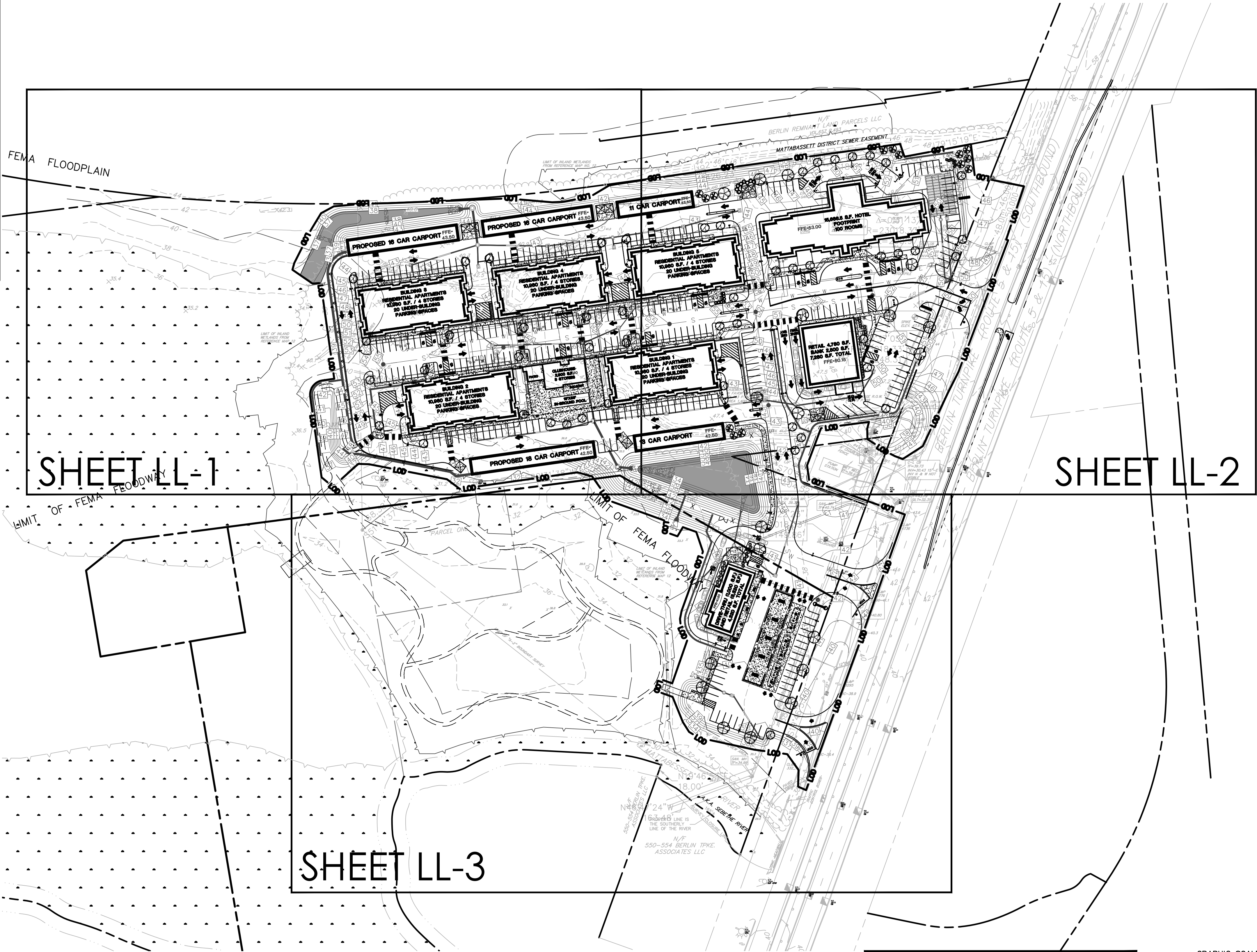
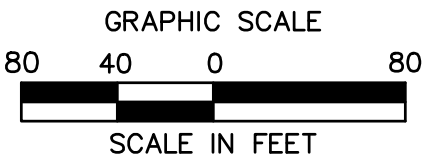


LANDSCAPE ZONING INFORMATION

| LOCATION: TOWN OF BERLIN, HARTFORD COUNTY, CONNECTICUT | | | | |
|--|---|--|---|----------|
| ZONE: BT-1 (BERLIN TURNPIKE 1) | | | | |
| USE: RETAIL (PERMITTED USE) | | | | |
| ITEM # | ITEM | REQUIREMENTS | PROPOSED | VARIANCE |
| 1 | GENERAL LANDSCAPE REQUIREMENTS (IX.C.3.c) | ALL DECIDUOUS TREES SHALL BE 2.5" CAL., ALL EVERGREEN TREES 6" HT. MIN., ALL CONIFEROUS SHRUBS SHALL BE 2.5" SPREAD | COMPLIES | NO |
| 2 | OVERALL LANDSCAPE REQUIREMENTS (IX.C.4) | 15% OF NON-RESIDENTIAL LOT TO BE LANDSCAPE AREA | COMPLIES | NO |
| 3 | PERIMETER LANDSCAPE REQUIREMENTS (IX.C.5.a) | 5' LANDSCAPE STRIP BETWEEN FRONT PROPERTY LINE AND BUILDING REQUIRED | COMPLIES | NO |
| 4 | PERIMETER LANDSCAPE REQUIREMENTS (IX.C.5.b) | 5' LANDSCAPE STRIP BETWEEN SIDE PROPERTY LINE AND PARKING. ALL PERIMETER LANDSCAPE AREAS SHALL HAVE 1 DECIDUOUS TREE PER 50 LF | COMPLIES | NO |
| 5 | SCREENING (IX.C.6) | SCREEN ALL LOADING AREAS AND REFUGE AREAS WITH EVERGREEN TREES (6" HT. MIN) OR FENCE | COMPLIES | NO |
| 6 | PARKING AREA (IX.C.7.a) | ANY PARKING WITH MORE THAN 15 SPACES SHALL PROVIDE LANDSCAPE AREAS EQUAL OR GREATER THAN 15% OF GROSS PAVED PARKING AREA | HOTEL/RETAIL 40,000 SF ± GROSS PAVED PARKING AREA, REQUIRED=6,000 SF PROPOSED LANDSCAPE AREA=6,000 SF ± (15.0%) CONVENIENCE/DUNKIN' 18,000 SF ± GROSS PAVED PARKING AREA, REQUIRED=2,700 SF PROPOSED LANDSCAPE AREA 2,700 ± (15.0%) | NO |
| 7 | PARKING AREA (IX.C.7.a) | EACH ISLAND SHALL CONTAIN ONE TREE | COMPLIES | NO |
| 8 | SIGN AREA (IX.C.8) | AREA WITH A DETACHED SIGN SHALL HAVE 64 SF OF LANDSCAPING | COMPLIES | NO |





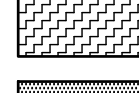
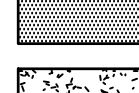
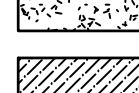





