



**RECOMMENDED STREET TREES**

- ACER SACCHARUM**  
**CERDOPHYLLUM**  
**GINKGO BILOBA MALE**  
**OLEDTISIA TRI INERMIS THORNLESS**  
**LIQUIDAMBAR STYRACIFLUA**  
**FRAXINUS VIRGINIANA**  
**PLATANUS ACERIFOLIA**  
**\*PRUNUS SEROTINA**  
**\*PYRUS C. BRADFORD**  
**\*PYRUS CALLERYANA**  
**QUERCUS BOREALIS**  
**QUERCUS PALUSTRIS**  
**QUERCUS CORDATA**  
**TILIA TOMENTOSA**

- SUGAR MAPLE**  
**JAPONICUM KATSURA TREE**  
**MALE GINKGO**  
**HONEYLOCUST**  
**SWEETGUM**  
**TULIPTREE**  
**LONDON PLANE**  
**BLACK CHERRY**  
**BRADFORD PEAR**  
**CHANTICLEER PEAR**  
**RED OAK**  
**PIN OAK**  
**LITTLE LEAF LINDEN**  
**SILVER LINDEN**

**LANDSCAPING CHART**

**STREET TREES**  
 STREET TREES ARE REQUIRED ALONG ALL PUBLIC WAYS, NOT LESS THAN TWO PER EVERY 50 FEET OF FRONTAGE, OR PORTION THEREOF. SPECIES MUST BE FROM SECTION 4-07 OF THE SUBDIVISION REGULATIONS.

**4-07 STREET TREES**  
 THE DEVELOPER SHALL LEAVE NOT LESS THAN TWO NATURALLY GROWING TREES HAVING 3 INCH CALIPER IN THE FRONT YARD OF EACH LOT OR SHALL PLANT ONE TREE FOR EVERY 50 FEET OF LOT FRONTAGE OR FRACTION THEREOF, BUT NO LESS THAN TWO TREES FROM THE SUGGESTED STREET TREE LIST WITH 3 INCH CALIPER IN THE FRONT YARD OF EACH LOT. THESE SHALL BE LOCATED A MINIMUM OF 10 FEET FROM THE STREET LINE TO A MAXIMUM OF 30 FEET FROM THE STREET LINE. STRAIGHT ROWS AND THE USE OF ONLY ONE VARIETY ARE TO BE AVOIDED, THE INTENT BEING TO CREATE A NATURAL MIXTURE OF APPROPRIATE SPECIES.

**SUGGESTED STREET TREE LIST**

**LANDSCAPE NOTES**

- ALL PLANTS SHALL BE OF FIRST CLASS QUALITY AND SHALL MEET THE REQUIREMENTS OF THE PLANT LIST. PLANTS SHALL BE SUBJECT TO INSPECTION AND REJECTION BY THE OWNER AND/OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS APPROVED.
- SHRUBS SHALL BE SET IN BEDS WITH TOPSOIL 12" BELOW AND AROUND EACH SHRUB. SET SHRUBS UPRIGHT IN CENTER OF EACH PIT AND AT A DEPTH SO THAT THE FINISHED GRADE IS LEVEL AT THE PLANT. AFTER SETTLEMENT THE GRADE WILL BE THE SAME AS THE GENERAL LEVEL OF THE PLANT BED AND AT THE HEIGHT AS WHEN GROWING. WATER, BACKFILL, PUDDLE AND TAMP IN THE ACCEPTED APPROVED MANNER TO COMPLETE PLANTING. SHAPE AND PRUNE OUT ALL DEAD TWIGS.
- INSTALL SHREDDED BARK MULCH AND STONE MULCH TO DEPTH OF 3". STONE MULCH TO BE USED IN ALL ISLANDS. MULCH TO BE APPROVED BEFORE INSTALLATION.
- BARE AND DISTURBED AREAS SHALL BE SEED, IF NOT NOTED FOR TURF. PREPARE, SCARIFY AND APPLY SEED IN APPROVED MANNER.
- ALL PLANTINGS INCLUDING SEED MIXES SHALL BE NATIVE.
- ALL NEW WATER QUALITY BASINS SHALL INCORPORATE NON-INVASIVE NATIVE PLANTINGS.

**CONIFEROUS TREE PLANTINGS**

PLANTING LIST SYMBOL	QUAN.	NAME	SIZE
N.T.S.			

**DECIDUOUS TREE PLANTINGS**

PLANTING LIST SYMBOL	QUAN.	NAME	SIZE
N.T.S.			

**SHRUB PLANTINGS**

PLANTING LIST SYMBOL	QUAN.	NAME	SIZE
Az	15	Az WHITE GUMPO AZALEA Azalea 'Gumpo Rose'	12"-15"
Rh	15	Rh RHODODENDRON GRANDIFLORUM Rhododendron catawbiense	15"-18"
Kl	15	Kl MOUNTAIN LAUREL Kalmia latifolia	3'-4'
R	15	R KNOCK OUT ROSES	18"-24"

**Disclaimer:**  
 The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7:	
REVISION-6:	
REVISION-5:	
REVISION-4:	
REVISION-3:	
REVISION-2:	4/28/21 - TOWN COMMENTS
REVISION-1:	3/25/21 - REVISIONS
PROJECT:	215701-FRAGOLA
DB:DH	SR:AQ DR:SB

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**SITE LANDSCAPING PLAN**

for  
**LANING OAKS**  
 AN AGE RESTRICTED  
 8-30g AFFORDABLE  
 HOUSING PLAN FOR  
 FRANK & MARY  
 FRAGOLA

295 LANING STREET  
 SOUTHTONING, CT

SCALE: 1" = 40'  
 DATE: DECEMBER 22, 2020

HALF	ONE INCH	TWO INCH
INCHES ON ORIGINAL		

KJA FILE NO.:  
**215-701**

DRAWING NO.:  
**S-2**