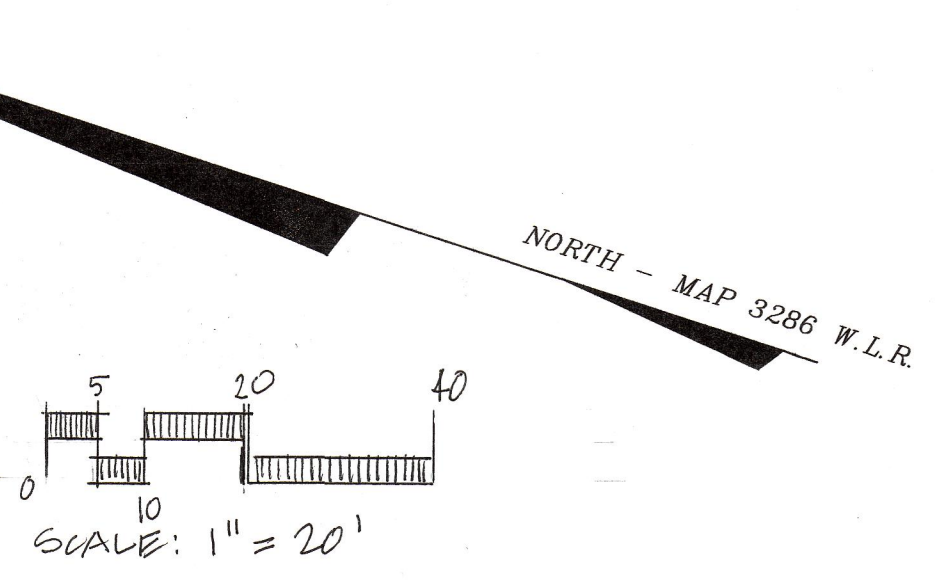
Quan.	Sym.	Botanical/ Common Name	Size/ Root	Remark
<b>TREES- Understory</b>				
3	JV	Juniperus virginiana/ Eastern Red Cedar	6-7' ht/ BB	evergreen
9	TO	Thuja occidentalis/ Dark Am. Arborvitae	6-7' ht/ BB	evergreen
<b>SHRUBS- understory</b>				
3	CS	Cornus sericea/ Red Twig Dogwood	#3	Nectar, berries
8	CA	Clethra alnifolia 'Sixteen Candles'/ Summersweet	#3	nectar
3	IV	Ilex verticillata 'Red Sprite'/ Compact winterberry	#3	berries
8	IG	Ilex glabra / Inkberry	#3	Evergreen/ berries
6	RM	Rhododendron maximum/ Rosebay	3-4 ft Ht/ BB	Evergreen, nectar
3	PO	Physocarpus o. /Ninebark	#3	nectar
<b>GRASSES</b>				
15	PV	Panicum virgatum / Switchgrass	1 gal	fern

DATE	SHEET REVISION NOTES

**BUFFER RESTORATION PLANTING**

**19 TALL PINES DRIVE**  
WESTON, CT

Date: 1.9.2023  
Sheet No.: BR-1



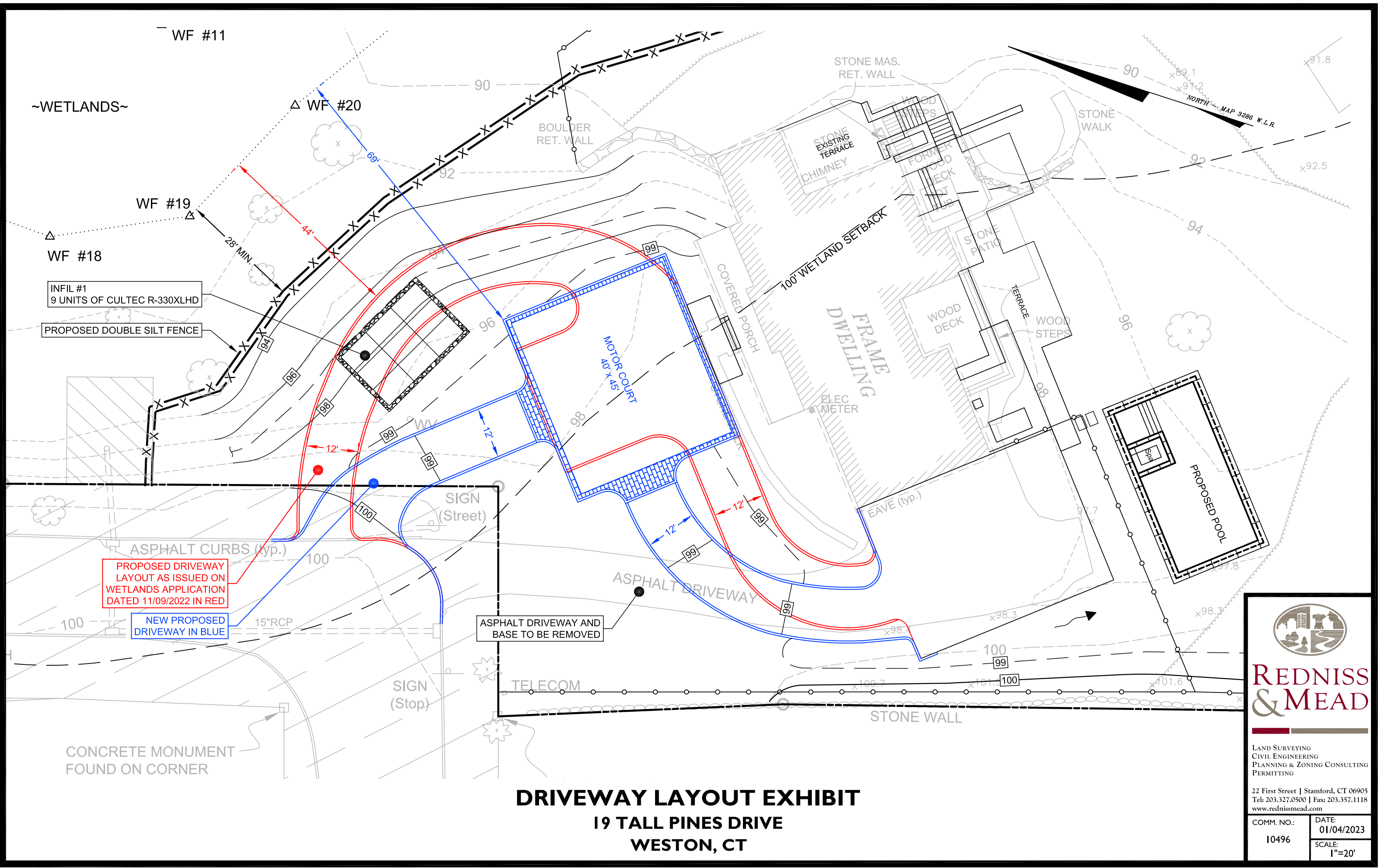
N/F  
Bruce M. & Karen A. Collins  
#23 Tall Pines Drive  
Vol. 315, Pg. 116 W.L.R.  
Lot 6, Map 3286 W.L.R.

