

KEY MAP

Scale: 1 inch = 800 feet

(CONN. RTE. 103)

PLANT LIST

Key	Quantity	Botanical Name	Common Name	Size
A.R.	2	Acer rubrum "Oct. Glory"	Oct. Glory Red Maple	3"-3 1/2" Cal.
I.C.	5	Ilex crenata "Green Luster"	Japanese Holly	18-24"
TO	27	Thuja occ. "Nigra"	Arborvitae	5'-6' 4" O.C.
C.A.	15	Clethra Alnifolia	Summersweet	3'-4'
C.S.	29	Cornus Sibirica	Red Stem Dogwood	3'-4'
I.	15	Ilex Verticillata	Winterberry	3'-4'
T.M.	8	TAXUS MEDIA HICKS	HICKS YEW	2'-2 1/2'
E.A.	13	EUDONYMUS ALATUS	BURNING BUSH	2'-3'

Planting Notes:

- 3" of shredded bark mulch is to be added to all proposed plantings. Mulch is to be kept out of plant crowns.
- All plant material is to conform to latest A.A.N. standards.
- Contractor to guarantee all plant material for one year after date of completion.
- All synthetic material is to be removed from the plant material. Examples include: name tags, synthetic burlap, wire root baskets, and nylon rope.
- All new lawn areas to receive 6" of loam.
- Contractor to maintain plant material until final acceptance.
- Substitutions permitted only upon written approval of owner's representative.
- If a discrepancy exists between the number of plants shown in the plant list and the quantity shown on the plan, the plan governs.
- Where a size range is given, at least 50% of the plants provided shall be of the larger size.
- Topsoil and seed all areas disturbed by construction activities and not covered by other site improvements.
- Fertilize according to soil test or at the rate of 1000 lbs per acre with at 10-10-10 fertilizer. 40% of the nitrogen to be a slow release form.
- Lime to a Ph of 6.5 at a rate of 100 lbs. per 1000 sf.

LEGEND

Existing	Proposed
Property Line	No Change
Wetlands Boundary	No Change
Wetlands Buffer	No Change
Zone Buffer	No Change
Yard/Building Line	No Change
Bit. Concr. Curb	No Change

Irrigation Legend

- Toro super 700 part circle 2.0 sprinkler.
- Toro 570-4P spray head with nozzle as necessary.
- Toro 294-15-04 1" plastic valve (3 per standard valve box: use dry splice kits: wire to be # 18 MS UF)
- Toro vision I 6 - station controller model # 188-66-12 with rain gauge (Locate in bldg. upon installation; requires 115 vac.)
- Point of connection (1" at 60 PSI minimum: install shut-off at POC: tap according to owner's specification)
- Febco 825Y 1" RPD with FPT TEE with PVC plug for blow-out on 1" pipe (Location to be determined upon installation.)

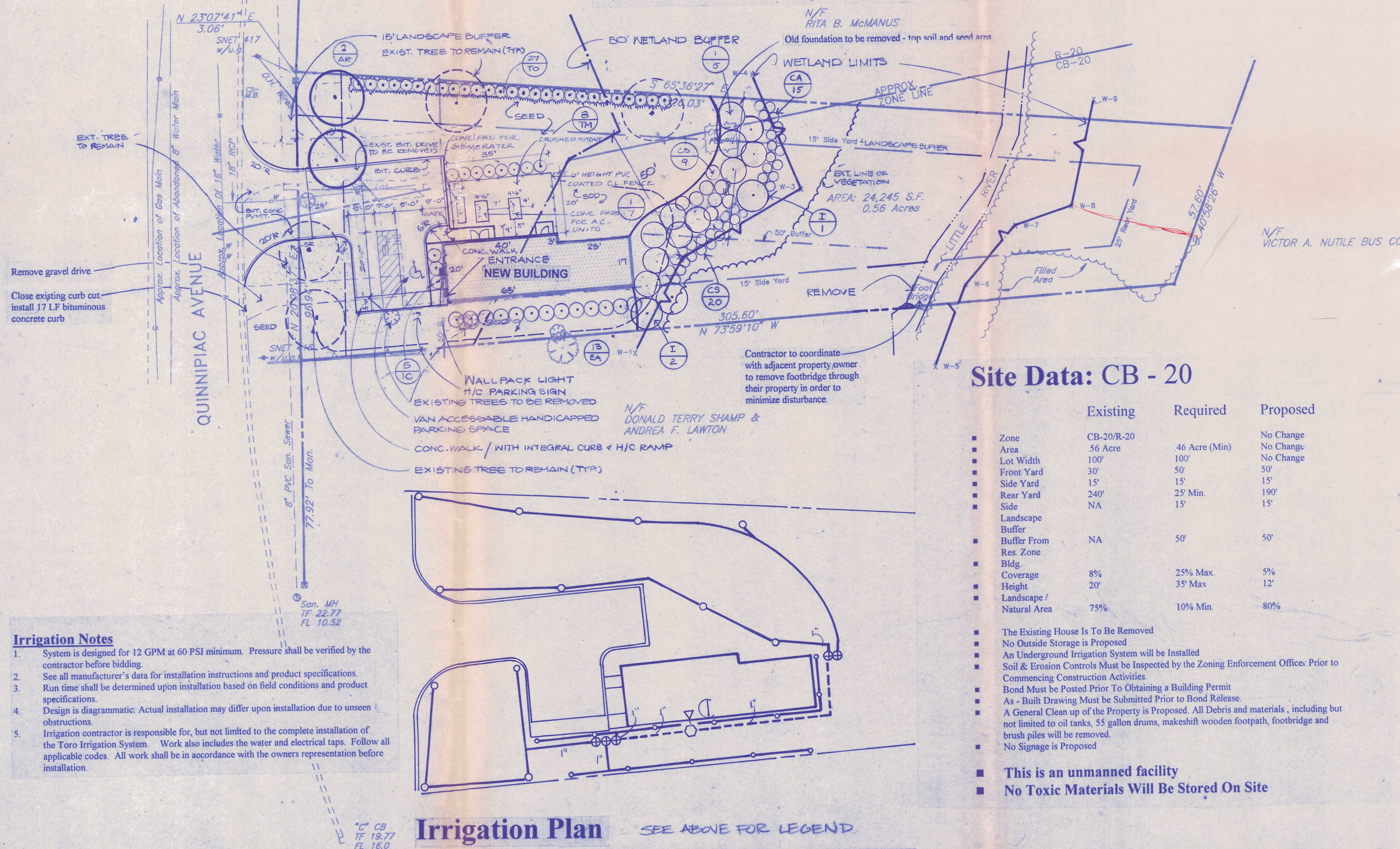
Main line (CL 200 SW PVC; Trenched 12" - 18" with wire)

