HABITAT FOR HUMANITY MULTI-FAMILY RESIDENTIAL AFFORDABLE HOUSING DEVELOPMENT PER C.G.S §8-30g

8, 9 & 11 COLBY DRIVE AND COLBY DRIVE ROADBED EASEMENTS ON 5 & 6 COLBY DRIVE AND 16 HIGHVIEW TERRACE LEDYARD, CONNECTICUT

SUBMITTED FOR: PLANNING & ZONING APPLICATION

MAY 19, 2025 REVISED AUGUST 27, 2025 REVISED SEPTEMBER 29, 2025

OWNER (PREPARED FOR)



CONSULTANTS (PREPARED BY)

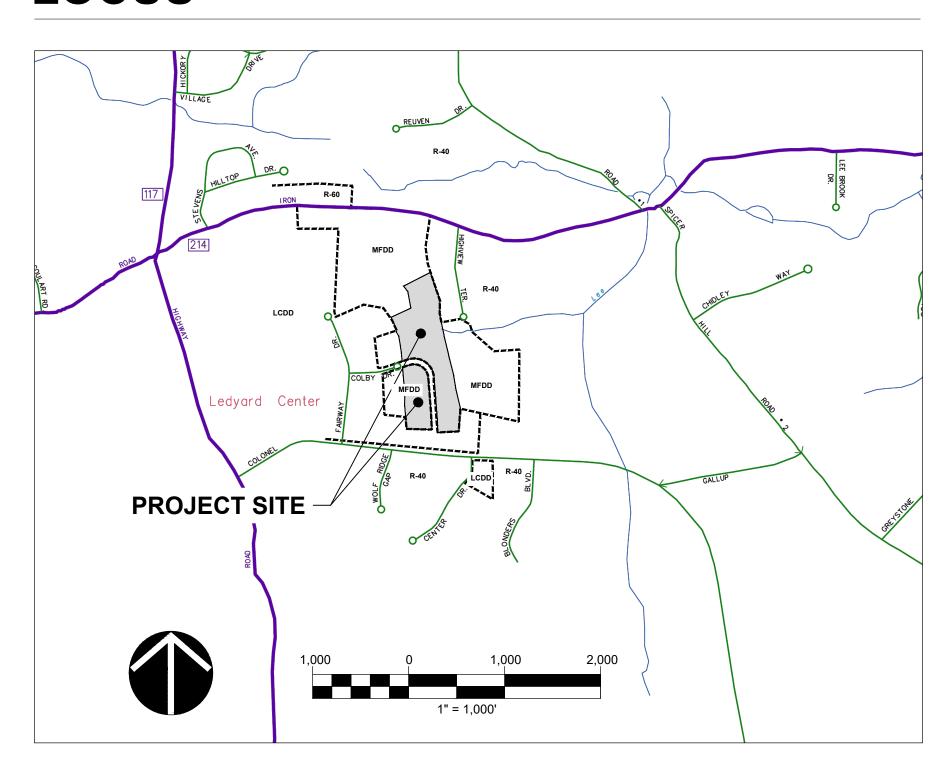




LIST OF DRAWINGS

	TITLE SHEET
SV.01	BOUNDARY SURVEY
SV.02	TOPOGRAPHIC SURVEY
SV.03	TOPOGRAPHIC SURVEY
C1.0	SITE PREPARATION & EROSION CONTROL PLAN
C1.1	EROSION & SEDIMENTATION CONTROL DETAILS
C1.2	EROSION & SEDIMENTATION CONTROL DETAILS
C2.0	SITE PLAN
C3.0	OVERALL GRADING & DRAINAGE PLAN
C3.1	DRAINAGE PLAN
C3.2	EXISTING BASIN REHABILITATION PLAN
C3.3	GRADING PLAN
C3.4	PROFILE
C4.0	UTILITY PLAN
C5.0	PLANTING PLAN
C5.1	PLANTING DETAILS & SCHEDULE
C6.0	SITE DETAILS
C6.1	SITE DETAILS
C6.2	SITE DETAILS

LOCUS



PARCEL ID'S:

8 COLBY DRIVE (68-520-8)

9 COLBY DRIVE (68-520-9)

11 COLBY DRIVE (68-520-11)

COLBY DRIVE ROADBED(68-530-680)

EASEMENT ONLY:

16 HIGHVIEW TERRACE (68-960-16)

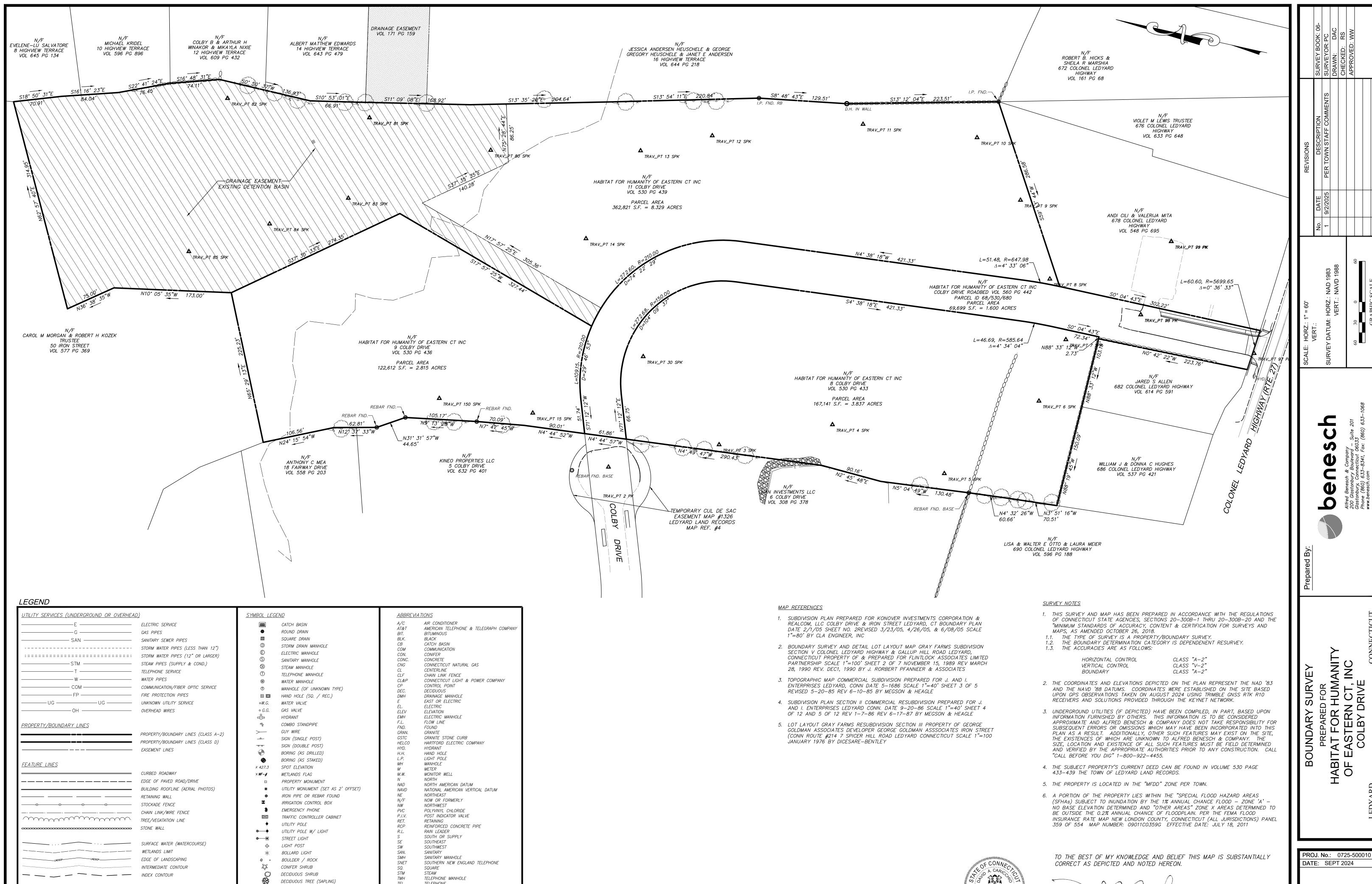
5 COLBY DRIVE (68-520-5)

6 COLBY DRIVE (68-520-6)

FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

LEDYARD PLANNING & ZONING APPROVAL APPLICATION PZ#25-4		
APPROVAL DATE:	DATE	
	DATE	
EXPIRATION DATE:	DATE	
PLANNING & ZONING CHAIRMAN	DATE	
EROSION & SEDIMENT CONTROL PLAN APPROVED BY:		
CHAIRMAN/VICE CHAIRMAN OF THE PLANNING & ZONING COMMISSION OR ITS AGENT	DATE	

LEDYARD INLAND WETLANDS AND WATERCOURSES COMMISSION APPROVAL APPLICATION IWWC#25-11			
APPROVAL DATE:	JULY 1, 2025		
	DATE		
EXPIRATION DATE:	JULY 1, 2030		
	DATE		
INLAND WETLANDS AND WATERCOURSES CHAIRMAN	DATE		



TELEPHONE TOP OF FRAME UNKNOWN

WATER OR WEST WATER GATE

DECIDUOUS TREE

CONIFER TREE

DAVID A. CARICCHIO, P.L.S. No. 70036

(not valid without original signature and embossed seal)

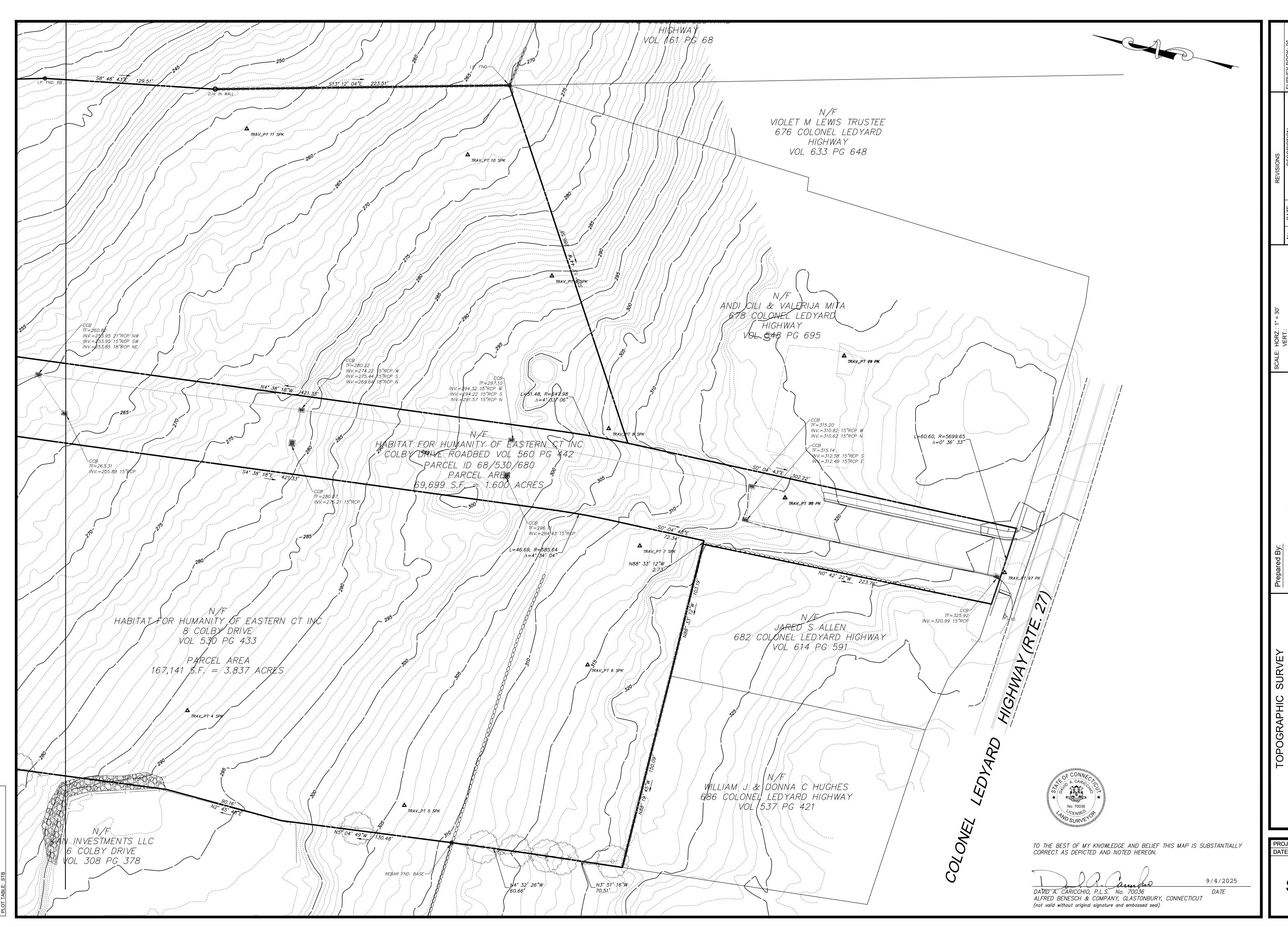
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT

No. 70036

9/4/2025

DATE: SEPT 2024

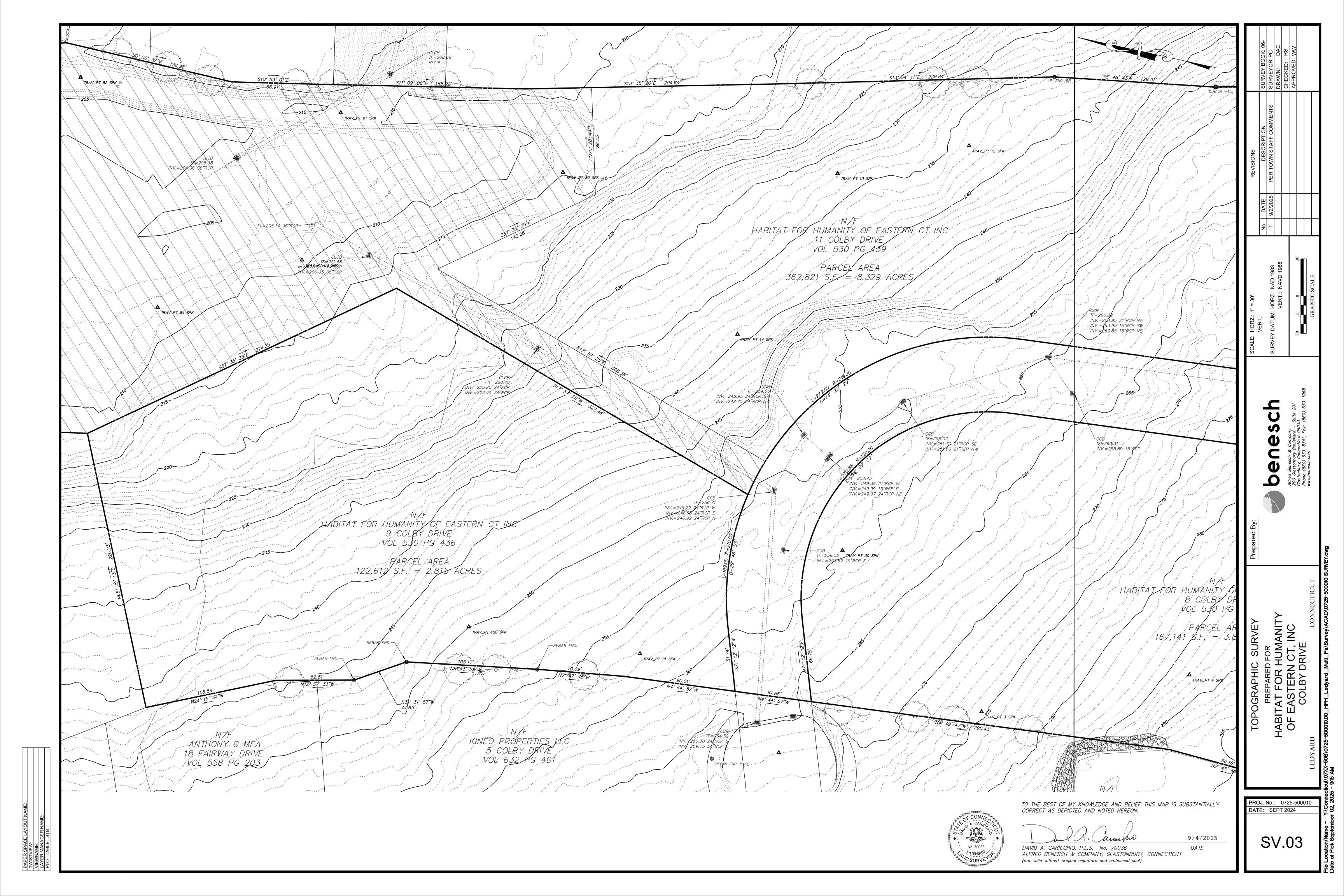
FOR HUMANIT FOR HUMANIT FERN CT, INC LBY DRIVE

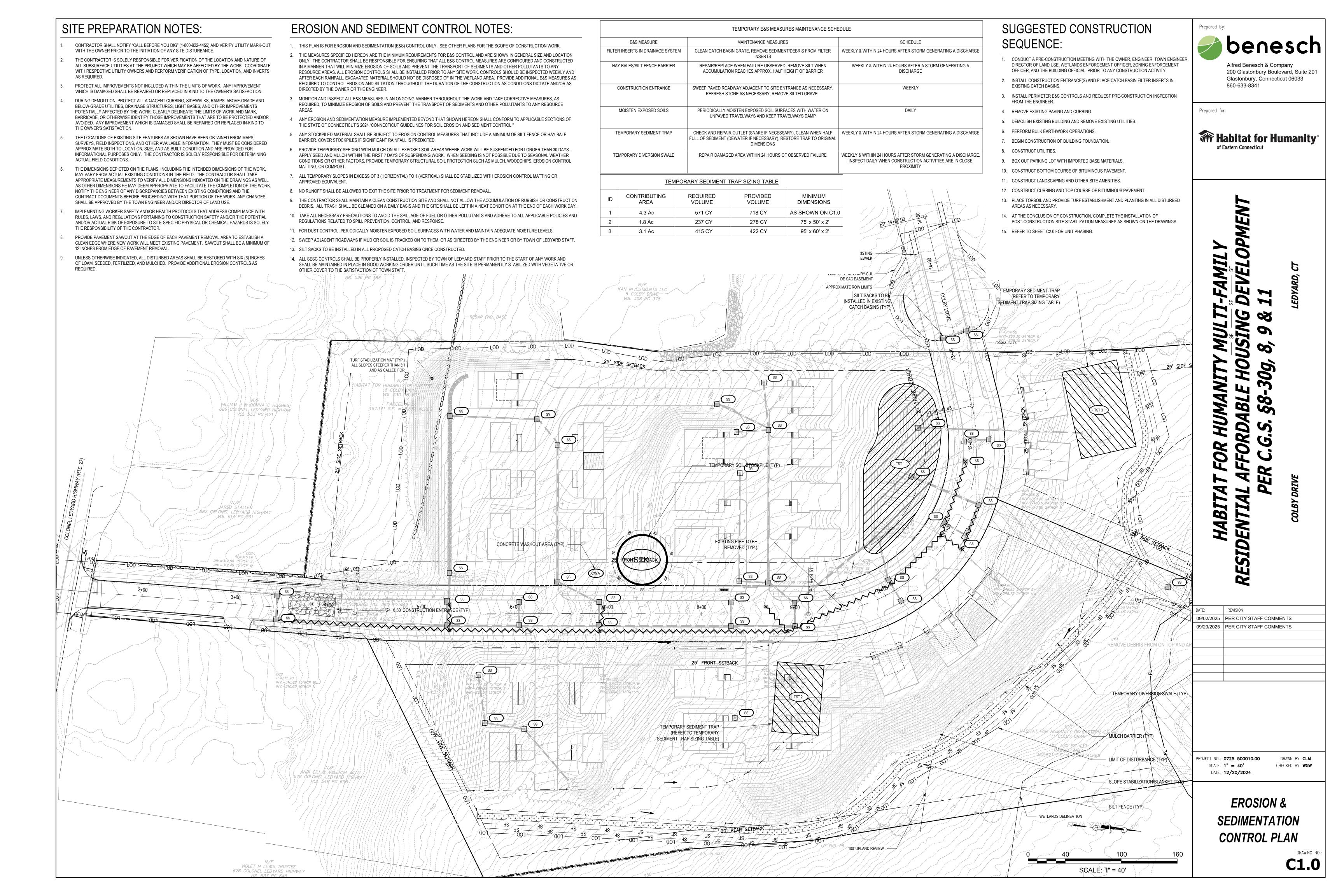


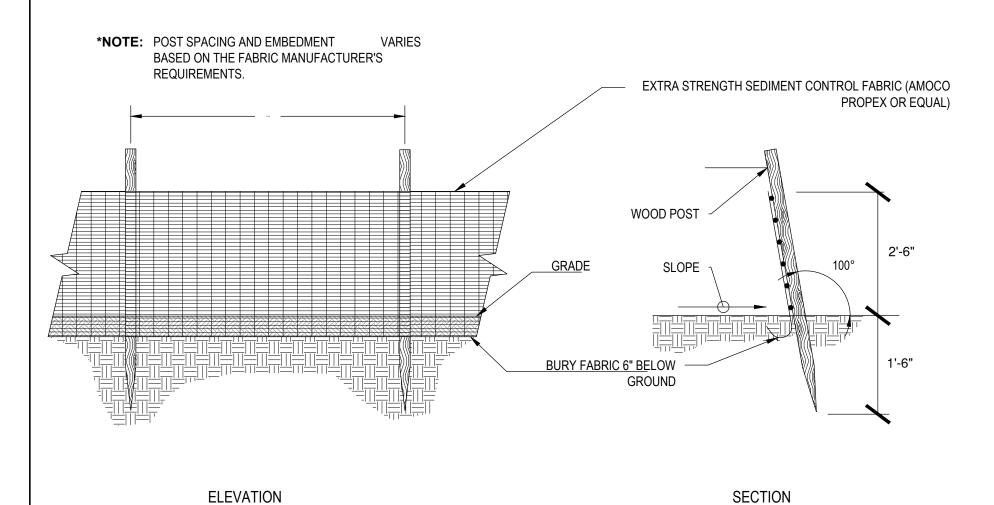
TOPOGRAPHIC SURVEY
PREPARED FOR
HABITAT FOR HUMANITY
OF EASTERN CT, INC
COLBY DRIVE

PROJ. No.: 0725-500010 DATE: SEPT 2024

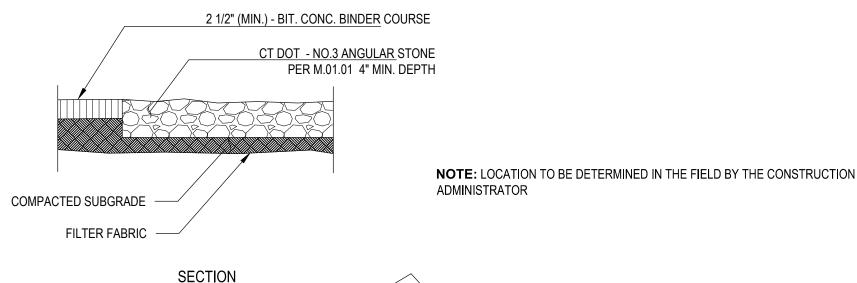
SV.02

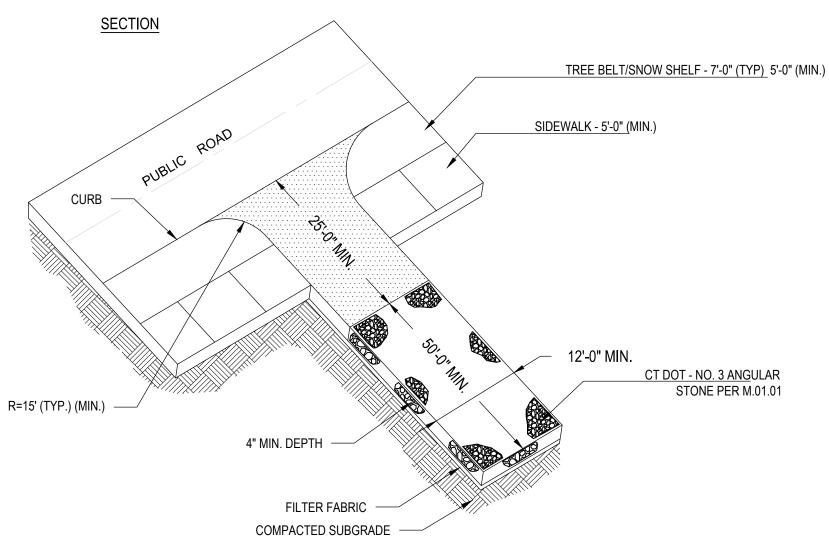






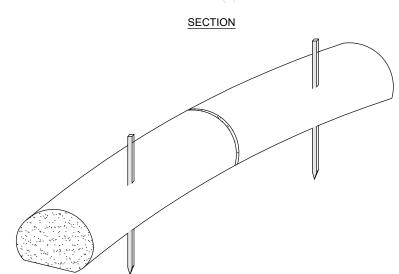
SILT FENCE BARRIER (SF)



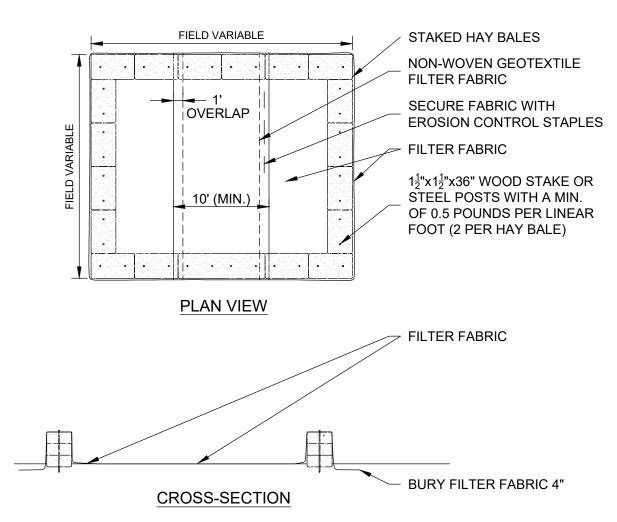


$\frac{\text{CONSTRUCTION ENTRANCE (CE)}}{_{\text{N.T.S.}}}$

2"x2"x36" WOOD STAKES PLACED 10' O.C. FILTREXX FILTER SOXX OR APPROVED

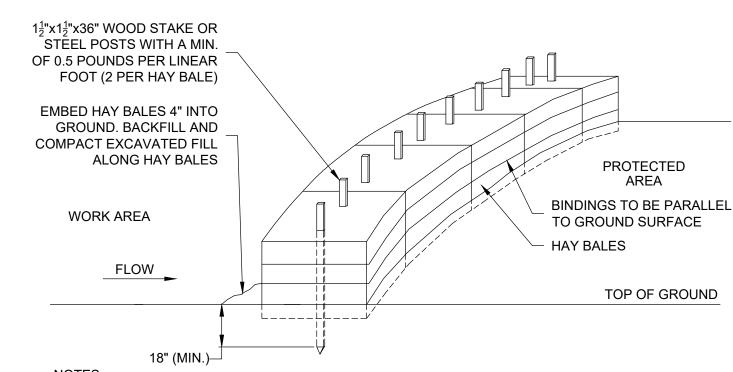


FILTER SOCK



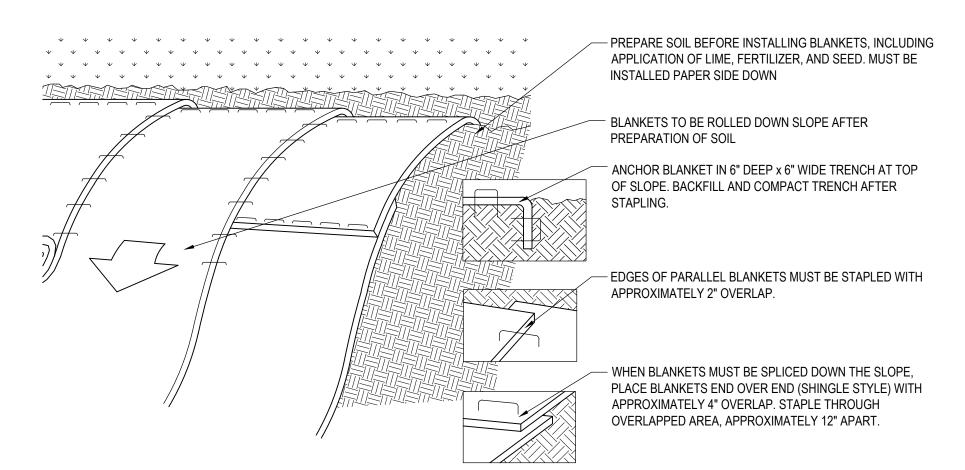
- CONSTRUCT WASHOUT AREA LARGE ENOUGH TO ENSURE MATERIALS WILL BE CONTAINED WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY
- EVAPORATE. 2. WASHOUT AREA SHALL BE LARGE ENOUGH TO RETAIN ALL LIQUID AND WASTE CONCRETE MATERIALS FROM WASHOUT OPERATION.
- 3. WEEKLY INSPECTIONS OF WASHOUT AREAS SHALL BE CONDUCTED TO ASSESS THE HOLDING CAPACITY AND FUNCTIONALITY OF THE WASHOUT AREA.

