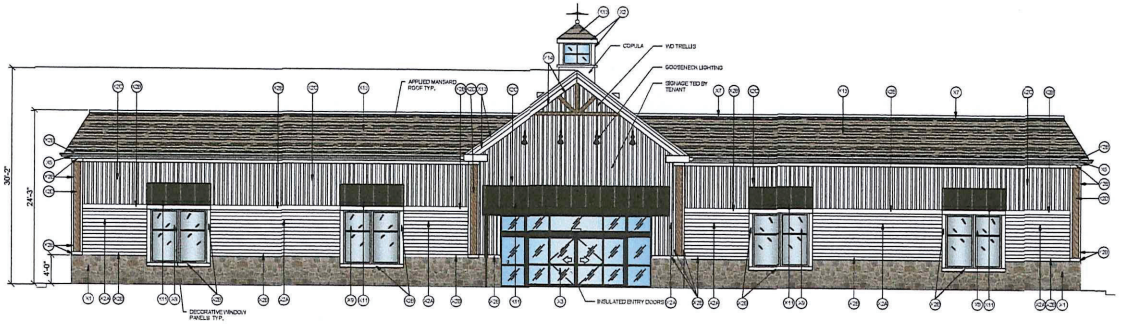
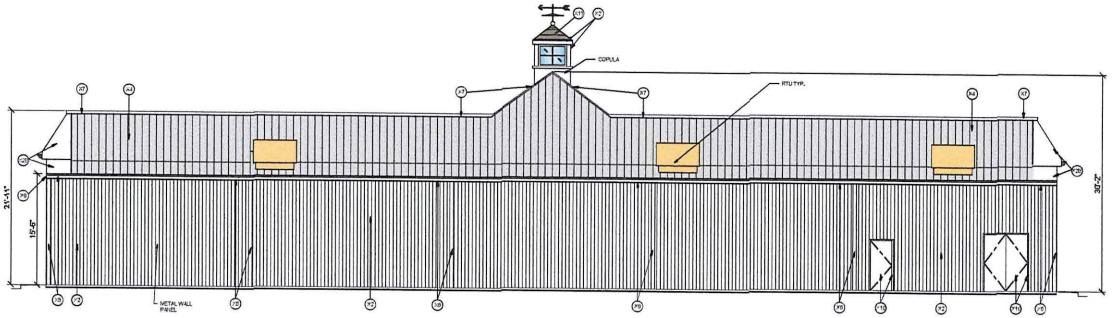
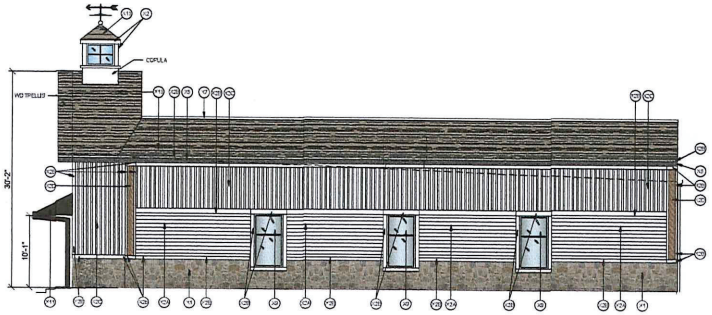


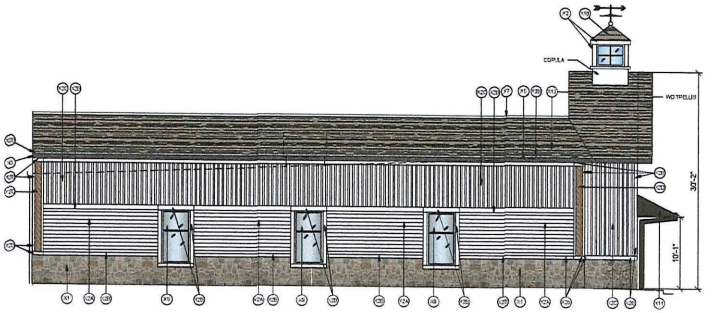
1 PROPOSED FRONT ELEVATION (West Rd)
SCALE: 1/8"-1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 1/8"-1'-0"



