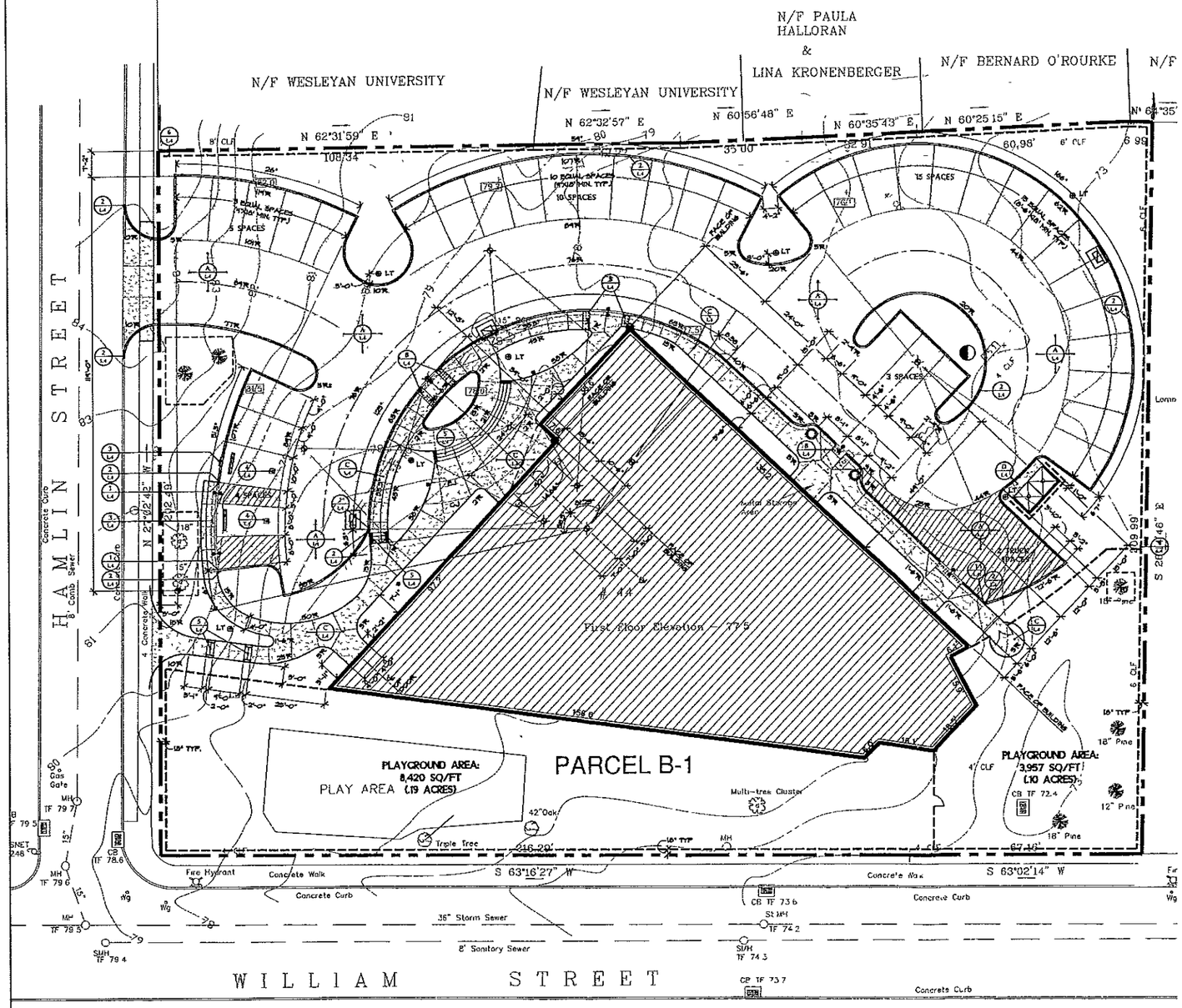

GRAPHIC SCALE

16' 0 8' 16' 32'

(IN FEET)

1 inch = 16'-0ft.

GENERAL NOTES LAYOUT

1 PRIOR TO ANY CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ESTABLISH ADEQUATE GRADING INFORMATION FOR PROPOSED WORK TO ALLOW FOR THE EVALUATION OF ITS RELATIONSHIP TO EXISTING SITE FEATURES AND VEGETATION THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF ANY SURVEY INFORMATION IS INCORRECT IF REQUIRED, FIELD MODIFICATIONS AS AUTHORIZED BY THE OWNER'S REPRESENTATIVE SHALL BE MADE TO SAVE EXISTING SITE FEATURES OR VEGETATION.

