









419 & 650 WEST AVENUE
STAMFORD, CONNECTICUT
FAIRFIELD COUNTY

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 419 & 650 WEST AVENUE TAKEN FROM ALTA/SPS LAND TITLE SURVEY PROJECT AND TOPOGRAPHIC SURVEY PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C., DATED JUNE 5, 2021
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES WITHIN THE PROJECT AREA. THIS VERIFICATION MAY BE THROUGH THE EXCAVATION OF TEST PITS, USE OF A PRIVATE UTILITY MARKING COMPANY, OR WHATEVER OTHER METHOD NECESSARY TO IDENTIFY EXISTING UTILITIES AND PROTECT THOSE EXISTING UTILITIES TO REMAIN.
3. THE CONTRACTOR SHALL VERIFY EXISTING GRADE ELEVATIONS WITHIN THE PROJECT AREA PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE OWNER, PROJECT MANAGER, AND PROJECT ENGINEER PROMPTLY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THOSE SHOWN HEREON.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS/LICENSES REQUIRED PRIOR TO THE COMMENCEMENT OF THE WORK.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL STANDARDS/REQUIREMENTS. IN THE ABSENCE OF SUCH STANDARDS, WORK SHALL BE PERFORMED IN A NEAT, WORKMANLIKE FASHION, IN ACCORDANCE WITH INDUSTRY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS, AS APPLICABLE.
7. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED FOR ANY EROSION, TURBIDANCE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL THE PROJECT AREA HAS BEEN PERMANENTLY STABILIZED.
8. CONTRACTOR SHALL COORDINATE ALL REQUIRED UTILITY/SERVICE OUTAGES WITH THE CLUB A MINIMUM OF 7 DAYS IN ADVANCE OF SAID OUTAGE.
9. SEE MEP AND ARCHITECTURAL DRAWINGS FOR DETAILS AND LOCATIONS OF PROPOSED UTILITY AND STORMWATER CONNECTION POINTS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY REQUIRED COUPLINGS/ADAPTORS FROM BUILDING UTILITIES / CONDUIT/ PIPING AND PROPOSED SITE UTILITIES/ CONDUIT/ PIPING.
10. FINISHED GRADES WITHIN ADA PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
11. CONTRACTOR SHALL CLEAN / FLUSH OUT ALL EXISTING DRAINAGE STRUCTURES / PIPING TO REMAIN.

LEGEND

EXISTING SYMBOLS:

- | | | |
|---|----------|-----------------------------------|
| ● Iron Pin (Found) | ● (YD) | Storm Yard Drain |
| □ Monument (Found) | ● (MH) | Storm Drain Manhole |
| ○ Manhole | ■ (CB) | Catch Basin |
| □ "CB" Catch Basin | ○ (SSMB) | Sanitary Sewer Manhole |
|  Utility Pole | ▲ P-1 | Perc. Test Hole Location & Number |
|  Light Pole | ⬆ DTH-1 | Deep Test Hole Location & Number |
|  Water Gate | Ⓜ | Proposed Well |
|  Gas Valve | | |
|  Gas Meter | | |
|  Existing Well | | |

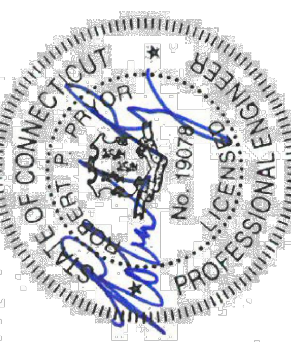
EXISTING LINETYPES:	PROPOSED LINETYPES
---------------------	--------------------

- | | | | | |
|--|-----------------------------|--|-------------|----------------------------|
| | Property Line | | S | Sanitary Sewer |
| | Sanitary Sewer Line | | E | Electric Service |
| | U/G Elec. Line | | W | Water Service |
| | Water Line | | T | U/G Telephone Service |
| | Overhead Utilities | | E/T | Electric/Telephone Service |
| | U/G Tele. Line | | | Primary Septic |
| | U/G Electric/Telephone Line | | | Reserve Septic |
| | Wood/Chain Link Fence | | | Retaining Wall |
| | Stone Ret. Wall | | 20 | Contour |
| | Contour | | 20.1 | Spot Elevation |
| | Wetland Limit | | | Silt Fence (GSF) |
| | Spot Elevation | | | Wood/Chain Link Fence |
| | Watercourse Limit | | | Construction Fence |
| | Drainage Line | | | Vegetative Buffer |
| | Town/City Line | | WFR#3 WFR#4 | Wetland Limit (Flagged) |
| | 25 Year Flood Line | | | |
| | 100 Year Flood Line | | | |
| | FEMA Flood Zone Line | | | |
| | Flowway Boundary | | | |
| | Mean High Water | | | |
| | Coastal Jurisdiction Line | | | |



LIST OF DRAWINGS

SHEET NO.	DESCRIPTION
T-1.1	COVER SHEET
CD-1.1	SITE DEMOLITION PLAN
C-1.1	SITE LAYOUT PLAN
C-2.1	SITE GRADING & DRAINAGE PLAN
C-3.1	SITE UTILITY PLAN
C-4.1	EROSION & SEDIMENT CONTROL PLAN
C-4.2	EROSION & SEDIMENT CONTROL PLAN
C-5.1	CONSTRUCTION NOTES & DETAILS
C-5.2	CONSTRUCTION NOTES & DETAILS
C-5.3	CONSTRUCTION NOTES & DETAILS
TM-1.1	TURNING MOVEMENT PLAN
LP.1	LANDSCAPE PLAN

[illegible]

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V20 GROUP, LLC

LOCATION:
419 & 650 WEST AVENUE
STAMFORD, CT

PROPOSED SITE IMPROVEMENTS FOR A NEW INDUSTRIAL WAREHOUSE BUILDING - COVER SHEET

PROJECT No. 21157-01

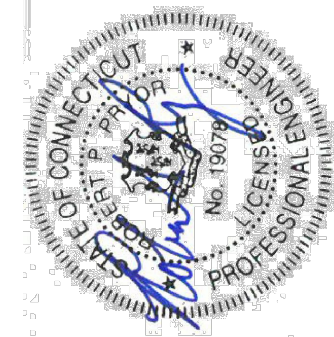
DATE	7/2/2021
CHECKED BY:	RP

T-1.1

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V20 GROUP, LLC

LOCATION:
419 & 650 WEST AVENUE
STAMFORD CT

PROPOSED SITE IMPROVEMENTS FOR A NEW INDUSTRIAL WAREHOUSE BUILDING - SITE DEMOLITION PLAN

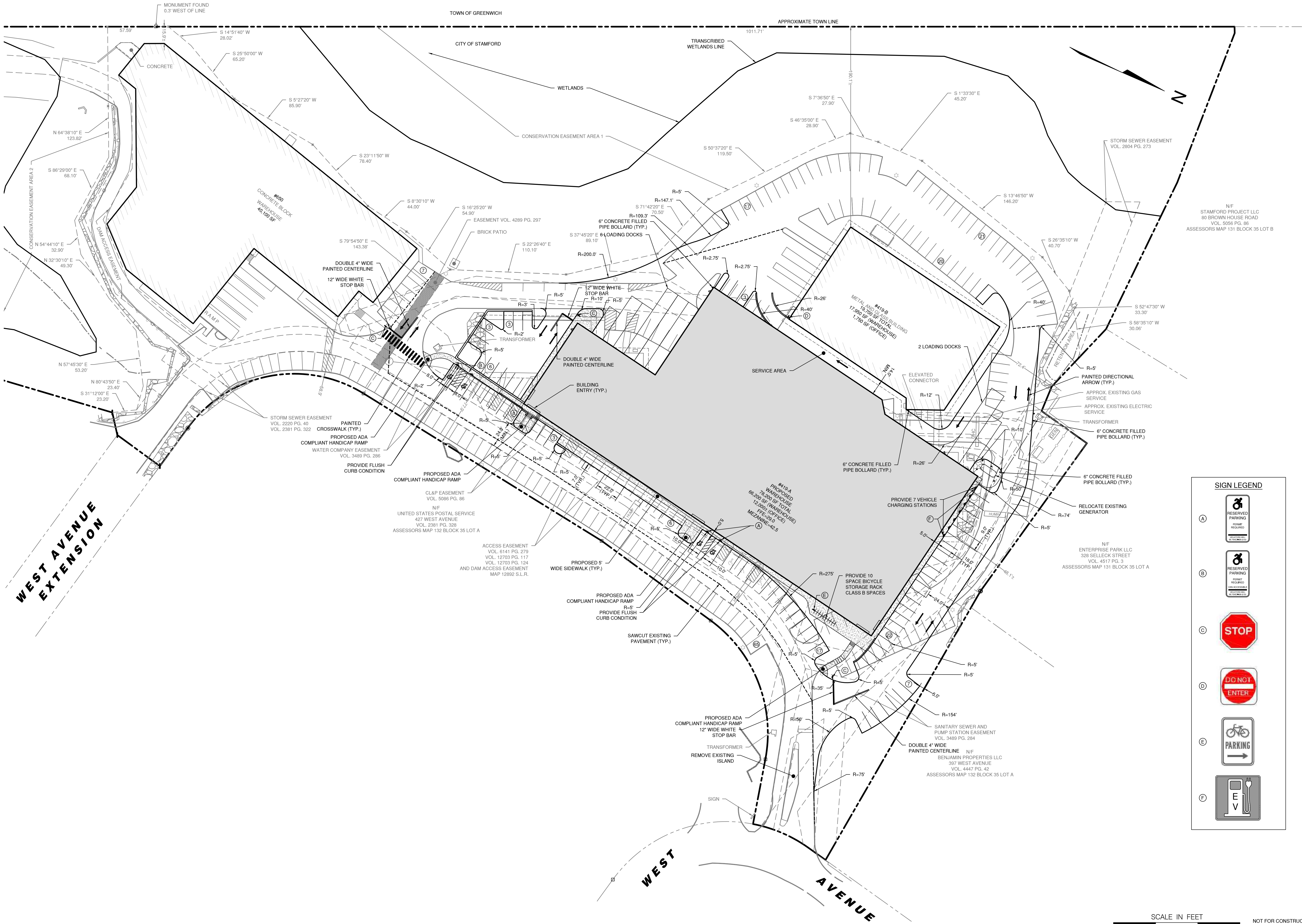
PROJECT No. 21157-01

SCALE
1" = 40'

DRAWN BY
SM

DATE	7/2/2021
CHECKED BY	RP

CD-1.1

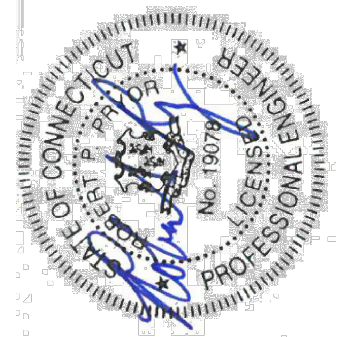


SIGN LEGEND

- A RESERVED PARKING (PARKING REQUIRED)
- B RESERVED PARKING (PARKING REQUIRED)
- C STOP
- D DO NOT ENTER
- E BICYCLE PARKING
- F EV CHARGING



