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

LOTS 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

OWNER (PREPARED FOR)



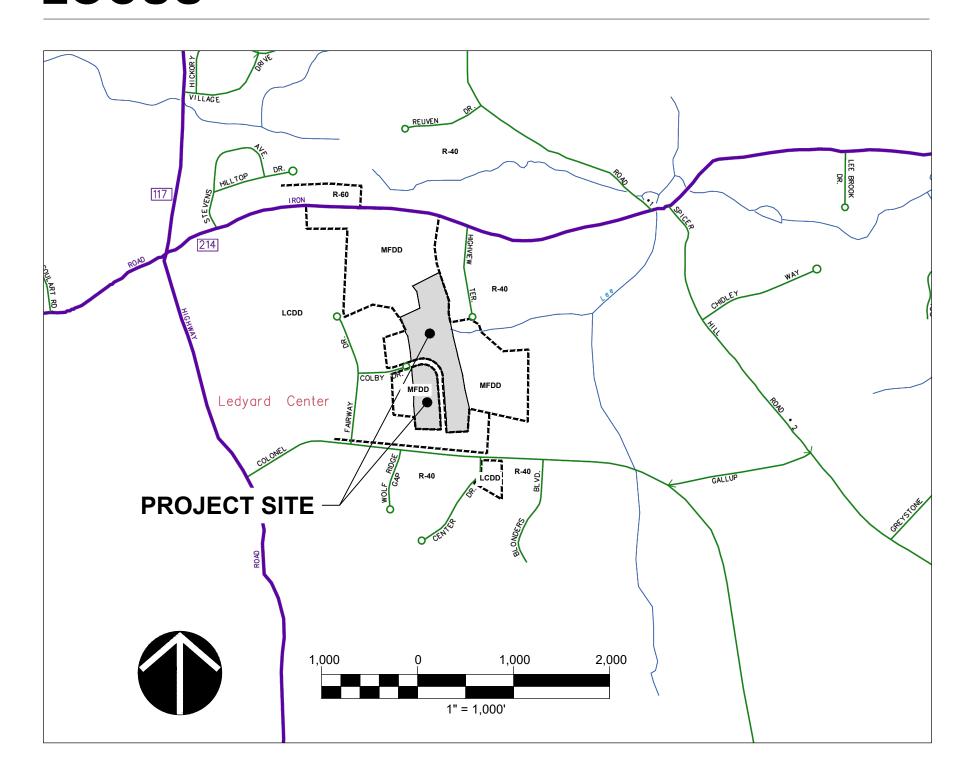
CONSULTANTS (PREPARED BY)



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
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



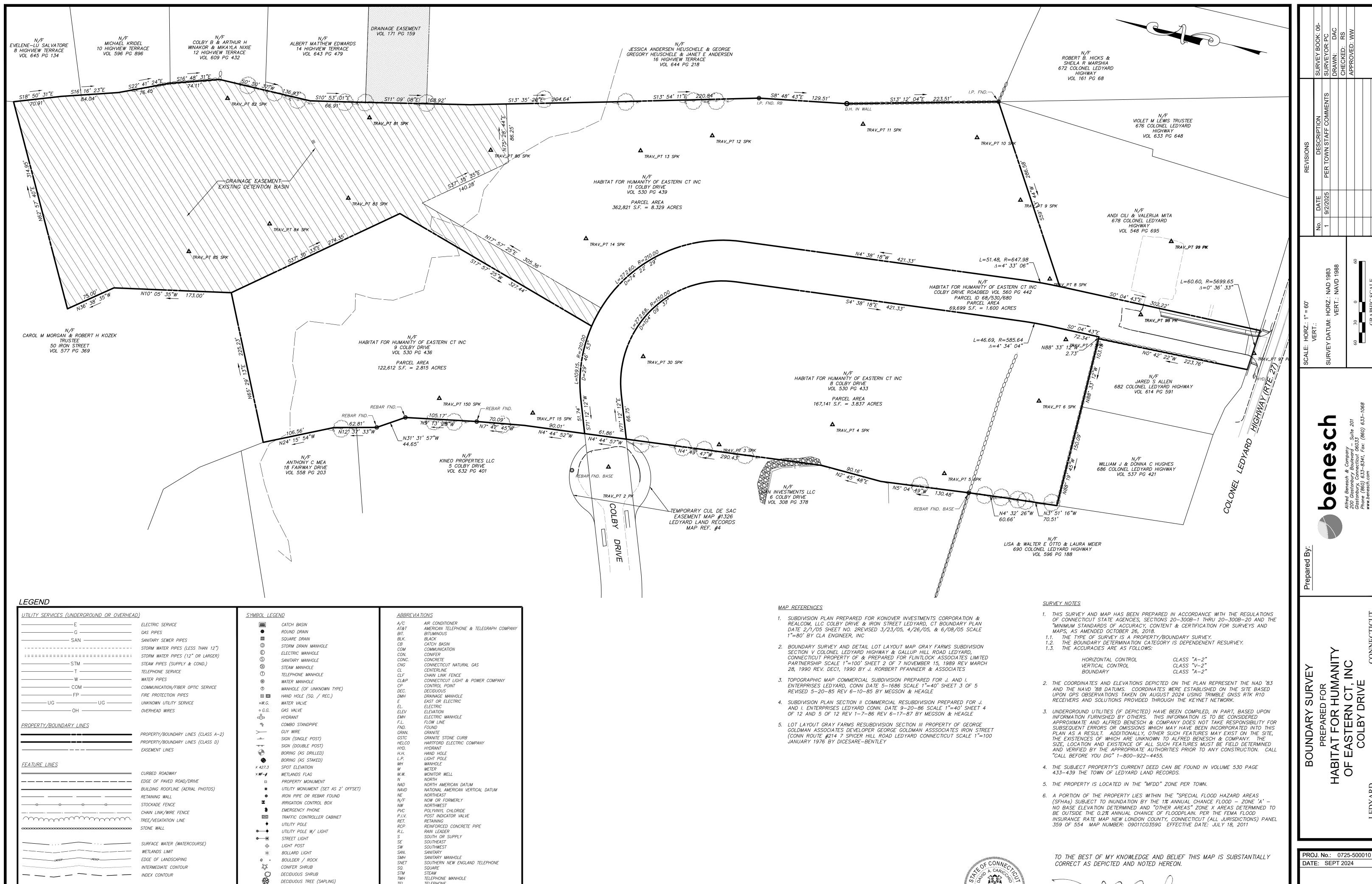
PARCEL ID'S:
LOT 8 (68-520-8)
LOT 9 (68-520-9)
LOT 11 (68-520-11)
COLBY DRIVE (68-530-680)

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
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 COM APPLICATION IWWC#25-11	IMISSION APPROVAL
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)

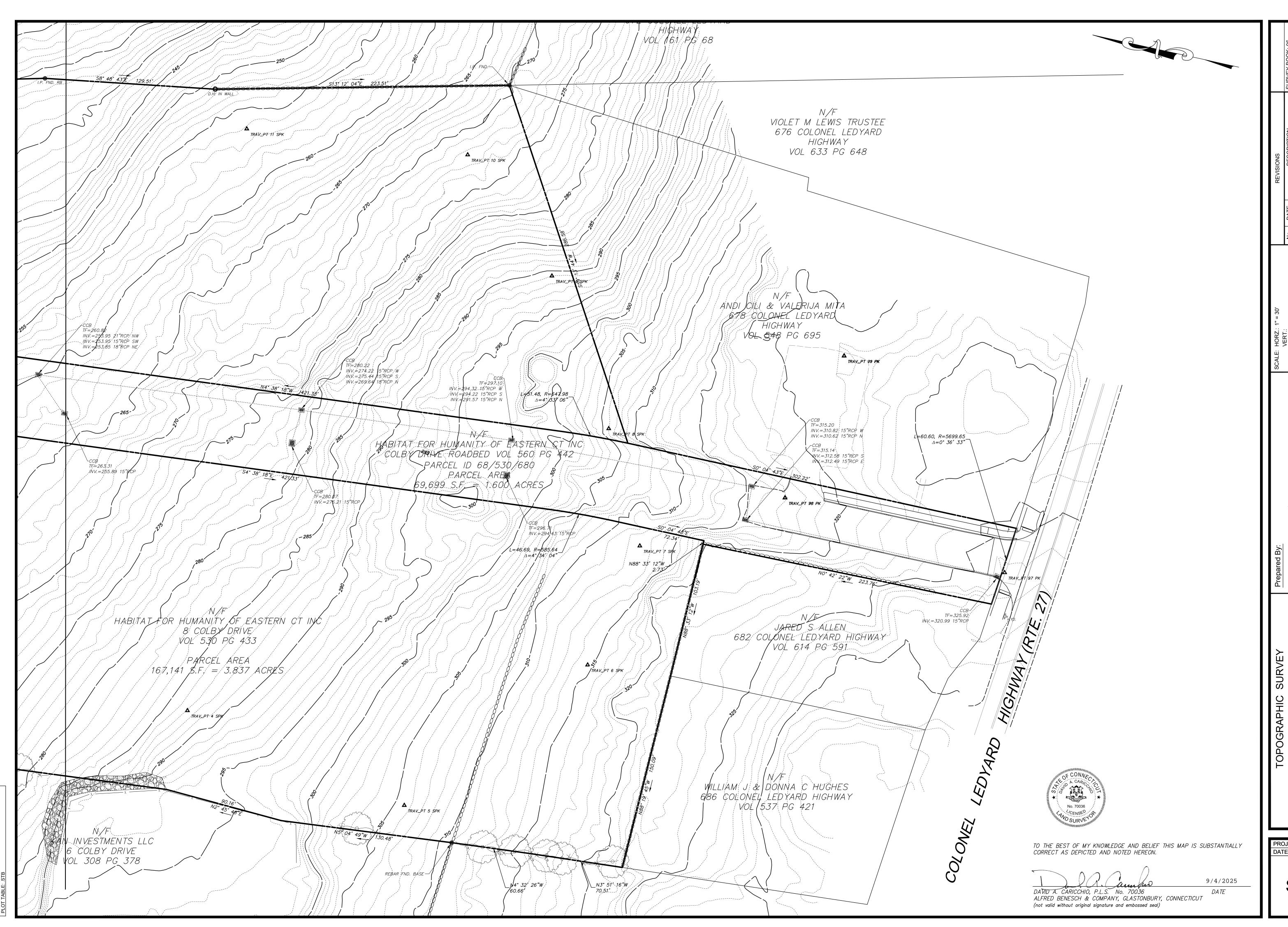
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT

No. 70036

9/4/2025

DATE: SEPT 2024

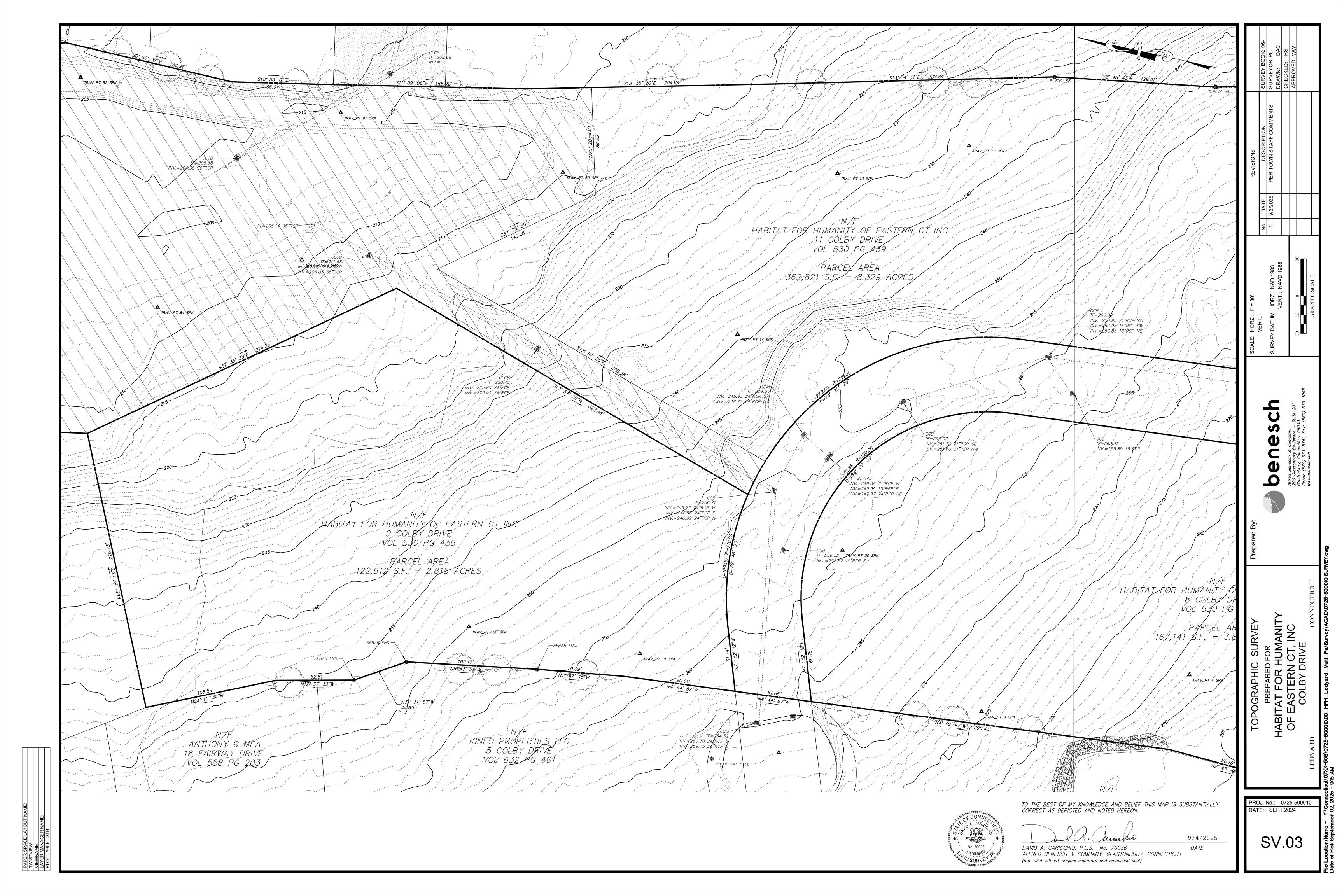
FOR HUMANIT FOR HUMANIT FERN CT, INC LBY DRIVE

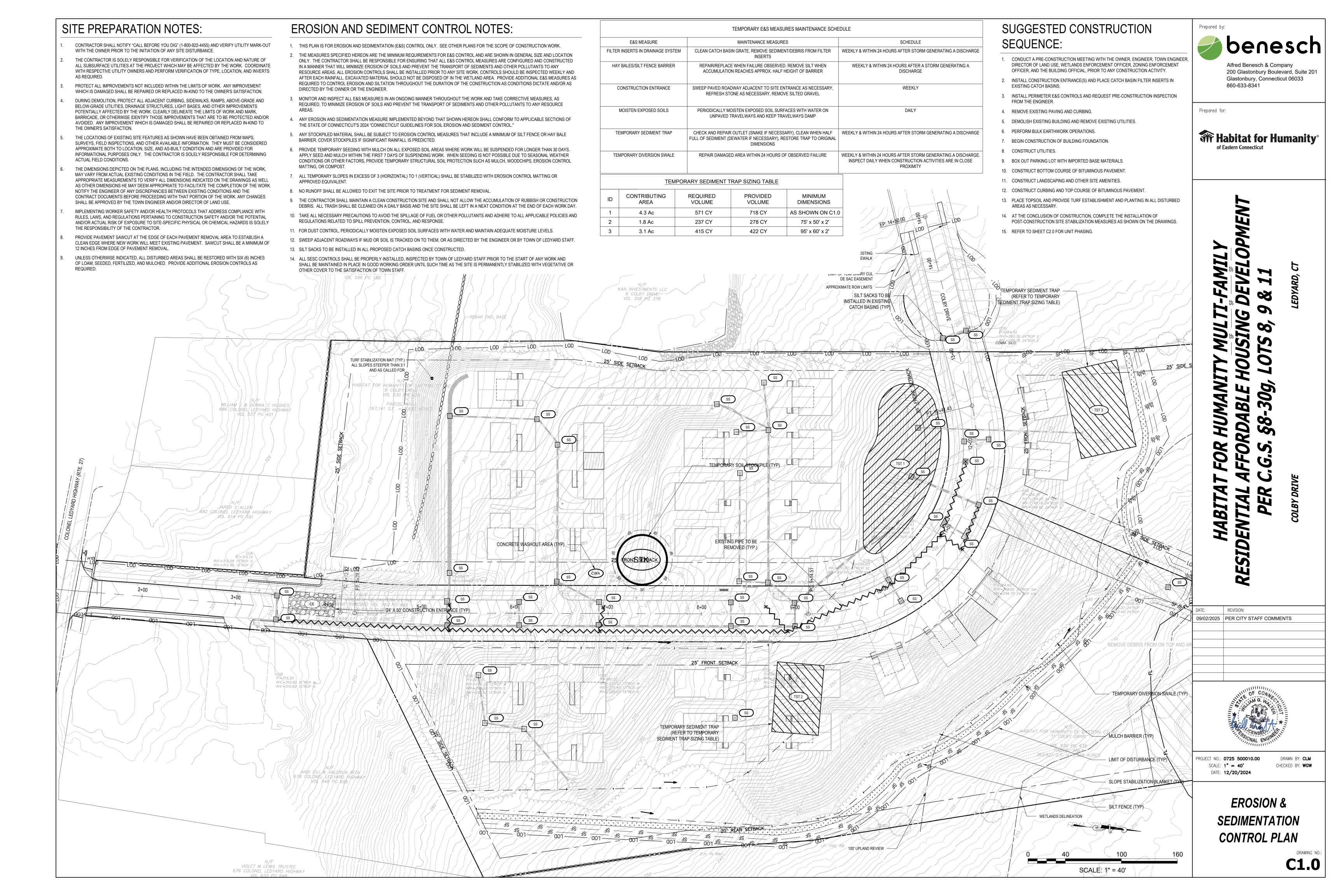


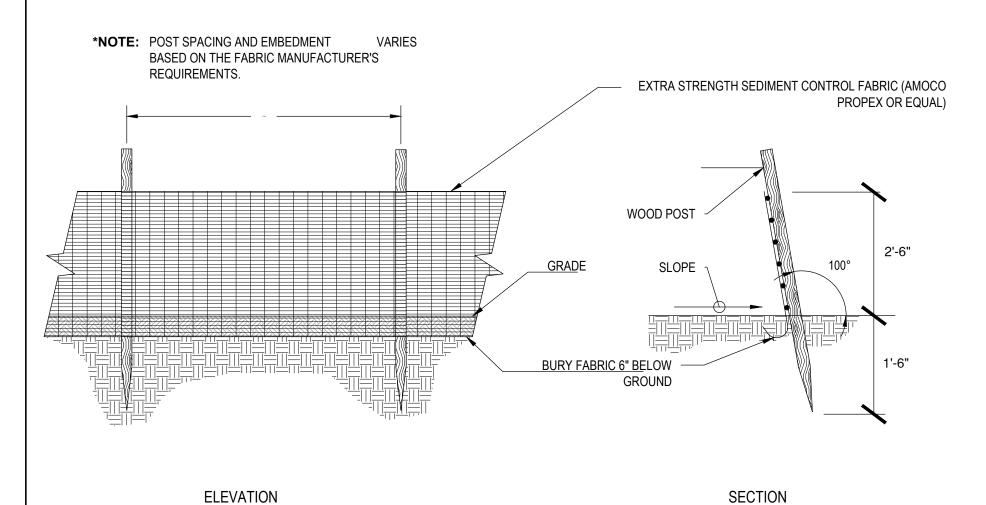
TOPOGRAPHIC SURVEY
PREPARED FOR
HABITAT FOR HUMANITY
OF EASTERN CT, INC
COLBY DRIVE

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

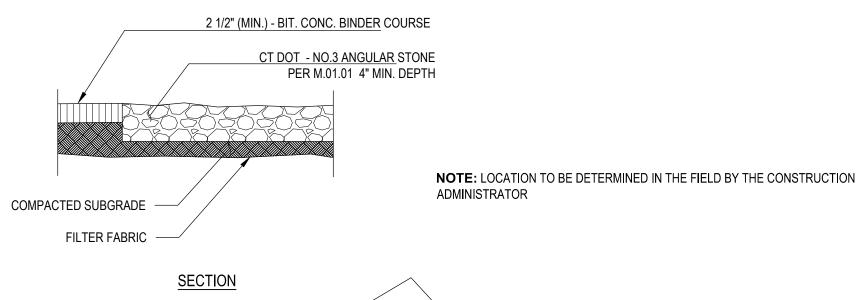
SV.02

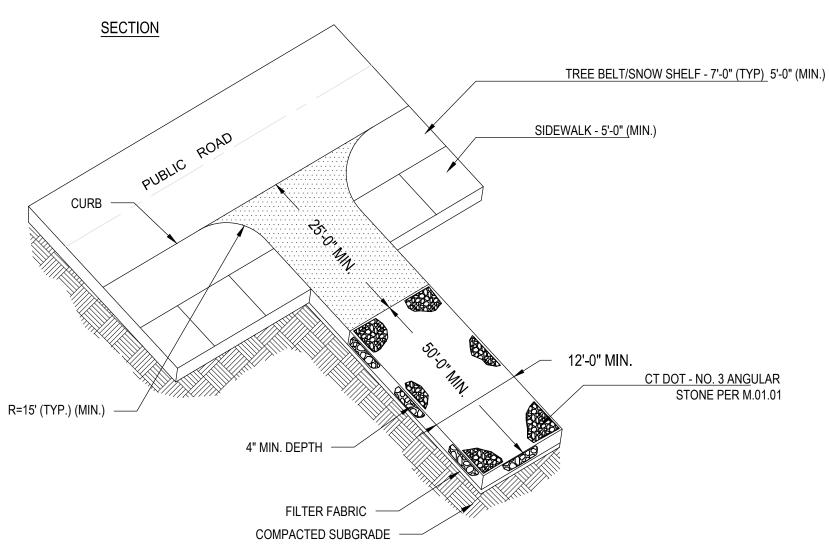






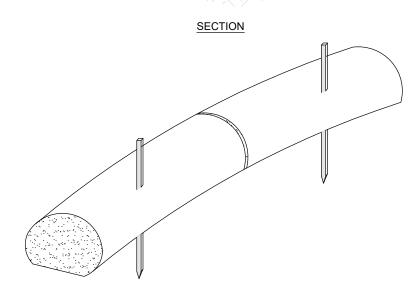
SILT FENCE BARRIER (SF)



