

PLANT SCHEDULE

ORNAMENTAL TREES	COMMON NAME	SIZE	CONT.
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	8' / 10' HT.	B&B
CERCIS CANADENSIS	EASTERN REDBUD	7' / 8' HT.	B&B
CORNUS FLORIDA	DOGWOOD	8' / 10' HT.	B&B

SHADE TREES	COMMON NAME	SIZE	CONT.
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3.0" CAL.	B&B
BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	3.0" CAL.	B&B
CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	3.0" CAL.	B&B
ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3.0" CAL.	B&B

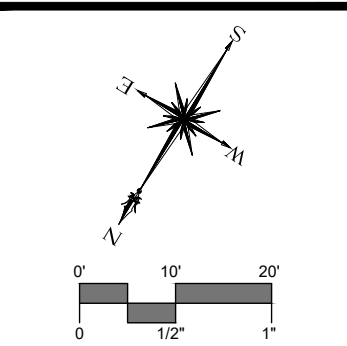
SHRUBS/GRASSES	COMMON NAME	SIZE	CONT.
HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	CONT.	#5
ILEX GLABRA 'GEM BOX'	GEM BOX INKBERRY HOLLY	CONT.	#5
ILEX VERTICILLATA	WINTERBERRY	CONT.	#5
LINDERA BENZOIN	SPICEBUSH	CONT.	#5
PANICUM VIRGATUM 'RUBY RIBBONS'	RUBY RIBBONS SWITCH GRASS	CONT.	#1
SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	CONT.	#1

PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. SEED ALL DISTURBED AREAS TO LAWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL, AS SPECIFIED, FOR ALL LAWN AREAS. AS NOTED ON THE DETAILS, SUBGRADE BENEATH PROPOSED LAWN AREAS SHALL BE LOOSENEED OR SCARIFIED TO A MINIMUM DEPTH OF 24 INCHES.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDED BARK MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THAN THE ADJACENT PLANTINGS. NO DYED MULCH.
5. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
6. 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.
7. 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.
8. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AT THE END OF THE WARRANTY PERIOD. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTling PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
9. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
10. CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.
11. TAKE NOTE TO PROTECT ROOT ZONES OF EXISTING TREES ROOT ZONES DURING CONSTRUCTION AS SHOWN ON PLANS.

