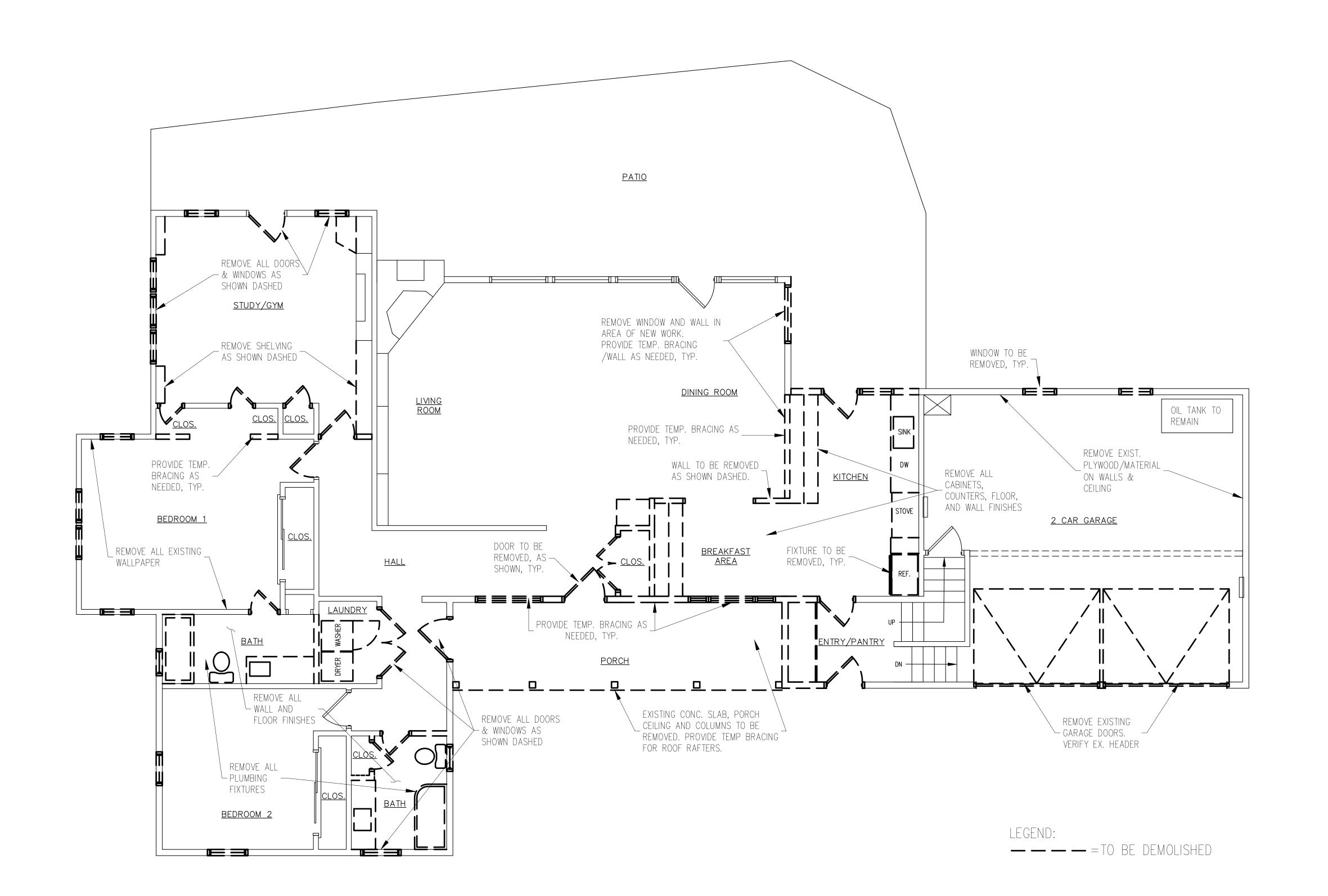
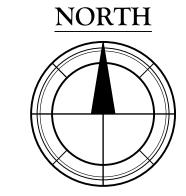
August 22, 2023

To: Commissioners

From: Tom Failla

This is a request for modification on CC Permit 23-07, 18 Kellogg Hill, Garcia. The applicant wants to scale back the project considerably. The modified scope does not increase impervious surfaces in the upland review area. The only additional increase in impervious area is 119 sq. ft. porch roof in the front of the house more than 100 ft from the wetlands. Therefore, the applicant would like to eliminate the need for a drainage system. I recommend that it be treated as a modification because it eliminates the addition of impervious surfaces in the upland review area and relies on existing, well-established drainage conditions across a stable lawn and vegetation providing a buffer between the house/patio areas and pond.





