

McChord Engineering Associates, Inc.
Civil Engineers and Land Planners

1 Grumman Hill Road
Wilton, CT 06897
(203) 834-0569

January 20, 2026

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

Re: Construction Sequence Package
Proposed Site Development
6 Calvin Road, Weston, CT

Dear Dr. Failla:

The purpose of this letter is to detail the construction sequence for the proposed site development at the subject property. The development will be broken into phases in order to consolidate construction activities and minimize site disturbance. Annotated site development plans are attached for reference. The project phases are as follows.

General Notes:

1. Work shall commence in the Spring of 2026 and is anticipated to take approximately 12-18 months to complete.
2. Prior to the start of construction, a pre-construction site meeting shall be held on site with the town's conservation planner, site contractor and project engineer.
3. Utility pipe installation, rough grading, final grading and spreading of topsoil shall be performed as the phases progress to avoid not being able to access certain areas with machinery once structures are built.
4. Construction vehicles shall only access the site from the east (Route-57).

Phase 1 - Installation of Sediment and Erosion Controls and Site Demo:

1. Existing driveway shall be used for construction access. Install anti-tracking construction entrance.
2. Establish limits of disturbance and install soil erosion controls, including double row of silt fence with staked haybales.
3. Demo existing garage, shed, play gym and site walls to open rear yard access. Establish temporary stockpile area.
4. Install anti-tracking construction entrance for access to the rear yard.
5. Cut trees to be removed and grub all areas to be cleared within limits of disturbance.
6. Strip topsoil within limits of disturbance and stockpile in designated area.
7. Protect proposed drainage and septic system locations with temporary construction fencing.
8. Confirm location of existing well and extend above grade. If location differs, notify project engineer.

9. Demo existing retaining walls. Temporarily stockpile material in designated area. Haul off-site as required.
10. Reinforce construction access to rear yard with extended anti-tracking pad as necessary

Phase 2 – Perform Rear Yard Site Development Activities:

Rear yard site development shall be performed in steps or phases. Contractors shall start work at the back of the property and work their way out.

1. Install underground detention system. Provide temporary construction fence at perimeter for protection once complete.
2. Construct "1st Segment" of proposed retaining wall.
3. Install septic system leaching fields. Provide temporary construction fence at perimeter for protection once complete.
4. Construct "2nd Segment" of proposed retaining wall.
5. Construct "3rd Segment" of proposed retaining wall.
6. Install new septic tank. Connect to leaching fields and house sewer.
7. Pump and crush existing septic tank and leaching galleries.
8. Finish grade where required and spread a minimum of 4" of topsoil over all remaining disturbed areas. Immediately seed and hay all areas designated as lawn.

Phase 3 – Rear Hardscape Construction

1. Establish new stockpile area. Access shall be from the end of the existing driveway.
2. Protect existing pool with temporary construction fencing.
3. Construct rear hardscape areas.
4. Finish grade where required and spread a minimum of 4" of topsoil over all remaining disturbed areas. Immediately seed and hay all areas designated as lawn.

Phase 4 – Pool House and Addition Construction

1. Construct foundation for addition and garage court retaining walls.
2. Commence construction of addition structure.
3. Construct foundation for pool house and hardscape.
4. Install septic tank for pool house.
5. Install septic and drainage piping.
6. Commence construction of pool house structure.
7. Finish grade where required and spread a minimum of 4" of topsoil over all remaining disturbed areas. Immediately seed and hay all areas designated as lawn.

Phase 5 – Tennis Court Construction

1. Establish new stockpile area.
2. Install drainage piping and collection structures. Connect to stubs left in Phase 2.
3. Rough grade the tennis court and prepare the subgrade.
4. Construct tennis court and walkways.

5. Finish grade where required and spread a minimum of 4" of topsoil over all remaining disturbed areas. Immediately seed and hay all areas designated as lawn.

