

LANDSCAPING NOTES

- SPECIFIED TREES, SHRUBS, AND GROUND COVER SHOULD BE USED AT THE LANDSCAPING CONTRACTOR'S DISCRETION ALONG THE ROAD, BUILDINGS AND IN THE PLANTING BEDS IN ORDER TO ACHIEVE THE DESIRED LOOK.
- LOCATION OF PLANT MATERIAL AND PLANTING BEDS AS SHOWN MAY NEED TO BE FIELD ADJUSTED. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL ASSIST THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
- ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSUITABLE DEBRIS. SOIL SHOULD BE FINE GRADED BEFORE AREA IS PLANTED OR MULCHED.
- NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD WITHIN THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNSUITABLE MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.
- THE BACKFILL MIXTURE FOR ALL TREE PITS SHALL CONSIST OF 2 PARTS EXISTING SOIL MIXED WITH 1 PART SCREENED TOPSOIL AND ONE PART ORGANIC MATTER (PEAT MOSS). ADD 10-6-4 SLOW RELEASE FERTILIZER AT A RATE OF 1 LB. ACTUAL NITROGEN (10 LBS. FERTILIZER MATERIAL) PER 1000 SQUARE FEET OF PLANTING BED SURFACE AREA. THE BACKFILL MIXTURE SHALL BE THOROUGHLY MIXED PRIOR TO INSTALLATION. FERTILIZER AS ABOVE, BUT DO NOT OTHERWISE AMEND, THE BACKFILL MIXTURE USED IN LAWN AREA PLANTING BEDS.
- AFTER PLANT IS PLACED IN TREE PIT LOCATION ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
- SOIL IN BEDS AND PLANTING ISLANDS OTHER THAN BACKFILL MATERIAL AND TOPSOIL, SHOULD BE FRIABLE, WELL DRAINED, AND FREE OF DEBRIS INCLUDING STONES AND TRASH.
- TOPSOIL TO BE SCREENED, FRIABLE AND WELL DRAINED. SOIL SHOULD BE A RATIO OF PEAT, LOAM AND SAND, DEPENDING UPON EXISTING CONDITIONS. TOPSOIL SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UN-EVEN SURFACES.

SEEDING NOTES

- LAWN AREAS - AREAS DESIGNATED AS LAWN, OR DISTURBED AREAS NOT DESIGNATED FOR ANY OTHER PLANTING SHALL BE PERMANENTLY STABILIZED BY SEEDING AT A RATE OF 3 POUNDS PER 1,000 SF.
- SEEDING DATES FOR THIS MIXTURE SHALL BE MARCH 15 TO JUNE 15 OR AUGUST 15 TO OCTOBER 30.
- SEED AREA SHOULD HAVE IMMEDIATELY PLACE ON TOP AND SHOULD BE WATERED REGULARLY UNTIL GERMINATION TAKES PLACE.

SEDIMENTATION & SOIL EROSION SPECIFICATIONS

- 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.
- ALL CONSTRUCTION ACTIVITIES SHALL PROCEED SO THAT POLLUTION OF ANY WETLANDS, WATERCOURSES, WATERBODY, AND OR CONDUIT CARRYING WATER, ETC. DOES NOT OCCUR. THE CONTRACTOR SHALL LIMIT, INsofar AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INsofar AS POSSIBLE EROSION ON THE SITE.
- CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