N/F  
Stuart & Lisa Kessler  
#35 Tall Pines Drive  
Vol. 425, Pg. 62 W.L.R.  
Lot 6, Map 3286 W.L.R.

N/F  
Martha E.H. Deegan  
#11 Tall Pines Drive  
Vol. 528, Pg. 103 W.L.R.  
Lot 6, Map 2725 W.L.R.

TALL PINES DRIVE





PROPOSED DRIVEWAY LAYOUT AS ISSUED ON WETLANDS APPLICATION DATED 11/09/2022 IN RED

NEW PROPOSED DRIVEWAY IN BLUE

ASPHALT DRIVEWAY AND BASE TO BE REMOVED

### DRIVEWAY LAYOUT EXHIBIT

#### 19 TALL PINES DRIVE WESTON, CT



**REDNISS & MEAD**

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

22 First Street | Stamford, CT 06905  
Tel: 203.327.0500 | Fax: 203.357.1118  
www.rednissmead.com

COMM. NO.:	DATE:
10496	01/04/2023
	SCALE:
	1"=20'

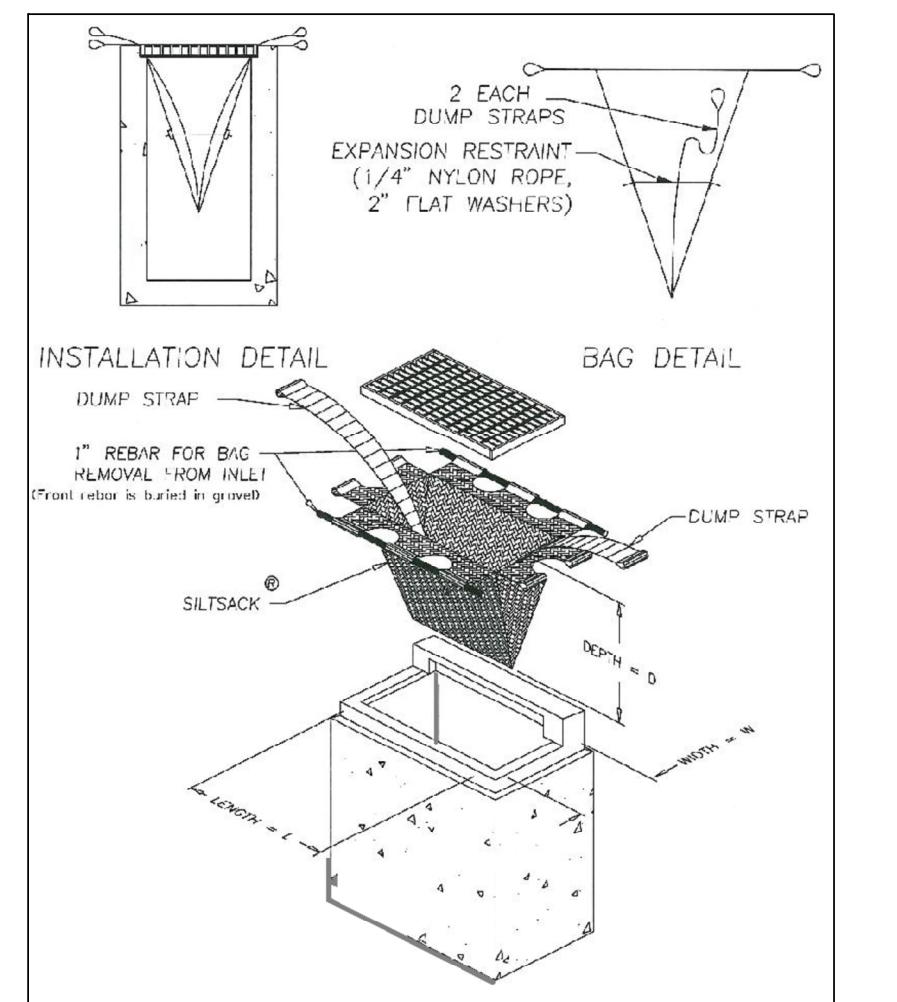
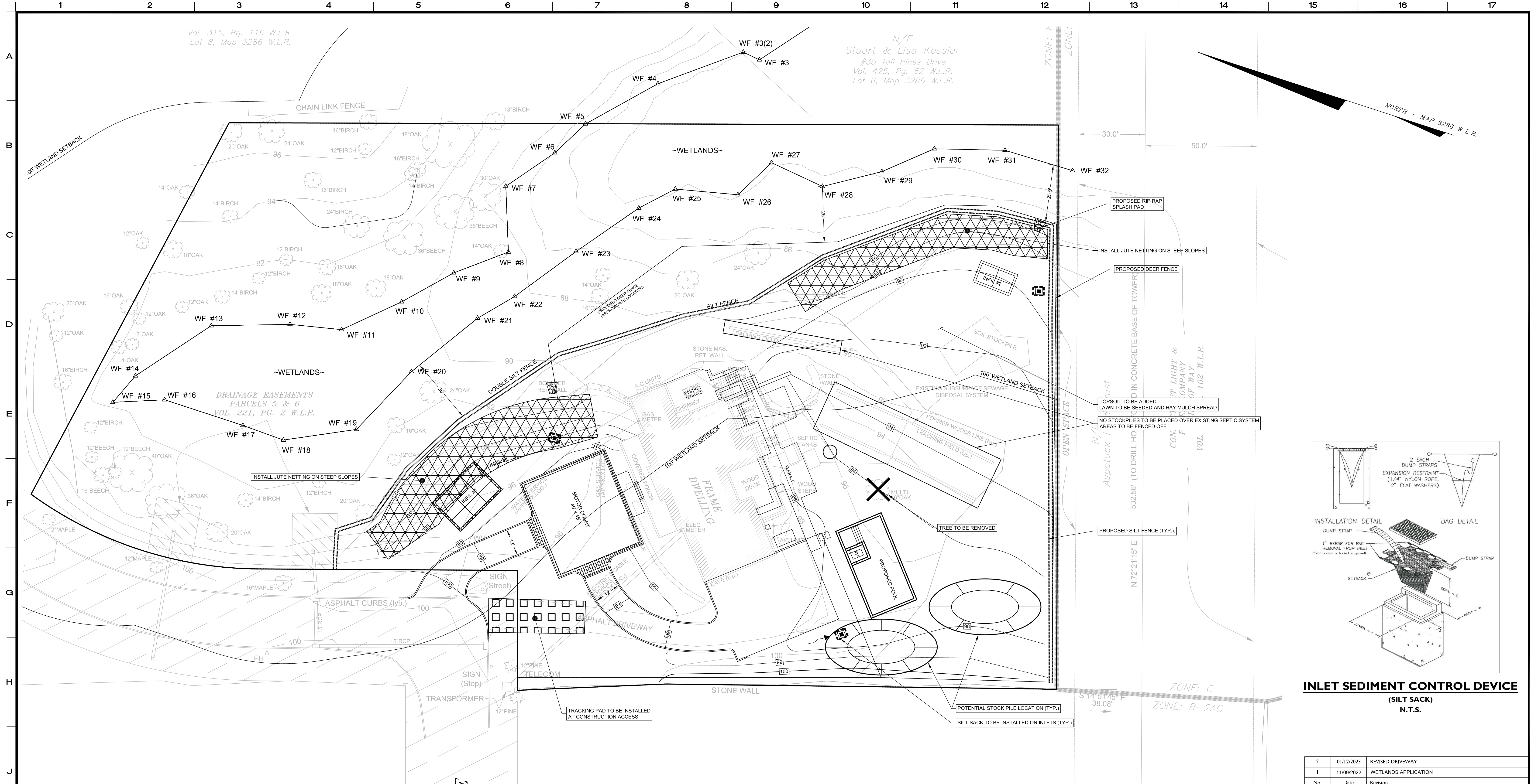
1/4/2023 9:43 AM H:\Jobfiles\10000\10400\10496\dwg\10496 Master AS.dwg