Phase 6 – Perform Front Yard Site Development Activities:

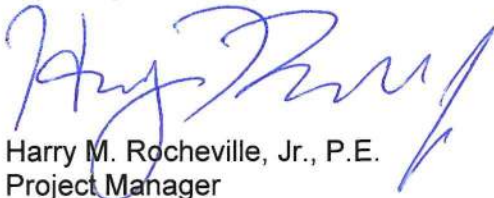
1. Establish new driveway entrance to parking court and new stockpile area.
2. Install drainage piping and collection structures. Remove existing structures and abandon piping.
3. Rough grade the permeable parking court and prepare subgrade.
4. Construct site/retaining walls around parking area.
5. Construct permeable parking area.
6. Construct new driveway at permeable parking area and work out of the project site towards Calvin Road.
7. Finish grade where required and spread a minimum of 4" of topsoil over all remaining disturbed areas. Immediately seed and hay all areas designated as lawn.

Phase 7 – Perform Final Site Development Activities (No Mark-Up Included):

1. Complete construction of driveway. Shift entrance. Route electrical conduit to entry walls.
2. Construct entrance walls.
3. Finish grade where required and spread a minimum of 4" of topsoil over all remaining disturbed areas. Immediately seed and hay all areas designated as lawn.
4. Install proposed wetlands mitigation plantings.
5. Remove soil and erosion controls only after permanent vegetation has been established.

This concludes the Construction Sequence. Please do not hesitate to contact this office with any questions.

Sincerely,



Harry M. Rocheville, Jr., P.E.
Project Manager

CC: Nancy Lovas, RA, Lovas Architects
Alice Eckerson, ASLA, Eckerson Design Associates
Jeffrey Hellinger, Homeowner
Lyman Gilbert, LG Building, Contractor

PROPOSED HIGH LEVEL OVERFLOW GRATE
GRT=217.5
TYPICAL

FENCE OFF PR. DRAINAGE AND SEPTIC SYSTEM LOCATIONS.

DEMO EX. RETAINING WALLS.

**CONSTRUCTION PHASE 1:
INSTALLATION OF SEDIMENT AND EROSION CONTROLS AND SITE DEMO**

INSTALL CONSTRUCTION ENTRANCE FOR REAR YARD. ROUTE TO FOLLOW ARROWS. REINFORCE ROUTE WITH RIP RAP AS REQUIRED.