2 SITE LAYOUT IS TO BE STAKED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS

3 THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE CONTRACT LIMIT LINE DUE TO CONSTRUCTION OPERATIONS

4 THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD BEFORE BEGINNING ANY EXCAVATION. CALL 48 HOURS IN ADVANCE FROM ANYWHERE IN THE STATE OF CONNECTICUT, "CALL BEFORE YOU DIG", 1-800-922-4455

5 THE CONTRACTOR SHALL MAINTAIN ACCESS TO FIRE HYDRANTS AT ALL TIMES.

6 THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS

7 THE CONTRACTOR SHALL MAINTAIN ACCESS FOR OTHERS TO ALL BUILDINGS AT ALL TIMES

8 TREE PROTECTION AND FENCING SHALL BE INSTALLED AND MAINTAINED IN PLACE DURING CONSTRUCTION OPERATIONS IT SHALL BE REMOVED ONLY WHEN CONSTRUCTION OPERATIONS ARE COMPLETE WOODED AREAS WHERE CONSTRUCTION DOES NOT OCCUR SHALL REMAIN UNDISTURBED

REVISIONS

DRAWN BY:	RED
CHECKED BY	HWW

SITE IMPROVEMENTS

CRT-MIDDLETOWN

44 HAMLIN STREET, MIDDLETOWN, CONNECTICUT

CRT LLP SITE PLANNING LANDSCAPE ARCHITECTURE 571 HOMEMEADOW STREET SIMSBURY, CT (860) 651-1986 FAX (860) 651-1217

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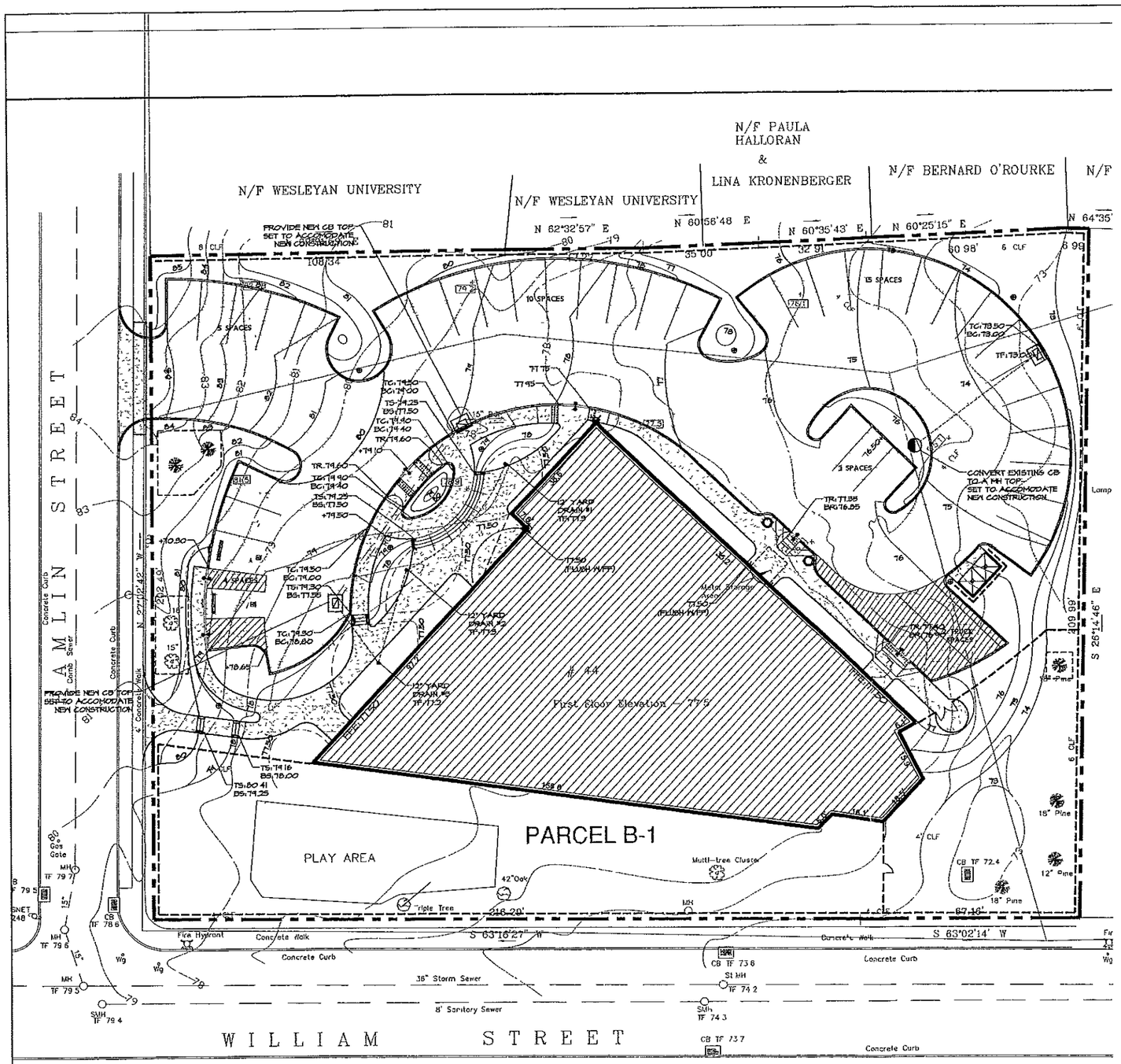
SHEET NO. L.1

