

TOWN of WESTON, CONNECTICUT



Incorporated 1787

Town Engineer's Office

September 14, 2020

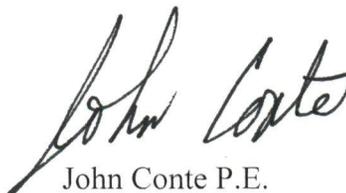
Memo:

To: Tracy Kulikowski, Land Use Director

From: John Conte P.E., Town Engineer

Re: Erosion Control Bond
7 Grey Fox Lane Lot 31

I have inspected the completed work concerning site development construction at the above referenced site on the date of September 14, 2020. The work was satisfactorily completed. All disturbed areas have been seeded and stabilized. The site development bond of \$8,624.00 can be released.



John Conte P.E.

Grumman Engineering LLC

Consulting Civil Engineers

22 Knight Street

(203) 853-3833 - Phone

Norwalk, Connecticut 06851

(203) 286-5057 - Fax

June 7, 2017

Mr. John Conte, P.E. Town Engineer

RE: **Alba Construction**

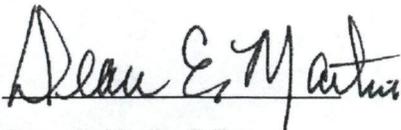
Town of Weston

7 Grey Fox Lane, Lot 31

GE Project Number: 05-3602

Subject: Site Work Bond Estimate

QTY	UNIT	Item	UNIT COST	TOTAL
650 LF		Silt Fence	\$ 4.00	\$ 2,600.00
1 LS		Mud-tracking Bed	\$ 1,500.00	\$ 1,500.00
1 LS		Stormwater Retention Stone	\$ 1,400.00	\$ 1,400.00
260 LF		Staked Hay Bale	\$ 9.00	\$ 2,340.00
Sub Total				\$ 7,840.00
10% Contingency				\$784.00
Total				\$ 8,624.00

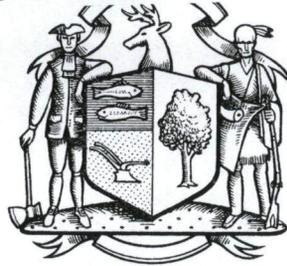

Dean E. Martin, P.E.





TOWN of

WESTPORT
CONNECTICUT



Incorporated 1787

Planning & Zoning Commission

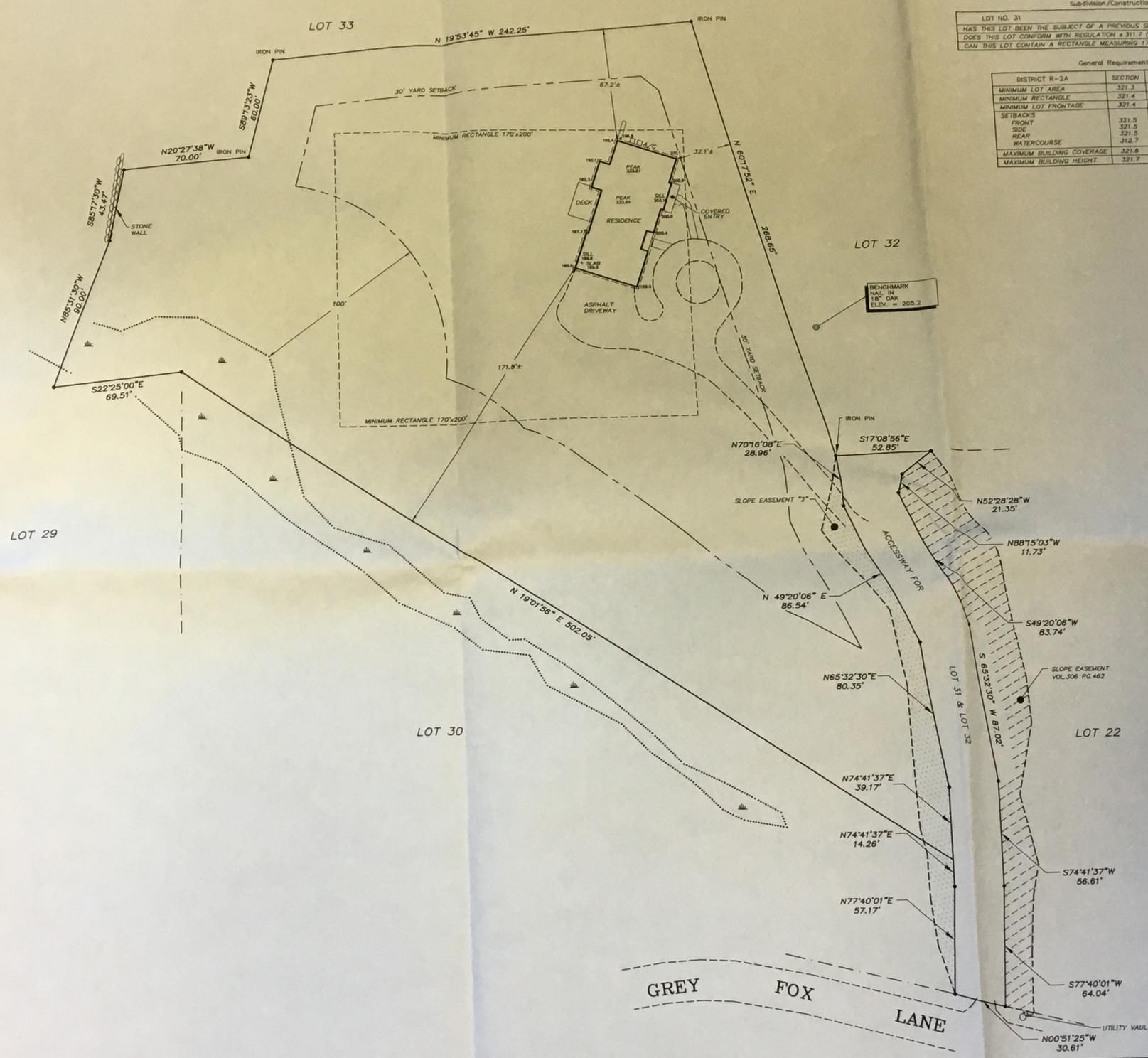
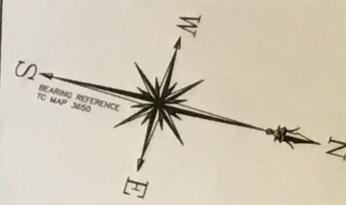
APPROVAL OF LOT DEVELOPMENT PLAN
LOT 31, SECTION 2 OF OLD FARM HILLS RESUBDIVISION
7 GREY FOX LANE
OWNER: ALBA CONSTRUCTION LLC

