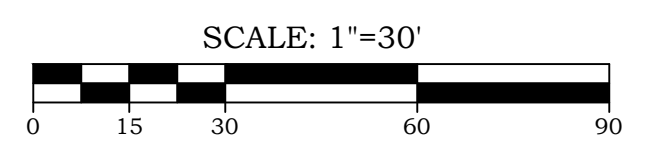


LOCATION MAP
SCALE: 1"=800'

- GENERAL SURVEY NOTES**
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 2. THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
 3. THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS, VERTICAL DATA CONFORMS TO CLASS V-2 STANDARDS. CONTOURS AND ELEVATIONS REFER TO NAVD 88 DATUM.
 4. BEARINGS, COORDINATES AND ELEVATIONS ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTGS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
 5. THIS IS AN IMPROVEMENT LOCATION SURVEY. THE PURPOSE OF WHICH IS TO SHOW AS-BUILT CONDITIONS.
 6. PROPERTY IS ALSO KNOWN AS TOWN OF WESTON TAX LOT 128 ON ASSESSORS MAP 16 BLOCK 2.
 7. TOTAL AREA = 155,780 SQ.FT. OR 3.576 ACRES
 8. PROPERTY LIES IN ZONING DISTRICT "TWO ACRE RESIDENTIAL".
 9. A PORTION OF THE PARCEL LIES WITHIN FLOOD ZONE AE (NO ELEV.) AS SHOWN ON FEMA FIRM MAP 09001C0401F, EFFECTIVE DATE JUNE 18, 2010.
 10. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.
 11. **MAP REFERENCE:**
 - 11.1. PLAN ENTITLED "MAP OF PROPERTY PREPARED FOR CHARLES NIENHUIS, WESTON, CONNECTICUT". SCALE: 1" = 60'. DATED: NOVEMBER 15, 2002; REVISED THRU: JUNE 3, 2003. BY DENNIS A. DELIUS. ON FILE IN THE TOWN OF WESTON CLERK'S OFFICE AS MAP 3625.
 - 11.2. PLAN ENTITLED "ZONING MAP OF PROPERTY PREPARED FOR CLC ASSET HOLDINGS LLC, 5 TIFFANY LANE, WESTON, CT". SCALE: 1" = 30'. DATED: 4/26/18. BY DENNIS A. DELIUS.

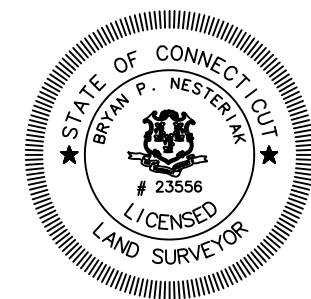
SITE STATISTICS		
SINGLE FAMILY DWELLING		
ZONING DISTRICT "TWO ACRE"	REQUIRED	PROVIDED
BULK STATISTICS		
MIN. LOT AREA	2.0 ACRES (87,120 S.F.)	3.576 ACRES (155,780 S.F.)
MIN. LOT FRONTAGE	170'	897.3'
MIN. LOT WIDTH	>170'	>170'
MIN. BUILDING SETBACK (FRONT)	50'	78.3'
MIN. BUILDING SETBACK (SIDE)	30'	133.7'
MIN. BUILDING SETBACK (REAR)	30'	97.9'
MAX. HEIGHT	35'	2 STORY / <35'
MAX. TOTAL COVERAGE	15% = 23,367 S.F.	DWELLING: 2,456 S.F. DECK: 966 S.F. STUDIO: 893 S.F. POOL: 554 S.F. COVERED WALK: 437 S.F. STORAGE CONTAINERS: 674 S.F. TOTAL: 5,980 S.F. (3.8%)

No.	Date	REVISION DESCRIPTION



ACCURATE LAND SURVEYING, LLC
13 RESEARCH DRIVE | 501 MAIN STREET
WOODBRIDGE, CT 06525 | MONROE, CT 06468
TEL: 203.881.8145 | TEL: 203.880.9459

IMPROVEMENT LOCATION SURVEY
OF
5 TIFFANY LANE
WESTON, CONNECTICUT

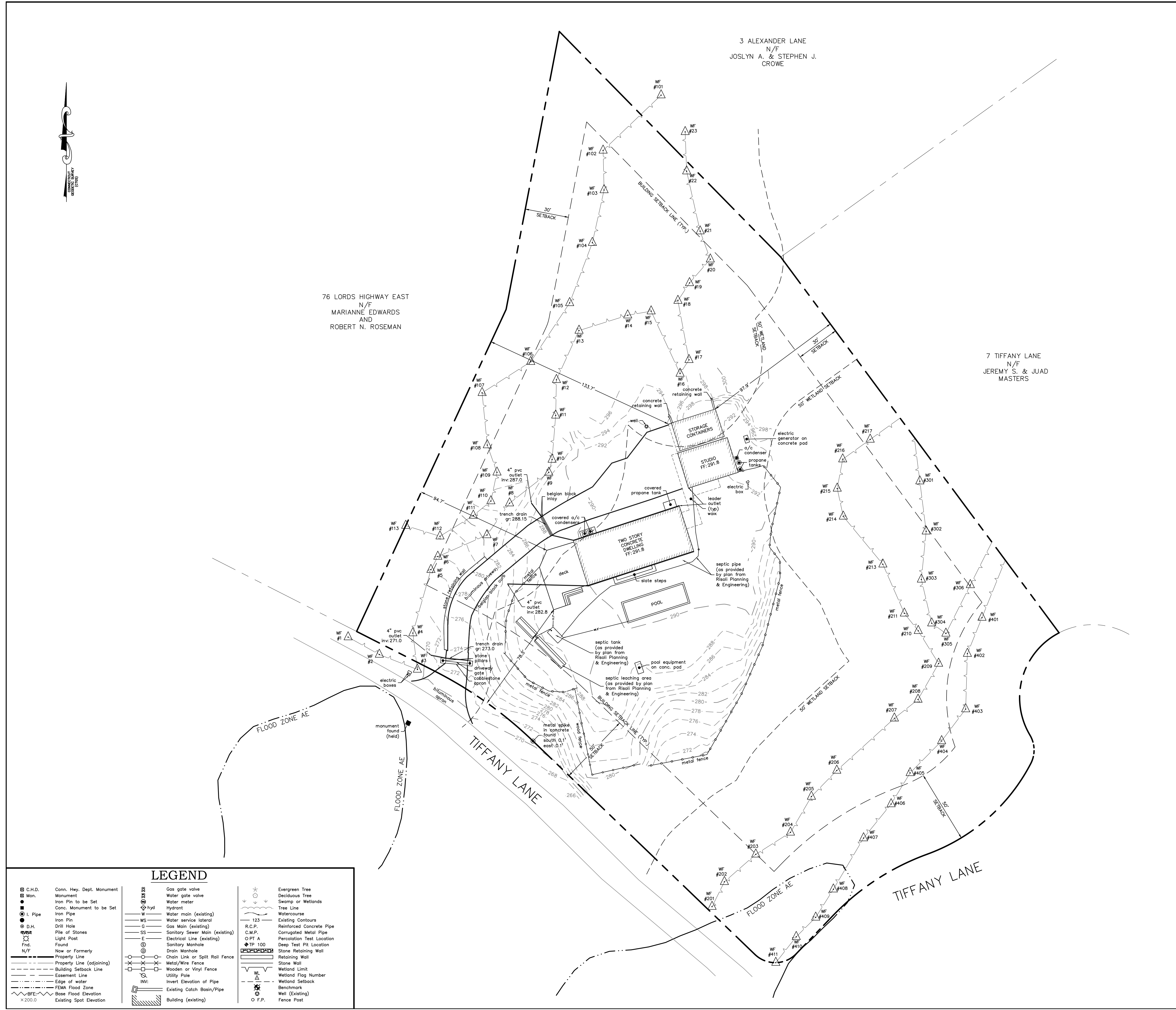


TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Date: 3/4/2024
Scale: 1"=30'
Job No.: 851
Drawing No.: 1 of 1

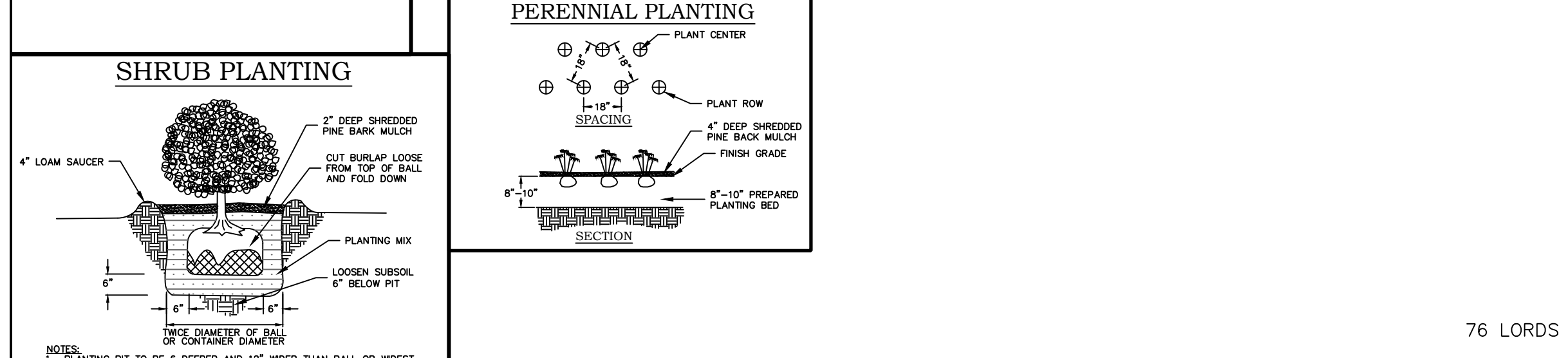
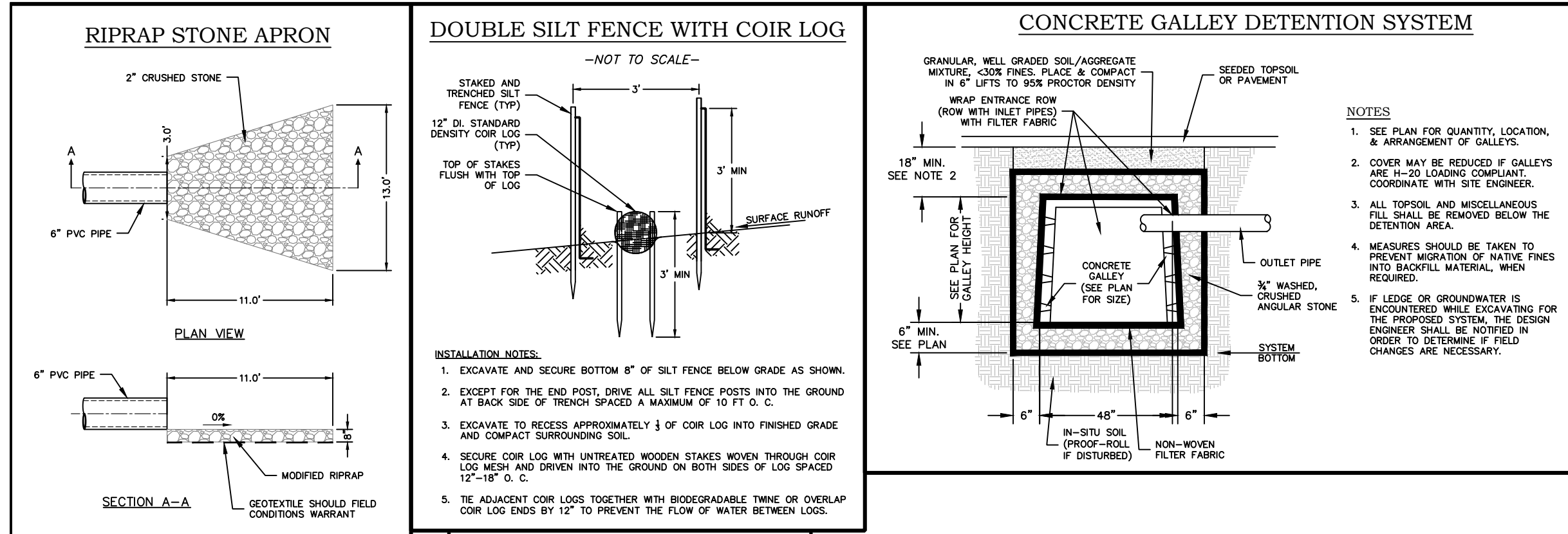
BY: *Brian E. Nesteriak*
BRIAN E. NESTERIAK, PE, LS 23556

