







PLANTING SCHEDULE

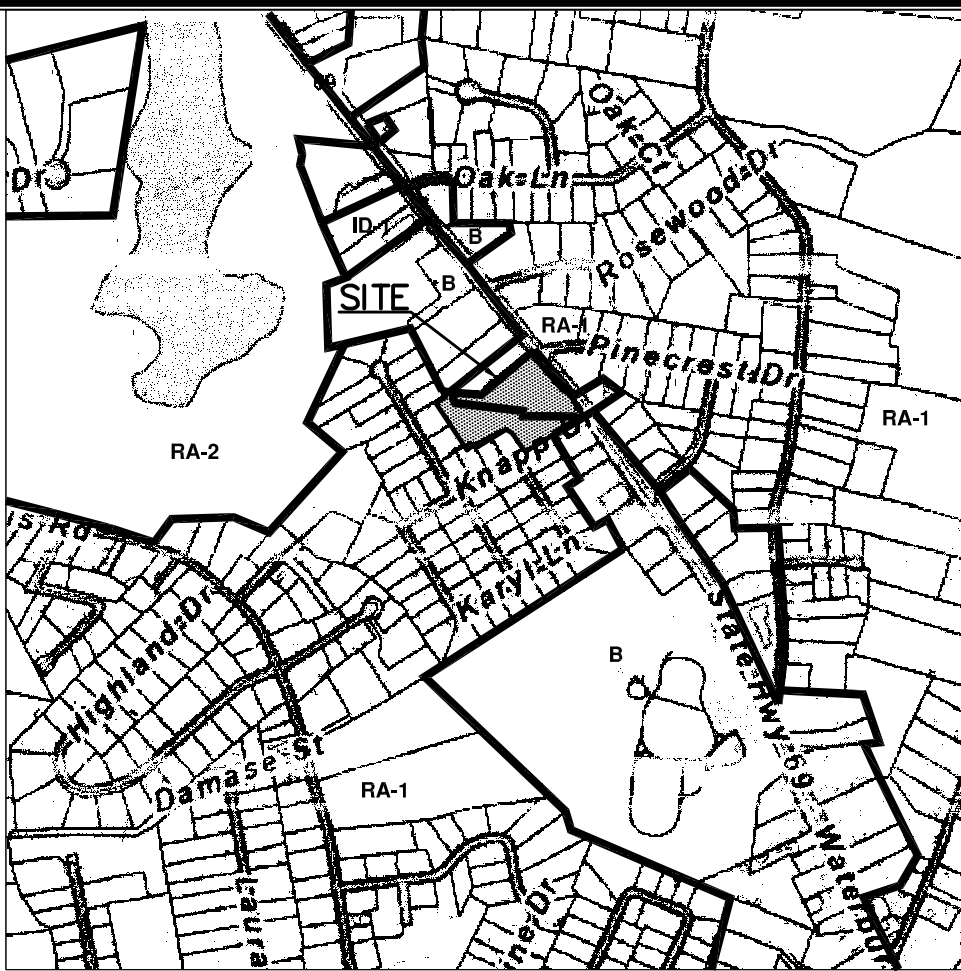
TREES				
SYMBOL	COMMON NAME	LATIN NAME	QUANTITY	SIZE
	HONEY LOCUST	Gleditsia triacanthos	7	3"
	OCTOBER GLORY MAPLE	Acer rubrum 'October Glory'	6	2½"–3"
	GREEN GIANT ARBORVITAE	Thuja 'pilcata'	28	6'–7'
SHRUBS				
SYMBOL	COMMON NAME	LATIN NAME	QUANTITY	SIZE
	HYBRID RHODODENDRON	Rhododendron 'hybrida'	4	24"–30"
	MUGO PINE	Pinus mugo 'Compacta'	12	2 gal. cont.
	ROUND LEAF HOLLY	Ilex crenata 'rotundifolia'	14	18"–24"

PARKING CALCULATIONS

14,760 S.F. RETAIL/OFFICE @ 1/250 S.F.: = 59 SPACES
14,760 S.F. ENCLOSED STORAGE @ 1/750 S.F. = 20 SPACES:
TOTAL REQUIRED PARKING: = 79 SPACES

SITE DATA

PROPOSED ZONE:	BUSINESS DISTRICT (B)	
EXISTING USE:	RESIDENTIAL/COMMERCIAL	
PROPOSED USE:	14,760 S.F. COMMERCIAL BUILDING	
	REQUIRED/ALLOWED	PROVIDED/PROPOSED
MIN. LOT AREA:	20,000 S.F.	204,501 S.F.
MIN. LOT WIDTH:	100 FT.	431 FT.
MIN. BLDG. SETBACKS:		
FRONT	50 FT.	120 FT.MIN.
SIDE	25 FT.	37.1 FT.MIN.
REAR	40 FT.	377 FT.MIN.
MAX. BLDG. HEIGHT:	35 FT.	35 FT.
MAX. BLDG. COVERAGE:	35 %	7.22 %
MAX. IMPERVIOUS COVERAGE:	70 %	30.1 %
PARKING:	79 SPACES	94 SPACES (INCL. 4 HANDICAPED)