LANDSCAPE NOTES

1. EXISTING LANDSCAPING AT STRUCTURES SHALL BE REMOVED, INCLUDING ROOTS, BY MECHANICAL METHODS.



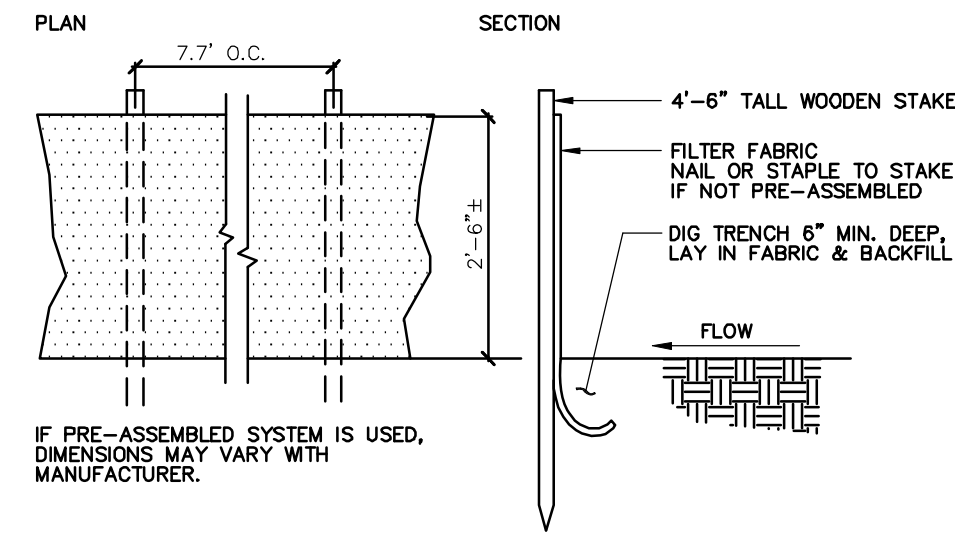
DESCRIPTION	DATE	BY

SITE PLAN - LANDSCAPING
RESIDENTIAL SITE IMPROVEMENTS
 25 HOLCOMB STREET
 SIMSBURY, CT

MA	PJP	MA
DESIGNED	DRAWN	CHECKED
SCALE: 1"=20'		
DATE: DECEMBER 1, 2023		
PROJECT NO: 141.17126.00005		
SHEET NO: LS		

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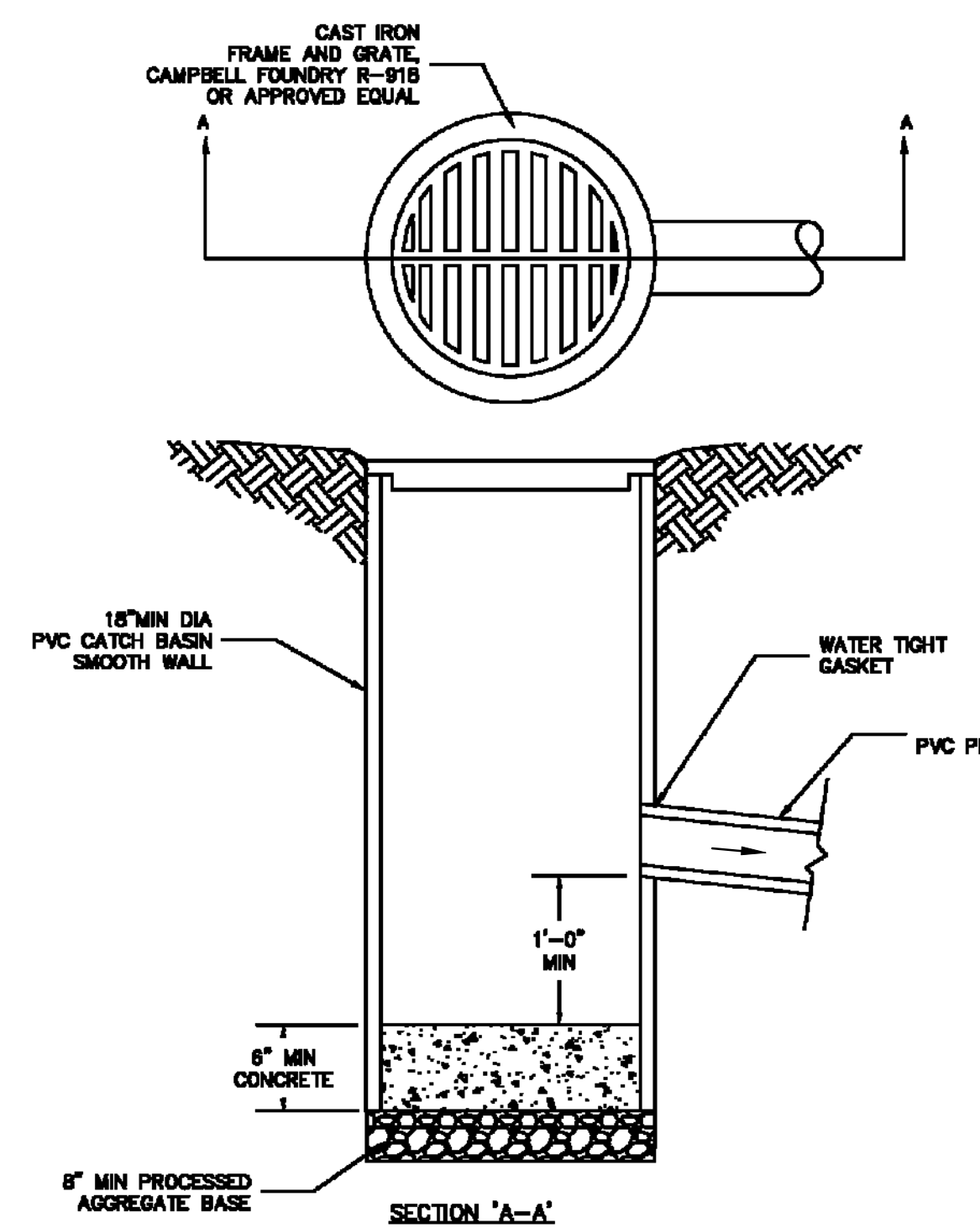