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LEGEND

<ul style="list-style-type: none"> □ C.H.D. Monument ● Mon. Monument to be Set ● Conc. Monument to be Set ● I. Pipe Iron Pin ● D.H. Drill Hole ● Pile of Stones ● Light Post ● Fnd. Found --- N/F Now or Formerly --- Property Line --- Property Line (adjoining) --- Building Setback Line --- Easement Line --- Edge of water --- FEMA Flood Zone --- BFE Base Flood Elevation ×200.0 Existing Spot Elevation 	<ul style="list-style-type: none"> --- Gas gate valve --- Water gate valve --- Water meter --- Hydrant --- W Water main (existing) --- WS Water service lateral --- G Gas Main (existing) --- SS Sanitary Sewer Main (existing) --- E Electrical Line (existing) --- Sanitary Manhole --- Drain Manhole --- Chain Link or Split Rail Fence --- Metal/Wire Fence --- Wooden or Vinyl Fence --- Utility Pole --- INV Invert Elevation of Pipe --- Existing Catch Basin/Pipe --- Building (existing) 	<ul style="list-style-type: none"> ★ Evergreen Tree ○ Deciduous Tree ○ Swamp or Wetlands --- Tree Line --- Watercourse --- 123 Existing Contours --- R.C.P. Reinforced Concrete Pipe --- C.M.P. Corrugated Metal Pipe --- OPT A Percolation Test Location --- TP 100 Deep Test Pit Location --- Stone Retaining Wall --- Retaining Wall --- Stone Wall --- Wetland Limit --- Wetland Flag Number --- Wetland Setback --- Benchmark --- Well (Existing) --- Fence Post ○ F.P.
--	---	--



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.
- SEEDED AREA SHOULD HAVE IMMEDIATELY PLACE ON TOP AND SHOULD BE WATERED REGULARLY UNTIL GERMINATION TAKES PLACE.

LANDSCAPING NOTES

- SPECIFIED TREES, SHRUBS, AND GROUNDCOVER 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 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 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. FERTILIZE 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

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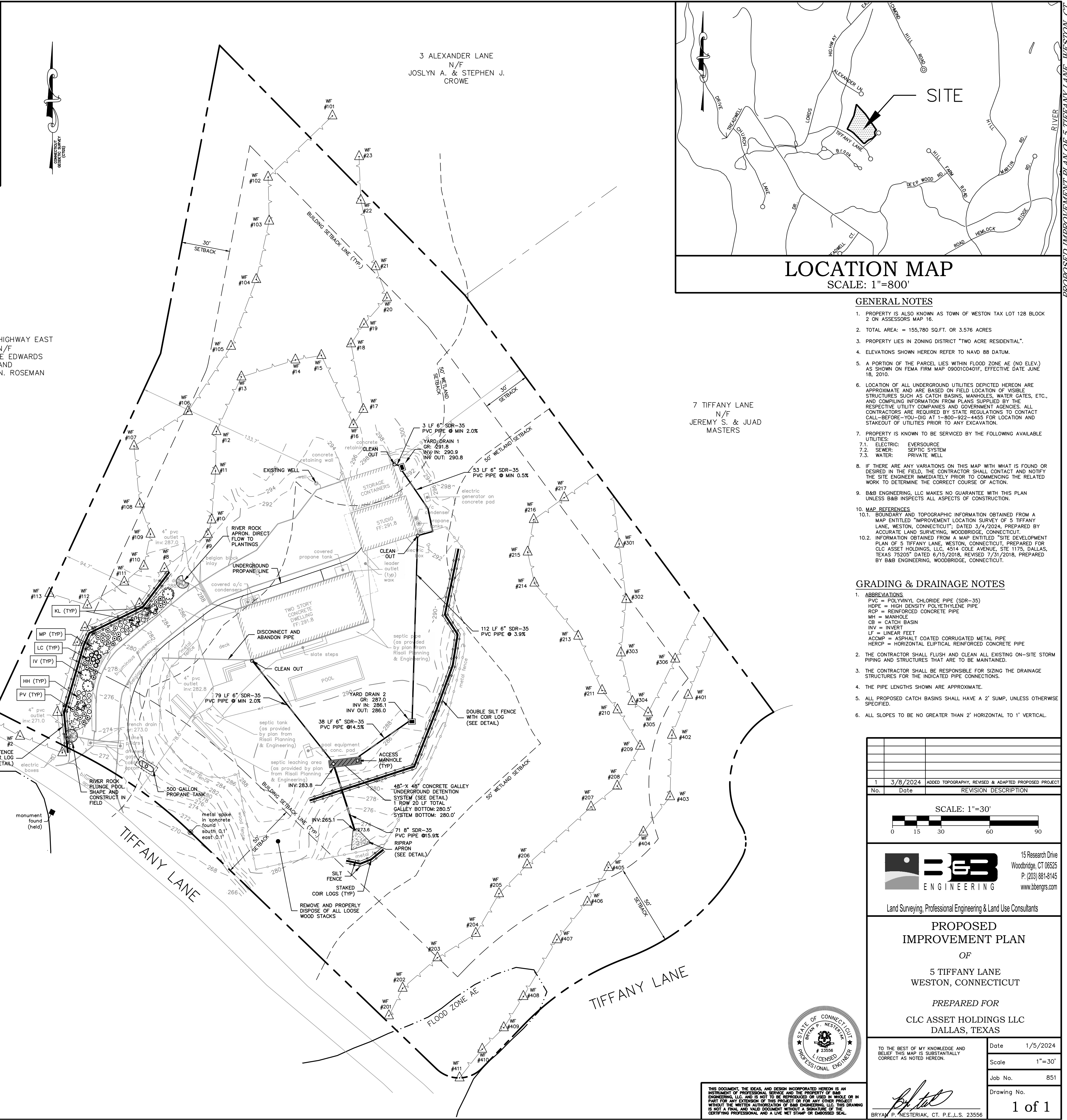
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PLANTING LEGEND

SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE
IV	WINTERBERRY	ILEX VERICILLATA	3' HGT.
MP	BAYBERRY	MYRTICA PENNSYLVANICA	3' HGT.
KL	MOUNTAIN LAUREL "ELF"	KALMA LATIFOLIA "ELF"	3' GAL.
HERBACEOUS PLANTS			
PV	DWARF RED SWITCHGRASS	PANICUM VIRGATUM	1 GAL.
HH	HYPERION DAYLILLY	HEMEROCALLIS "HYPERION"	1 GAL.
LC	CARDINAL FLOWER	LOBELIA CARDINALIS	1 GAL.

LEGEND

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



76 LORDS HIGHWAY EAST
N/F
MARIANNE EDWARDS
AND
ROBERT N. ROSEMAN

3 ALEXANDER LANE
N/F
JOSLYN A. & STEPHEN J.
CROWE

7 TIFFANY LANE
N/F
JEREMY S. & JUAD
MASTERS

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 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.
- 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.
- B&B ENGINEERING, LLC MAKES NO GUARANTEE WITH THIS PLAN UNLESS B&B INSPECTS ALL ASPECTS OF CONSTRUCTION.
- MAP REFERENCES:
10.1. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A MAP ENTITLED "IMPROVEMENT LOCATION SURVEY OF 5 TIFFANY LANE, WESTON, CONNECTICUT", DATED 3/4/2024, 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, 4814 COLE AVENUE, STE 1173, DALLAS, TEXAS 75205" DATED 6/15/2018, REVISED 7/31/2018, PREPARED BY B&B 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 ELIPTICAL REINFORCED CONCRETE PIPE
- THE CONTRACTOR SHALL FENCE 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
1	3/8/2024	ADDED TOPOGRAPHY, REVISED & ADAPTED PROPOSED PROJECT

SCALE: 1"=30'

15 Research Drive
Woodbridge, CT 06626
P: (203) 881-8145
www.bbgeng.com

B&B ENGINEERING

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

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STORM WATER MANAGEMENT ANALYSIS

for

5 Tiffany Lane
Weston, Connecticut

June 14, 2018
Revised: March 8, 2024

Prepared for:
CLC Asset Holdings, LLC
4514 Cole Avenue, Ste 1175
Dallas, Texas 75205

Prepared by:



15 Research Drive
Woodbridge, Connecticut 06525
Phone: (203) 881-8145
www.bbengrs.com



Bryan P. Nesteriak, PE, LS 23556

TABLE OF CONTENTS

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2.0 SOIL ANALYSIS	1
3.0 METHODOLOGY & ANALYSIS	1
4.0 STORM WATER QUALITY ANALYSIS.....	3
5.0 CONCLUSION	3
6.0 REFERENCES	3

APPENDICES

- APPENDIX A** **Figures**
- USGS Location Map
 - Pre-Development Watershed Area Map
 - Post Development Watershed Area Map
- APPENDIX B** **Hydrograph Data & Calculations**
- Hydrograph Return Period Recap
 - Graphical Hydrograph Reports
 - Pond Report
 - Storm Water Quality Calculations

1.0 PROJECT DESCRIPTION

A new single-family dwelling, detached studio, detached storage structure, pool, and associated residential appurtenances were constructed in 2020 and will remain. Prior to that, the lot was vacant. The project site, including a storm water management system, was designed by this office in 2018 and subsequently approved by the various town departments. The design was approved. However, the storm water management system was altered by the contractor during construction for unknown reasons, and the designed detention system was not installed.

This report and the associated design have been prepared to adapt the as-built conditions to a compliant storm water management system. The storm water runoff from the detached studio, detached storage structure, pool, a portion of the dwelling, and a portion of the lawn area will be collected, detained, and treated on-site with the use of an underground detention system. The rest of the developed area has been directed along the west side of the driveway where they outlet to stone aprons and landscaped areas.