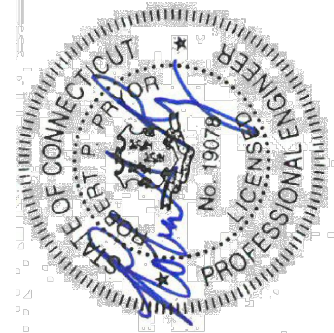
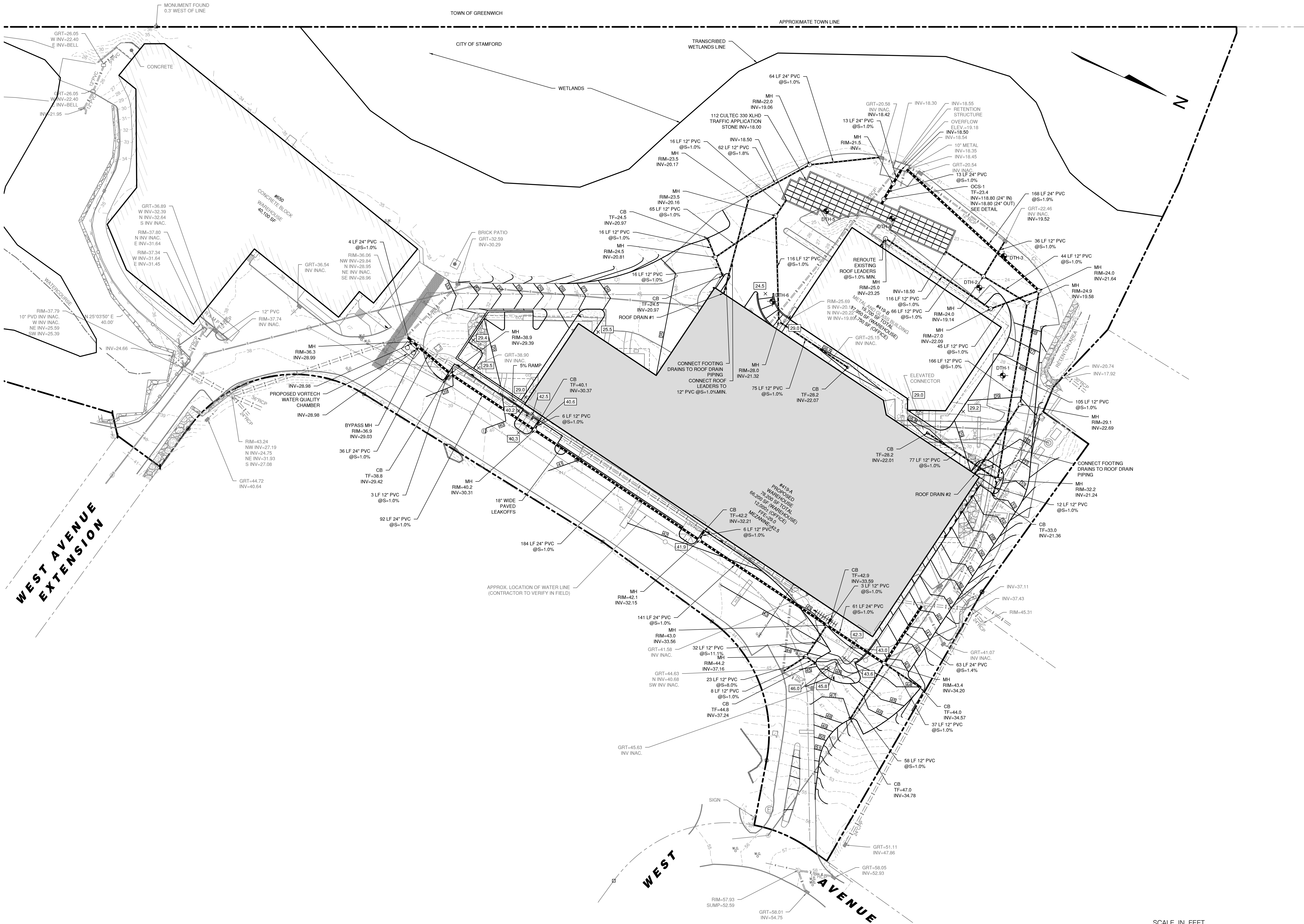
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PROJECT NO.	21157-01
DATE	7/2/2021
DRAWN BY:	SM
CHECKED BY:	RP
REVISION DATE	9/2/21
REVISION	PAZ INITIAL SUBMISSION
ISSUE	

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PREPARED FOR: V20 GROUP, LLC
PROJECT LOCATION: 419 & 650 WEST AVENUE, STAMFORD, CT
TITLE: PROPOSED SITE IMPROVEMENTS FOR A NEW INDUSTRIAL WAREHOUSE BUILDING - SITE LAYOUT PLAN
PROJECT NO.: 21157-01
SCALE: 1" = 40'
DATE: 7/2/2021
DRAWN BY: SM
CHECKED BY: RP
C-1.1



NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/1/20
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3	REVISED	10/1/20
4	REVISED	10/1/20
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100	REVISED	10/1/20

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PREPARED FOR: V20 GROUP, LLC

PROJECT LOCATION: 419 & 650 WEST AVENUE STAMFORD, CT

TITLE: PROPOSED SITE IMPROVEMENTS FOR A NEW INDUSTRIAL WAREHOUSE BUILDING - SITE GRADING & DRAINAGE PLAN

PROJECT No.: 21157-01

SCALE: 1" = 40'

DATE: 7/2/2021

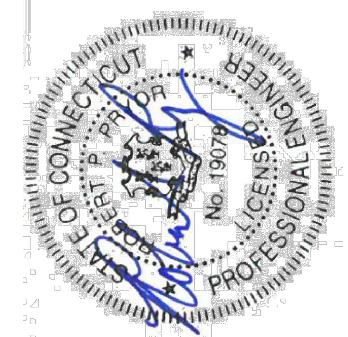
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CHECKED BY: RP

C-2.1



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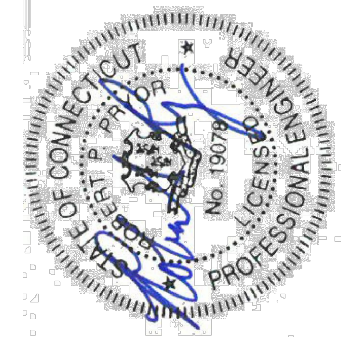
<p>PREPARED FOR:</p> <p>V20 GROUP, LLC</p>	<p>PROJECT LOCATION:</p> <p>419 & 650 WEST AVENUE STAMFORD, CT</p>
<p>TITLE:</p> <p>PROPOSED SITE IMPROVEMENTS FOR A NEW INDUSTRIAL WAREHOUSE BUILDING - SITE UTILITY PLAN</p>	

PROJECT No. 21157-01	
SCALE 1" = 40'	DATE 7/2/2021
DRAWN BY: SM	CHECKED BY: RP

C-3.1



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PREPARED BY:	V20 GROUP, LLC
PROJECT LOCATION:	419 & 650 WEST AVENUE STAMFORD, CT
TITLE:	PROPOSED SITE IMPROVEMENTS FOR A NEW INDUSTRIAL WAREHOUSE BUILDING - EROSION & SEDIMENT CONTROL PLAN

PROJECT No. 21157-01	
SCALE 1" = 40'	DATE 7/2/2021
DRAWN BY: SM	CHECKED BY: RP

C-4.1

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1.

LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
2.

SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
3.

ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002.
4.

EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
5.

ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
6.

ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
7.

ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO AN ACTIVE DRAINAGE SYSTEM OR DISPERSED IN AN UNDISTURBED FIELD AREA. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION.
8.

WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
9.

DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
10.

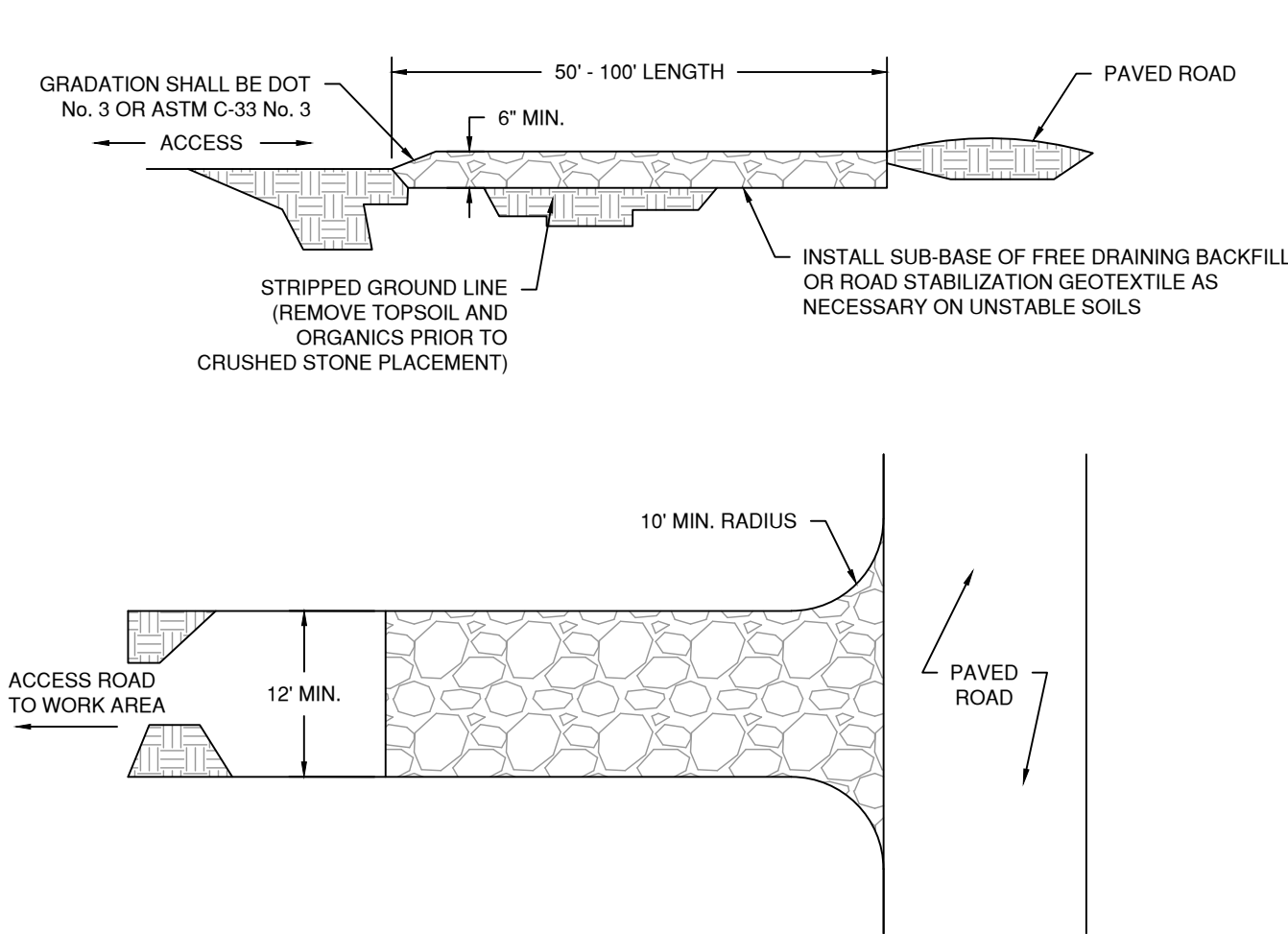
SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
11.

SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO $\frac{1}{3}$ TO $\frac{1}{2}$ THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
12.

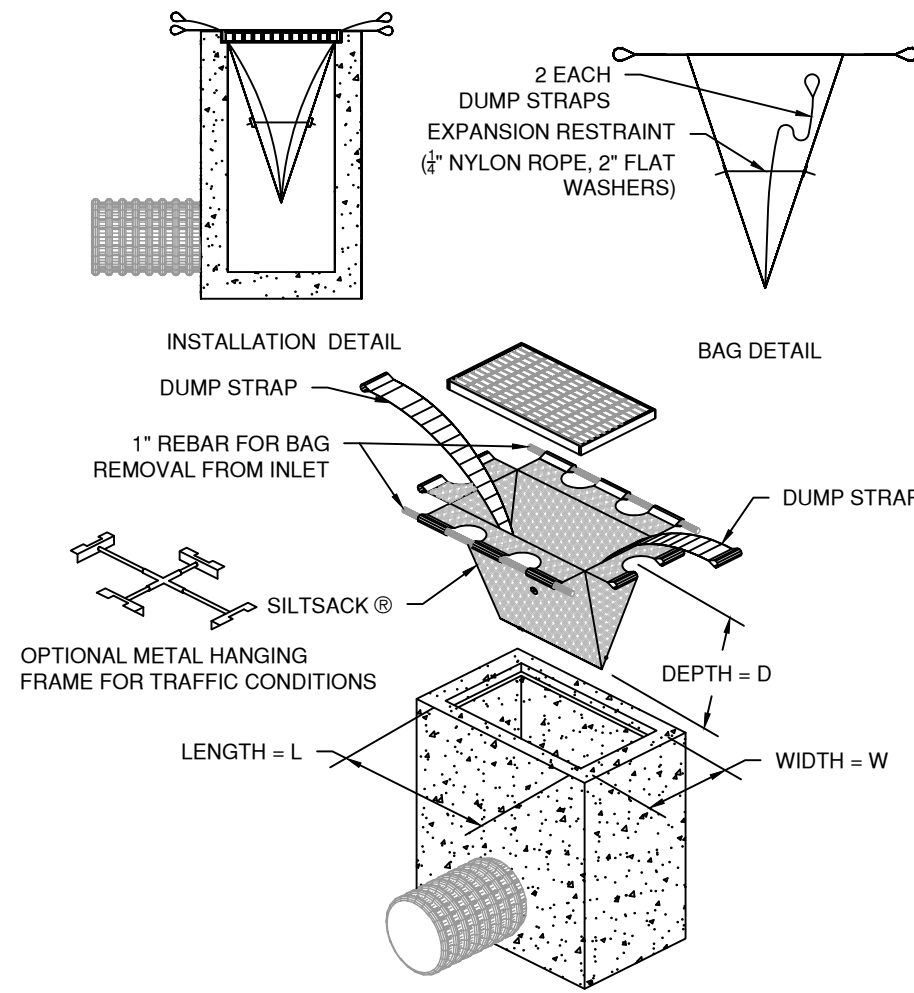
ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
13.

TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
14.

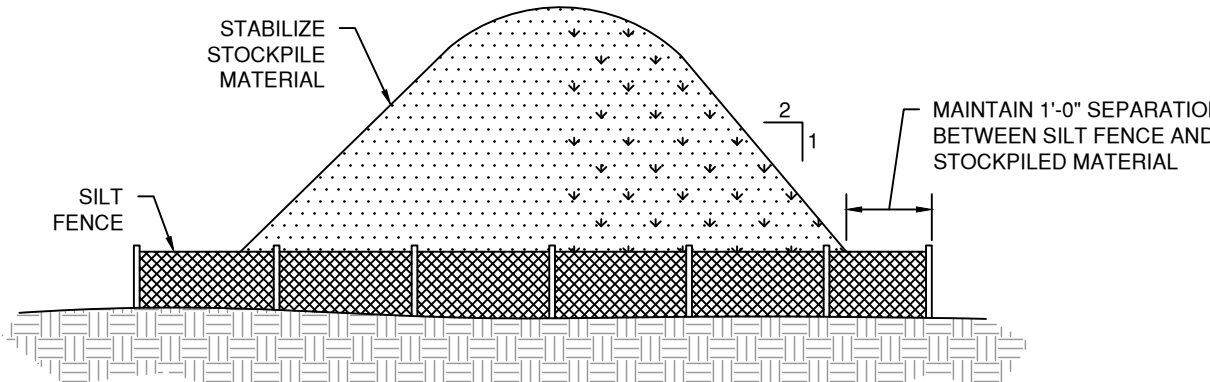
THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.



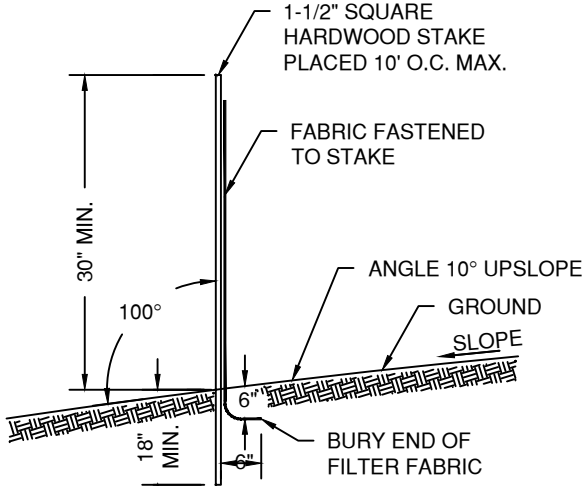
CONSTRUCTION ENTRANCE
(NTS)



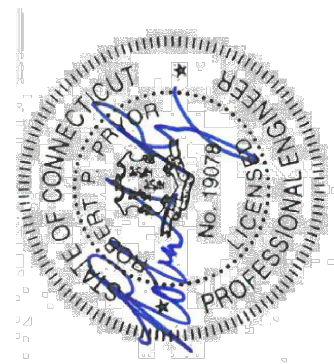
SILTSACK® CATCH BASIN INSERT
(NTS)



STOCKPILE DETAIL
(NTS)



GEOTEXTILE SILT FENCE
(NTS)



PROJECT NO.	21157-01
SCALE	NTS
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TITLE:	PROPOSED SITE IMPROVEMENTS FOR A NEW INDUSTRIAL WAREHOUSE BUILDING - EROSION & SEDIMENT CONTROL PLAN

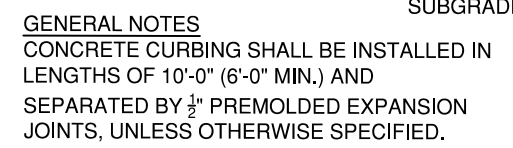
PROJECT NO.	21157-01
SCALE	NTS
DATE	7/2/2021
DRAWN BY:	SM
CHECKED BY:	RP

C-4.2

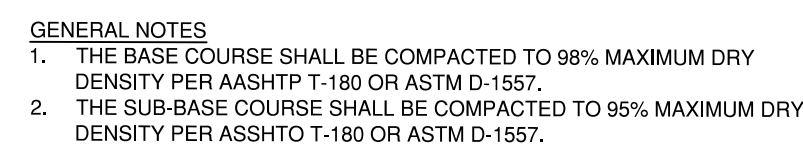
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(NTS)



(NTS)



(NTS)



1. GAS SERVICE MAY BE INSTALLED IN THE SAME TRENCH WITH OTHER UTILITIES EXCEPT FOR SEWER LINES.
2. A MINIMUM 12" HORIZONTAL CLEARANCE IS REQUIRED BETWEEN GAS SERVICE AND OTHER UTILITIES INSTALLED IN THE SAME TRENCH. ALL OTHER UTILITIES MUST BE LOCATED PRIOR TO GAS SERVICE INSTALLATION TO AVOID DAMAGE TO THE GAS SERVICE AND POTENTIALLY HAZARDOUS CONDITIONS.
3. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING "CALL BEFORE YOU DIG" PRIOR TO ANY TRENCHING.
4. SPOILS/EXCAVATED MATERIAL TO BE A MINIMUM 2' BACK FROM THE TRENCH, AND SHORING FOR ANY TRENCH OVER 4'-6" DEEP.
5. WARNING TAPE IS REQUIRED FOR ALL NEW GAS MAINS AND SERVICES. THE WARNING TAPE MUST BE AT LEAST 12" ABOVE THE MAIN OR SERVICE.
6. COORDINATE WITH SOUTHERN CONNECTICUT GAS COMPANY.

(NTS)



1. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING "CALL BEFORE YOU DIG."
2. SPOILS/EXCAVATED MATERIAL TO BE A MINIMUM 2' BACK FROM THE TRENCH, AND SHORING FOR ANY TRENCH OVER 4'-6" DEEP.
3. WARNING TAPE IS REQUIRED FOR ALL NEW ELECTRIC UTILITIES, THE WARNING TAPE MUST BE AT LEAST 12" ABOVE THE ELECTRIC UTILITY.
4. COORDINATE ALL WORK WITH EVERSOURCE.