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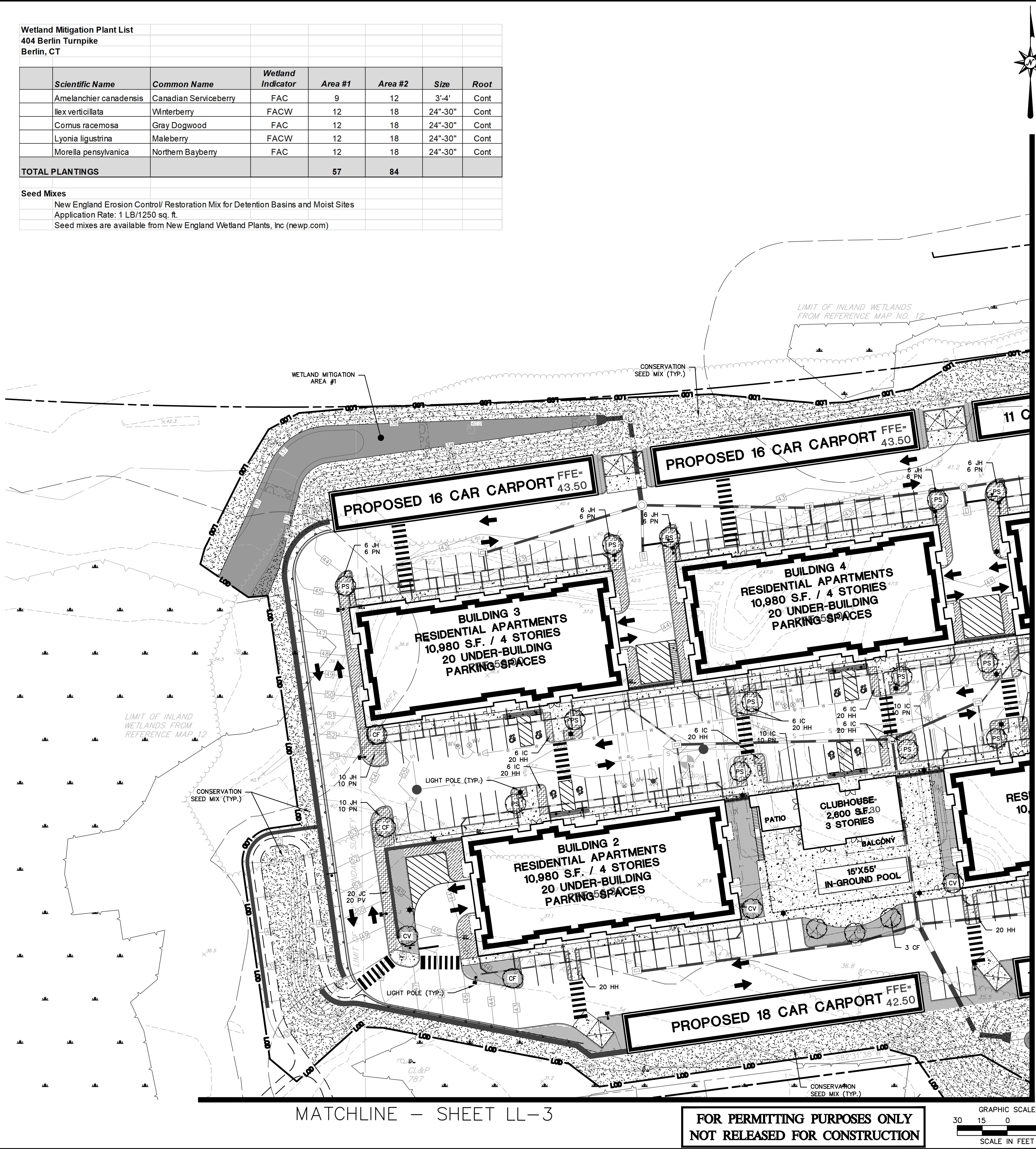


| LANDSCAPE PLANT SCHEDULE | | | | | | | |
|--------------------------------------|-----|--|-------------------------------------|-------|-----------------|------------------|--------------------|
| SHADE TREES | | | | | | | |
| KEY | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE AT INSTALL | SIZE AT MATURITY | COMMENTS |
| AR | 6 | Acer rubrum 'Franksred' | Red Sunset Red Maple | B&B | 2.5" CAL. MIN. | 45' HT. | 6" BRANCH HT. MIN. |
| GT | 8 | Gleditsia triacanthos var. inermis 'Shademaster' | Shademaster Honeylocust | B&B | 2.5" CAL. MIN. | 45' HT. | 6" BRANCH HT. MIN. |
| PA | 5 | Platanus acerifolia 'Morton Circle' | Exclamation London Planetree | B&B | 2.5" CAL. MIN. | 55' HT. | 6" BRANCH HT. MIN. |
| ORNAMENTAL TREES | | | | | | | |
| CF | 13 | Cornus florida 'Cherokee Princess' | Flowering Dogwood | B&B | 2.5" CAL. MIN. | 20' HT. | |
| CV | 16 | Crataegus viridis 'Winter King' | Winter King Hawthorn | B&B | 2.5" CAL. MIN. | 20' HT. | |
| PS | 21 | Prunus sargentii 'Accolade' | Accolade Sargent Cherry | B&B | 2.5" CAL. MIN. | 20' HT. | |
| EVERGREEN TREES | | | | | | | |
| PG | 8 | Picea glauca | White Spruce | B&B | 6"-7' HT. | 45' HT. | |
| PP | 6 | Picea pungens 'Fat Albert' | Fat Albert Spruce | B&B | 6"-7' HT. | 15' HT. | |
| TH | 6 | Thuja occidentalis 'Smaragd' | Emerald Arborvitae | CONT. | 6"-7' HT. | 15' HT. | 4' O.C. |
| TO | 8 | Thuja occidentalis 'Techny' | Techny Arborvitae | CONT. | 6"-7' HT. | 15' HT. | 5' O.C. |
| SHRUBS | | | | | | | |
| CP | 20 | Chamaecyparis pisifera 'Golden Map' | Golden Map Threadleaf False Cypress | CONT. | 18"-24" | 36" HT. | 36" O.C. |
| PC | 6 | Prunus x cistena 'UCONNPC001' | Darkstar Purpleleaf Sand Cherry | CONT. | 30"-36" | 5' HT. | 4' O.C. |
| IG | 44 | Ilex glabra 'Compacta' | Compact Inkberry | CONT. | 24"-30" | 4' HT. | 36" O.C. |
| PERENNIALS, GRASSES AND GROUNDCOVERS | | | | | | | |
| HH | 345 | Hemerocallis | Daylily (3 Color Varieties) | CONT. | 12"-18" | 24" HT. | 18" O.C. |
| IC | 91 | Ilex crenata 'Soft Touch' | Soft Touch Compact Japanese Holly | CONT. | 12"-18" | 24" HT. | 3' O.C. |
| JC | 67 | Juniperus chinensis 'Pfitzeriana Compacta' | Compact Pfitzer Juniper | CONT. | 12"-18" | 36" HT. | 36" O.C. |
| JH | 123 | Juniperus squamata 'Blue Star' | Blue Star Juniper | CONT. | 12"-18" | 18" HT. | 36" O.C. |
| PN | 118 | Pennisetum alopecuroides | Fountain Grass | CONT. | 18"-24" | 36" HT. | 36" O.C. |
| PV | 87 | Panicum virgatum 'Heavy Metal' | Heavy Metal Switch Grass | CONT. | 18"-24" | 36" HT. | 24" O.C. |