2.0 SOIL ANALYSIS

The subject parcel was researched and tested for storm water infiltration suitability. According to the Soil Survey of Fairfield County the proposed development area is underlain with Hollis-Chatfield-Rock outcrop complex (75C), having hydrologic soil group “D”. The soils were confirmed with excavated test pits. The results of the on-site testing are located on the Site Development Plan from 2018.

3.0 METHODOLOGY & ANALYSIS

Watershed

This study was prepared using the Soil Conservation Service (SCS) methodology. This method outlines procedures for calculating peak rates of runoff resulting from precipitation events and procedures for developing runoff hydrographs. The calculations use the unit hydrograph method as described by Technical Release 55 (TR-55). The rates of runoff for the pre-development and post-development conditions were compared to determine any change as a result of the improvements.

Composite values for area, curve number (CN) and time of concentration (Tc) were calculated for each the pre-development and post-development condition. The curve numbers were calculated using the following values:

<u>Cover Description</u>	<u>Hyd. Condition</u>	<u>CN</u>
Undeveloped: woods-grass combination	Fair “D”	82
Proposed Lawn: grassland	Fair “D”	82
Impervious: house, driveway, improvements	-	98

The pre-development condition was modeled, based on the pre-development condition model designed and approved in 2018, as undeveloped land with cover type woods-grass combination in fair hydrologic condition. The value calculated for the pre development condition was as follows:

<u>Description</u>	<u>Area</u>	<u>CN</u>	<u>Tc</u>
Pre-Development	2.13 acres	82	30.5 min.

The post-development condition was modeled as two sub-watersheds, one of which will be detained, and the other that will flow off-site. “Pond 1 Inflow” consists of runoff from the studio, storage structure, a portion of the dwelling, and a portion of landscaped area and will be detained in pond 1. “Pool Inflow” considers the proposed pool as a storage system up to 4 inches of depth. Overflow from the pool will also be detained in Pond 1. “Undetained Area” consists of runoff from the uncovered deck, walkway, driveway, a portion of the dwelling, and vegetated land that will be allowed to flow offsite as it does today.

Values used for the post-development condition were as follows:

<u>Description</u>	<u>Area</u>	<u>CN</u>	<u>Tc</u>
Undetained Area	1.97 acres	83	31.3 min.
[Proposed Lawn: woods-grass "D"]	1.81 acres	82]	
[Impervious: driveway, walkway, etc.]	0.16 acres	98]	
Pond 1 Inflow	0.15 acres	91	6 min.
[Impervious: driveway, dwelling, etc.]	0.08 acres	98]	
[Proposed Lawn: grassland "D"]	0.07 acres	82]	
Pool Inflow	0.01 acres	98	6.0 min.

In accordance with the policies of the Town of Weston, systems shall be designed to accommodate Type III cumulative rainfall distribution. 24-hour rainfall depths for the 2-year, 5-year, 10-year, 25-year, and 50-year storms shall be considered. Rainfall depths were kept consistent with those used in the 2018 report. The rainfall values are as follows:

- A 2-year, 24-hour storm consisting of 3.50 inches of rainfall;
- A 5-year, 24-hour storm consisting of 4.30 inches of rainfall;
- A 10-year, 24-hour storm consisting of 5.10 inches of rainfall;
- A 25-year, 24-hour storm consisting of 6.40 inches of rainfall;
- A 50-year, 24-hour storm consisting of 7.30 inches of rainfall;

The design storm used for this study is the 24 hour SCS Type III cumulative rainfall distribution. All of the watersheds were analyzed by the computer program *Hydraflow Hydrographs Extension for AutoCAD Civil 3D 2019*; the results of which are located in Appendix B. For convenience and to conserve resources, the drainage calculations included in the appendices of this report were limited to the 50 year storm event.

Detention System

Runoff from a portion of the lawn area will be collected into a yard drain and will then be directed into the underground detention system. Here, the runoff will be detained and infiltrate into the surrounding soils. Likewise, runoff from the roofs will be directed to the detention system as well. The system has been designed to collect and detain up to the 50 year storm and keep the proposed development's runoff flow rates below that of the calculated pre-development rates.

The proposed detention systems were routed with the use of the computer program *Hydraflow Hydrographs Extension for AutoCAD Civil 3D 2019*; the results of which are located in Appendix B. Infiltration rates were used as part of the design; however, the values used were two thirds the measured rates for a factor of safety.

Results

The calculated storm water peak flows are as follows:

<u>CONDITION</u>	<u>2-YEAR FLOW</u>	<u>5-YEAR FLOW</u>	<u>10-YEAR FLOW</u>	<u>25-YEAR FLOW</u>	<u>50-YEAR FLOW</u>
Pre-Development	2.52 CFS	3.50 CFS	4.50 CFS	6.15 CFS	7.30 CFS
Undetained Area	2.43 CFS	3.34 CFS	4.27 CFS	5.80 CFS	6.86 CFS
Pond 1 Inflow	0.40 CFS	0.52 CFS	0.64 CFS	0.84 CFS	0.97 CFS
Pool Inflow	0.04 CFS	0.05 CFS	0.06 CFS	0.08 CFS	0.09 CFS
Pool Route	0.00 CFS	0.00 CFS	0.00 CFS	0.03 CFS	0.06 CFS
Pond 1 Inflow Comb.					
With Pool Route	0.40 CFS	0.52 CFS	0.64 CFS	0.84 CFS	0.97 CFS
Pond 1 Route	0.37 CFS	0.50 CFS	0.62 CFS	0.82 CFS	0.94 CFS
Final Combined	2.55 CFS	3.49 CFS	4.46 CFS	6.04 CFS	7.17 CFS

In order to accurately analyze the post-development condition, the Pre-Development hydrograph is compared to a combined hydrograph consisting of the undetained area hydrograph and the final combined hydrographs that result from detention pond outflows.

CONDITION	2-YEAR FLOW	5-YEAR FLOW	10-YEAR FLOW	25-YEAR FLOW	50-YEAR FLOW
Pre-Development	2.52 CFS	3.50 CFS	4.50 CFS	6.15 CFS	7.30 CFS
Final Combined	2.55 CFS	3.49 CFS	4.46 CFS	6.04 CFS	7.17 CFS
PRO. CHANGE	0.03 CFS	-0.01 CFS	-0.04 CFS	-0.11 CFS	-0.13 CFS

The proposed change shows that the 5-year, 10-year, 25-year, and 50-year storm water flow rates are expected to be reduced as a result of the development and proposed system.

4.0 STORM WATER QUALITY ANALYSIS

The majority of storm water introduced to the system will be roof runoff where the observance of any oils, grease or particulates is remote.

The system was planned in accordance with design considerations found in the 2004 Connecticut Stormwater Quality Manual. As stated in the manual they should be enabled to infiltrate the full Water Quality Volume (WQV). The underground detention system (Pond 1) was designed to handle 110.5% of the WQV of the entire site. Calculations for the system are located in Appendix B.

The homeowner will be responsible for the implementation of an annual maintenance program which should include gutter and yard drain cleaning and pipe maintenance. Proper fertilizer and pesticide management and household pet waste management should be observed.

5.0 CONCLUSION

The proposed storm water collection system has been designed to adequately convey the required storm event without any adverse impacts or increase in overall storm water flow and while maintaining adequate water quality.

6.0 REFERENCES

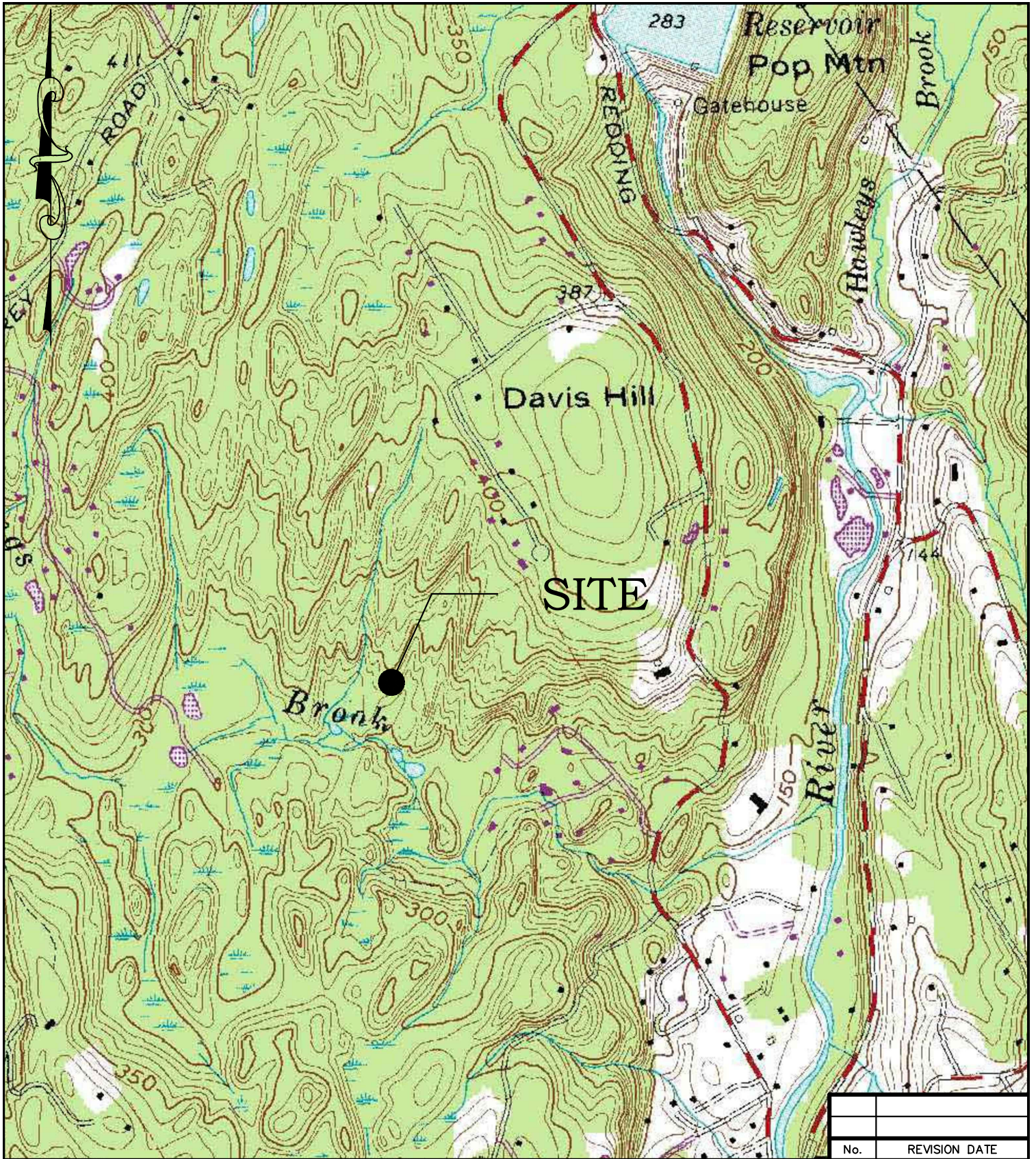
1. *Urban Hydrology for Small Watersheds*, Technical Release No. 55, USDA Soil Conservation Service Publication, June 1986.
2. Rainfall Frequency Values for Connecticut with 24-Hour Storm Duration, United States Department of Commerce and Weather Bureau, T.P. 40, May 1961.
3. *2002 Connecticut Guidelines for Soil Erosion and Sediment Control*, The Connecticut Council on Soil and Water Conservation.
4. Debo, Thomas N. and Reese, Andrew J., *Municipal Stormwater Management*, Second Edition, Boca Raton, Lewis Publishers, 2003
5. *Web Soil Survey*. 8/1/2006. National Resources Conservation Service <<http://websoilsurvey.nrcs.usda.gov/app/>>

