

LOCATION MAP

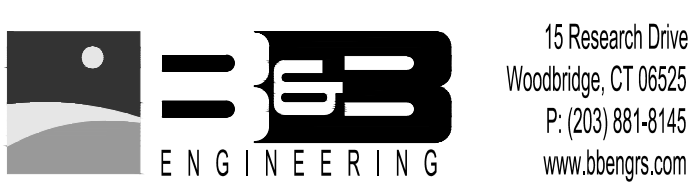
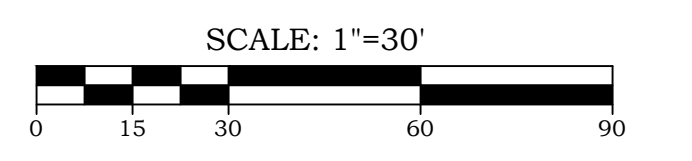
SCALE: 1"=800'

SITE STATISTICS (LOT 9)		
GENERAL SINGLE FAMILY		
ZONING DISTRICT "R-2AC"	REQUIRED	PROVIDED
BULK STATISTICS		
MIN. LOT AREA	2.00 ACRES (87,120 SF)	4.04 ACRES (175,863.3 SF)
BASE LOT AREA		127,404.1 SF
MIN. LOT FRONTAGE	170'	>170'
MIN. BUILDING SETBACK (FRONT)	50'	53.3'
MIN. BUILDING SETBACK (SIDE)	30'	56.5'
MIN. BUILDING SETBACK (REAR)	30'	>30'
MAX. HEIGHT	35'	SEE ARCH. PLANS
MAX. LOT COVERAGE	15% = 19,110.6 SF	DWELLING: 2,714 SF TOTAL: 2,714 SF (2:14)

GENERAL NOTES

- PROPERTY IS ALSO KNOWN AS TOWN OF WESTON TAX LOTS 9 ON ASSESSORS MAP 2.
- TOTAL AREA = 175,863.3 SQ.FT. OR 4.037 ACRES
- PROPERTY LIES IN ZONING DISTRICT "R-2AC".
- PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FEMA.
- PROPOSED FOOTPRINTS ARE BASED OFF OF DRAWINGS OBTAINED FROM THE OWNER AND/OR ARCHITECT. CONTRACTOR SHOULD REFER TO ARCHITECTURAL DRAWINGS FOR EXACT STRUCTURE DIMENSIONS & ACTUAL LOCATIONS OF UTILITY ENTRANCES.
- LOCATION OF ALL UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS ARE REQUIRED BY STATE REGULATIONS TO CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455 FOR LOCATION AND STAKEOUT OF UTILITIES PRIOR TO ANY EXCAVATION.
- IF THERE ARE ANY VARIATIONS ON THIS MAP WITH WHAT IS FOUND OR DESIRED IN THE FIELD, THE CONTRACTOR SHALL CONTACT AND NOTIFY THE SITE ENGINEER IMMEDIATELY PRIOR TO COMMENCING THE RELATED WORK TO DETERMINE THE CORRECT COURSE OF ACTION.
- B&B ENGINEERING, LLC MAKES NO GUARANTEE WITH THIS PLAN UNLESS B&B INSPECTS ALL ASPECTS OF CONSTRUCTION.
- MAP REFERENCES
1. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A MAP ENTITLED "PROPERTY SURVEY OF TAX LOT 9 OLD FARM ROAD WESTON, CONNECTICUT, PREPARED FOR MILTON DEVELOPMENT", DATED 3/10/2022, PREPARED BY ACCURATE LAND SURVEYING, WOODBRIDGE, CONNECTICUT.