SEPTIC SYSTEM NOTES:

1. SEPTIC SYSTEM INSTALLATION IS RESTRICTED TO THE DRY TIME OF THE YEAR OR WHEN THE MOISTURE CONTENT OF THE SOIL IS VERY LOW. THE HEALTH DEPARTMENT AND/OR THE DESIGN ENGINEER WILL MAKE THIS DECISION.
2. THERE SHALL BE NO CONSTRUCTION EQUIPMENT IN THE AREA OF THE SEPTIC SYSTEM EXCEPT FOR THE MINIMUM REQUIRED FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM.
3. SOIL TESTING BY ALFORD ASSOCIATES, INC.
4. THE DESIGN IS BASED UPON FIELD TESTING BY THOSE LISTED IN NOTE #3, AND IT IS POSSIBLE THAT CONDITIONS MAY BE FOUND DURING CONSTRUCTION THAT WILL INCREASE THE SYSTEM COST TO THE OWNER.
5. NO SUBSURFACE INVESTIGATIONS WERE MADE OTHER THAN THOSE INDICATED. SUBSURFACE PROBLEMS ARE THE RESPONSIBILITY OF THE OWNER. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES ARE UNKNOWN AND ARE THE RESPONSIBILITY OF THE OWNER. SHOULD ANY BE ENCOUNTERED DURING THE INSTALLATION OF THE SANITARY SYSTEM.
6. PERCOLATION TEST HOLE AND DEEP PIT LOCATIONS ARE APPROXIMATE ONLY.
7. IF THE INSTALLER FINDS ANY MOTTLING, WATER OR OTHER CONDITIONS, WORSE THAN SHOWN ON THIS PLAN, HE SHALL IMMEDIATELY STOP WORK AND CONTACT THE HEALTH AGENCY AND THE ENGINEER FOR REVISIONS.
8. THIS DESIGN IS SCHEMATIC; ADJUSTMENTS OF LOCATIONS, DIMENSIONS AND ELEVATIONS OF SEPTIC TANK AND LEACHING SYSTEM MAY BE NECESSARY TO CONFORM TO FIELD CONDITIONS. CHANGES IN THE DESIGN SHALL BE APPROVED BY THE HEALTH DEPARTMENT AND/OR THE ENGINEER.
9. MATERIALS USED FOR THE JOB AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF SIMSBURY AND/OR THE CONNECTICUT STATE DEPARTMENT OF HEALTH.
10. IT IS THE RESPONSIBILITY OF THE INSTALLER, (I.C. SEPTIC INSTALLER) TO CONSTRUCT THE FINAL APPROVED PLAN WITHOUT REVISION, UNLESS PRIOR APPROVAL HAS BEEN OBTAINED.
11. THE DEVELOPER OR OWNER OR BOTH SHALL BE RESPONSIBLE FOR ALL RIGHTS OF WAYS AND RIGHTS TO DRAIN.
12. PROVIDE A SWALE, DITCH OR BUILT-UP EMBANKMENT TO DIVERT SURFACE STORM WATER RUNOFF AWAY FROM THE SANITARY SYSTEM.
13. THE GROUND SURFACE OVER THE ENTIRE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE GRADED AND MAINTAINED TO LEAD SURFACE WATER AWAY FROM THE AREA. ALL LEACHING SYSTEMS SHALL BE PROTECTED FROM SILTATION OR EROSION DURING AND AFTER CONSTRUCTION. LEACHING SYSTEMS SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL AND FINISHED IN A CONDITION WHICH WILL PREVENT EROSION OVER OR ADJACENT TO THE LEACHING SYSTEM.
14. THE SEPTIC SYSTEM IS FOR SANITARY SEWAGE DISPOSAL ONLY. ALL STORM WATER, COOLING WATER, SUBSOIL DRAINAGE AND OBJECTIONABLE INDUSTRIAL WASTES ARE TO BE EXCLUDED FROM THE SYSTEM.
15. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED AS SOON AS POSSIBLE AFTER SYSTEM CONSTRUCTION. ALL AREAS TO BE PROTECTED AGAINST EROSION DURING CONSTRUCTION, USING HALE BALES AS REQUIRED.
16. DO NOT STRIP ANY TOPSOIL OFF THE SITE UNLESS ORDERED BY THE ENGINEER OR INDICATED ON THE PLANS.
17. PROVIDE AN EQUAL AREA FOR FUTURE EXPANSION OF SANITARY SYSTEM AS INDICATED ON PLAN.