TITLE SITE LAYOUT PLAN

SCALE	1"=16'-0"
DATE	07/17/09
PROJ. NO.	2009023 00



GENERAL NOTES GRADING

1 PRIOR TO ANY CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ESTABLISH ADEQUATE GRADING INFORMATION FOR PROPOSED WORK TO ALLOW FOR THE EVALUATION OF ITS RELATIONSHIP TO EXISTING SITE FEATURES AND VEGETATION THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF ANY SURVEY INFORMATION IS INCORRECT IF REQUIRED, FIELD MODIFICATIONS AS AUTHORIZED BY THE OWNER'S REPRESENTATIVE SHALL BE MADE TO SAVE EXISTING SITE FEATURES OR VEGETATION.

2. PROPOSED GRADES ARE TO BE STAKED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS

3 THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE CONTRACT LIMIT LINE DUE TO CONSTRUCTION OPERATIONS

4 THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD BEFORE BEGINNING ANY EXCAVATION. CALL 48 HOURS IN ADVANCE FROM ANYWHERE IN THE STATE OF CONNECTICUT, "CALL BEFORE YOU DIG", 1-800-922-4455

5 THE CONTRACTOR SHALL MAINTAIN ACCESS TO FIRE HYDRANTS AT ALL TIMES

6 THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS

7 THE CONTRACTOR SHALL MAINTAIN ACCESS FOR OTHERS TO ALL BUILDINGS AT ALL TIMES

8 PLACE EROSION CONTROLS AS REQUIRED MAKE ADJUSTMENTS TO LOCATIONS AS REQUIRED BY FIELD CONDITIONS AND AS AUTHORIZED BY THE OWNER'S REPRESENTATIVE OR BY LOCAL AUTHORITIES.

9 MAINTAIN EROSION CONTROLS BY RESTAKING, RETYING, ADJUSTING OR REPLACEMENT AS REQUIRED AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE. REMOVE EXCESSIVE BUILDUP OF SILT

10 DO NOT ALLOW CATCH BASIN SUMPS TO FILL WITH SAND AND SOIL.

11 AS CONSTRUCTION PROCEEDS, FINE GRADE AND MULCH AS SOON AS POSSIBLE TO REDUCE RUNOFF

12 PROPOSED GRADES INDICATE INTENT THE CONTRACTOR SHALL VERIFY ELEVATIONS AND MAKE ADJUSTMENTS AS REQUIRED AND AUTHORIZED BY THE OWNER'S REPRESENTATIVE, TO MEET FIELD CONDITIONS AND TO PROVIDE POSITIVE SURFACE DRAINAGE.

13 ALL NEW PAVEMENTS SHALL BE PITCHED SO AS TO PROVIDE COMPLETE AND POSITIVE DRAINAGE ADJUST EXISTING DRAINAGE STRUCTURES TOP ELEVATIONS AS REQUIRED

14 BLEND NEW GRADES SMOOTHLY WITH EXISTING, ROUND TOPS AND BOTTOMS OF SLOPES

15 FINISH TOP ELEVATIONS SHOWN FOR LAWN DRAINS, CATCH BASINS, ETC SHALL BE SET AS REQUIRED IN ORDER THAT ALL SURFACE DRAINAGE IS INTERCEPTED IN CONFORMANCE WITH THE INTENT OF THE GRADING PLAN.