TEMPORARY CONCRETE WASHOUT AREA (CWA)

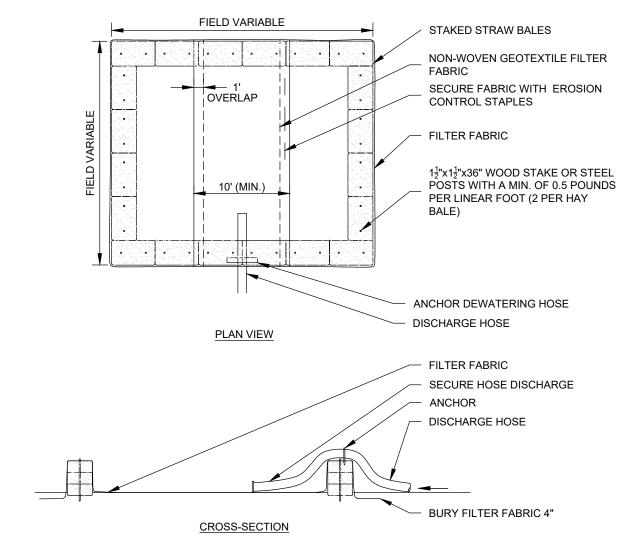


- HAY BALES SHALL BE MADE OF HAY OR STRAW WITH 40 POUND MIN. WEIGHT AND 120 POUND MAX. WEIGHT HELD TOGETHER BY TWINE OR WIRE.
- PLACE HAY BALES ON CONTOUR AND WING THE LAST HAY BALES UP SLOPE SO THAT THE
- TOP OF THE LAST SEVERAL HAY BALES ARE HIGHER THAN THE LINE OF HAY BALES. 3. DRIVE FIRST STAKE IN EACH BALE TOWARD THE PREVIOUSLY LAID BALE TO FORCE THEM
- 4. PUT ONE HAY BALE PERPENDICULAR ALONG HAY BALE BARRIER EACH 100 FEET

HAY BALE BARRIER (HB)



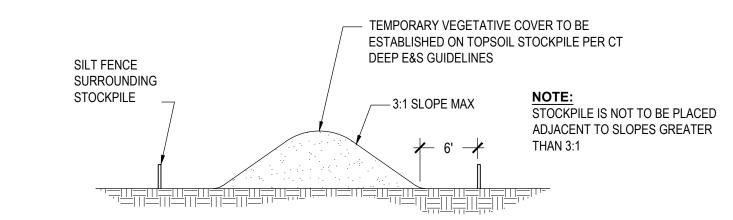
SLOPE STABILIZATION USING EROSION CONTROL BLANKET (ECB)



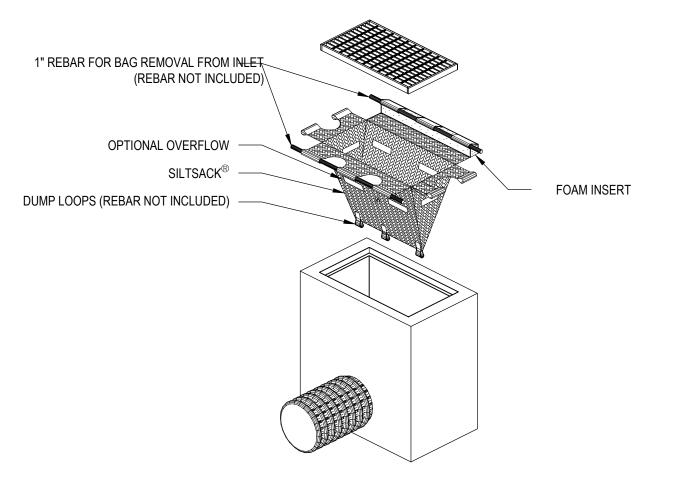
GENERAL NOTES

- 1. NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS.
- 2. THE BASIN TO BE SIZED ACCORDING TO: CUBIC FEET OF STORAGE = PUMP DISCHARGE RATE(gpm) x 16.
- 3. SIZE SHOWN ON PLANS SHALL BE ADJUSTED AS REQUIRED FOR THE ACTUAL PUMPING RATE.

DEWATERING STRAW BALE BASIN



TEMPORARY STOCKPILE (STK)



'SILTSACK' SEDIMENT CONTROL DEVICE, TERRAFIX GEOSYNTHETICS INC. TORONTO, ONTARIO, CA WWW.TERRAFIXGEO.COM

SILT SACK DETAIL (SS)

Prepared by: Alfred Benesch & Company

860-633-8341

200 Glastonbury Boulevard, Suite 201

Glastonbury, Connecticut 06033

Prepared for:

WHADITAL FOR Humanity®

VELOPMEN FAMIL

0

HOUSING 309, 8, 9 & FFO_/

REVISION:

09/02/2025 PER CITY STAFF COMMENTS 09/29/2025 PER CITY STAFF COMMENTS

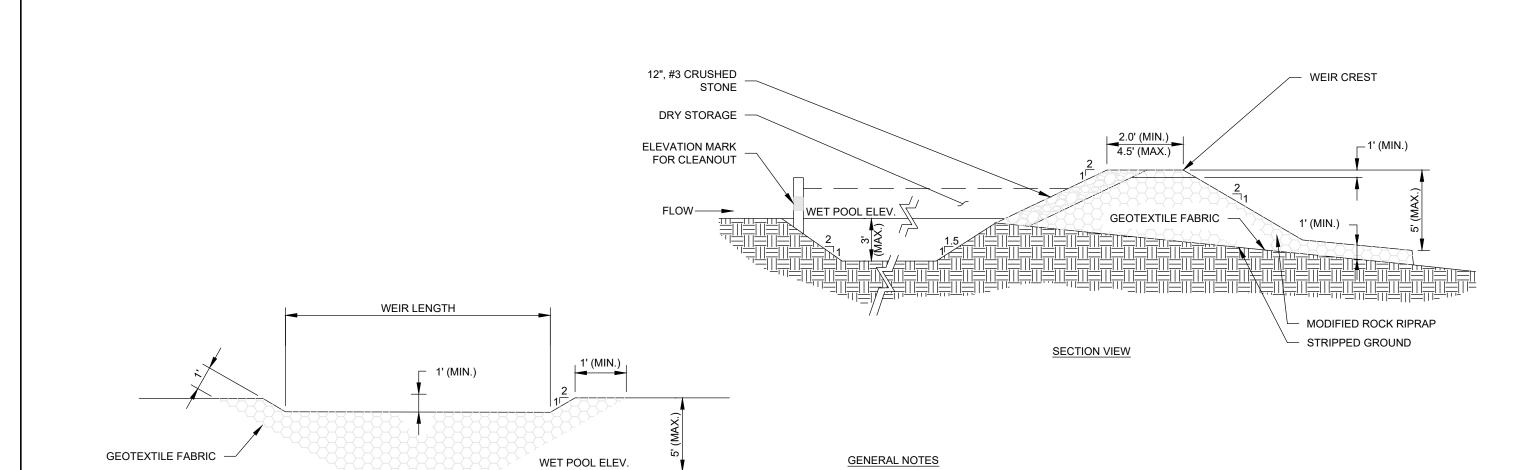
PROJECT NO.: **0725 500010.00** SCALE: AS SHOWN

DATE: **12/20/2024**

HABITA

DRAWN BY: CLM CHECKED BY: WGW

EROSION & SEDIMENTATION CONTROL DETAILS



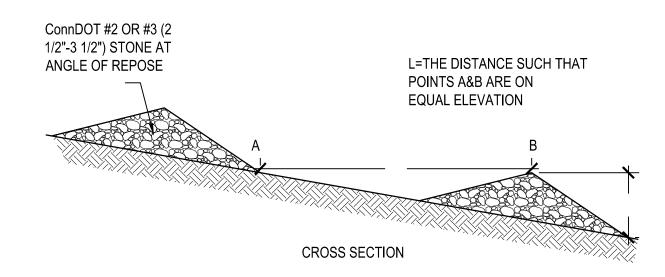
1. STABILIZE EARTHEN EMBANKMENT BY SEEDING OR PROVIDE STONE SLOPE PROTECTION IMMEDIATELY

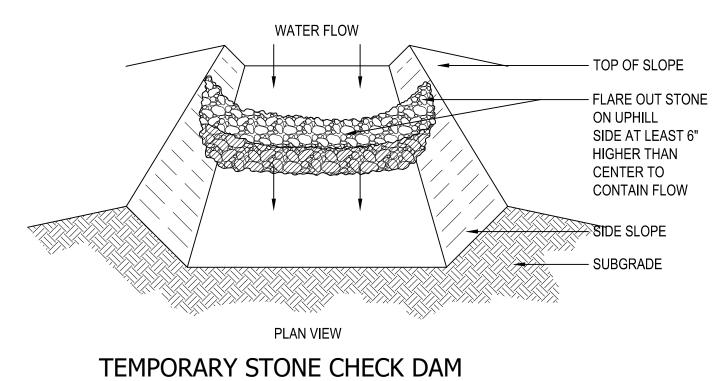
COMPACTED EARTHFILL.

2. NON-OVERFLOW PORTIONS AND ABUTMENTS OF TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED OF

OUTLET SECTION

TEMPORARY SEDIMENT TRAP SCALE: NONE





Scale: NTS

CONSTRUCT BERM WITH TAMPED OR COMPACTED SOIL

GENERAL NOTES

- 1. INSTALL TEMPORARY DIVERSION SWALES TO CHANNEL WATER FROM DISTURBED AREAS TO THE TEMPORARY SEDIMENT BASIN. ADJUST SWALE LOCATIONS AS NECESSARY PER CHANGING SITE CONDITIONS.
- 2. CONTRIBUTING DRAINAGE AREA MUST NOT EXCEED ONE ACRE.

TEMPORARY DIVERSION SWALE



Alfred Benesch & Company 200 Glastonbury Boulevard, Suite 201 Glastonbury, Connecticut 06033 860-633-8341

Prepared for:



EVELOPMENT

REVISION: 09/02/2025 PER CITY STAFF COMMENTS 09/29/2025 PER CITY STAFF COMMENTS

RESIDENTIA

HABITAT

PROJECT NO.: **0725 500010.00** SCALE: AS SHOWN DATE: **12/20/2024**

DRAWN BY: CLM CHECKED BY: WGW

EROSION & SEDIMENTATION CONTROL DETAILS

C1.2

REQUIREMENT	MINIMUM	LOT 8	LOT 9	LOT 11
		FRONT LOTS		
MINIMUM LOT AREA (SF)	20,000	167,270	396,396	122,839
MINIMUM LOT FRONTAGE (LF)	150	880	745	160
MINIMUM SIDEWALK WIDTH (FT)	5	5	5	5
		FRONT AND INTERIOR LOTS		
MINIMUM LOT WIDTH (LF)	150	792.3'	119.5'	703.6'
MINIMUM FRONT YARD SETBACK (LF)	25	>25	>25	>25
MINIMUM SIDE YARD SETBACK (LF)	25	>25	>25	>25
MINIMUM REAR YARD SETBACK (LF)	20	>20	>20	>20
MAXIMUM LOT COVERAGE (% AREA)	60	26.7%	8.60%	3.6%
MAXIMUM BUILDING HEIGHT: PRINCIPAL STRUCTURE (FT)	50	<50	<50	<50

	PARKING	G TABLE	
BUILDING TYPE	SPACES PER BUILDING	BUILDING TYPE TOTAL	PARKING SPACE TOTAL
2 BEDROOM	1 SPACE	6 BUILDINGS	6 SPACES
3 BEDROOM SINGLE-FAMILY	2 SPACES	6 BUILDINGS	12 SPACES
3 BEDROOM DUPLEX	4 SPACES (2 DRIVE 2 GARAGE)	11 BUILDINGS	44 SPACES
4 BEDROOM	3 SPACES (2 DRIVE 1 GARAGE)	4 BUILDINGS	12 SPACES
TOTALS		27 BUILDINGS	74 SPACES

676 COLONEL LEDYARD HIGHWAY

LAYOUT NOTES

1. NEW PAVEMENT TO MEET LINE & GRADE OF EXISTING PAVEMENTS. 2. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO

THE LINES FROM WHICH THEY ARE MEASURED.

- 3. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO CONSTRUCTION.
- 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO
- CONSTRUCTION. SIDEWALKS ARE TO BE CONSTRUCTED WITHIN THE TOWN RIGHT OF

CONSTRUCTION PHASING

WAY IN ACCORDANCE WITH TOWN OF LEDYARD ROAD ORDINANCES.

- 1. INSTALL DRAINAGE, UTILITIES AND ROADWAY INFRASTRUCTURE. CONSTRUCT SIDEWALKS WHEN UNITS WITHIN PHASE ARE COMPLETE.
- 2. CONSTRUCT UNITS 1-6. COMPLETE UTILITY CONNECTIONS.
- 3. CONSTRUCT DRIVE AND UNITS 7-12. COMPLETE UTILITY CONNECTIONS.
- 4. CONSTRUCT DRIVE AND UNITS 13-18. COMPLETE UTILITY CONNECTIONS.

GENERAL NOTES

- 1. TO THE EXTENT FEASIBLE ENERGY EFFICIENT DESIGN HAS BEEN IMPLEMENTED IN ACCORDANCE WITH SECTION 9.2 OF THE LEDYARD
- ZOINING REGULATIONS. 2. LOW IMPACT DEVELOPMENT AND DESIGN TECHNIQUES HAVE BEEN
- INCORPORATED INTO PLANS. 3. THE CONTRACTOR SHALL ADHERE TO THE PERFORMANCE STANDARDS OF THE TOWN OF LEDYARD IN ACCORDANCE WITH SECTION 9.2.C OF
- THE ZONING REGULATIONS. 4. NO ACCESSORY APARTMENT SHALL BE APPROVED IN THIS
- DEVELOPMENT AS AN ACCESSORY TO A SINGLE-FAMILY OR DUPLEX RESIDENCE IN THIS MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
- . PRIVATE ROADWAYS AND DRIVEWAYS ARE TO BE MAINTAINED BY THE PROPERTY OWNER. SIDEWALKS SHALL BE MAINTAINED IN ACCORDANCE WITH THE TOWN OF LEDYARD SIDEWALK ORDINANCE.
- PARKING WILL NOT BE PERMITTED ALONG THE INTERNAL DRIVEWAYS.
- ABUTTING PROPERTY AND BUSINESS OWNERS SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS PRIOR TO ANY WORK THAT MAY IMPACT THE PROPERTY AND/OR BUSINESS.

AFFORDABLE UNIT IDENTIFICATION CHART

	AFFORDABLE U	JNIT IDENTIFICA	ATION CHART	_
	2 Bedroom Single Family Unit Nos.	3 Bedroom Single Family Unit Nos.	3 Bedroom Two- Family Unit Nos.	4 Bedroom Single Family Unit Nos.
40-50% Area Median Income	18, 32, 33, 35 *		1, 11, 25	
51-60% Area Median Income	20		2, 4, 8, 14, 21, 22, 28, 38	
61-80% Area Median Income	36	13, 16, 23, 24, 29, 30	3, 5, 6, 7, 9, 10, 12, 15, 26, 27, 37	17, 19, 31, 34

UNIT NUMBERS IDENTIFIED ON THIS PLAN DO NOT CORRESPOND TO ADDRESSES. ADDRESSES SHALL BE ASSIGNED BY THE TOWN OF LEDYARD ASSESSOR'S OFFICE.