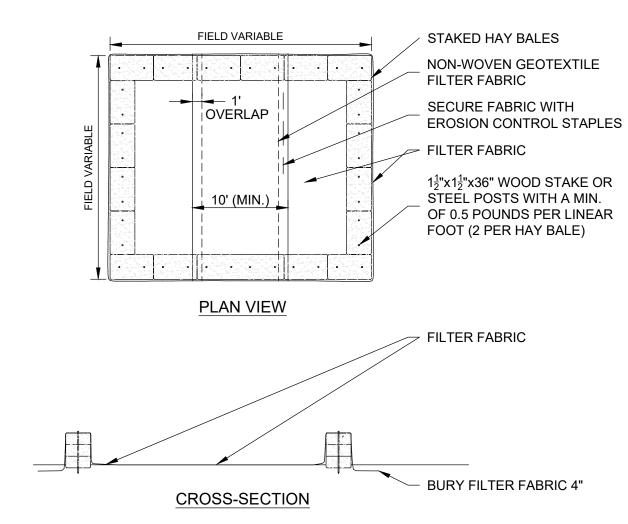


CONSTRUCTION ENTRANCE (CE)

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



FILTER SOCK



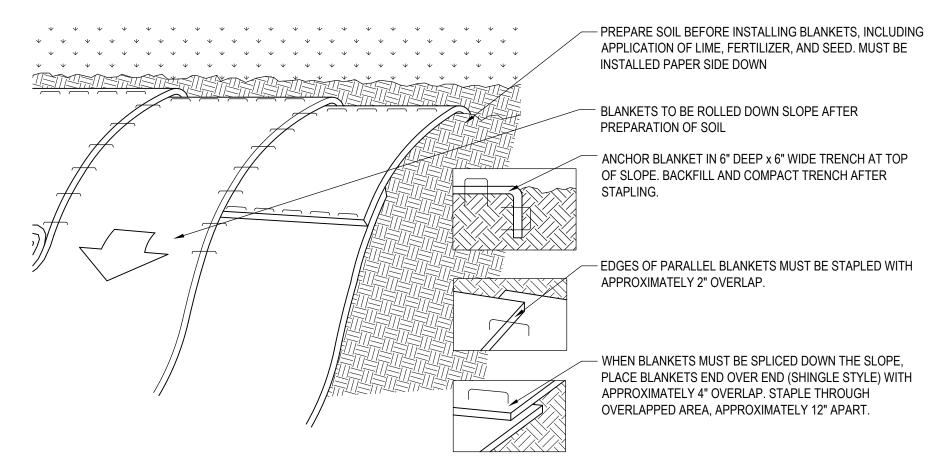
- CONSTRUCT WASHOUT AREA LARGE ENOUGH TO ENSURE MATERIALS WILL BE CONTAINED WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY
- EVAPORATE. 2. WASHOUT AREA SHALL BE LARGE ENOUGH TO RETAIN ALL LIQUID AND WASTE CONCRETE MATERIALS FROM WASHOUT OPERATION.
- 3. WEEKLY INSPECTIONS OF WASHOUT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

TEMPORARY CONCRETE WASHOUT AREA (CWA)

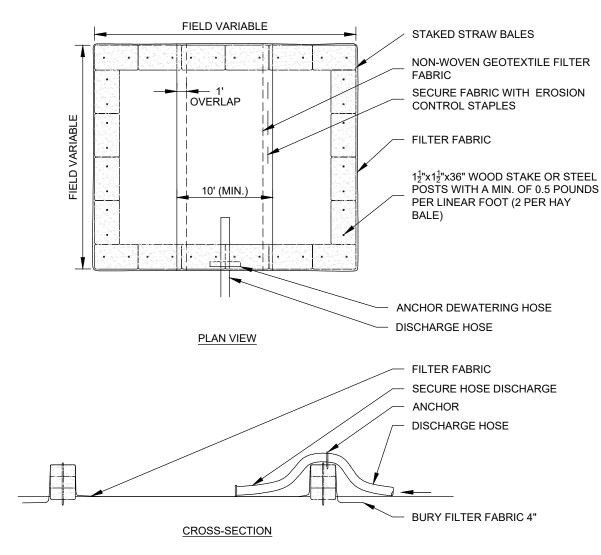
 $1\frac{1}{2}$ "x $1\frac{1}{2}$ "x36" WOOD STAKE OR STEEL POSTS WITH A MIN. OF 0.5 POUNDS PER LINEAR FOOT (2 PER HAY BALE) EMBED HAY BALES 4" INTO GROUND. BACKFILL AND COMPACT EXCAVATED FILL ALONG HAY BALES PROTECTED **BINDINGS TO BE PARALLEL** WORK AREA TO GROUND SURFACE HAY BALES FLOW TOP OF GROUND

- 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)



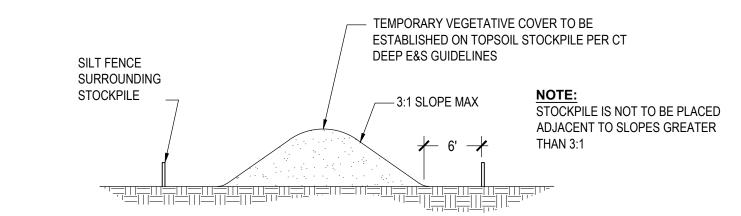
SLOPE STABILIZATION USING EROSION CONTROL BLANKET (ECB)



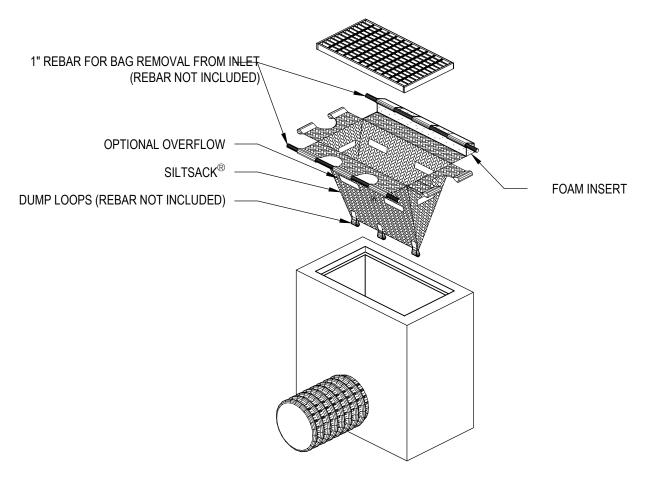
GENERAL NOTES

- 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

> 200 Glastonbury Boulevard, Suite 201 Glastonbury, Connecticut 06033 860-633-8341

Prepared for:

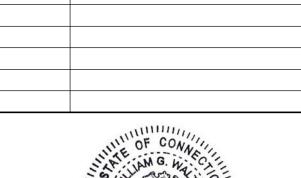
WHADITAL FOR Humanity®

OP1 NEL DE

30g,

FFORD/

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

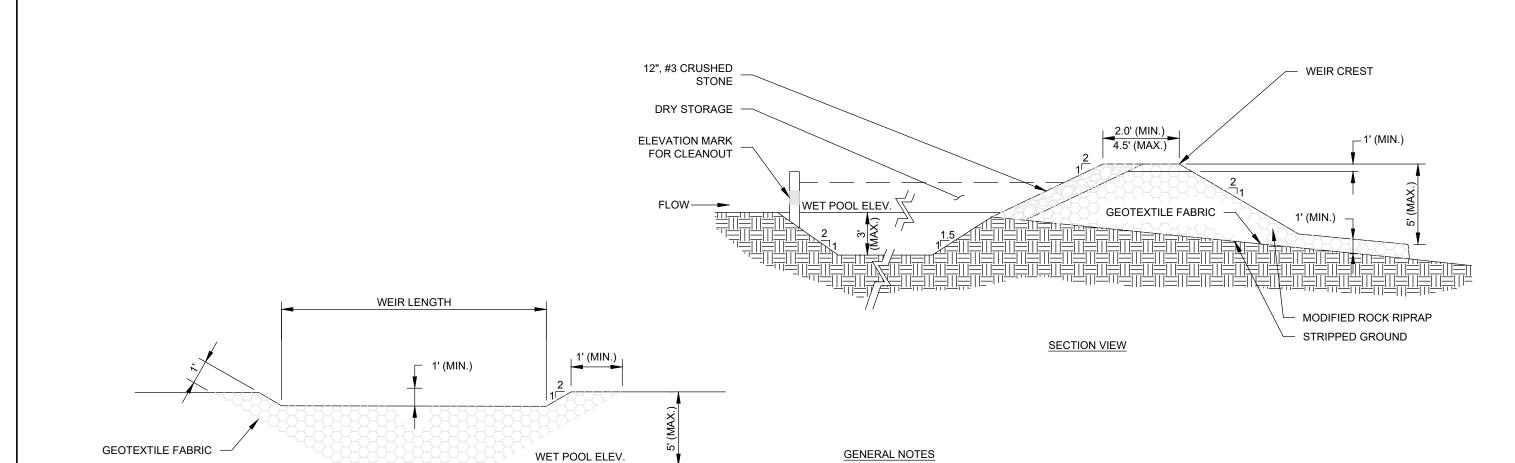




PROJECT NO.: **0725 500010.00** SCALE: AS SHOWN DATE: **12/20/2024**

DRAWN BY: CLM CHECKED BY: WGW

EROSION & SEDIMENTATION CONTROL DETAILS



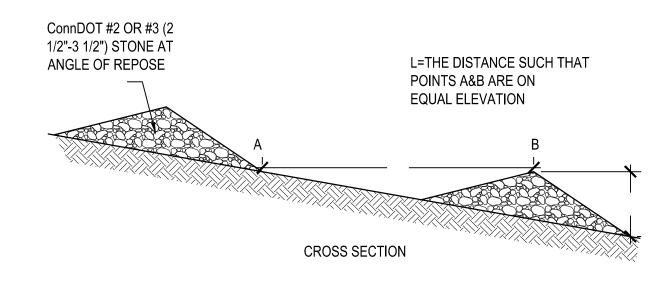
Scale: NTS

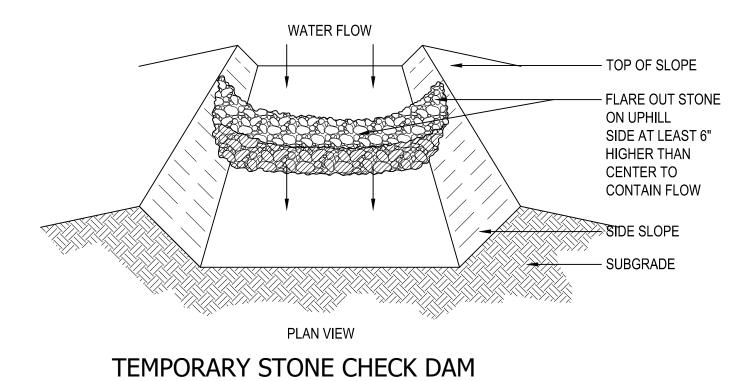
1. STABILIZE EARTHEN EMBANKMENT BY SEEDING OR PROVIDE STONE SLOPE PROTECTION IMMEDIATELY