16 CLEAN OUT EXISTING CB TO BE CONVERTED TO A MANHOLE AND PROPOSED CBS AT THE COMPLETION OF THE JOB

17 TREE PROTECTION AND FENCING SHALL BE INSTALLED AND MAINTAINED IN PLACE DURING CONSTRUCTION OPERATIONS IT SHALL BE REMOVED ONLY WHEN CONSTRUCTION OPERATIONS ARE COMPLETE. WOODED AREAS WHERE CONSTRUCTION DOES NOT OCCUR SHALL REMAIN UNDISTURBED

18 ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVING, PLANTING BEDS OR OTHER IMPROVEMENTS AND NOT DESIGNATED ROCK SLOPE OR LEDGE, SHALL BE GRADED, TOPSOILED TO A DEPTH OF 6" AND MULCHED.

GRAPHIC SCALE
16' 0 8' 16' 32'
(IN FEET)
1 inch = 16'-0ft.

REVISIONS

DRAWN BY RED
CHECKED BY: HWW

SITE IMPROVEMENTS
CRT-MIDDLET WN
44 HAMLIN STREET, MIDDLETOWN, CONNECTICUT

SITE PLANNING
LANDSCAPE ARCHITECTURE
571 HOPMEADOW STREET SIMSBURY, CT (860) 658-1988 FAX (860) 658-1217

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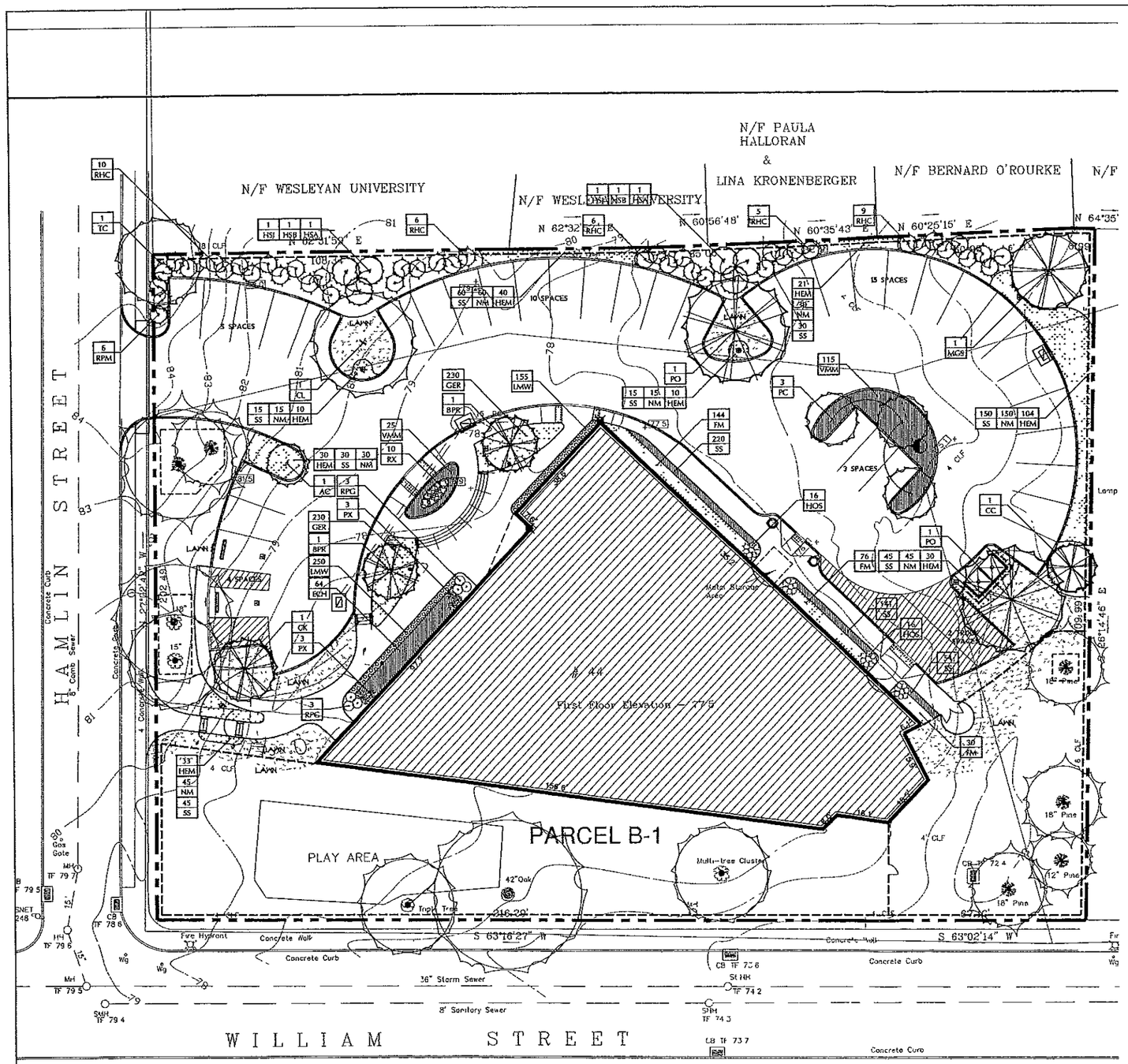
SHEET NO.
L.2