IMPLEMENTATION NOTES

- 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. ADDITIONAL MEASURES ARE TO BE INSTALLED IF NECESSARY OR REQUIRED DURING CONSTRUCTION PERIOD.
- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION TO BE SCHEDULED AS SOON AS PRACTICAL.
- POST AND FABRIC SILTATION BARRIERS SHALL BE INSTALLED AT THE TOE OF ALL CRITICAL CUT AND FILL SLOPES. SILT FENCES AND BARRIERS MUST BE CLEANED OR REPLACED WHEN SOIL HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- ALL STORM DRAINAGE OUTLETS MUST BE STABILIZED, AS REQUIRED, BEFORE THE CONSTRUCTION ACTIVITIES BECOME OPERATIONAL.
- SEDIMENT TRAPS, IF APPLICABLE, MUST BE CLEANED WHEN CAPACITY HAS BEEN REDUCED BY AN AVERAGE OF 2' OVER ITS TOTAL AREA OR TO 80% OF ITS DESIGN VOLUMES, WHICHEVER OCCURS FIRST.
- SEDIMENT REMOVED FROM THE CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THE PLAN AND IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
- FILL MATERIAL SHALL BE FREE FROM DEBRIS PERISHABLE OR COMBUSTIBLE MATERIAL AND FROZEN OR EARTH OR STONES LARGER THAN 6 INCHES IN MAXIMUM DIMENSION. FILL SHALL BE PLACED IN MAXIMUM 12 INCH LOOSE LIFTS AND COMPACTED TO WITHIN 90% OF THE MODIFIED PROCTOR TEST RESULT.
- PAVEMENT BASE COURSE MUST BE PLACED IN ALL PROPOSED PAVEMENT AREAS UPON COMPLETION OF FINE GRADING.
- PERMANENT LANDSCAPED AREAS SHALL BE SEED OR SODDED ON ALL EXPOSED AREAS IMMEDIATELY AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. LIME AND FERTILIZE PRIOR TO PERMANENT SEEDING.

TOPSOIL PREPARATION:

- TOPSOIL SHOULD BE A MINIMUM OF FOUR INCHES DEEP (COMPACTED) BEFORE SEEDING.
- HAVE TOPSOIL TESTED FOR PH, ADD LIME AS NECESSARY TO ACHIEVE PH OF 6.5. APPLY FERTILIZER AT A RATE OF 300 POUNDS PER ACRE OR SEVEN POUNDS PER 4,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP DRESSING.
- WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR INCHES WITH A DISC, SPRINGTOOTH HARRROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE ALL CLAY OR SILTY SOIL AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEED BED WHEREVER FEASIBLE.
- REMOVE FROM THE SURFACE ALL STONES ONE INCH OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMP, OR OTHER UNSUITABLE MATERIAL.
- INSPECT SEED BED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACT, THE AREA MUST BE RE-ROLLED AND COMPACTED AS ABOVE.

SEED MIXTURE (APPLY AT A RATE OF 200 POUNDS/ACRE):

- 10% KENTUCKY BLUEGRASS - BARON MIX
- 20% PERENNIAL RyEGRASS
- 70% TURF TYPE TALL FESCUE

10. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL PAVED ROADWAYS ON AND OFF SITE AND MUST ENSURE THE SITE IS FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR ANOTHER APPROVED METHOD.

11. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED IMMEDIATELY AFTER EACH STORM.

12. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION STRUCTURE OR BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF PUMPING OPERATION CAUSES TURBIDITY PROBLEMS, THE OPERATION SHALL CEASE UNTIL FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED.

13. THE RESPONSIBILITY FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN, INFORMING ALL CONCERNED OF THE REQUIREMENT OF THE PLAN, NOTIFYING THE PLANNING AND ZONING COMMISSION, ITS DESIGNATED REPRESENTATIVE OF ANY TRANSFER OF RESPONSIBILITY AND SEEING THAT A COPY OF THE PLAN IS RECEIVED BY ANY SUCCESSOR IN INTEREST TO THE TITLE OF THE LAND OR ANY PORTION THEREOF IS ASSIGNED TO THE OWNER OF RECORD.

14. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION, WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.