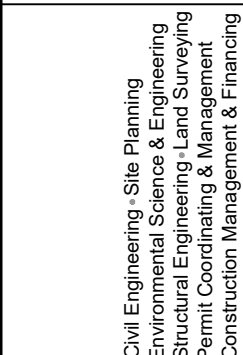
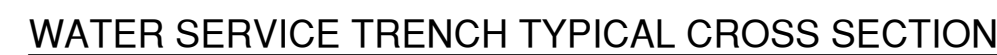
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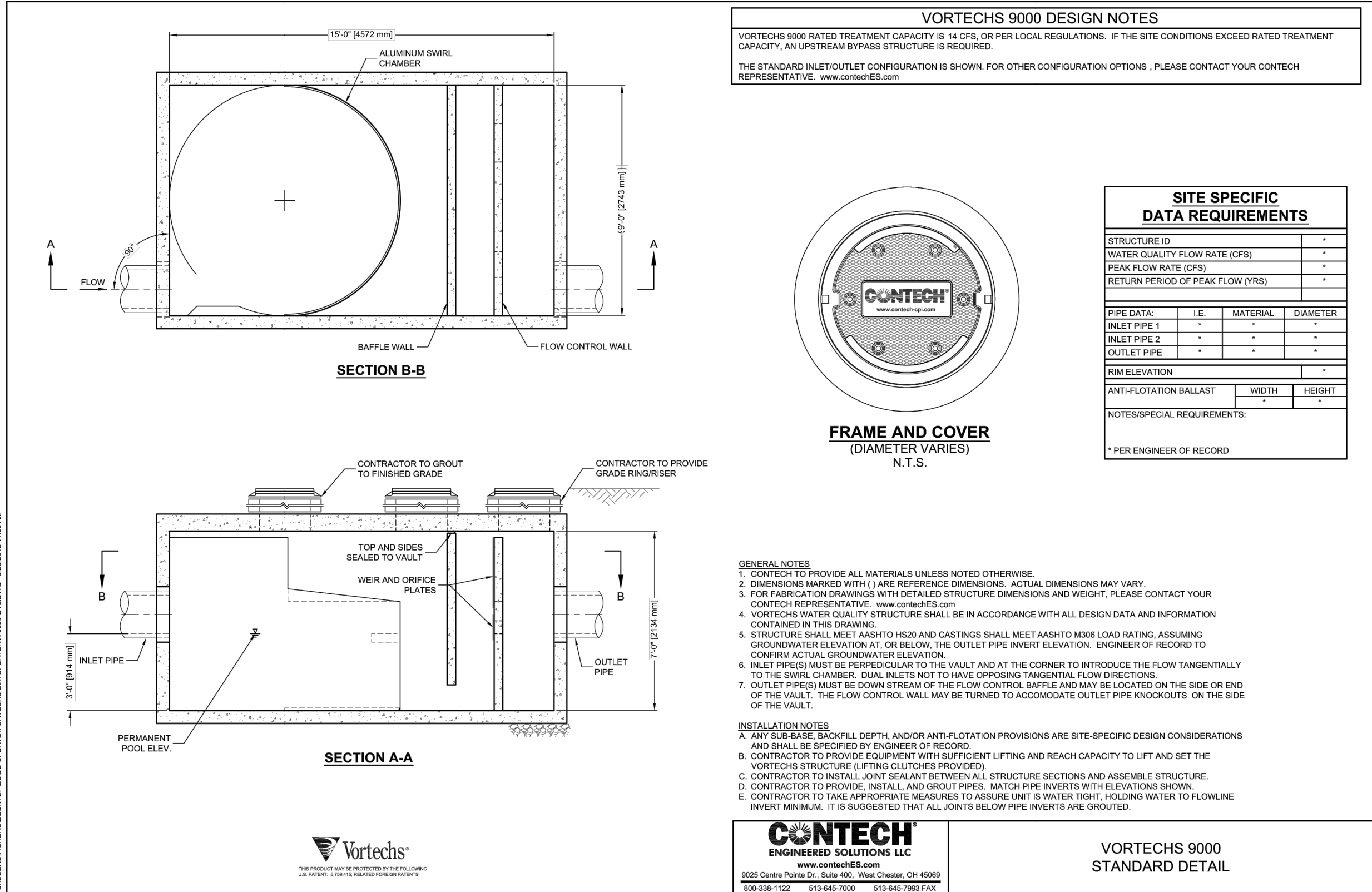


{NTS}

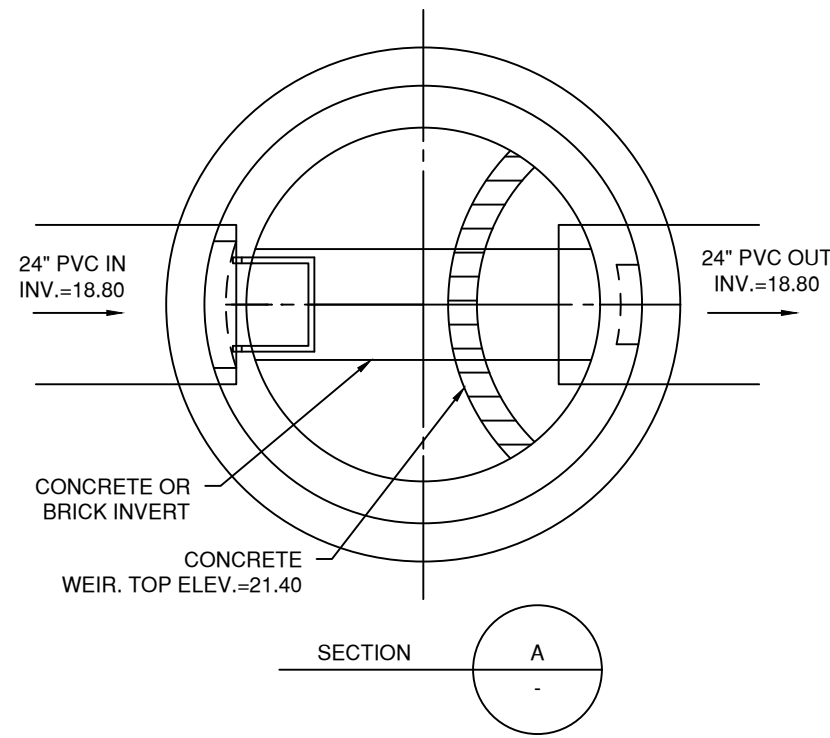


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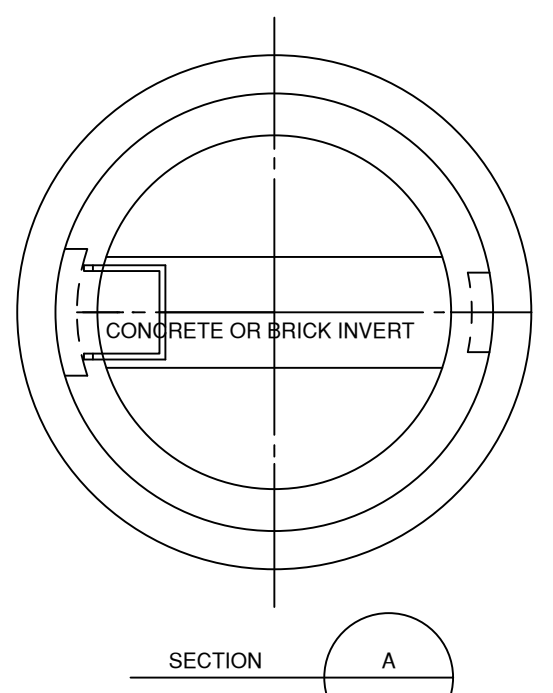
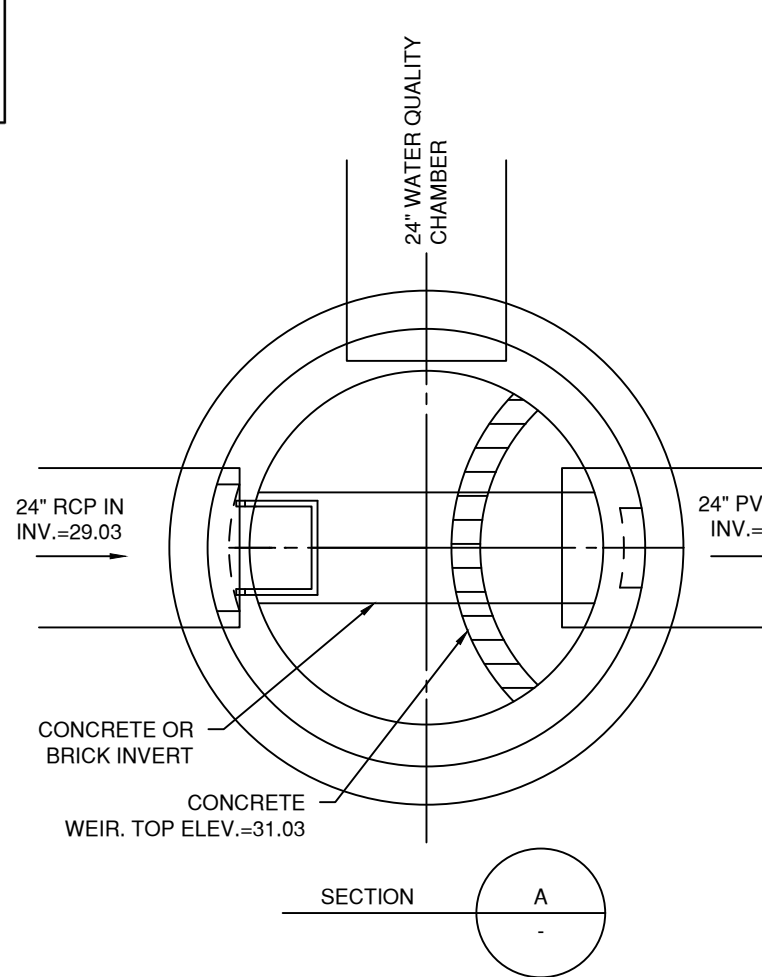