TITLE
SITE GRADING PLAN

SCALE 1"=16'-0"
DATE 07/17/09
PROJ. NO. 2009023 00



GENERAL NOTES PLANTING:

1 AS CONSTRUCTION PROCEEDS, FINE GRADE AND SEED OR SOD AS SOON AS POSSIBLE TO REDUCE RUNOFF

2 ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVING, PLANTING BEDS OR OTHER IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A DEPTH OF 6" AND SEEDED PLANT BEDS SHALL BE TOPSOILED TO A DEPTH OF 12"

3 IN ALL SHRUB BEDS TO RECEIVE MASS PLANTING, PROVIDE FINE BARK MULCH AS DETAILED ESTABLISH A NEAT, SMOOTH EDGE BETWEEN MULCH AND LAWN.

4 ADJUSTMENTS IN THE LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO LOCATIONS OF UTILITIES ADJUSTMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.

5 PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY IF DISCREPANCIES OCCUR, THE DRAWING SYMBOLS PREVAIL OVER THE PLANT LIST QUANTITIES

SEEDING SCHEDULE:

APPLY SEED AS INDICATED BELOW. CONDITION SOIL WITH FERTILIZER APPLIED AT THE RATE OF 300 POUNDS PER ACRE OR 7.5 POUNDS PER 1,000 SQUARE FEET USING 10-10-10 OR EQUIVALENT IN ADDITION, 800 LBS OF 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED FOR TOP DRESSING APPLY GROUND LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT THE RATE OF 3 TONS PER ACRE OR 155 POUNDS PER 1,000 SQ FT

PERMANENT VEGETATIVE COVER

1 SEEDING DATES: APRIL 1 TO JUNE 1 AND AUGUST 15 THROUGH SEPTEMBER.

2. USE THE FOLLOWING SEED MIXTURES:

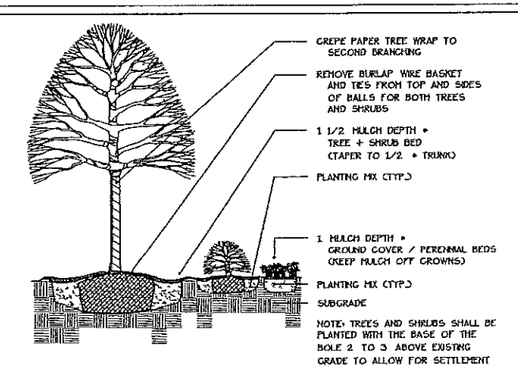
FINE LAWN:	KENTUCKY BLUE GRASS	45%
	CREEPING RED FESCUE	45%
	PERENNIAL RYEGRASS	10%