ANN DAY ARCHITECTS LLC

3 Willow Dr. Weston, CT 06883

Drawings and specifications, as instruments of professional service are, and shall remain, the property of the Designer. These Documents are not to be used, in whole or in part, for any other projects or purposes or by any parties other than those properly authorized by contract without the specific written authorization of Ann Day Architects LLC and / or its authorized agent(s).

GARCIA RESIDENCE

REVISIONS 8.11.23 REV PLANS FOR PRICING

SHEET NAME
EXISTING
FIRST FLOOR
DEMO PLAN

SCALE

1/4"=1'-0" 0 2' 4' 6' 1/4" = 1'-0"

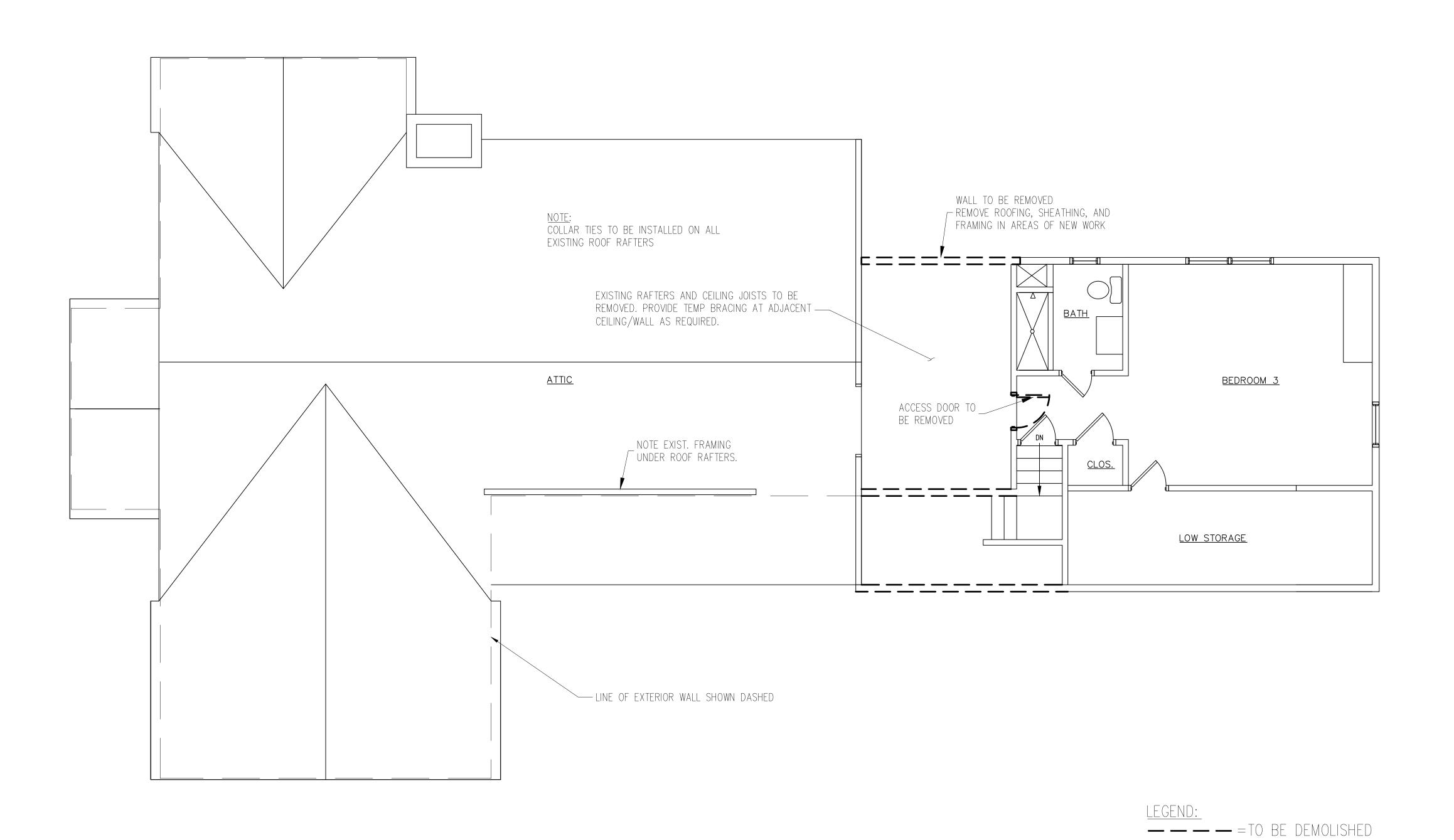
DATE

NOVEMBER 28, 2022
ISSUED FOR PERMIT ONLY

SHEET NO.

D-1

3 OF 12





ANN DAY ARCHITECTS LLC

3 Willow Dr. Weston, CT 06883
(203) 557–0353 p

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GARCIA RESIDENCE
18 KELLOGG HILL RD. WESTON, CT 06883

REVISIONS

8.11.23 REV PLANS FOR PRICING

SHEET NAME
EXISTING
SECOND FLOOR
DEMO PLAN

SCALE

1/4"=1'-0" 0 2' 4' 6' 1/4" = 1'-0"

