GENERAL NOTES:

1. PROPERTY BOUNDARY INFORMATION, TOPOGRAPHY AND EXISTING CONDITIONS TAKEN FROM MAP BY: STUART SOMERS CO., LLC CONSULTING ENGINEERS & SURVEYORS, SOUTHBURY, CT. TITLED "SITE PLAN, TUTTLE WOODS ESTATES" DATED 6/07/2004.
2. ADDITIONAL DRAINAGE INFORMATION TAKEN FROM CT STATE DOT MAP TITLED "INTERCHANGE 16, PROJECT # 130-173" DATED 9/28/04.
3. UTILITIES TO BE AS REQUIRED BY EACH UTILITY COMPANY.
4. DRIVEWAY PERMIT REQUIRED FROM CONNECTICUT D.O.T.
5. RETAINING WALLS OVER 4' TO BE DESIGNED BY PROFESSIONAL ENGINEER. WALLS TO BE CONCRETE OR PRECAST WALL SECTIONS
6. DURING SITE EXCAVATION HOURS OF OPERATION TO BE IN ACCORDANCE WITH CITY OF SOUTHBURY NOISE ORDINANCES
7. SANITARY SEWER LINES AND MANHOLES TO BE DESIGNED IN ACCORDANCE WITH WPCA REQUIREMENTS.
8. THE LIMITS OF INLAND WETLAND SOILS SHOWN HEREON WERE DELINEATED BY MARK BEROZ, SOIL SCIENTIST, AND MAPPED BY STUART SOMERS CO.
9. THIS PROPERTY LIES WITHIN B-3D (BUSINESS) ZONING DISTRICT.
10. THE LOT WILL BE SERVICED BY AN ON-SITE SEWAGE DISPOSAL SYSTEM AND A WATER SERVICE CONNECTION TO THE WATER MAIN.
11. THE SOUTHBURY INLAND WETLAND COMMISION EXCERCISES REGULATORY CONTROL OVER WATERCOURSES. ALL LAND DELINEATED AS INLAND WETLANDS AND ALL LAND WITHIN 50' OF WETLANDS AND WATERCOURSES.
11. SOIL TESTING FOR ON-SITE SEWAGE DISPOSAL SYSTEMS WAS PERFORMED BY ALTERMATT ENGINEERING, LLC AND THE POMPERAUG DISTRICT DEPARTMENT OF HEALTH. FOR ADDITIONAL INFORMATION, SEE TEST DATA WHICH ACCOMPANIES THIS APPLICATION.

WETLAND BUFFER ACTIVITY APPROVED PER RESOLUTION FROM TOWN OF SOUTHBURY INLAND WETLANDS COMMISSION DATED APRIL 20, 2005 - APPLICATION # 1361.

STABILIZE BASIN W/ PLANTINGS & SEED MIX-SEE ENLARGED DETAIL PLANTING PLAN & PLANT LIST SHEET SP-4.

STATE ROUTE 188

JUDD ROAD

MAGNETIC CT. GRID

NORTH

SCALE : 1" = 30' - 0"

ZONING INFORMATION

ZONE: DESIGNED BUSINESS DISTRICT, B-3D

	REQUIRED:	PROVIDED:
LOT AREA:	2 Acres min.	6.07 acres
FRONTAGE:	175 FT min.	+/- 884 FT
SETBACKS:		
STREET LINE:	50 FT	MIN. 102 FT
PROPERTY LINE:	25 FT	MIN. 102 FT
BUILDING HEIGHT:		
MAXIMUM HEIGHT	40 FT	40 FT
COVERAGE:		
MAX. BUILDING COVERAGE 20% MAX.		3.6 %
MAX FLOOR AREA 40% MAX.		9.4 %
TOTAL GROUND COVERAGE 40% MAX.		21.9 %

PARKING REQUIREMENTS:
1 SPACE/200 SF PER 1ST OF TOTAL GROSS FLOOR AREA FOR BUILDINGS OVER 10,000 SF
25,000 SF/200 SF = 125 TOTAL REQUIRED SPACES
125 SPACES (5 ACCESSIBLE AND 120 STANDARD) PROVIDED

ACCESSIBLE SPACES:
5 ACCESSIBLE SPACES REQUIRED, 5 ACCESSIBLE SPACES PROVIDED

SITE LEGEND

SHADE TREES (3 - 3.5" CAL. MIN.)
EVERGREEN TREES (6FT. HT. MIN.)
ORNAMENTAL/FLOWERING TREES (1.5 - 2" CAL. MIN.)
DECIDUOUS AND EVERGREEN SHRUBS
GROUND COVER / SEASONAL COLOR
BOX STYLE LUMINAIRE ON 16 FT. POST
AREA LAMP ON 5'- 9" POST
CATCH BASIN
PROPERTY LINE
STORM WATER PIPE
WETLAND BOUNDARY MARKER
EXISTING MONUMENT
DUMPSTER ENCLOSURE
PRIMARY DRAINAGE FLOWS

PLANT LIST

TREES

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
19	AS	Acer Saccharum	Sugar Maple	3 - 3 1/2" Cal.	Full
6	AC	Amelanchier canadensis	Shadbush	7 - 8' Ht./BB	Multi-stem
9	PA	Picea abies	Norway Spruce	7 - 8' Ht./BB	Full
7	QR	Quercus Rubra	Red Oak	3 - 3 1/2" Cal.	Full