3 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8"-1'-0"



4 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/8"-1'-0"

EXTERIOR FINISH SCHEDULE

TAG	MATERIAL/ MFG.	COLOR/ NO.	NOTES
X1	CULTURED STONE WAINSCOT	COLOR: PALISADES	DEL-MAR ANCIENT VILLA LEDGESTONE
X2	STANDARD METAL PANEL	COLOR: POLAR WHITE	FINISH BY PEMB
X2A	HARDIE BOARD	COLOR: ARCTIC WHITE	PRE-FINISHED
X2B	HARDIE TRIM	COLOR: ARCTIC WHITE	PRE-FINISHED
X2C	VERTICAL BATTON HARDIE BOARD	COLOR: ARCTIC WHITE	PRE-FINISHED
X2D	FINISHED PLWD	COLOR: LT BROWN STAIN	PRE-FINISHED WOOD GRAIN
X3	STANDARD ENTRY DOORS	COLOR: DARK BRONZE	PRE-FINISHED
X4	STANDARD METAL ROOF PANEL	COLOR: GALVALUME	FINISH BY PEMB
X5	MTL GUTTERS, DOWNSPOUTS	COLOR: POLAR WHITE	FINISH BY PEMB
X6	MTL GUTTERS, DOWNSPOUTS	COLOR: POLAR WHITE	FINISH BY PEMB
X7	MTL COPING	COLOR: WHITE	FINISH BY PEMB
X8	NOT USED	COLOR: N/A	N/A
X9	SPANDREL STOREFRONT	COLOR: DARK BRONZE	LT GREY FILM
X10	INS DOOR & FRAME	COLOR: TO MATCH (X2)	PAINTED
X11	MTL AWNING	COLOR: DARK BRONZE	FINISH BY PEMB
X12	NOT USED	N/A	N/A
X13	ARCH ASPHALT SHINGLES	COLOR: WEATHERED WOOD	GAF TIMBERLINE
X14	WOOD TRELLIS	COLOR: STAINED TO MATCH (X2D)	6" X 6" WD POST FEILD FABRIACTED

