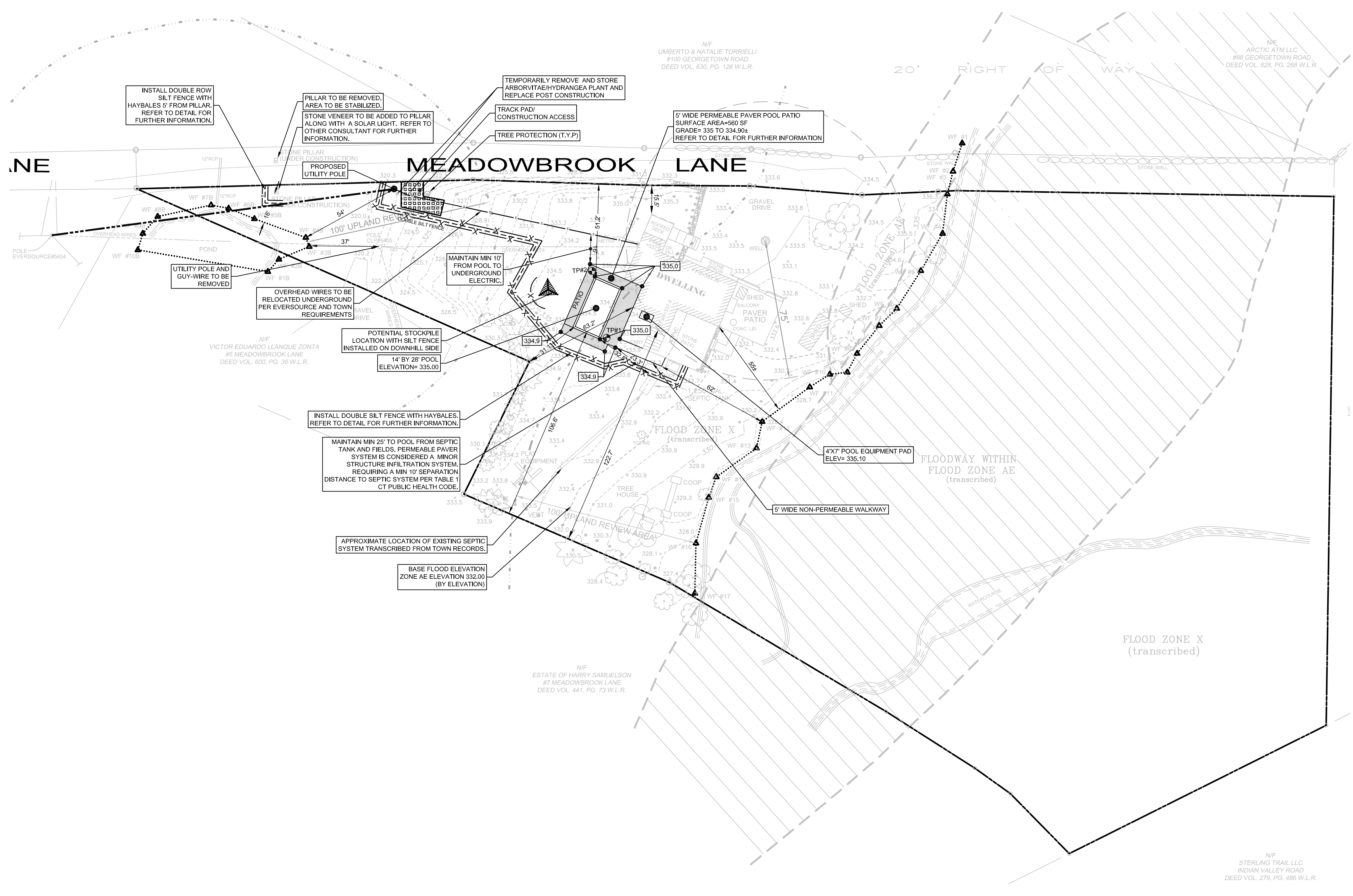


- GENERAL NOTES:**
- This drawing is intended only to depict the design of site grading, drainage, utilities, sanitary, and sediment & erosion controls associated with the proposed pool. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
  - All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead, Inc. entitled Property & Topographic Survey dated July 31, 2023. Elevations depicted or labeled are based on NAVD-88.
  - Refer to drawings by Rave Pools, LLC. for information regarding the design of the proposed pool.
  - Property lies in a R-2A zone.
  - The property lies partially within Special Flood Hazard Area Zone X and AE. Base Flood Elevation (BFE) (100 year storm) is 332 NAVD-88 as depicted on FEMA Flood Insurance Rate Map, Panel 381 of 626, dated June 18, 2010.
  - Inland wetlands depicted hereon were identified and flagged by Pfizer - Jhning Environmental Consulting on June 16, 2023 and located by Ryan and Faulds on June 26, 2023.
  - All construction shall comply with Town of Weston requirements, 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).
  - 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.
  - The property is served by private well and septic system.
  - Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pits (at utility crossings) 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.
  - 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.
  - When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
  - Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
  - 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.
  - The Town of Weston and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
  - 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.
  - 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.

