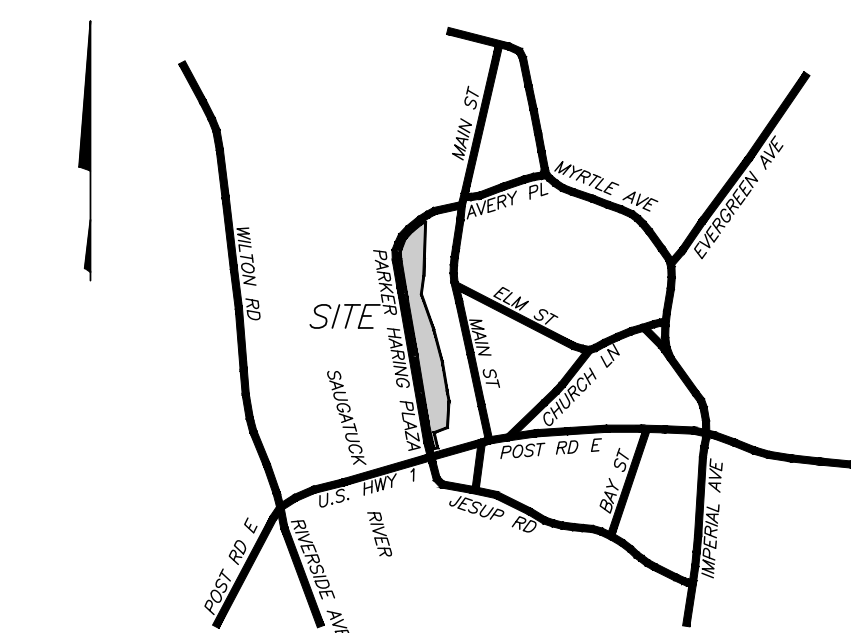
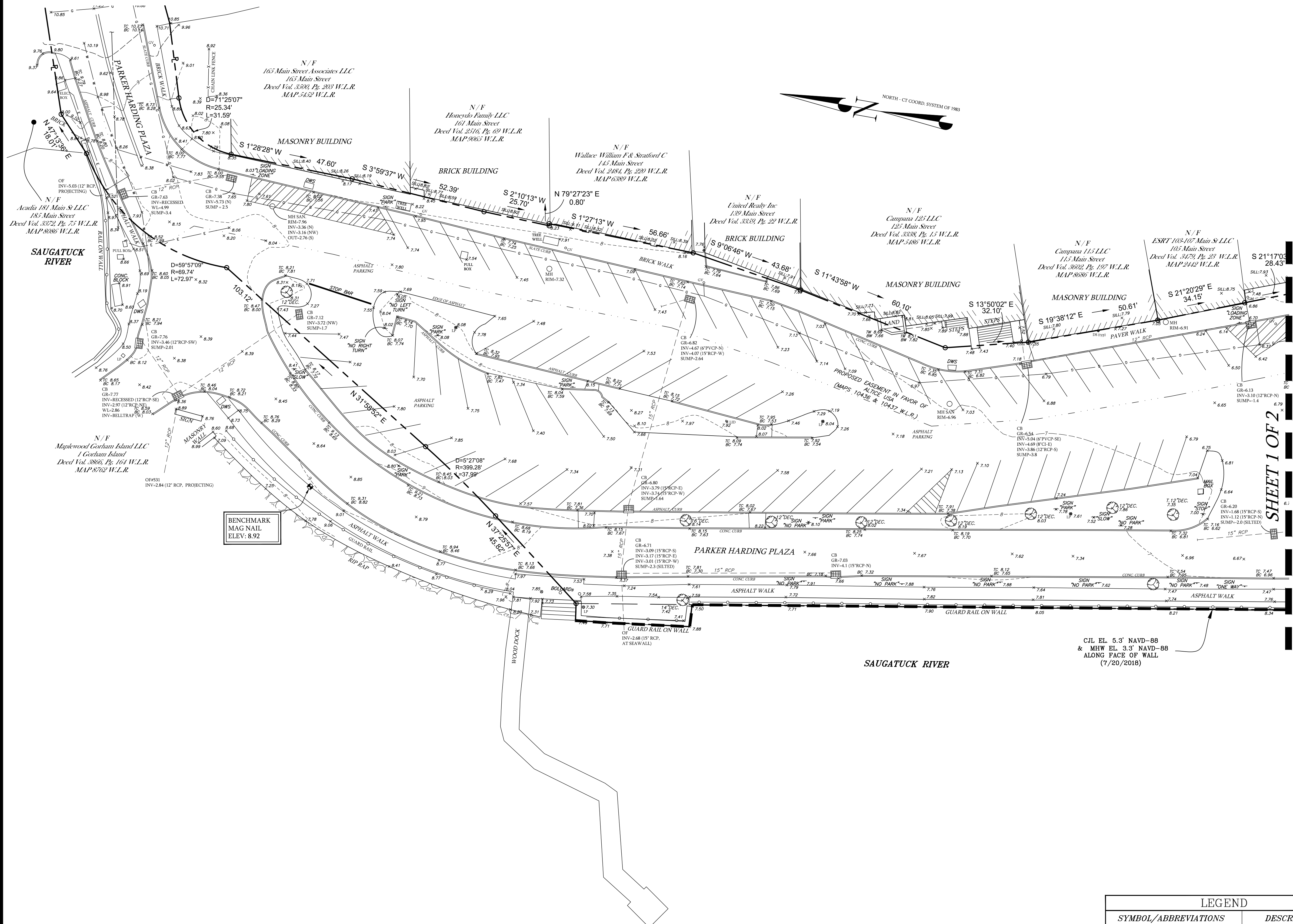