Vol. 315, Pg. 116 W.L.R.  
Lot 8, Map 3286 W.L.R.

N/F  
Stuart & Lisa Kessler  
#35 Tall Pines Drive  
Vol. 425, Pg. 62 W.L.R.  
Lot 6, Map 3286 W.L.R.

NORTH - MAP 3286 W.L.R.



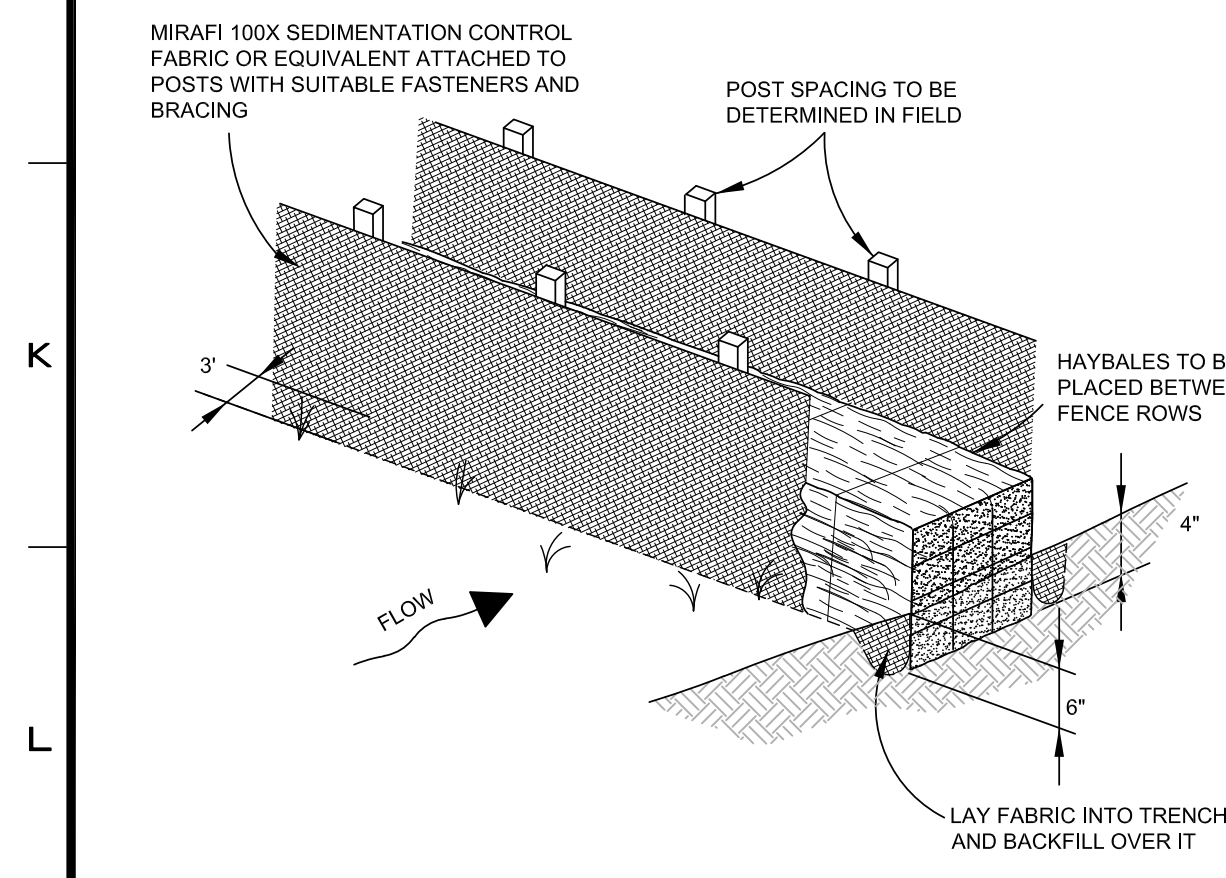
**INLET SEDIMENT CONTROL DEVICE (SILT SACK) N.T.S.**