No.	Date	REVISION DESCRIPTION
2.	11/29/2023	REVISED PER TOWN COMMENTS
1.	7/24/2023	REVISED MLSS CALCULATION



Land Surveying, Professional Engineering & Land Use Consultants

SITE DEVELOPMENT PLAN

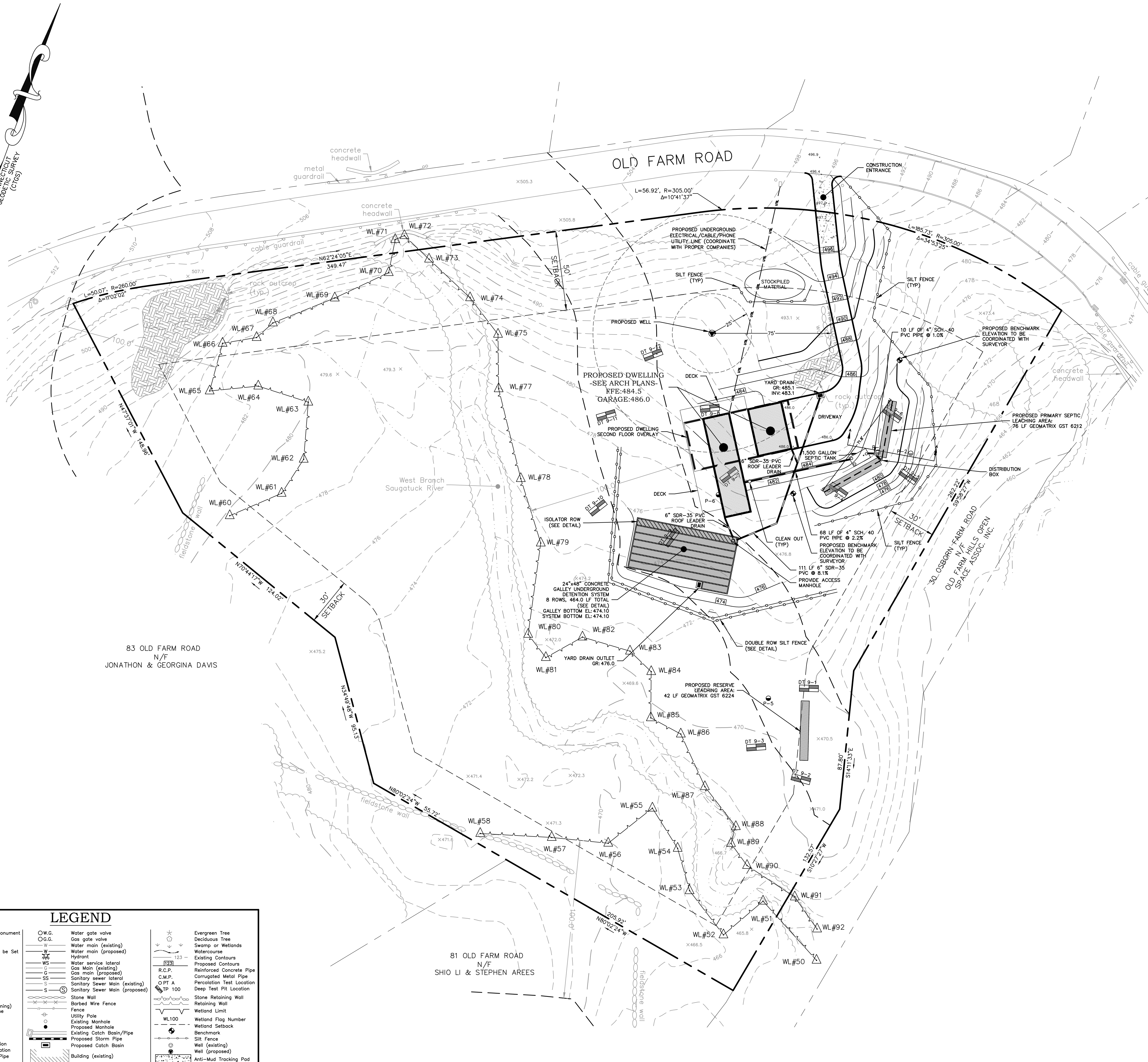
OF
OLD FARM ROAD (ASSESSOR LOT 9)
WESTON, CONNECTICUT

PREPARED FOR
ALAN GELOGAEV

Date 6/21/2023
Scale 1"=30'
Job No. 1179
Drawing No.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