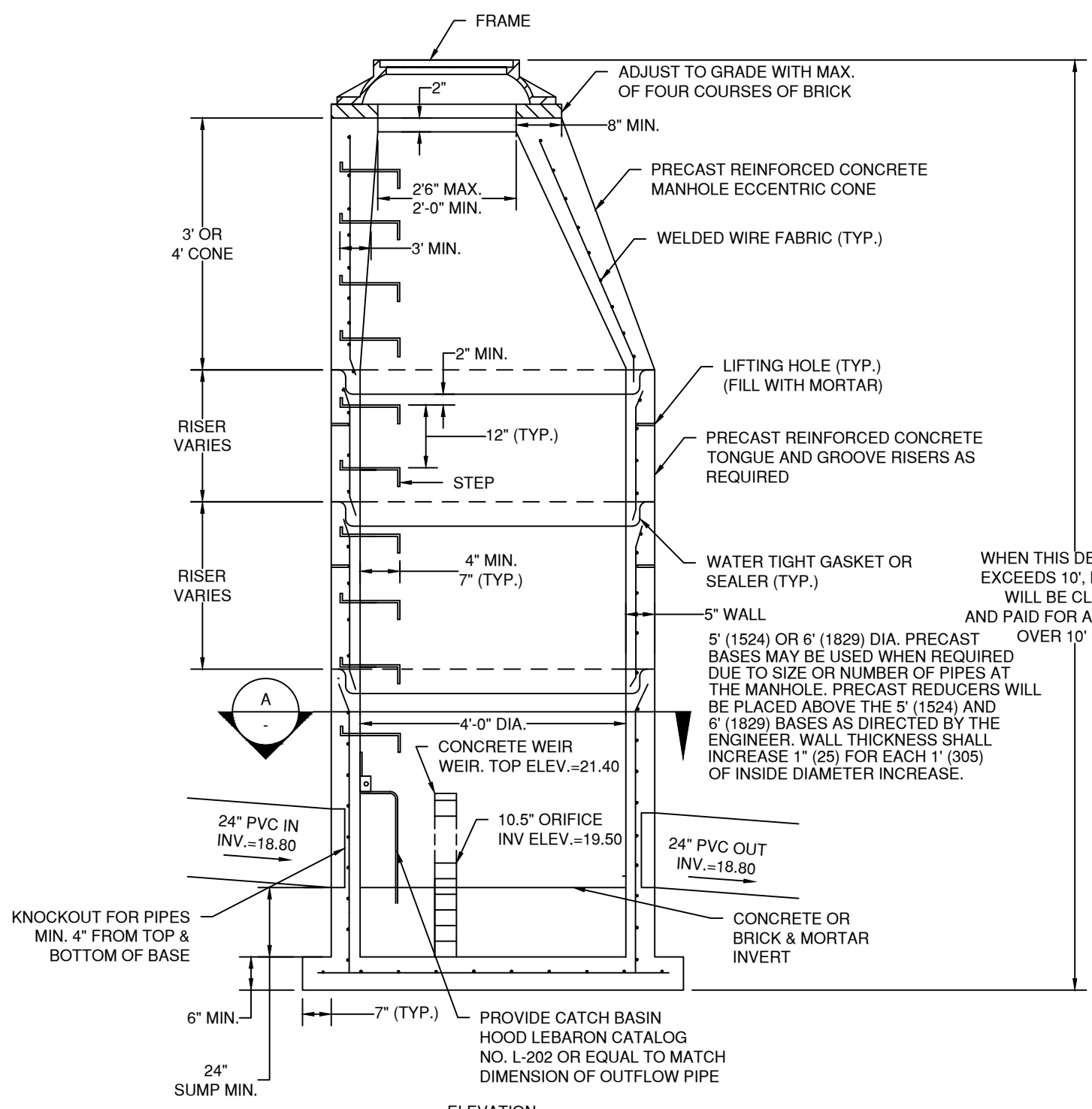
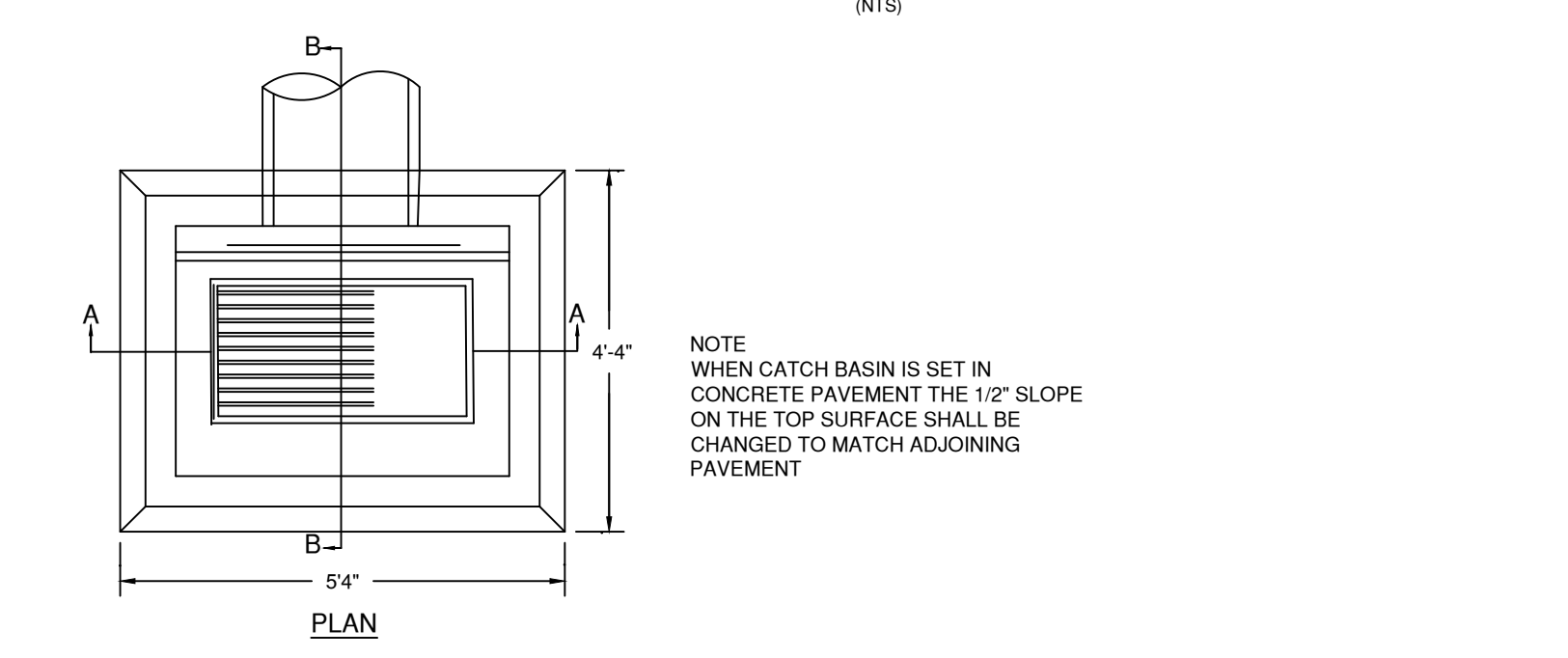
WATER QUALITY CHAMBER (NTS)



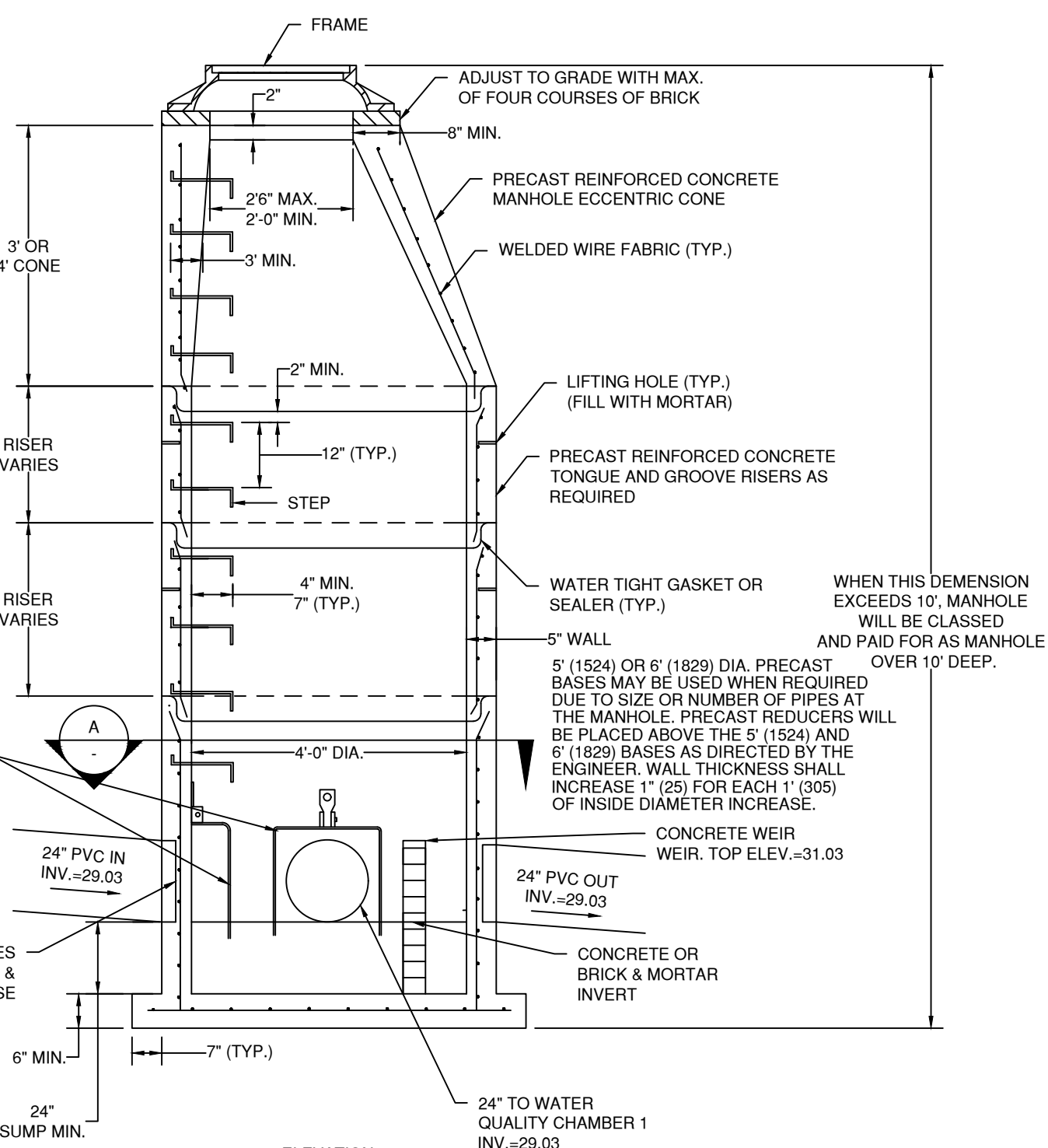
CULTEC RECHARGER 330XLHD HEAVY DUTY (TRAFFIC APP.) TYPICAL CROSS SECTION (NTS)



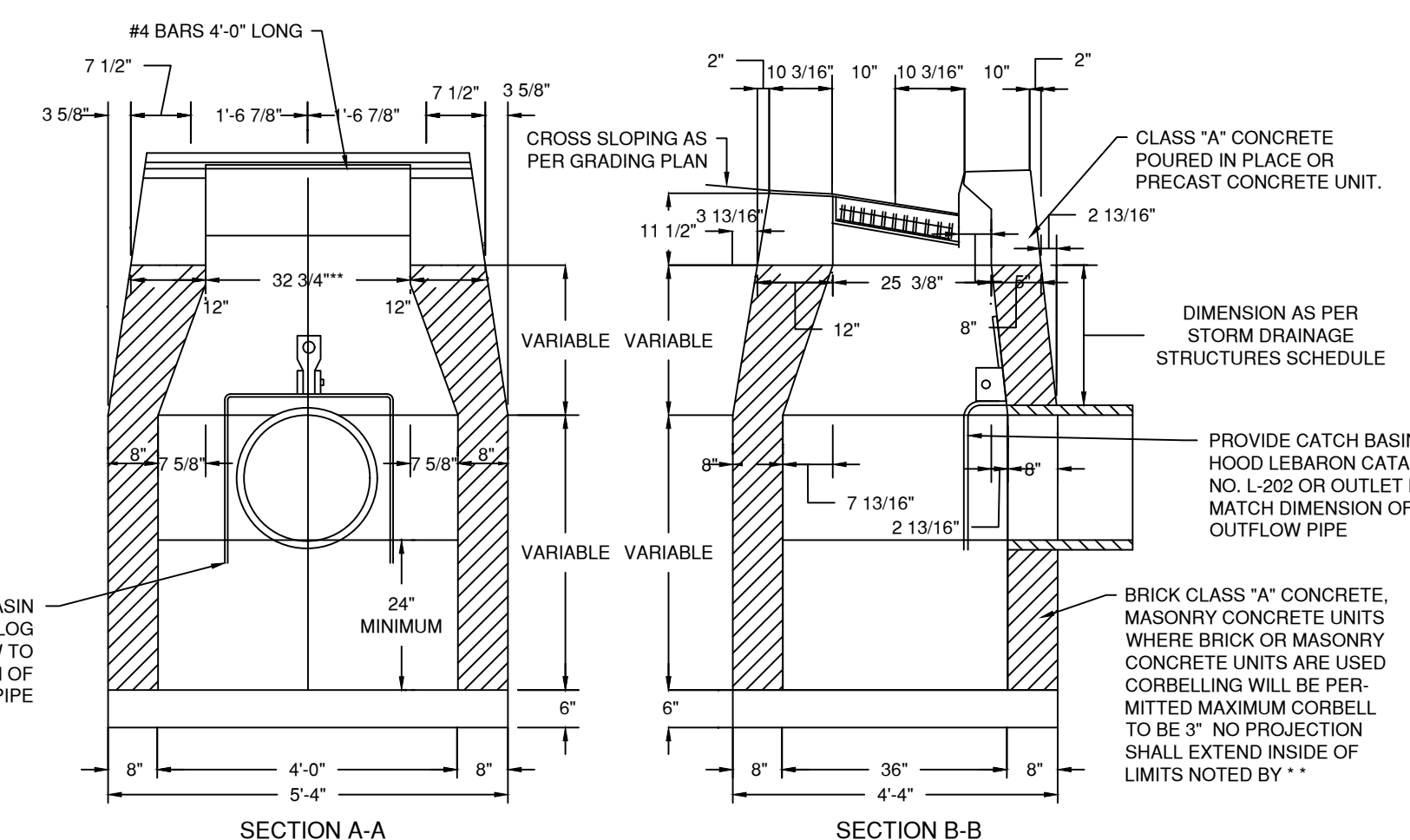
CT DOT REINFORCED PRECAST CONCRETE MANHOLE (NTS)