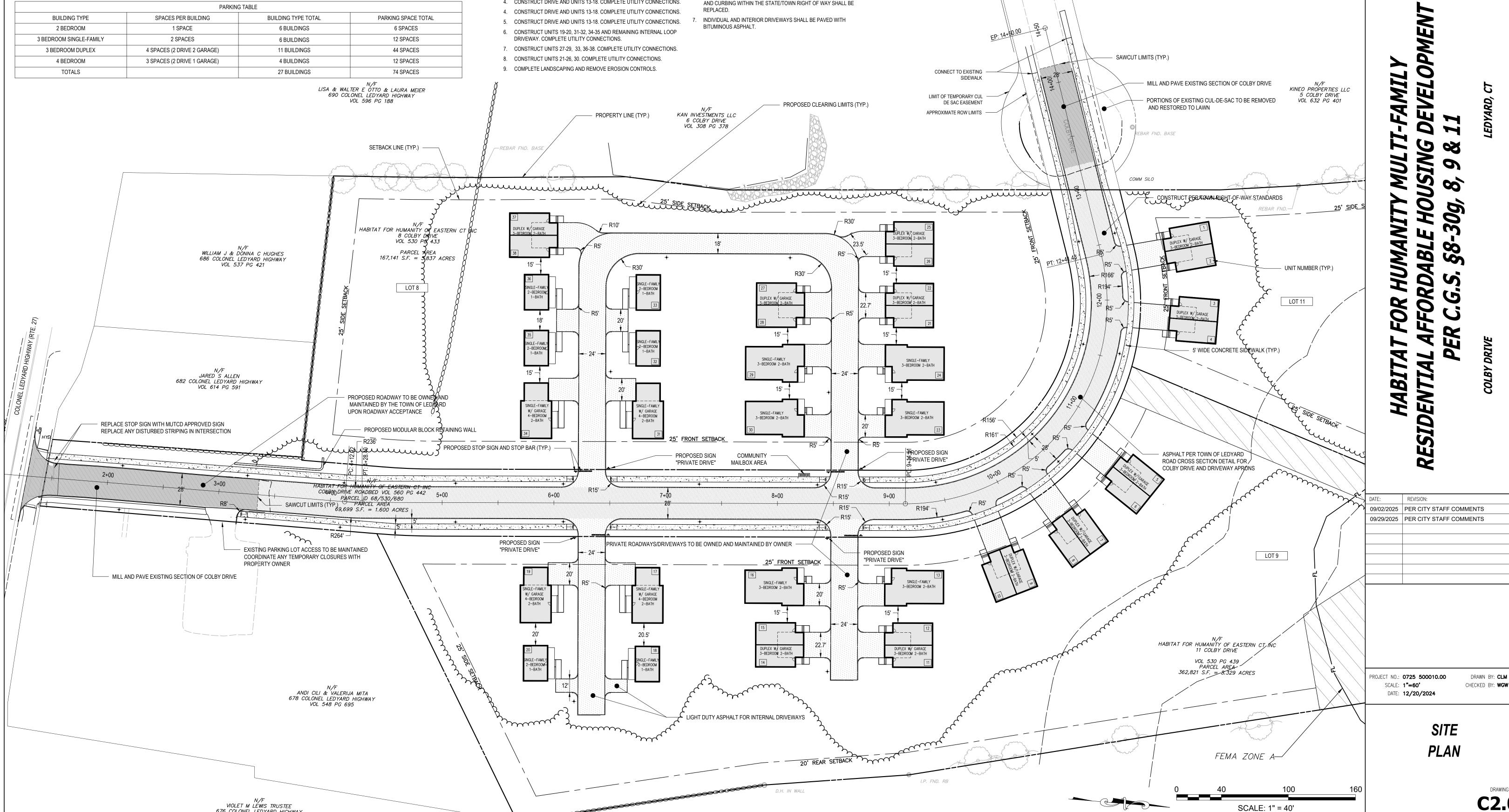
Alfred Benesch & Company 200 Glastonbury Boulevard, Suite 201 Glastonbury, Connecticut 06033 860-633-8341

Prepared for:

Prepared by:

WHY Habitat for Humanity®

NEL HOUSING 6 RD. FF0 REVISION: 09/02/2025 PER CITY STAFF COMMENTS 09/29/2025 PER CITY STAFF COMMENTS PROJECT NO.: **0725 500010.00** DRAWN BY: CLM SCALE: 1"=60' CHECKED BY: WGW DATE: **12/20/2024** PLAN



MATERIALS NOTES

APPROVE LAYOUT OF JOINT PATTERNS.

CT DOT FORM 819.

1. MATERIALS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH

2. ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE

NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR

PLACEMENT OF NEW BITUMINOUS CONCRETE PAVEMENT.

3. MANUFACTURED ITEMS SHALL BE INSTALLED, CONNECTED AND

CLEANED ACCORDING TO THE MANUFACTURERS DIRECTIONS.

EXPANSION AND SCORE JOINTS FOR NEW CONCRETE WALKS SHALL

BLEND TO MATCH EXISTING PATTERNS. CONTRACTOR TO ARRANGE

TIMELY ON-SITE CONFERENCES WITH LANDSCAPE ARCHITECT TO

PROVIDE EXPANSION JOINTS FOR NEW CONCRETE PAVING AT ALL

POLE BASES, MANHOLES, GRATES/VAULTS, EXISTING CONCRETE

PAVING, STOP LIGHTS, FIRE HYDRANTS AND ALL OTHER FIXED MATERIALS. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS SHALL

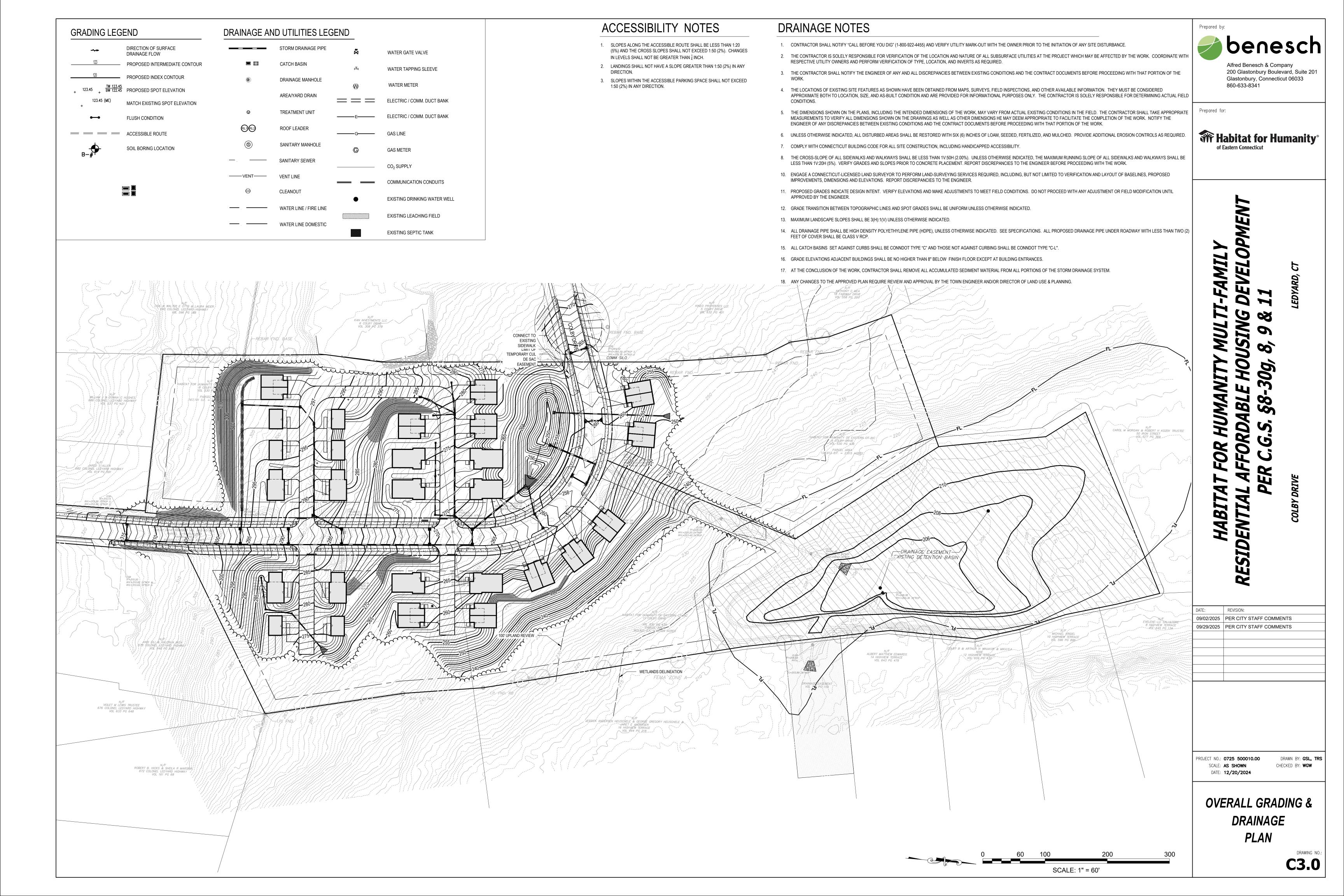
CURBS, TREE GRATES, BUILDING WALLS, SITE WALLS, STAIRS, LIGHT

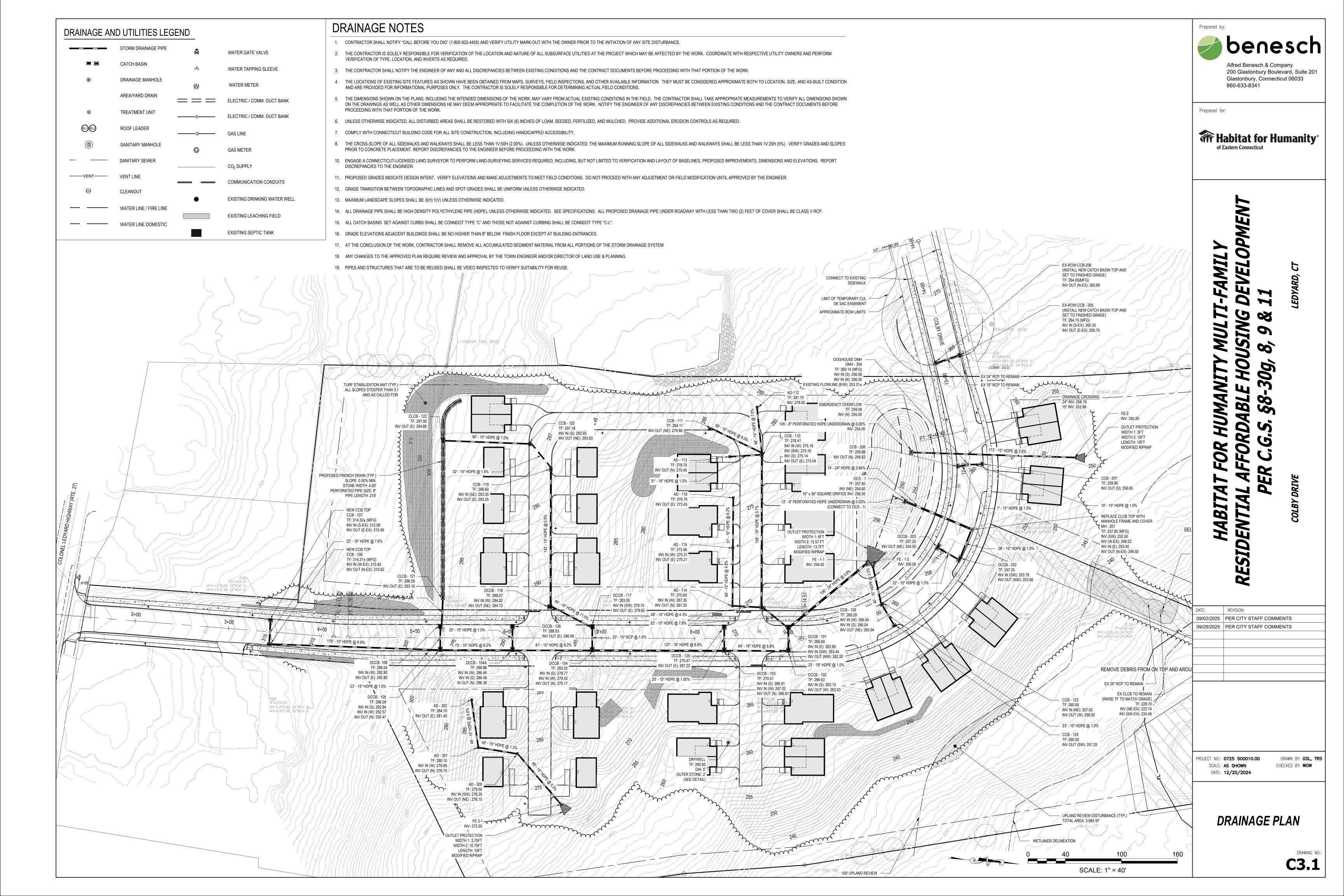
ALL DAMAGED OR BROKEN SECTIONS OF EXISTING STREET SIDEWALK

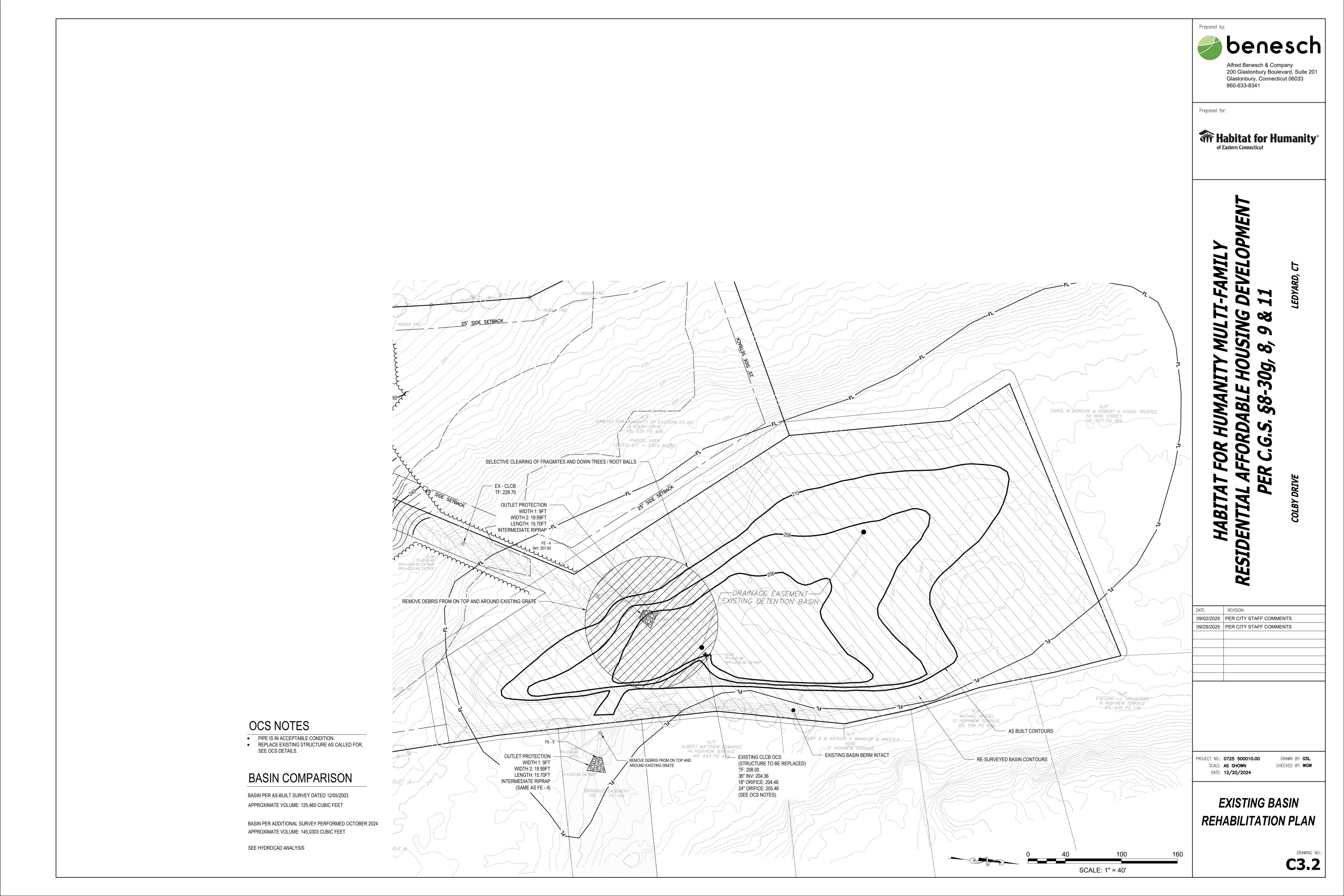
ROADWAY OR CONCRETE ROADWAY OR CONCRETE SIDEWALK ABUT

PAVEMENT SHALL BE SAW CUT TO PROVIDE A CLEAN, SMOOTH EDGE.