APPLY @ 45 LBS/ACRE

3 WOOD CHIPS SHOULD BE APPLIED AT A RATE OF 500-400 POUNDS PER 1,000 SQ FT OR 10-20 TONS PER ACRE.

OVERALL PLANT LIST

SYM.	QTY	TECHNICAL NAME	COMMON NAME	SIZE	COMMENTS
DECIDUOUS TREES					
AC	1	AMELANCHIER CANADENSIS	SHADBLOW	1-1½" CAL. MIN.	B&B, MULTISTEM
BPR	2	BETULA 'PURPLE RAIN'	PURPLE RAIN BIRCH	2½" CAL. MIN.	B&B, MULTISTEM
CC	1	CERCIS CANADENSIS (RED LEAF VAR.)	REDBUD	6' HT MIN.	B&B, MULTISTEM
CK	4	CORNUS KOUSA	KOUSA DOGWOOD	1-1½" CAL. MIN.	B&B
CL	1	CLADRASTIS LUTEA	YELLOW WOOD	2½" CAL. MIN.	B&B
MGS	1	MAGNOLIA X SOULANGIANA	SHADBLOW	1-1½" CAL. MIN.	B&B, MULTISTEM
PC	5	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PURPLELEAF PLUM	2-4½" CAL. MIN.	B&B
PO	2	PLATANUS OXIDENTALIS	SYCAMORE	2½" CAL. MIN.	B&B
TC	1	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	6' HT MIN.	B&B
DECIDUOUS SHRUBS					
HSA	2	HIBISCUS SYRIACUS 'APHRODITE'	APHRODITE ROSE OF SHARON	5 HT MIN.	B&B, MULTISTEM
HSB	2	HIBISCUS SYRIACUS ' BLUE BIRD'	BLUE BIRD ROSE OF SHARON	5' HT MIN.	B&B, MULTISTEM
HSJ	2	HIBISCUS SYRIACUS 'JEANNE D' ARC'	JEANNE D' ARC ROSE OF SHARON	5' HT MIN.	B&B, MULTISTEM
RX	10	ROSA MIX ROSA X 'ALBA MEIDILAND' ROSA X 'FUCHSIA MEIDILAND' ROSA X 'ROYAL BONICA'	MEIDILAND ROSE MIX	2 GAL.	CONT
EVERGREEN SHRUBS					
RHC	36	RHODODENDRON 'CATAWBA SPECIES'	MIXED CATAWBA RHODOS	30" HT MIN.	CONT
RPG	9	RHODODENDRON 'PURPLE GEM'	PURPLE GEM RHODO	24" SPD MIN.	CONT
RPM	6	RHODODENDRON P.J.M	P.J.M RHODODENDRON	24" SPD MIN.	CONT
VINES AND GROUNDCOVERS					
ECH	64	CONEFLOWER MIX ECHINACEA SUMMER SKY 'KATIE SAUL' ECHINACEA RAINDOWN 'RYAN SAUL' ECHINACEA PURPUREA 'BRIGHT STAR	EQ. QUANT EA.		
			KATIE SAUL CONEFLOWER	1 GAL.	POT
			RYAN SAUL CONEFLOWER	1 GAL.	POT
			BRIGHT STAR CONEFLOWER	1 GAL.	POT
FMX	230	FERN MIX ATHYRIUM NIPONGUM 'PICTUM' BLECHNUM SPICANT POLYSTICHUM ACROSTICHOIDES			
			JAPANESE PAINTED FERN	1 GAL.	POT
			DEER FERN	1 GAL.	POT
			CHRISTMAS FERN	1 GAL.	POT
GER	460	GERANIUM 'BALOU'	BROOKSIDE HARDY GERANIUM	1 GAL.	POT
HEM	269	HEMEROCALLIS (5 MIXED SPECIES) HEMEROCALLIS FLAVA HEMEROCALLIS 'FORSYTH LEMON DROP' HEMEROCALLIS FULVA HEMEROCALLIS HYPERION HEMEROCALLIS 'STELLA DE ORO'			
			DAYLILY MIX	1 GAL.	POT
			LEMON LILY	1 GAL.	POT
			FORSYTH LEMON DROP DAYLILY	1 GAL.	POT
			ORANGE DAYLILY	1 GAL.	POT
			HYPERION DAYLILY	1 GAL.	POT
			STELLA DE ORO DAYLILY	1 GAL.	POT
HOS	33	HOSTA MIX HOSTA 'FRAGRANT BLUE' HOSTA 'ROYAL STANDARD' HOSTA 'APHRODITE'	EQ. QUANT EA.		
			FRAGRANT BLUE HOSTA	1 GAL.	POT
			ROYAL STANDARD HOSTA	1 GAL.	POT
			APHRODITE HOSTA	1 GAL.	POT
LMW	488	LIRIOPE 'MONROE WHITE'	MONROE WHITE LILYTURF	1 GAL.	POT
NM	575	NARCISSUS SPECIES	MIXED WHITE/PINK NARCISSUS	TOP SIZE	BULB
PX	15	PEROVSKIA X 'SUPERBA'	RUSSIAN SAGE	1 GAL.	POT
SS	710	SCILLA SIBERICA	SIBERIAN SQUILL	5 CM+	BULB
VMM	140	VINCA MINOR 'ATROPURPUREA' (EQ QTY EA.) VINCA MINOR 'BOWLES' & VINCA MINOR 'STERLING SILVER'			
			ROSE MYRTLE	2 YR.	FLATS
			BOWLES MYRTLE	2 YR.	FLATS
			STERLING SILVER MYRTLE	2 YR.	FLATS