YARD DRAIN DETAIL -

NOT TO SCALE
AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC.
OR APPROVED EQUAL



NOTES:
1. MINIMUM DEPTH OF YARD DRAIN 42".

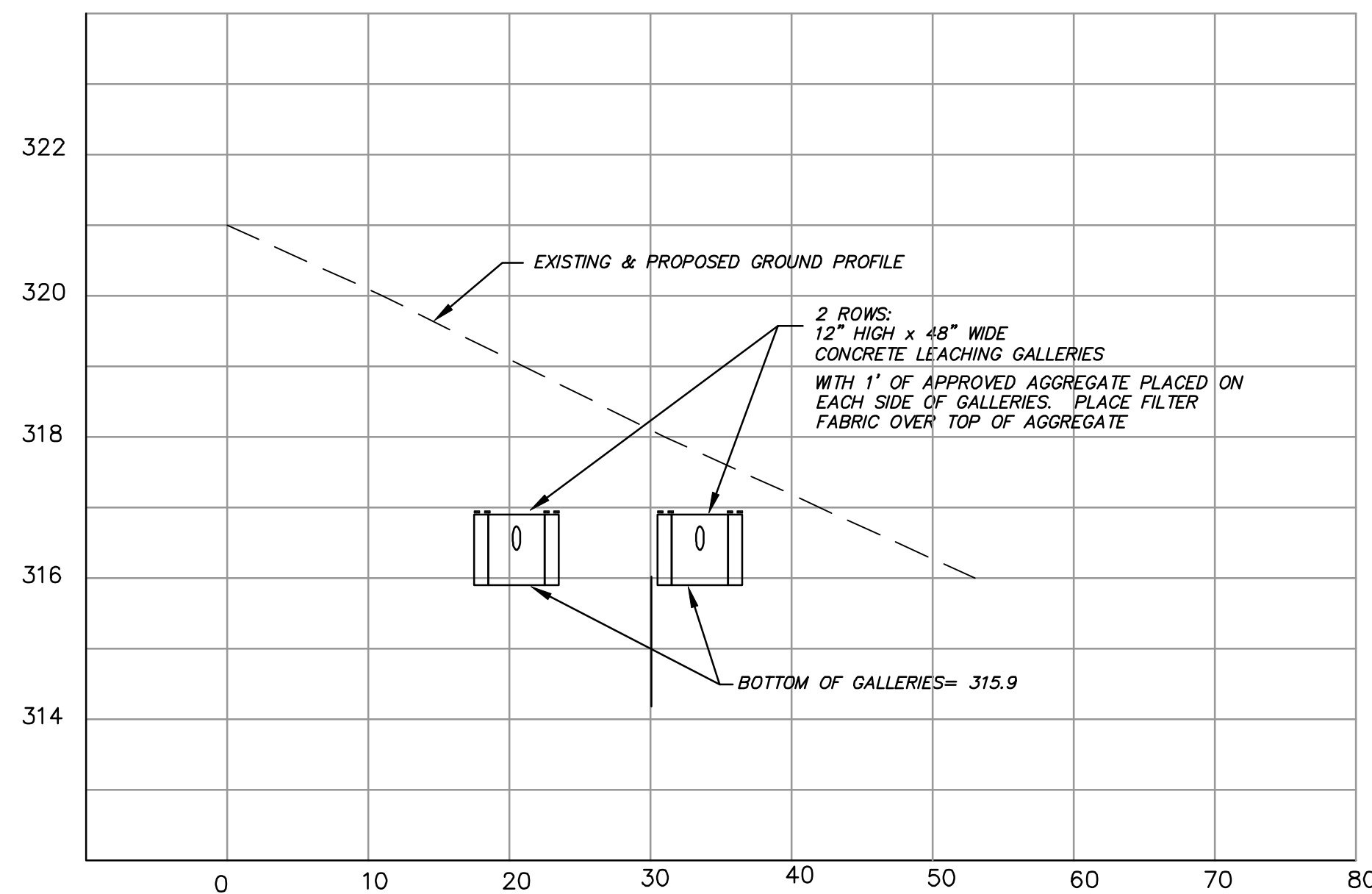
DESIGN DATA

NUMBER OF BEDROOMS = 5
SEPTIC TANK SIZE REQUIRED = 1,750 GALLON
SEPTIC TANK SIZE PROVIDED = 1,750 (MINIMUM) GALLON
PERCOLATION TEST RATE = LESS THAN 10.1 MIN./INCH
S.F. OF EFFECTIVE LEACHING AREA REQUIRED = 660 S.F.