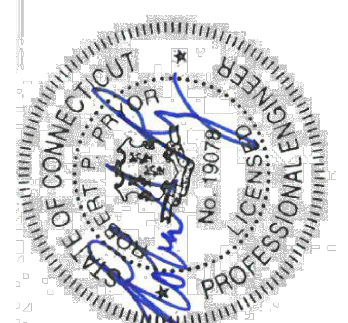
OUTLET CONTROL STRUCTURE (NTS)



BYPASS MANHOLE (NTS)



TYPE "C" CATCH BASIN (NTS)



PREPARED BY:	PROJECT NO.:	DATE:
DRAWN BY:	21157-01	7/2/2021
CHECKED BY:	SCALE:	NTS
REVISION DATE:	SM	RP

Civil Engineering - Site Planning
Infrastructure and Surveying
Structural and Foundation Design
Permit Coordinating & Management
Construction Management & Financing

518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com

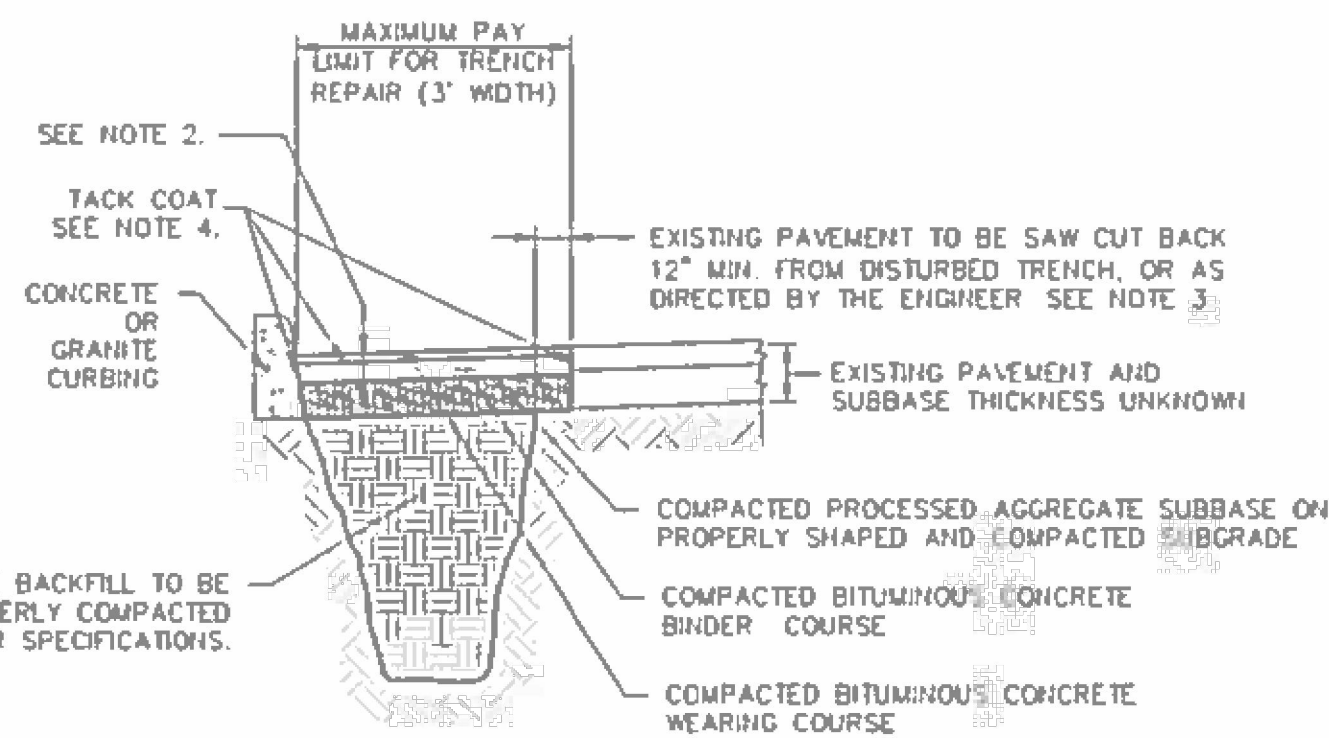
LANDTECH

PREPARED FOR: V20 GROUP, LLC
PROJECT LOCATION: 419 & 650 WEST AVENUE, STAMFORD, CT
TITLE: PROPOSED SITE IMPROVEMENTS FOR A NEW INDUSTRIAL WAREHOUSE BUILDING - CONSTRUCTION NOTES & DETAILS

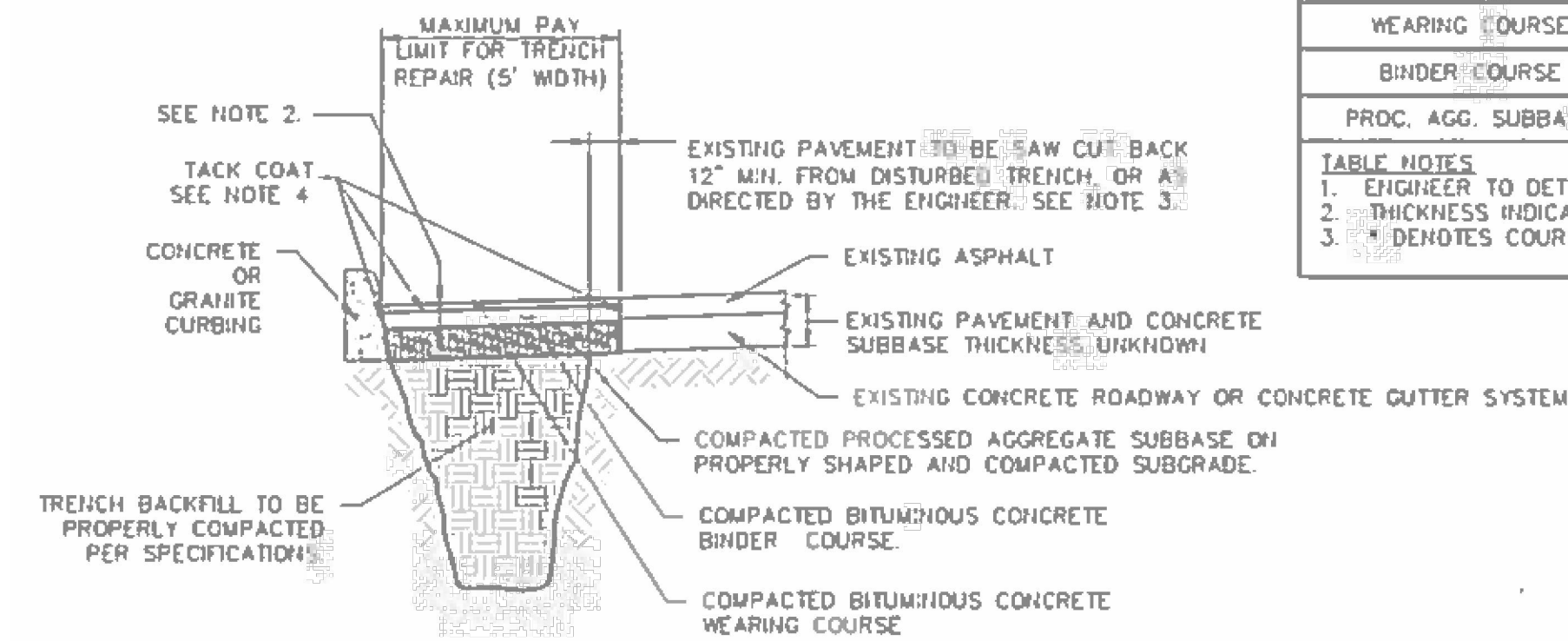
PROJECT NO.:	21157-01
SCALE:	NTS
DRAWN BY:	SM
CHECKED BY:	RP