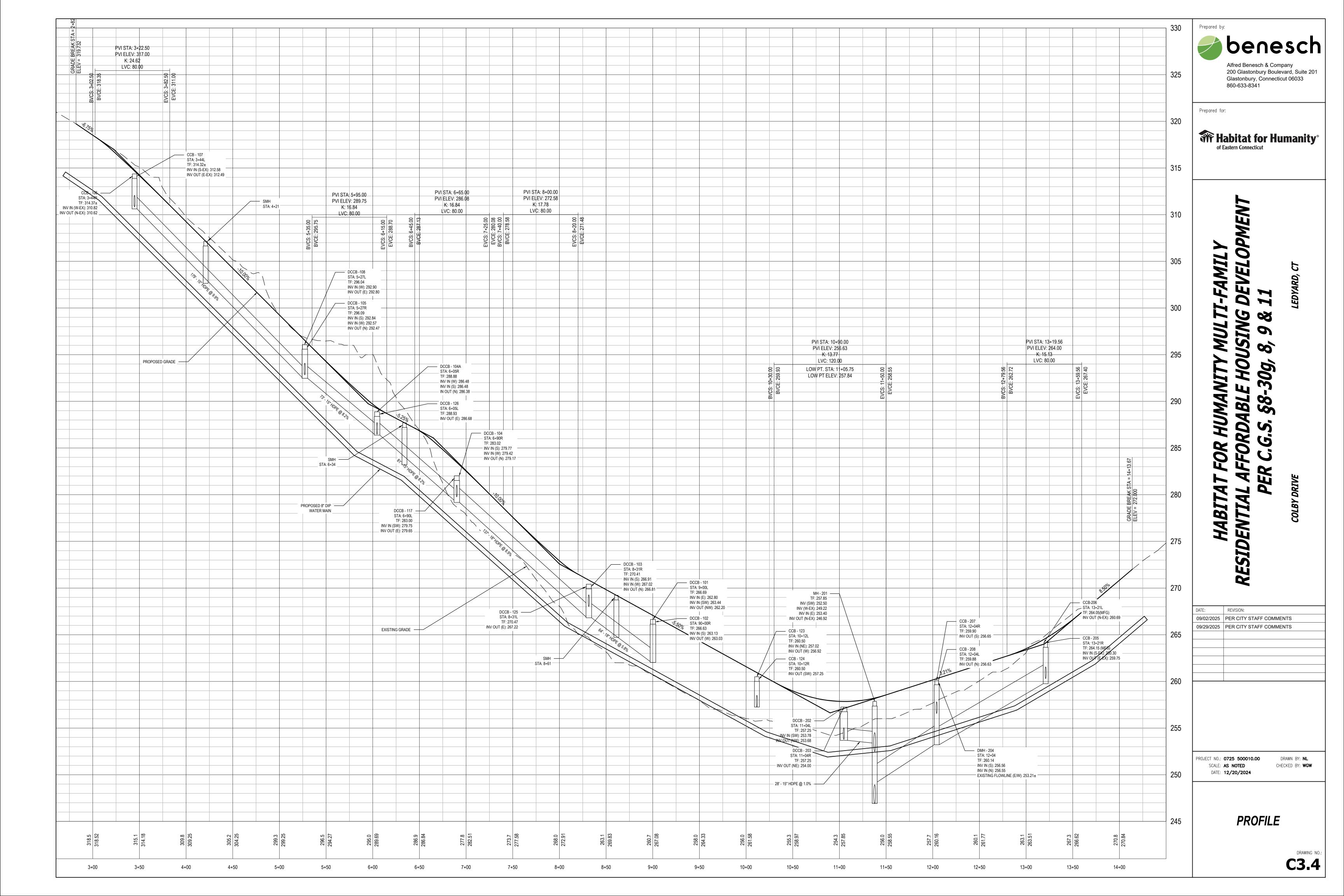
TACK COAT EXPOSED EDGES OF EXISTING CONCRETE PRIOR TO

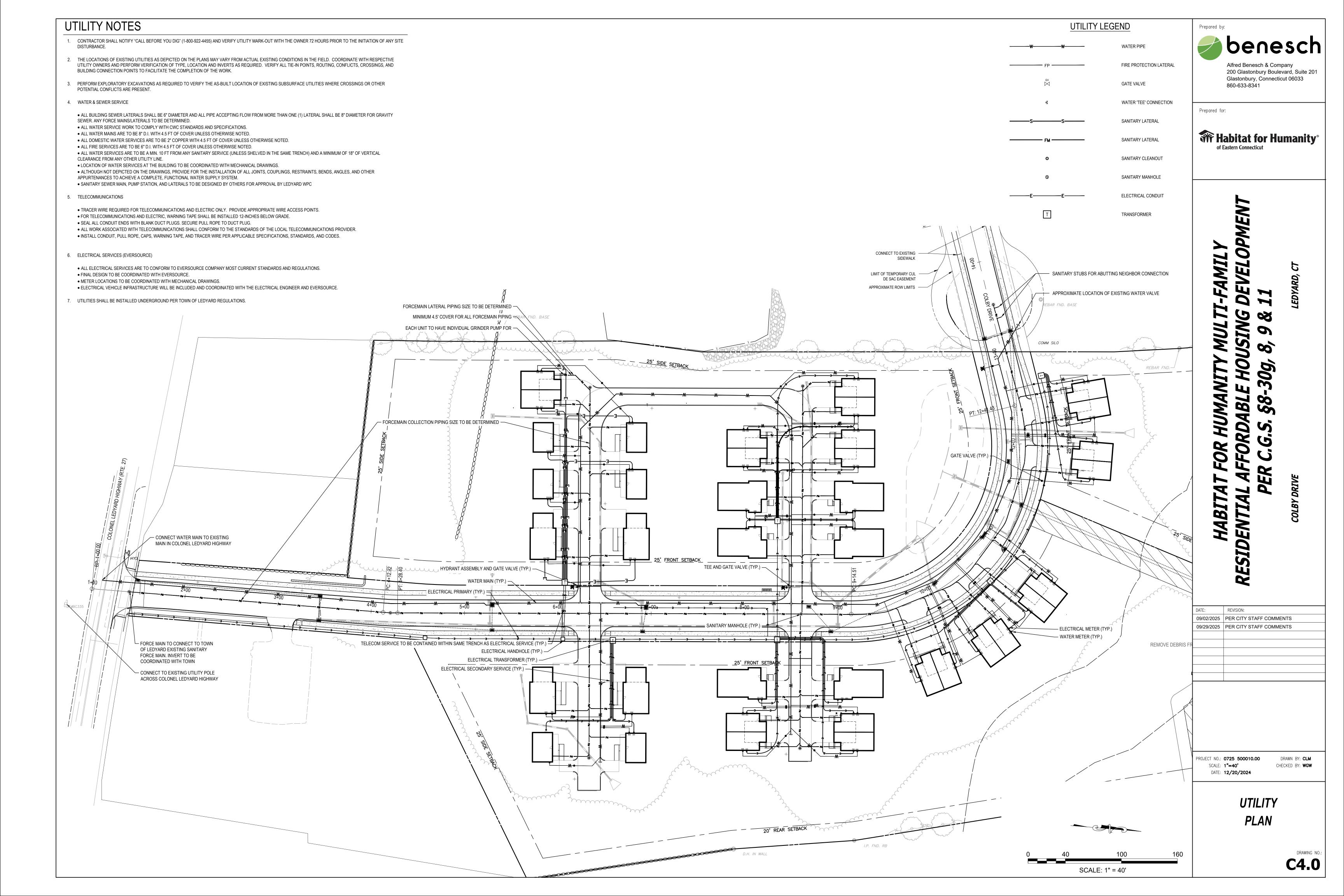


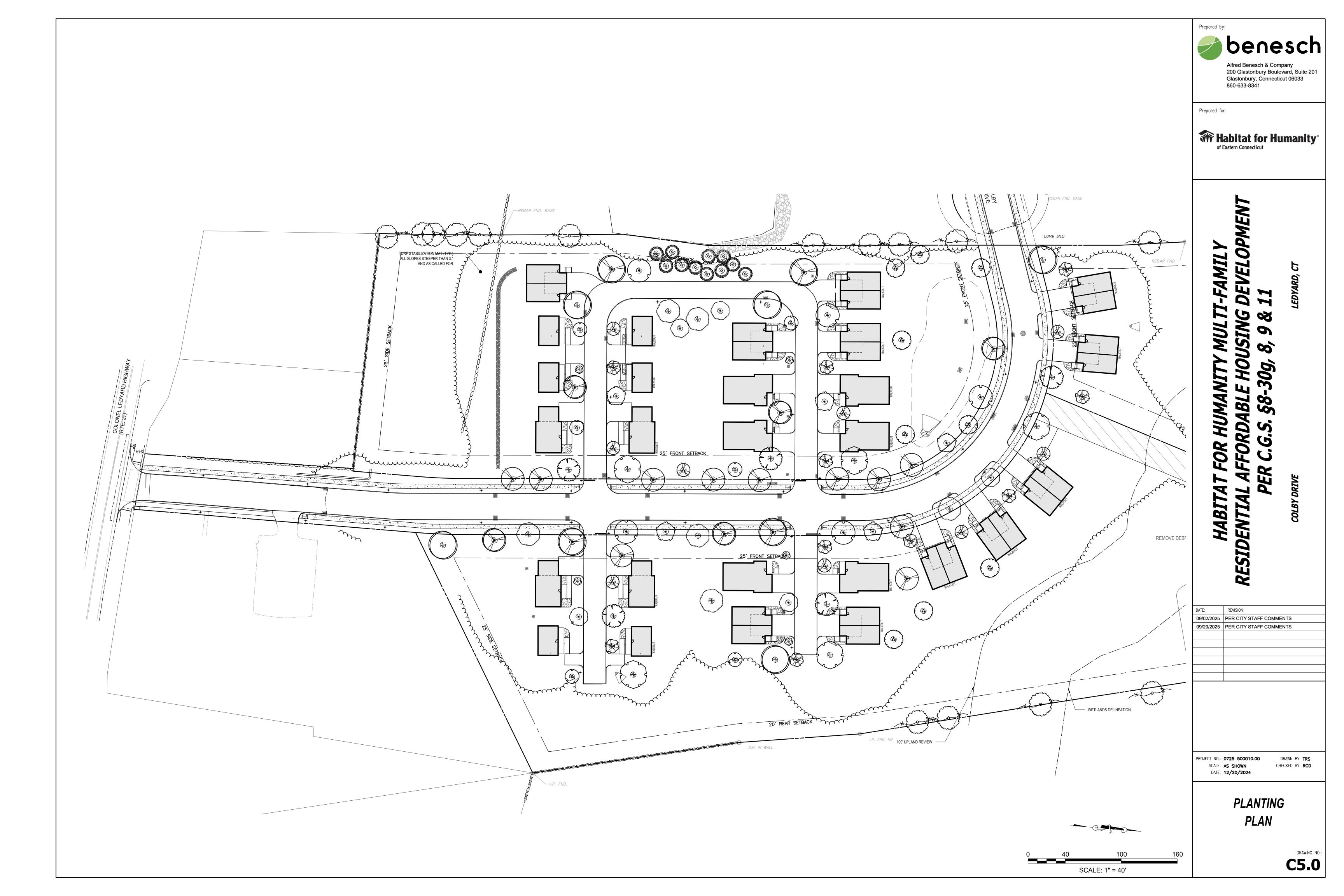












YMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
ECIDUOUS		BOTAINICAL / COMMICIN NAME	100111	JOAL	OIZL	_ Q / I
$\overline{\mathcal{D}}$	AO	ACER RUBRUM `OCTOBER GLORY` / OCTOBER GLORY RED MAPLE	B & B	2.5-3" CAL.		12
+	ASFF	ACER SACCHARUM `FALL FIESTA` / FALL FIESTA SUGAR MAPLE	B & B	2.5-3" CAL.	14-16` HT.	7
$\overline{\bigcirc}$	АНВ	AESCULUS HIPPOCASTANUM 'BAUMANNII' / BAUMANN HORSE CHESTNUT	B & B	2.5-3" CAL.	12-16` HT.	6
\bigcirc	BNH	BETULA NIGRA `HERITAGE` / HERITAGE RIVER BIRCH	B & B	MULTI-TRUNK	8-10` HT.	10
	GBPS	GINKGO BILOBA `PRINCETON SENTRY` / PRINCETON SENTRY MAIDENHAIR TREE	B & B	2.5-3" CAL.		6
	GTH	GLEDITSIA TRIACANTHOS INERMIS 'HALKA' / HALKA THORNLESS HONEY LOCUST	B & B	2.5-3" CAL.	12-16` HT.	11
+ 3	LSR	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' TM / ROUND-LOBED SWEET GUM	B & B	2.5-3" CAL.	14-16` HT.	6
+	LA	LIRIODENDRON TULIPIFERA 'SNOW BIRD' / SNOW BIRD TULIP TREE	B & B	3.0"-3.5" CAL	14-16` HT.	6
+	QP	QUERCUS PALUSTRIS / PIN OAK	B & B	2.5-3" CAL.		6
	UAP	ULMUS AMERICANA `PRINCETON` / PRINCETON AMERICAN ELM	B & B	2.5-3" CAL.		6
<u> </u>	A. T==					
/ERGREE!	ACC	ABIES CONCOLOR `CANDICANS` / CANDICANS WHITE FIR	B & B	CONIFER	12-14` HT.	1
30 AMERICAN INTERNAL PROPERTY OF THE PARTY O	CL	CUPRESSUS X LEYLANDII / LEYLAND CYPRESS	B & B	CONIFER	8-10` HT.	1
Security Sec	PFV	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	B & B	CONIFER	12-14` HT.	12
	TAL TREES			T		
	AGA	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / AUTUMN BRILLIANCE SERVICEBERRY	B & B	MULTI-TRUNK	12-14` HT.	7
	BW	BETULA POPULIFOLIA 'WHITESPIRE SR.' / WHITESPIRE SENIOR GRAY BIRCH	B & B	2"-2.5" CAL.	12-14` HT.	11
٠. ١	CC2	CERCIS CANADENSIS / EASTERN REDBUD	B & B	MULTI-TRUNK	8-10` HT.	6
		CERCIC ON WASEING A EXCELLINATIVE SOCI				
	CRRG	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD	B & B	4-4.5" CAL.	10-12` HT.	10
				4-4.5" CAL. HEIGHT	10-12` HT. SPREAD	10 <i>Q</i> 7
YMBOL RASSES	CRRG	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD	B & B			
MBOL RASSES	CRRG	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS	B & B	HEIGHT	SPREAD	+
MBOL RASSES	CRRG CODE	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS	B & B	HEIGHT	SPREAD	+
MBOL RASSES ECIDUOUS	CRRG CODE PVH S SHRUBS	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS	B & B SIZE #3 CONT.	HEIGHT 2-3` HT.	<i>SPREAD</i> 15-18" SPR.	
CMBOL RASSES ECIDUOUS CONTRACTOR OF THE PROPERTY OF THE PRO	CRRG CODE PVH S SHRUBS CAE	CORNUS X RUTGERSENSIS `RUTGAN` / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM `HEAVY METAL` / BLUE SWITCH GRASS CORNUS ALBA `ELEGANTISSIMA` / VARIEGATED REDTWIG DOGWOOD	B & B SIZE #3 CONT. #5 CONT.	2-3` HT.	SPREAD 15-18" SPR. 24-30" SPR.	
CMBOL RASSES CIDUOUS COLUMN COLUMN	CRRG CODE PVH S SHRUBS CAE CSB	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS CORNUS ALBA 'ELEGANTISSIMA' / VARIEGATED REDTWIG DOGWOOD CORNUS SERICEA 'BAILEYI' / BAILEYI RED TWIG DOGWOOD	#3 CONT. #5 CONT. #7 CONT.	2-3` HT. 24-30" HT. 3-4` HT.	15-18" SPR. 24-30" SPR. 36-42" SPR.	
CMBOL RASSES CCIDUOUS CONTRACTOR CONTR	CRRG CODE PVH S SHRUBS CAE CSB HV HMT	CORNUS X RUTGERSENSIS `RUTGAN` / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM `HEAVY METAL` / BLUE SWITCH GRASS CORNUS ALBA `ELEGANTISSIMA` / VARIEGATED REDTWIG DOGWOOD CORNUS SERICEA `BAILEYI` / BAILEYI RED TWIG DOGWOOD HAMAMELIS VERNALIS / SPRING BLOOMING WITCHHAZEL	#3 CONT. #5 CONT. #7 CONT. #5 CONT.	2-3` HT. 24-30" HT. 3-4` HT. 36-42" HT. 30-36" HT.	SPREAD 15-18" SPR. 24-30" SPR. 36-42" SPR. 36-42" SPR. 30-36" SP.	
CMBOL RASSES CIDUOUS CUDUOUS CUDUOUS	CRRG CODE PVH S SHRUBS CAE CSB HV HMT HL	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS CORNUS ALBA 'ELEGANTISSIMA' / VARIEGATED REDTWIG DOGWOOD CORNUS SERICEA 'BAILEYI' / BAILEYI RED TWIG DOGWOOD HAMAMELIS VERNALIS / SPRING BLOOMING WITCHHAZEL HYDRANGEA MACROPHYLLA 'PIIHM-I' TM / TWIST-N-SHOUT ENDLESS SUMMER HYDRANGEA HYDRANGEA PANICULATA 'LITTLE QUICK FIRE' / LITTLE QUICK FIRE HYDRANGEA	#3 CONT. #5 CONT. #7 CONT. #5 CONT. #5 CONT.	2-3` HT. 24-30" HT. 3-4` HT. 36-42" HT.	SPREAD 15-18" SPR. 24-30" SPR. 36-42" SPR. 36-42" SPR.	
ECIDUOUS CONTRACTOR OF THE PROPERTY OF THE PR	CRRG CODE PVH S SHRUBS CAE CSB HV HMT HL HF3	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS CORNUS ALBA 'ELEGANTISSIMA' / VARIEGATED REDTWIG DOGWOOD CORNUS SERICEA 'BAILEYI' / BAILEYI RED TWIG DOGWOOD HAMAMELIS VERNALIS / SPRING BLOOMING WITCHHAZEL HYDRANGEA MACROPHYLLA 'PIIHM-I' TM / TWIST-N-SHOUT ENDLESS SUMMER HYDRANGEA HYDRANGEA PANICULATA 'LITTLE QUICK FIRE' / LITTLE QUICK FIRE HYDRANGEA HYDRANGEA QUERCIFOLIA 'FLEMYGEA' / SNOW QUEEN OAKLEAF HYDRANGEA	#3 CONT. #5 CONT. #7 CONT. #5 CONT. #5 CONT. #5 CONT. 5 GAL	HEIGHT 2-3` HT. 24-30" HT. 3-4` HT. 36-42" HT. 30-36" HT. 18-24" HT.	SPREAD 15-18" SPR. 24-30" SPR. 36-42" SPR. 36-42" SPR. 30-36" SP. 18-24" SPR.	
CMBOL RASSES CIDUOUS CONTRACTOR OF THE PROPERTY OF THE PROP	CRRG CODE PVH S SHRUBS CAE CSB HV HMT HL HF3 HKA	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS CORNUS ALBA 'ELEGANTISSIMA' / VARIEGATED REDTWIG DOGWOOD CORNUS SERICEA 'BAILEYI' / BAILEYI RED TWIG DOGWOOD HAMAMELIS VERNALIS / SPRING BLOOMING WITCHHAZEL HYDRANGEA MACROPHYLLA 'PIIHM-I' TM / TWIST-N-SHOUT ENDLESS SUMMER HYDRANGEA HYDRANGEA PANICULATA 'LITTLE QUICK FIRE' / LITTLE QUICK FIRE HYDRANGEA HYDRANGEA QUERCIFOLIA 'FLEMYGEA' / SNOW QUEEN OAKLEAF HYDRANGEA HYPERICUM KALMIANUM 'AMES' / AMES ST. JOHNS WORT	#3 CONT. #5 CONT. #7 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT.	HEIGHT 2-3` HT. 24-30" HT. 3-4` HT. 36-42" HT. 18-24" HT. 15-18" HT.	SPREAD 15-18" SPR. 24-30" SPR. 36-42" SPR. 36-42" SPR. 30-36" SP. 18-24" SPR.	
MBOL RASSES CIDUOUS CONTRACTOR OF THE PROPERTY OF THE PROPE	CRRG CODE PVH S SHRUBS CAE CSB HV HMT HL HF3 HKA IVRS	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS CORNUS ALBA 'ELEGANTISSIMA' / VARIEGATED REDTWIG DOGWOOD CORNUS SERICEA 'BAILEYI' / BAILEYI RED TWIG DOGWOOD HAMAMELIS VERNALIS / SPRING BLOOMING WITCHHAZEL HYDRANGEA MACROPHYLLA 'PIIHM-I' TM / TWIST-N-SHOUT ENDLESS SUMMER HYDRANGEA HYDRANGEA PANICULATA 'LITTLE QUICK FIRE' / LITTLE QUICK FIRE HYDRANGEA HYDRANGEA QUERCIFOLIA 'FLEMYGEA' / SNOW QUEEN OAKLEAF HYDRANGEA	#3 CONT. #5 CONT. #7 CONT. #5 CONT. #5 CONT. #5 CONT. 5 GAL	HEIGHT 2-3` HT. 24-30" HT. 3-4` HT. 36-42" HT. 30-36" HT. 18-24" HT.	SPREAD 15-18" SPR. 24-30" SPR. 36-42" SPR. 36-42" SPR. 30-36" SP. 18-24" SPR.	
MBOL RASSES CIDUOUS CONTRACTOR OF THE PROPERTY OF THE PROPE	CRRG CODE PVH S SHRUBS CAE CSB HV HMT HL HF3 HKA	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS CORNUS ALBA 'ELEGANTISSIMA' / VARIEGATED REDTWIG DOGWOOD CORNUS SERICEA 'BAILEYI' / BAILEYI RED TWIG DOGWOOD HAMAMELIS VERNALIS / SPRING BLOOMING WITCHHAZEL HYDRANGEA MACROPHYLLA 'PIIHM-I' TM / TWIST-N-SHOUT ENDLESS SUMMER HYDRANGEA HYDRANGEA PANICULATA 'LITTLE QUICK FIRE' / LITTLE QUICK FIRE HYDRANGEA HYDRANGEA QUERCIFOLIA 'FLEMYGEA' / SNOW QUEEN OAKLEAF HYDRANGEA HYPERICUM KALMIANUM 'AMES' / AMES ST. JOHNS WORT	#3 CONT. #5 CONT. #7 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT.	HEIGHT 2-3` HT. 24-30" HT. 3-4` HT. 36-42" HT. 18-24" HT. 15-18" HT.	SPREAD 15-18" SPR. 24-30" SPR. 36-42" SPR. 36-42" SPR. 30-36" SP. 18-24" SPR.	
CMBOL RASSES CIDUOUS CONTRACTOR OF THE PROPERTY OF THE PROP	CRRG CODE PVH S SHRUBS CAE CSB HV HMT HL HF3 HKA IVRS	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS CORNUS ALBA 'ELEGANTISSIMA' / VARIEGATED REDTWIG DOGWOOD CORNUS SERICEA 'BAILEYI' / BAILEYI RED TWIG DOGWOOD HAMAMELIS VERNALIS / SPRING BLOOMING WITCHHAZEL HYDRANGEA MACROPHYLLA 'PIIHM-I' TM / TWIST-N-SHOUT ENDLESS SUMMER HYDRANGEA HYDRANGEA PANICULATA 'LITTLE QUICK FIRE' / LITTLE QUICK FIRE HYDRANGEA HYDRANGEA QUERCIFOLIA 'FLEMYGEA' / SNOW QUEEN OAKLEAF HYDRANGEA HYPERICUM KALMIANUM 'AMES' / AMES ST. JOHNS WORT ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	#3 CONT. #5 CONT. #3 CONT.	#EIGHT 2-3` HT. 24-30" HT. 3-4` HT. 36-42" HT. 30-36" HT. 18-24" HT. 15-18" HT.	SPREAD 15-18" SPR. 24-30" SPR. 36-42" SPR. 36-42" SPR. 30-36" SP. 18-24" SPR. 15-18" SPR.	