Site Plan Approved 1/27/2025

Ellington, CT Retail Shell
West Rd. (Rt 82) Ellington, CT

Prepared For calito DEVELOPMENT GROUP

Conceptual Elevations
Drawn by: DSG BKA # 222115 Date: 01/10/2025

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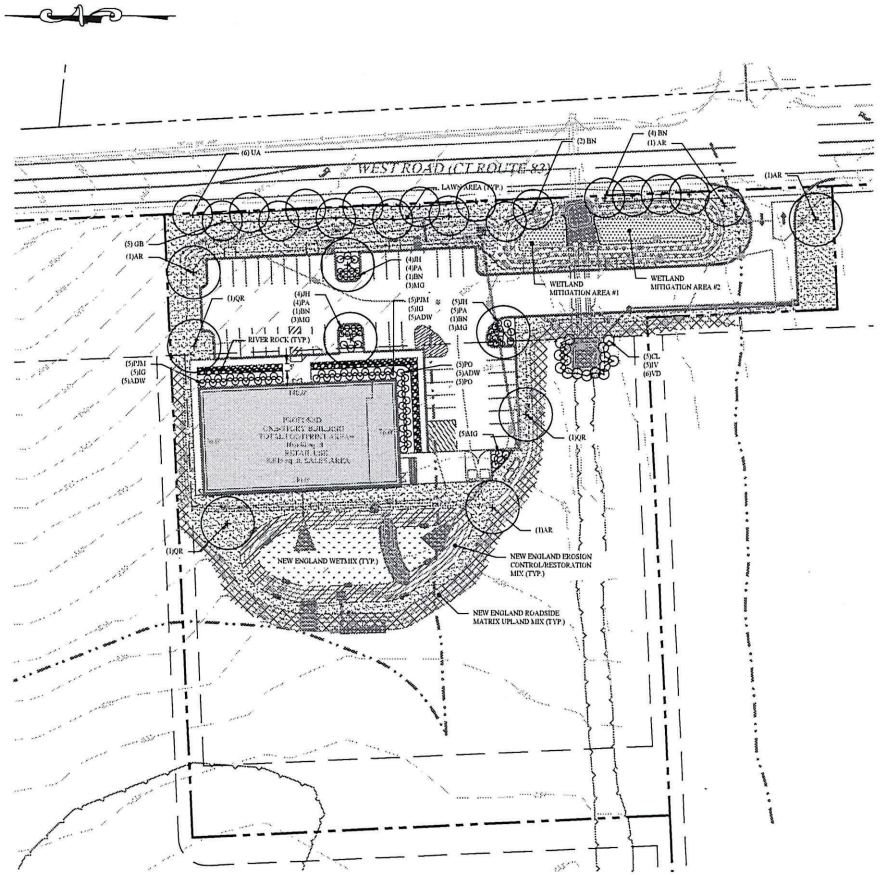


PLANTING NOTES

1. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE. CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
2. ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
3. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
4. CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
5. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE TO VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
8. NOTIFY OWNER OR LANDSCAPE DESIGNER 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION.
9. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
11. CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS ANY DAMAGE TO EXISTING FACILITIES, UTILITIES OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
12. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND/OR LANDSCAPE DESIGNERS APPROVAL.
13. VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
14. THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW AND APPROVE MATERIALS PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 2004) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE DESIGNER DURING, AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
16. WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST & THE PLAN, USE THE QUANTITIES FROM THE PLAN.
17. PERENNIALS, GROUNDCOVERS & GRASSES TO BE FIELD LOCATED BY LANDSCAPE DESIGNER. COORDINATE TO NOTIFY LANDSCAPE DESIGNER AT LEAST 72 HOURS IN ADVANCE OF EXPECTED INSTALLATION DATE ON THAT DATE ALL BEDS SHALL BE PREPARED & ALL PLANT MATERIAL SHALL BE ON SITE.
18. PROVIDE A MINIMUM 6" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR LANDSCAPE DESIGNER APPROVAL PRIOR TO DELIVERING TO SITE.
19. MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A 3" MINIMUM OF DOUBLE SHREDDED CEDAR BARK MULCH. SAMPLE TO BE SUBMITTED TO LANDSCAPE DESIGNER FOR APPROVAL.
20. ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.

PLANTING SOIL NOTES

1. ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE.
2. PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS:
   3 PARTS SCREED TOPSOIL
   1 PART CLEAN WASHED COARSE SAND
   1 PART PEAT HUMUS
   5 LBS. SUPER PHOSPHATE PER CUBIC YARD OF MIX
3. MYCORRHIZAL INNOCULANT TO BE MYCOR TREE SAVER TRANSPLANT BY PLANT HEALTH CARE, INC. (1-866-41-MYCO) OR APPROVED EQUAL.
4. TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL.
5. SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
6. TOPSOIL MIX SHALL INCLUDE:
   3 PARTS SCREENED TOPSOIL
   1 PART SAND
   1 PART HUMUS
   5 LBS. SUPER PHOSPHATE PER CU. YD. OF MIX
7. TOPSOIL:
   A. PROVIDE A NATURAL, FERTILE, FRIABLE NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEOUS MATTER.
   B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.
   C. MECHANICAL ANALYSIS