BRYAN P. NESTERIAK, CT. P.E., L.S. 23556



LEGEND

■ C.H.D. Monument	— Conn. Hwy. Dept. Monument	○ W.G. Gas gate valve	— Evergreen Tree
● Mon. Iron Pin to be Set	— Conc. Monument to be Set	— W Water main (existing)	— Deciduous Tree
● I.P. Iron Pin	— D.H. Drill Hole	— WS Water service lateral	— Swamp or Wetlands
○ D.H. Drill Hole	— F.S. File of Stones	— G Gas main (existing)	— Watercourse
○ F.P. Fence Post	— Fnd. Found	— SS Sanitary sewer lateral	— Existing Contours
— n/f Now or Formerly	— Property Line	— S Sanitary Sewer Main (proposed)	— Proposed Contours
— Property Line (adjoining)	— Building Setback Line	— Stone Wall	— R.C.P. Reinforced Concrete Pipe
— Easement Line	— Centerline	— Barbed Wire Fence	— C.M.P. Corrugated Metal Pipe
— Ledge or Boulders	— Earth or gravel fill	— Stone Retaining Wall	— O.P.T.A. Open Pit Location
— Existing Spot Elevation	— Proposed Spot Elevation	— Retaining Wall	— TP 100 Percolation Test Location
— Invert Elevation of Pipe	— Building (existing)	— Wetland Limit	— WL100 Wetland Flag Number
		— Wetland Flag Number	— Wetland Setback
		— Existing Manhole	— Benchmark
		— Proposed Manhole	— Silt Fence
		— Existing Catch Basin/Pipe	— Well (existing)
		— Proposed Catch Basin	— Well (proposed)
		— Anti-Mud Tracking Pad	

SEDIMENTATION & SOIL EROSION SPECIFICATIONS

- 1. THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.
2. ALL CONSTRUCTION ACTIVITIES SHALL PROCEED SO THAT POLLUTION OF ANY WETLANDS, WATERCOURSES, WATERBODIES, AND/OR CONDUIT CARRYING WATER, ETC. DOES NOT OCCUR.

IMPLEMENTATION NOTES

- 1. THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE. ALL CONTROL MEASURES ARE TO BE MAINTAINED IN AN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
2. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION TO BE SCHEDULED AS SOON AS PRACTICAL.
3. POST AND FABRIC SALTATION BARRIERS SHALL BE INSTALLED AT THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.

GENERAL SEPTIC NOTES

- 1. THIS SYSTEM IS NOT DESIGNED FOR BACKWASH FROM A WATER SOFTENING SYSTEM OR THE OUTFLOW FROM A GARBAGE DISPOSAL OR TUB IN EXCESS OF 100 GALLONS.
2. THIS SYSTEM IS TO BE CONSTRUCTED IN ACCORDANCE WITH ALL STATE AND LOCAL HEALTH REGULATIONS.
3. THE INSTALLATION OF THE SEPTIC SYSTEM SHALL BE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER.

DEEP TESTS

Table with columns: TEST DEPTH, MEASUREMENT, CHANGE. Includes data for DT-1 through DT-12.

PERCOLATION TESTS

Table with columns: TEST DEPTH, MEASUREMENT, CHANGE. Includes data for P-1 through P-2.

"SELECT FILL" SPECIFICATIONS

- 1. FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 3 INCHES.
2. UP TO 45% OF THE DRY WEIGHT OF THE SAMPLE MAY BE RETAINED ON THE #4 SIEVE.
3. OF THE MATERIAL THAT PASSES THE #4 SIEVE, IT MUST PASS THE FOLLOWING CRITERIA:

Table showing sieve size, wet sieve, and dry sieve percentages for various sieve sizes (#4, #10, #40, #100, #200).

