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DESCRIPTION	DATE	BY

LAYOUT AND LANDSCAPING
 REDEVELOPMENT OF NEW BRITAIN HERALD BUILDING
 1 HERALD SQUARE & 60 CHESTNUT STREET
 NEW BRITAIN, CONNECTICUT

KMT DESIGNED	KMT DRAWN	TD CHECKED
SCALE 1"=30'		
DATE MARCH 18, 2016		
PROJECT NO. 5725-01		
SHEET NO. 03 OF 08		

LA

LAYOUT NOTES

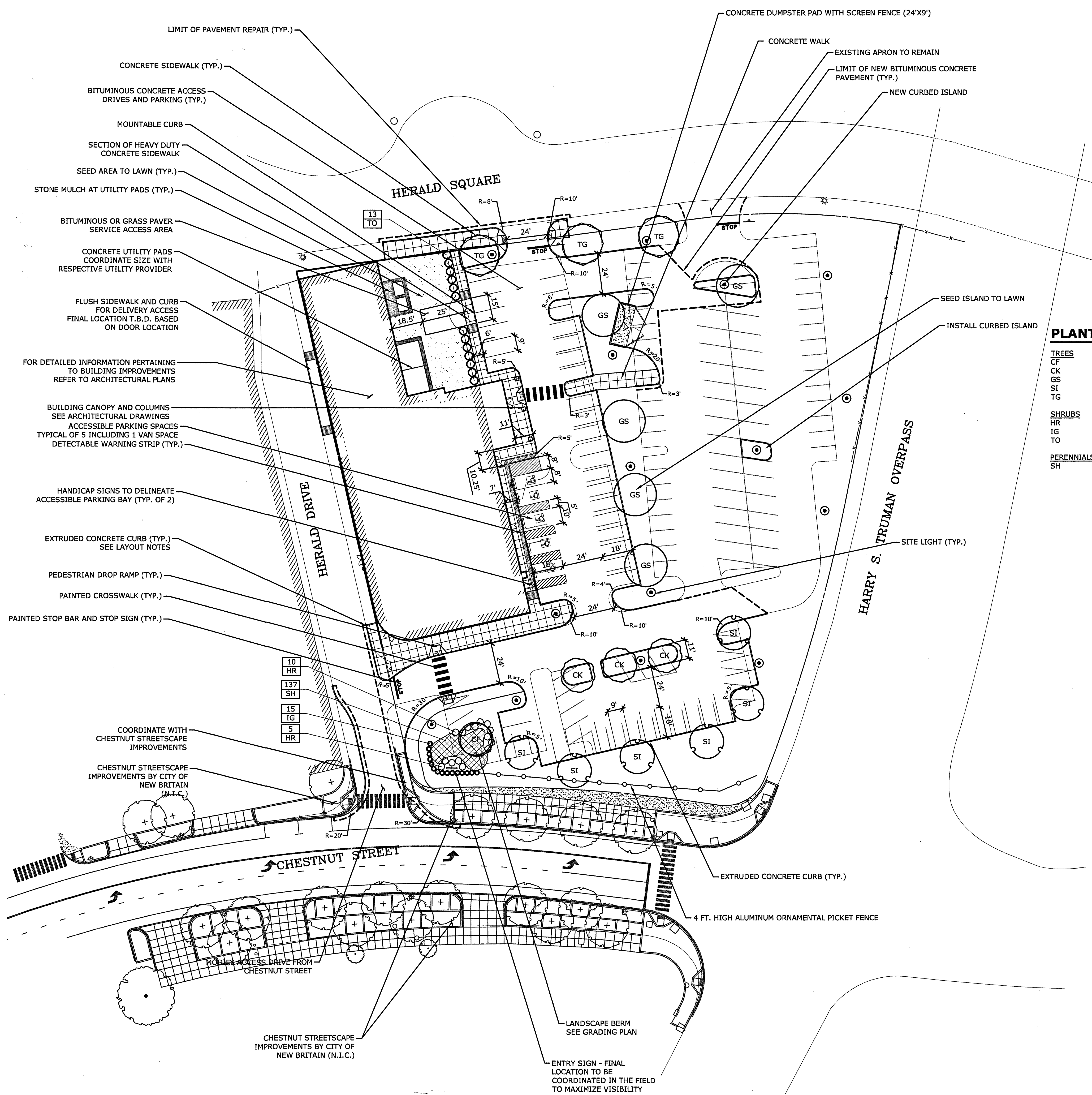
- MILONE AND MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR MAPS AND DATA THAT HAVE BEEN PREPARED AND SUPPLIED BY OTHERS.
- CONCRETE SIDEWALKS SHALL INCORPORATE EXPANSION JOINTS, SCORE JOINTS, AND CONSTRUCTION JOINTS PER THE SPECIFICATIONS AND DETAILS, TYPICALLY NO MORE THAN 144 SQUARE FEET SHALL CONSTITUTE A CONTIGUOUS SLAB. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR JOINTING PERTAINING TO THESE DISCIPLINES.
- 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 BUILDING AND ASSOCIATED ARCHITECTURAL ELEMENTS 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 THE LINE AND GRADE OF THE EXISTING SITE FEATURES.
- 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 BLOOMFIELD 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.
- WHERE CONCRETE WALK AND PAVED DRIVE ARE SPECIFIED TO BE FLUSH, A FLUSH (FULL DEPTH) CONCRETE CURB SHALL ALSO BE INSTALLED.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
CF	1	Cercis canadensis 'Forest Pansy'™	Forest Pansy Redbud	2.0" Cal.	B & B	MULTI-STEM
CK	3	Cornus kousa	Kousa Dogwood	2.0" Cal.		B&B
GS	5	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	3.0" Cal.		B&B
SI	6	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2"-2.5" Cal.		B&B
TG	3	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3"-3.5" Cal.	B & B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
HR	15	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	#3		
IG	15	Ilex crenata 'Green Lustre'	Green Luster Japanese Holly	#3		
TO	13	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5'/6' HT.		FULL & DENSE
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	
SH	137	Sporobolus heterolepis	Prairie Dropseed	#1	24" o.c.	