CMBOL RASSES CIDUOUS CONTRACTOR OF THE CONTRA	CRRG CODE PVH SSHRUBS CAE CSB HV HMT HL HF3 HKA IVRS IVSG	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS CORNUS ALBA 'ELEGANTISSIMA' / VARIEGATED REDTWIG DOGWOOD CORNUS SERICEA 'BAILEYI' / BAILEYI RED TWIG DOGWOOD HAMAMELIS VERNALIS / SPRING BLOOMING WITCHHAZEL HYDRANGEA MACROPHYLLA 'PIIHM-I' TM / TWIST-N-SHOUT ENDLESS SUMMER HYDRANGEA HYDRANGEA PANICULATA 'LITTLE QUICK FIRE' / LITTLE QUICK FIRE HYDRANGEA HYDRANGEA QUERCIFOLIA 'FLEMYGEA' / SNOW QUEEN OAKLEAF HYDRANGEA HYPERICUM KALMIANUM 'AMES' / AMES ST. JOHNS WORT ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' / SOUTHERN GENTLEMAN WINTERBERRY	#3 CONT. #5 CONT. #8 CONT. #8 CONT. #8 CONT. #8 CONT.	#EIGHT 2-3` HT. 24-30" HT. 3-4` HT. 36-42" HT. 18-24" HT. 15-18" HT. 18-24" HT. 4-5` HT.	SPREAD 15-18" SPR. 24-30" SPR. 36-42" SPR. 30-36" SP. 18-24" SPR. 15-18" SPR. 18-24" SPR. 36-42" SPR.	
CIDUOUS CONTRACTOR OF THE PART	CRRG CODE PVH S SHRUBS CAE CSB HV HMT HL HF3 HKA IVRS IVSG IVWR	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS CORNUS ALBA 'ELEGANTISSIMA' / VARIEGATED REDTWIG DOGWOOD CORNUS SERICEA 'BAILEYI' / BAILEYI RED TWIG DOGWOOD HAMAMELIS VERNALIS / SPRING BLOOMING WITCHHAZEL HYDRANGEA MACROPHYLLA 'PIIHM-I' TM / TWIST-N-SHOUT ENDLESS SUMMER HYDRANGEA HYDRANGEA PANICULATA 'LITTLE QUICK FIRE' / LITTLE QUICK FIRE HYDRANGEA HYDRANGEA QUERCIFOLIA 'FLEMYGEA' / SNOW QUEEN OAKLEAF HYDRANGEA HYPERICUM KALMIANUM 'AMES' / AMES ST. JOHNS WORT ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' / SOUTHERN GENTLEMAN WINTERBERRY ILEX VERTICILLATA 'WINTER RED' / WINTER RED WINTERBERRY	#3 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT. #8 CONT. #8 CONT. #8 CONT. #8 B B & B	#EIGHT 2-3` HT. 24-30" HT. 3-4` HT. 36-42" HT. 18-24" HT. 15-18" HT. 18-24" HT. 4-5` HT. 4-5` HT.	SPREAD 15-18" SPR. 24-30" SPR. 36-42" SPR. 30-36" SP. 18-24" SPR. 15-18" SPR. 18-24" SPR. 36-42" SPR. 36-42" SPR.	
MBOL RASSES CIDUOUS CONTRACTOR OF THE CONTRACTOR	CRRG CODE PVH SSHRUBS CAE CSB HV HMT HL HF3 HKA IVRS IVSG IVWR IVHG MP POLD	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS CORNUS ALBA 'ELEGANTISSIMA' / VARIEGATED REDTWIG DOGWOOD CORNUS SERICEA 'BAILEYI' / BAILEYI RED TWIG DOGWOOD HAMAMELIS VERNALIS / SPRING BLOOMING WITCHHAZEL HYDRANGEA MACROPHYLLA 'PIIHM-I' TM / TWIST-N-SHOUT ENDLESS SUMMER HYDRANGEA HYDRANGEA PANICULATA 'LITTLE QUICK FIRE' / LITTLE QUICK FIRE HYDRANGEA HYDRANGEA QUERCIFOLIA 'FLEMYGEA' / SNOW QUEEN OAKLEAF HYDRANGEA HYPERICUM KALMIANUM 'AMES' / AMES ST. JOHNS WORT ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY ILEX VERTICILLATA 'WINTER RED' / WINTER RED WINTERBERRY ILEX VERTICILLATA 'WINTER RED' / WINTER RED WINTERBERRY ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE MYRICA PENSYLVANICA / NORTHERN BAYBERRY PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / LITTLE DEVIL DWARF NINEBARK	#3 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT. #3 CONT. #3 CONT. #3 CONT. #3 CONT.	#EIGHT 2-3` HT. 24-30" HT. 3-4` HT. 36-42" HT. 30-36" HT. 18-24" HT. 15-18" HT. 4-5` HT. 4-5` HT. 18-24" HT.	SPREAD 15-18" SPR. 24-30" SPR. 36-42" SPR. 30-36" SP. 18-24" SPR. 15-18" SPR. 18-24" SPR. 36-42" SPR. 36-42" SPR. 24-30" SP.	
MBOL RASSES CIDUOUS CIDUOUS CIRCUMANA CIRCUMAN	CRRG CODE PVH SSHRUBS CAE CSB HV HMT HL HF3 HKA IVRS IVSG IVWR IVHG MP	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS CORNUS ALBA 'ELEGANTISSIMA' / VARIEGATED REDTWIG DOGWOOD CORNUS SERICEA 'BAILEYI' / BAILEYI RED TWIG DOGWOOD HAMAMELIS VERNALIS / SPRING BLOOMING WITCHHAZEL HYDRANGEA MACROPHYLLA 'PIIHM-I' TM / TWIST-N-SHOUT ENDLESS SUMMER HYDRANGEA HYDRANGEA PANICULATA 'LITTLE QUICK FIRE' / LITTLE QUICK FIRE HYDRANGEA HYDRANGEA QUERCIFOLIA 'FLEMYGEA' / SNOW QUEEN OAKLEAF HYDRANGEA HYPERICUM KALMIANUM 'AMES' / AMES ST. JOHNS WORT ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY ILEX VERTICILLATA 'WINTER RED' / WINTER RED WINTERBERRY ILEX VERTICILLATA 'WINTER RED' / WINTER RED WINTERBERRY ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE MYRICA PENSYLVANICA / NORTHERN BAYBERRY PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / LITTLE DEVIL DWARF NINEBARK	#3 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT. #6 CONT. #8 CONT. #8 CONT. #8 B #8 B #8 B #5 CONT.	#EIGHT 2-3` HT. 24-30" HT. 3-4` HT. 36-42" HT. 30-36" HT. 15-18" HT. 15-18" HT. 4-5` HT. 4-5` HT. 18-24" HT. 30-36" HT.	SPREAD 15-18" SPR. 24-30" SPR. 36-42" SPR. 30-36" SP. 18-24" SPR. 15-18" SPR. 18-24" SPR. 36-42" SPR. 36-42" SPR. 36-42" SPR. 36-36" SP. 24-30" SP.	
MBOL RASSES CIDUOUS CONTRACTOR OF THE CONTRACTOR	CRRG CODE PVH SHRUBS CAE CSB HV HMT HL HF3 HKA IVRS IVSG IVWR IVHG MP POLD N SHRUBS JT2	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS CORNUS ALBA 'ELEGANTISSIMA' / VARIEGATED REDTWIG DOGWOOD CORNUS SERICEA 'BAILEYI' / BAILEYI RED TWIG DOGWOOD HAMAMELIS VERNALIS / SPRING BLOOMING WITCHHAZEL HYDRANGEA MACROPHYLLA 'PIIHM-I' TM / TWIST-N-SHOUT ENDLESS SUMMER HYDRANGEA HYDRANGEA PANICULATA 'LITTLE QUICK FIRE' / LITTLE QUICK FIRE HYDRANGEA HYDRANGEA QUERCIFOLIA 'FLEMYGEA' / SNOW QUEEN OAKLEAF HYDRANGEA HYPERICUM KALMIANUM 'AMES' / AMES ST. JOHNS WORT ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' / SOUTHERN GENTLEMAN WINTERBERRY ILEX VERTICILLATA 'WINTER RED' / WINTER RED WINTERBERRY ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE MYRICA PENSYLVANICA / NORTHERN BAYBERRY PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / LITTLE DEVIL DWARF NINEBARK JUNIPERUS COMMUNIS 'SMNJCB' / TORTUGA® COMMON JUNIPER	#3 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT. #6 CONT. #8 CONT. #8 CONT. #8 B #8 B #8 CONT.	#EIGHT 2-3` HT. 24-30" HT. 3-4` HT. 36-42" HT. 30-36" HT. 15-18" HT. 15-18" HT. 4-5` HT. 4-5` HT. 30-36" HT. 30-36" HT. 30-36" HT. 8-12" HT.	SPREAD 15-18" SPR. 24-30" SPR. 36-42" SPR. 30-36" SP. 18-24" SPR. 18-24" SPR. 36-42" SPR. 36-42" SPR. 36-42" SPR. 36-36" SP. 30-36" SP. 30-36" SP.	
MBOL RASSES CIDUOUS CIDUOUS CIRCUMANANANA CIRCUMANANANANA CIRCUMANANANANANANANANANANANANANANANANANANAN	CRRG CODE PVH SHRUBS CAE CSB HV HMT HL HF3 HKA IVRS IVWR IVHG MP POLD N SHRUBS JT2 KLS	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD BOTANICAL / COMMON NAME PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS CORNUS ALBA 'ELEGANTISSIMA' / VARIEGATED REDTWIG DOGWOOD CORNUS SERICEA 'BAILEYI / BAILEYI RED TWIG DOGWOOD HAMAMELIS VERNALIS / SPRING BLOOMING WITCHHAZEL HYDRANGEA MACROPHYLLA 'PIIHM-I' TM / TWIST-N-SHOUT ENDLESS SUMMER HYDRANGEA HYDRANGEA PANICULATA 'LITTLE QUICK FIRE' / LITTLE QUICK FIRE HYDRANGEA HYDRANGEA QUERCIFOLIA 'FLEMYGEA' / SNOW QUEEN OAKLEAF HYDRANGEA HYPERICUM KALMIANUM 'AMES' / AMES ST. JOHNS WORT ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY ILEX VERTICILLATA 'WINTER RED' / WINTER RED WINTERBERRY ILEX VERTICILLATA 'WINTER RED' / WINTER RED WINTERBERRY ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE MYRICA PENSYLVANICA / NORTHERN BAYBERRY PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / LITTLE DEVIL DWARF NINEBARK JUNIPERUS COMMUNIS 'SMNJCB' / TORTUGA® COMMON JUNIPER KALMIA LATIFOLIA 'SARAH' / SARAH MOUNTAIN LAUREL	#3 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT. #6 CONT. #8 CONT. #8 B #8 B #8 CONT.	#EIGHT 2-3` HT. 24-30" HT. 3-4` HT. 36-42" HT. 30-36" HT. 15-18" HT. 18-24" HT. 4-5` HT. 4-5` HT. 18-24" HT. 30-36" HT. 30-36" HT. 30-36" HT.	SPREAD 15-18" SPR. 24-30" SPR. 36-42" SPR. 30-36" SP. 18-24" SPR. 18-24" SPR. 36-42" SPR. 36-42" SPR. 36-42" SPR. 36-36" SP. 30-36" SP. 18-24" SPR.	
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TOPSOIL, SEEDING & PLANTING NOTES