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

OUTLET SECTION

TEMPORARY SEDIMENT TRAP SCALE: NONE





CONSTRUCT BERM WITH TAMPED OR COMPACTED SOIL

2 OR
FLATTER

1

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:



T-FAMILY 5 DEVELOPMENT 9 & 11

I FDYARD. C

ILBY DRIVE

 DATE:
 REVISION:

 09/02/2025
 PER CITY STAFF COMMENTS

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HABIT/

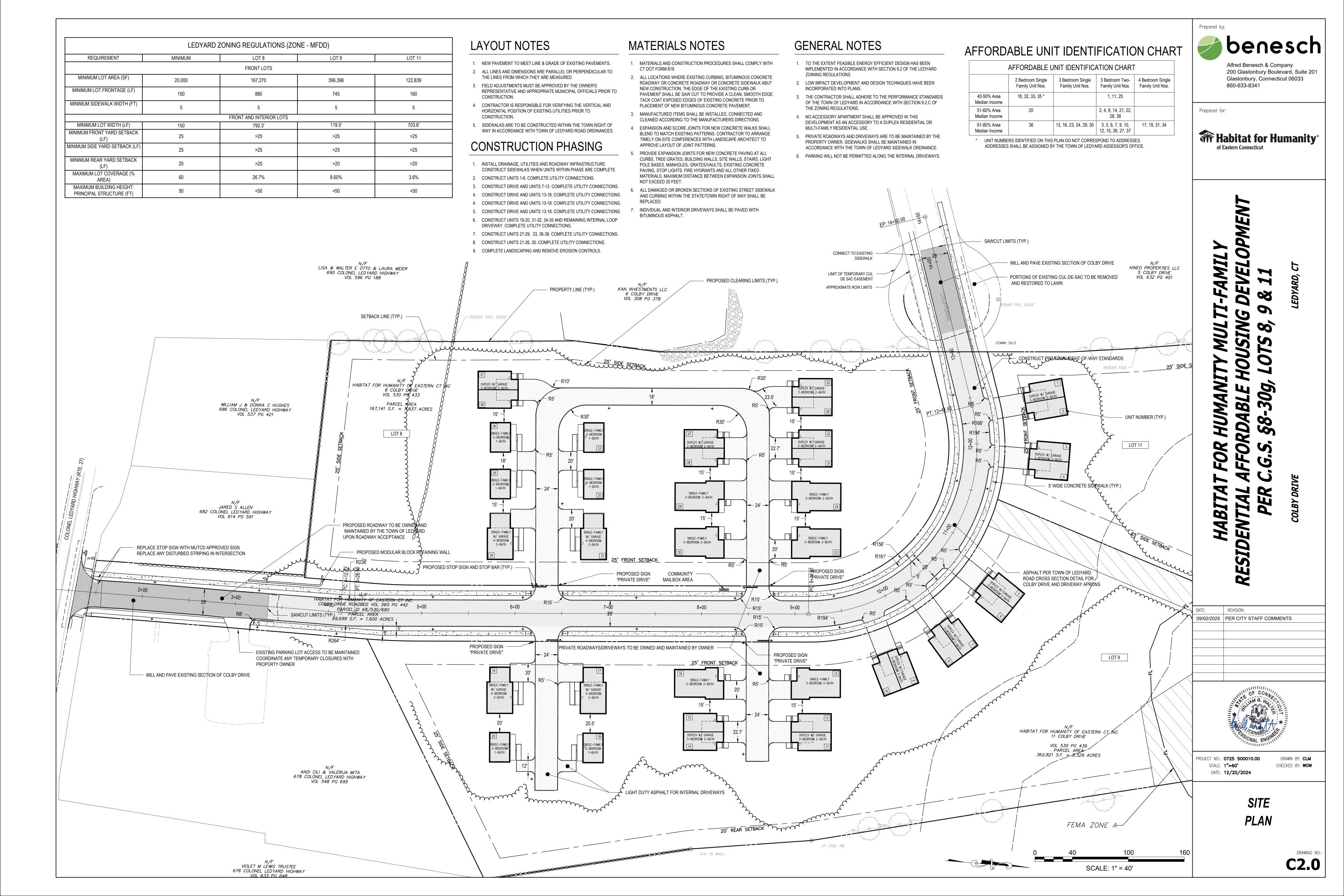
OF CONNECTION OF

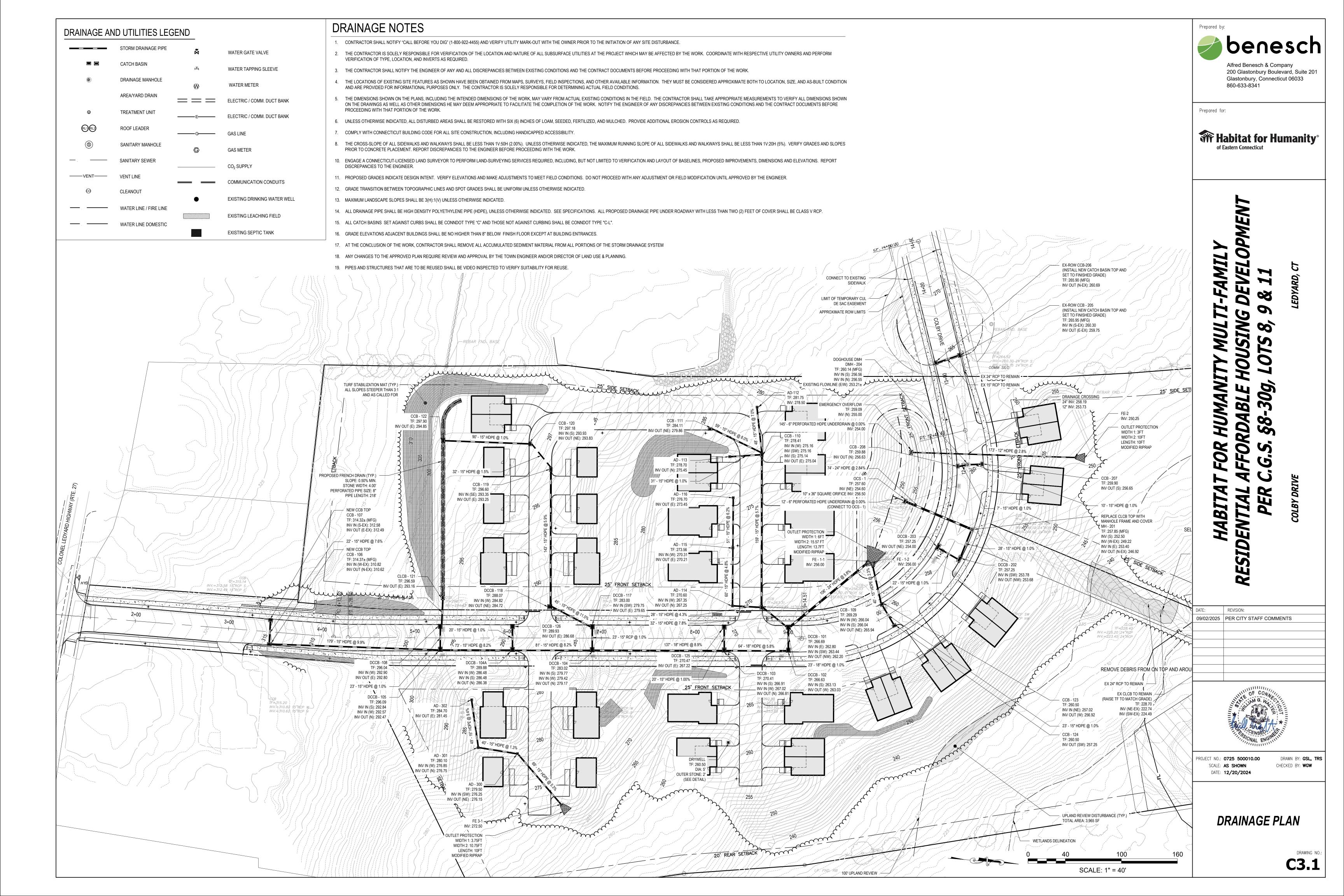
PROJECT NO.: **0725 500010.00**SCALE: **AS SHOWN**DATE: **12/20/2024**