DATE

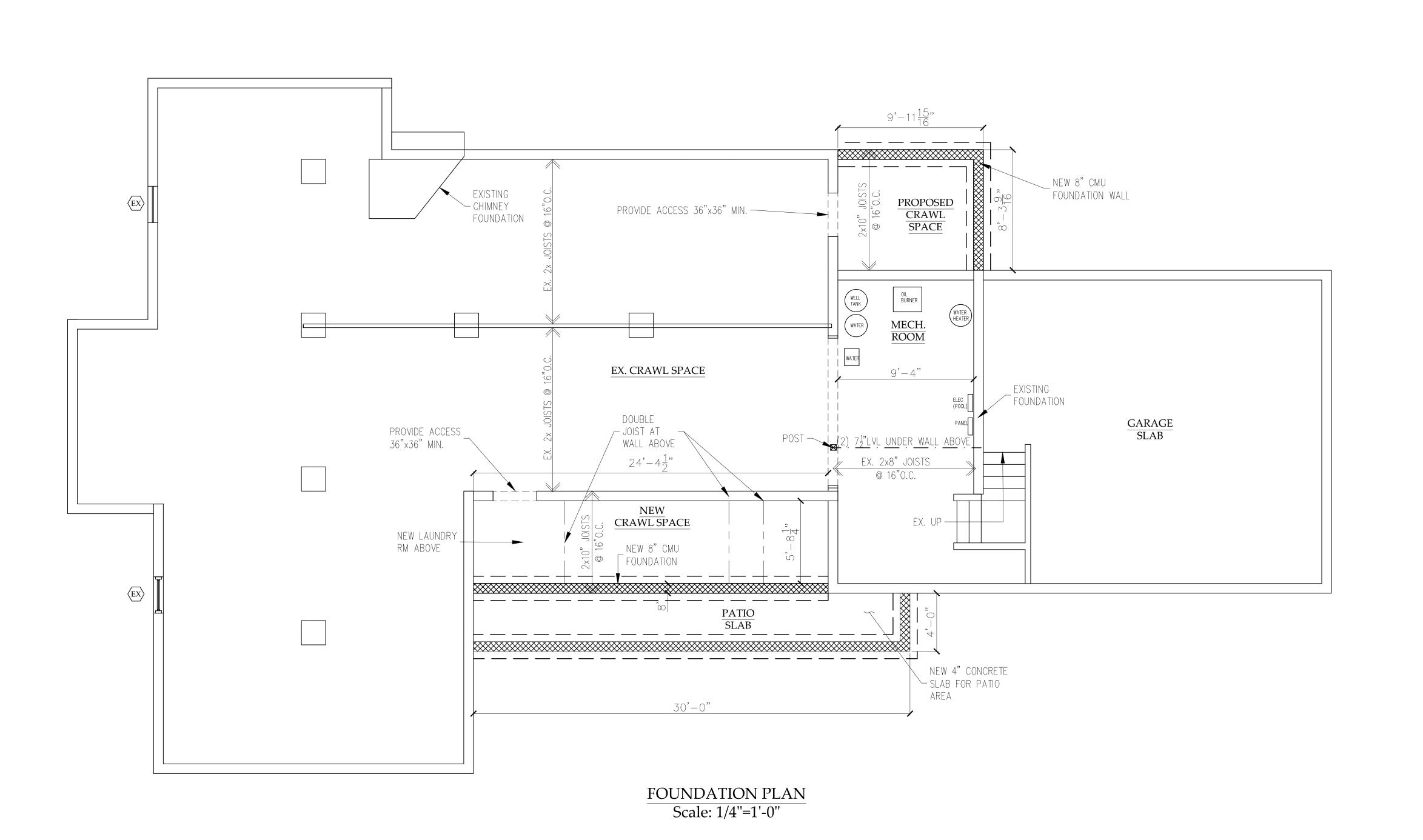
NOVEMBER 28, 2022

ISSUED FOR PERMIT ONLY

SHEET NO.

D-2

4 OF 12



ANN DAY ARCHITECTS LLC

3 Willow Dr. Weston, CT 06883