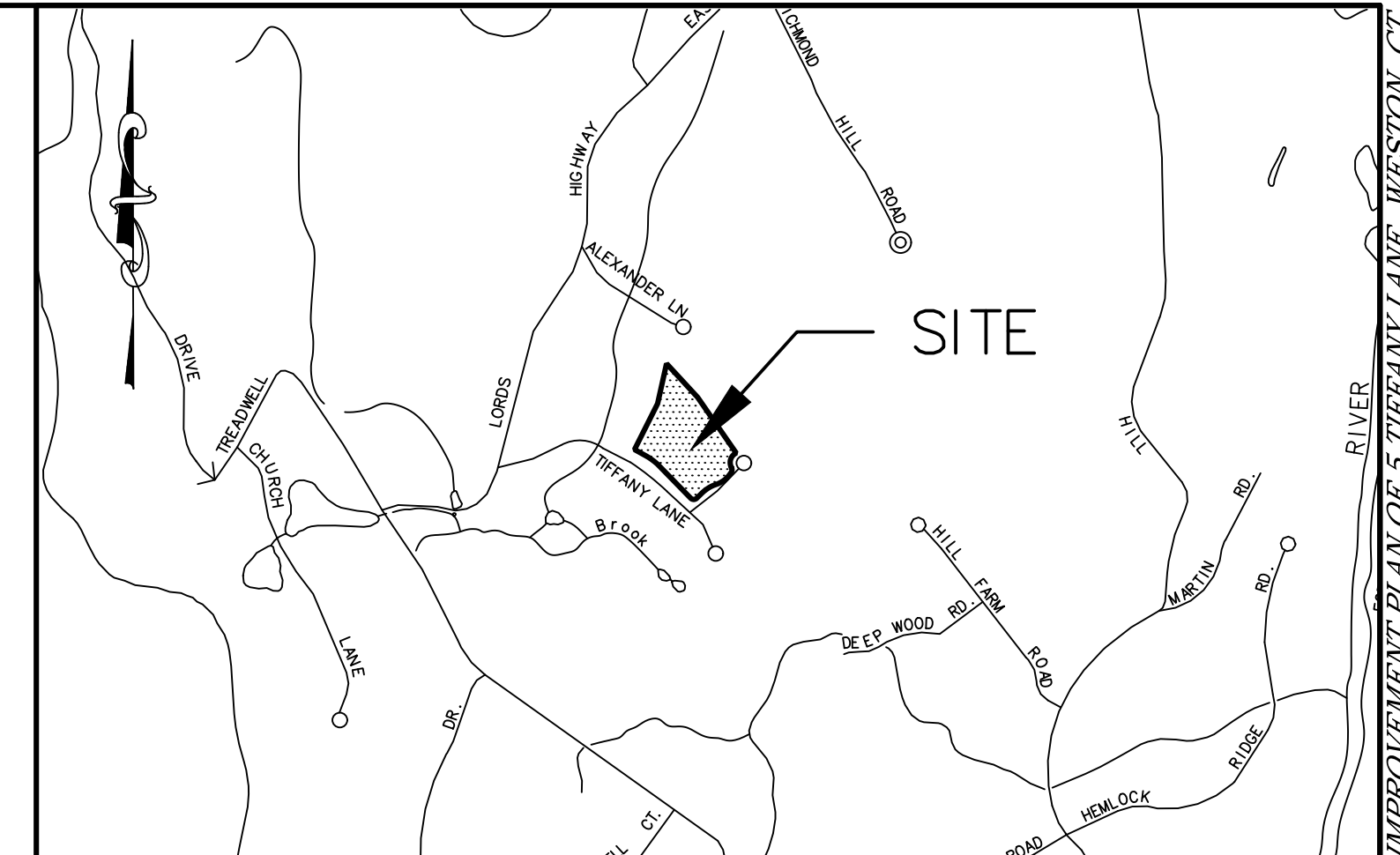
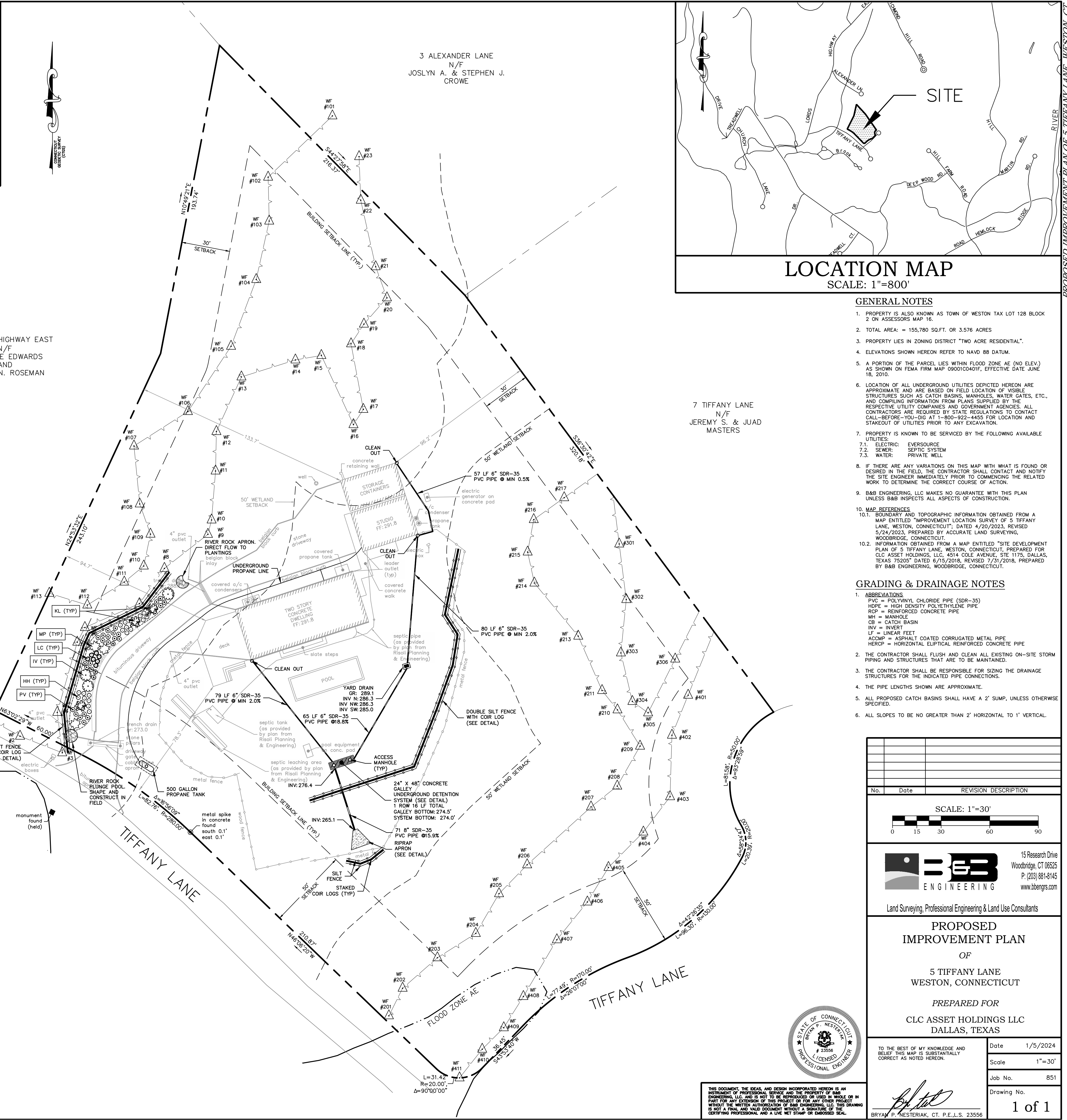