APPENDIX A

Figures

CONTENTS:

- USGS Location Map
- Predevelopment Watershed Area Map
- Postdevelopment Watershed Area Map



No.	REVISION DATE
Date	6/14/2018
Scale	1"=1,000'
Job No.	851

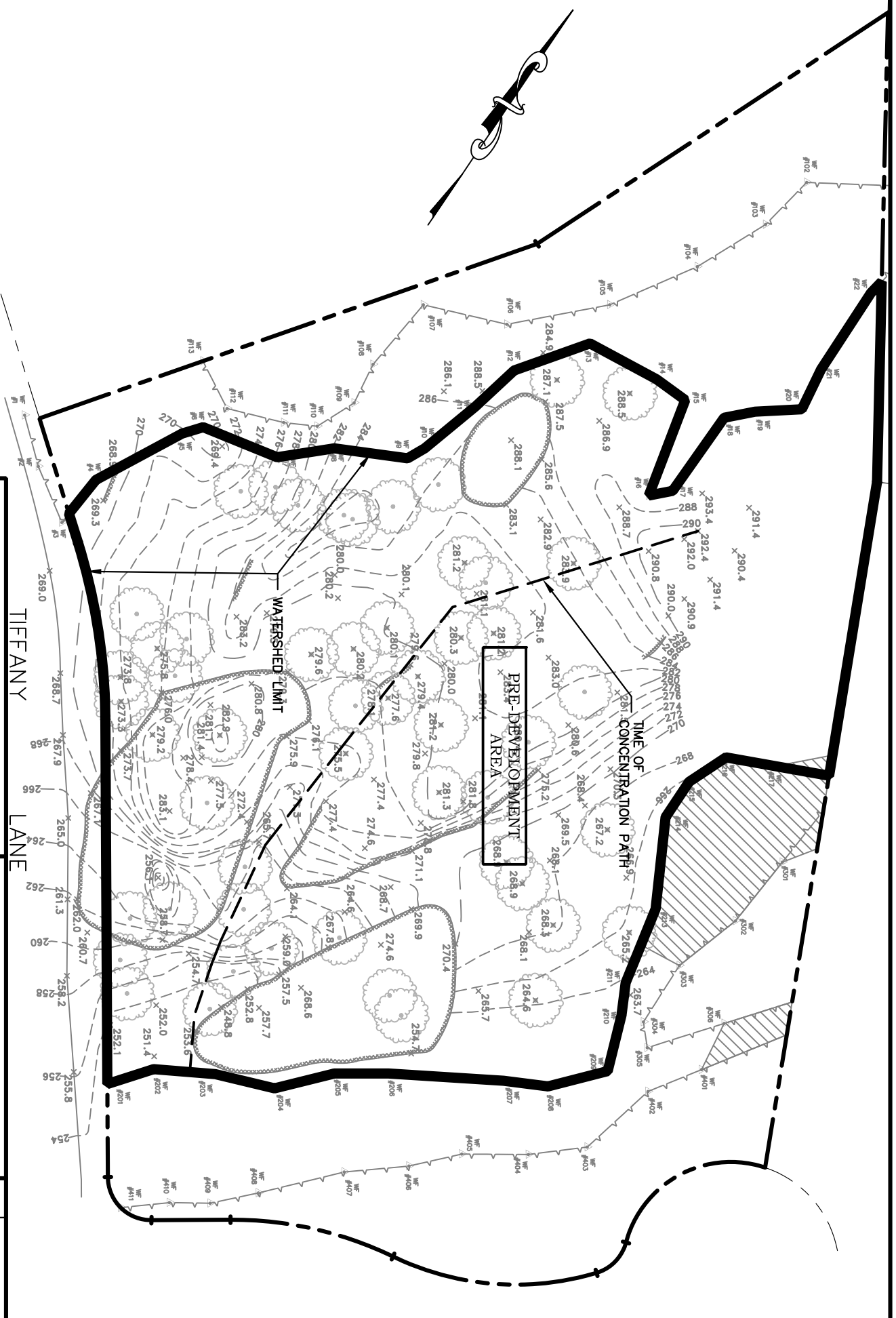


39 New Haven Road
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Drawing Title
USGS LOCATION MAP

5 TIFFANY LANE
WESTON, CONNECTICUT

Land Surveying, Professional Engineering & Land Use Consultants

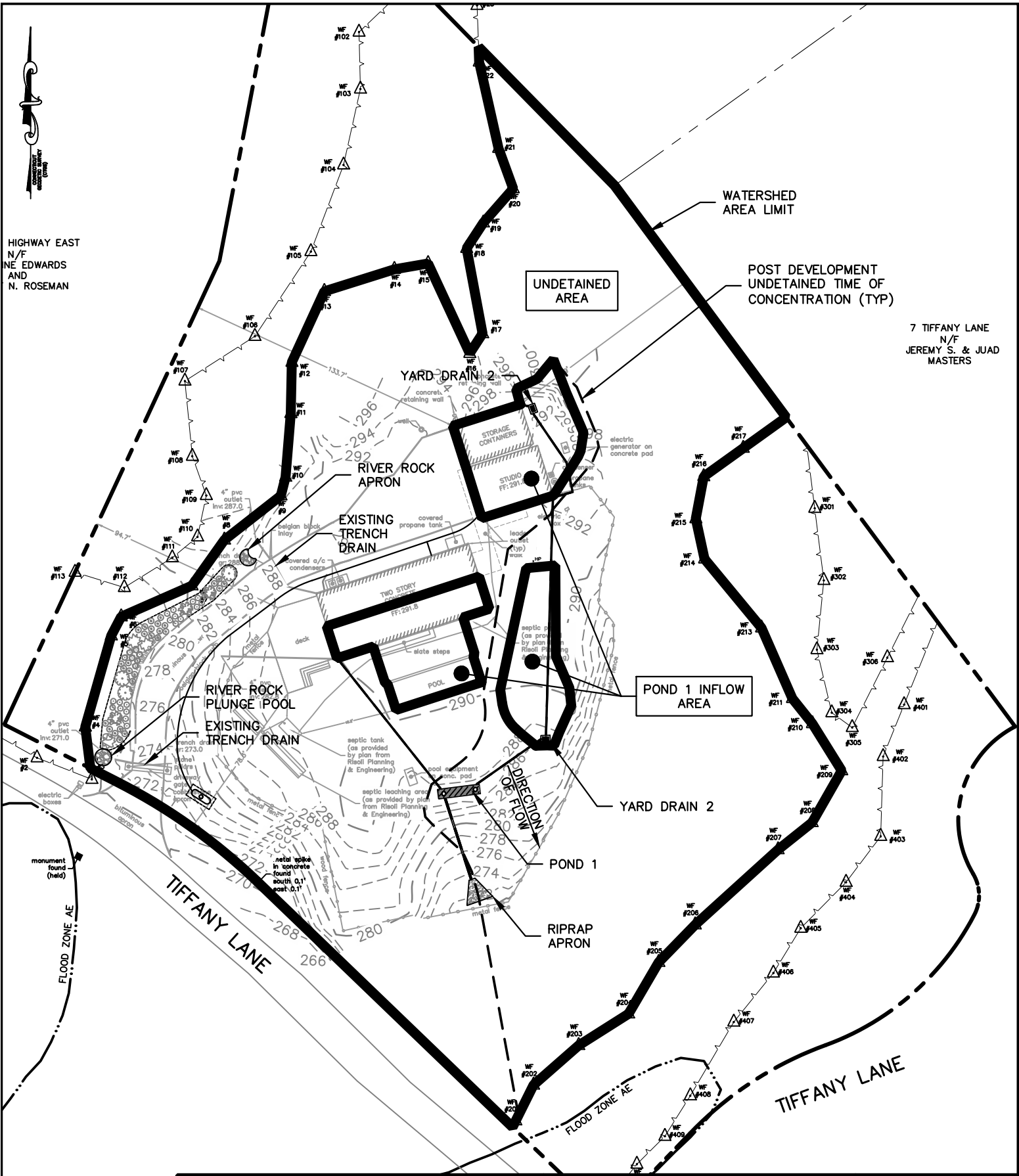


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**EXISTING WATERSHED
 AREA MAP**
 OF
**5 TIFFANY LANE
 WESTON, CT**

No.	REVISION DATE
Date	6/14/2018
Scale	1" = 60'
Job No.	851



HIGHWAY EAST
N/F
NE EDWARDS
AND
N. ROSEMAN

WATERSHED
AREA LIMIT

UNDETAILED
AREA

POST DEVELOPMENT
UNDETAILED TIME OF
CONCENTRATION (TYP)

7 TIFFANY LANE
N/F
JEREMY S. & JUAD
MASTERS

YARD DRAIN 2

RIVER ROCK
APRON

EXISTING
TRENCH
DRAIN

RIVER ROCK
PLUNGE POOL

EXISTING
TRENCH DRAIN

POND 1 INFLOW
AREA

YARD DRAIN 2

POND 1

RIPRAP
APRON

TIFFANY LANE

TIFFANY LANE



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PROPOSED WATERSHED
AREA MAP
OF
5 TIFFANY LANE
WESTON, CT

Land Surveying, Professional Engineering & Land Use Consultants

No.	REVISION DATE
Date	3/7/2024
Scale	1"=60'
Job No.	851

APPENDIX B

Data & Calculations

CONTENTS:

- Hydrograph Return Period Recap
- Graphical Hydrograph Reports
- Pond Report
- Storm Water Quality Calculations

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	-----	-----	2.522	-----	3.497	4.497	6.146	7.295	-----	Predevelopment
3	SCS Runoff	-----	-----	2.433	-----	3.343	4.272	5.799	6.859	-----	Undetained Area
5	SCS Runoff	-----	-----	0.400	-----	0.521	0.642	0.837	0.972	-----	Pond 1 Inflow
7	SCS Runoff	-----	-----	0.043	-----	0.053	0.063	0.079	0.090	-----	Pool Inflow
8	Reservoir	7	-----	0.000	-----	0.002	0.003	0.025	0.055	-----	Pool Route
9	Combine	5, 8	-----	0.400	-----	0.521	0.642	0.837	0.972	-----	Pond 1 Inflow Combined With Pool R
10	Reservoir	9	-----	0.374	-----	0.501	0.622	0.815	0.943	-----	Pond 1 Route
11	Combine	3, 10	-----	2.547	-----	3.492	4.457	6.040	7.167	-----	Final Combined