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A RESIDENCE

GARCL

8.11.23 REV PLANS FOR PRICING

SHEET NAME
PROPOSED
FOUNDATION
PLAN

SCALE

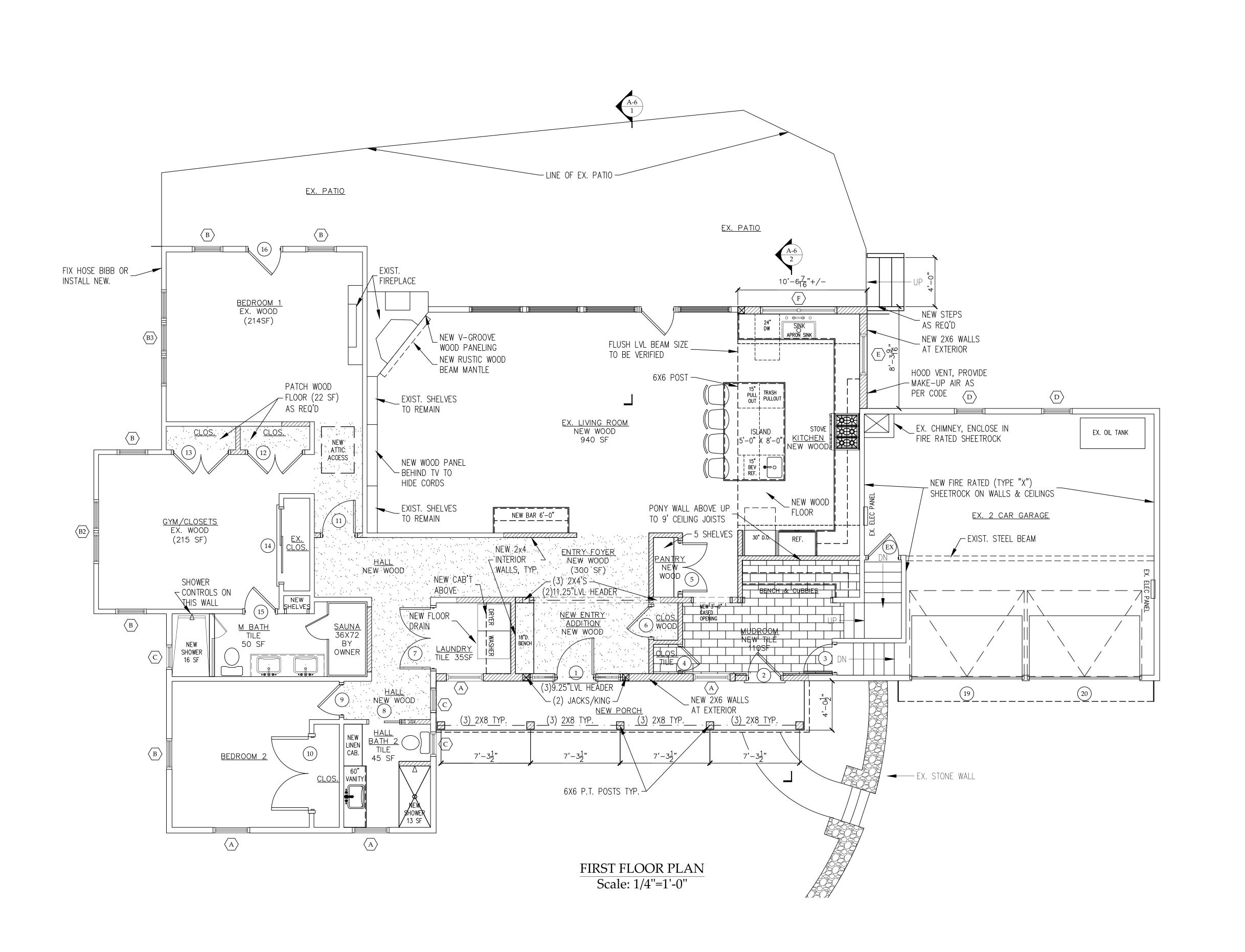
1/4" = 1'-0" 0 2' 4' 6' 1/4" = 1'-0"