ORIENTATION



WESTPORT, CT

SCALE: 1"=800'



NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Limited Property and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict boundaries, locations and elevations of improvements and topographic features on a portion of Parker Harding Plaza.
- Reference is made to instruments of record as labeled hereon.
- Reference is made to maps 3192, 3748, 3624, 10436 and 10437 of the Westport Land Records (W.L.R.).
- Reference is made to deeds of record Bk 3866, Pg. 164 and Bk. 119, Pg. 194 W.L.R.
- Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD-88).
- Bearings depicted hereon are based on Connecticut State Coordinate System - NAD'83.
- Subject area lies within a Special Flood Hazard Area Zone AE with a BFE 10 as depicted on FEMA Flood Insurance Rate Map Community Panel No. 09001C0413G Map Effective July 8, 2013.
- Location, extent and sizes of underground utilities depicted hereon must be considered approximate and may not be complete. Utilities were compiled partly from field measurements and municipal records. Consult with the appropriate utility company or agency prior to construction.
- Property may be subject to Riparian rights of others in and to any brook, stream or pond abutting or passing through the parcel.
- Wetlands, if any, are not depicted hereon.

LEGEND	
SYMBOL/ABBREVIATIONS	DESCRIPTION
---	O.H. WIRES
-x-x-	OVER HEAD WIRES
-x-x-	CHAIN LINK FENCE
---	GUARD RAIL
●	ELEC. METER
○	FIRE HYDRANT
○	UTILITY POLE
○	GAS VALVE
○	LIGHT POLE
○	WATER METER
□	DETECTABLE WARNING SURFACE
○	DEC.
○	CON.
○	DED.

LIMITED PROPERTY & TOPOGRAPHIC SURVEY
DEPICTING
PARKER HARDING PLAZA
 WESTPORT, CT
 PREPARED FOR
TOWN OF WESTPORT

DATE: 12/06/2022	0 20 40 1"=20'
JOB NO. 093	

To my knowledge and belief this map is substantially correct as noted hereon.

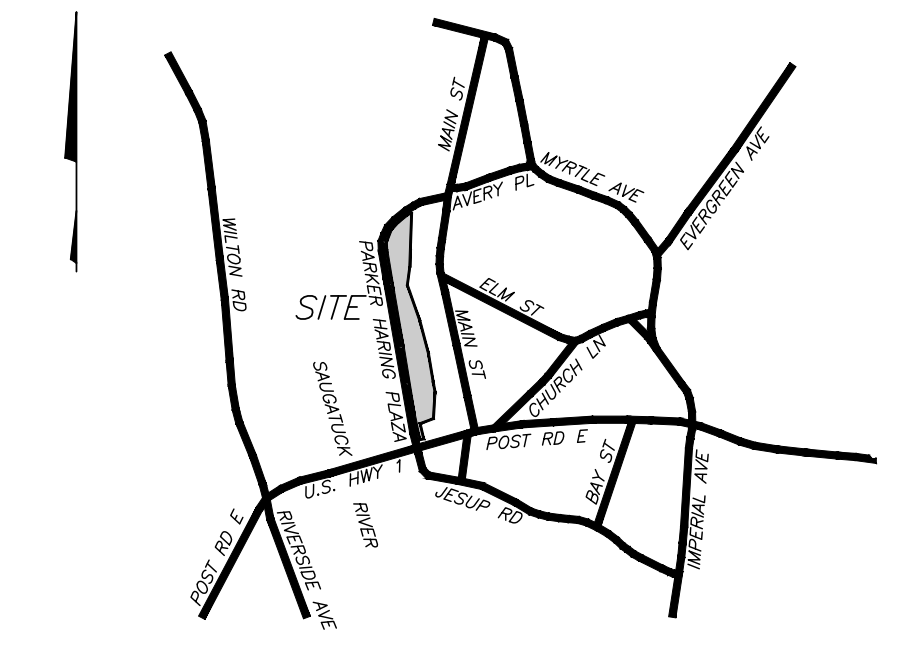
Attila Bereczky
 ATILLA BERECKZY, CT
 12/06/2022
 DATE