2	01/12/2023	REVISED DRIVEWAY
1	11/09/2022	WETLANDS APPLICATION
No.	Date	Revision

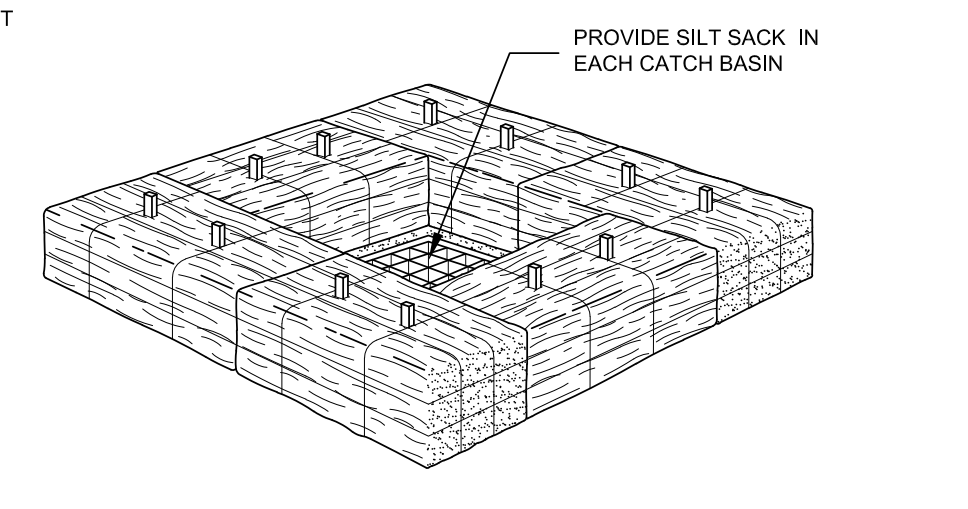
**SEDIMENT & EROSION CONTROL PLAN**  
DEPICTING  
**19 TALL PINE DR**  
WESTON, CT  
PREPARED FOR  
**JONATHAN SCHANZER**

SCALE: 0 20 40  
1"=20'  
DRAWN BY: BDH CHECKED BY: BDH  
**REDNIS & MEAD**  
Professional Engineer  
Bret Holzwarth  
BRET D. HOLZWARTH, CT, P.E. 27812  
January 12, 2023  
DATE

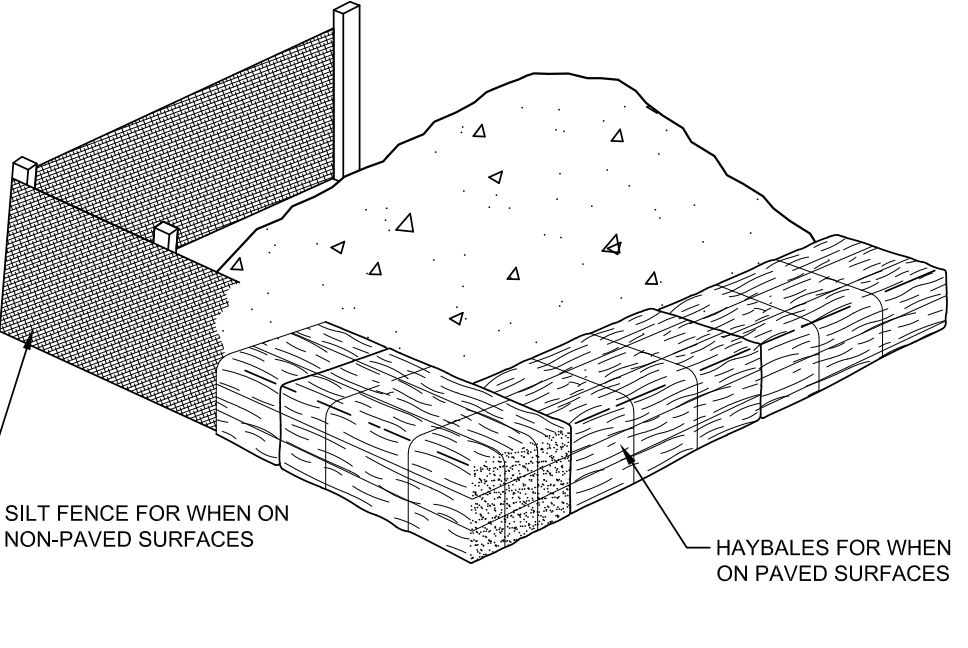
LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING  
22 First Street | Stamford, CT 06905  
Tel: 203.327.0500 | Fax: 203.357.1118  
www.rednisandmead.com  
SHEET No:  
**SE-3**  
Comm. No: 10496