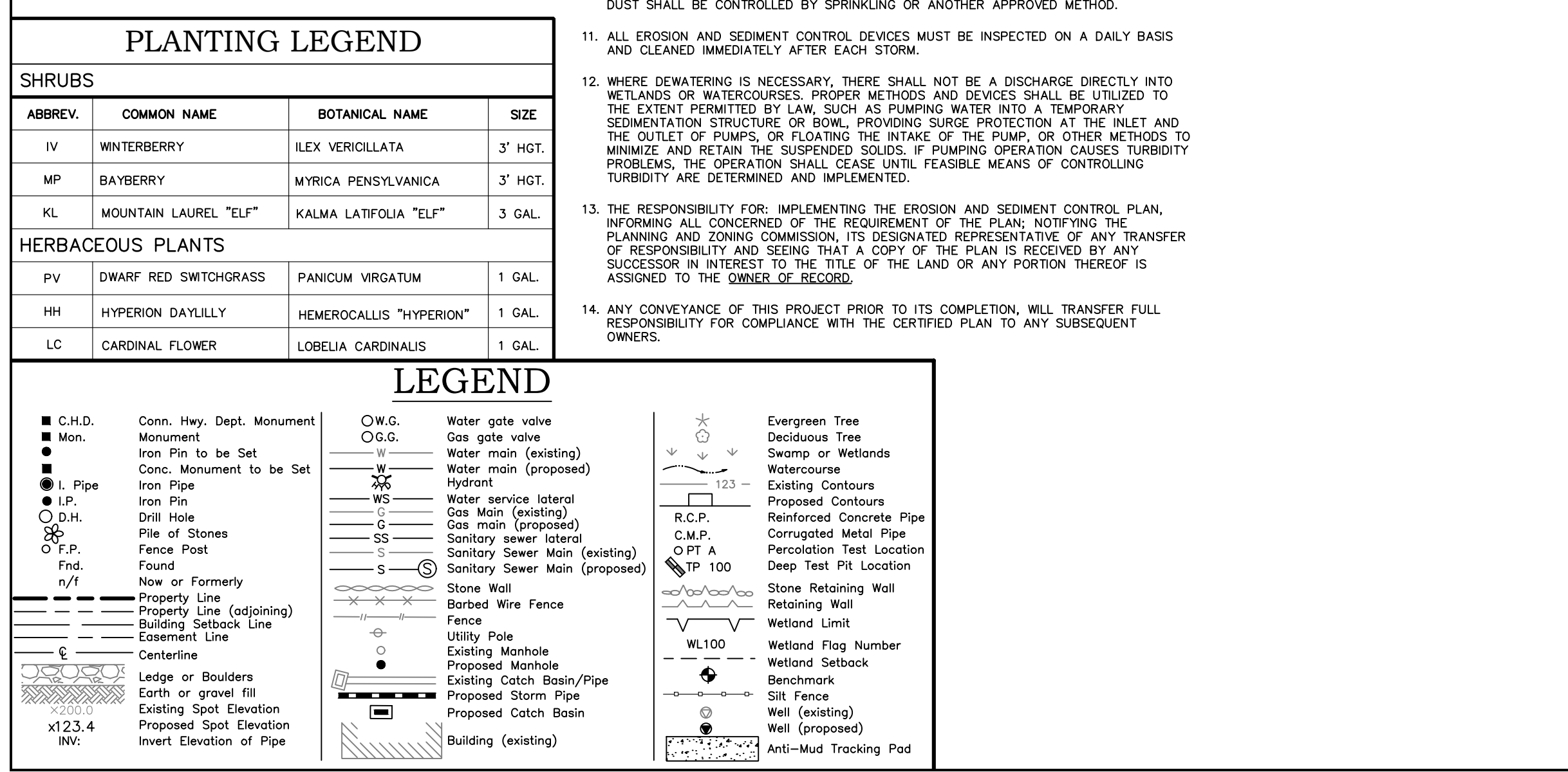
PLANTING LEGEND