A / L1 Planting Detail - Typ.
Not to Scale

REVISIONS

DRAWN BY:	RED
CHECKED BY:	HWW

SITE IMPROVEMENTS
CRT-MIDDLET WN
44 HAMLIN STREET, MIDDLETOWN, CONNECTICUT

SITE PLANNING
LANDSCAPE ARCHITECTURE
571 HIGHLAND AVE STREET STAMFORD, CT (203) 658-1988 FAX (203) 658-1217

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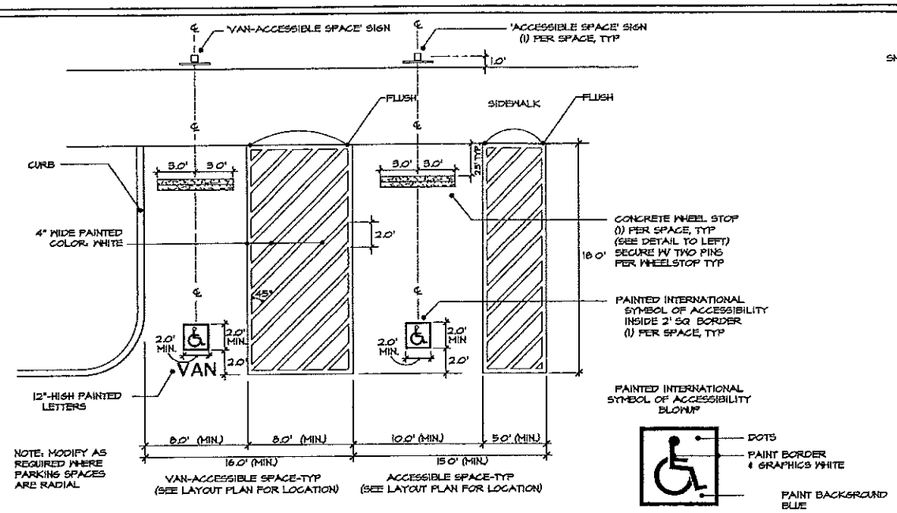
SHEET NO. L.3

TITLE SITE PLANTING PLAN

SCALE 1"=16'-0"

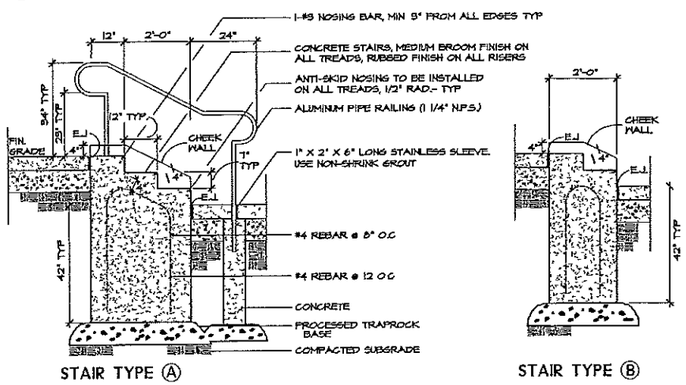
DATE 07/17/09

PROJ. NO. 2009023 00



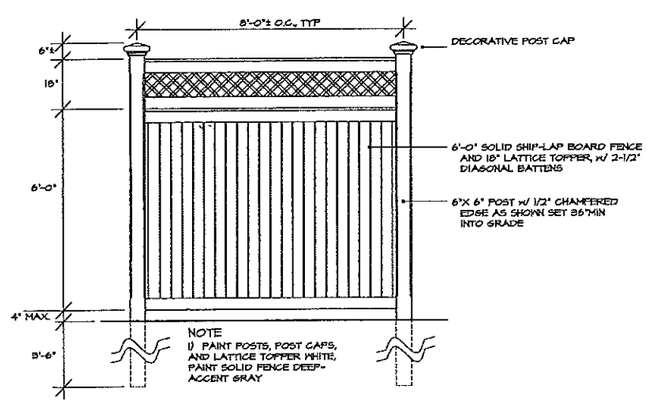
4 L4 Accessible Parking Space

Not to Scale



5 L4 Concrete Steps With Railing

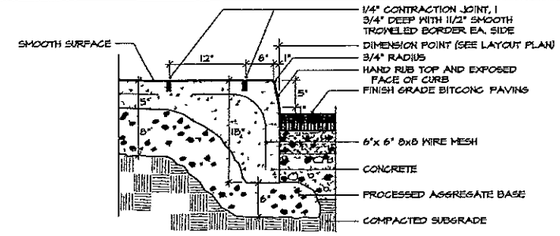
1/2"=1-0"