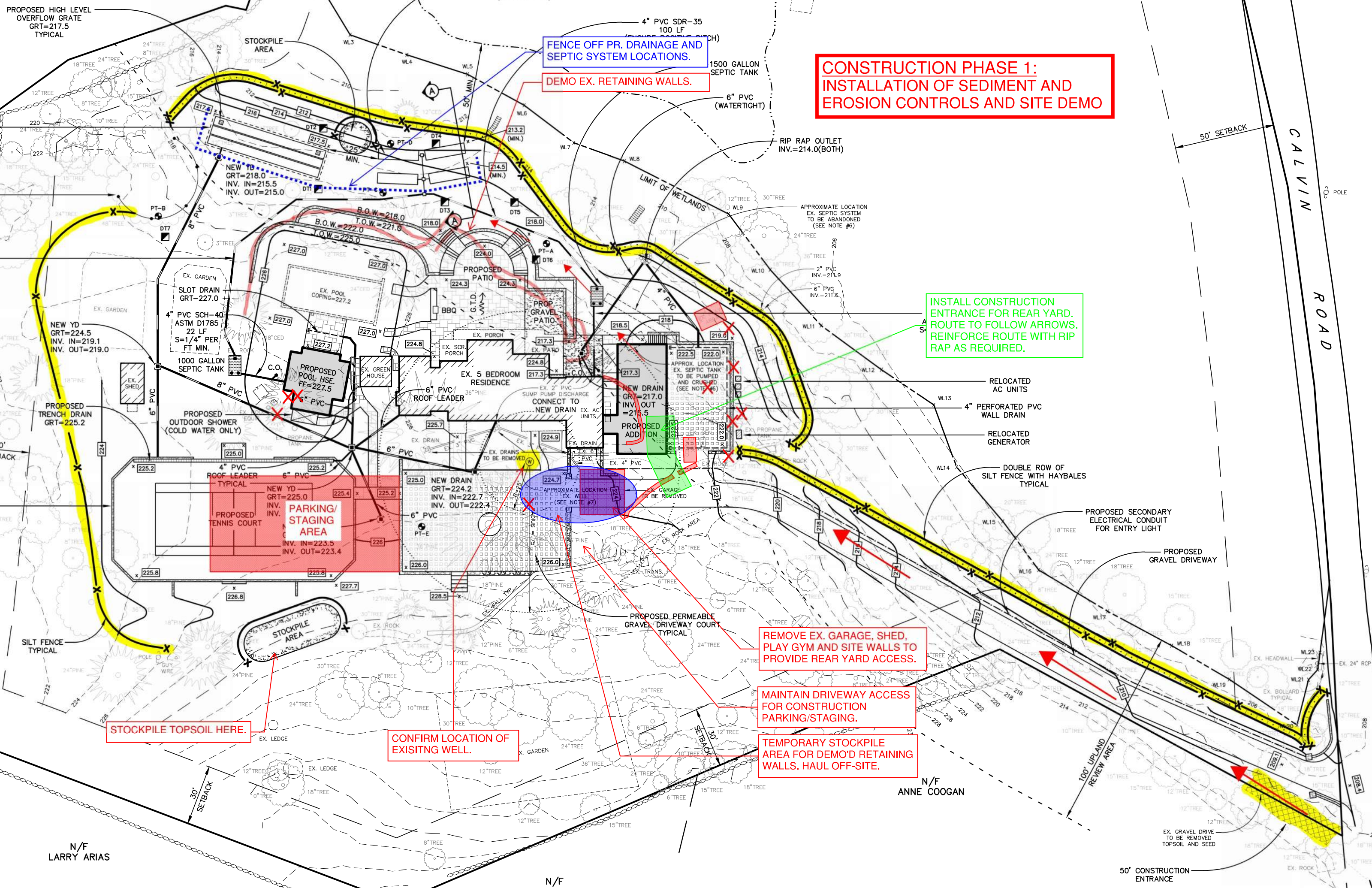
REMOVE EX. GARAGE, SHED, PLAY GYM AND SITE WALLS TO PROVIDE REAR YARD ACCESS.

MAINTAIN DRIVEWAY ACCESS FOR CONSTRUCTION PARKING/STAGING.

TEMPORARY STOCKPILE AREA FOR DEMO'D RETAINING WALLS. HAUL OFF-SITE.

STOCKPILE TOPSOIL HERE.

CONFIRM LOCATION OF EXISTING WELL.