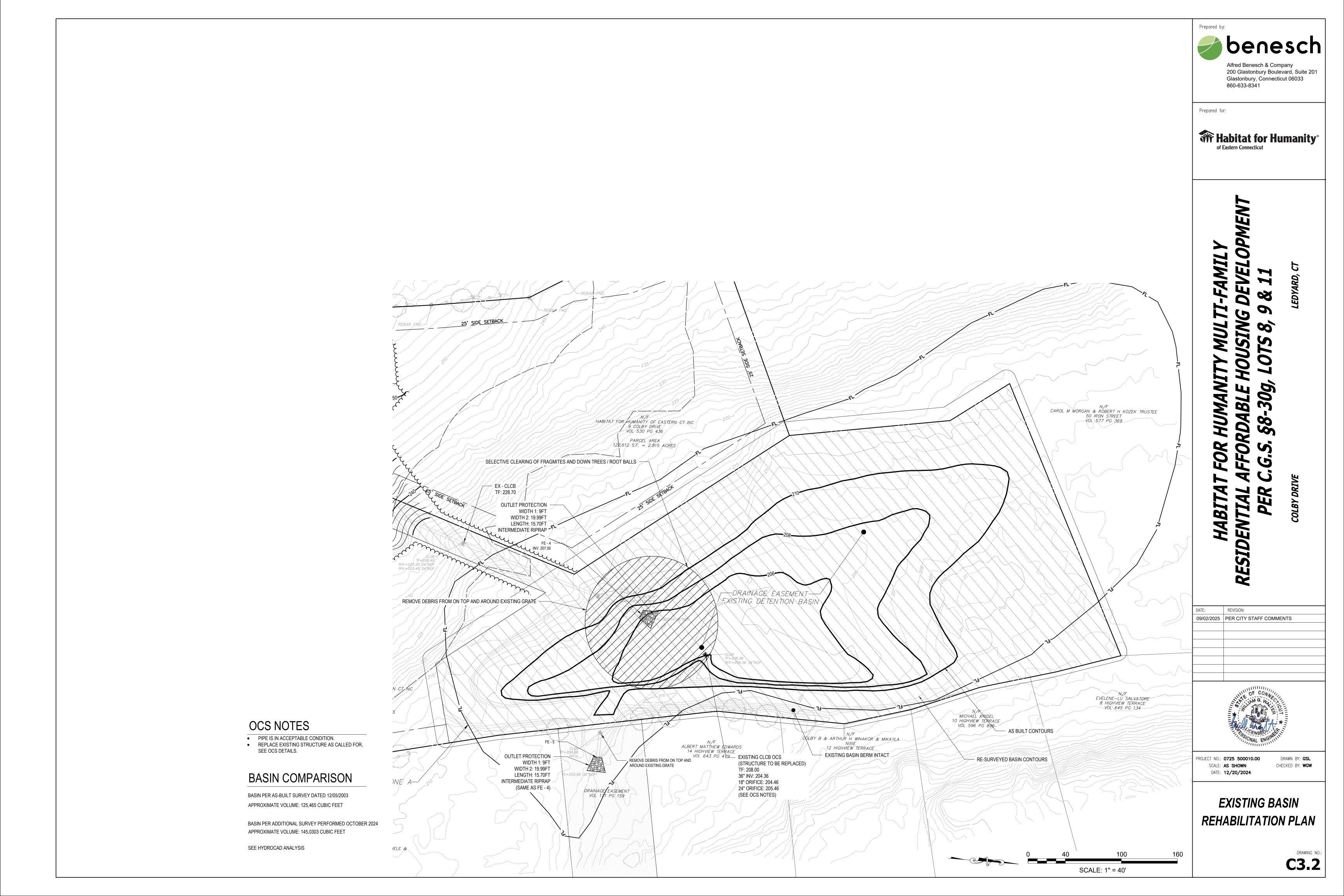
DRAWN BY: **CLM** CHECKED BY: **WGW**

EROSION &
SEDIMENTATION
CONTROL DETAILS

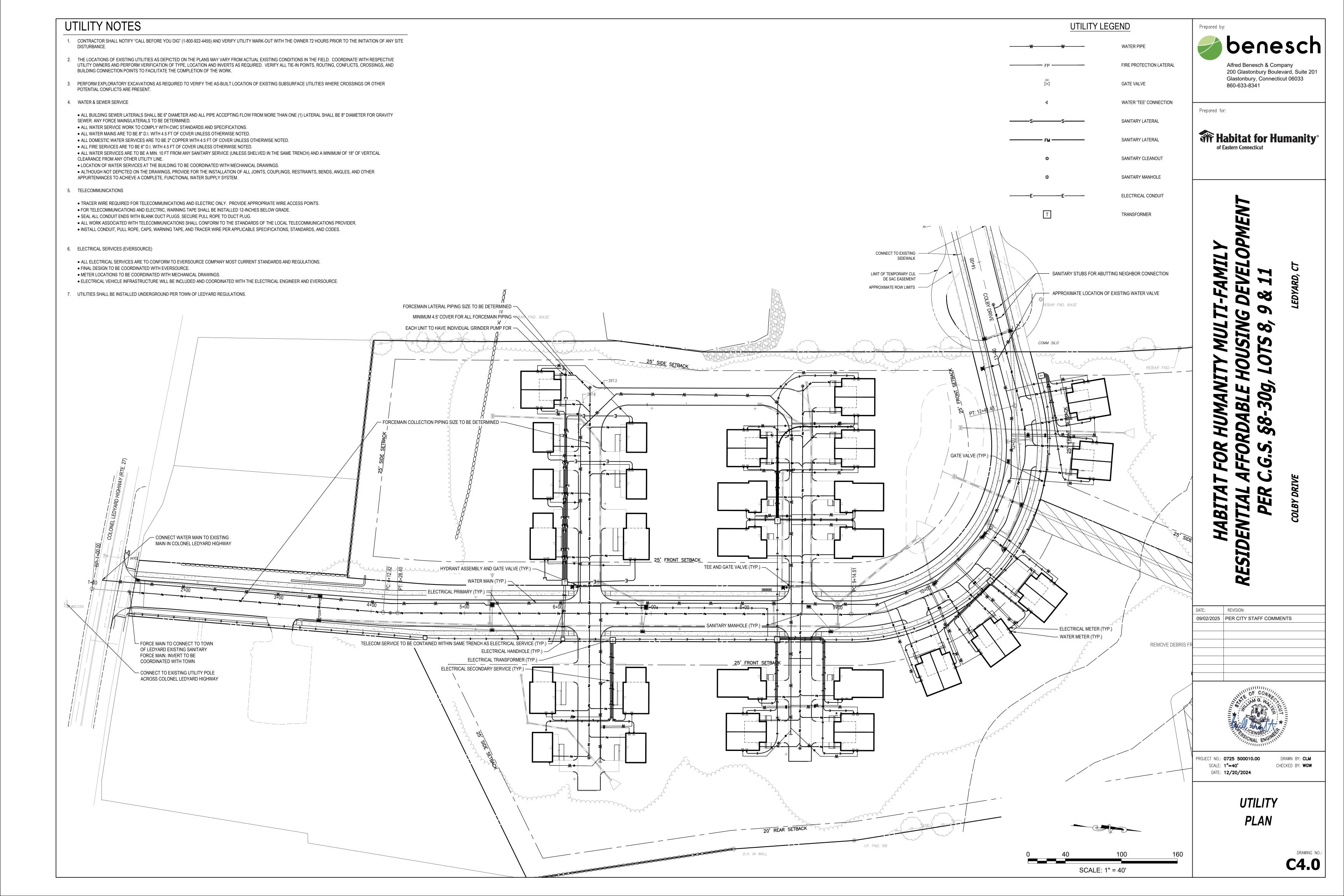
C1.2













PLANT	SCHE	EDULE		1		
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
DECIDUOUS	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
\odot	AHB	AESCULUS HIPPOCASTANUM 'BAUMANNII' / BAUMANN HORSE CHESTNUT	B & B	2.5-3" CAL.	12-16` HT.	6
\odot	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
+	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
EVERGREEN	ACC	ABIES CONCOLOR `CANDICANS` / CANDICANS WHITE FIR	B & B	CONIFER	12-14` HT.	1
The state of the s	CL	CUPRESSUS X LEYLANDII / LEYLAND CYPRESS	B & B	CONIFER	8-10` HT.	1
7						
ORNAMENTA	PFV	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE	B & B	CONIFER	12-14` HT.	12
· S	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
	CC2	CERCIS CANADENSIS / EASTERN REDBUD	B & B	MULTI-TRUNK	8-10` HT.	6
	CRRG	CORNUS X RUTGERSENSIS `RUTGAN` / STELLAR PINK DOGWOOD	B & B	4-4.5" CAL.	10-12` HT.	10
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	QTY
GRASSES •	PVH	PANICUM VIRGATUM `HEAVY METAL` / BLUE SWITCH GRASS	#3 CONT.	2-3` HT.	15-18" SPR.	1
DECIDUOUS	SHRUBS CAE	CORNUS ALBA `ELEGANTISSIMA` / VARIEGATED REDTWIG DOGWOOD	#5 CONT.	24-30" HT.	24-30" SPR.	1
600	CSB	CORNUS SERICEA `BAILEYI` / BAILEYI RED TWIG DOGWOOD	#7 CONT.	3-4` HT.	36-42" SPR.	1
•	HV	HAMAMELIS VERNALIS / SPRING BLOOMING WITCHHAZEL	#7 CONT.	36-42" HT.	36-42" SPR.	1
	HMT	HYDRANGEA MACROPHYLLA 'PIIHM-I' TM / TWIST-N-SHOUT ENDLESS SUMMER HYDRANGEA	#5 CONT.	30-36" HT.	30-36" SP.	1
€. • 3	HL	HYDRANGEA PANICULATA `LITTLE QUICK FIRE` / LITTLE QUICK FIRE HYDRANGEA	#5 CONT.	18-24" HT.	18-24" SPR.	1
Eumys .	HF3	HYDRANGEA QUERCIFOLIA 'FLEMYGEA' / SNOW QUEEN OAKLEAF HYDRANGEA	5 GAL			1
	3		JOAL			<u>'</u>
	ПKV	HADEBICTIW KAT WIVNITIW , VWES, 1 VWES ST. TOFING MODI.	#3 CONT	15 10" UT	15 10" 500	1
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	HKA	HYPERICUM KALMIANUM 'AMES' / AMES ST. JOHNS WORT	#3 CONT.	15-18" HT.	15-18" SPR.	1
\(\frac{\cdot\}{\cdot\}\)	IVRS	ILEX VERTICILLATA `RED SPRITE` / RED SPRITE WINTERBERRY	#3 CONT.	18-24" HT.	18-24" SPR.	1
	IVRS	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' / SOUTHERN GENTLEMAN WINTERBERRY	#3 CONT.	18-24" HT. 4-5` HT.	18-24" SPR. 36-42" SPR.	1 1 1
	IVRS IVSG IVWR	ILEX VERTICILLATA `RED SPRITE` / RED SPRITE WINTERBERRY	#3 CONT. B & B B & B	18-24" HT. 4-5` HT. 4-5` HT.	18-24" SPR. 36-42" SPR. 36-42" SPR.	1 1 1
	IVRS	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' / SOUTHERN GENTLEMAN WINTERBERRY	#3 CONT.	18-24" HT. 4-5` HT.	18-24" SPR. 36-42" SPR.	1 1 1 1 1
	IVRS IVSG IVWR	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' / SOUTHERN GENTLEMAN WINTERBERRY ILEX VERTICILLATA 'WINTER RED' / WINTER RED WINTERBERRY	#3 CONT. B & B B & B	18-24" HT. 4-5` HT. 4-5` HT.	18-24" SPR. 36-42" SPR. 36-42" SPR.	1 1 1
	IVRS IVSG IVWR IVHG	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	#3 CONT. B & B B & B #5 CONT.	18-24" HT. 4-5` HT. 4-5` HT. 18-24" HT.	18-24" SPR. 36-42" SPR. 36-42" SPR. 24-30" SP.	1 1 1
EVERGREEN MANUFACTURE OF THE PROPERTY OF THE P	IVRS IVSG IVWR IVHG MP POLD	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	#3 CONT. B & B B & B #5 CONT. #5 CONT. #3 CONT.	18-24" HT. 4-5` HT. 4-5` HT. 18-24" HT. 30-36" HT.	18-24" SPR. 36-42" SPR. 36-42" SPR. 24-30" SP. 30-36" SP.	1 1 1
	IVRS IVSG IVWR IVHG MP POLD V SHRUBS JT2	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. B & B B & B #5 CONT. #5 CONT. #3 CONT.	18-24" HT. 4-5` HT. 4-5` HT. 18-24" HT. 30-36" HT. 30-36" HT.	18-24" SPR. 36-42" SPR. 36-42" SPR. 24-30" SP. 30-36" SP. 30-36" SP.	1 1 1
EVERGREEN MANUFACTURE OF THE PROPERTY OF THE P	IVRS IVSG IVWR IVHG MP POLD V SHRUBS JT2 KLS	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	#3 CONT. B & B B & B #5 CONT. #5 CONT. #3 CONT.	18-24" HT. 4-5` HT. 4-5` HT. 18-24" HT. 30-36" HT.	18-24" SPR. 36-42" SPR. 36-42" SPR. 24-30" SP. 30-36" SP.	1 1 1
EVERGREEN MANUAL	IVRS IVSG IVWR IVHG MP POLD V SHRUBS JT2	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. B & B B & B #5 CONT. #5 CONT. #3 CONT.	18-24" HT. 4-5` HT. 4-5` HT. 18-24" HT. 30-36" HT. 30-36" HT.	18-24" SPR. 36-42" SPR. 36-42" SPR. 24-30" SP. 30-36" SP. 30-36" SP.	1 1 1
EVERGREEN THE	IVRS IVSG IVWR IVHG MP POLD V SHRUBS JT2 KLS	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 KALMIA LATIFOLIA 'SARAH' / SARAH MOUNTAIN LAUREL	#3 CONT. B & B B & B #5 CONT. #5 CONT. #3 CONT. #3 CONT.	18-24" HT. 4-5` HT. 4-5` HT. 18-24" HT. 30-36" HT. 30-36" HT. 8-12" HT.	18-24" SPR. 36-42" SPR. 36-42" SPR. 24-30" SP. 30-36" SP. 30-36" SP.	1 1 1
EVERGREEN THE	IVRS IVSG IVWR IVHG MP POLD V SHRUBS JT2 KLS LF	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 KALMIA LATIFOLIA 'SARAH' / SARAH MOUNTAIN LAUREL LEUCOTHOE FONTANESIANA / DROOPING LEUCOTHOE	#3 CONT. B & B B & B #5 CONT. #5 CONT. #3 CONT. #5 CONT. #5 CONT.	18-24" HT. 4-5` HT. 4-5` HT. 18-24" HT. 30-36" HT. 30-36" HT. 30-36" HT. 15-18" HT.	18-24" SPR. 36-42" SPR. 36-42" SPR. 24-30" SP. 30-36" SP. 30-36" SP. 18-24" SPR. 18-24" SPR.	1 1 1 1 1 1 1
EVERGREEN TO THE TOTAL TOT	IVRS IVSG IVWR IVHG MP POLD V SHRUBS JT2 KLS LF RM	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 KALMIA LATIFOLIA 'SARAH' / SARAH MOUNTAIN LAUREL LEUCOTHOE FONTANESIANA / DROOPING LEUCOTHOE RHODODENDRON MAXIMUM / ROSEBAY RHODODENDRON	#3 CONT. B & B B & B #5 CONT. #5 CONT. #3 CONT. #5 CONT. #5 CONT. #7 CONT.	18-24" HT. 4-5` HT. 4-5` HT. 18-24" HT. 30-36" HT. 30-36" HT. 30-36" HT. 15-18" HT.	18-24" SPR. 36-42" SPR. 36-42" SPR. 24-30" SP. 30-36" SP. 30-36" SP. 18-24" SPR. 18-24" SPR. 2-3` SPR.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
EVERGREEN O A O O	IVRS IVSG IVWR IVHG MP POLD V SHRUBS JT2 KLS LF RM RR	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 KALMIA LATIFOLIA 'SARAH' / SARAH MOUNTAIN LAUREL LEUCOTHOE FONTANESIANA / DROOPING LEUCOTHOE RHODODENDRON MAXIMUM / ROSEBAY RHODODENDRON RHODODENDRON MAXIMUM 'ROSEUM' / PINK ROSEBAY RHODODENDRON	#3 CONT. B & B B & B #5 CONT. #5 CONT. #3 CONT. #5 CONT. #5 CONT. #7 CONT. 7 GAL	18-24" HT. 4-5` HT. 4-5` HT. 18-24" HT. 30-36" HT. 30-36" HT. 30-36" HT. 15-18" HT. 2-4` HT.	18-24" SPR. 36-42" SPR. 36-42" SPR. 24-30" SP. 30-36" SP. 30-36" SP. 18-24" SPR. 18-24" SPR. 2-3` SPR. 2-3` SPR.	1 1 1 1 1 1 1 1 1
EVERGREEN O A O O	IVRS IVSG IVWR IVHG MP POLD V SHRUBS JT2 KLS LF RM RR TN2	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 KALMIA LATIFOLIA 'SARAH' / SARAH MOUNTAIN LAUREL LEUCOTHOE FONTANESIANA / DROOPING LEUCOTHOE RHODODENDRON MAXIMUM / ROSEBAY RHODODENDRON RHODODENDRON MAXIMUM 'ROSEUM' / PINK ROSEBAY RHODODENDRON THUJA OCCIDENTALIS 'AMERICAN PILLAR' / AMERICAN PILLAR ARBORVITAE	#3 CONT. B & B B & B #5 CONT. #5 CONT. #3 CONT. #5 CONT. #5 CONT. #7 CONT. 7 GAL 7 GAL	18-24" HT. 4-5' HT. 4-5' HT. 18-24" HT. 30-36" HT. 30-36" HT. 30-36" HT. 2-4' HT. 2-4' HT. 30-36" HT.	18-24" SPR. 36-42" SPR. 36-42" SPR. 24-30" SP. 30-36" SP. 30-36" SPR. 30-36" SPR. 18-24" SPR. 2-3` SPR. 2-3` SPR. 30-36" SP.	1 1 1 1 1 1 1 1 1
EVERGREEN TO THE TOTAL TOT	IVRS IVSG IVWR IVHG MP POLD V SHRUBS JT2 KLS LF RM RR TN2 TG2	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 KALMIA LATIFOLIA 'SARAH' / SARAH MOUNTAIN LAUREL LEUCOTHOE FONTANESIANA / DROOPING LEUCOTHOE RHODODENDRON MAXIMUM / ROSEBAY RHODODENDRON RHODODENDRON MAXIMUM 'ROSEUM' / PINK ROSEBAY RHODODENDRON THUJA OCCIDENTALIS 'AMERICAN PILLAR' / AMERICAN PILLAR ARBORVITAE THUJA OCCIDENTALIS 'GOLDEN GLOBE' / GOLDEN GLOBE ARBORVITAE	#3 CONT. B & B B & B #5 CONT. #5 CONT. #3 CONT. #5 CONT. #5 CONT. #7 CONT. 7 GAL 7 GAL #3 CONT.	18-24" HT. 4-5` HT. 4-5` HT. 18-24" HT. 30-36" HT. 30-36" HT. 30-36" HT. 2-4` HT. 2-4` HT. 30-36" HT.	18-24" SPR. 36-42" SPR. 36-42" SPR. 24-30" SP. 30-36" SP. 30-36" SPR. 30-36" SPR. 18-24" SPR. 2-3` SPR. 2-3` SPR. 30-36" SP.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

