

**LAYOUT NOTES**

- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- FOR DETAILED INFORMATION PERTAINING TO PROPOSED BUILDINGS AND ASSOCIATED ARCHITECTURAL WALLS REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH EXISTING LINE AND GRADE.
- THE CONTRACTOR IS REQUIRED TO PAINT ALL PAVEMENT MARKINGS SHOWN ON PLANS INCLUDING PARKING SPACE LINES, CROSSWALKS, HANDICAPPED SYMBOLS, STOP BARS, AND ALL MARKINGS REQUIRED BY LOCAL TOWN OF EAST HAVEN REGULATIONS.
- ALL PARKING SPACE LINES TO BE STRIPED WITH 4" WIDE, WHITE, NON-REFLECTIVE PAINT.
- PROVIDE 12" WIDE WHITE PAINTED STOP BAR AT ALL STOP SIGN LOCATIONS.
- PAVEMENT MARKINGS TO BE INSPECTED ANNUALLY TO ENSURE VISIBILITY AND LEGIBILITY OF THE MARKINGS.
- ADDITIONAL LANDSCAPING ADDED TO COMPLY WITH SECTION 27.3.12 OF EAST HAVEN ZONING REGULATIONS.

**PLANTING NOTES**

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS. WATER AS NECESSARY TO ESTABLISH TURF.
- ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. NO DYED MULCH.
- ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
- PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTling PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
- WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
- CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.
- QUANTITY AND PLACEMENT OF PLANTS ARE APPROXIMATE AND ARE SUBJECT TO FINAL PLACEMENT IN THE FIELD BY THE OWNER.

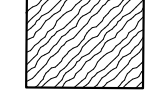

**PROPOSED FOUNDATION PLANT PALETTE**

FOUNDATION PLANTINGS:				
SHADE PALETTE MIX 'A'	BOTANICAL NAME	COMMON NAME	PLANTED HEIGHT	MATURE HT
CR	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	30-36"	5'
SS	Schizachyrium scoparium 'The Blues'	Little Bluestem	18-24"	2-3'
VA	Vaccinium angustifolium	Lowbush Blueberry	6"	6-8"
CS	Carex pensylvanica	Pennsylvania Sedge	8"	12"
MIX 'B'	BOTANICAL NAME	COMMON NAME	PLANTED HEIGHT	MATURE HT
IS	Ilex glabra 'Shamrock'	Inkberry	24-30"	4-5'
DP	Denstaedia punctilobula	Hay-scented Fern	12"	24-30"
GP	Gaultheria procumbens	Wintergreen	6"	6"
LB	Liriope spicata 'Big Blue'	Creeping Lily Turf	8"	12-15"
SUN PALETTE MIX 'A'	BOTANICAL NAME	COMMON NAME	PLANTED HEIGHT	MATURE HT
BG	Buxus x 'Green Mountain'	Boxwood	24-30"	4-5'
SS	Schizachyrium scoparium 'The Blues'	Little Bluestem	18-24"	2-3'
RP	Rosa x 'Pink Knockout'	Pink Knockout Rose	18-24"	3-4'
IL	Itea virginica 'Little Henry'	Virginia Sweetspire	12-18"	2-3'
JB	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	6"	6"
MIX 'B'	BOTANICAL NAME	COMMON NAME	PLANTED HEIGHT	MATURE HT
JB2	Juniperus chinensis 'Blue Point'	Blue Point Juniper	4-5'	8-10'
PH	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	24-30"	4-5'
IR	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	18-24"	2-3'
NR	Nepeta faassenii 'Walkers Low'	Catmint	6-9"	18"
VA	Vaccinium angustifolium	Lowbush Blueberry	6"	6-8"
PATIO SCREENING	BOTANICAL NAME	COMMON NAME	PLANTED HEIGHT	MATURE HT
AC	Amelanchier canadensis	Shadblow Serviceberry Multitrunk	8' /10' HT.	15-20'
CF	Carpinus betulus 'Franz Fontaine'	Columnar Hornbeam	8' /10' HT.	30'
TI	Thuja x 'Green Giant'	Green Giant Arborvitae	8' /10' HT.	25'
MP	Myrica pensylvanica	Northern Bayberry	24-30"	6-10'
PC	Prunus x cistena	Purple Leaf Sand Cherry	24-30"	6-10'
VD	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	30-36'	6-10'
VA3	Viburnum trilobum	American Cranberrybush	30-36'	8-15'