At a meeting of the Planning & Zoning Commission held on June 5, 2017 the motion passed to approve the Lot Development Plan for Lot 31 of the Section 2 of Old Farm Hills Resubdivision, 7 Grey Fox Lane, for the house, driveway, septic system, pool, retaining wall, stormwater retention and related site work as shown on the site plan entitled "Proposed Sewage Disposal System Plan," prepared by Grumman Engineering L.L.C., dated 10/24/05, last revised on 5/17/17, and the survey entitled "Improvement Location Survey" prepared by Brautigam Land Surveyors, P.C. dated 5/8/17, subject to the following conditions:

1. Prior to the issuance of a Zoning Permit, the following documents are to be submitted to the Zoning Office:
 - (a) Drainage Report approval from the Town Engineer
 - (b) The original "Permit to Construct a Private Subsurface Sewage Disposal System," for a five (5) bedroom house, with stamped plans, from the Westport/Weston Health District.
 - (c) A Soil Disturbance Permit pursuant to Section 348 of the Zoning Regulations from the Land Use Director and the Zoning Enforcement Officer
 - (d) A Lot Development Bond of \$8,624.00 shall be posted for sedimentation and erosion controls subject to final approval by the Town Engineer, who at his discretion may adjust said amount.
2. The Soil & Erosion controls shall be installed as shown on the site plan and shall be in place prior to any site disturbance. In the course of completing construction, the Town Engineer, the Code Enforcement Officer and/or the Conservation Planner shall have the authority to inspect, specify and require the installation of additional Soil & Erosion control measures.
3. All of the conditions from the approval for the subdivision dated December 14, 1988 are incorporated into this approval.

cc: Code Enforcement Officer, Town Engineer, Building Inspector, Conservation Planner, Fire Marshal

Received for Record at WESTON, CT
On 07/07/2017 At 11:57:00 am



Subdivision/Construction

LOT NO. 31			
HAS THIS LOT BEEN THE SUBJECT OF A PREVIOUS SUBDIVISION?	YES		
DOES THIS LOT CONFORM WITH REGULATION # 311.2 (000) SHARED LOTS?	YES		
CAN THIS LOT CONTAIN A RECTANGLE MEASURING 170' x 200' (#.321.4)?	YES		

General Requirements			
DISTRICT R-2A	SECTION	REQUIRED	AS BUILT
MINIMUM LOT AREA	321.3	2 ACRE	2,854 ACRES
MINIMUM RECTANGLE	321.4	170' x 200'	170' x 200'
MINIMUM LOT FRONTAGE	321.4	170'	N/A
SETBACKS			
FRONT	321.5	50'	171.8'
SIDE	321.5	30'	32.1'
REAR	321.7	50'	67.2'
WATERCOURSE	321.7	50'	N/A
MAXIMUM BUILDING COVERAGE	321.6	75%	38%
MAXIMUM BUILDING HEIGHT	321.7	35'	35.0'

AREA:
 115,622± S.F.
 2.654± ACRES

NOTES:

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. 9/26/98. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A RESURVEY CONFORMING TO CLASS "A-2" ACCURACY AND IS INTENDED TO BE USED FOR BUILDING PERMIT APPLICATION PURPOSES.

PROPERTY IS DEPICTED AS LOT 2-6-21 IN THE ASSESSORS OFFICE.

PROPERTY IS LOCATED IN TWO ACRE RESIDENTIAL ZONE.

ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.

REFER TO MAP Nos. 2744, 2819, 3136, 3349, 3597 & 3650 ON FILE IN THE TOWN CLERK'S OFFICE.

DATUM IS BASED ON PLANS PREPARED FOR ALBA CONSTRUCTION BY GRUMMAN ENGINEERING LLC., DATED 10-24-05 AND LAST REVISED 2-21-17.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED.

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 AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, RENDERS ANY DECLARATION NOTED HEREON NULL AND VOID.

BRAUTIGAM LAND SURVEYORS, P.C.

90 South Main Street
 Newtown, Connecticut 06470
 Telephone (203) 270-7810
 Facsimile (203) 270-8392
 E-mail Surveyor@BrautigamLand.com

TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP ARE "SUBSTANTIALLY CORRECT" AS NOTED HEREON.

Paul A. Brautigam
 PAUL A. BRAUTIGAM, CT. Lic. No. 15166

THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

JOB No. 9317003-02	SCALE: 1" = 30'	DRAWN BY: JAB	No.	DATE	REVISIONS
FIELD NOTES: 253/126	DATE: 8/24/2020	CHECKED BY: PAB			

AS-BUILT LOT 31

IMPROVEMENT LOCATION SURVEY
 PREPARED FOR
CELA BUILDERS
 7 GREY FOX LANE
 WESTON, CONNECTICUT