SHRUBS

ABBREVIATION	COMMON NAME	BOTANICAL NAME	SIZE
IV	WINTERBERRY	ILEX VERICILLATA	3' HGT.
MP	BAYBERRY	MYRICA PENNSYLVANICA	3' HGT.
KL	MOUNTAIN LAUREL "ELF"	KALMA LATIFOLIA "ELF"	3 GAL.

HERBACEOUS PLANTS

ABBREVIATION	COMMON NAME	BOTANICAL NAME	SIZE
PV	DWARF RED SWITCHGRASS	PANICUM VIRGATUM	1 GAL.
HH	HYPERION DAYLILLY	HEMEROCALLIS "HYPERION"	1 GAL.
LC	CARDINAL FLOWER	LOBELIA CARDINALIS	1 GAL.



LOCATION MAP
SCALE: 1"=800'

GENERAL NOTES

- PROPERTY IS ALSO KNOWN AS TOWN OF WESTON TAX LOT 128 BLOCK 2 ON ASSESSORS MAP 16.
- TOTAL AREA = 155,780 SQ.FT. OR 3.576 ACRES
- PROPERTY LIES IN ZONING DISTRICT "TWO ACRE RESIDENTIAL".
- ELEVATIONS SHOWN HEREON REFER TO NAVD 88 DATUM.
- A PORTION OF THE PARCEL LIES WITHIN FLOOD ZONE AE (NO ELEV.) AS SHOWN ON FEMA FIRM MAP 0901010301F, EFFECTIVE DATE JUNE 18, 2010.
- 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 COMPILING INFORMATION FROM PLANS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES AND GOVERNING 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.
- PROPERTY IS KNOWN TO BE SERVICED BY THE FOLLOWING AVAILABLE UTILITIES:
7.1. ELECTRIC: EVERSOURCE
7.2. SEWER: SEPTIC SYSTEM
7.3. WATER: PRIVATE WELL
- 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.
- BAB ENGINEERING, LLC MAKES NO GUARANTEE WITH THIS PLAN UNLESS BAB INSPECTS ALL ASPECTS OF CONSTRUCTION.
- MAP REFERENCES:
10.1. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A MAP ENTITLED "IMPROVEMENT SURVEY OF 5 TIFFANY LANE, WESTON, CONNECTICUT", DATED 4/20/2023, REVISED 5/24/2023, PREPARED BY ACCURATE LAND SURVEYING, WOODBRIDGE, CONNECTICUT.
10.2. INFORMATION OBTAINED FROM A MAP ENTITLED "SITE DEVELOPMENT PLAN OF 5 TIFFANY LANE, WESTON, CONNECTICUT, PREPARED FOR CLC ASSET HOLDINGS, LLC, 4514 COLE AVENUE, STE 1175, DALLAS, TEXAS 75205" DATED 6/15/2016, REVISED 7/31/2018, PREPARED BY BAB ENGINEERING, WOODBRIDGE, CONNECTICUT.