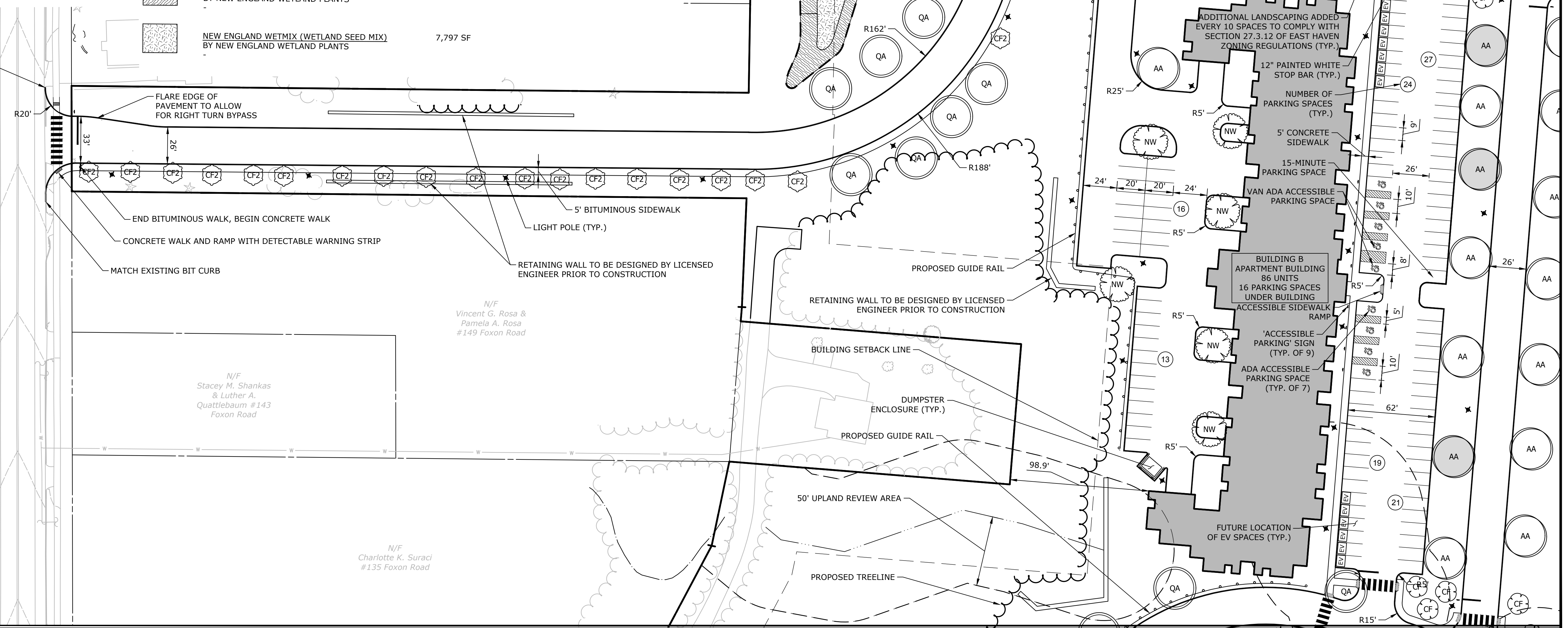
**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
AO	62	ABIES CONCOLOR	WHITE FIR	3.5" CAL.	B&B
AA2	14	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3"-3.5" CAL.	B&B
AA	31	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	3"-3.5" CAL.	B&B
AG	11	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	2.5" CAL.	B&B
CF2	53	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	2"-2.5" CAL.	B&B
CF	24	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD	4.0" CAL.	B&B
GS	17	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	2"-2.5" CAL.	B&B
MS	9	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	3"-3.5" CAL.	B&B
NW	27	NYSSA SYLVATICA 'WILDFIRE'	BLACK GUM	8' /10' HT.	B&B
PA	11	PICEA ABIES	NORWAY SPRUCE	8' /10' HT.	B&B
PG	41	PICEA GLAUCA	WHITE SPRUCE	8' /10' HT.	B&B
PC	45	PICEA PUNGENS	COLORADO SPRUCE	8' /10' HT.	B&B
PB	18	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	3"-3.5" CAL.	B&B
QA	22	QUERCUS ALBA	WHITE OAK	3"-3.5" CAL.	B&B
TO	8	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8' /10' HT.	B&B
TG	6	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	3"-3.5" CAL.	B&B

**CONCEPT PLANT SCHEDULE**

	NEW ENGLAND EROSION CONTROL/RESTORATION MIX BY NEW ENGLAND WETLAND PLANTS	33,878 SF
	NEW ENGLAND WETMIX (WETLAND SEED MIX) BY NEW ENGLAND WETLAND PLANTS	7,797 SF

MATCH EXISTING BIT CURB



FLARE EDGE OF PAVEMENT TO ALLOW FOR RIGHT TURN BYPASS

END BITUMINOUS WALK, BEGIN CONCRETE WALK

CONCRETE WALK AND RAMP WITH DETECTABLE WARNING STRIP

MATCH EXISTING BIT CURB

5' BITUMINOUS SIDEWALK

LIGHT POLE (TYP.)