PLANT SCHEDULE

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)

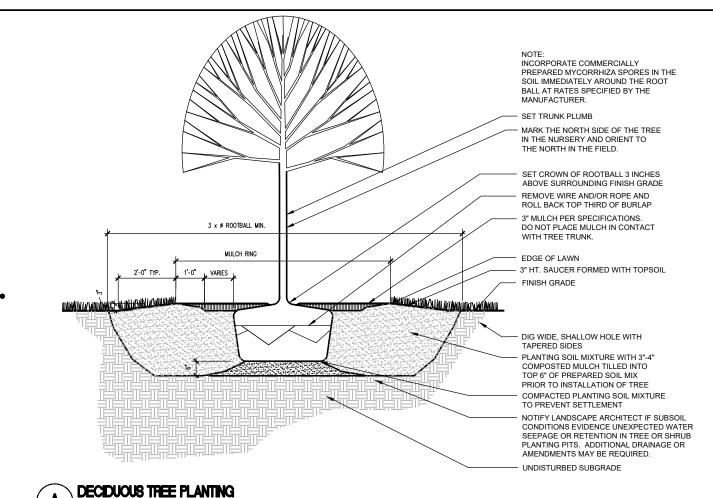
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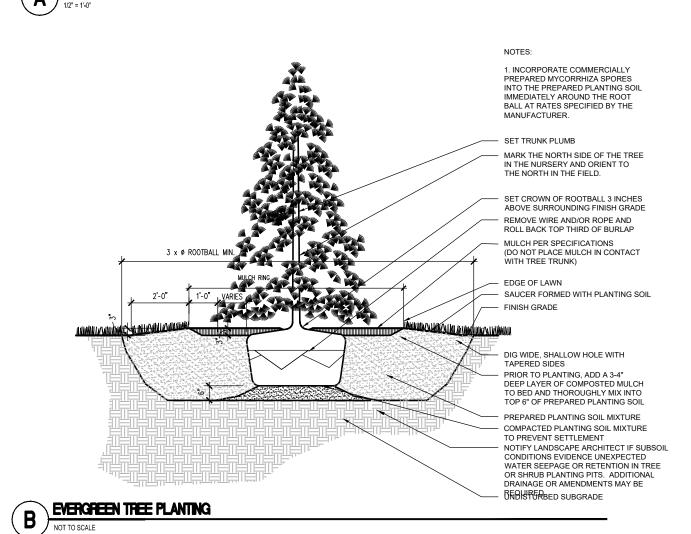
NO MOW SEED

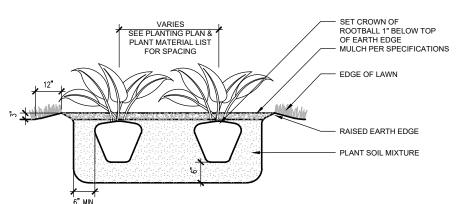
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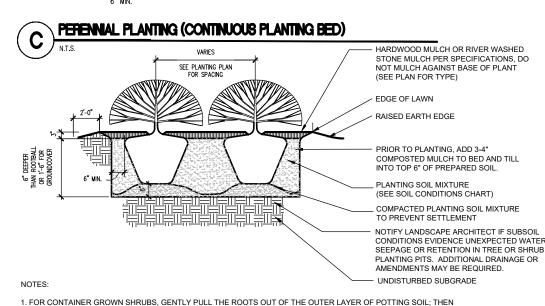
BASIN SEED MIX

MIX







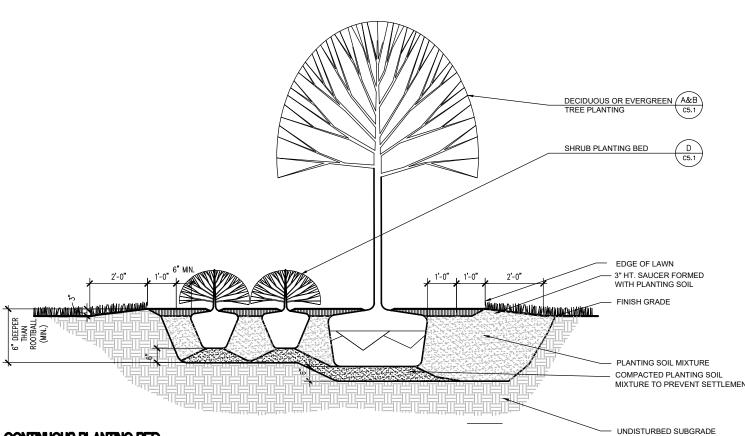


1. FOR CONTAINER GROWN SHRUBS, GENTLY PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF CONTAINER.

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. I. CONFIRM THAT WATER DRAINS OUT OF THE SOIL DURING THE DESIGN PHASE, DESIGN ALTERNATIVE DRAINAGE SYSTEMS. AS REQUIRED. **SHRUB PLANTING BED**