DIMARZO & BERECKZY
 LAND SURVEYING
 CIVIL ENGINEERING
 PERMITTING

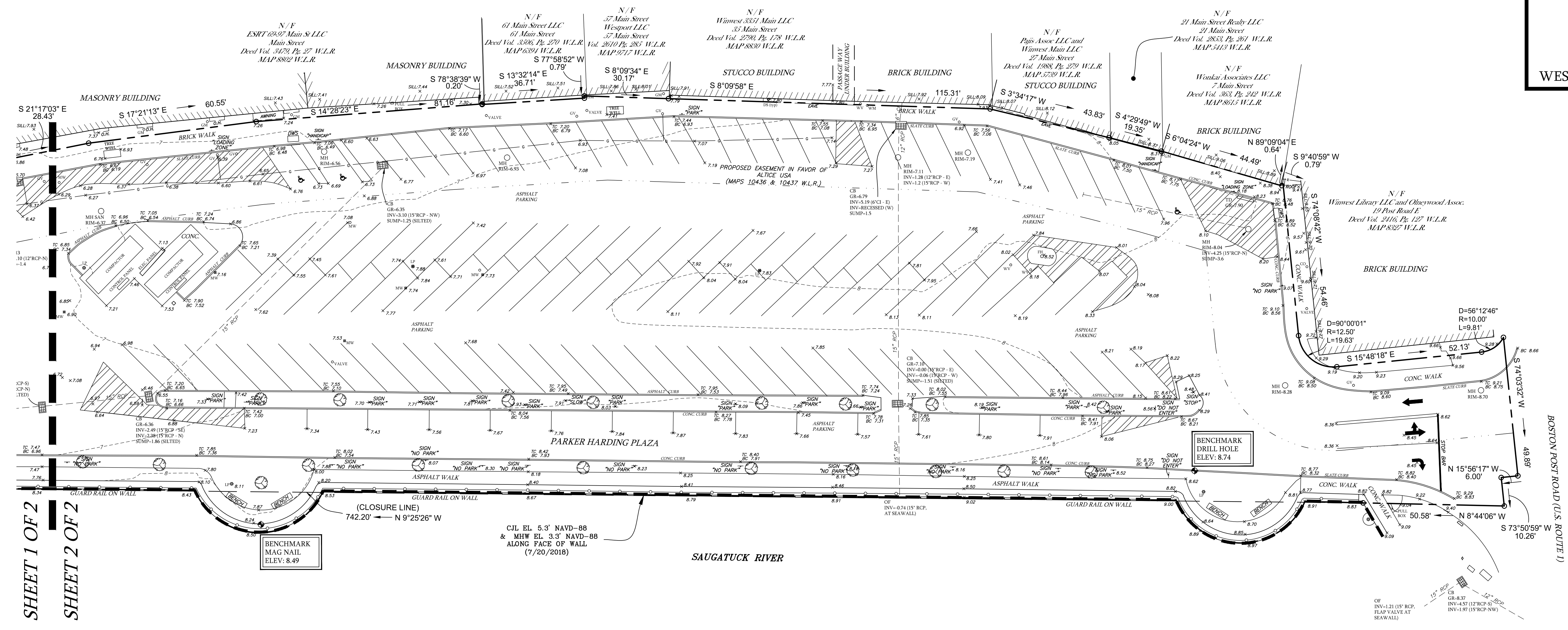
10 HIGH CIRCLE LANE
 FAIRFIELD, CT 06825
 203.857.4110

