

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
GT	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE'	SKYCOLE THORNLESS HONEYLOCUST	3	2.5-3" CAL
QR	QUERCUS RUBRA	RED OAK	2	2.5-3" CAL
SHRUBS				
AB	AZALEA BIXBY	AZALEA BIXBY	3	18-24"
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	5	3 GAL
HQ	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	2	10 GAL
HM	HYDRANGEA MACROPHYLLA 'RIO'	CITYLINE RIO HYDRANGEA	6	5 GAL
IC	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	4	5 GAL
RM	RHODODENDRON 'PJM COMPACTA'	PJM RHODODENDRON (LAVENDER)	4	3 GAL
JH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	6	3 GAL
PERENNIALS/GRASSES/GROUNDCOVERS				
HV	HEMEROCALLIS SP.	DAYLILY	11	1 GAL

PLANTING NOTES:

- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO A.A.N. STANDARD.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE BY THE CONTRACTOR FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE MOVED WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
- TREES SHALL NOT BE STAKED UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGED MATERIAL AT HIS OWN EXPENSE. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 PRIOR TO CONSTRUCTION.
- ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" DEEP. ALL SOD AND HYDROSEED AREAS SHALL HAVE A MINIMUM TOPSOIL BED OF 6".
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- FOR PLANTING SOIL MIX, SEE SPECIFICATIONS.
- ALL EXISTING RILL, GULLY OR CHANNEL EROSION SHALL BE FILLED WITH APPROPRIATE BACKFILL MATERIAL, FINE RAKED, SCARIFIED AND STABILIZED WITH APPROPRIATE VEGETATIVE MATERIAL AND / OR APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES.
- ADJUSTMENTS IN THE LOCATION OF THE PROPOSED PLANT MATERIAL AS A RESULT OF EXISTING VEGETATION TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE REPAIR AND REPLACEMENT OF PLANT MATERIAL, AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.
- PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND / OR LAWN SEEDING OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- UPON COMPLETION OF PLANTING, REMOVE FROM SITE ALL EXCESS SOIL, MULCH, AND MATERIALS AND DEBRIS RESULTING FROM WORK OPERATIONS. CLEAN UP SHOULD BE COMPLETED AT THE END OF EACH WORKING DAY. RESTORE TO ORIGINAL CONDITIONS ALL DAMAGED PAVEMENTS, PLANTING AREAS, STRUCTURES AND LAWN AREAS RESULTING FROM LANDSCAPE OPERATIONS.
- CONTRACTOR TO RESEED ALL DISTURBED AREAS.



Zoning Table of Standards
 392 Washington Street, Middletown, Connecticut
 Zone: Substance Abuse/Mental Health Floating Zone (SMH)
 Underlying Zone: Mixed Use Zone (MX)

	Required	Proposed
Minimum Lot Frontage	75'	100'
Minimum Lot Area	10,000 SF	48,600 SF
Minimum Yard, Front	25'	48'
Minimum Yard, Side	10'	10'
Minimum Yard, Rear	10'	152'
Maximum Structure Height	36' (3 stories)	Existing Building
Maximum Lot Coverage	30%	14.8%

Parking Requirements

	Floor Area (SF) / Doctor & Employees (EA)	Parking Required (Spaces)
Clinics, Medical, or Dental		
One (1) for each two hundred (200) sq. ft. of floor area	7,200 SF	36
One (1) space for each doctor	1 EA	1
One space for each three (3) employees	24 EA	8
Total Parking Required=		45
Total Parking Provided=		45

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ROOT CENTER FOR ADVANCED RECOVERY
LANDSCAPE PLAN
 392 WASHINGTON STREET
 MIDDLETOWN, CONNECTICUT

SCALE: HORIZ.: 1" = 20'
 VERT.: 1" = 20'
 DATUM:
 HORIZ.: 1" = 20'
 VERT.: 1" = 20'
 GRAPHIC SCALE

DESIGNER: [] REVIEWER: []
 DATE: [] No. []

PROJ. No.: 20200586.A10
 DATE: 07/24/2020

LP-101

FOR LAND USE PERMITS ONLY

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