- 1. BLEND PROPOSED GRADES INTO EXISTING GRADES SMOOTHLY AND NEATLY. ALL SAWCUTS SHALL BE STRAIGHT AND CLEAN.
- 2. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES INCLUDING AREAS OUTSIDE OF THE CONTRACT LIMIT LINE, BUT WHICH ARE NOT COVERED BY OTHER SITE IMPROVEMENTS.
- 3. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO APPLICABLE A.A.N. STANDARDS.
- 4. THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- 6. ALL SHRUB AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH UNLESS INDICATED OTHERWISE.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGE, AT HIS OWN EXPENSE.
- 8. ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF AMENDED PLANTING SOIL TO A MINIMUM DEPTH OF 18 INCHES. SEE PLANTING PLANS FOR BED EXTENTS AND DETAILS FOR AREAS OF ADDITIONAL REQUIRED DEPTH.
- 9. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- 10. PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND/OR LAWN SEEDED OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- 11. SUBSTITUTIONS PERMITTED ONLY UPON WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- 12. WHERE A SIZE RANGE IS GIVEN IN THE PLANT SCHEDULE, AT LEAST 50% OF THE PLANTS PROVIDED SHALL BE OF
- 13. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
- 14. CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL 60 DAYS AFTER FINAL ACCEPTANCE UNLESS NOTED OTHERWISE IN SPECS.
- 15. ALL LANDSCAPING PROPOSED ON THE APPROVED SITE PLAN SHALL BE COMPLETED BEFORE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE UNLESS THE LANDOWNER PROVIDES SURETY IN A FORM AND AMOUNT SATISFACTORY TO THE COMMISSION, ASSURING COMPLETION WITHIN A SPECIFIC TIME, NOT TO EXCEED ONE YEAR. SUCH SURETY SHALL BE FORFEITED IF THE WORK IS NOT COMPLETED WITHIN SUCH TIME LIMIT.

PLANT CATEGORY

LAWN SEED MIX

30.0% Festuca rubra (Creeping Red Fescue)

10.0% Lolium multiflorum (Annual Ryegrass)

30.0% Festuca ovina (Sheep Fescue)

15.0% Poa palustris (Fowl Bluegrass)

For a cover crop use one of the following:

1.0% Juncus effusus (Soft Rush)

25.0% Poa pratensis, 'Kelly' (Kentucky Bluegrass, 'Kelly')

25.0% Poa pratensis, 'Baron' (Kentucky Bluegrass, 'Baron')

Seeding Rate: 100-200 lb per acre, or 3-5 lb per 1,000 sq ft

50.0% Festuca brevipila, 'Gladiator' (Hard Fescue, 'Gladiator')

5.0% Schizachyrium scoparium (Little Bluestem, Fort Indiantown

18.0% Elymus virginicus (Virginia Wildrye, Madison-NY Ecotype)

DETENTION BASIN SEED MIX - FOR USE IN DETENTION AREAS

15.0% Agrostis stolonifera, 'Penncross' (Creeping Bentgrass, 'Penncross')

Seeding Rate: 20-40 lbs per acre, or 0.5-1 lb/1,000 sq ft with a cover crop.

15.0% Festuca rubra ssp. commutata (Chewings Fescue)

20.0% Panicum clandestinum, Tioga (Deertongue, Tioga) 20.0% Puccinellia distans, Fults (Alkaligrass, Fults)

10.0% Carex vulpinoidea (Fox Sedge, PA Ecotype) 1.0% Carex scoparia (Blunt Broom Sedge, PA Ecotype)

Grain rye (September 1st to April 30th; 30 lbs/acre)

Japanese millet (May 1st to August 31st; 10 lbs/acre) Barnyard grass (May 1st to August 31st; 10 lbs/acre)

10.0% Lolium perenne, 'Confetti III' (Perennial Ryegrass, 'Confetti

NO MOW SEED MIX - FOR USE ON SLOPES 3:1 AND GREATER

SEED MIXES

III' (turf type))

Gap-PA Ecotype)

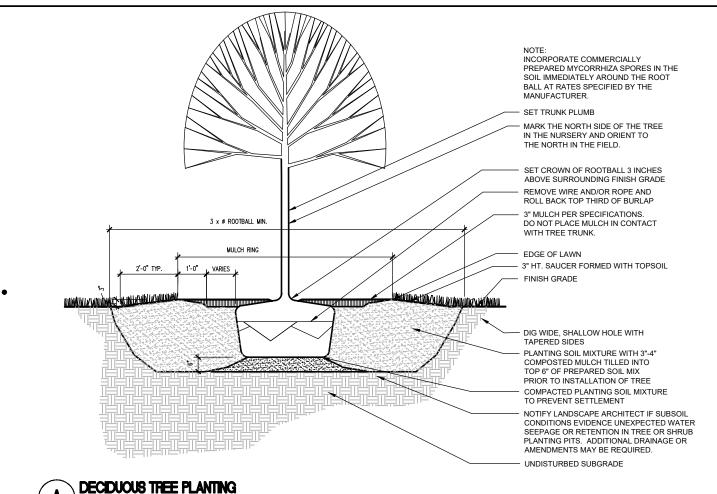
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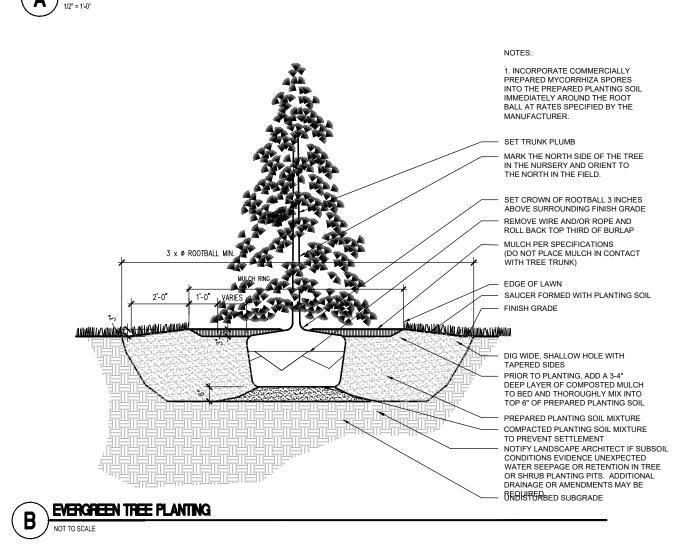
NO MOW SEED

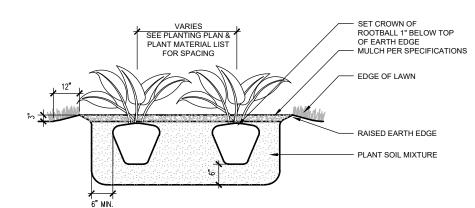
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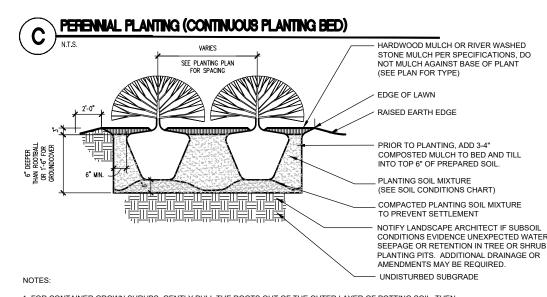
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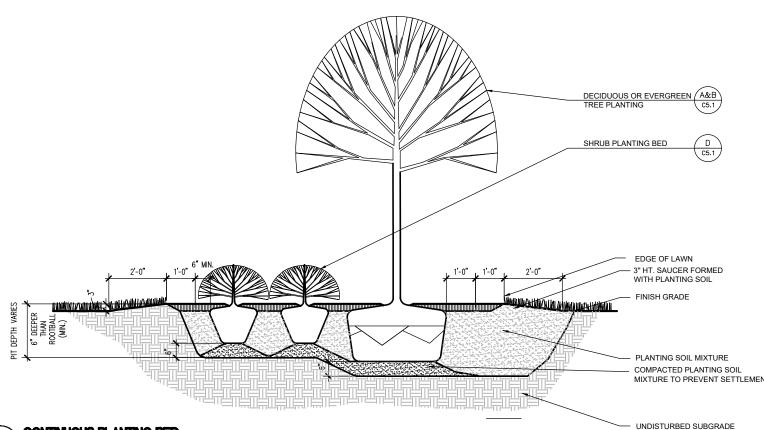


1. FOR CONTAINER GROWN SHRUBS, GENTLY PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF CONTAINER.

2. FOR B&B SHRUBS, FOLD BURLAP FROM TOP OF ROOT BALL DOWN TO GROUND.

3. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER. 4. CONFIRM THAT WATER DRAINS OUT OF THE SOIL DURING THE DESIGN PHASE, DESIGN ALTERNATIVE DRAINAGE SYSTEMS. AS REQUIRED.