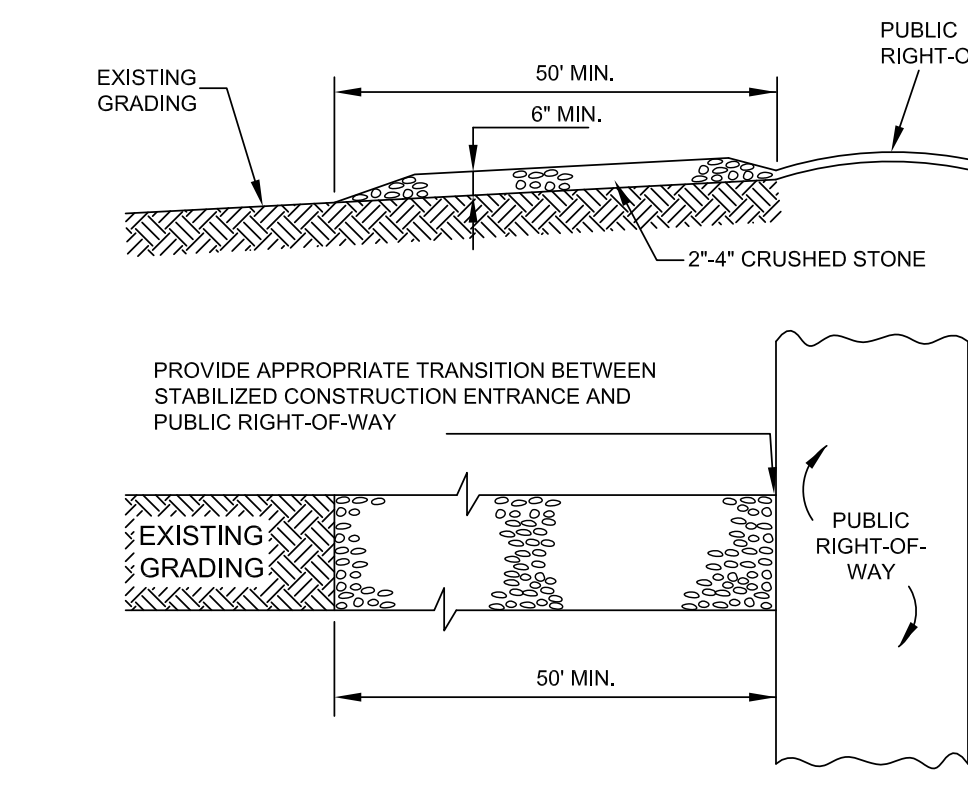
**FABRIC & POST SILTATION BARRIER W/ HAY BALES (DOUBLE-SILT FENCE) N.T.S.**



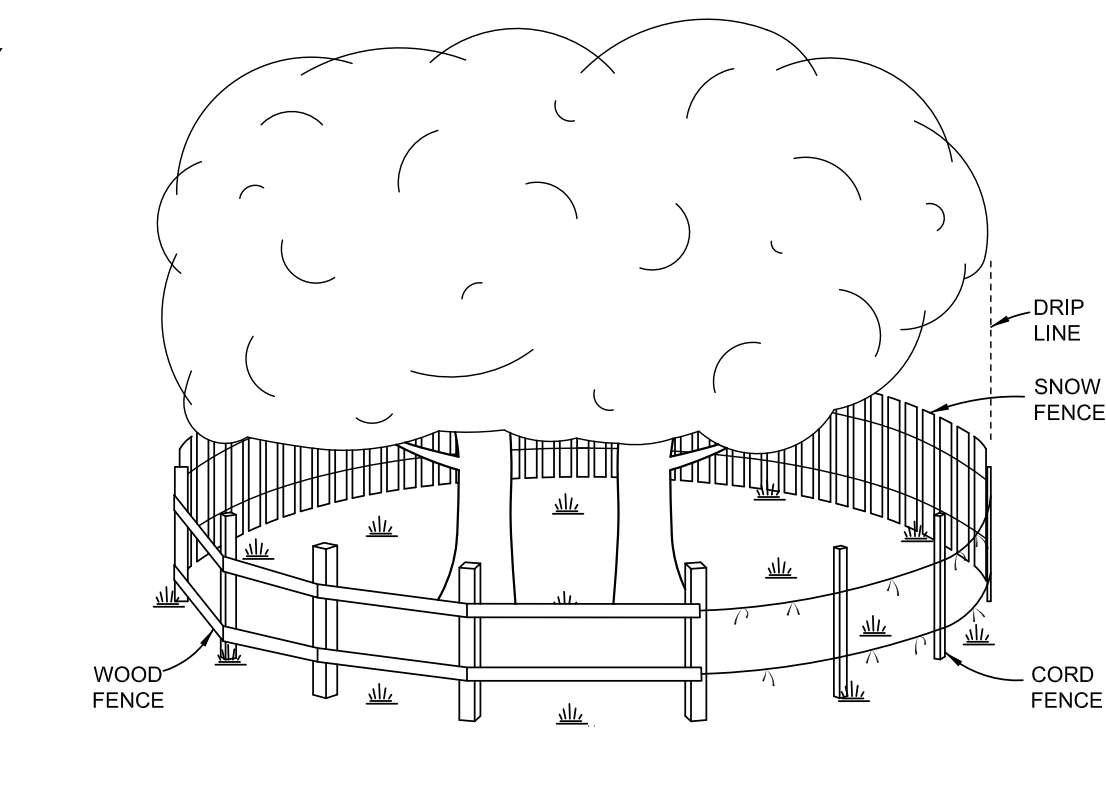
**SEDIMENT FILTER FOR CATCH BASINS N.T.S.**



**SEDIMENT FILTER FOR STOCK PILE N.T.S.**



**STABILIZED CONSTRUCTION ENTRANCE (TRACKING PAD) N.T.S.**



**TREE PROTECTION (SHOWING ACCEPTABLE TYPES OF FENCING) N.T.S.**



GENERAL NOTES:

- 1. These drawings are intended only to depict the design of site grading, drainage, sanitary, and sediment & erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
2. All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Rednis & Mead, Inc., entitled Property and Topographic Survey dated 11/02/2022. Elevations depicted or labeled are based on an associated datum.
3. Limit of Wetlands, depicted hereon, was field identified and flagged by Jay Fain on 09/21/2022 and located by Rednis & Mead, Inc. on 09/23/2022.
4. Refer to soils report prepared by Jay Fain for a description of site soils. There are wetland soil types on the property or within 100' of the property.
5. Property lies in the R-2AC zone.
6. The property lies within the FEMA Flood Zone X. Flood zones as shown on the Flood Insurance Rate Map Community No. 09001C Panel 0403 Suffix F, effective date June 18, 2010.
7. All construction shall comply with the Town of Weston regulations, the State of Connecticut Basic Building Code, Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 818 (latest edition).
8. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with town standards unless approved otherwise in specifically set forth as part of this application.
9. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
10. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field surveys and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
11. The property is served by public water and septic system.
12. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-330, shall be required to contact "Call Before You Dig" at 1-800-922-4655 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
13. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc. for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
14. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
15. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
16. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
17. Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.
18. The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
19. The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
20. No pool back wash water may be discharged into or adjacent to inland wetland and watercourse areas per the Health Department regulations.
21. A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.
EARTHWORK & GRADING:
22. Grade away from building walls at 2% minimum (typical).
23. Earth slopes shall be no steeper than 2:1 (horz:vert).
24. No work shall commence until erosion controls have been inspected and approved by the Wetland Conservation Commission or their designee(s).
25. General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compacting, the fill shall be 4" below the required grade as shown on the plan.
26. Disturbed areas shall be topsoiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, May 2002.
27. After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.
28. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
29. Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing utilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.
30. During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.
STORM AND SANITARY SEWER SYSTEMS:
31. All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
32. Minimum cover on all pipes shall be two feet (2') unless otherwise noted.
33. All storm pipe specified as Poly Vinyl Chloride Pipe (PVC-P) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.
34. All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVC-P) and shall be Schedule 40 with solvent weld joints.
35. Dig test pits at utility and sewer crossings to check actual clearances with these facilities prior to construction. Dig test pits at the connection points to existing sanitary sewer pipes to confirm that the elevation of the proposed gravity sewer is appropriate. If conflicts are found the contractor shall notify the engineer at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid conflict.
36. All catch basins and area drains shall have a two foot (2') sump with bell traps or 90° PVC elbows.
37. Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.
38. All crushed stone shall be Gradation No. 4 as per CT DOT Form 818, Article M.01.02. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces of mud, dirt or other deleterious material.
39. At the end of construction, after the site has been fully stabilized, all new and previously existing storm sewer facilities including, but not limited to, catch basins, area drains, manholes, junction boxes, flow control structures, pipes, oil grit separators, permeable pavers and porous pavement shall be fully cleaned with equipment designed for that purpose to the satisfaction of the inspecting engineer.
STORM WATER INFILTRATION SYSTEM:
40. All galleries to handle H-20 loadings and shall comply with the detail. Interior sections to have no end walls. End sections to have one end wall and access cover.
41. There shall be a minimum of one foot (1') of crushed stone on the sides of the outer galleries.
42. There shall be 6" of 1 1/4" crushed stone below all galleries.
43. Connect gallery runs with sections of 6" PVC. Bottom of connection pipes to be flush with bottoms of galleries.
44. The infiltration systems are to remain disconnected until up gradient areas are fully stabilized.
45. The infiltration systems shall be a minimum of 12" above high groundwater and shall be a minimum of 10' from any footing drain.
46. Remove any topsoil and replace with select fill prior to installation of gallery.
47. All non-select fill on the downhill sides of galleries shall be a silty soil (Type SM, SC, or MI) as per the Unified Soil Classification System. Native material can be used if it conforms to these requirements.
48. All existing fill material below the infiltration systems shall be removed and select fill shall be installed.
49. Select fill shall be a material with a percolation rate of 1" in 20 minutes or faster after compaction. It shall have no more than 5% fines passing the #200 sieve and no stones larger than 6" and less than 10% passing the #100 sieve and be approved by the Inspecting Engineer.
50. Contact the Design Engineer three (3) days prior to excavation for the galleries. During the excavation, the Design Engineer may revise the elevations of the galleries if field conditions dictate.
51. Maintenance of all onsite drainage facilities shall be the responsibility of the property owner.
UTILITIES:
52. Utilities shown on these plans are "not guaranteed" to be complete or correct. Prior to any site activities, the contractor shall be responsible for verification of clearances of proposed utilities from existing utilities. This verification shall include physical observation by means of test pits of the locations of affected utilities. The contractor shall notify the site engineer immediately of any conflict.
53. Electric, telephone, cable, gas, and water services shall be installed in conformance to the requirements of the governing utility companies.
54. It is the contractor's responsibility to install utilities as shown on this sheet. The contractor shall work with the utility companies and site engineer to insure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased as may be required by the governing utility company. Proposed electric, telephone, cable, gas and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by and installed in conformance to the requirements of the governing utility companies.
55. All proposed utility facilities shall be raised or lowered to be flush with finished grade.
56. Utility connections at building face shall be coordinated with the building contractors.
57. In general, each utility shall have a minimum clearance of three feet to any other underground utility.
58. Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.
59. Detectable Tape shall be used to mark piping listed below. The identification tape shall be buried at least 6-inches to 10-inches below final grade but no closer than 12-inches to the buried utility piping or service.
Electric Telephone & Control Orange Caution Electric Line Buried Below
Natural Gas Yellow Caution Gas Line Buried Below
Water Systems Blue Caution Water Line Buried Below
Fire Protection Systems Blue Caution Fire Line Buried Below Sprinkler
Mains Blue Caution Sprinkler Line Buried Below Sewer
System Green Caution Sewer Line Buried Below
IS & S Communication Conduit Orange Conc. N/A
60. Underground-Type Plastic Line Marker: Manufacturer's standard permanent, bright-colored detectable tape, continuous-printed plastic tape, intended for direct-burial service; not less than 6" wide X 4 mils thick.
PAVEMENT AND PAVEMENT MARKINGS:
61. Areas of new asphalt shall follow the details on Sheet SHEET #1.
62. Existing features such as but not limited to walls, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.
63. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
64. The Contractor shall engage a qualified independent testing agency to perform field inspections and tests and to prepare test reports. Testing agency will conduct and interpret tests and state in each report whether tested work complies with or deviates from specified requirements.
65. Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 818 (latest edition).
66. Compaction shall be constructed as specified in the CT DOT FORM 818 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.