Zone pipe (100 PSI poly pulled or trenched 8" - 12")

GENERAL NOTES

- Contractor is required to make a site visit prior to submitting bid.
- All existing site improvements and debris are to be removed and disposed of by the contractor.
- All existing pavement, bituminous or concrete, is to be removed. Bituminous paving and base may be recycled.
- The contractor shall comply with all state, local and federal regulations.
- Contractor shall protect all existing trees scheduled to remain.
- Contractor to secure all necessary trade permits.
- No construction materials shall be stored within dripline of existing trees to remain.

Owner revisions after P & Z, Wetland Commission approval - generator & condenser pads added. The proposed facility will be serviced by city water and sanitary sewer.



Site Data: CB - 20

	Existing	Required	Proposed
Zone	CB-20/R-20		No Change
Area	.56 Acre	46 Acre (Min)	No Change
Lot Width	100'	100'	No Change
Front Yard	30'	50'	50'
Side Yard	15'	15'	15'
Rear Yard	240'	25' Min.	190'
Side	NA	15'	15'
Landscape Buffer			
Buffer From Res. Zone	NA	50'	50'
Bldg. Coverage	8%	25% Max.	5%
Height	20'	35' Max	12'
Landscape / Natural Area	75%	10% Min.	80%

- The Existing House Is To Be Removed
- No Outside Storage is Proposed
- An Underground Irrigation System will be Installed
- Soil & Erosion Controls Must be Inspected by the Zoning Enforcement Office: Prior to Commencing Construction Activities.
- Bond Must be Posted Prior To Obtaining a Building Permit
- As - Built Drawing Must be Submitted Prior to Bond Release.
- A General Clean up of the Property is Proposed. All Debris and materials, including but not limited to oil tanks, 55 gallon drums, makeshift wooden footpath, footbridge and brush piles will be removed.
- No Signage is Proposed

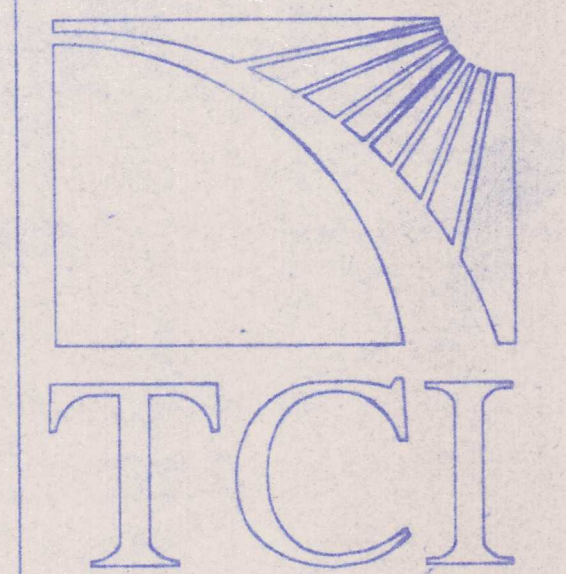
- This is an unmanned facility
- No Toxic Materials Will Be Stored On Site

Irrigation Notes

- System is designed for 12 GPM at 60 PSI minimum. Pressure shall be verified by the contractor before bidding.
- See all manufacturer's data for installation instructions and product specifications.
- Run time shall be determined upon installation based on field conditions and product specifications.
- Design is diagrammatic: Actual installation may differ upon installation due to unseen obstructions.
- Irrigation contractor is responsible for, but not limited to the complete installation of the Toro Irrigation System. Work also includes the water and electrical taps. Follow all applicable codes. All work shall be in accordance with the owners representation before installation.

Irrigation Plan

SEE ABOVE FOR LEGEND



70 DESIGN

Site Design
Landscape
Architecture
Development
Consulting

W. Philippe Barlow
A.S.L.A.

88 Arbor Street
Hartford, CT.
06105
860-231-8308

New 1,225 SF
One Story Building

TCI Cablevision
125 Quinpiac Ave.
North Haven, CT



Scale: 1 inch = 20 feet

SITE PLAN

DATE: Feb. 26, 1996
Drawn By: MGS
Design By: P.B.

Rev. - Staff Comments 1 April 1996
JMA-ADD PADS 16 MAY 96

L-1
of 3

196-6 - Permit to conduct regulated activity, significant impact and site plan referral.