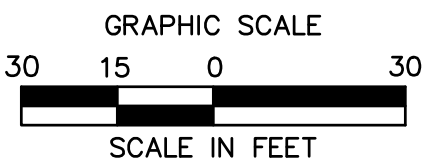
LANDSCAPE KEY

-  PROPOSED SHADE TREE
-  PROPOSED COLUMNAR/ORNAMENTAL TREE
-  PROPOSED EVERGREEN TREE
-  PROPOSED SHRUB
-  PROPOSED PERENNIAL/GRASS /GROUNDCOVER
-  PROPOSED LAWN SEED MIX
-  PROPOSED CONSERVATION SEED MIX
-  FOUNDATION PLANTINGS
(TO BE DETAILED DURING CONSTRUCTION DOCUMENTATION)
-  PROPOSED WETLAND MITIGATION AREA
-  PROPOSED LIGHT POLE
(REFER TO LIGHTING PLAN)

| Wetland Mitigation Plant List | | | | | | | |
|---|-----------------------|-------------------|---------|---------|---------|------|--|
| 404 Berlin Turnpike Berlin, CT | | | | | | | |
| Scientific Name | Common Name | Wetland Indicator | Area #1 | Area #2 | Size | Root | |
| Amelanchier canadensis | Canadian Serviceberry | FAC | 9 | 12 | 3'-4' | Cont | |
| Ilex verticillata | Winterberry | FACW | 12 | 18 | 24"-30" | Cont | |
| Cornus racemosa | Gray Dogwood | FAC | 12 | 18 | 24"-30" | Cont | |
| Lyonia ligustrina | Maleberry | FACW | 12 | 18 | 24"-30" | Cont | |
| Morella pensylvanica | Northern Bayberry | FAC | 12 | 18 | 24"-30" | Cont | |
| TOTAL PLANTINGS | | | 57 | 84 | | | |
| Seed Mixes | | | | | | | |
| New England Erosion Control/ Restoration Mix for Detention Basins and Moist Sites | | | | | | | |
| Application Rate: 1 LB/1250 sq. ft. | | | | | | | |
| Seed mixes are available from New England Wetland Plants, Inc (newp.com) | | | | | | | |



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Architecture
Engineering
Environmental
Land Surveying

355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

PROPOSED MIXED-USE DEVELOPMENT
(COMMERCIAL & RESIDENTIAL)
404 BERLIN TURNPIKE
BERLIN, CONNECTICUT

Desc.
Date
11/20/2020
Revised for coordination
12/01/2020
Revised per review comments
03/11/2021

No.
1
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Designed
Drawn
Reviewed
Scale
Project No.
Date
CAD File:
LL18C661101

W.E.V.
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1"=30'
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10/22/2020
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Title
LANDSCAPE
PLAN

Sheet No.

LL-1

MATCHLINE - SHEET LL-1

MATCHLINE - SHEET LL-3

LANDSCAPE KEY

- PROPOSED SHADE TREE
- PROPOSED COLUMNAR/ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED PERENNIAL/GRASS /GROUNDCOVER
- PROPOSED LAWN SEED MIX
- PROPOSED CONSERVATION SEED MIX
- FOUNDATION PLANTINGS (TO BE DETAILED DURING CONSTRUCTION DOCUMENTATION)
- PROPOSED WETLAND MITIGATION AREA
- PROPOSED LIGHT POLE (REFER TO LIGHTING PLAN)

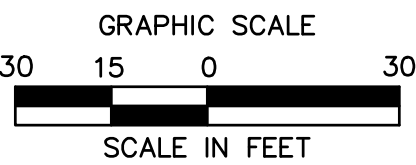
Wetland Mitigation Plant List
404 Berlin Turnpike
Berlin, CT

| | Scientific Name | Common Name | Wetland Indicator | Area #1 | Area #2 | Size | Root |
|-----------------|------------------------|-----------------------|-------------------|---------|---------|---------|------|
| | Amelanchier canadensis | Canadian Serviceberry | FAC | 9 | 12 | 3'-4' | Cont |
| | Ilex verticillata | Winterberry | FACW | 12 | 18 | 24"-30" | Cont |
| | Cornus racemosa | Gray Dogwood | FAC | 12 | 18 | 24"-30" | Cont |
| | Lyonia ligustrina | Maleberry | FACW | 12 | 18 | 24"-30" | Cont |
| | Morella pensylvanica | Northern Bayberry | FAC | 12 | 18 | 24"-30" | Cont |
| TOTAL PLANTINGS | | | | 57 | 84 | | |

Seed Mixes

New England Erosion Control/ Restoration Mix for Detention Basins and Moist Sites
Application Rate: 1 LB/1250 sq. ft.
Seed mixes are available from New England Wetland Plants, Inc (newp.com)

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PROPOSED MIXED-USE DEVELOPMENT
(COMMERCIAL & RESIDENTIAL)
404 BERLIN TURNPIKE
BERLIN, CONNECTICUT