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	7.295	2	742	40,769	-----	-----	-----	Predevelopment	
3	SCS Runoff	6.859	2	742	38,458	-----	-----	-----	Undetained Area	
5	SCS Runoff	0.972	2	724	3,084	-----	-----	-----	Pond 1 Inflow	
7	SCS Runoff	0.090	2	724	312	-----	-----	-----	Pool Inflow	
8	Reservoir	0.055	2	732	135	7	290.39	179	Pool Route	
9	Combine	0.972	2	724	3,219	5, 8	-----	-----	Pond 1 Inflow Combined With Pool R	
10	Reservoir	0.943	2	724	2,111	9	284.45	270	Pond 1 Route	
11	Combine	7.167	2	742	40,568	3, 10	-----	-----	Final Combined	
851 Hydraflow-new pro.gpw					Return Period: 50 Year			Thursday, 03 / 7 / 2024		

Hydrograph Report

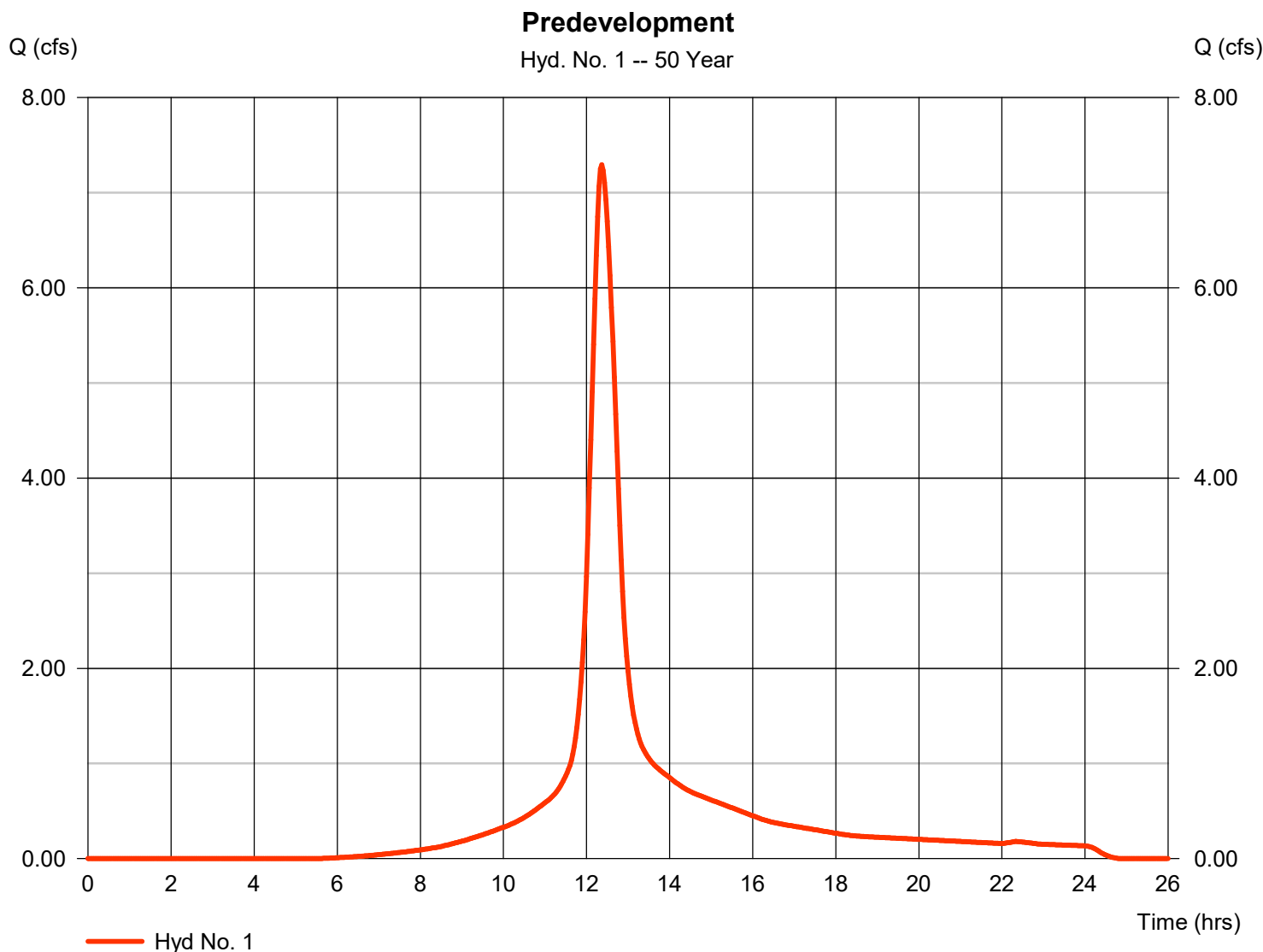
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Thursday, 03 / 7 / 2024

Hyd. No. 1

Predevelopment

Hydrograph type	= SCS Runoff	Peak discharge	= 7.295 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.37 hrs
Time interval	= 2 min	Hyd. volume	= 40,769 cuft
Drainage area	= 2.134 ac	Curve number	= 82
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 30.50 min
Total precip.	= 7.30 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



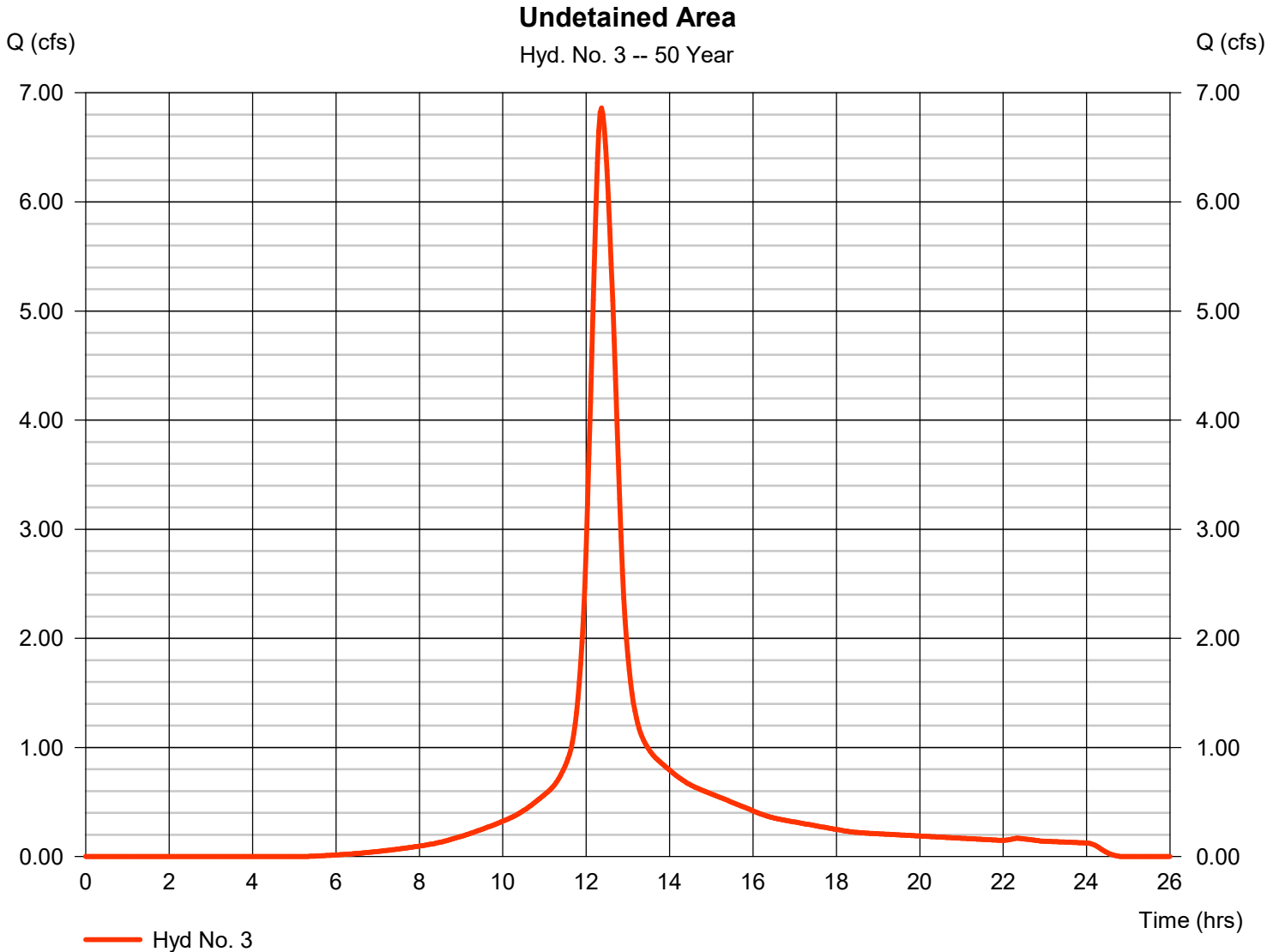
Hydrograph Report

Hyd. No. 3

Undetained Area

Hydrograph type	= SCS Runoff	Peak discharge	= 6.859 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.37 hrs
Time interval	= 2 min	Hyd. volume	= 38,458 cuft
Drainage area	= 1.970 ac	Curve number	= 83*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 31.30 min
Total precip.	= 7.30 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.811 x 82) + (0.159 x 98)] / 1.970