N/F LARRY ARIAS

N/F PETER AND SARA

N/F ANNE COOGAN

50' CONSTRUCTION ENTRANCE

CALVIN ROAD

POLE

POLE

POLE

POLE

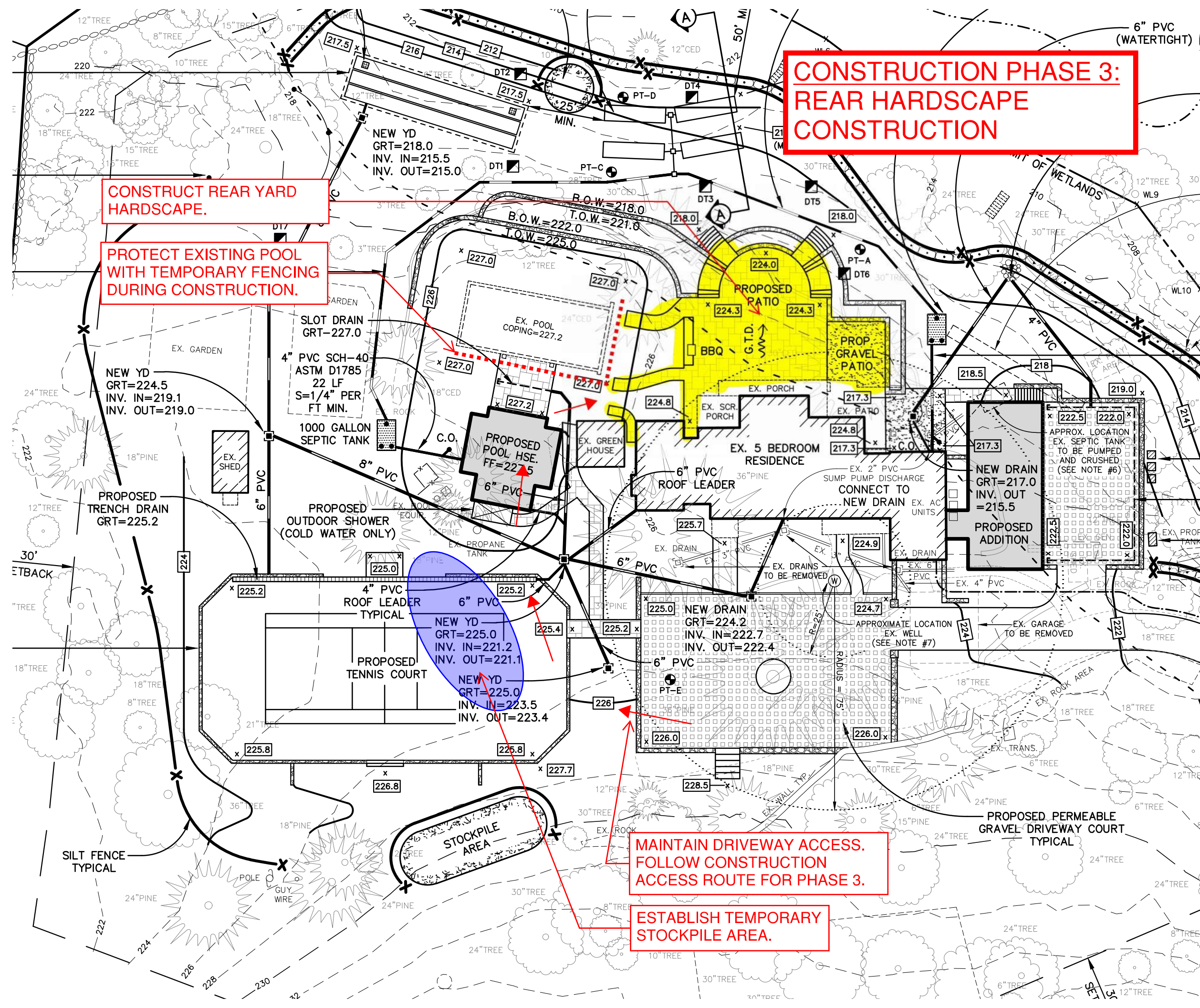
**CONSTRUCTION PHASE 3:
REAR HARDSCAPE
CONSTRUCTION**

**CONSTRUCT REAR YARD
HARDSCAPE.**

**PROTECT EXISTING POOL
WITH TEMPORARY FENCING
DURING CONSTRUCTION.**

**MAINTAIN DRIVEWAY ACCESS.
FOLLOW CONSTRUCTION
ACCESS ROUTE FOR PHASE 3.**

**ESTABLISH TEMPORARY
STOCKPILE AREA.**



INSTALL SLOT DRAIN AND DRAINAGE PIPING.

CONSTRUCT POOL HOUSE AND HARDSCAPE.

INSTALL SEPTIC TANK FOR POOL HOUSE AND CONNECT PIPING.