ROW 1 of 2

ORIENTATION



WESTPORT, CT SCALE: 1"=800'



SHEET 1 OF 2
SHEET 2 OF 2

LEGEND	
	O.H. WIRES
	OVER HEAD WIRES
	CHAIN LINK FENCE
	GUARD RAIL
	ELEC. METER
	FIRE HYDRANT
	UTILITY POLE
	GAS VALVE
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LIMITED PROPERTY & TOPOGRAPHIC SURVEY
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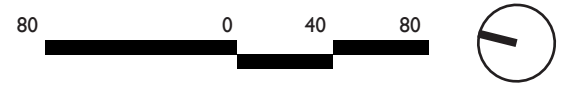
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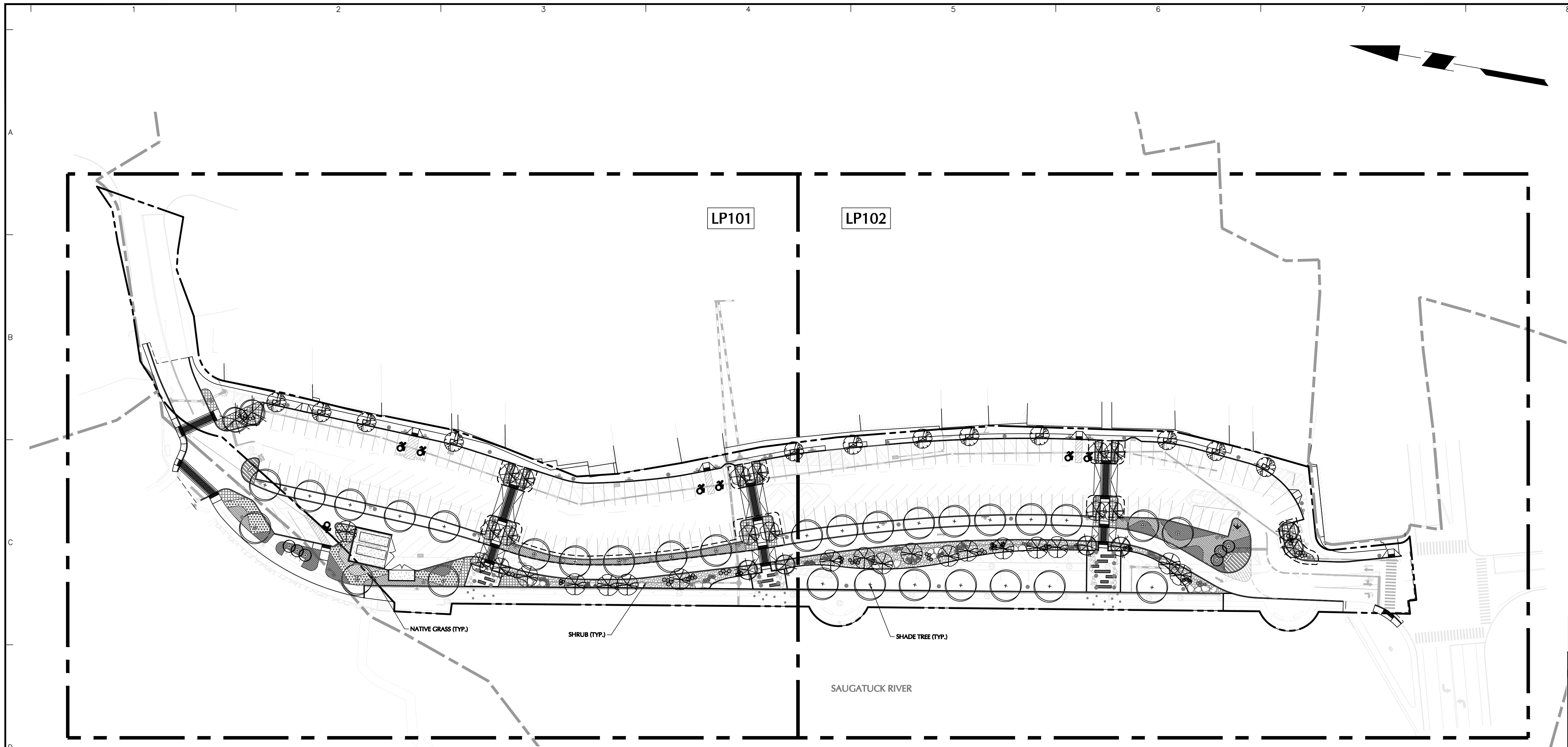
SEE SHEET ROW 1 OF 2
 FOR NOTES & CERTIFICATION

DIMARZO & BEREZKY
 LAND SURVEYING
 CIVIL ENGINEERING
 PERMITTING

ROW 2 of 2

This document is valid only if they bears the signature and seal of the designated licensed professional. Unauthorized alterations or addition to this document shall make the contents null and void.