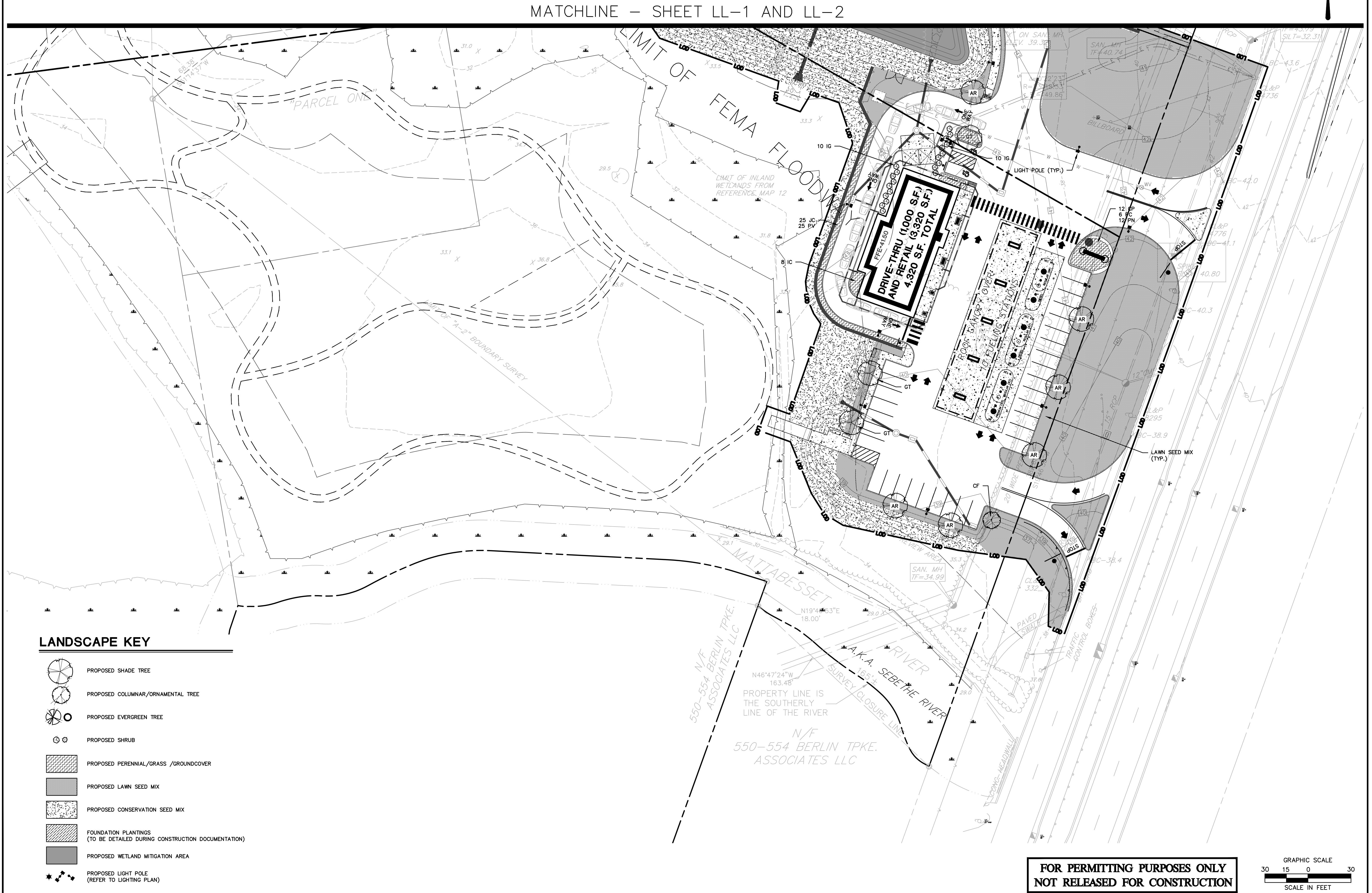
REVISIONS
Date
11/20/2020
No.
1, 2, 3

Designed
Drawn
Reviewed
Scale
Project No.
Date

LANDSCAPE
PLAN

Sheet No.

LL-2



LANDSCAPE NOTES

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO THE OTHER PLANS FOR ALL OTHER INFORMATION.
2. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE. PRIOR TO DIGGING AND INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800)922-4455 AND VERIFY ALL UTILITY SYSTEM LOCATIONS.
3. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS FOR THE REVIEW, ADJUSTMENT, AND APPROVAL BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
4. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR OR JUNE 1ST OF THE YEAR FOLLOWING INSTALLATION, WHICHEVER IS LONGER, AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. REPLACEMENT PLANTS SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE, MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE GUARANTEE PERIOD. DURING THE LANDSCAPE MAINTENANCE PERIOD (GUARANTEE) THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY SITE CONSTRAINTS (PHYSICAL, ENVIRONMENT, ETC.) OR MAINTENANCE DEFICIENCIES THAT MAY AFFECT LANDSCAPE VEGETATION ESTABLISHMENT.
5. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCUMULATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
6. PLANTS SHALL HAVE TAGS THAT IDENTIFY PLANT GENUS, SPECIES, CULTIVAR (IF APPLICABLE), PLANT COMMON NAME, NAME OF SOURCE NURSERY, AND SIZE OF PLANT FOR REVIEW OF OWNER OR LANDSCAPE ARCHITECT.
7. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
8. FINAL GRADES SHALL BLEND SMOOTHLY WITH EXISTING GRADES, AND TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED.
9. ALL TREE AND SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". MULCH SHALL BE UNCOLORED TRIPLE-SHREDDED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.
10. IF TREE STAKING IS PROPOSED, TREE STAKING MUST BE COMPLETED THE SAME DAY AS THE TREE IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL.
11. LANDSCAPE PLANTING AREAS MUST BE FREE DRAINING, PAVEMENT, COMPACTED SUBGRADE, DEAD OR DYING PLANT MATERIAL, BLASTED ROCK, STONES GREATER THAN 1" IN DIAMETER, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT SHALL BE REMOVED FROM AREAS TO BE LANDSCAPED AS REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS.
12. PLANTING SOIL:

DEPTH: PLANTING SOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" OR AS NOTED IN THE LANDSCAPE DETAILS. PLANTING SOIL SHALL BE UTILIZED IN ALL PLANTING AREAS INCLUDING SEEDING AREAS.

TESTING: CONTRACTOR SHALL SUBMIT (2) SOIL SAMPLES PER SOIL STOCKPILE TO A CERTIFIED TESTING LABORATORY TO DETERMINE ACIDITY, ORGANIC CONTENT, MECHANICAL ANALYSIS, AVAILABLE NUTRIENTS (N,P,K,Ca,Mg,S,Fe,Mn,Zn,Cu,B,Al,Pb) AND NECESSARY AMENDMENTS TO SOIL. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. TEST RESULTS SHALL RECOMMEND AMENDMENTS THAT WILL ALTER THE SOIL CHARACTERISTICS SUCH THAT THE CHARACTERISTICS DESCRIBED BELOW ARE ACHIEVED AND THE SPECIFIED PLANTS (CONTRACTOR TO PROVIDE LIST TO TESTING LABORATORY) WILL ACHIEVE PROPER GROWTH THAT IS NEITHER DEFICIENT NOR EXCESSIVE. THE CONTRACTOR SHALL INCORPORATE THESE AMENDMENTS AT NO INCREASE IN CONTRACT PRICE.

CHARACTERISTICS: PLANTING SOIL MAY CONSIST OF EXISTING ON-SITE SOILS, AMENDED ON-SITE SOILS, OR IMPORTED SOILS MEETING THE FOLLOWING CRITERIA:

- A. NOT TO CONTAIN MATERIALS HARMFUL TO PLANT LIFE, TO BE CLEAN, FERTILE, FRIABLE, AND WELL DRAINING. ALL PLANTING SOIL SHALL BE FREE OF ANY SUBSOIL, EARTH CLODS, SODS, STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, WEEDS, LITTER AND OTHER DELETERIOUS MATERIAL. PLANTING SOIL SHALL BE UNIFORM IN QUALITY AND TEXTURE.
- B. PLANTING SOIL SHALL HAVE THE FOLLOWING OPTIMUM RANGES UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

| | |
|-----------------|---|
| ORGANIC CONTENT | 3% - 6% FOR LAWN OR GRASS AREAS. 4% - 8% FOR TREE AND SHRUB PLANTERS. 8%-16% FOR RETENTION OR DETENTION BASINS. (BY LOSS OF IGNITION AT 375 C METHOD OF TESTING) |
| PH | 6.0 - 7.3 |
- C. NUTRIENT LEVELS SHALL BE ACHIEVED BY THE CONTRACTOR'S ADDITION OF AMENDMENTS TO THE PLANTING SOIL TO MEET THE OPTIMUM NUTRIENT LEVELS SPECIFIED IN THE TESTING LABORATORY REPORT FOR EACH OF PLANTS TO BE INSTALLED.
- D. SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75-125 LBS/SQ.IN.
- E. SOIL MAY BE TREATED FOR WEEDS WITH PRE-EMERGENT OR POST-EMERGENT HERBICIDE, AS NEEDED AND AS APPROPRIATE FOR THE APPLICATION SEASON OR LOCATION, OR ELIMINATE GROWTH OF UNWANTED PLANT MATERIAL. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. HERBICIDE APPLICATOR MUST BE LICENSED IN THE STATE OF CONNECTICUT, AND PERFORM APPLICATIONS IN ACCORDANCE WITH LOCAL REQUIREMENTS, PERMITTING STIPULATIONS, AND ANY OTHER RESTRICTIONS INCLUDING AND IN EXCESS OF STATE AND FEDERAL REGULATIONS.
- F. PROPOSED TOPSOIL SHALL MEET THE USDA SOILS TEXTURAL PERCENTAGES OF SAND, SILT, AND CLAY FOR FOLLOWING CLASSIFICATIONS:

| | |
|--|--|
| - LOAM | - SANDY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS NOT LESS THAN 5% |
| - SANDY CLAY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS LESS THAN 28% | |
- G. BIORETENTION SOILS: SOIL TO BE INSTALLED IN RETENTION BASINS, PONDS, OR OTHER STORMWATER MANAGEMENT ENVIRONRS SHALL MEET THE ABOVE DESCRIBED CHARACTERISTICS AND AS FOLLOWS:

| | |
|--|--|
| - SOIL SHALL NOT CONTAIN MORE THAN 20% CLAY AND LESS THAN 40% SILT. | |
| - SOIL SHALL HAVE AN INFILTRATION RATE BETWEEN 1/2" AND 3" PER HOUR. | |
- H. MODIFICATION TO THE PLANTING SOIL CHARACTERISTICS DESCRIBED ABOVE MAY BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR MUST DEMONSTRATE PROPOSED CHARACTERISTICS ARE EQUAL TO OR SUPERIOR TO THE SPECIFIED CHARACTERISTICS WITH RESPECT TO SUPPORTING PLANT GROWTH, AND STORMWATER MANAGEMENT.

12. PLANTING AMENDMENTS:
APPLY FERTILIZER AND OTHER AMENDMENTS AS RECOMMENDED FOR EACH PLANTING AREA BY SOIL ANALYSIS. APPLY AMENDMENTS IN A MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. ANY ORGANIC AMENDMENTS SHALL HAVE A pH BETWEEN 4.5 AND 5.5 UNLESS OTHERWISE RECOMMENDED.

13. PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THE PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH SINGLE MAIN LEADWIDE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED, BUT THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSSES SHALL NOT BRANCH BELOW 7' FEET IF THE TREE CALIPER IS 3" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.

14. INSPECTION AND REVIEW:
ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND ACCOMPANY THE OWNER OR LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE ARE REQUIRED FOR ALL PLANT MATERIALS. PHOTOGRAPHIC REVIEW OF PLANT MATERIAL IS ACCEPTABLE IF APPROVED BY LANDSCAPE ARCHITECT. PHOTOGRAPHS MUST BE PROVIDED IN QUANTITY AND VARIETY TO ALLOW LANDSCAPE ARCHITECT SUFFICIENT INFORMATION TO MAKE A REASONABLE DETERMINATION AS TO THE PLANTS' QUALITY. OWNER AND LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL DELIVERED TO THE SITE BUT PREVIOUSLY ACCEPTED IF DAMAGED OR NOT PROPERLY MAINTAINED DURING THE DELIVERY PROCESS.

15. PLANTING SEASONS (UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT)

| | | |
|----------------------------|--|-----------------------------|
| EVERGREEN TREES AND SHRUBS | APRIL 1 TO JUNE 15 | SEPTEMBER 1 TO OCTOBER 15 |
| DECIDUOUS TREES AND SHRUBS | APRIL 1 TO JUNE 15 | SEPTEMBER 15 TO NOVEMBER 15 |
| GROUNDCOVERS | APRIL 1 TO JUNE 15 | SEPTEMBER 1 TO OCTOBER 15 |
| PERENNIALS | MAY 15 TO JUNE 15 | SEPTEMBER 1 TO OCTOBER 15 |
| BULBS | N/A | SEPTEMBER 15 TO NOVEMBER 15 |
| SEED MIXES | PER MANUFACTURERS RECOMMENDATIONS OR AS LISTED IN SEED MIX NOTES | |

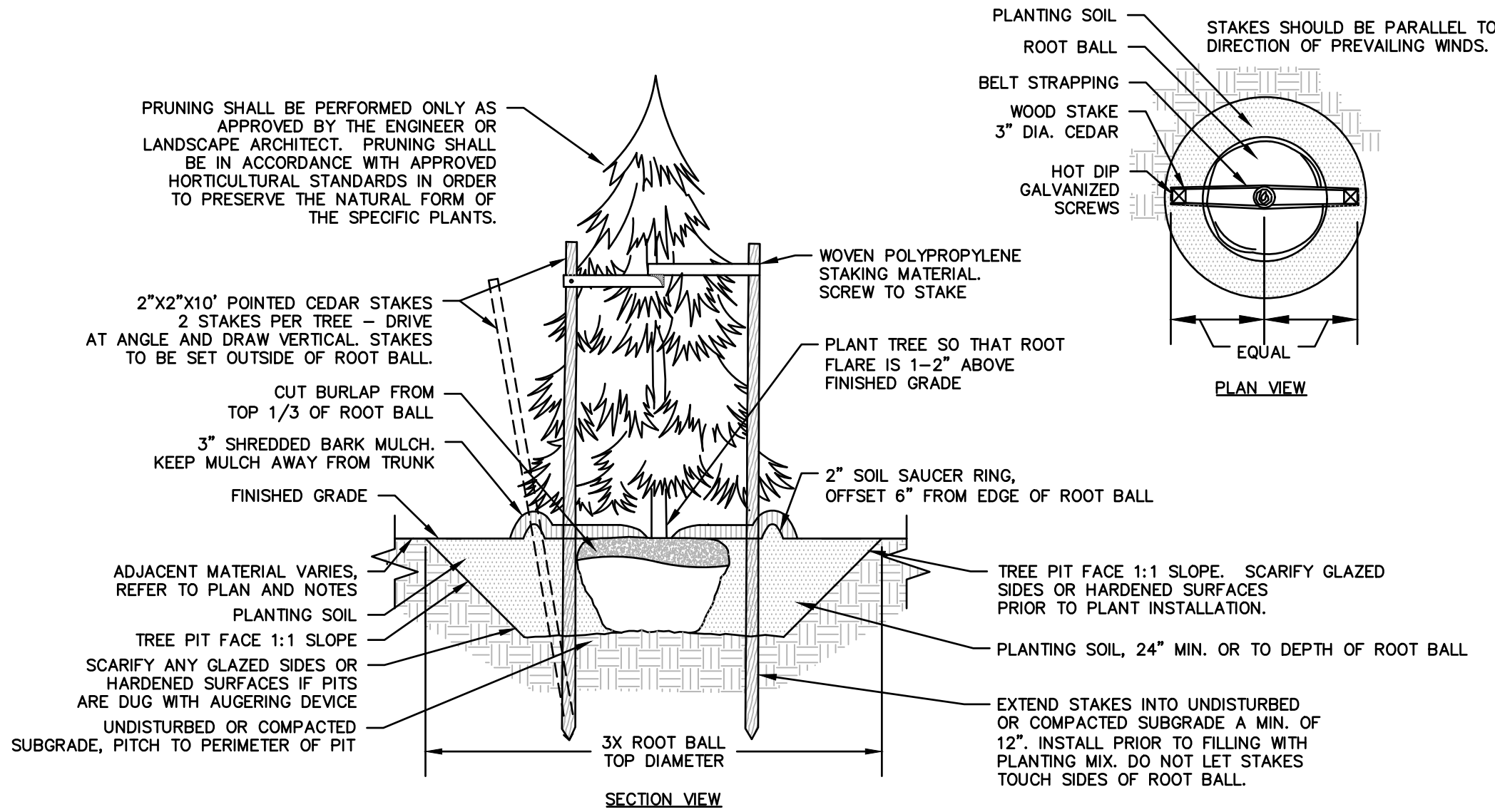
16. SEEDING MIXTURES: REFER TO SEED MIX NOTES. SEEDING AREA SHALL BE ACCEPTED WHEN SEED AREA ACHIEVES 90% COVERAGE.

