

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	4	2" CAL.
GT	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE'	SKYCOLE THORNLESS HONEYLOCUST	1	3" CAL.
PA	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	1	3" CAL.
QR	QUERCUS RUBRA	RED OAK	4	3" CAL.
SHRUBS				
*AB	AZALEA BIXBY	AZALEA BIXBY	5	3 GAL.
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	1	5 GAL.
AM	ARONIA MELANOCARPA	BLACK CHOKEBERRY	6	3 GAL.
CA	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	9	3 GAL.
CS	CORNUS SERICEA	RED TWIG DOGWOOD	6	3 GAL.
*JC	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT UPRIGHT JUNIPER	3	4-5' HT.
KL	KALMIA LATIFOLIA 'SARAH'	SARAH MOUNTAIN LAUREL	2	5 GAL.
MP	MYRICA PENNSYLVANICA	BAYBERRY	10	5 GAL.
VD	VBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD VIBURNUM	3	3 GAL.
VT	VBURNUM TRILOBUM 'WENTWORTH'	AMERICAN CRANBERRY BUSH	9	5 GAL.
PERENNIALS/GRASSES/GROUNDCOVERS				
*HV	HEMEROCALLIS SP.	DAYLILY	6	1 GAL.
*JH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	6	3 GAL.

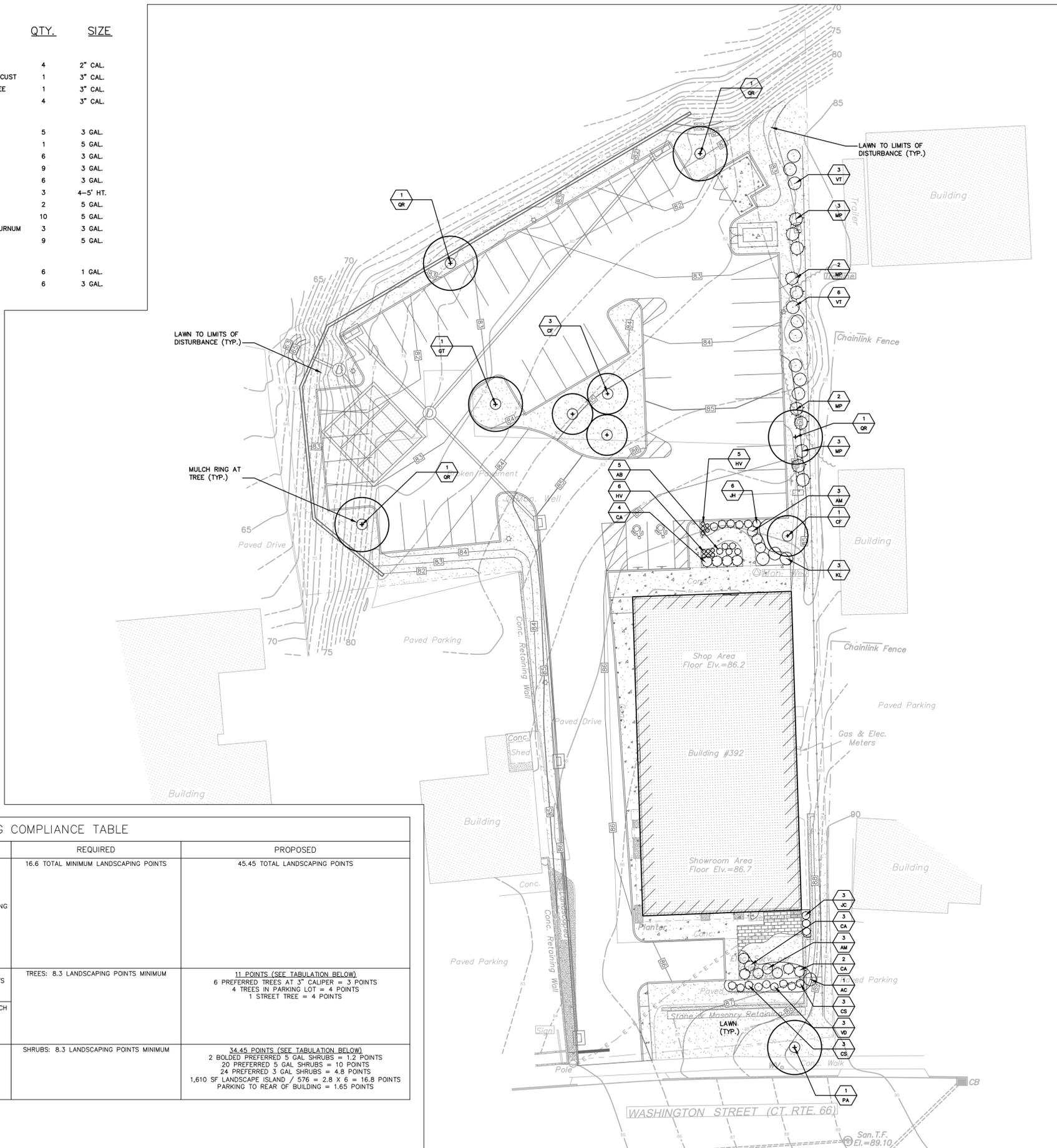
*INDICATES PLANT IS NOT ON PREFERRED SHRUB LIST AND HAS NOT BEEN INCLUDED IN CALCULATION FOR LANDSCAPING POINTS