67. The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At the meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.
68. Finished paving shall be free of "bird baths" and be smooth at the slopes specified on the plans.
69. The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, sears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.
70. Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).
SEDIMENT AND EROSION CONTROL NARRATIVE:
The purpose of the Sediment and Erosion Control Plan, details, and notes is to outline a program that minimizes soil erosion during construction. The primary policies of this program are:
a) Trapping particles at source by promptly stabilizing disturbed areas;
b) Avoid concentration of water;
c) Avoid contamination of existing storm drains;
d) Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly.
SEDIMENT AND EROSION CONTROL NOTES:
1. Sheet SHEET 3 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
2. All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.
3. The contractor is assigned the responsibility for implementing this sediment and erosion 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 Zoning Department of any transfer of this responsibility, and Inland Wetlands and Water Courses Agency that construction is to begin three (3) days prior to commencing work.
4. Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
5. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.
6. The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
7. Silt fence shall be Mirafl envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafl 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
8. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seeded (4" thick minimum) with topsoil. Seed, rake, roll water and mulch areas according to notes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.
Temporary Seed Mix:
Perennial ryegrass 40 lbs./ac. (1 lb/1000 sf)
Permanent Lawns:
Kentucky Bluegrass 20 lbs./ac.
Creeping Red Fescue 20 lbs./ac.
Perennial Ryegrass 5 lbs./ac.
45 lbs./ac. (1 lb/1000 sf)
Optimum Seeding Dates:
April 15 through June 15
August 15 through October 1
9. Any disturbed area shall be restored to the preconstruction condition. Existing shrubs shall be carefully dug up, stored in a temporary nursery during the project and replanted as directed by the Owner. The time during which these bushes are out of the ground must be minimized. The contractor shall keep the shrubs watered and out of the direct sun during this time.
If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and mulch when season permits.
11. Upon installation of each catch basin and area drain, immediately surround it with haybales as per sediment filter detail.
12. Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.
13. Pavement and curbing should be placed as soon as possible after drainage is installed.
14. Loaded trucks shall be covered as required to keep down dust.
15. Loaded portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.
16. Dust control to be achieved with watering down disturbed areas as required.
17. After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.
18. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
19. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.
20. Excavated material from temporary silt traps must be stockpiled on uphill side of silt fence.
21. Periodically and upon completion of the job, clean silt from any affected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.
CONSTRUCTION PHASING:
The following description of construction phasing is intended to demonstrate a feasible sequence of construction. The actual sequence may vary due to field conditions if approved by the inspecting engineer.
PHASE I: PREPARATION
A. AT LEAST ONE WEEK PRIOR TO THE START OF CONSTRUCTION, THE INSPECTING ENGINEER SHALL MEET WITH THE CONTRACTOR AND OWNER TO REVIEW THE SEDIMENT AND EROSION CONTROL (SEE PLAN), DISCUSS ANY MODIFICATIONS TO CONSTRUCTION SEQUENCE OR SEE PLAN AND TO REVIEW CONTRACTORS LOGISTICS PLAN.
B. ESTABLISH STAGING AREA WITH TRAILERS AND TEMPORARY UTILITIES.
C. INSTALL TRACKING PADS FOR CONSTRUCTION ACCESS.
D. INSTALL SILT FENCE AND PERIMETER FENCE AS SHOWN ON THE PLANS.
E. INSTALL TREE PROTECTION.
F. CUT TREES TO BE REMOVED AND GRUB AREAS TO BE CLEARED.
G. REMOVE EXISTING PAVEMENT ONLY AS NECESSARY TO PROCEED WITH EACH PHASE OF CONSTRUCTION.
PHASE II: CONSTRUCTION
A. ROUGH GRADE SITE, GENERAL EARTHWORK (NOTE: MANAGEMENT OF EXCAVATED MATERIALS DURING THIS PROCESS SHALL BE ACHIEVED BY TEMPORARILY STOCKPILING ONSITE TO THE EXTENT CONSTRUCTION STAGING WILL ALLOW AND BY HAULING MATERIAL OFFSITE AS EXCAVATED).
B. CONSTRUCT FOUNDATION AND BACKFILL AS SOON AS POSSIBLE.
C. INSTALL STORM WATER SYSTEM. THE DRAINAGE UTILITIES WILL BE INSTALLED AND READY TO RECEIVE STORM WATER PRIOR TO THE INSTALLATION OF PAVING.
D. INSTALL SEDIMENT AND EROSION CONTROLS ASSOCIATED WITH DRAINAGE STRUCTURES.
E. EXCAVATE AND INSTALL RETAINING WALLS.
F. FINAL GRADING AND PAVING.
G. SEED & MULCH DISTURBED AREAS AND INSTALL LANDSCAPING AS SOON AS POSSIBLE.
H. MAINTAIN ALL SEDIMENT AND EROSION CONTROLS IN AN EFFECTIVE CONDITION DURING THE CONSTRUCTION PERIOD.
PHASE III: CLEAN UP AFTER ALL AREAS ARE STABILIZED
A. CLEAN EFFECTED PORTION OF ON & OFF SITE ROADS AND DRIVEWAYS.
B. REMOVE ACCUMULATED SILT AND DEBRIS FROM CATCH BASIN SUMPS & PIPES OF EFFECTED ON & OFF SITE STORM DRAINS.
C. REMOVE ACCUMULATED SEDIMENT FROM EFFECTED AREAS AND DISPOSE OF LEGALLY.
D. REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL AND TREE PROTECTION.
E. MAKE ANY NECESSARY REPAIRS TO PERMANENT SEDIMENT AND EROSION CONTROLS SUCH AS PLANTINGS.
TEST PIT DATA
Subsurface Soil Investigation Soil Profile
Test Pit #: 101 Date: 09/23/2022
Inspector: BDH Sanitarian: LH
Ledge at: 72" Mottling at: N/A
Water at: N/A Roots at: 30"
Depth: 72" Soil Description
0"-18" Organics/Forest Litter
18"-29" Orange Brown Sandy Loam
29"-72" Light Brown Sand and Gravel, Moderately Compacted
Subsurface Soil Investigation Soil Profile
Test Pit #: 102 Date: 09/23/2022
Inspector: BDH Sanitarian: LH
Ledge at: N/A Mottling at: N/A
Water at: N/A Roots at: 30"
Depth: 66" Soil Description
0"-16" Organics/Forest Litter
16"-42" Orange Brown Silty Loam
42"-66" Light Brown Sand and Gravel with Cobbles
Subsurface Soil Investigation Soil Profile
Test Pit #: 103 Date: 09/23/2022
Inspector: BDH Sanitarian: LH
Ledge at: N/A Mottling at: N/A
Water at: N/A Roots at: 50"
Depth: 73" Soil Description
0"-10" Organics/Forest Litter
10"-36" Orange Brown Silty Loam
36"-73" Light Brown Sand and Gravel with Boulders
Subsurface Soil Investigation Soil Profile
Test Pit #: 104 Date: 09/23/2022
Inspector: BDH Sanitarian: LH
Ledge at: 55" Mottling at: 27"
Water at: N/A Roots at: 25"
Depth: 55" Soil Description
0"-16" Organics/Forest Litter
16"-27" Orange Brown Silty Loam
27"-55" Mottled Sand and Gravel with Boulders
Subsurface Soil Investigation Soil Profile
Test Pit #: 1 Date: 07/11/2022
Inspector: BDH Sanitarian: AC
Ledge at: N/A Mottling at: 44"
Water at: N/A Roots at: 38"
Depth: 78" Soil Description
0"-29" Topsoil, Organics and miscellaneous fill
29"-47" Orange Brown Sandy Loam
47"-78" Sand and Gravel with Cobbles
Subsurface Soil Investigation Soil Profile
Test Pit #: 2 Date: 07/11/2022
Inspector: BDH Sanitarian: AC
Ledge at: N/A Mottling at: 44"
Water at: N/A Roots at: 48"
Depth: 84" Soil Description
0"-36" Topsoil, Organics and miscellaneous fill
36"-55" Olive Brown Sandy Loam
55"-84" Compacted Olive Brown Sandy Loam
Subsurface Soil Investigation Soil Profile
Test Pit #: 3 Date: 07/11/2022
Inspector: BDH Sanitarian: AC
Ledge at: N/A Mottling at: N/A
Water at: 84" Roots at: 84"
Depth: 84" Soil Description
0"-46" Fill
46"-84" Orange Brown Sandy Loam
\*Contained Disturbed Soils
Subsurface Soil Investigation Soil Profile
Test Pit #: 4 Date: 07/11/2022
Inspector: BDH Sanitarian: AC
Ledge at: N/A Mottling at: 32"
Water at: 96" Roots at: 20"
Depth: 96" Soil Description
0"-42" Organics and miscellaneous fill
42"-60" Orange Brown Sandy Loam
60"-96" Tan Gravel and Sand
Subsurface Soil Investigation Soil Profile
Test Pit #: 5 Date: 07/11/2022
Inspector: BDH Sanitarian: AC
Ledge at: N/A Mottling at: 48"
Water at: N/A Roots at: 41"
Depth: 82" Soil Description
0"-48" Fill
48"-53" Orange Brown Sandy Loam
53"-82" Tan Mottled, Compacted Sand and Gravel
\*Contained Disturbed Soils
Subsurface Soil Investigation Soil Profile
Test Pit #: 6 Date: 07/11/2022
Inspector: BDH Sanitarian: AC
Ledge at: N/A Mottling at: 48"
Water at: N/A Roots at: N/A
Depth: 64" Soil Description
0"-15" Topsoil/Misc Fill
15"-27" Orange Brown Sandy Loam
27"-64" Sand Weathered Rock and Boulders
\*Contained Disturbed Soils
Subsurface Soil Investigation Soil Profile
Test Pit #: 7 Date: 07/11/2022
Inspector: BDH Sanitarian: AC
Ledge at: N/A Mottling at: 38"
Water at: N/A Roots at: 30"
Depth: 62" Soil Description
0"-18" Organics, Roots, and Topsoil
18"-27" Brown Sandy Loam and Organics
27"-38" Orange Brown Sandy Loam
38"-62" Tan Mottled Sand and Gravel
SCALE: N.T.S.
DRAWN BY: BDH CHECKED BY: BDH
Rednis & Mead, Inc. Bret Holzwarth
BRET D. HOLZWARTH, CT, P.E., 27812
January 12, 2023 DATE
This document and copies thereof are valid only if they bear the original and embossed seal of the designated licensed professional. Unauthorised alterations render any declaration herein null & void.
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www.rednismead.com Comm. No.: 10496