NEW YD
GRT=224.5
INV. IN=219.1
INV. OUT=219.0

NEW YD
GRT=218.0
INV. IN=215.5
INV. OUT=215.0

SLOT DRAIN
GRT=227.0
4" PVC SCH-40
ASTM D1785
22 LF
S=1/4" PER
FT MIN.
1000 GALLON
SEPTIC TANK

PROPOSED
POOL HSE.
FF=227.5
6" PVC

PROPOSED
TRENCH DRAIN
GRT=225.2

PROPOSED
OUTDOOR SHOWER
(COLD WATER ONLY)

PROPOSED
TENNIS COURT

NEW YD
GRT=225.0
INV. IN=221.2
INV. OUT=221.1

NEW YD
GRT=225.0
INV. IN=223.5
INV. OUT=223.4

STOCKPILE
AREA

**MAINTAIN DRIVEWAY ACCESS.
FOLLOW CONSTRUCTION
ACCESS ROUTE FOR PHASE 3.**

**REMOVE TEMPORARY
STOCKPILE AREA WHEN
PHASE 4 IS COMPLETE.**

**CONSTRUCTION PHASE 4:
POOL HOUSE
CONSTRUCTION**

**CONSTRUCT FOUNDATION
FOR ADDITION AND
RETAINING WALLS.**

PROPOSED PERMEABLE
GRAVEL DRIVEWAY COURT
TYPICAL

RIP RAP OUTLET
INV.=214.0(BOTH)

APPROXIMATE LOCATION
EX. SEPTIC SYSTEM
TO BE ABANDONED
(SEE NOTE #6)

NEW DRAIN
GRT=217.0
INV. OUT
=215.5
PROPOSED
ADDITION

APPROXIMATE LOCATION
EX. WELL
(SEE NOTE #7)

SETBACK
30'

24 UNITS OF CULTEC RECHARGER 330XLHD BOTTOM ELEV.=214.0

RIP RAP OUTLET INV.=214.0(BOTH)

PROPOSED TREE PROTECTION FENCING TYPICAL

CONSTRUCT HARDSCAPE.

4" PVC SDR-35 160 LF (ENSURE POSITIVE PITCH) S=1/8" PER FT MIN.

NEW YD GRT=224.5 INV. IN=219.1 INV. OUT=219.0

4" PVC SCH-40 ASTM D1785 22 LF S=1/4" PER FT MIN.

1000 GALLON SEPTIC TANK

PROPOSED POOL HSE. FF=227.5

EX. 5 BEDROOM RESIDENCE

NEW DRAIN GRT=217.0 INV. OUT=215.5 PROPOSED ADDITION

INSTALL DRAINAGE PIPING AND COLLECTION STRUCTURES BEFORE TENNIS COURT.

CONSTRUCT TENNIS COURT.

PROPOSED TRENCH DRAIN GRT=225.2

PROPOSED OUTDOOR SHOWER (COLD WATER ONLY)

NEW DRAIN GRT=224.2 INV. IN=222.7 INV. OUT=222.4

PROPOSED TENNIS COURT WALL (BY OTHERS)

4" PVC ROOF LEADER TYPICAL

6" PVC

NEW YD GRT=225.0 INV. IN=221.2 INV. OUT=221.1

PROPOSED TENNIS COURT

NEW YD GRT=225.0 INV. IN=223.5 INV. OUT=223.4

STOCKPILE AREA

ESTABLISH NEW STOCKPILE AREA.