- ALL PLANTING BEDS TO RECEIVE IRRIGATION.
- THE IRRIGATION CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF THE IRRIGATION INSTALLATION PLAN AND CUT-SHEETS FOR ALL COMPONENTS FOR REVIEW AND APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. THE IRRIGATION INSTALLATION PLAN SHALL BE COMPLETE WITH ZONE DESIGNATIONS AND WATER USAGE IN GALLONS PER MINUTE PER ZONE, RUN TIME SCHEDULE, LEGEND OF COMPONENTS AND PLAN GRAPHICS WITH QUANTITIES, MINIMUM SYSTEM REQUIREMENTS INCLUDING STATIC PRESSURE AT THE WATER CONNECTION POINT, ESTIMATED WATER BUDGET, CONSTRUCTION DETAILS AND IRRIGATION NOTES. THE PLAN SHALL ALSO INCLUDE LOCATIONS OF ALL PROPOSED SLEEVES AND THEIR SIZES, LOCATIONS OF ALL LATERAL LINE SIZE STEP-DOWNS WITH SIZE INDICATIONS, LOCATION OF ALL SOIL MOISTURE SENSORS, CONTROLLER, VALVES AND ALL OTHER COMPONENTS NECESSARY FOR THE SYSTEMS OPERATION.
- LANDSCAPE AREAS SHALL BE IRRIGATED WITH DRIP IRRIGATION, POP-UP SPRAY, AND ROTARY IRRIGATION HEADS IN SUFFICIENT DENSITY TO COVER THE ENTIRE AREA.
- CONTRACTOR TO AVOID DISTURBANCE OF EXISTING PLANT MATERIAL WHEN LOCATING VALVES AND PIPE LINES. ANY PLANT MATERIAL DAMAGED AS A RESULT OF IRRIGATION INSTALLATION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ALL EXCAVATION MATERIAL SHALL BE PLACED BACK IN TRENCHES.
- ALL DISTURBED LANDSCAPE AND PAVED AREAS SHALL BE RESTORED TO THE CONDITION FOUND PRIOR TO START OF INSTALLATION.
- DEPTH OF TRENCHES SHALL BE SUFFICIENT OR PROVIDE A MINIMUM COVER ABOVE THE TOP OF PIPE AS FOLLOWS:
 - 12" OVER NON-PRESSURE LATERAL LINES
 - 18" OVER NON-PRESSURE LATERAL LINES UNDER PAVING
 - 18" OVER CONTROL WIRES
 - 18" OVER MAIN LINE
 - 24" OVER MAIN LINE UNDER PAVING
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATION OF THE PLUMBING TIE-INS, SLEEVES UNDER PAVEMENTS (AS NECESSARY), AND CONTROL DEVICES WITH THE GENERAL CONTRACTOR, OWNER, AND OWNER'S REPRESENTATIVE.
- CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING.
- CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING INSTALLATION WORK.
- WATERPROOF ALL WIRE CONNECTORS USING 3M "D9Y" WATERPROOF CONNECTORS OR EQUIVALENT.
- DRAIN VALVES ARE TO BE PROVIDED AT SUFFICIENT INTERVALS TO PROVIDE COMPLETE DRAINAGE OF ALL PIPING.
- COORDINATE THE LOCATION OF CONTROLS, IRRIGATION CONTROLLER, AND SOIL MOISTURE SENSORS WITH THE PROJECT MEP AND OWNER PRIOR TO INSTALLATION.
- IRRIGATION CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO IRRIGATION DESIGN WHERE REQUIRED TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS, AS DESIGNATED ON THIS PLAN.
- INSTALLATION MUST COMPLY WITH ALL LOCAL CODES AND CONDITIONS.
- ALL IRRIGATION WORK SHALL BE GUARANTEED FOR 1 YEAR AFTER COMPLETION OF ALL WORK.
- CONTRACTOR TO PROVIDE THREE (3) COPIES OF AS-BUILTS, SERVICE MANUALS AND INSTRUCTIONS TO THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL SPRINKLER HEADS SHALL BE SET BACK 4" MINIMUM FROM BACK OF ALL CURBS.
- CONTRACTOR MAY SUBMIT ALTERNATE EQUIVALENT MATERIALS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT.

PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
AR	6	ACER RUBRUM	RED MAPLE	4-4 1/2" CAL.	B+B	-
ARA	14	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG COLUMNAR RED MAPLE	4-4 1/2" CAL.	B+B	-
AROG	2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	4-4 1/2" CAL.	B+B	-
PLO	30	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	4-4 1/2" CAL.	B+B	-
OWL	12	QUERCUS X WAREI 'LONG'	REGAL PRINCE OAK	2 1/2 -3" CAL.	B+B	-
ORNAMENTAL TREE(S)						
AL	6	AMELANCHIER LAEVIS	ALLEGHANY SERVICEBERRY	10-12'	B+B	-
BND	17	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	12-14'	B+B	-
EVERGREEN SHRUB(S)						
IVJ	14	ILEX VERTICILLATA 'JIM DANDY?'	JIM DANDY WINTERBERRY	24-30"	CONTAINER	-
IVLH	9	ITEA VIRGINICA 'LITTLE HENRY?'	LITTLE HENRY SWEETSPIRE	24-30"	CONTAINER	-
DECIDUOUS SHRUB(S)						
AME	17	ARONIA MELANOCARPA	BLACK CHOKEBERRY	18-24"	CONTAINER	-
CAH	30	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SWEET PEPPERBUSH	18-24"	CONTAINER	-
IVRS	11	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY HOLLY	2 GAL.	CONTAINER	-
RAG	541	RHUS AROMATICA 'GRO LOW'	GRO LOW FRAGRANT SUMAC	2 GAL.	CONTAINER	spaced @ 24" o.c.
ORNAMENTAL GRASS(ES)						
AGE	29	ANDROPOGON GERADII	BIG BLUESTEM	1 GAL.	CONTAINER	-
CPEN	259	CAREX PENNSYLVANICA	SEDGE	1 GAL.	CONTAINER	spaced @ 15" o.c.
CST	303	CAREX STRICTA	TUSSOCK SEDGE	1 GAL.	CONTAINER	spaced @ 24" o.c.
DCS	1216	DESCHAMPSIA CESPITOSA 'SCHOTTLAND'	SCOTTISH TUFTED HAIR GRASS	1 GAL.	CONTAINER	spaced @ 18" o.c.
PVS	87	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	CONTAINER	-
SPO	412	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.	CONTAINER	spaced @ 24" o.c.
SSCO	36	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL.	CONTAINER	-

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL Dictate.

10/02/2023	PLANNING AND ZONING COMMISSION SUBMISSION	1
Date	Description	No.