SCREEN SIZE	% BY WEIGHT PASSING
1"	100
1/4"	97 - 100
NO. 200	20 - 65

   D. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL-TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL.
   E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH. RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENT AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJOINING LOT LINE
- LIMIT OF WETLANDS
- 100 YEAR FLOOD HAZARD AREA
- OVERSTORY TREE
- SHRUBS & GROUNDCOVER
- LAWN
- NEW ENGLAND ROADSIDE MATRIX UPLAND MIX
- NEW ENGLAND EROSION CONTROL/RESTORATION NO MOW MIX
- NEW ENGLAND WETMIX
- WETLAND MITIGATION PLANTINGS
- NEW ENGLAND CONSERVATION / WILDLIFE MIX
- RIVER ROCK

GENERAL NOTES

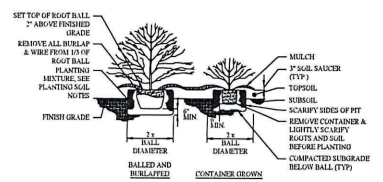
1. ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF ELLINGTON, CONNECTICUT AND THE STATE OF CONNECTICUT FOR THIS PROJECT.
2. EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN TITLED "ZONING IMPROVEMENT LOCATION SURVEY-PROPOSED 175 WEST ROAD", SCALE 1"=40', PREPARED BY HALLSEY, PEARSON, AND CASSIDY.

PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
TREES						
AR	3	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	B&B	2 1/2" - 3" CAL	FULL, EXTRA HEAVY
BN	7	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B&B	2 1/2" - 3" CAL	SINGLE STEM
GB	5	GINKO BI OBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	B&B	2 1/2" - 3" CAL	FULL, EXTRA HEAVY
QR	4	QUERCUS RUBRA	RED OAK	B&B	2 1/2" - 3" CAL	FULL, EXTRA HEAVY
UA	6	ULMAS AMERICANA 'PRINCETON'	PRINCETON ELM	B&B	2 1/2" - 3" CAL	FULL, EXTRA HEAVY
UPLAND SHRUBS						
ADW	15	RHODODENDRON 'DELEWARE WHITE'	DELEWARE WHITE AZALEA	CONT	30-36" HT	
IG	19	ILEX GLABRA 'SHAMROCK'	INKBERRY HOLLY 'SHAMROCK'	CONT	30-36" HT	FULL, EXTRA HEAVY
PO	10	PHYSOCARPUS OPULIFOLIUS	COMMON NINEBARK	CONT	30-36" HT	FULL, EXTRA HEAVY
PJM	10	PJM RHODODENDRON 'ELITE STAR'	PJM RHODODENDRON 'ELITE STAR'	CONT	30-36" HT	FULL, EXTRA HEAVY
GRASSES / GROUNDCOVER / PERENNIALS						
JH	13	JUNIPERUS HORIZONTALIS	HETZICOLUMNARIS CHINESE JUNIPER	CONT	3 GAL	FULL, EXTRA HEAVY
MG	14	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	CONT	3 GAL	FULL, EXTRA HEAVY
PA	13	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	CONT	3 GAL	FULL, EXTRA HEAVY
WETLAND TREES AND SHRUBS						
AM	3	AMELANCHER CANADENSIS	SHADBLOW SERVICEBERRY	CONT	6' HT	FULL, EXTRA HEAVY
CA	65	CAREX STRICTA	TUSSOCK SEDGE	CONT	1 GAL	FULL, EXTRA HEAVY
CL	5	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	CONT	30" HT	FULL, EXTRA HEAVY
IV	6	ILEX VERTICILLATA	WINTERBERRY	CONT	5 GAL	FULL, EXTRA HEAVY
VD	6	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	CONT	5 GAL	FULL, EXTRA HEAVY
SEED MIXES						
LAWN: PENNINGTON SMART SEED SUN AND SHADE						
APPLICATION RATE NEW LAWNS: 9 LB/1,000 S.F.						
NEW ENGLAND ROADSIDE MATRIX UPLAND MIX (NEW ENGLAND WETLAND PLANTS, INC.)						
APPLICATION RATE: 1 LB/1,250 S.F.						
NEW ENGLAND EROSION CONTROL/RESTORATION MIX (NEW ENGLAND WETLAND PLANTS, INC.)						
APPLICATION RATE NEW LAWNS: 9 LB/1,000 S.F.						
NEW ENGLAND CONSERVATION / WILDLIFE MIX (NEW ENGLAND WETLAND PLANTS, INC.)						
APPLICATION RATE: 1 LB/1,450 S.F.						