USING 12" HIGH X 48" WIDE CONCRETE GALLERIES = 5.9 SF/LF
660 S.F. / 5.9 S.F./LF. = 111.9 LINEAR FT. REQUIRED
PROPOSED: 14 UNITS X 8' LONG = 112 FEET
112 x 5.9 = 660.8 SQ.FT. OF ELA PROVIDED
EFFECTIVE LEACHING AREA @ 12' CENTER TO CENTER SPACING

MINIMUM LEACHING SYSTEM SPREAD:
NEED NOT BE CONSIDERED
DEPTH TO RESTRICTIVE LAYER > 60"

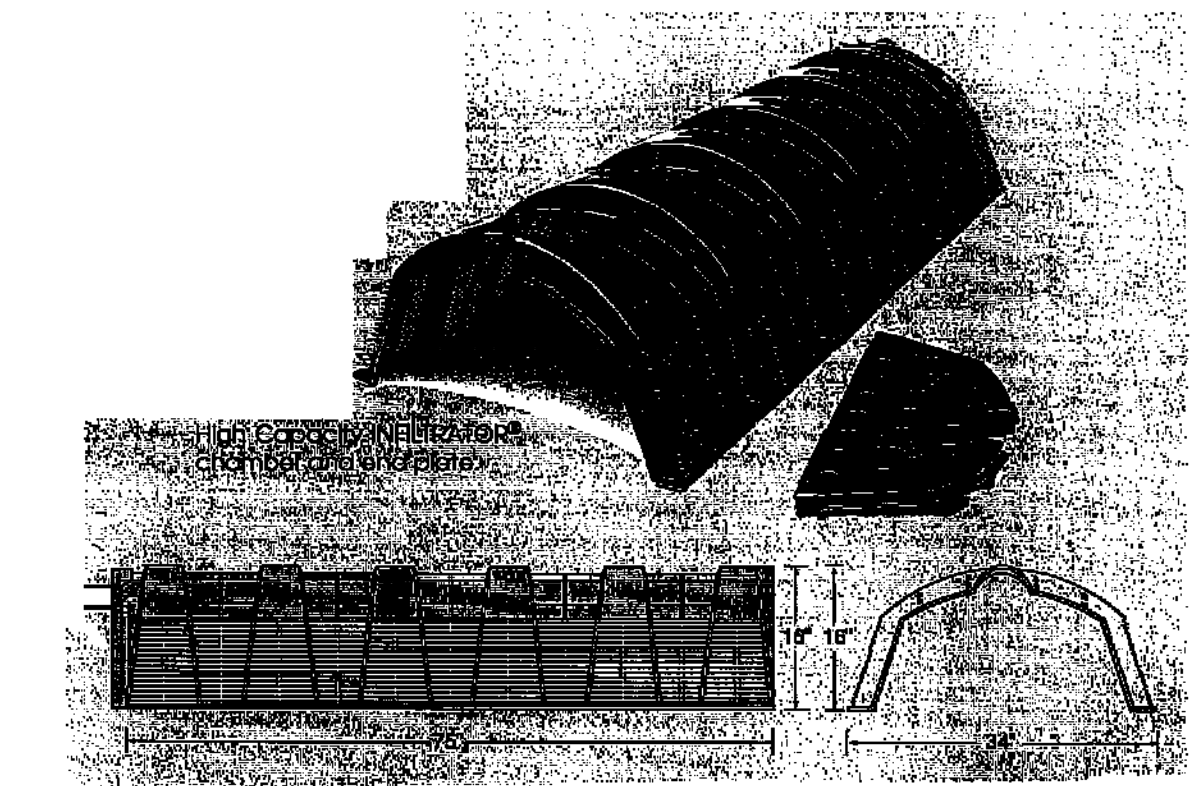
SECTION "A-A"