17. ALL SLOPES STEEPER THAN 3:1 RECEIVING A SEED MIX SHALL BE COVERED WITH AN EROSION CONTROL BLANKET OF STRAW FIBER AND BIODEGRADABLE OR PHOTODEGRADABLE NETTING.

18. UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREELINES SHALL EQUAL CLEARING AND GRUBBING LIMIT FOR CONSTRUCTION.

19. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDING WITH THE LAWN SEED MIX.

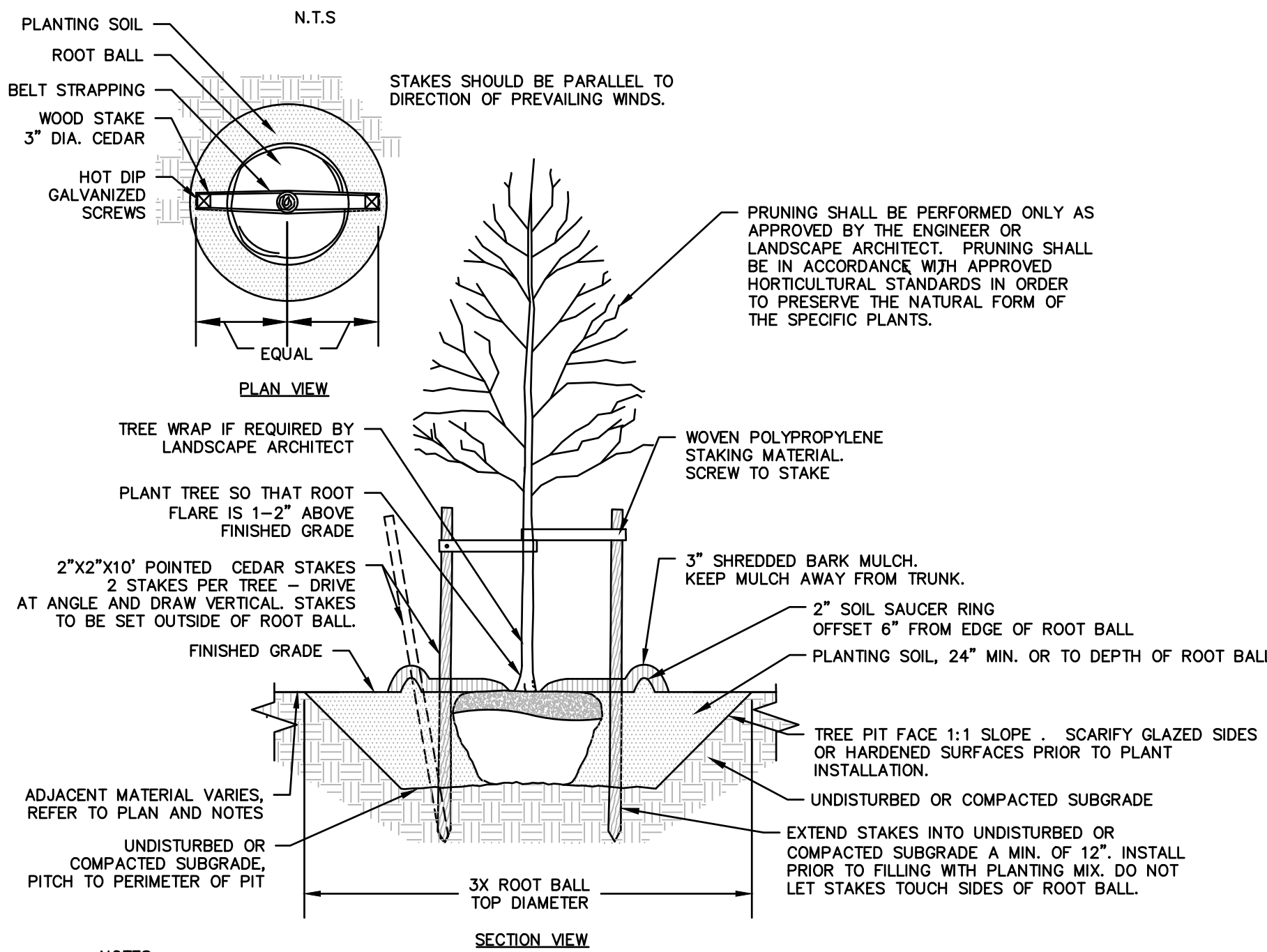
20. ALL SHADE TREE, BUFFER YARD AND OTHER LANDSCAPING REQUIRED BY LOCAL ORDINANCE OR ZONING SHALL BE PERPETUALLY MAINTAINED BY THE PROPERTY OWNER. ANY LANDSCAPING NEEDED TO MEET AN ORDINANCE OR ZONING REQUIREMENT THAT DIES, IS REMOVED, OR IS SEVERELY DAMAGED SHALL BE REPLACED BY THE CURRENT PROPERTY OWNER AS SOON AS IS PRACTICAL CONSIDERING GROWING SEASONS, WITH A MAXIMUM OF 150 DAYS.



NOTES:

1. STAKING FOR TREES ON 4:1 SLOPES OR LESS TO BE PERFORMED AT CONTRACTOR'S DISCRETION.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPEO AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESSICANT, COMPLETELY REMOVE IT FROM ROOT BALL.