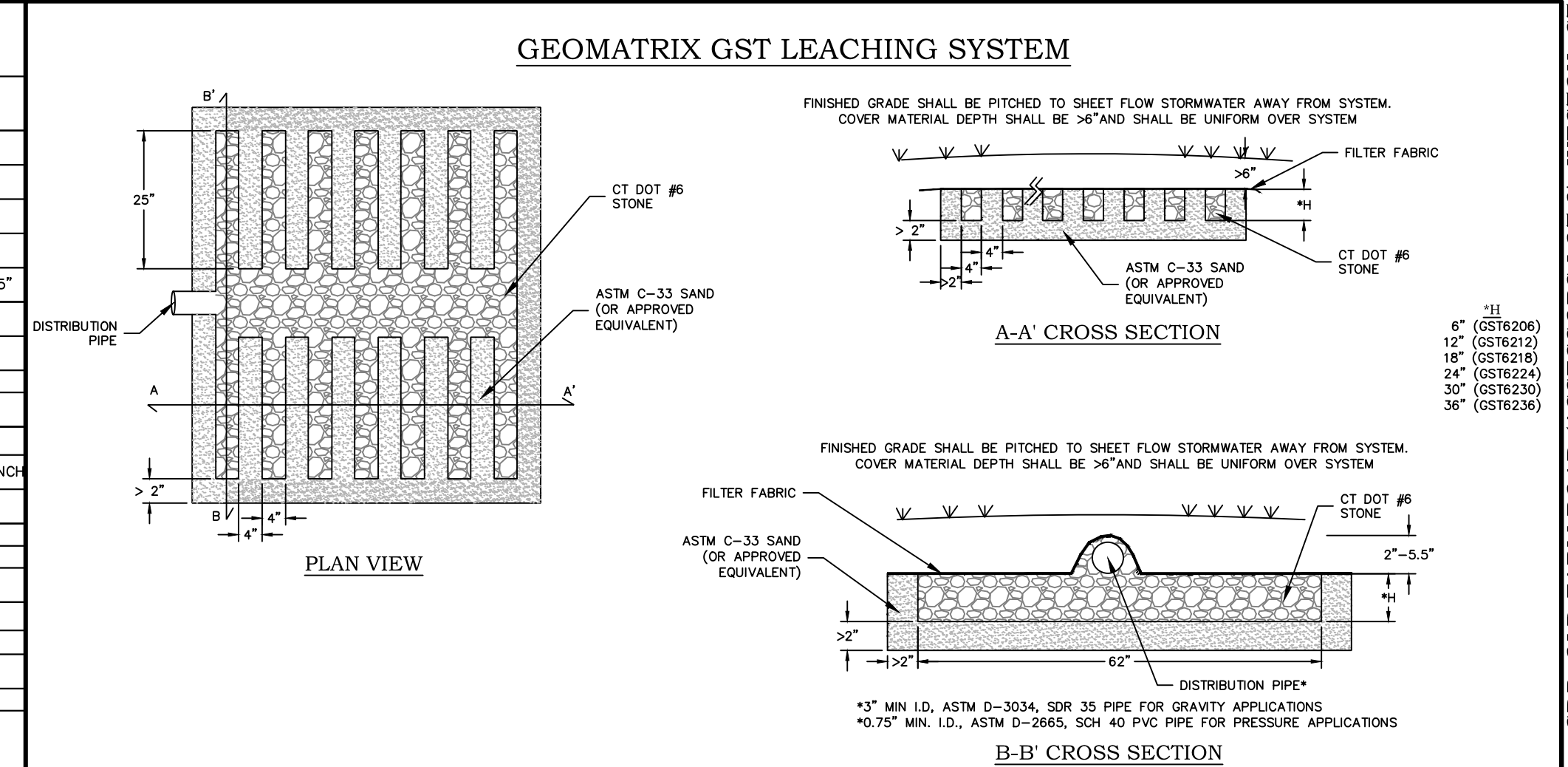
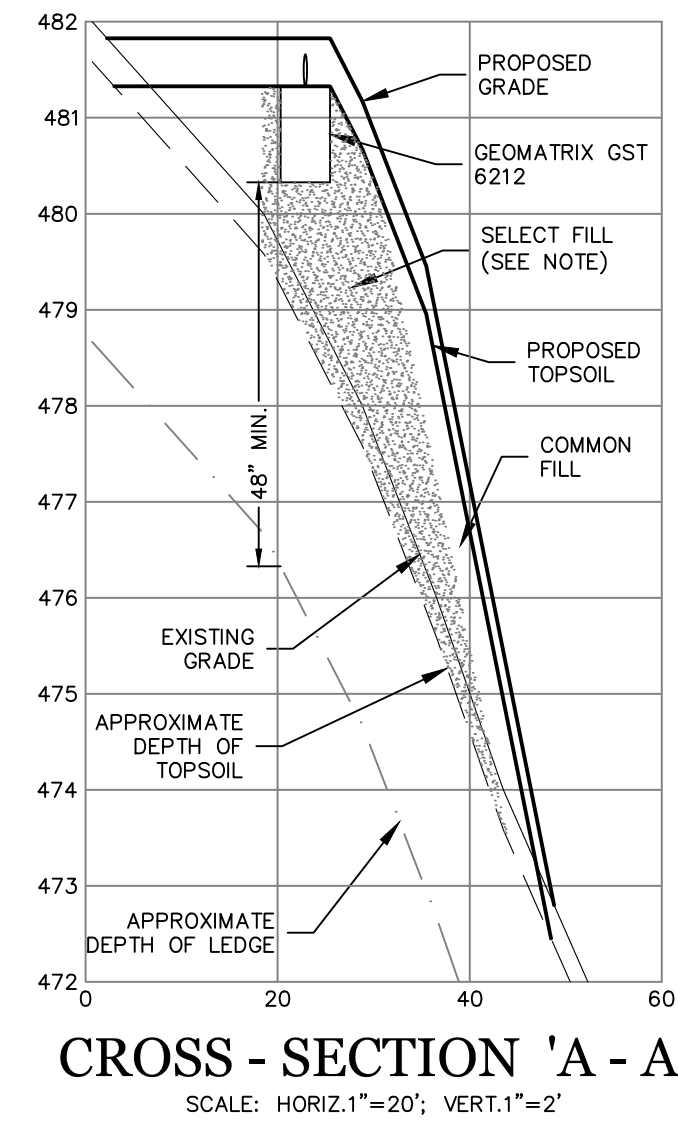
- NOTES: 1. PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.
2. SIEVE ANALYSIS TO BE SUBMITTED TO THE DESIGN ENGINEER AND THE HEALTH DEPARTMENT BEFORE THE START OF CONSTRUCTION.