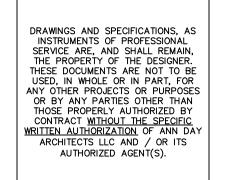
DATE

NOVEMBER 28, 2022 ISSUED FOR PERMIT ONLY

SHEET NO.

A-0





ANN DAY ARCHITECTS LLC

3 Willow Dr. Weston, CT 06883

11.10.22 ISSUED FOR HEALTH REVIEW
4.4.23 SF AREAS WOOD & TILE

GARCIA RESIDENCE

REVISIONS 8.11.23 REV PLANS FOR PRICING

SHEET NAME
PROPOSED
FIRST FLOOR
PLAN

SCALE 1/4"=1'-0"

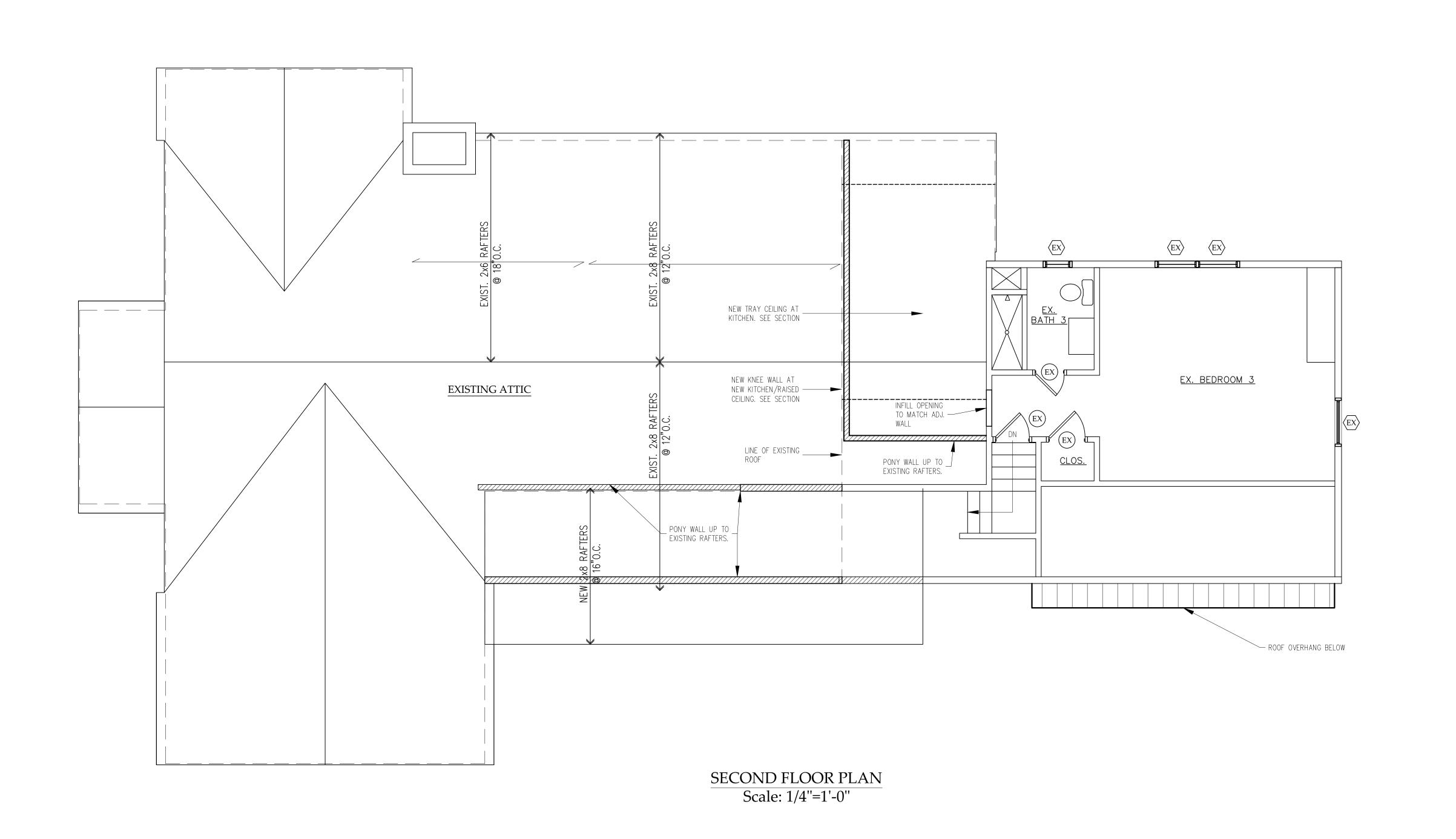
0 2' 4 1/4" = 1'-0"