WETLAND MITIGATION PLANTING SCHEDULE

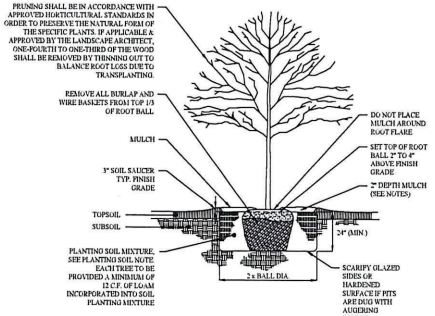
WETLAND MITIGATION AREAS #1 & #2 (2,150 S.F.)						
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SPACING	COMMENTS
	50	ACORUS AMERICANA	SWEETFLAG	2" PLUGS	2' O.C. MINIMUM	WETLAND PLANT
	50	ASCLEPIAS INCARNATA	SWAMP MILKWEED	2" PLUGS	2' O.C. MINIMUM	WETLAND PLANT
	50	CALTHA PALUSTRIS	MARSH MARIGOLD	2" PLUGS	2' O.C. MINIMUM	WETLAND PLANT
	50	CAREX LURIDA	LURID SEDGE	2" PLUGS	2' O.C. MINIMUM	WETLAND PLANT
	50	CARFX STRICTA	TUSSOCK SEDGE	2" PLUGS	2' O.C. MINIMUM	WETLAND PLANT
	160	EUPATORIUM PERFOLIATUM	BONESET	2" PLUGS	2' O.C. MINIMUM	WETLAND PLANT
	50	JUNCUS EFFUSES	SOFT RUSH	2" PLUGS	2' O.C. MINIMUM	WETLAND PLANT
	100	IRIS VERSICOLOR	BLUE FLAG IRIS	2" PLUGS	2' O.C. MINIMUM	WETLAND PLANT
	160	LOBELIA SIPHILITICA	GREAT BLUE LOBELIA	2" PLUGS	2' O.C. MINIMUM	WETLAND PLANT
	100	MIMULUS RINGENS	MONKEY-FLOWER	2" PLUGS	2' O.C. MINIMUM	WETLAND PLANT
SEED MIXES						
NEW ENGLAND CONSERVATION / WILDLIFE MIX						
APPLICATION RATE: 1 LB/1,750 S.F.						



NOTE
1. IN AREAS OF MASS PLANTING, CONTINUOUSLY EXCAVATE AND MULCH ENTIRE BED.
2. VERIFY THAT ALL PLANT PITS ARE FREE DRAINING. NOTIFY LANDSCAPE ARCHITECT IF PITS ARE NOT FREE DRAINING.
3. PRUNE, DEAD, DEFORMED, OR BROKEN BRANCHES.

SHRUB PLANTING

SCALE: NTS



DECIDUOUS TREE PLANTING

SCALE: NTS

Rev. #	Date	Description
1	12/16/2024	Response To Comments

Graphic Scale: 40 0 40 80

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Drawn By: JJS
Checked By: MFB
Approved By: KMH
Project #: 24112401
Plan Date: 09/18/24
Scale: 1" = 40'

Mary Blackburn, P.L.A.
CT 1499

Project:
PROPOSED DEVELOPMENT
WEST ROAD
ELLINGTON, CT

Sheet Title:
LANDSCAPE PLAN

Sheet #:
2.61

Dec 18, 2024 - 12:29pm mmoore
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