GRADING & DRAINAGE NOTES

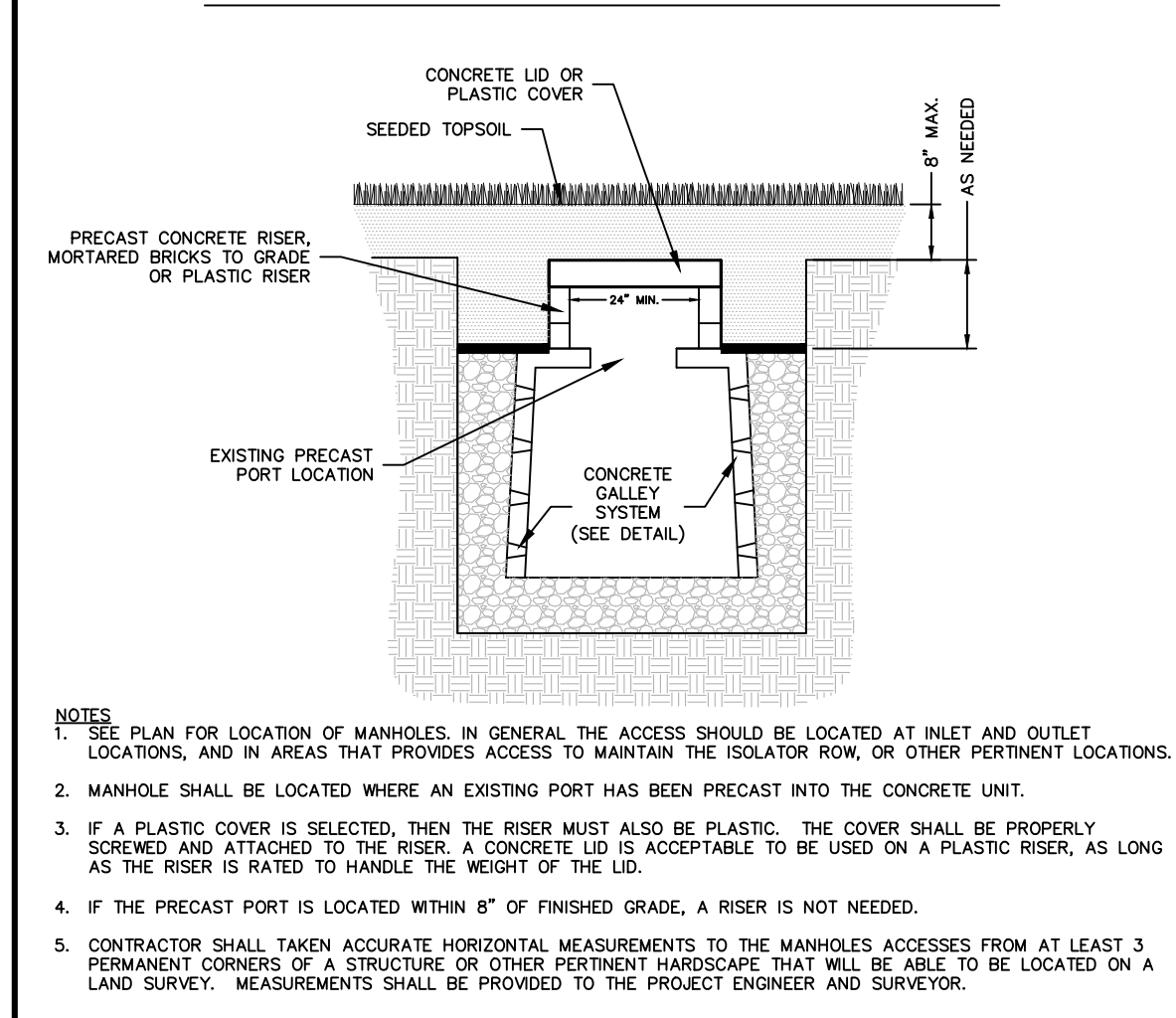
- 1. ABBREVIATIONS: PVC = POLYVINYL CHLORIDE PIPE (SDR-35), HDPE = HIGH DENSITY POLYETHYLENE PIPE, RCP = REINFORCED CONCRETE PIPE, MH = MANHOLE, CB = CATCH BASIN, INV = INVERT, LF = LINEAR FEET, ACCPM = ASPHALT COATED CORRUGATED METAL PIPE, HERCP = HORIZONTAL ELIPTICAL REINFORCED CONCRETE PIPE.
2. THE CONTRACTOR SHALL FLUSH AND CLEAN ALL EXISTING ON-SITE STORM DRAINING STRUCTURES THAT ARE TO BE MAINTAINED.