SHRUB PLANTING BED





860-633-8341

Prepared for:

THE Habitat for Humanity® of Eastern Connecticut

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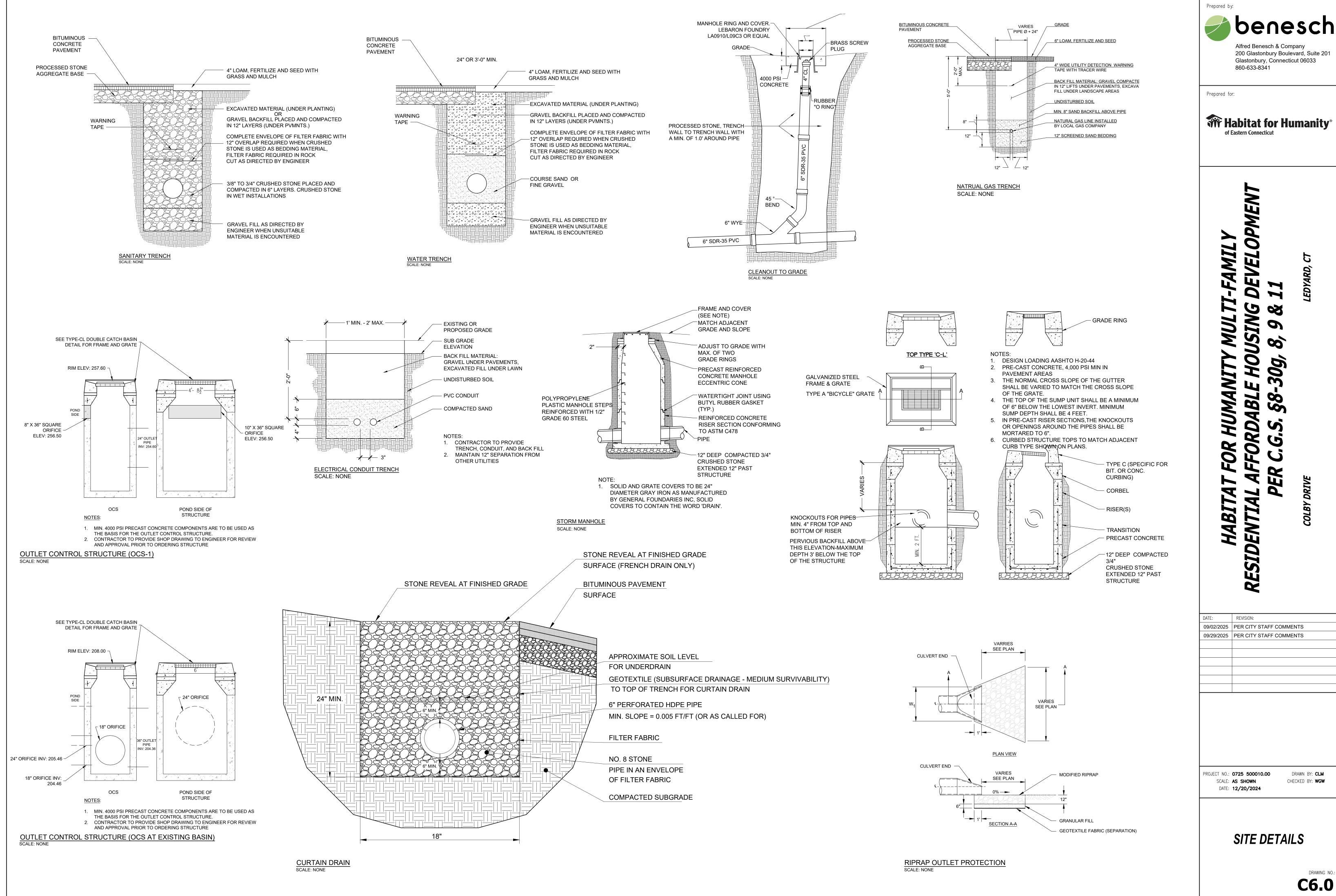
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PROJECT NO.: **0725 500010.00** SCALE: AS SHOWN DATE: **12/20/2024**

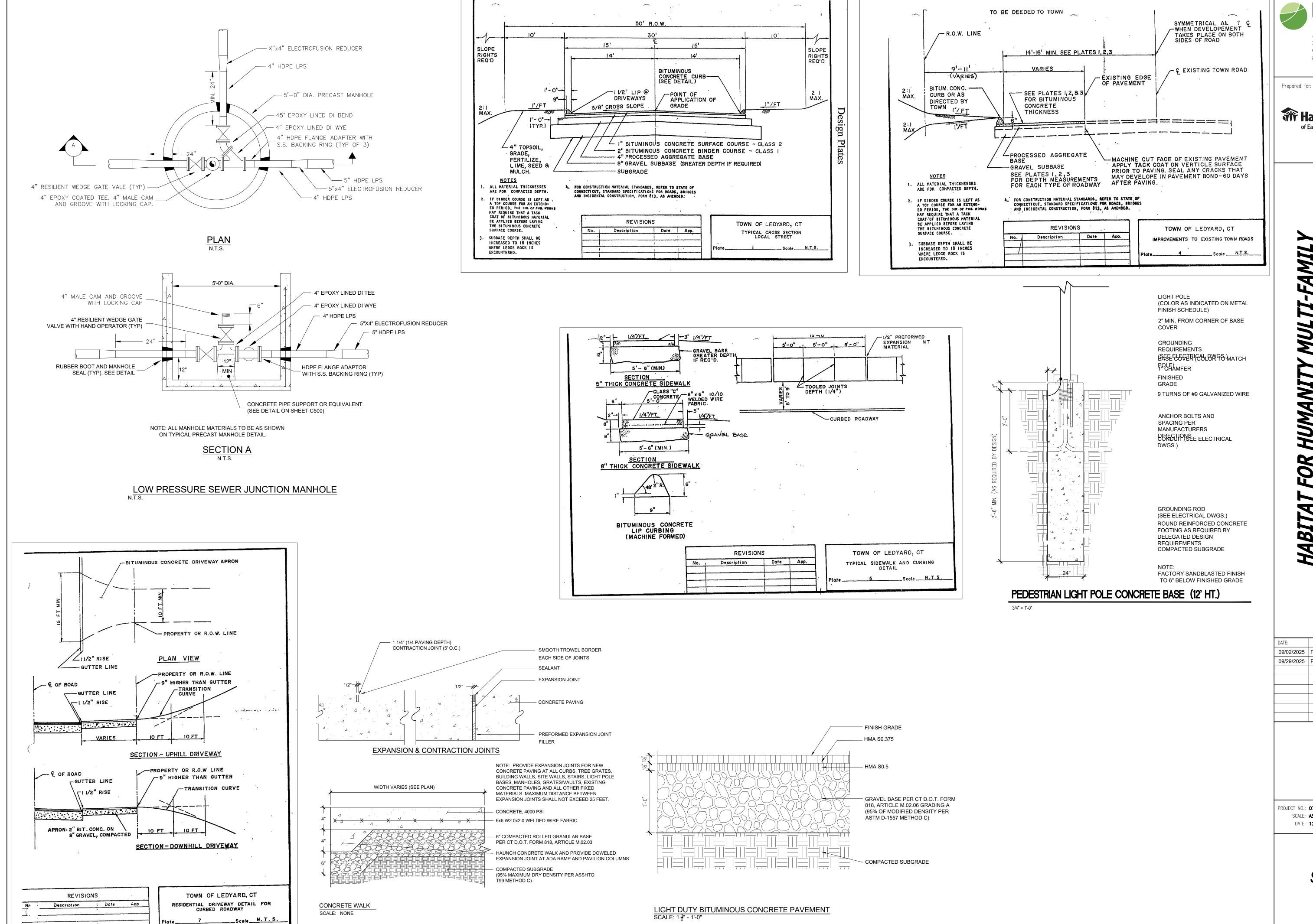
PLANTING DETAILS & SCHEDULE

DRAWN BY: TRS

CHECKED BY: RCD



MY Habitat for Humanity®



Prepared by: Alfred Benesch & Company

> Glastonbury, Connecticut 06033 860-633-8341

200 Glastonbury Boulevard, Suite 201

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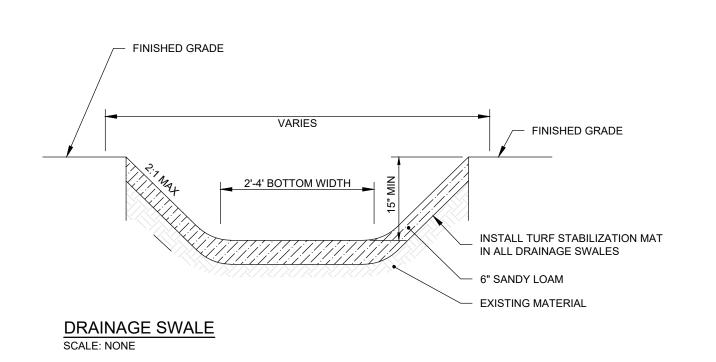
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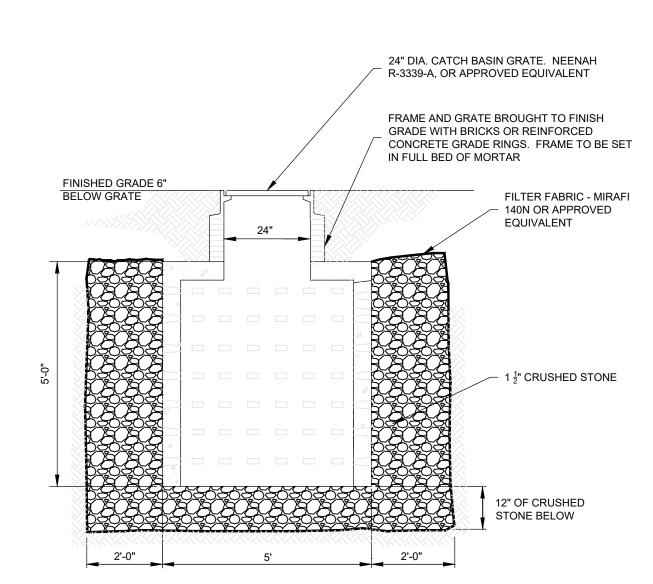
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SITE DETAILS

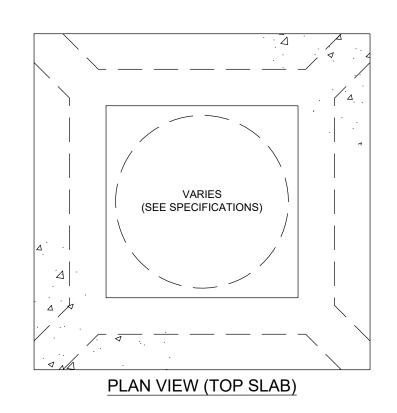
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GRATE TO MATCH FRAME FRAME-SET IN FULL BED OF MORTAR UNIT MASONRY OR GRADE RINGS AS REQUIRED PRECAST AREA DRAIN KNOCK-OUT PER PIPE CONNECTION REQUIREMENTS. SEE PLANS. · 4 4 CRUSHED STONE **ELEVATION**



NOTES:

- INLET SHALL BE 30"x30" CONCRETE AREA DRAIN, AS MANUFACTURED BY ARROW CONCRETE, OR ENGINEER APPROVED EQUAL.
 CONCRETE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS.
 REINFORCING STEEL ASTM 615 AND A82 OR A185 SPECIFICATIONS.
- 4. H-20 DESIGN LOADING PER AASHTO HS-20-44.
- 5. BUTYL RUBBER JOINT SEALANT ASTM C990-91.
- 6. HEIGHT OF DRAIN BOX SHALL BE 3' (MODEL #ADBKO3) UNLESS DEPTH OF INVERT PIPE OUT REQUIRES THE USE OF 4' DRAIN BOX (MODEL #ADBKO4).
 7. FRAME AND GRATE PAIR SHALL BE ONE OF THE FOLLOWING:
- A. STANDARD GRATE SHALL BE NEENAH INLET FRAME/GRATE R-2570 OR ENGINEER APPROVED EQUAL. B. ADA STANDARD GRATE SHALL BE NEENAH INLET FRAME/GRATE R-2569 OR ENGINEER APPROVED EQUAL.
- C. STANDARD BEEHIVE GRATE SHALL BE NEENAH INLET FRAME/BEEHIVE GRATE R-2564 OR ENGINEER APPROVED EQUAL. 8. WHERE NOT USED, THE KNOCKOUTS OF EACH AREA DRAIN SHALL BE FILLED WITH BLOCK / BRICK / MORTAR TO MAINTAIN STRUCTURAL INTEGRITY.
- SEE DRAWINGS FOR SPECIFIC LOCATIONS OF TYPE SELECTED.

DRYWELL SCALE: NONE

CONCRETE AREA DRAIN/ YARD DRAIN

Prepared by: Alfred Benesch & Company 200 Glastonbury Boulevard, Suite 201

860-633-8341

Glastonbury, Connecticut 06033

Prepared for:



DEVELOPMENT

REVISION: 09/02/2025 PER CITY STAFF COMMENTS 09/29/2025 PER CITY STAFF COMMENTS

HABITAT

PROJECT NO.: **0725 500010.00** SCALE: AS SHOWN

DATE: **12/20/2024**

DRAWN BY: GSL CHECKED BY: WGW

SITE DETAILS

C6.2