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

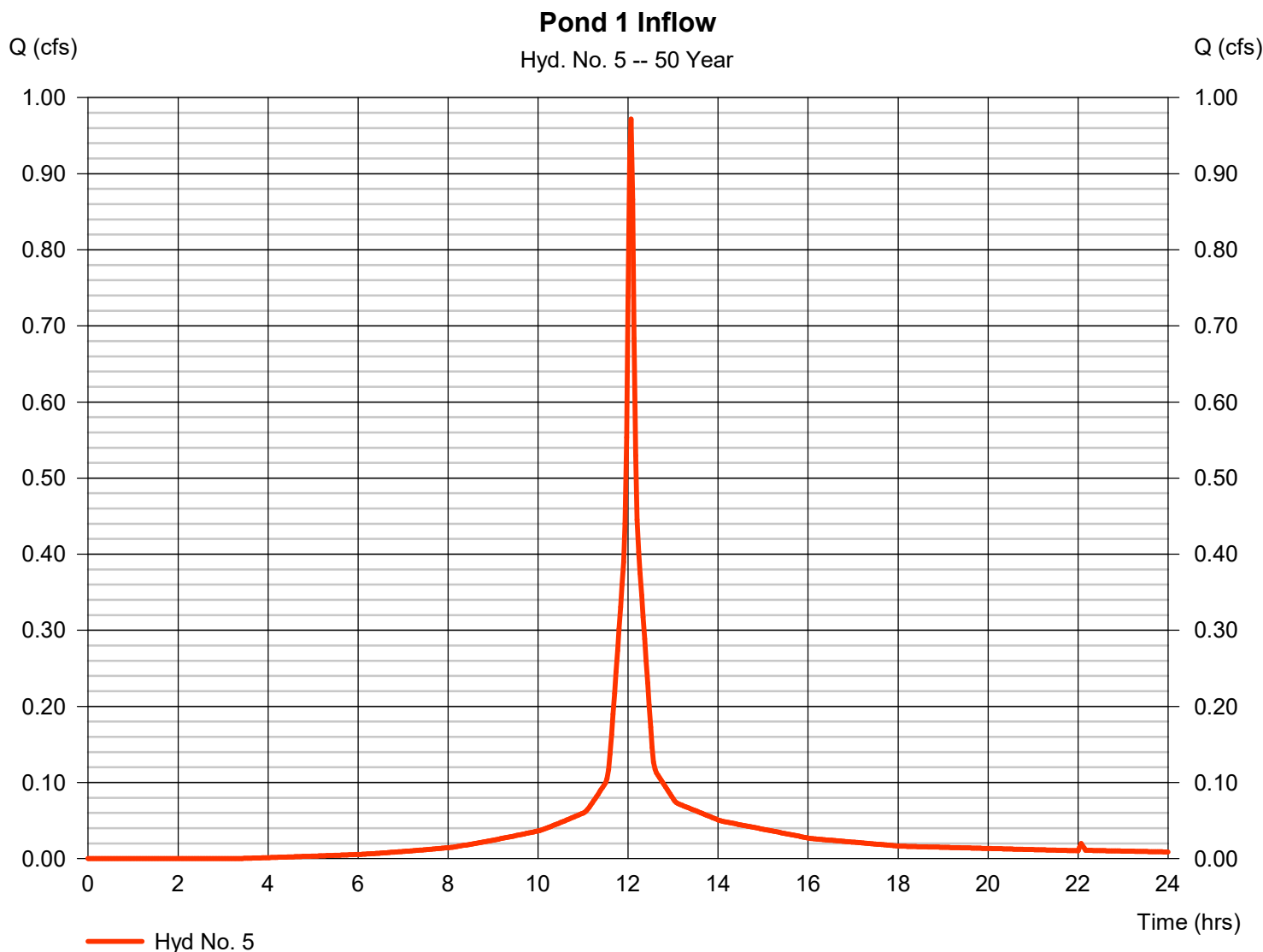
Thursday, 03 / 7 / 2024

Hyd. No. 5

Pond 1 Inflow

Hydrograph type	= SCS Runoff	Peak discharge	= 0.972 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.07 hrs
Time interval	= 2 min	Hyd. volume	= 3,084 cuft
Drainage area	= 0.151 ac	Curve number	= 89*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 7.30 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.084 x 82) + (0.067 x 98)] / 0.151



Hydrograph Report

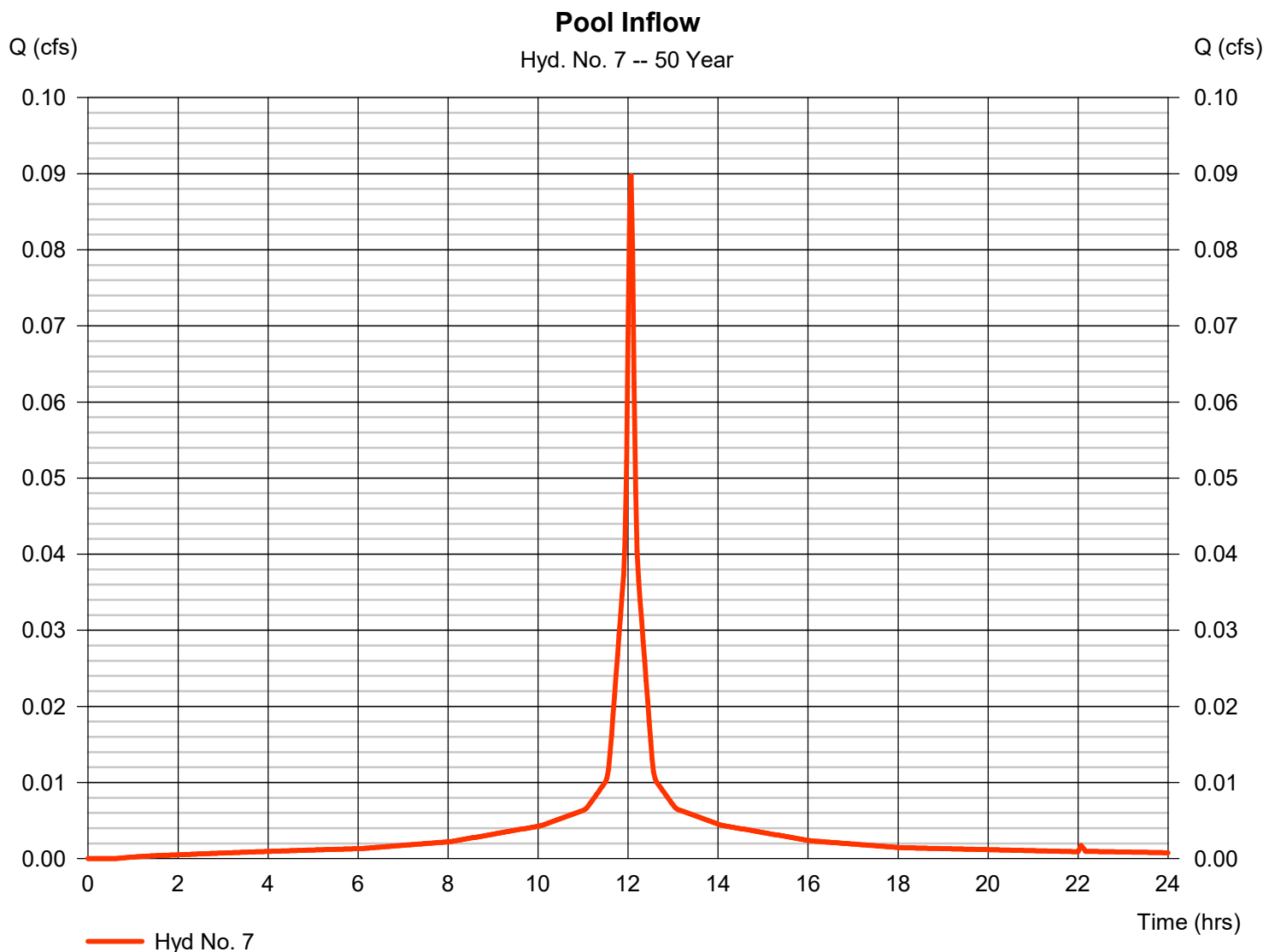
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Thursday, 03 / 7 / 2024

Hyd. No. 7

Pool Inflow

Hydrograph type	= SCS Runoff	Peak discharge	= 0.090 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.07 hrs
Time interval	= 2 min	Hyd. volume	= 312 cuft
Drainage area	= 0.013 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 7.30 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

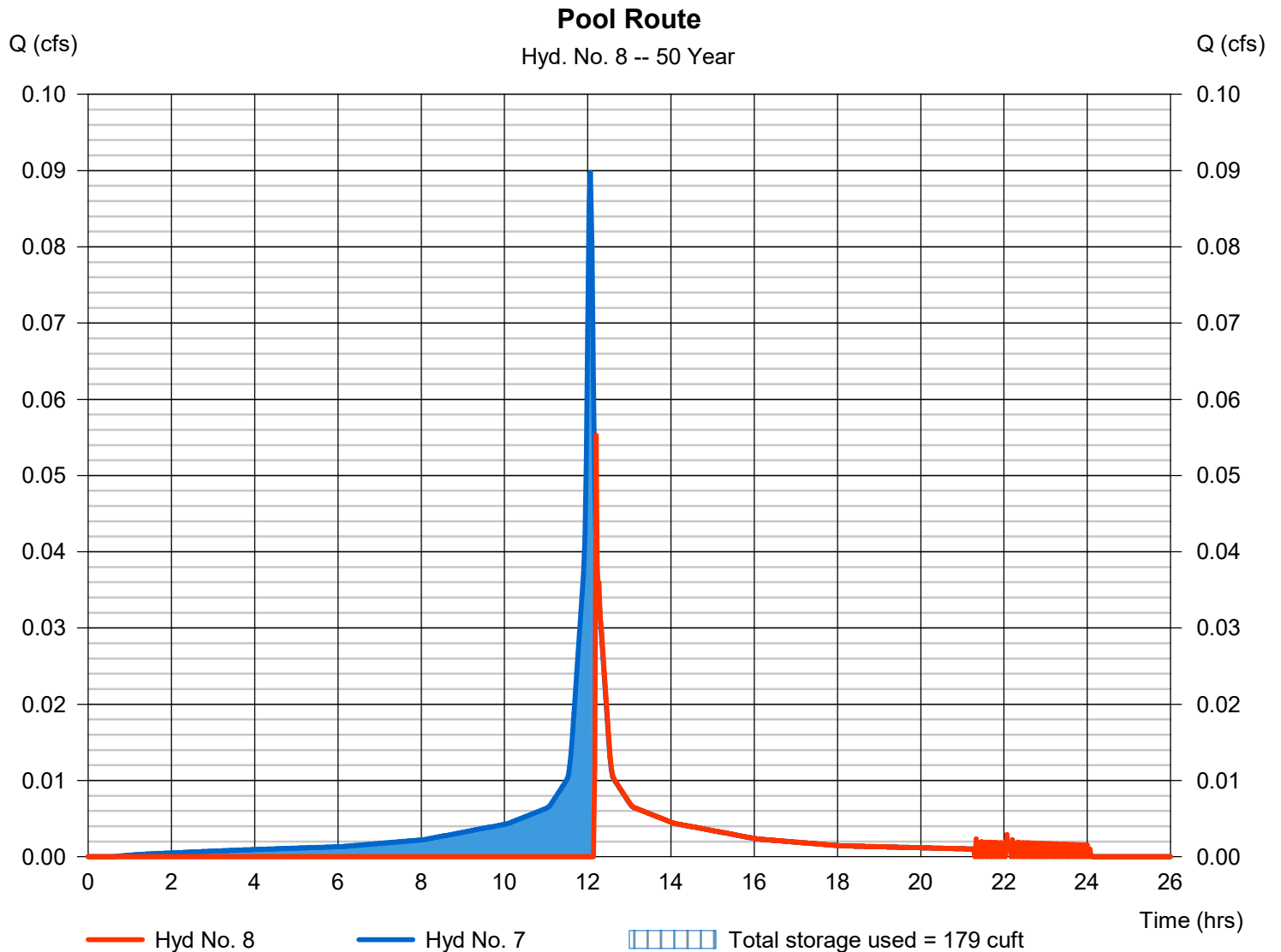
Thursday, 03 / 7 / 2024

Hyd. No. 8

Pool Route

Hydrograph type	= Reservoir	Peak discharge	= 0.055 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.20 hrs
Time interval	= 2 min	Hyd. volume	= 135 cuft
Inflow hyd. No.	= 7 - Pool Inflow	Max. Elevation	= 290.39 ft
Reservoir name	= Pool	Max. Storage	= 179 cuft

Storage Indication method used.