PROPOSED SEPTIC SYSTEM

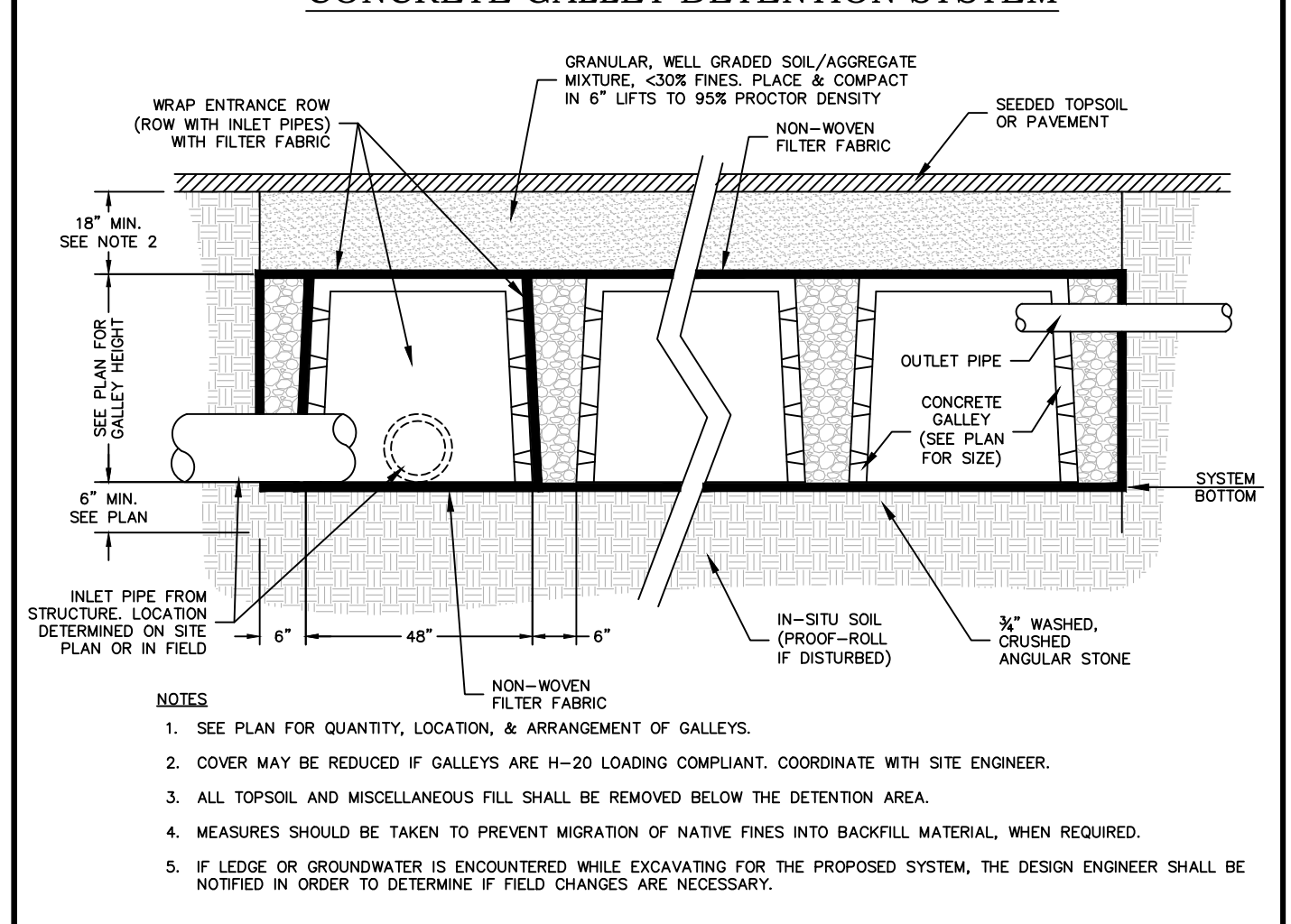
Table with columns: DESIGN DATA, ELEVATIONS, M.L.S.S., RESTRICTIVE LAYER. Includes design details for primary and reserve systems.