TEST PIT DATA

Table with 2 columns: Soil Profile and Soil Description. Includes Test Pit #: 101, Date: 09/23/2022, Inspector: BDH, Sanitarian: LH, Ledge at: 72", Mottling at: N/A, Water at: N/A, Roots at: 30".

Table with 2 columns: Soil Profile and Soil Description. Includes Test Pit #: 3, Date: 07/11/2022, Inspector: BDH, Sanitarian: AC, Ledge at: N/A, Mottling at: N/A, Water at: 84", Roots at: 84".

Table with 2 columns: Soil Profile and Soil Description. Includes Test Pit #: 102, Date: 09/23/2022, Inspector: BDH, Sanitarian: LH, Ledge at: N/A, Mottling at: N/A, Water at: N/A, Roots at: 30".

Table with 2 columns: Soil Profile and Soil Description. Includes Test Pit #: 4, Date: 07/11/2022, Inspector: BDH, Sanitarian: AC, Ledge at: N/A, Mottling at: 32", Water at: 96", Roots at: 20".

Table with 2 columns: Soil Profile and Soil Description. Includes Test Pit #: 103, Date: 09/23/2022, Inspector: BDH, Sanitarian: LH, Ledge at: N/A, Mottling at: N/A, Water at: N/A, Roots at: 50".

Table with 2 columns: Soil Profile and Soil Description. Includes Test Pit #: 5, Date: 07/11/2022, Inspector: BDH, Sanitarian: AC, Ledge at: N/A, Mottling at: 48", Water at: N/A, Roots at: 41".

Table with 2 columns: Soil Profile and Soil Description. Includes Test Pit #: 104, Date: 09/23/2022, Inspector: BDH, Sanitarian: LH, Ledge at: 55", Mottling at: 27", Water at: N/A, Roots at: 25".

Table with 2 columns: Soil Profile and Soil Description. Includes Test Pit #: 6, Date: 07/11/2022, Inspector: BDH, Sanitarian: AC, Ledge at: N/A, Mottling at: 48", Water at: N/A, Roots at: N/A.

Table with 2 columns: Soil Profile and Soil Description. Includes Test Pit #: 1, Date: 07/11/2022, Inspector: BDH, Sanitarian: AC, Ledge at: N/A, Mottling at: 44", Water at: N/A, Roots at: 38".

Table with 2 columns: Soil Profile and Soil Description. Includes Test Pit #: 7, Date: 07/11/2022, Inspector: BDH, Sanitarian: AC, Ledge at: N/A, Mottling at: 38", Water at: N/A, Roots at: 30".

Table with 2 columns: Soil Profile and Soil Description. Includes Test Pit #: 2, Date: 07/11/2022, Inspector: BDH, Sanitarian: AC, Ledge at: N/A, Mottling at: 44", Water at: N/A, Roots at: 48".

Table with 2 columns: Soil Profile and Soil Description. Includes Test Pit #: 7, Date: 07/11/2022, Inspector: BDH, Sanitarian: AC, Ledge at: N/A, Mottling at: 38", Water at: N/A, Roots at: 30".

Table with 2 columns: No. and Date. Includes 2, 01/12/2023, 1, 11/09/2022.

NOTES & SOIL TEST RESULTS

DEPICTING 19 TALL PINE DR WESTON, CT PREPARED FOR JONATHAN SCHANZER

Professional seal and signature of Bret Holzwarth, P.E., 27812, dated January 12, 2023. Includes Rednis & Mead, Inc. logo and contact information.