PLANTING NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
- SEED ALL DISTURBED AREAS TO LAWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL FOR ALL LAWN AREAS.
- ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
- THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF DARK BROWN SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THEN THE ADJACENT PLANTINGS. NO DYED MULCH SHALL BE USED.
- 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, RESETTING 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 IF STAKES ARE USED.



- CONCRETE DUMPSTER PAD WITH SCREEN FENCE (24'X9')
- CONCRETE WALK
- EXISTING APRON TO REMAIN
- LIMIT OF NEW BITUMINOUS CONCRETE PAVEMENT (TYP.)
- NEW CURBED ISLAND
- SEED ISLAND TO LAWN
- INSTALL CURBED ISLAND
- SITE LIGHT (TYP.)
- EXTRUDED CONCRETE CURB (TYP.)
- 4 FT. HIGH ALUMINUM ORNAMENTAL PICKET FENCE
- LANDSCAPE BERM SEE GRADING PLAN
- ENTRY SIGN - FINAL LOCATION TO BE COORDINATED IN THE FIELD TO MAXIMIZE VISIBILITY
- CONCRETE SIDEWALK (TYP.)
- BITUMINOUS CONCRETE ACCESS DRIVES AND PARKING (TYP.)
- MOUNTABLE CURB
- SECTION OF HEAVY DUTY CONCRETE SIDEWALK
- SEED AREA TO LAWN (TYP.)
- STONE MULCH AT UTILITY PADS (TYP.)
- BITUMINOUS OR GRASS PAVER SERVICE ACCESS AREA
- CONCRETE UTILITY PADS COORDINATE SIZE WITH RESPECTIVE UTILITY PROVIDER
- FLUSH SIDEWALK AND CURB FOR DELIVERY ACCESS FINAL LOCATION T.B.D. BASED ON DOOR LOCATION
- FOR DETAILED INFORMATION PERTAINING TO BUILDING IMPROVEMENTS REFER TO ARCHITECTURAL PLANS
- BUILDING CANOPY AND COLUMNS SEE ARCHITECTURAL DRAWINGS
- ACCESSIBLE PARKING SPACES TYPICAL OF 5 INCLUDING 1 VAN SPACE DETECTABLE WARNING STRIP (TYP.)
- HANDICAP SIGNS TO DELINEATE ACCESSIBLE PARKING BAY (TYP. OF 2)
- EXTRUDED CONCRETE CURB (TYP.) SEE LAYOUT NOTES
- PEDESTRIAN DROP RAMP (TYP.)
- PAINTED CROSSWALK (TYP.)
- PAINTED STOP BAR AND STOP SIGN (TYP.)
- COORDINATE WITH CHESTNUT STREETSCAPE IMPROVEMENTS
- CHESTNUT STREETSCAPE IMPROVEMENTS BY CITY OF NEW BRITAIN (N.I.C.)
- CHESTNUT STREETSCAPE IMPROVEMENTS BY CITY OF NEW BRITAIN (N.I.C.)

10 HR
 137 SH
 15 IG
 5 HR