VICINITY MAP

SCALE: 1" = 1000'

LANDSCAPING NOTES:

1. ALTERNATE PLANT MATERIALS OF SIMILAR QUALITY MAY BE SUBSTITUTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A LOCAL LANDSCAPE PROFESSIONAL BASED ON AVAILABILITY AND OWNER PREFERENCES.
2. ALL LAWN AREAS TO BE SEEDD AS FOLLOWS:
 - A. FOR SEEDING BETWEEN MAY 1st AND AUGUST 15th:
LAWN SEED: 6 LBS. / 1000 S.F.
CREEPING RED FESCUE 35 PARTS
CHEWINGS RED FESCUE 20 PARTS
KENTUCKY 31 TALL FESCUE 15 PARTS
DOMESTIC RYE GRASS 25 PARTS
 - B. FOR SEEDING AT ANY OTHER TIME OF YEAR:
LAWN SEED: 6 LBS. / 1000 S.F.
CREEPING RED FESCUE 35 PARTS
CHEWINGS RED FESCUE 20 PARTS
KENTUCKY 31 TALL FESCUE 15 PARTS
BARON BLUEGRASS 20 PARTS
ROUGH BLUE GRASS 10 PARTS
3. ALL SEEDD AREAS SHALL BE LIMED AND FERTILIZED AS FOLLOWS:
GROUND LIMESTONE: 100 LBS. / 1000 S.F.
COMMERCIAL FERTILIZER: 20 LBS / 1000 S.F.
10% NITROGEN
6% PHOSPHORIC ACID
4% POTASH
(AT LEAST 50% OF NITROGEN FROM ORGANIC SOURCES.)
4. SEEDING SHALL OCCUR UPON COMPLETION OF PLANTING AND CONSTRUCTION NO WATER THE TIME OF YEAR. THE CONTRACTOR MAY BE REQUIRED TO RE-SEED UNTIL LAWN IS ESTABLISHED.
5. PLANTING BEDS TO BE PROVIDED WITH COMMERCIAL GRADE WEED BLOCK AND MULCHED TO A DEPTH OF 4".

NOTES:

1. SITE TO DEVELOPED IN TWO PHASES. REFER TO CONSTRUCTION PHASING PLAN (SHEET CP-1)
2. REFER TO SITE LAYOUT PLAN AND SITE GRADING & UTILITY PLAN FOR ADDITIONAL INFORMATION.

WETLAND BUFFER ENHANCEMENT

THE PURPOSE OF THE WETLAND BUFFER ENHANCEMENT PLANTING IS TO PROVIDE FOR THE ENVIRONMENTAL INTEGRITY OF THE AREA IMMEDIATELY ADJACENT TO KNAPP DRIVE (0.05 AC).

NOTES

1. Prior to any work erosion control barriers shall be installed along the edge of existing wetland.
2. Review enhancement area to be cleared of any debris and provided with 4"–6" of clean topsoil.
3. Specific plant materials subject to availability. Only native species may be substituted and no substitution shall be on the Army Corps of Engineers or State of Connecticut invasive plant list.
4. A minimum of 20 shrubs to be provided. Shrubs to be min. 1 Gal. Cont. and spaced randomly, to simulate natural growth patterns.
5. Planting should occur late March to early June or mid–August to late September. Watering may be required.
6. Once the planting has been completed, the buffer area shall be undersown with New England Conservation Wildlife Mix.
7. Planting to be done under the supervision of the Wetland Scientist and monitored on an annual basis with reports submitted to the Town for the period of 3 years.

TYPICAL PLANT LIST

Symbol	Latin Name	Common Name
Am	Aronia melanocarpa	Black Chokeberry
Ca	Cornus alternifolia	Alternate–leaved Dogwood
Cf	Cornus florida	Flowering Dogwood
Cp	Comptonia peregrina	Sweet Fern
Cr	Cornus racemosa	Gray Dogwood
Cy	Corylus americana	American Hazelnut
Mp	Morella pensylvanica	Bayberry
Rc	Rhododendron carolinianum	Carolina Rhododendron
Hv	Hamamelis virginiana	Witch–hazel
Sa	Sassafras albidum	Sassafras
Sl	Spiraea latifolia	Meadowsweet

OWNER OF RECORD:

PAULMAR ASSOCIATES LIMITED PARTNERSHIP
P.O. BOX. 7055
PROSPECT, CT 06712

SITE PLAN
FOR PROPOSED
COMMERCIAL PLAZA
ON PROPERTY KNOWN AS
2 KNAPP DRIVE & 85/87/89 WATERBURY ROAD
PROSPECT, CONNECTICUT

SCALE: 1" = 40'

DATE: JUNE 18, 2025

REVISION:

DATE: DESCRIPTION:

9/4/25 REVISED

9/15/25 REVISED

1/19/26 BUILDING UPDATED

OCC Group
Incorporated

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SHEET NO.

SP–1