NORTH

NOVEMBER 28, 2022 ISSUED FOR PERMIT ONLY

SHEET NO.

A-1



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ANN DAY ARCHITECTS LLC

3 Willow Dr. Weston, CT 06883

11.10.22 ISSUED FOR HEALTH REVIEW

GARCIA RESIDENCE
18 KELLOGG HILL RD. WESTON, CT 06883

REVISIONS 8.11.23 REV PLANS FOR PRICING

SHEET NAME
PROPOSED
SECOND FLOOR
PLAN / DORMER

SCALE

1/4"=1'-0" 0 2' 4' 1/4" = 1'-0"

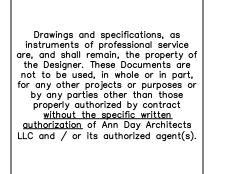
DATE

NOVEMBER 28, 2022
ISSUED TO FOR PERMIT ONLY

SHEET NO.

A-2

NORTH



11.10.22 ISSUED FOR

HEALTH REVIEW

RESIDENCE GARCL

8.11.23 REV PLANS FOR PRICING

SHEET NAME PROPOSED ROOF PLAN

SCALE

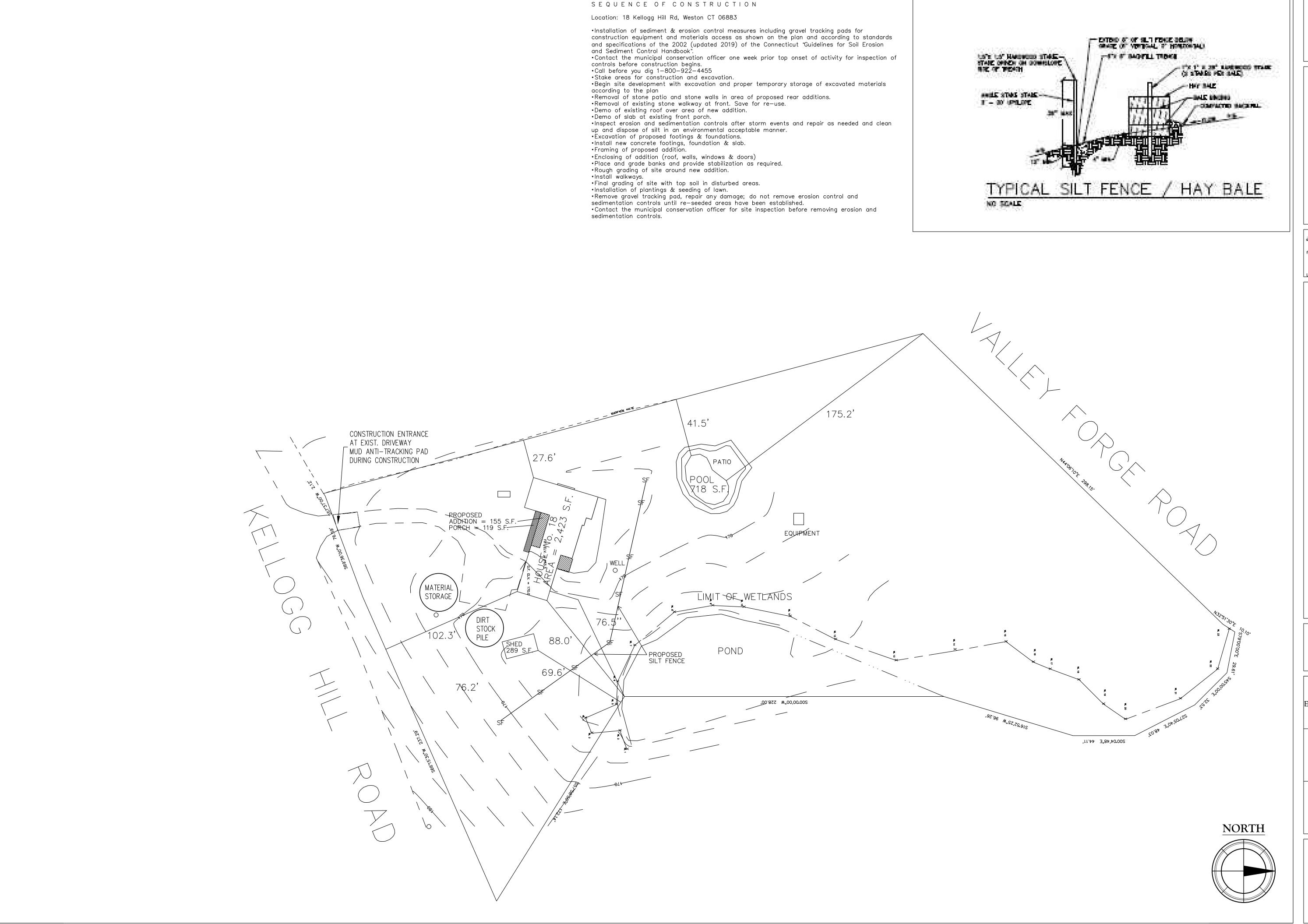
1/4" = 1'-0" 0 2' 4' 6' 1/4" = 1'-0"

DATE

NOVEMBER 28, 2022 ISSUED FOR PERMIT ONLY

SHEET NO.

A-3



ANN DAY ARCHITECTS LLC

3 Willow Dr. Weston, CT 06883
(203) 557-0353 p

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GARCIA RESIDENCE
18 KELLOGG HILL RD. WESTON, CT 06883

FOR PERMIT ONLY

SHEET NAME
SITE PLAN
EROSION & SEDIMENT
CONTROLS

SCALE 1"= 30'-0"

DATE

MARCH 13, 2023 FOR PERMIT ONLY

SHEET NO.

SP-1