C-5.2

NOT FOR CONSTRUCTION
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PUBLIC AGENCIES ONLY



NOT TO SCALE



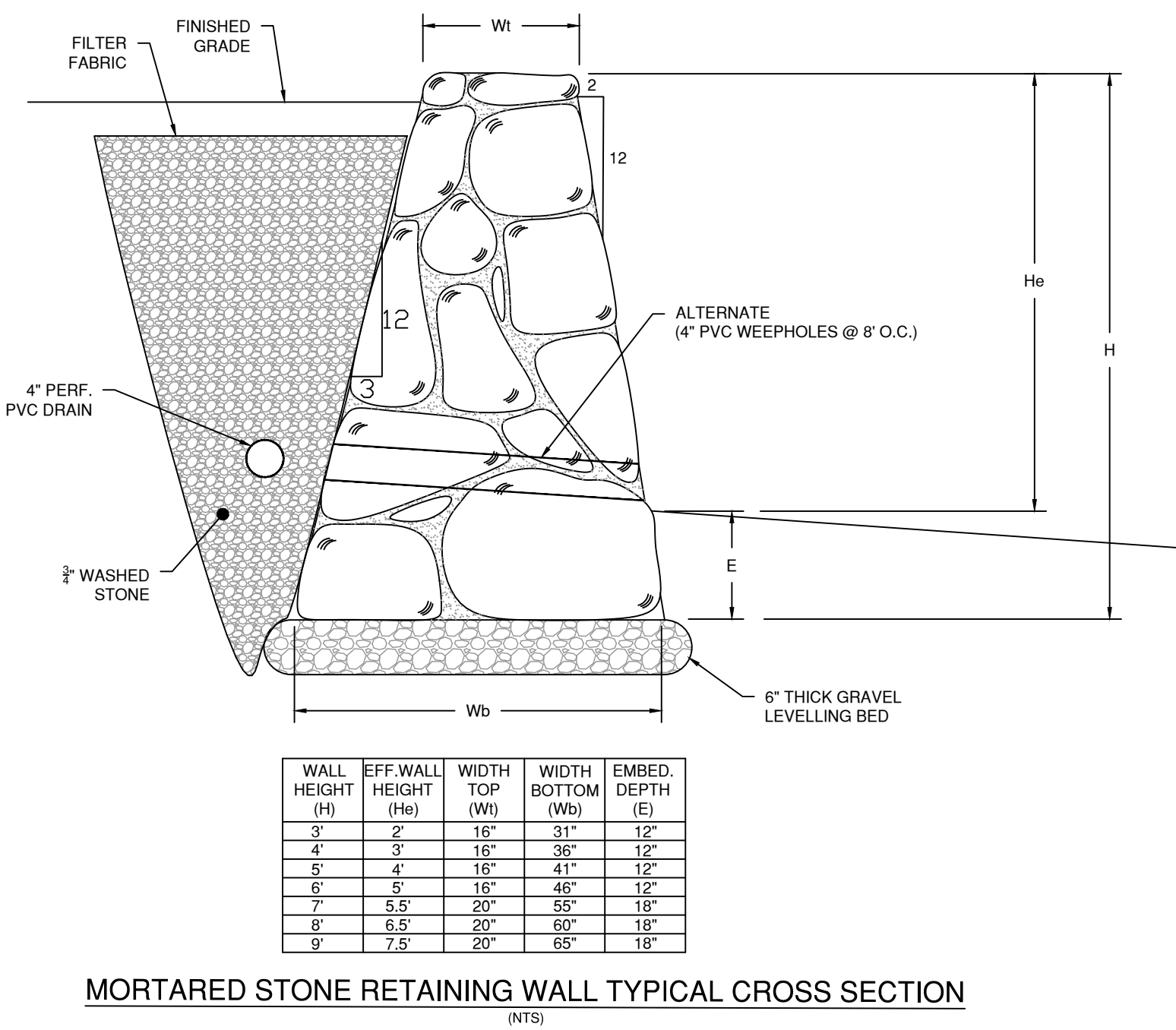
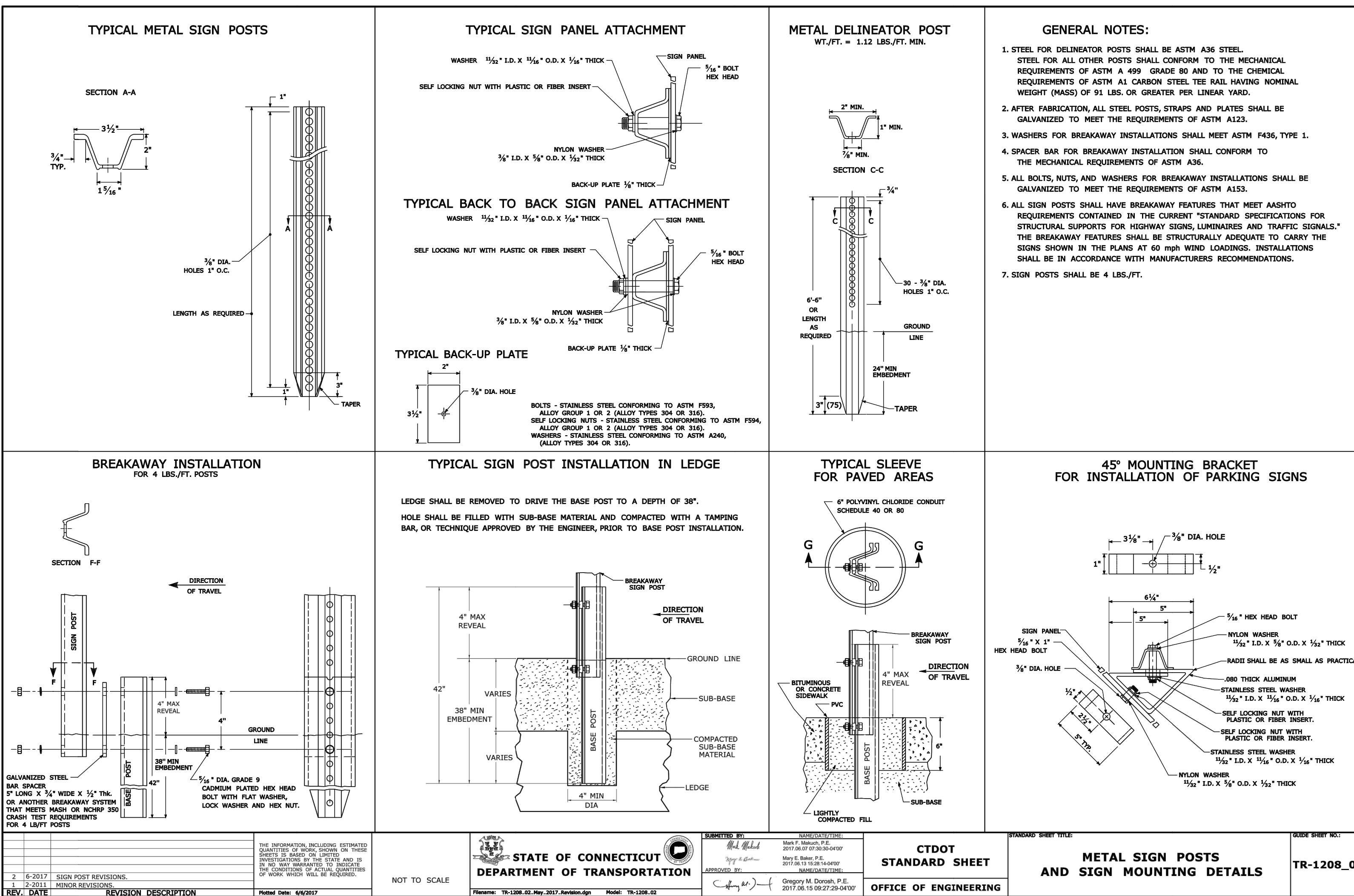
NOT TO SCALE

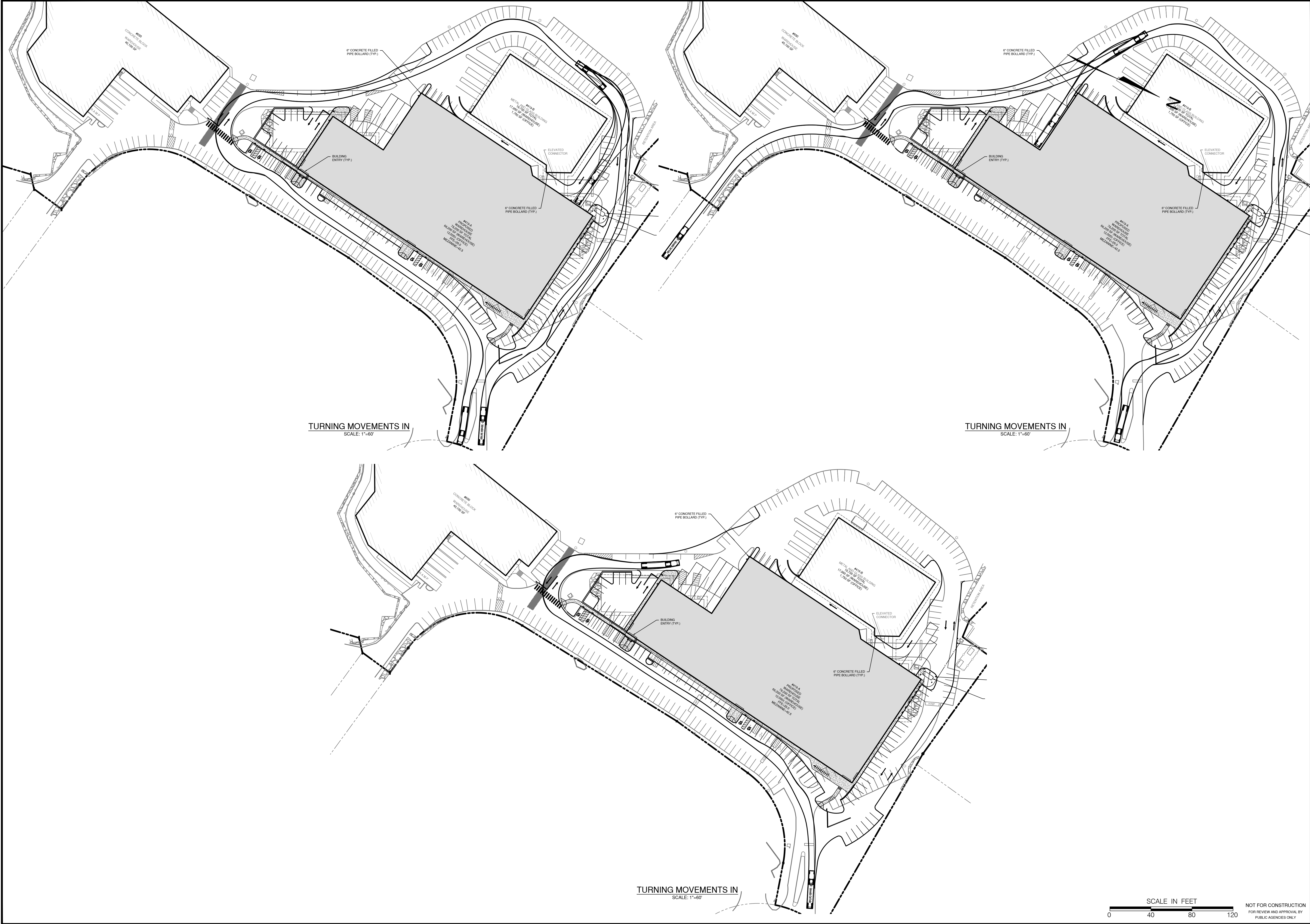
- 1 ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, LATEST EDITION OR AS DIRECTED BY THE ENGINEER
- 2 SHOULD THE TOTAL THICKNESS OF EXISTING PAVEMENT EXCEED THICKNESS OF PROPOSED BINDER PLUS WEARING COURSE, THE THICKNESS OF BINDER COURSE SHALL BE INCREASED SUCH THAT THE TOTAL THICKNESS OF REPAIR BITUMINOUS PAVEMENT MATCHES EXISTING.
- 3 CUTBACKS SHALL BE MADE IMMEDIATELY PRIOR TO TRENCH REPAIR AND NOT WHEN TRENCH IS EXCAVATED. CUTBACKS SHALL BE STRAIGHT AND EVEN TO ELIMINATE IRREGULAR EDGE.
- 4 TACK COAT SHALL BE APPLIED TO THE FULL DEPTH OF EXISTING PAVEMENT ALONG THE PERIMETER EDGES OF THE TRENCH AND ALL CONTACT SURFACES SUCH AS CURBING AND STRUCTURES (MANHOLES AND CATCH BASINS). TACK COAT SHALL BE APPLIED BETWEEN LIFTS/COURSES THAT HAVE BEEN IN PLACE LONGER THAN FIVE (5) DAYS
- 5 HMA 50/50 BINDER COURSE SHALL NOT BE PLACED IN LIFTS GREATER THAN 2 1/2" COMPACTED THICKNESS.