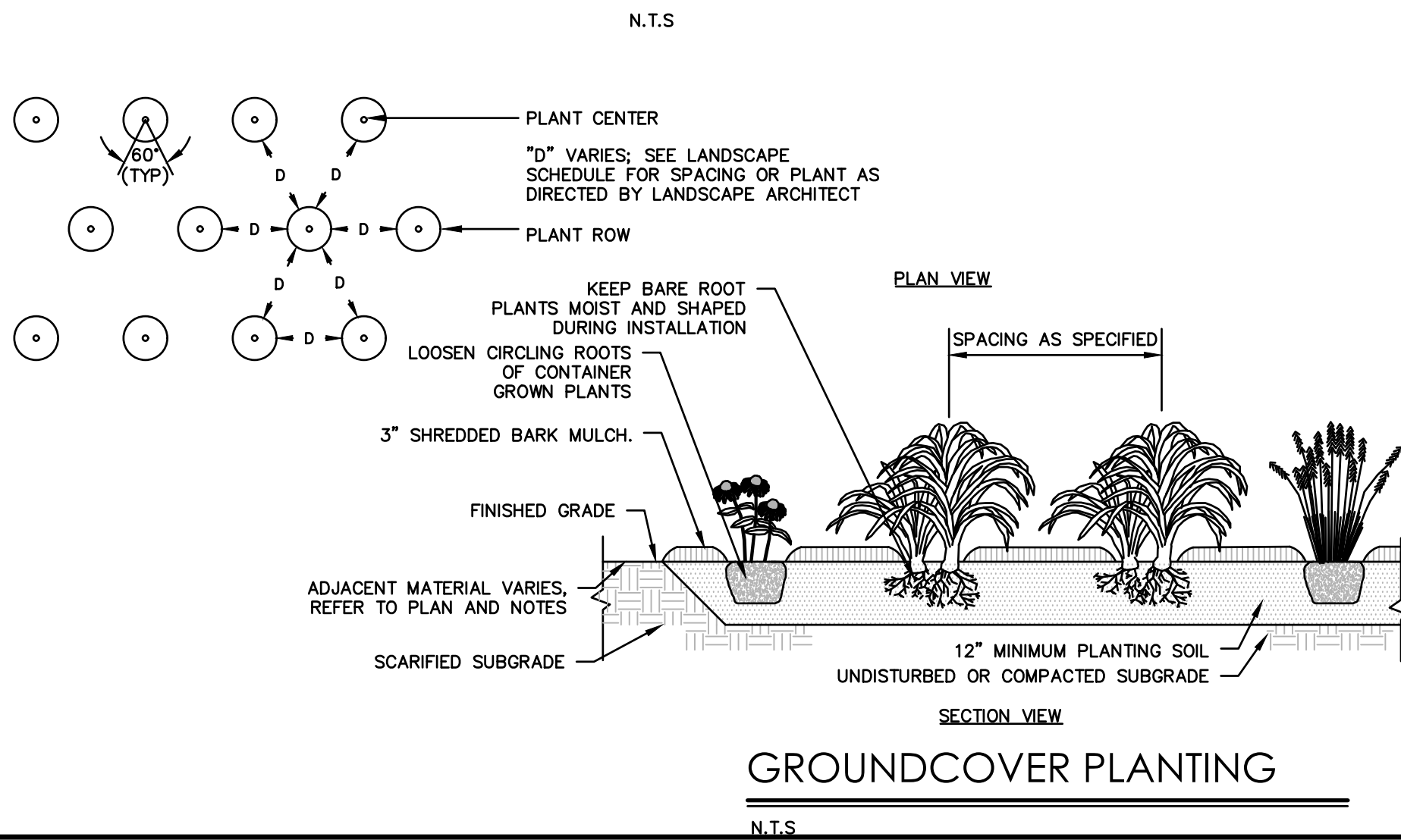
EVERGREEN TREE PLANTING



NOTES:

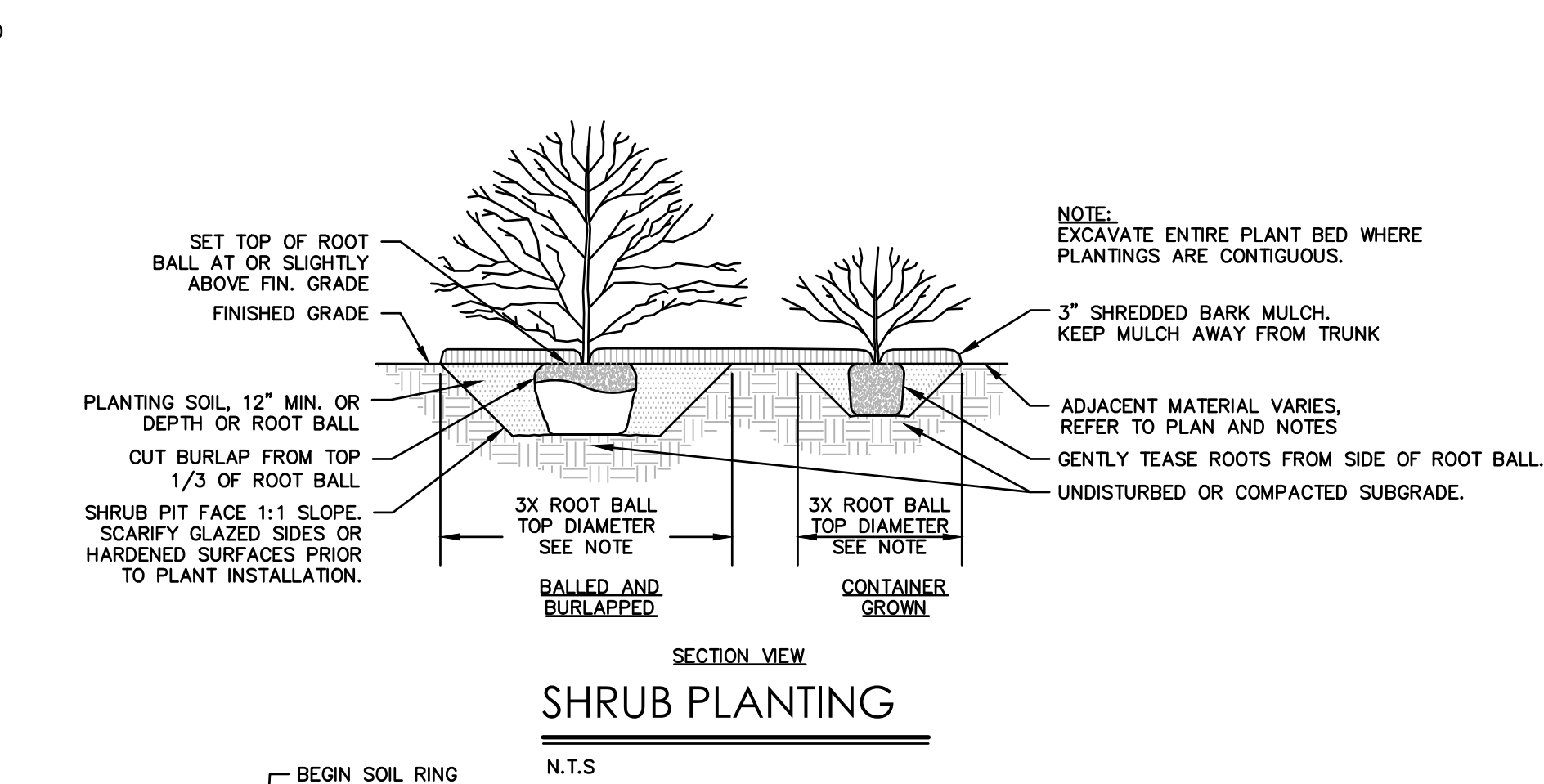
1. STAKING FOR TREES ON SLOPES SHALLOWER THAN 4:1 OR LESS THAN 3" CALIPER TO BE PERFORMED AT CONTRACTOR'S DISCRETION.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPEO AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESSICANT, COMPLETELY REMOVE IT FROM ROOT BALL.