NOW OR FORMERLY LAND OF THEA RATTNER & LOUIS PIETIA MUD ANTI TRACKING PAD DURING CONSTRUCTION PROPOSED PATIO PROPOSED ADDITION = 155 S.F.— PORCH = 119 S.F.— ROPOSED ADDITION LIMIT OF WETLANDS POND WETLANDS MARKED BY OTTO THEAL, SOIL SCIENTIST. AREA OF ROOF ROUTED TO RETENTION (GREEN HATCHING) DOUBLE SILT FENCE WITH HAYBALES DURING CONSTRUCTION 200.04,48,E 44'11, 14 UNITS CULTEC C-100 JUNCTION BOX RETENTION CHAMBERS INV. IN/OUT 166.1 BOTTOM ELEV. CULTECS 166.0 NOW OR FORMERLY LAND OF CHRISTOPHER C. & ROBIN E. KUNHARDT 6" PVC INSPECTION PORT CAPPED AT GRADE ALL PIPES ARE TO BE 6" PVC (S=0.01 RETENTION CHAMBERS TO BE MIN.) UNLESS OTHERWISE INDICATED. INSTALLED NO LOWER THAN ELEVATION SHOWN. SEQUENCE OF CONSTRUCTION

SEDIMENTATION AND EROSION CONTROL NOTES

- 1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
- 2. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.
- 3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT 'GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL' HANDBOOK.
- 4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.
- 5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
- 6. SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
- 7. THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.