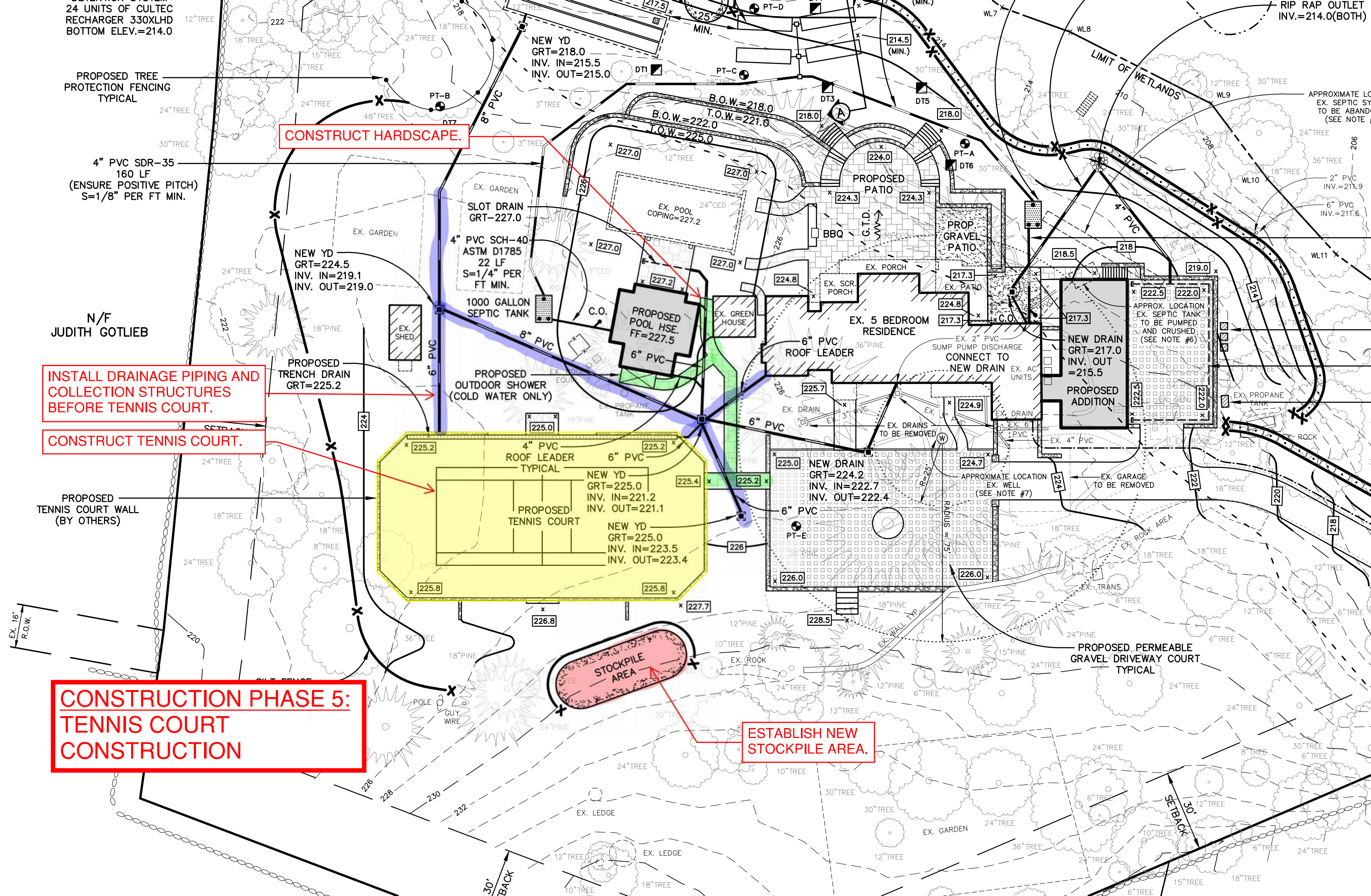
CONSTRUCTION PHASE 5: TENNIS COURT CONSTRUCTION