SHRUBS

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
45	IG	Ilex crenata compacta	Compact Japanese Holly	2 1/2 - 3' Ht./Cont.	Full
113	IG	Ilex glabra	Inkberry Holly	2 1/2 - 3' Ht./Cont.	Full
10	IO	Ilex opaca	American Holly	3 1/2 - 4' Ht./Cont.	Full
25	JH	Juniperus horizontalis 'Youngstown'	Creeping Juniper	2 - 3' Ht./Cont.	Full
25	MP	Myrica pensylvanica	Bayberry	2 - 3' Ht./Cont.	Full
41	SB	Spiraea x. bumalda 'Anthony Waterer'	Spirea 'Anthony Waterer'	2 - 3' Ht./Cont.	Full

PERENNIALS

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
160	HS	Hemmerocallis 'Stella d' Oro'	Daylily 'Stella d' Oro'	1 gal.	Field Locate
160	PH	Pennisetum 'Hameln'	Dwarf Fountain Grass 'Hamelin'	1 gal.	Field Locate
160	RG	Rudebeckia 'Goldsturm'	Blackeyed Susan 'Goldsturm'	1 gal.	Field Locate
160	SA	Sedum 'Autumn Joy'	Stonecrop 'Autumn Joy'	1 gal.	Field Locate

PLANT NOTES

1. VERIFY THE LOCATION OF ALL UTILITY LINES PRIOR TO ANY PLANTING PIT EXCAVATION. CONTACT CALL BEFORE YOU DIG (800-922 4455) 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DIGGING OPERATIONS.
2. NOTIFY THE LANDSCAPE ARCHITECT AT LEAST FIVE (5) DAYS IN ADVANCE OF PLANT MATERIAL DELIVERY TO THE SITE.
3. LAYOUT ALL PLANT MATERIAL WITH THE LANDSCAPE ARCHITECT PRIOR TO PLANT PIT EXCAVATION.
4. IF ANY DISCREPANCY OCCURS BETWEEN THE QUANTITIES CALLED FOR IN THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BID.
5. ALL PLANT MATERIAL IS TO CONFORM TO THE REQUIREMENTS OF THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN FOR EXTRA HEAVY GRADE UNLESS OTHERWISE SPECIFIED, TRUE TO NAME AND SIZE. INVESTIGATE SOURCES OF SUPPLY AND BE FOR TAIN IT WILL BE POSSIBLE TO PROVIDE ALL PLANT MATERIALS SPECIFIED IN THE QUALITY AND QUANTITY REQUIRED PRIOR TO BIDDING.
6. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD, DYING, NOT TRUE TO NAME OR SIZE AS SPECIFIED OR NOT IN SATISFACTORY GROW OF OR HAVING BRANCHED OR DEFORMED STRUCTURE DUE TO LOSS OF LIMBS OR ENHANCED AS DETERMINED BY THE LANDSCAPE ARCHITECT THAT PLANT MUST BE REMOVED FROM THE PROJECT SITE AND REPLACED WITH AN APPROVED PLANT OF EQUAL SIZE AND SPECIES. PLANT MATERIAL UNDER THESE CONDITIONS WILL NOT BE PERMITTED UNLESS PREVIOUSLY APPROVED. IF THE SPECIFIED PLANT MATERIAL IS UNATTAINABLE OR CANNOT MEET SPECIFICATION REQUIREMENTS, THEN THE USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WILL BE CONSIDERED. PLANT MATERIAL LARGER THAN SPECIFIED MAY BE USED AT NO INCREASE IN COST. ANY SUBSTITUTIONS MUST RECEIVE THE LANDSCAPE ARCHITECTS AUTHORIZATION PRIOR TO BID.
7. STAKE ALL TREES AS NECESSARY TO INSURE STABILITY.
8. ALL STOCKPILED MATERIALS ARE TO BE STORED IN AN AREA WITH GOOD SURFACE DRAINAGE. SOIL BALLS ARE TO BE COVERED WITH MULCH AND PLANTS ARE TO BE WATERED FREQUENTLY TO KEEP SOILS BALLS MOIST.
9. PROVIDE 4" SCREENED TOPSOIL IN ALL AREAS NOT TO BE PAVED. USE OWNERS STOCKPILE AS PRACTICAL. MULCH BED AREAS WITH 3" OF SHREDDED PINE BARK. PROVIDE SAMPLE OF MULCH FOR OWNER'S APPROVAL. COORDINATE WITH CONSTRUCTION MANAGER IN BIDDING TOPSOIL REGARDING VOLUME OF STOCKPILE.
10. HYDROSEED LAWN AREAS AS INDICATED ON THE PLANS.

LANDSCAPE & LIGHTING NOTES:

1. NO LIGHTING IS TO BE DIRECTED OUTSIDE OF PROPERTY LIMITS.
2. ALL DISTURBED AREAS NOT PAVED TO BE TOPSOILED AND SEEDED OR LANDSCAPED.
3. SLOPES OF 3:1 TO BE SEEDED WITH STABILIZATION MAT.
4. PARKING AREAS AND DRIVEWAY TO HAVE BITUMINOUS CONCRETE CURBS, INTERIOR PARKING ISLANDS CURBS AND CURBS ADJACENT TO SIDEWALKS TO BE CONCRETE.
5. LANDSCAPING AND LIGHTING TO BE IN ACCORDANCE WITH SITE PLAN AND ZONING REQUIREMENTS.

DATE	SHEET	REVISION NOTES
5/2/05	SP-1	Added misc. notes.
7/20/05	SP-1	Added trees & misc. tree notes.

LANDSCAPE & LIGHTING

JUDD ROAD COMMONS
JUDD ROAD
SOUTHBURY, CONNECTICUT

Date: 02/01/05

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Sheet No.: SP-1

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