6 L4 Ornamental Wood Fence

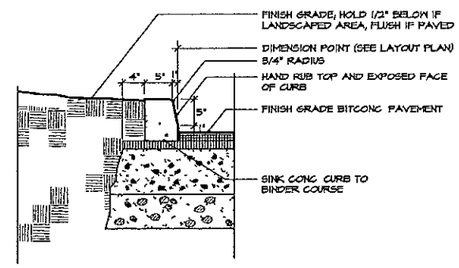
Not to Scale

THIS DETAIL BASED ON WALPOLE 6' 'UNIVERSAL' STYLE W/ 18" LATTICE TOPPER (2-1/2" DIAGONAL OPENINGS)



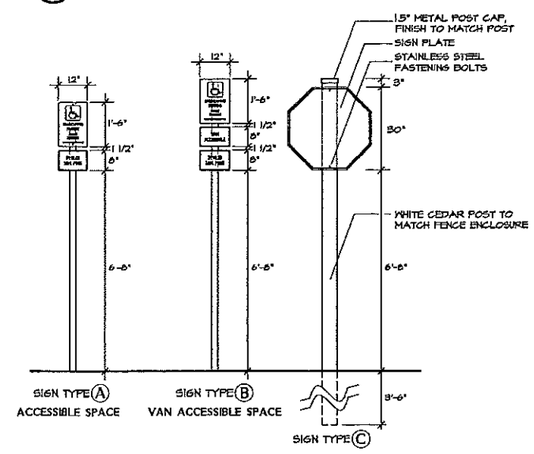
1 L4 Integral Concrete Curb

Scale 1" = 1-0"



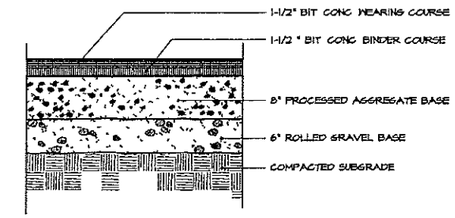
2 L4 Concrete Curb (Extruded)

Scale- 1" = 1'-0"



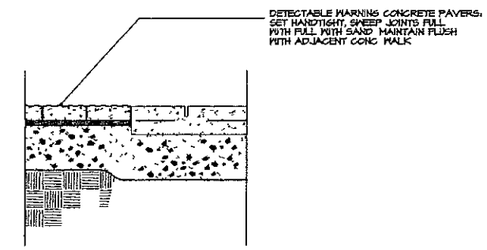
3 L4 Accessible Signage

Scale 1/4" = 1'-0"



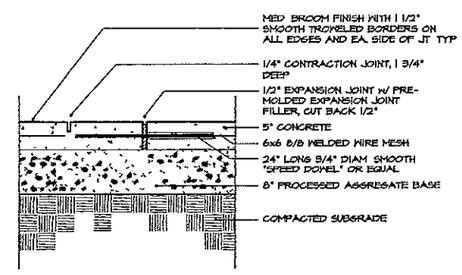
A L4 Bit. Conc. Paving

Scale 1" = 1'-0"



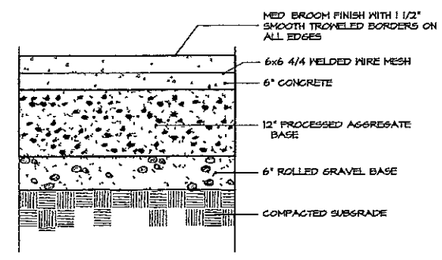
B L4 Detectable Warning Conc. Paver

Scale 1" = 1'-0"



C L4 Concrete Paving

Scale- 1" = 1'-0"



D L4 Heavy Duty Concrete

Scale 1" = 1-0"

REVISIONS

DRAWN BY:	RED
CHECKED BY:	HWW

SITE IMPROVEMENTS

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SHEET NO. L.4

TITLE SITE DETAILS

SCALE	1"=16'-0"
DATE	07/17/09
PROJ. NO.	2009023 00