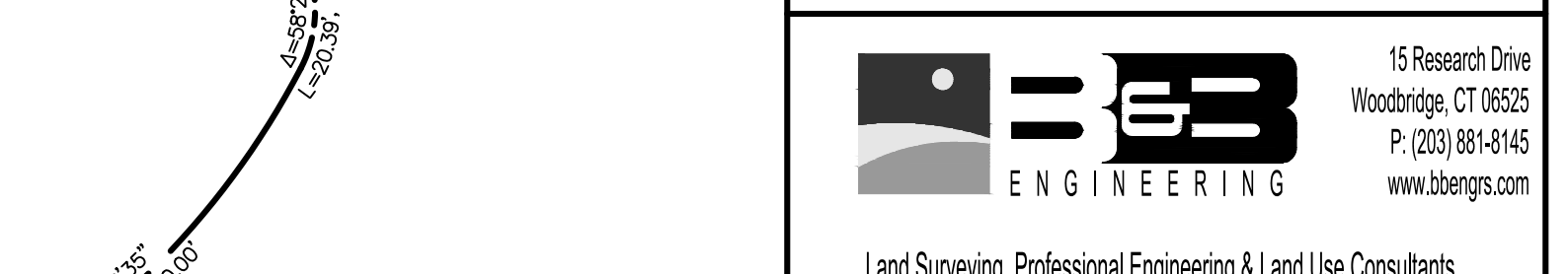
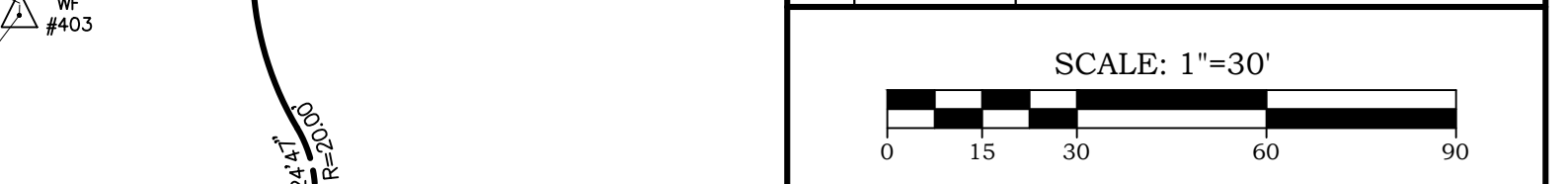
GRADING & DRAINAGE NOTES

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 ELLIPTICAL REINFORCED CONCRETE PIPE

- THE CONTRACTOR SHALL FUSH AND CLEAN ALL EXISTING ON-SITE STORM PIPING AND STRUCTURES THAT ARE TO BE MAINTAINED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING THE DRAINAGE STRUCTURES FOR THE INDICATED PIPE CONNECTIONS.
- THE PIPE LENGTHS SHOWN ARE APPROXIMATE.
- ALL PROPOSED CATCH BASINS SHALL HAVE A 2' SUMP, UNLESS OTHERWISE SPECIFIED.
- ALL SLOPES TO BE NO GREATER THAN 2' HORIZONTAL TO 1' VERTICAL.

No.	Date	REVISION DESCRIPTION



Land Surveying, Professional Engineering & Land Use Consultants

PROPOSED IMPROVEMENT PLAN
OF
5 TIFFANY LANE
WESTON, CONNECTICUT

PREPARED FOR
CLC ASSET HOLDINGS LLC
DALLAS, TEXAS

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

Date 1/5/2024
Scale 1"=30'
Job No. 851
Drawing No. 1 of 1

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