PLANTING NOTES:

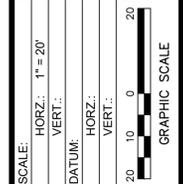
- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO A.A.N. STANDARD.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED 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 CONTRACTORS 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 COMPLIANCE TABLE

SECTION	DESCRIPTION	REQUIRED	PROPOSED
3 - CALCULATING MINIMUM LANDSCAPING POINTS THRESHOLD	NUMBER OF PARKING SPACES 44 X 500 = 22,000 PARKING ADJUSTMENT S.F. OF DEVELOPMENT AREA 48,599 - 22,000 PARKING ADJUSTMENT = 26,599 X 0.0005 = 13.3 AREA POINTS MIN. NUMBER OF PARKING SPACES 44 X 0.075 = 3.3 PARKING MINIMUM POINTS 0 PARKING SPACES OVER MINIMUM REQUIRED 13.3 AREA POINTS + 3.3 PARKING MINIMUM POINTS + 0 EXCESS POINTS = 16.6 TOTAL MINIMUM THRESHOLD	16.6 TOTAL MINIMUM LANDSCAPING POINTS	45.45 TOTAL LANDSCAPING POINTS
3 - CALCULATING MINIMUM LANDSCAPING POINTS THRESHOLD	PERCENTAGE OF POINTS ACCUMULATED FROM TREES SHOULD BE AT LEAST 50% OF THE MINIMUM THRESHOLD TOTAL POINTS REQUIRED	TREES: 8.3 LANDSCAPING POINTS MINIMUM	11 POINTS (SEE TABULATION BELOW) 6 PREFERRED TREES AT 3" CALIPER = 3 POINTS 4 TREES IN PARKING LOT = 4 POINTS 1 STREET TREE = 4 POINTS
4 - POINTS TREES	BOLDED PREFERRED TREES AT 3" CALIPER = 0.5 POINTS EACH BONUS POINTS, TREE IN PARKING LOT: 1 POINT EACH BONUS POINTS, STREET TREE: 3 POINTS EACH		
4 - POINTS SHRUBS	BOLDED PREFERRED 5 GALLON = 0.6 POINTS EACH PREFERRED 5 GALLON = 0.5 POINTS EACH PREFERRED 3 GALLON = 0.2 POINTS EACH BONUS POINTS, EVERY 576 SF LANDSCAPED ISLAND = 6 POINTS BONUS POINTS, 75% OF PARKING TO REAR OF BUILDING = 3.3/2 = 1.65 POINTS	SHRUBS: 8.3 LANDSCAPING POINTS MINIMUM	34.45 POINTS (SEE TABULATION BELOW) 2 BOLDED PREFERRED 5 GAL SHRUBS = 1.2 POINTS 20 PREFERRED 5 GAL SHRUBS = 10 POINTS 24 PREFERRED 3 GAL SHRUBS = 4.8 POINTS 1,610 SF LANDSCAPE ISLAND / 576 = 2.8 X 6 = 16.8 POINTS PARKING TO REAR OF BUILDING = 1.65 POINTS



No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.	9/2/2020	RESPONSE TO CITY STAFF COMMENTS	GW	REB
2.	9/16/2020	RESPONSE TO CITY STAFF COMMENTS	GW	REB