Revisions

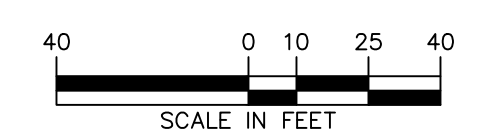
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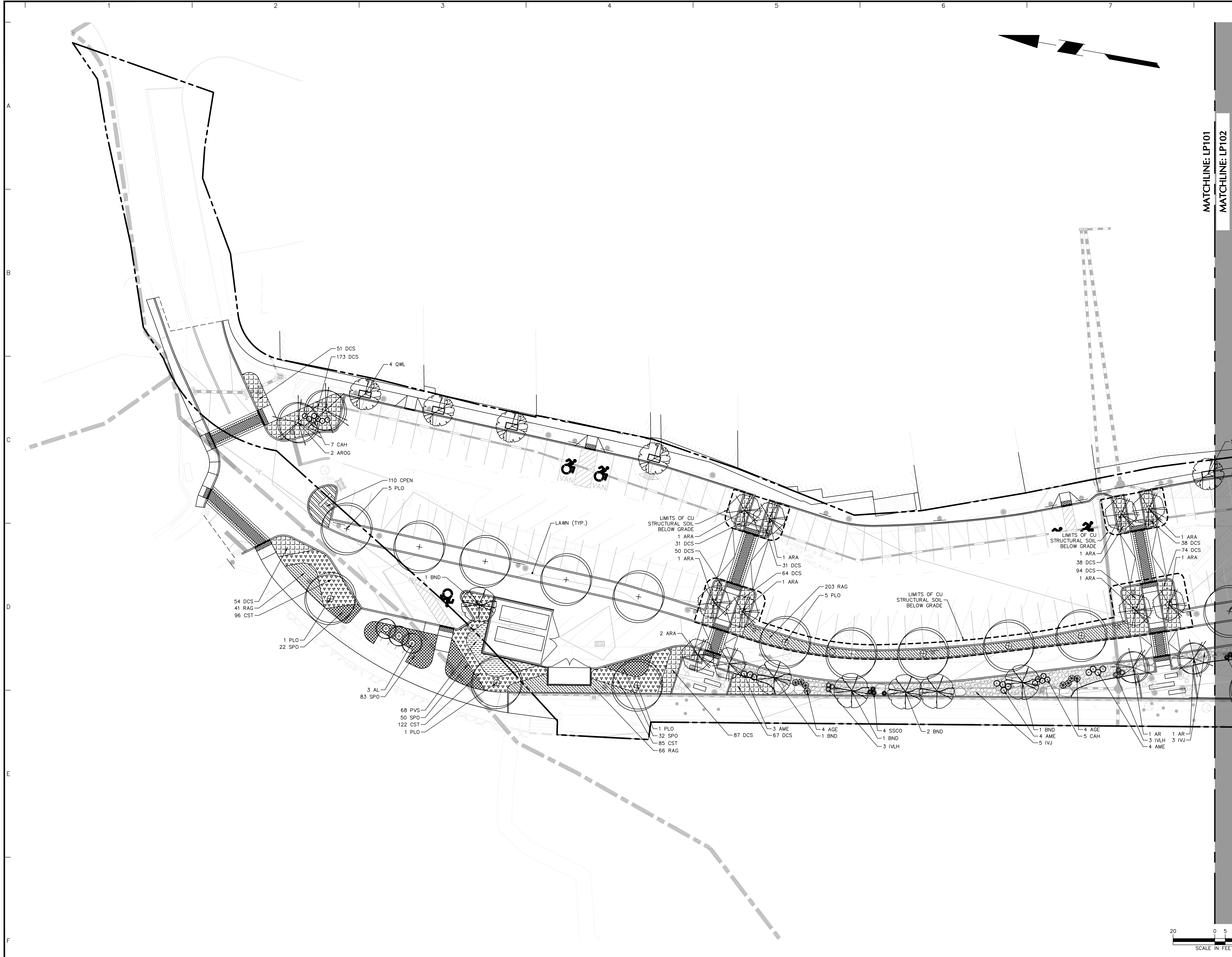
LANGAN
 Langan Engineering and Environmental Services, Inc.
 555 Long Wharf Drive
 New Haven, CT 06511
 T: 203.562.5771 F: 203.789.6142 www.langan.com

Project
RECONNECTING THE RIVERFRONT: PARKER HARDING PLAZA
 WESTPORT CONNECTICUT
 FAIRFIELD COUNTY

Drawing Title
OVERALL PLANTING PLAN

Project No.	140251201	Drawing No.	LP100
Date	09/14/2023	Drawn By	SH
		Checked By	MH





MATCHLINE: LP101
MATCHLINE: LP102

10/02/2023	PLANNING AND ZONING COMMISSION SUBMISSION	1
Date	Description	No.