PAVEMENT COMPOSITION		
ROADWAY CLASSIFICATION	COLLECTOR	ARTERIAL
WEARING COURSE	1 1/2" HMA SO 375	1 1/2" HMA SO 375
BINDER COURSE	2 1/2" HMA SO 50	1 1/2" HMA SO 50
PROC. AGG. SUBBASE	B	B

TABLE NOTES

- ENGINEER TO DETERMINE ROADWAY CLASSIFICATION.
- THICKNESS INDICATED IS THAT OF COMPACTED MATERIAL.
- * DENOTES COURSES REQUIRING MULTIPLE LIFTS.





PREPARED FOR:
V20 GROUP, LLC

PROJECT LOCATION:
419 & 650 WEST AVENUE
STAMFORD, CT

TITLE:
PROPOSED SITE IMPROVEMENTS FOR A NEW INDUSTRIAL
WAREHOUSE BUILDING - TURNING MOVEMENT PLAN

PROJECT No.:
21157-01

SCALE:
1" = 40'

DRAWN BY:
SM

DATE:
7/2/2021

CHECKED BY:
RP

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LANDTECH

Civil Engineering - Site Planning
Infrastructure - Surveying & Engineering
Structural Engineering - Design & Construction
Permit Coordinating & Management & Financing
Construction Management & Financing

9/2/21

REVISION DATE

PRZ INITIAL SUBMISSION

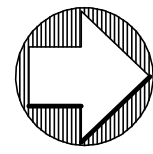
ISSUE

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
REGISTERED PROFESSIONAL ENGINEER
No. 1709
Seal of the State of Connecticut

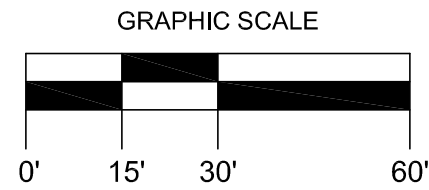
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TM-1.1

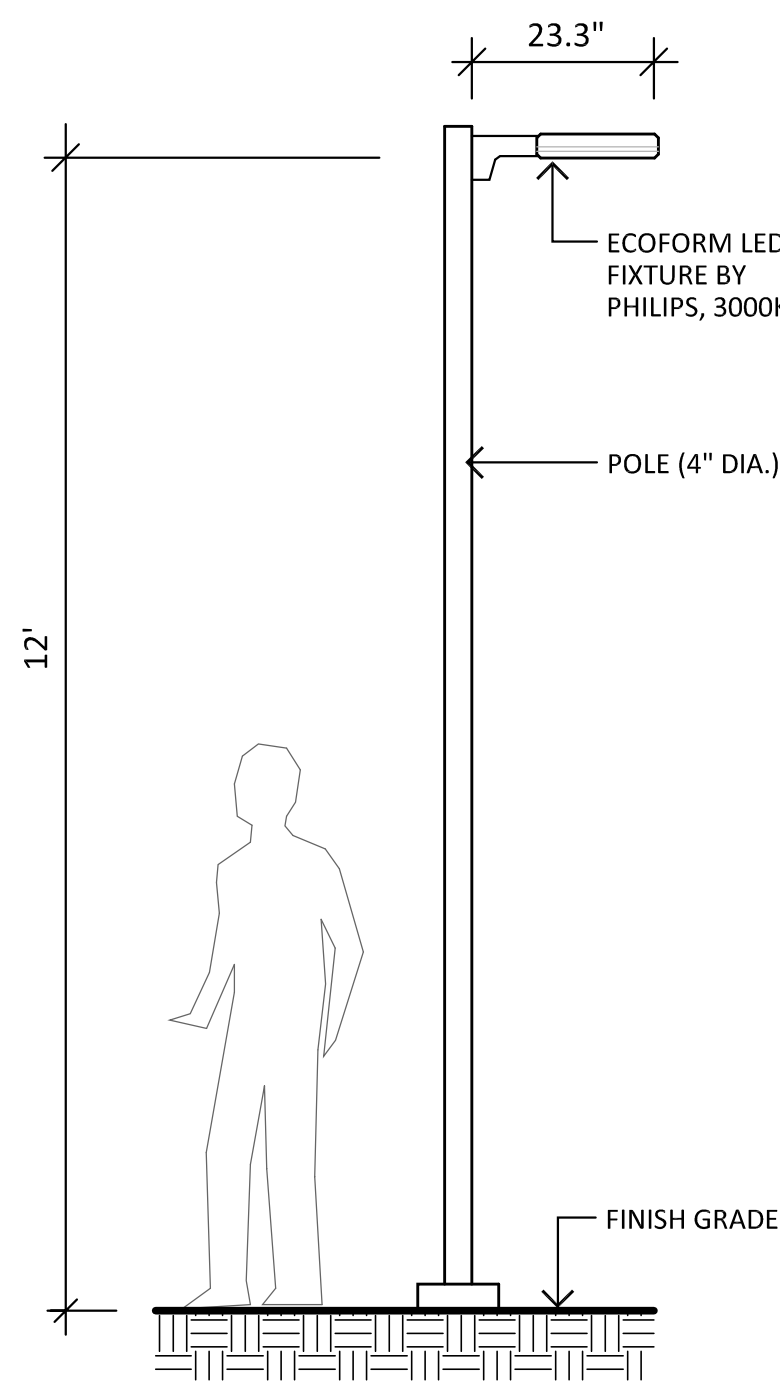


PROJECT
NORTH



LEGEND

- PROPERTY LINE
- WETLAND LINE
- WATERCOURSE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- APPROX. TREE LINE
- NEW / EX. LAWN AREA
- EX. TREE TO REMAIN
- EX. TREE TO BE REMOVED
- NEW DECIDUOUS SHADE TREE
- NEW DECIDUOUS SMALL TREE
- NEW EVERGREEN TREE
- NEW SHRUB
- EX. LIGHT POLE TO REMAIN
- EX. LIGHT POLE TO BE REMOVED
- NEW LIGHT POLE



- NOTES:
- POLE AND LIGHT FIXTURE TO BE BLACK IN COLOR.
 - INSTALL POLE AND LIGHT FIXTURE AS PER THE MANUFACTURER'S RECOMMENDATIONS.

LIGHT POLE

N.T.S.

NOTES:

- EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCADD SITE PLAN SUPPLIED BY LANDTECK (WESTPORT, CT).
- CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED BY THEM PRIOR TO START OF ANY EXCAVATION WORK.
- EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
- SEED LAWN AREAS WITH A HIGH QUALITY FESCUE AND BLUEGRASS SEED MIXTURE.
- PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
- PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.
- THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
- SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING.

LANDSCAPE LIGHTING NOTES:

- SITE LIGHTING INFORMATION AND LIGHTING PLANS PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, LLC ARE DESIGNED FOR GENERAL LANDSCAPE AESTHETIC PURPOSES ONLY. LIGHTING INFORMATION SHOWN ON THIS PLAN SHALL NOT BE USED FOR SECURITY OR SAFETY PURPOSES.
- LOCATION AND TYPE OF LIGHT FIXTURES ARE TYPICAL AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS, SITE AND ARCHITECTURAL PLAN REVISIONS, USE OF EXISTING LIGHTING (IF ANY), NEW BUILDING MOUNTED LIGHTING, AESTHETICS, AND CONSULTATIONS WITH LIGHTING CONSULTANT AND/OR MANUFACTURER.
- THIS PLAN ASSUMES THAT THE BUILDING WILL HAVE WALL MOUNTED FIXTURES (BY OTHERS) TO LIGHT THE FACADE AND ADJACENT LANDSCAPE AREAS (INCLUDING WALKS AND DOORS).
- INSTALL LIGHT FIXTURES AS RECOMMENDED BY THE MANUFACTURER.

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TYPE	PLANTING HT.	MATURE HT.	NOTES
9	AR	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B&B	DECIDUOUS	14-15' HT.	60'+ HT.	
1	BH	BETULA NIGRA 'HERITAGE'	HERITAGE BIRCH	9-10' HT.	B&B	DECIDUOUS	9-10' HT.	30' HT.	MULTISTEM
5	YW	CLADRASTIS LUTEA	YELLOWWOOD	2-2 1/2" CAL.	B&B	DECIDUOUS	12-14' HT.	30' HT.	WHITE FLOWERS
4	SO	QUERCUS IMBRICARIA	SHINGLE OAK	2 1/2-3" CAL.	B&B	DECIDUOUS	14-15' HT.	50'+ HT.	
7	QP	QUERCUS PALUSTRIS 'PACIFIC BRILLIANCE'	PIN OAK	2 1/2-3" CAL.	B&B	DECIDUOUS	14-15' HT.	60' HT.	
8	AB	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SHAD	5-6' HT.	B&B	DECIDUOUS	5-6' HT.	18' HT.	WHITE FLOWERS, MULTISTEM
7	SD	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2-2 1/2" CAL.	B&B	DECIDUOUS	11-12' HT.	20' HT.	WHITE FLOWERS
4	OK	PRUNUS 'OKAME'	OKAME CHERRY	2-2 1/2" CAL.	B&B	DECIDUOUS	12-14' HT.	20' HT.	
1	BB	MAGNOLIA GRANDIFLORA 'BRACKEN'S BEAUTY'	BRACKEN'S BEAUTY MAGNOLIA	6-7' HT.	B&B	EVERGREEN	6-7' HT.	20' HT.	
4	PA	PICEA ABIES	NORWAY SPRUCE	7-8' HT.	B&B	EVERGREEN	7-8' HT.	60'+ HT.	
3	SS	PICEA OMORIKA	SERBIAN SPRUCE	7-8' HT.	B&B	EVERGREEN	6-7' HT.	50' HT.	
3	IG	ILEX GLABRA 'SHAMROCK'	COMPACT INKBERRY	2-3' HT.	CONT.				NATIVE
7	MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	2-3' HT.	CONT.				
21	LP	SPIRAEA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	2-3' HT.	CONT.				NATIVE
4	VC	VIBURNUM CARLESII	MAYFLOWER VIBURNUM	30-36" HT.	B&B				

REVISIONS:			DRAWING TITLE:	
			LANDSCAPE PLAN	
			PROJECT:	
			419 & 650 WEST AVENUE STAMFORD, CONNECTICUT	
			SEAL:	DATE: 9.3.21
			SCALE: 1"=30'	
			DRAWING NO.: LP.1	

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ARCHITECTURE
ELSLANDSCAPE
PLANNING