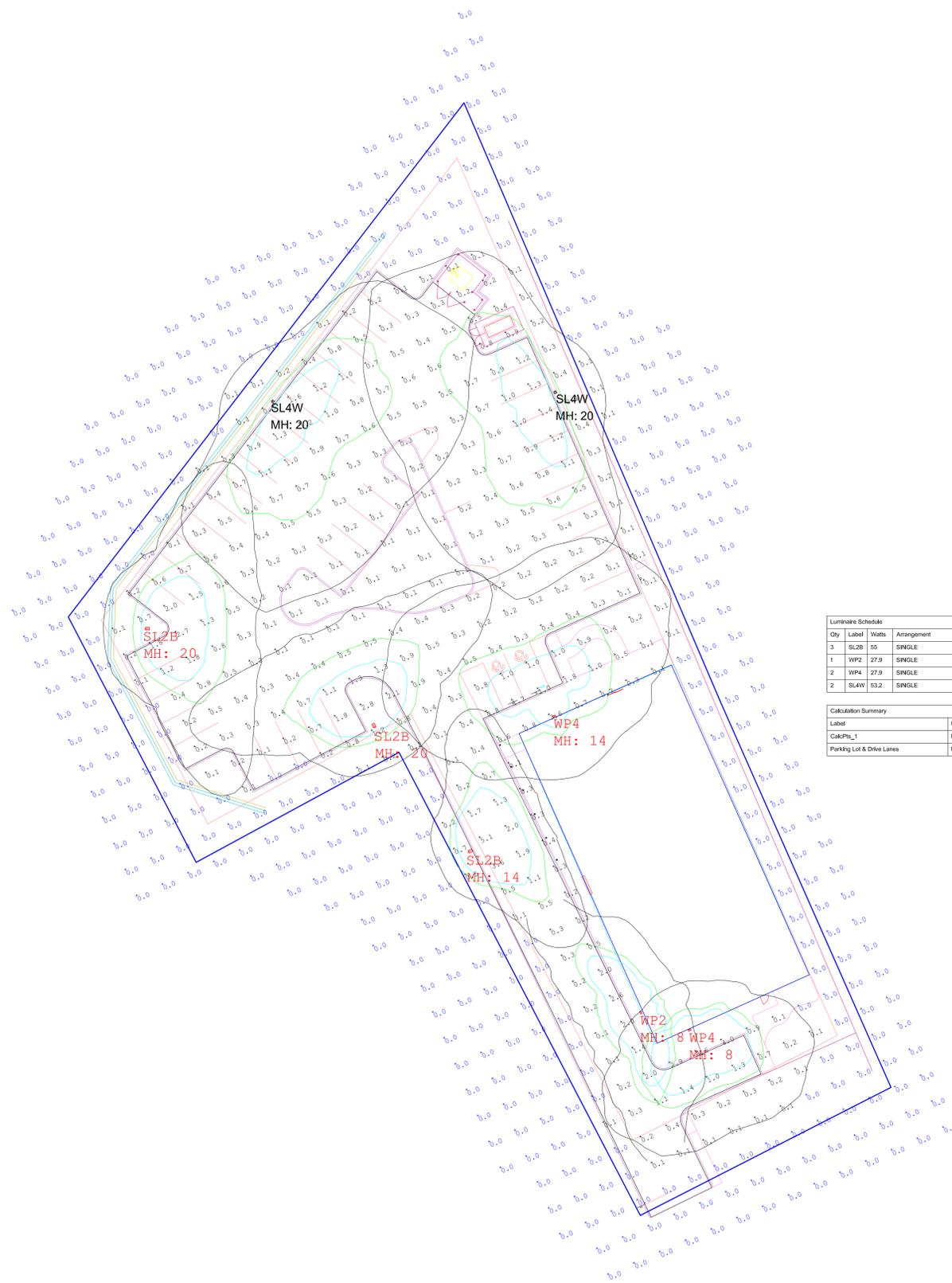
FUSS & O'NEILL
 146 HARTFORD ROAD
 HARTFORD, CONNECTICUT 06180
 860.646.2460
 www.fandoo.com

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

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

LP-101

FOR LAND USE PERMITS ONLY



Qty	Label	Watts	Arrangement	LLF	Description
3	SL2B	55	SINGLE	0.900	Beacon VP-S-24L-65-3K7-4W-UNV-A-xx / HSS/VP-S1270-FB / Mid to 20ft Pole
1	WP2	27.9	SINGLE	0.900	Hubbell LNC3-24L3K-035-2-U-xx
2	WP4	27.9	SINGLE	0.900	Hubbell LNC3-24L3K-035-4-U-xx
2	SL4W	53.2	SINGLE	0.900	Beacon VP-S-24L-65-3K7-4W-BG / Mid to 20ft Pole

Label	Dir	Avg	Max	Min	Avg/Min	Max/Min
CalcPnts_1	Fc	0.26	5.1	0.0	N.A.	N.A.
Parking Lot & Drive Lanes	Fc	0.57	5.1	0.0	N.A.	N.A.

Project: RCA Middletown		Detail: Photometric Calculation	
Contact: Liza Tuttle Specification Sales (860) 751-4388 ltuttle@illuminate.com	Date: --- Revision: --- Scale: N.T.S. Drawn By: LT		
 44 Sixth Road Woburn, MA 01801 (781) 935-8500 333 Pleasant Valley Road South Windsor, CT 06074 (860) 282-0597		Drawing Number: <h1>L-1</h1> Sheet 1 of 1	