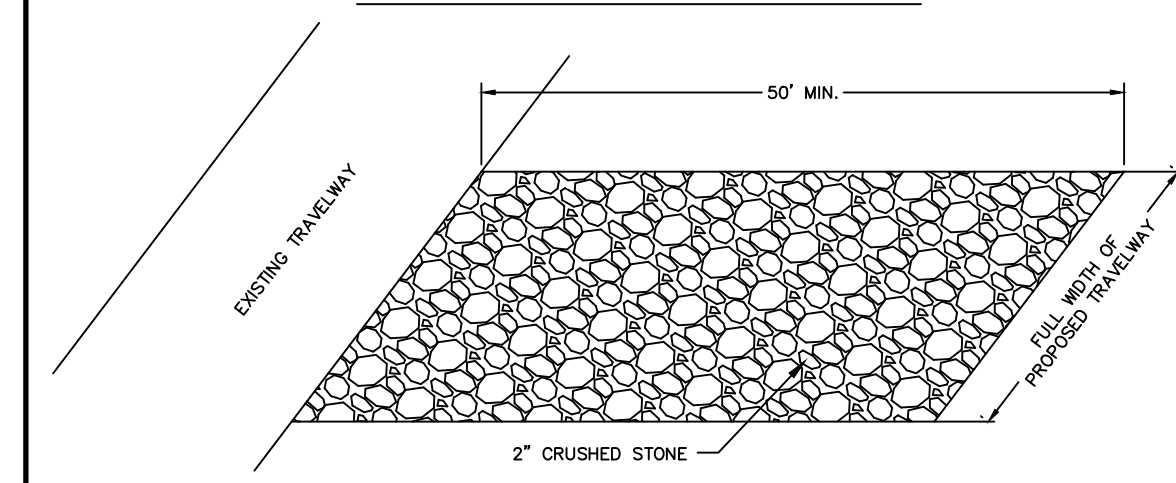
CONCRETE GALLEY ACCESS MANHOLE



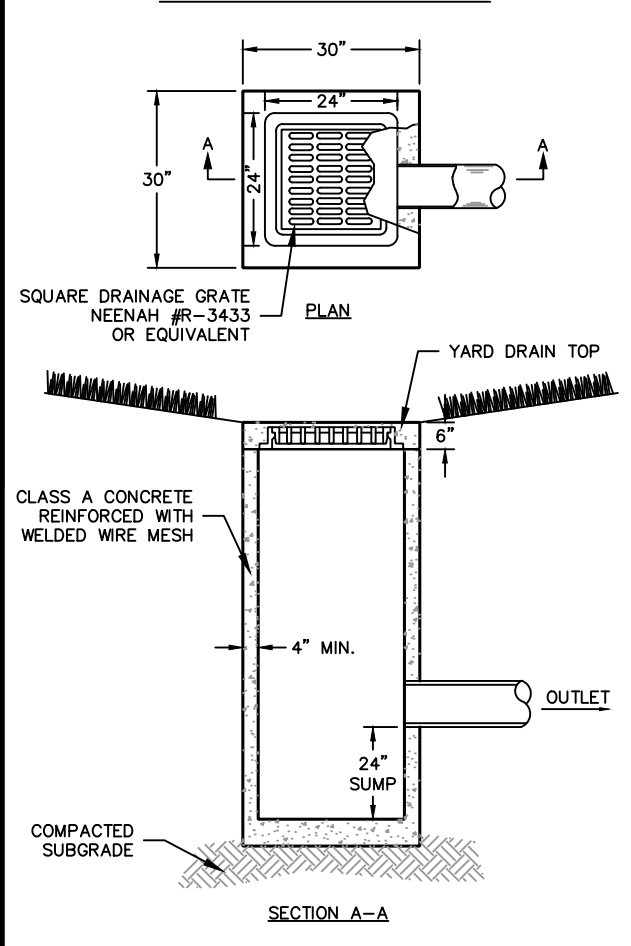
CONCRETE GALLEY DETENTION SYSTEM



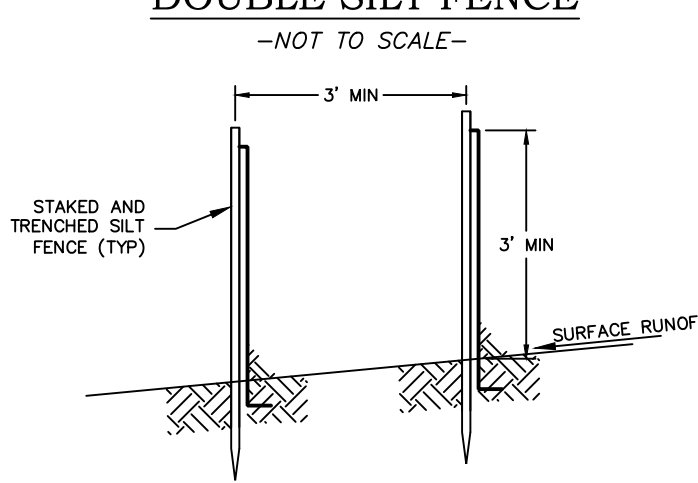
CONSTRUCTION ENTRANCE



30" YARD DRAIN



DOUBLE SILT FENCE



SILT FENCE

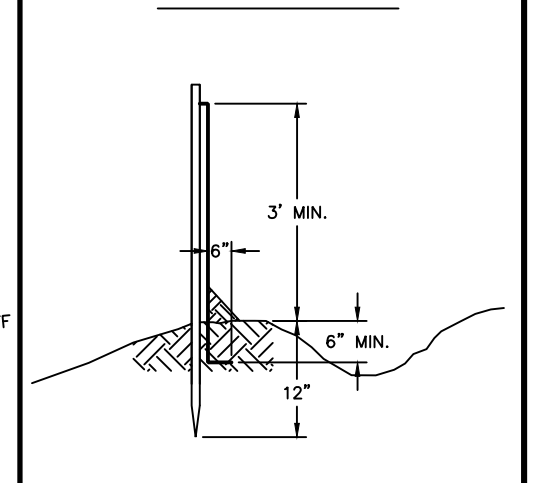


Table with columns: No., Date, REVISION DESCRIPTION. Includes revision 1 dated 7/24/2023 for revised MLSS calculation.

Logo for B&B ENGINEERING with contact information: 15 Research Drive, Woodbridge, CT 06525, P: (203) 881-8145, www.bbengs.com

CONSTRUCTION NOTES & DETAILS OF OLD FARM ROAD (ASSESSOR LOT 9) WESTON, CONNECTICUT

PREPARED FOR ALAN GELOGAEV

Date 6/21/2023, Scale AS NOTED, Job No. 1179, Drawing No. 2 of 2

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. Signature of Bryan P. Nesteriak, P.E., License No. 23556.

SDP, OLD FARM ROAD (ASSESSORS LOT 9), WESTON, CT