RETAINING WALL TO BE DESIGNED BY LICENSED ENGINEER PRIOR TO CONSTRUCTION

RETAINING WALL TO BE DESIGNED BY LICENSED ENGINEER PRIOR TO CONSTRUCTION

BUILDING SETBACK LINE

DUMPSTER ENCLOSURE (TYP.)

PROPOSED GUIDE RAIL

50' UPLAND REVIEW AREA

PROPOSED TREELINE

EXISTING TREELINE

NEW ENGLAND EROSION CONTROL/RESTORATION MIX (8,691 sf)

NEW ENGLAND WETMIX (WETLAND SEED MIX) (1,495 sf)

ADDITIONAL EMERGENCY ACCESS ROAD TO BE BUILT WITH AN EMERGENCY ACCESS GATE IF DESIRED BY TOWN WITH ANY NECESSARY EASEMENTS PROVIDED

NEW ENGLAND EROSION CONTROL/RESTORATION MIX (2,695 sf)

BITUMINOUS CONCRETE ROAD (TYP.)

STOP SIGN (TYP.)

DETECTION BASIN 138'

END CONCRETE WALK, BEGIN BITUMINOUS WALK

ADDITIONAL LANDSCAPING ADDED EVERY 10 SPACES TO COMPLY WITH SECTION 27.3.12 OF EAST HAVEN ZONING REGULATIONS (TYP.)

12" PAINTED WHITE STOP BAR (TYP.)

NUMBER OF PARKING SPACES (TYP.)

5' CONCRETE SIDEWALK

15-MINUTE PARKING SPACE

VAN ADA ACCESSIBLE PARKING SPACE

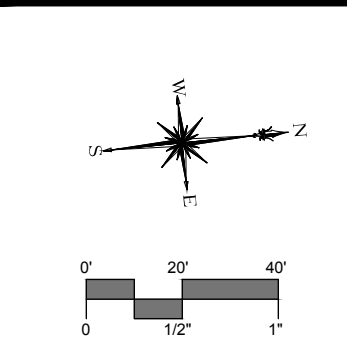
ACCESSIBLE SIDEWALK RAMP

'ACCESSIBLE PARKING' SIGN (TYP. OF 9)

ADA ACCESSIBLE PARKING SPACE (TYP. OF 7)

BUILDING B APARTMENT BUILDING 86 UNITS 16 PARKING SPACES UNDER BUILDING ACCESSIBLE SIDEWALK RAMP

FUTURE LOCATION OF EV SPACES (TYP.)

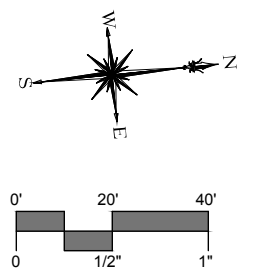


REVISIONS	DATE	BY	DESCRIPTION
1	2022-06-29	JRH	
2	2022-10-18	JRH	
3	2023-01-25	JRH	
4	2023-03-01	JRH	
5	2023-02-09	JRH	

**SITE PLAN - LAYOUT AND LANDSCAPING**  
**THE BLUFFS**  
**MULTIFAMILY ELDERLY HOUSING**  
 31 AND 100 SPERRY LANE AND 161 FOXON ROAD  
 EAST HAVEN, CONNECTICUT

JRH	JRH	DLO
DESIGNED	DRAWN	CHECKED
SCALE: 1"=40'		
DATE: MAY 2, 2022		
PROJECT NO.: 5956-01		
SHEET NO.: 04 OF 19		

**LA-1**



DESCRIPTION	DATE	BY
REVISIONS	2022-06-29	JRH
REVISIONS	2022-10-18	JRH
REVISIONS	2023-01-25	JRH
REVISIONS	2023-02-09	JRH

**SITE PLAN - LAYOUT AND LANDSCAPING**  
**THE BLUFFS**  
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 31 AND 100 SPERRY LANE AND 161 FOXON ROAD  
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JRH	JRH	DLO
DESIGNED	DRAWN	CHECKED
SCALE: 1"=40'		
DATE: MAY 2, 2022		
PROJECT NO.: 5956-01		
SHEET NO.: 05 OF 19		

**LA-2**