LOCATION: 18 KELLOGG HILL RD, WESTON CT 06883

- INSTALLATION OF SEDIMENT & EROSION CONTROL MEASURES INCLUDING GRAVEL TRACKING PADS FOR CONSTRUCTION EQUIPMENT AND MATERIALS ACCESS AS SHOWN ON THE PLAN AND ACCORDING TO
- AND SPECIFICATIONS OF THE 2002 (UPDATED 2019) OF THE CONNECTICUT "GUIDELINES FOR SOIL
- EROSION AND SEDIMENT CONTROL HANDBOOK".
- CONTACT THE MUNICIPAL CONSERVATION OFFICER ONE WEEK PRIOR TOP ONSET OF ACTIVITY FOR
- INSPECTION OF
- CONTROLS BEFORE CONSTRUCTION BEGINS.
- CALL BEFORE YOU DIG 1-800-922-4455 · STAKE AREAS FOR CONSTRUCTION AND EXCAVATION.
- BEGIN SITE DEVELOPMENT WITH EXCAVATION AND PROPER TEMPORARY STORAGE OF EXCAVATED MATERIALS
- ACCORDING TO THE PLAN
- REMOVAL OF STONE PATIO AND STONE WALLS IN AREA OF PROPOSED REAR ADDITIONS. • REMOVAL OF EXISTING STONE WALKWAY AT FRONT. SAVE FOR RE-USE.
- DEMO OF EXISTING ROOF OVER AREA OF NEW ADDITION. • DEMO OF SLAB AT EXISTING FRONT PORCH.
- INSPECT EROSION AND SEDIMENTATION CONTROLS AFTER STORM EVENTS AND REPAIR AS NEEDED AND
- UP AND DISPOSE OF SILT IN AN ENVIRONMENTAL ACCEPTABLE MANNER.
- EXCAVATION OF PROPOSED FOOTINGS & FOUNDATIONS. • INSTALL NEW CONCRETE FOOTINGS, FOUNDATION & SLAB.
- FRAMING OF PROPOSED ADDITION.
- ENCLOSING OF ADDITION (ROOF, WALLS, WINDOWS & DOORS) · PLACE AND GRADE BANKS AND PROVIDE STABILIZATION AS REQUIRED.
- ROUGH GRADING OF SITE AROUND NEW ADDITION.
- INSTALL WALKWAYS. · FINAL GRADING OF SITE WITH TOP SOIL IN DISTURBED AREAS.
- INSTALLATION OF PLANTINGS & SEEDING OF LAWN. • REMOVE GRAVEL TRACKING PAD, REPAIR ANY DAMAGE; DO NOT REMOVE EROSION CONTROL AND
- SEDIMENTATION CONTROLS UNTIL RE-SEEDED AREAS HAVE BEEN ESTABLISHED. • CONTACT THE MUNICIPAL CONSERVATION OFFICER FOR SITE INSPECTION BEFORE REMOVING EROSION
- SEDIMENTATION CONTROLS.

GRAPHIC SCALE

1 inch = 30 feet

GENERAL CONSTRUCTION NOTES:

- 1. CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
- 2. THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
- 3. NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES.
- SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATLEY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
- 5. EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY BLACK ROCK SURVEYORS TITLED "PLOT PLAN PREPARED FOR ALEJANDRO AND MARIA GARCIA", DATED MARCH 7, 2022.
- 6. ALL SANITARY SEWER PIPE SHALL BE EITHER SDR-35 P.V.C. (ASTM D-3034) OR CLASS 52 DUCTILE IRON (ANSI A 21-51), AS INDICATED ON THE PLANS, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWER PIPE SHALL HAVE RUBBER GASKET SLIP-TYPE JOINTS. INFILTRATION INTO SANITARY SEWERS SHALL NOT EXCEED 150 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE IN 24 HOURS.
- 7. THESE PLANS ARE FOR MUNICIPAL OR STATE AGENCY APPROVAL ONLY. NOT FOR CONSTRUCTION.
- 8. NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
- 9. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START OF CONSTRUCTION.
- 10. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
- 11. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
- 12. TOTAL SITE AREA = 2.9886 ACRES