SCALE: 1"=10' HORIZ. 1"=2' VERT.



INFILTRATOR CHAMBER

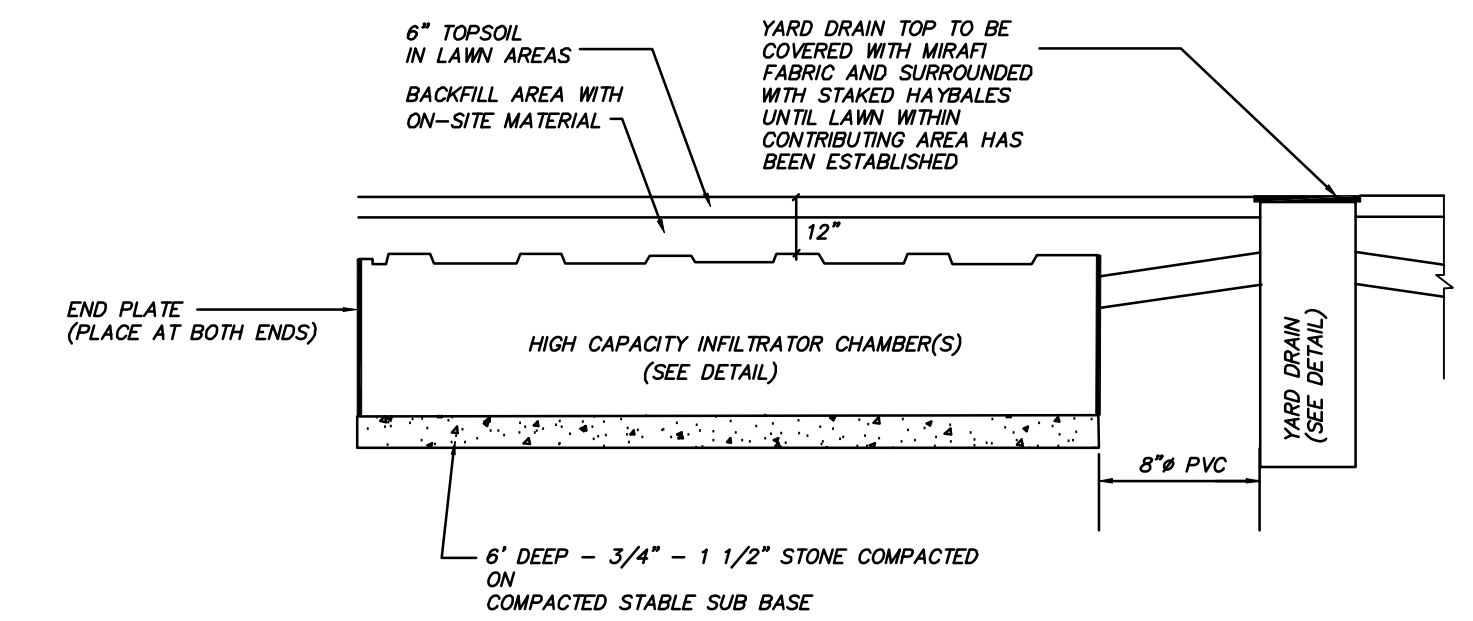
NOT TO SCALE
AS MANUFACTURED BY INFILTRATOR SYSTEMS, INC. OR APPROVED EQUAL



DETAIL OF INFILTRATOR AND YARD DRAIN

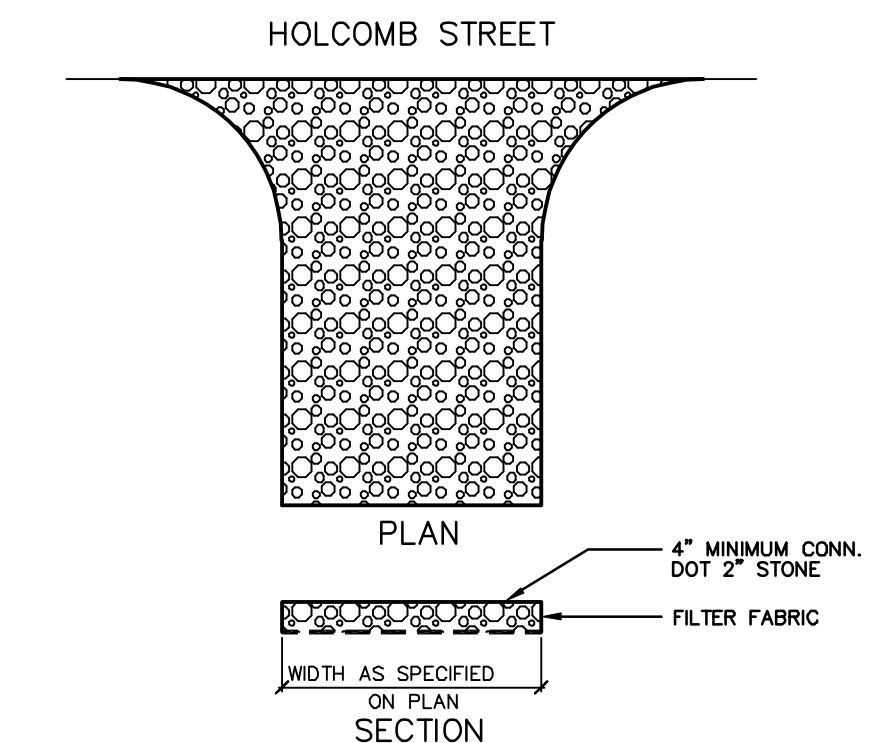
NOT TO SCALE

NOTE- INFILTRATOR/YARD DRAIN SYSTEMS TO BE INSTALLED AT TIME OF SITE GRADING



CONSTRUCTION ENTRANCE PAD -

NOT TO SCALE



NOTES:

1. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT.
2. BEFORE CONSTRUCTION ENTRANCE INSTALLATION, THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER UNDESIRABLE MATERIAL.
3. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

<p>TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.</p>		<p>L.S. NO. 9344</p>
<p>11-6-23 MISC. REVISIONS</p>		<p>Alford ASSOCIATES, INC.</p>
<p>DATE</p>	<p>REVISION</p>	<p>CIVIL ENGINEERS WINDSOR, CONNECTICUT</p>
<p>SCALE: 1 IN. = 20 FT.</p>		<p>WILSON M. ALFORD, JR., P.E. & L.S. 860-688-7288</p>
<p>IMPROVEMENT LOCATION SURVEY</p>		
<p>PREPARED FOR KEMPER ASSOCIATES ARCHITECTS LLC</p>		
<p>LOT 1 #25 HOLCOMB STREET SIMSBURY, CONNECTICUT</p>		