Pond No. 2 - Pool

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 290.07 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	290.07	554	0	0
0.40	290.50	554	222	222

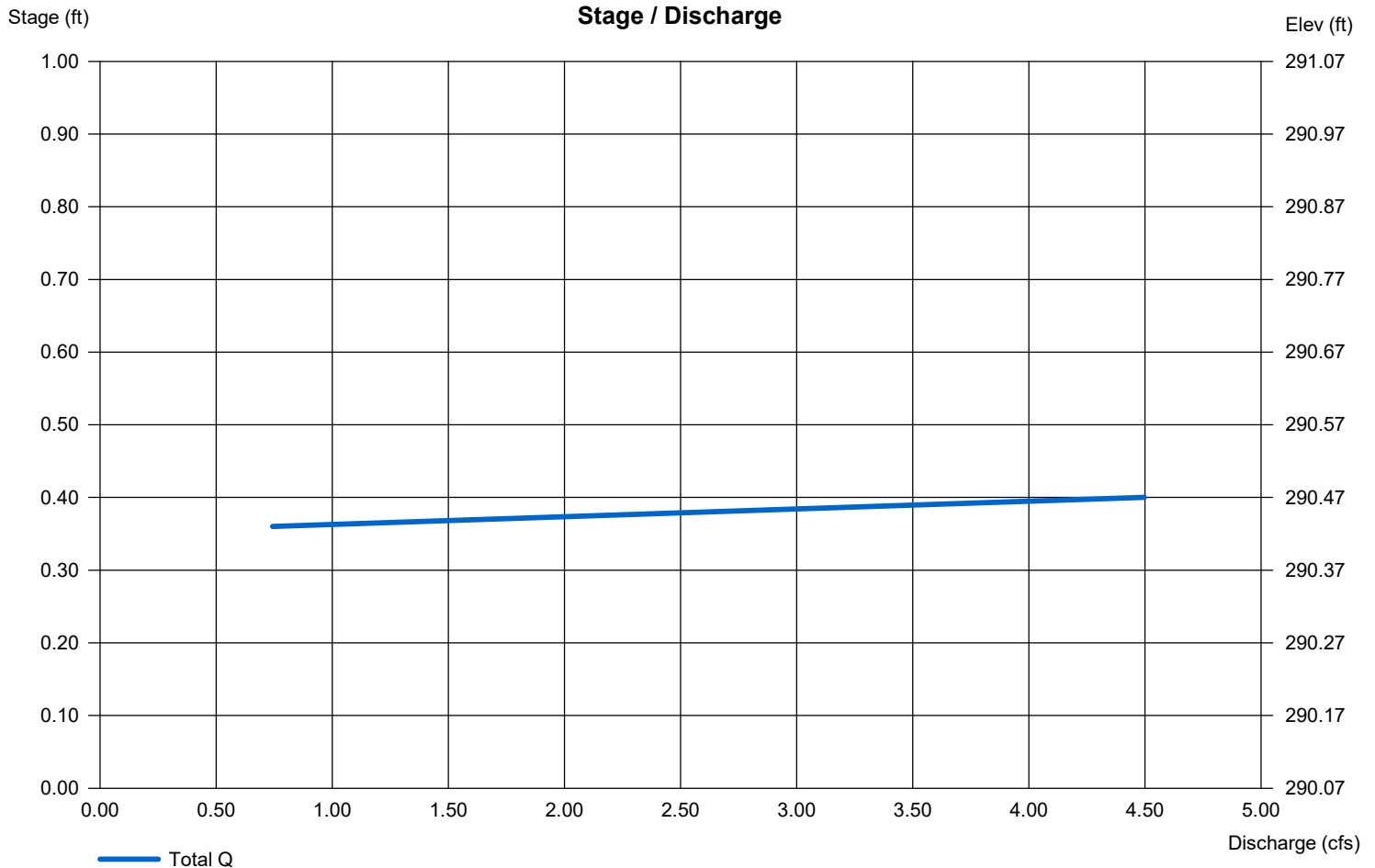
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 42.70	0.00	0.00	0.00
Crest El. (ft)	= 290.40	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

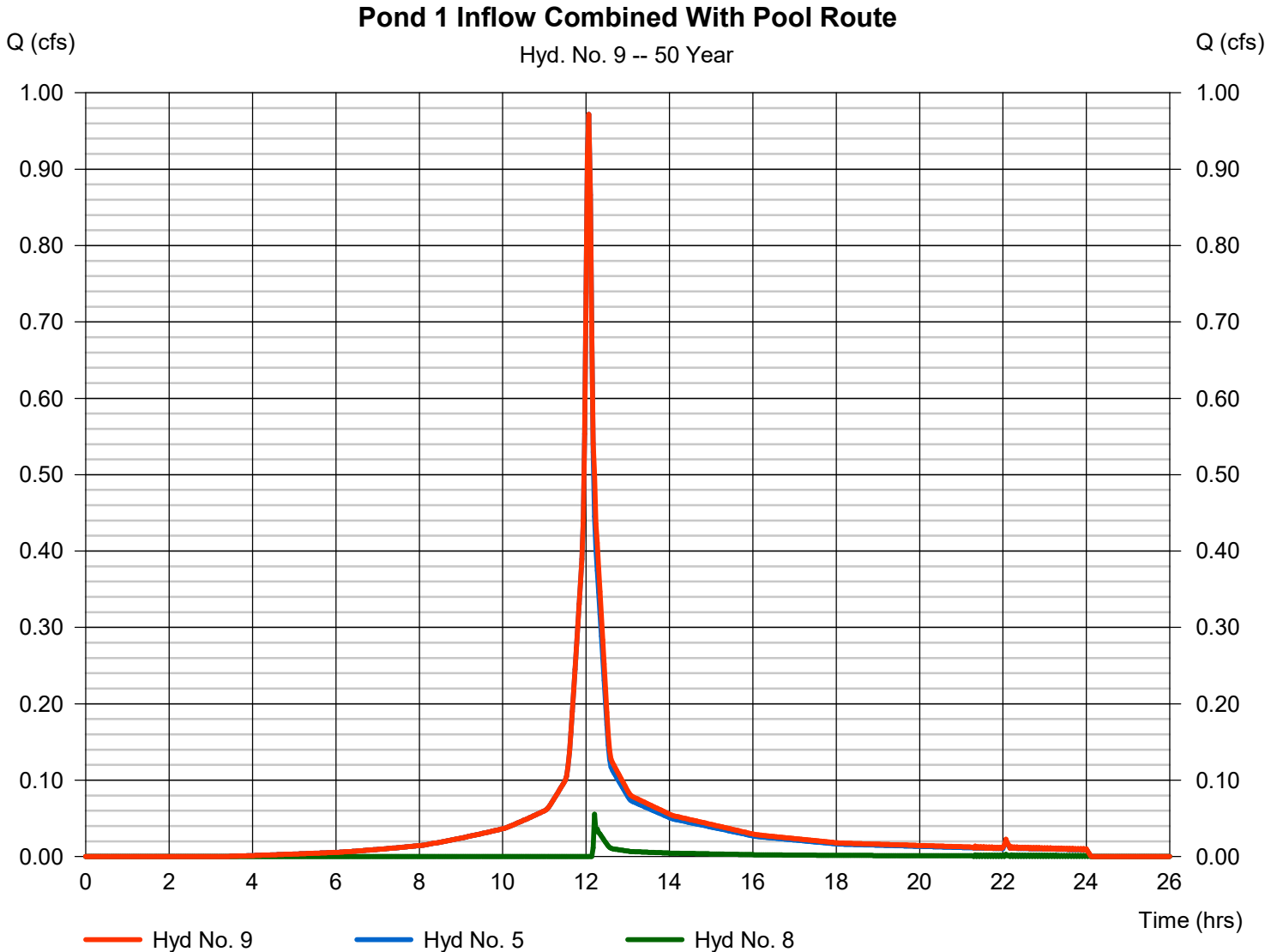


Hydrograph Report

Hyd. No. 9

Pond 1 Inflow Combined With Pool Route

Hydrograph type	= Combine	Peak discharge	= 0.972 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.07 hrs
Time interval	= 2 min	Hyd. volume	= 3,219 cuft
Inflow hyds.	= 5, 8	Contrib. drain. area	= 0.151 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

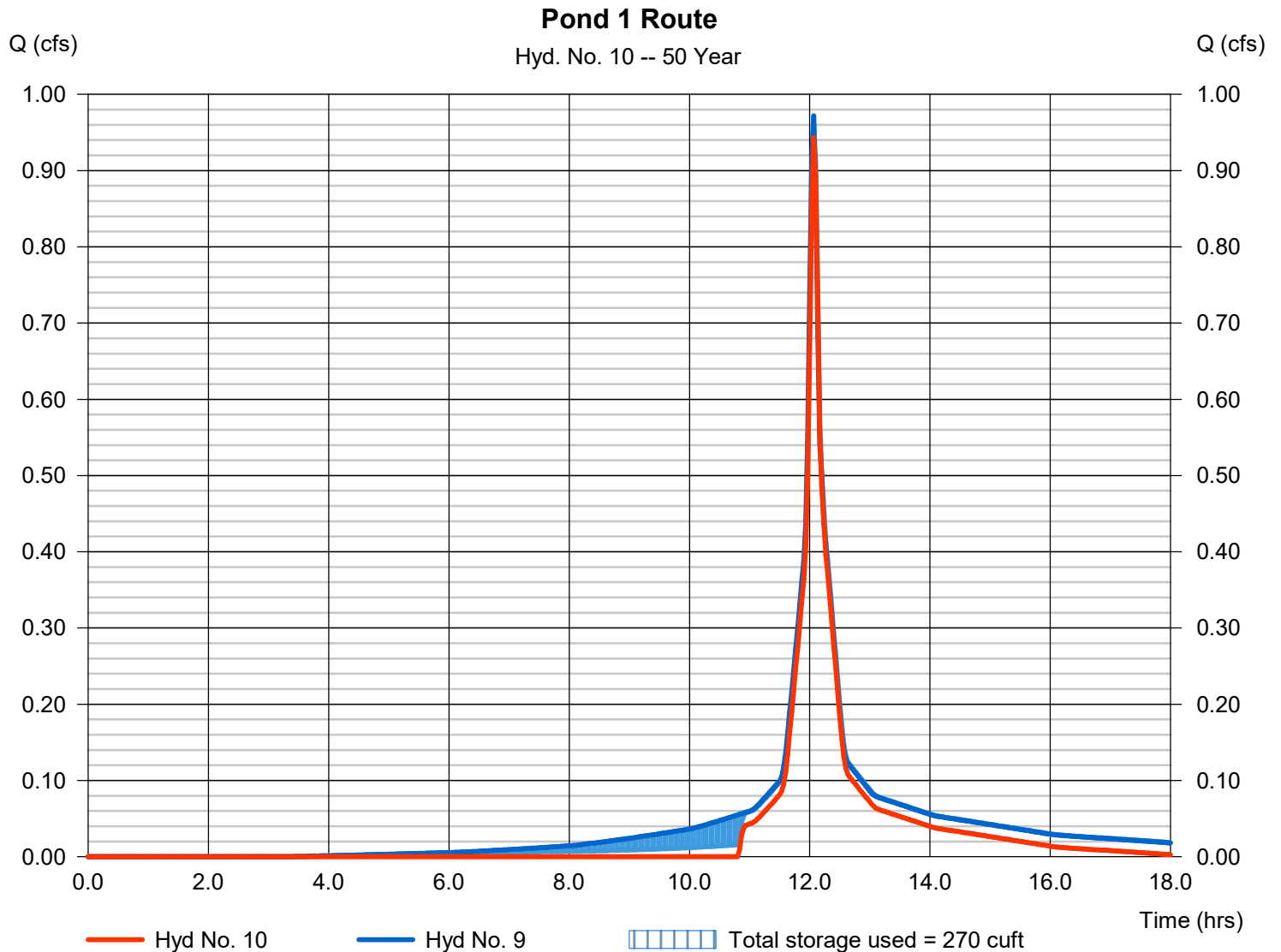
Thursday, 03 / 7 / 2024

Hyd. No. 10

Pond 1 Route

Hydrograph type	= Reservoir	Peak discharge	= 0.943 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.07 hrs
Time interval	= 2 min	Hyd. volume	= 2,111 cuft
Inflow hyd. No.	= 9 - Pond 1 Inflow Combined With Pond 5 Route	Max. Storage	= 270 cuft
Reservoir name	= 48x48		

Storage Indication method used. Exfiltration extracted from Outflow.