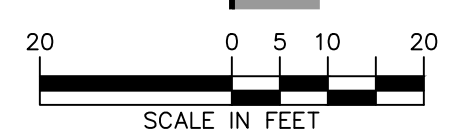
Revisions

Signature: *M. Hunton* Date: _____

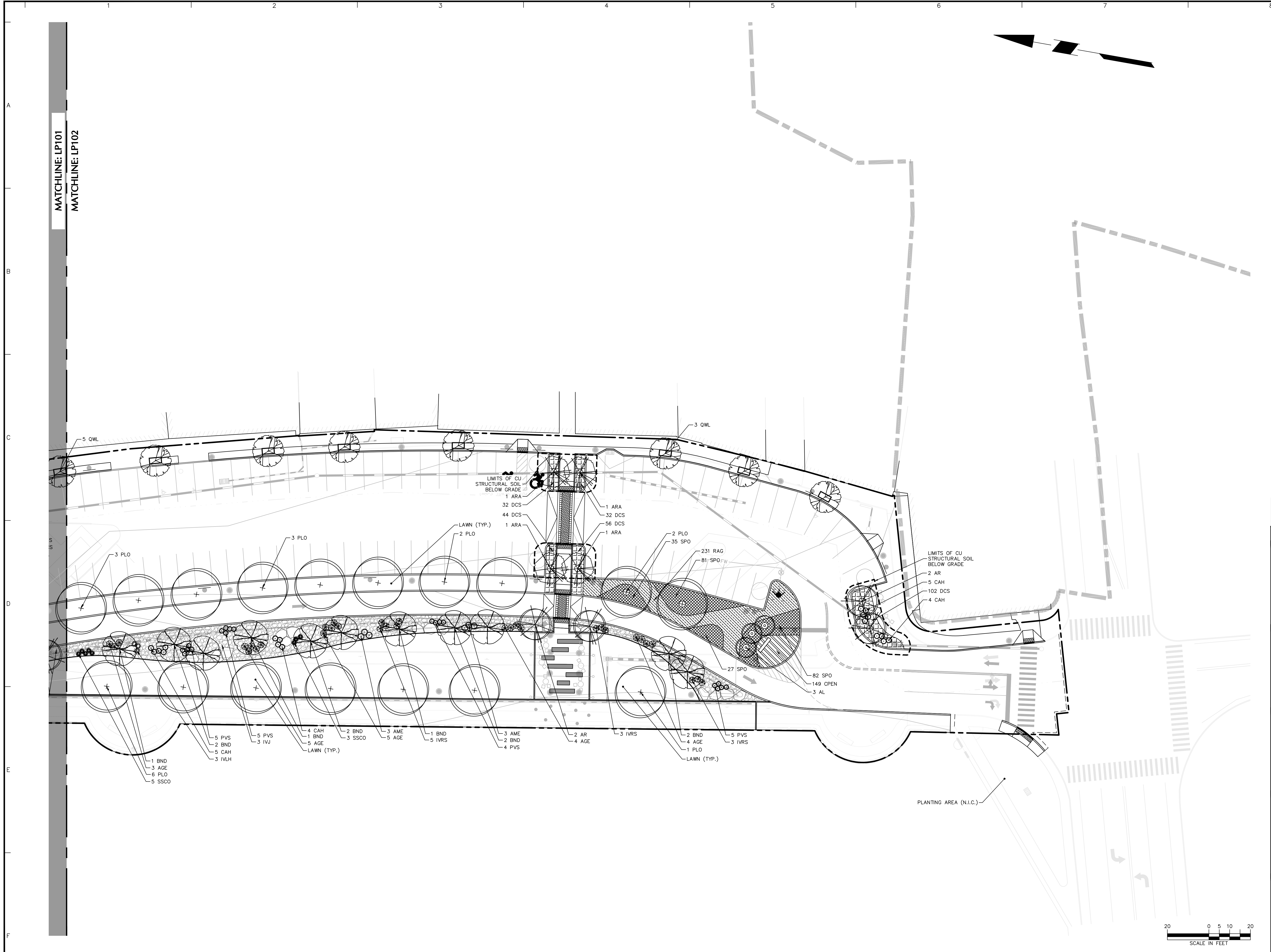
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Project
RECONNECTING THE RIVERFRONT: PARKER HARDING PLAZA
WESTPORT
FAIRFIELD COUNTY CONNECTICUT
Drawing Title
PLANTING PLAN I

Project No. 140251201	Drawing No. LP101
Date 09/14/2023	Checked By MH
Drawn By SH	




Project No. 140251201 LANEAN



MATCHLINE: LP101
MATCHLINE: LP102

10/02/2023	PLANNING AND ZONING COMMISSION SUBMISSION	1
Date	Description	No.

Revisions

Signature:  Date: _____

STATE OF CONNECTICUT
MICHAEL HUNTON
No. 1271
LANDSCAPE ARCHITECT

LANGAN
Langan Engineering and Environmental Services, Inc.
555 Long Wharf Drive
New Haven, CT 06511
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Project
RECONNECTING THE RIVERFRONT: PARKER HARDING PLAZA
WESTPORT CONNECTICUT

Drawing Title
PLANTING PLAN II

Project No. 140251201	Drawing No. LP102
Date 09/14/2023	
Drawn By SH	
Checked By MH	