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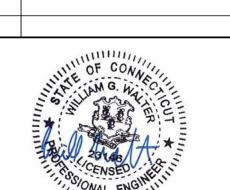
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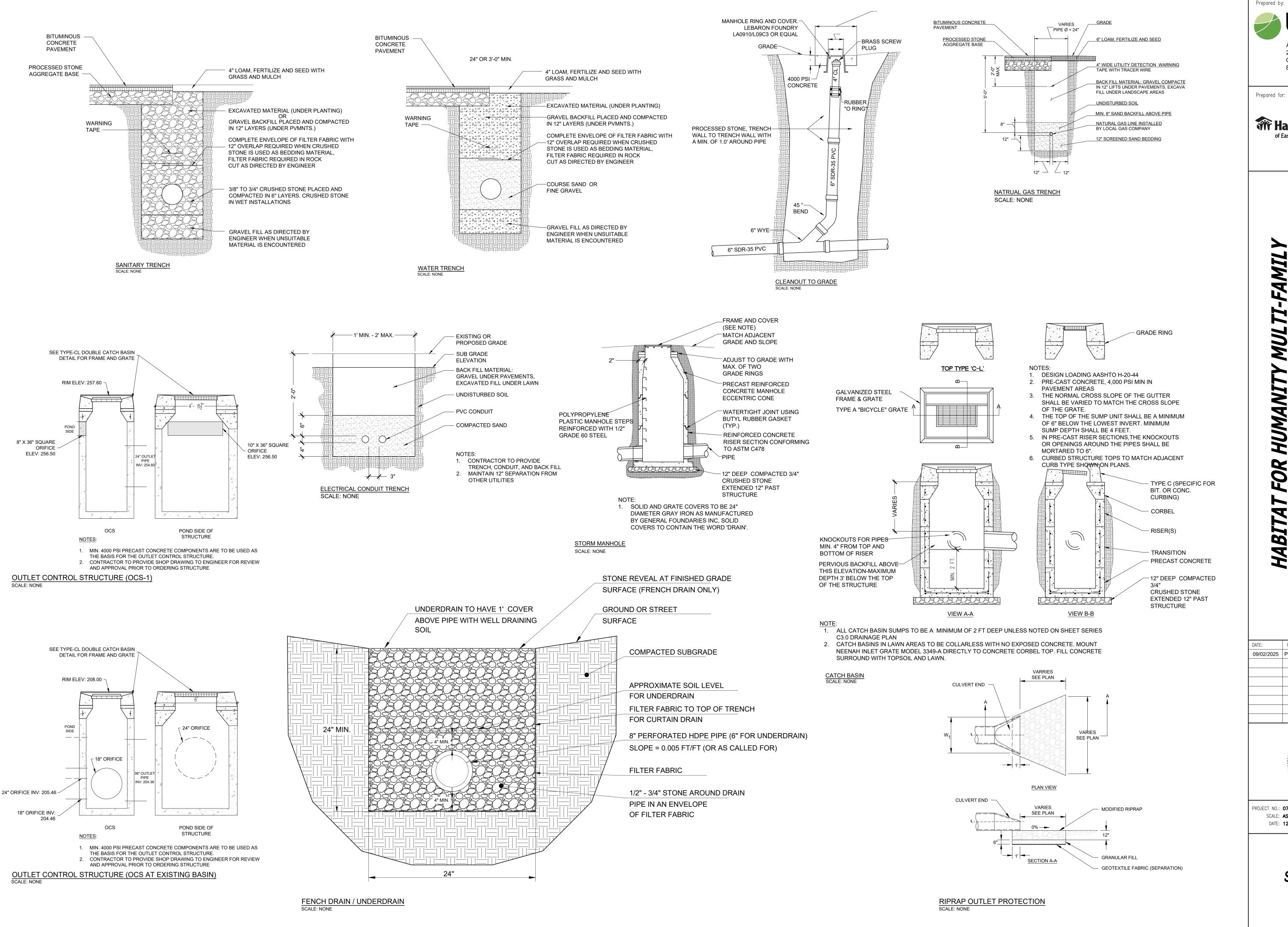
REVISION: 09/02/2025 PER CITY STAFF COMMENTS



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

DRAWN BY: TRS CHECKED BY: RCD

PLANTING DETAILS & SCHEDULE



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

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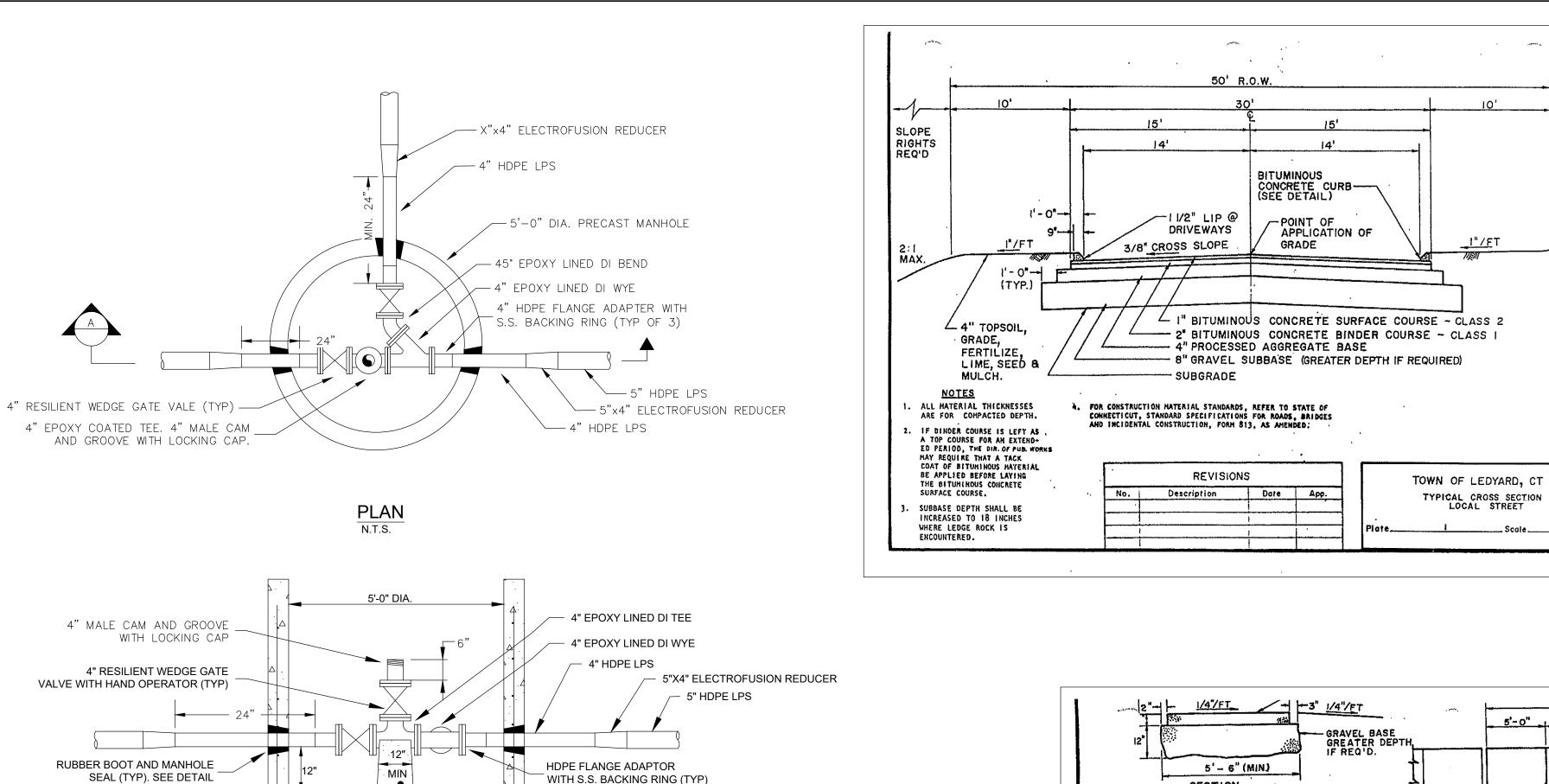


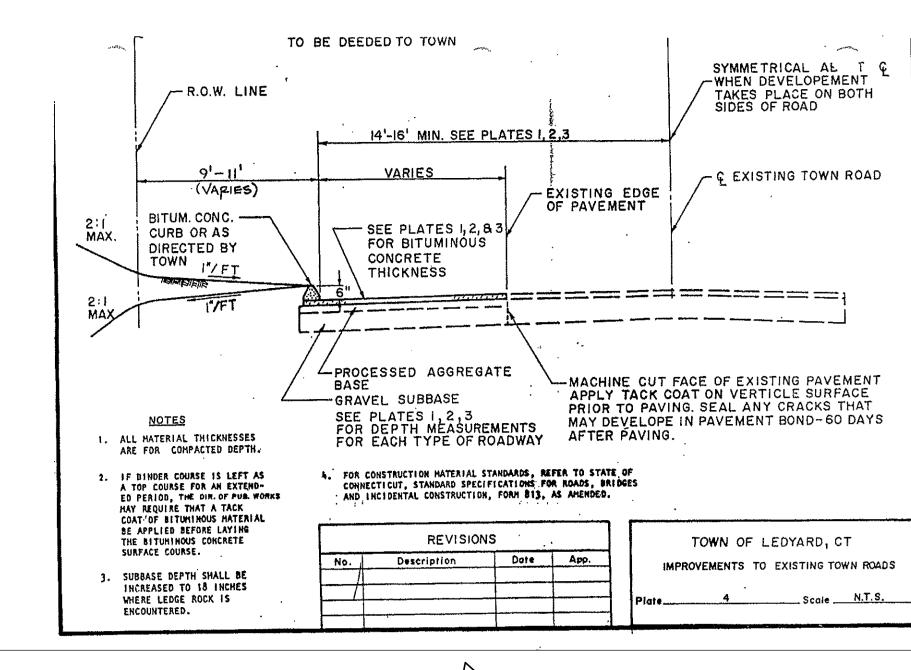
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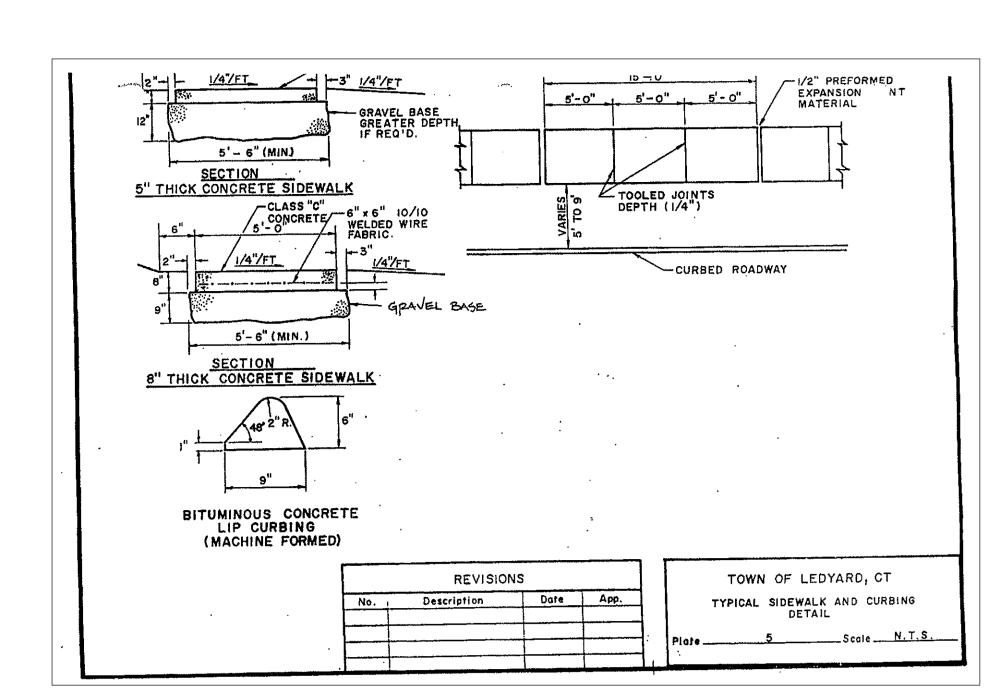
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SITE DETAILS