Pond No. 1 - 48x48

Pond Data

UG Chambers -Invert elev. = 280.50 ft, Rise x Span = 4.00 x 2.83 ft, Barrel Len = 20.00 ft, No. Barrels = 1, Slope = 0.00%, Headers = No
Encasement -Invert elev. = 280.00 ft, Width = 3.83 ft, Height = 5.00 ft, Voids = 40.00%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	280.00	n/a	0	0
0.50	280.50	n/a	15	15
1.00	281.00	n/a	32	48
1.50	281.50	n/a	32	80
2.00	282.00	n/a	32	112
2.50	282.50	n/a	32	145
3.00	283.00	n/a	32	177
3.50	283.50	n/a	32	209
4.00	284.00	n/a	32	241
4.50	284.50	n/a	32	274
5.00	285.00	n/a	15	289

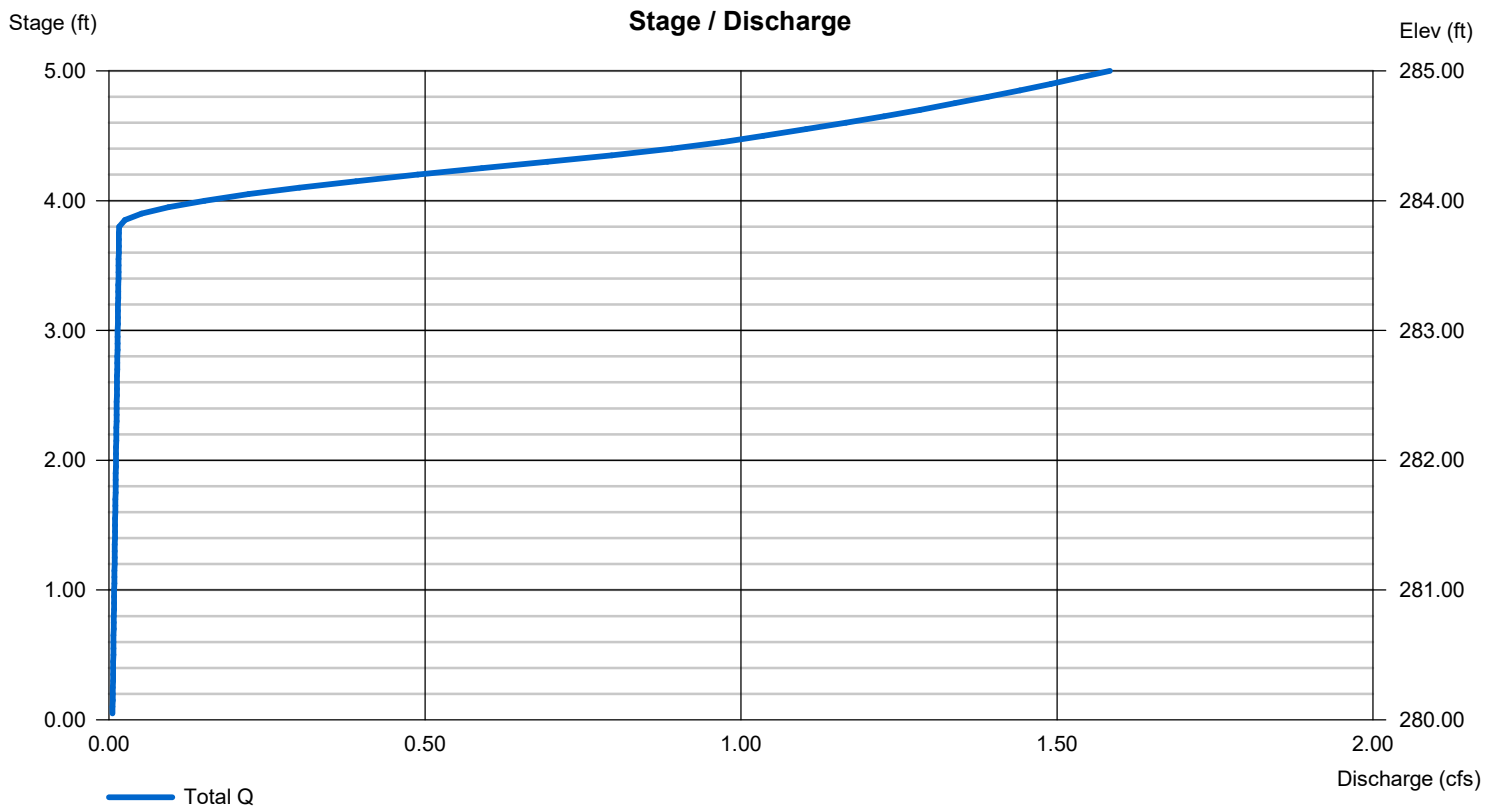
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 8.00	0.00	0.00	0.00
Span (in)	= 8.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 283.80	0.00	0.00	0.00
Length (ft)	= 71.00	0.00	0.00	0.00
Slope (%)	= 14.40	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	Inactive	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 3.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

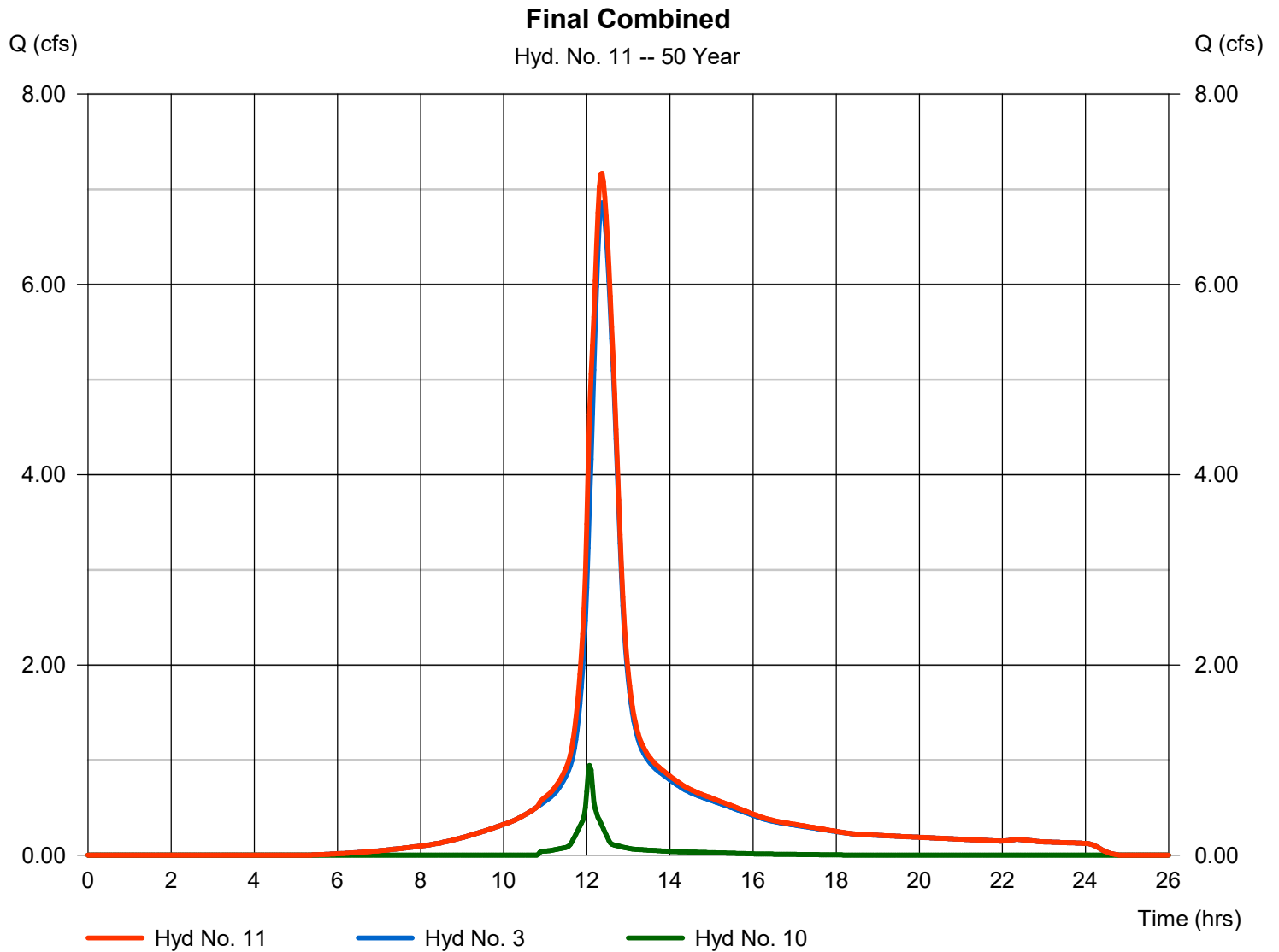
Thursday, 03 / 7 / 2024

Hyd. No. 11

Final Combined

Hydrograph type = Combine
Storm frequency = 50 yrs
Time interval = 2 min
Inflow hyds. = 3, 10

Peak discharge = 7.167 cfs
Time to peak = 12.37 hrs
Hyd. volume = 40,568 cuft
Contrib. drain. area = 1.970 ac



STORM WATER QUALITY CALCULATIONS

POND Underground Detention System

as defined by "2004 Connecticut Stormwater Quality Manual"

Watershed:

Determine "Water Quality Volume" (WQV)

$$I = \text{percent impervious cover} = \mathbf{44.4\%}$$

$$WQV = \frac{1" (R)(A)}{12}$$

$$R = \text{volumetric runoff coefficient} = 0.05 + 0.009(I) \\ = 0.05 + 0.009 (44.4) = \mathbf{0.450}$$

$$= \frac{1" (0.4496) (0.152)}{12}$$

$$A = \text{site area in acres} = \mathbf{0.15}$$

$$= 0.006 \text{ Acre-Feet}$$

$$= \mathbf{248 \text{ CF}}$$

$$\text{Volume of designed basin} = \mathbf{274 \text{ CF}}$$

PER THE MANUAL, THE INFILTRATION SUTRUCTURES SHOULD BE DESIGNED TO MAINTAIN AT LEAST THE WATER QUALITY VOLUME (WQV)

AS DESIGNED, THE DETENTION SYSTEM HAS A TOTAL CAPACITY OF 274 CF, which EQUATES TO 110.5% OF THE WQV.

THEREFORE, THE SYSTEMS COMPLY WITH THE REQUIREMENTS OF THE 2004 CONNECTICUT STORMWATER QUALITY MANUAL FOR UNDERGROUND INFILTRATION SYSTEMS.