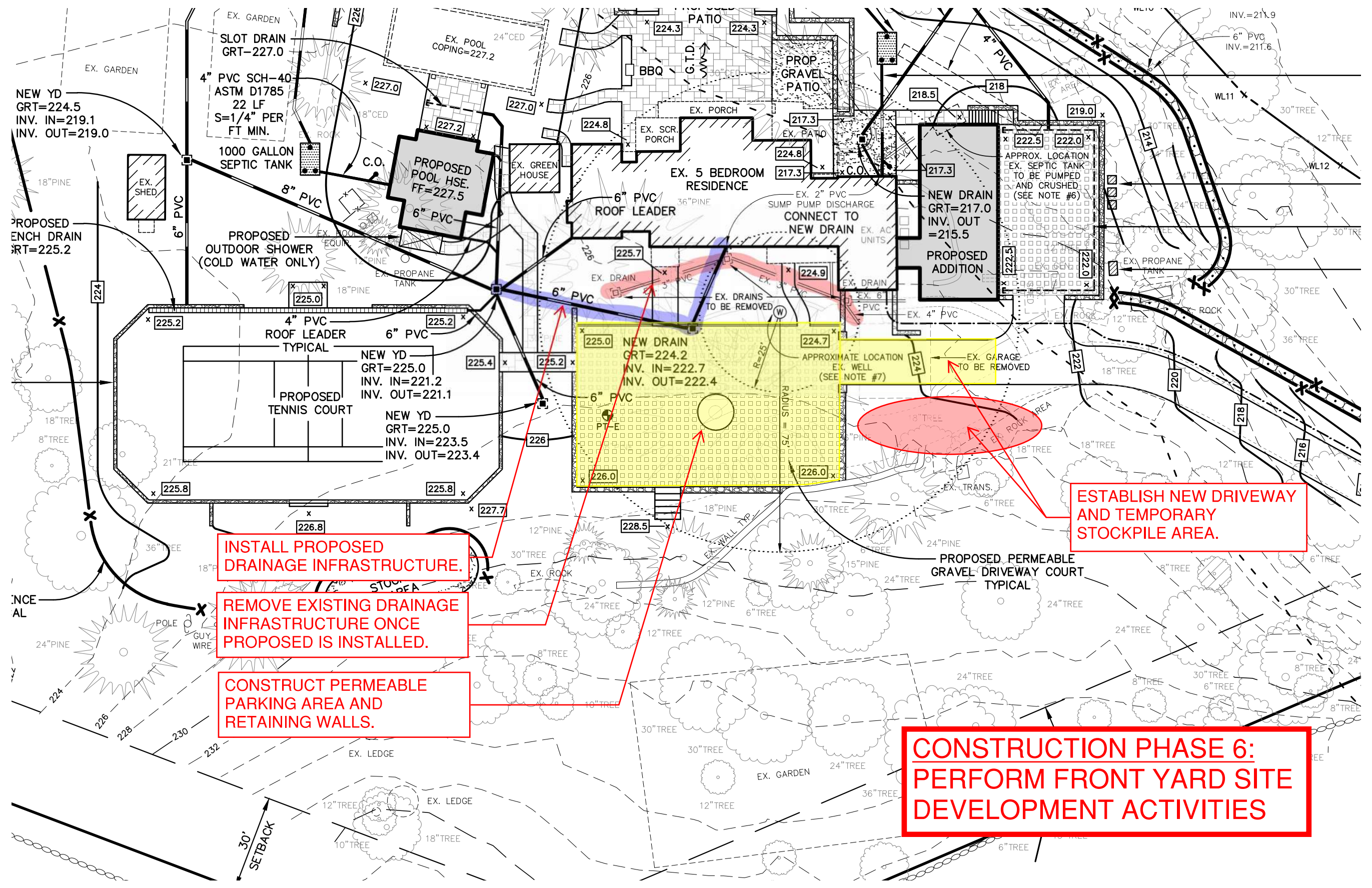
PROPOSED PERMEABLE GRAVEL DRIVEWAY COURT TYPICAL

SETBACK 30'

30' BACK

EX. 16' R.O.W.





INSTALL PROPOSED DRAINAGE INFRASTRUCTURE.

REMOVE EXISTING DRAINAGE INFRASTRUCTURE ONCE PROPOSED IS INSTALLED.

CONSTRUCT PERMEABLE PARKING AREA AND RETAINING WALLS.

ESTABLISH NEW DRIVEWAY AND TEMPORARY STOCKPILE AREA.

**CONSTRUCTION PHASE 6:
PERFORM FRONT YARD SITE DEVELOPMENT ACTIVITIES**