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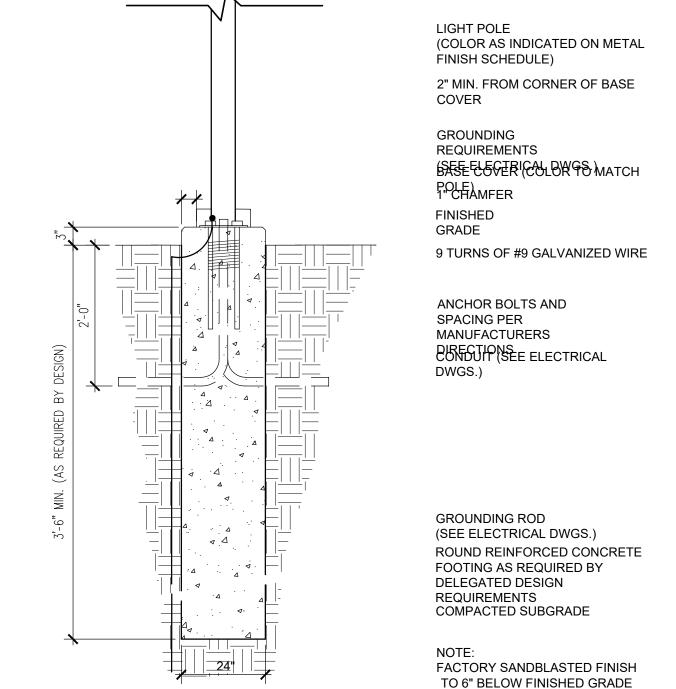


SLOPE

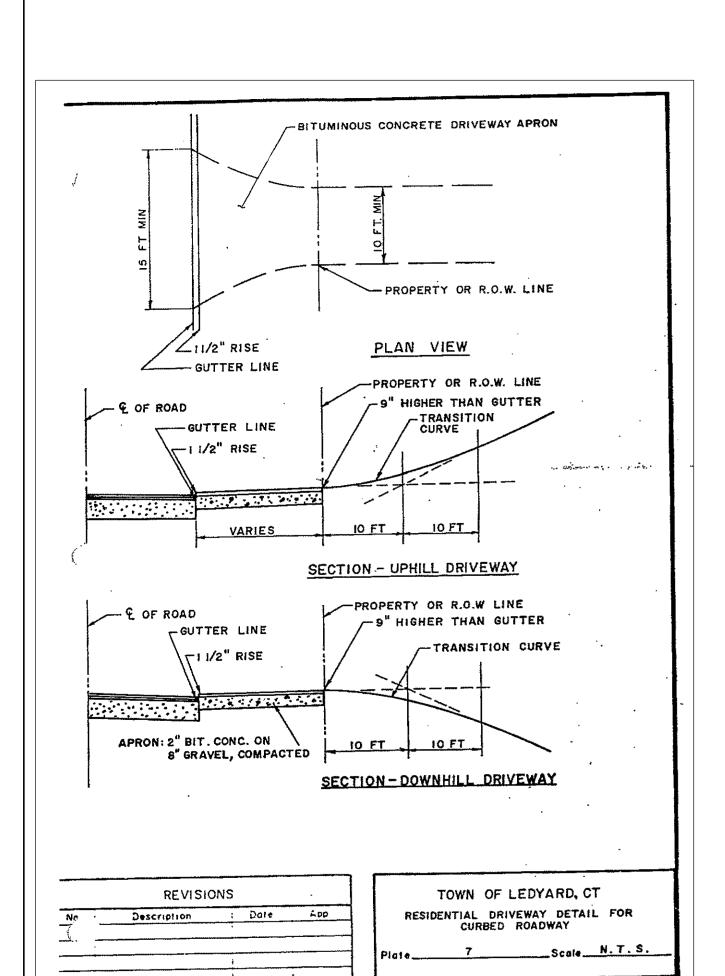
RIGHTS

MAX.

Design



PEDESTRIAN LIGHT POLE CONCRETE BASE (12' HT.)



NOTE: ALL MANHOLE MATERIALS TO BE AS SHOWN

SECTION A

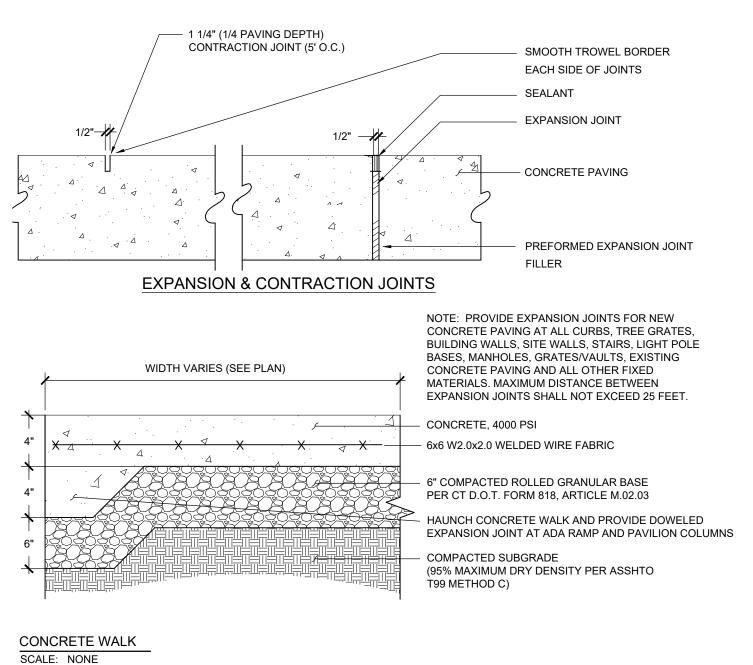
LOW PRESSURE SEWER JUNCTION MANHOLE

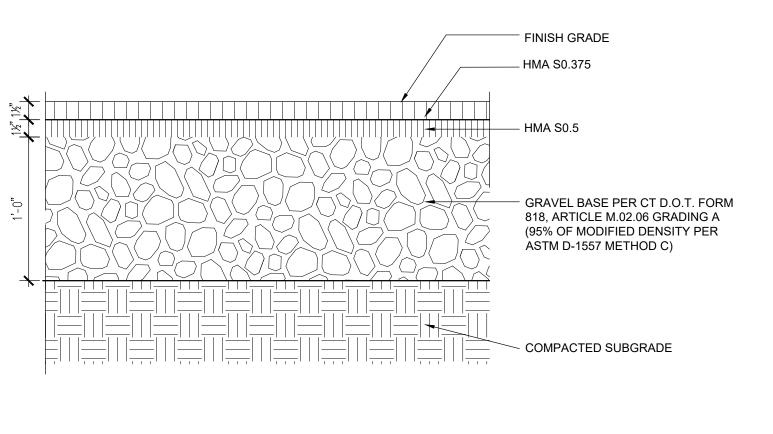
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ON TYPICAL PRECAST MANHOLE DETAIL.

CONCRETE PIPE SUPPORT OR EQUIVALENT

(SEE DETAIL ON SHEET C500)





LIGHT DUTY BITUMINOUS CONCRETE PAVEMENT SCALE: 1 ½" - 1'-0"

DATE: REVISION:

09/02/2025 PER CITY STAFF COMMENTS

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Prepared for:

Alfred Benesch & Company

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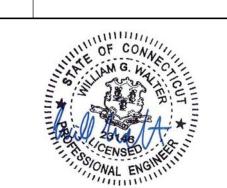
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200 Glastonbury Boulevard, Suite 201

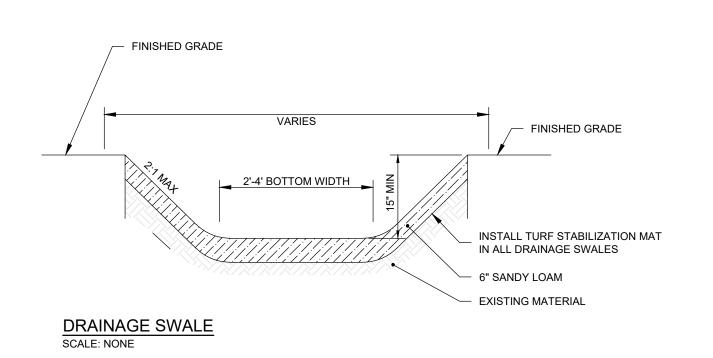


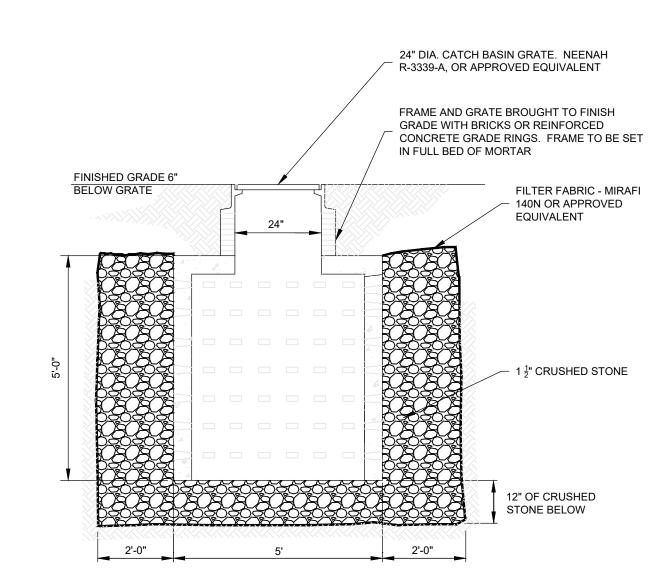
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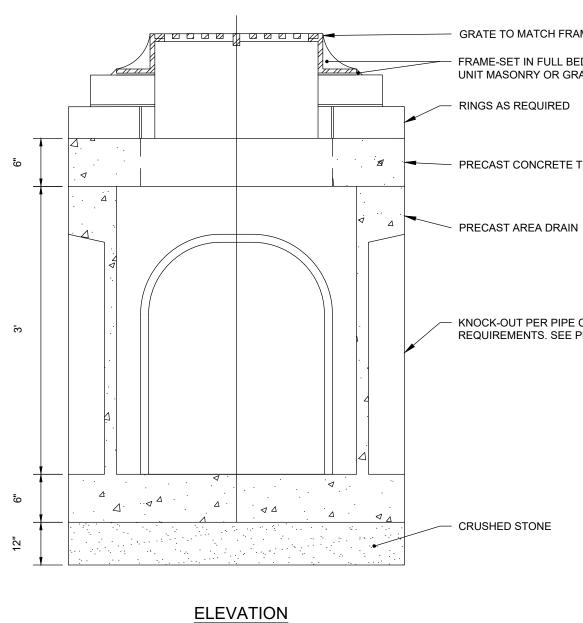
SITE DETAILS

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DRYWELL SCALE: NONE



GRATE TO MATCH FRAME FRAME-SET IN FULL BED OF MORTAR UNIT MASONRY OR GRADE **VARIES** (SEE SPECIFICATIONS) PRECAST AREA DRAIN KNOCK-OUT PER PIPE CONNECTION REQUIREMENTS. SEE PLANS. PLAN VIEW (TOP SLAB) 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.

CONCRETE AREA DRAIN/ YARD DRAIN

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

860-633-8341

Glastonbury, Connecticut 06033

Prepared for:



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SITE DETAILS

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