- SEDIMENT AND EROSION CONTROL NOTES:**
- This sheet 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.
  - 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.
  - 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 EPB that construction is to begin three (3) days prior to commencing work.
  - Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
  - 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.
  - Tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off-site roads (minimum length of 20').
  - 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.
  - Silt fence shall be Mirafri envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafri 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
  - 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 seedbed (4" thick minimum) with coprol. Seed, rake, roll, water and mulch areas according to mixes 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
- 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 remulch when season permits.
  - If excavation dewatering is required, all dewatering pumping must have sediment and erosion control provisions to maintain clear water discharge (not muddy). Such provisions shall be approved by governing agencies. All pump discharge from dewatering shall be clear at the point where it flows off the property.
  - All runoff from dewatering activities, if any, shall be filtered through 2 rows of silt fence backed with haybales and directed towards a temporary sediment trap.
  - Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.
  - Loaded trucks shall be covered as required to keep down dust.
  - Affected 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.
  - Dust control to be achieved with watering down disturbed areas as required.
  - After each storm event or once monthly, 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.
  - Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
  - 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.
  - 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.



- UTILITIES:**
- 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.
  - Refer to plans by Rave Pools, LLC. for all utilities necessary for pool and pool equipment.
  - All proposed utility facilities shall be raised or lowered to be flush with finished grade.
  - 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 | Red    | Caution Electric Line Buried Below  |
| Natural Gas                  | Orange | Caution Telephone Line Buried Below |
| Water Systems                | Yellow | Caution Gas Line Buried Below       |
| Fire Protection Systems      | Blue   | Caution Water Line Buried Below     |
| Plumbing                     | Blue   | Caution Fire Line Buried Below      |
| IS & S Communication Conduit | Green  | Caution Sprinkler Line Buried Below |
|                              | Orange | Caution Sewer Line Buried Below     |
|                              |        | Conc. N/A                           |
- 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.

**ZONING INFORMATION**

	SECTION	REQUIRED	EXISTING	EXISTING
<b>DISTRICT: R-2A</b>				
MIN. LOT AREA	321.4	2.00 ACRES	3.023 ACRES (EXCLUDING 20' R.O.W.)	NO CHANGE
MIN. RECTANGLE	321.5	170' x 200'	EXCEEDS 170' x 200'	NO CHANGE
MIN. LOT FRONTAGE	321.5	170'	645.44'	NO CHANGE
<b>SETBACKS:</b>	321.6			
FRONT	321.6	50'	15.5'	15.5' (NO CHANGE) 51.2' (POOL)
SIDE	321.6	30'	63.2'	63.2' (NO CHANGE) 31.1' (POOL)
REAR	321.6	30'	122.7'	122.7' (NO CHANGE) 106.6' (POOL)
WETLAND	312.7	50'	55± (dwelling) 16± (shed)	55± (dwelling) 16± (shed); 98' (POOL)
MAX. BUILDING COVERAGE	321.7	15%	1.63%	NO CHANGE
MAX. BUILDING HEIGHT	321.8	35'	<32.0'	NO CHANGE

2	12/04/2023	ELECTRIC POLE & CONSTRUCTION PAD MOVED
1	10/23/2023	ORIGINAL ISSUE DATE
No.	Date	Revision

**SITE DEVELOPMENT PLAN**  
 DEPICTING  
**9 MEADOWBROOK LANE**  
 WESTON, CT  
 PREPARED FOR  
**JESSICA RAVE-GARCIA**

SCALE: 0 20 40  
 1"=30'

DRAWN BY: PBS CHECKED BY: TM

TEODORO MILONE CT. P.E. 22563  
**December 4, 2023**  
 DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorised alterations render any declaration herein null & void.

SHEET No:  
**SE-1**

Comm. No.: 10216

**REDNISS & MEAD**  
 LAND SURVEYING  
 CIVIL ENGINEERING  
 PLANNING & ZONING CONSULTING  
 PERMITTING  
 22 First Street | Stamford, CT 06905  
 Tel: 203.327.0900 | Fax: 203.357.1118  
 www.rednissmead.com