DECIDUOUS TREE PLANTING

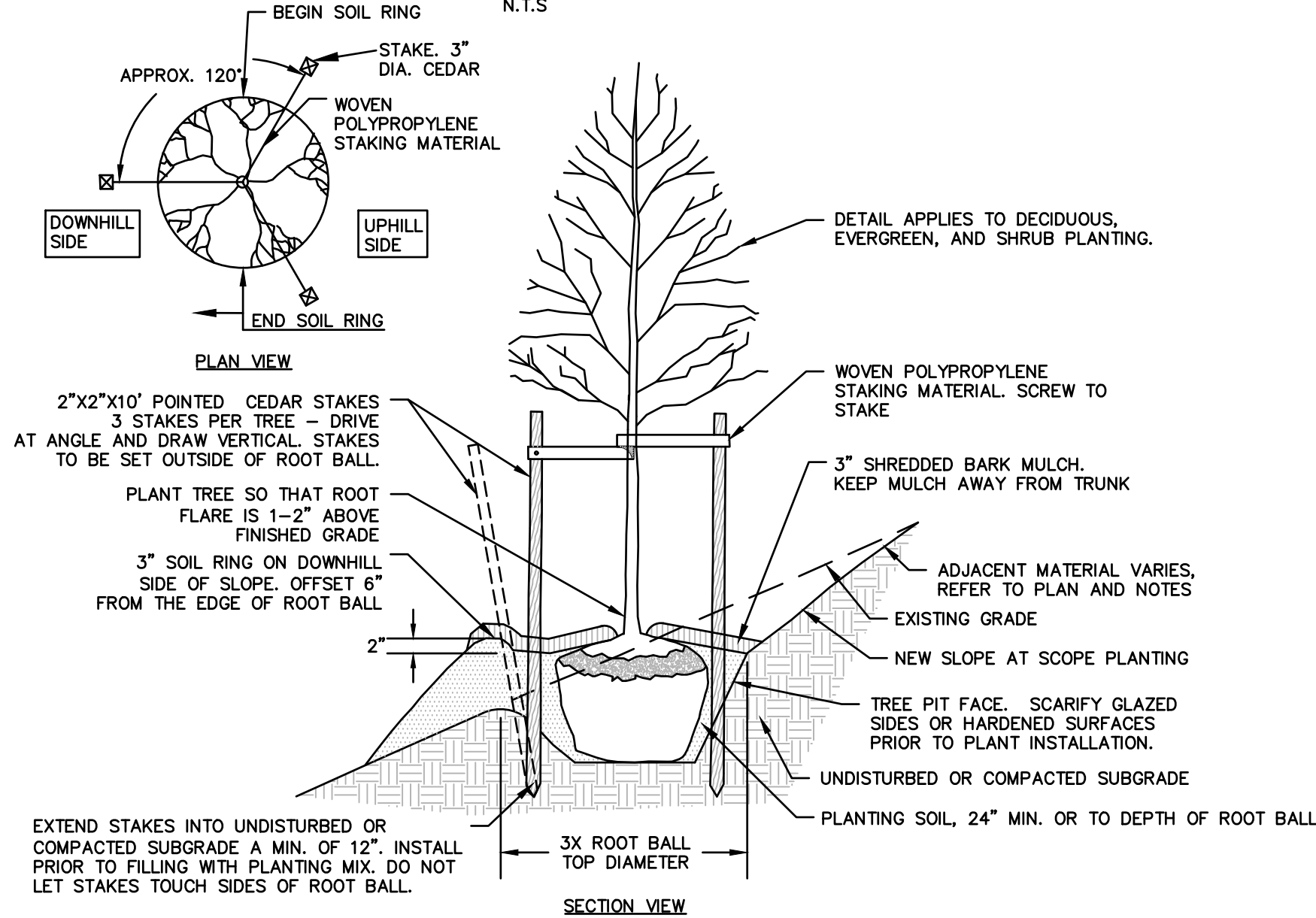


N.T.S.

GROUNDCOVER PLANTING



SHRUB PLANTING



NOTES:

1. TREES AT SLOPES 4:1 OR GREATER MUST BE STAKED. THIS DETAIL SHALL APPLY TO TREE PLANTING ON 4H:1V SLOPES OR STEEPER UNLESS OTHERWISE DIRECTED BY OWNER OR OWNER'S REPRESENTATIVE.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPEO AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC, OR HAS BEEN TREATED WITH ANTI-DESSICANT, COMPLETELY REMOVE IT FROM ROOT BALL.

SLOPE PLANTING

SEED MIX NOTES

- A. LAWN SEED MIX - LOFTS SEED COMPANY OR APPROVED EQUAL
70 % TALL FESCUE - FESTUCA ARUNDINACEA
30 % CREEPING RED FESCUE - FESTUCA RUBRA

SEEDING RATE: 5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDING.)
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 30 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

- B. CONSERVATION SEED MIX -
NEW ENGLAND CONSERVATION/WILDLIFE MIX
NEW ENGLAND WETLAND PLANTS INC. OR APPROVED EQUAL

SPECIES: VIRGINIA WILD RYE, (Elymus virginicus), LITTLE BLUESTEM, (SCHIZACHYRIUM SCOPARIUM), BIG BLUESTEM, (ANDROPOGON GERARDII), CREEPING RED FESCUE, (FESTUCA RUBRA), SWITCH GRASS, (PANICUM VIRGATUM), PARTRIDGE PEA, (CHAMAECRISTA FASCICULATA), DEER TONGUE, (PANICUM CLANDESTINUM), INDIAN GRASS, (SORGHASTRUM NUTANS), OX EYE SUNFLOWER, (HELIOPSIS HELIANTHOIDES), COMMON MILKWEED, (ASCLEPIAS SYRIACA), SPOTTED JOE PYE WEED, (EUPATORIUM MACULATUM), GRASS LEAVED GOLDENROD, (EUTHAMIA GRAMINIFOLIA), BLUE VERVAIN, (VERBENA HASTATA), NEW ENGLAND ASTER, (ASTER NOVAE-ANGLIAE), EARLY GOLDENROD, (SOLIDAGO JUNCEA).

APPLICATION RATE: 25 LBS/ ACRE (1 LB PER 1,750 SF)
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 30
UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

- C. NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES
NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL

SPECIES:
RIVER BANK WILD RYE (Elymus riparius), RED FESCUE (FESTUCA RUBRA), SWITCH GRASS (PANICUM VIRGATUM), SOFT RUSH (JUNCUS EFFUSUS), WOOL GRASS (SCYRPERNIUS), LITTLE BLUESTEM, (SCHIZACHYRIUM SCOPARIUM), BIG BLUESTEM, (ANDROPOGON GERARDII), BLUE VERVAIN (VERBENA HASTATA), UPLAND BENTGRASS (AGROSTIS PERENNANS), NODDING BUR MARIOLD, (BIDENS CER-NUA), HOLLOW-STEM JOE PYE WEED (EUPATORIUM FISTULOSUM), BONASET EUPATORIUM PERFOOLIATUM, NEW ENGLAND ASTER (ASTER NOVAEANGLIAE),

APPLICATION RATE: 35 LBS/ACRE: 1250 SQ FT/LB
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 30
UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION