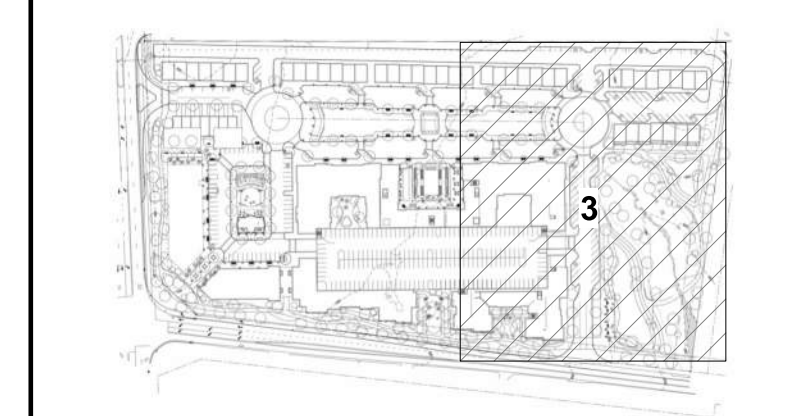


STREETSCAPE PLAN KEY NOTES

F2	PERGOLA/SHADE STRUCTURE.
F5	BENCH SEATING.
F10	ORNAMENTAL FENCE.
F14	ADIRONDACK CHAIRS.
F15	BIKE RACK.
P1	ASPHALT PAVING.
P2	SCORED CONCRETE PAVING.
P3	CONCRETE UNIT PAVING (VEHICULAR APPLICATION).
P4	CONCRETE UNIT PAVING (PED APPLICATION).
P5	CROSSWALK UNIT PAVING (VEHICULAR APPLICATION).
S8	LAWN.
S9	PLANTER POTS.
W4	BOARDWALK/BRIDGE.



KEY PLAN



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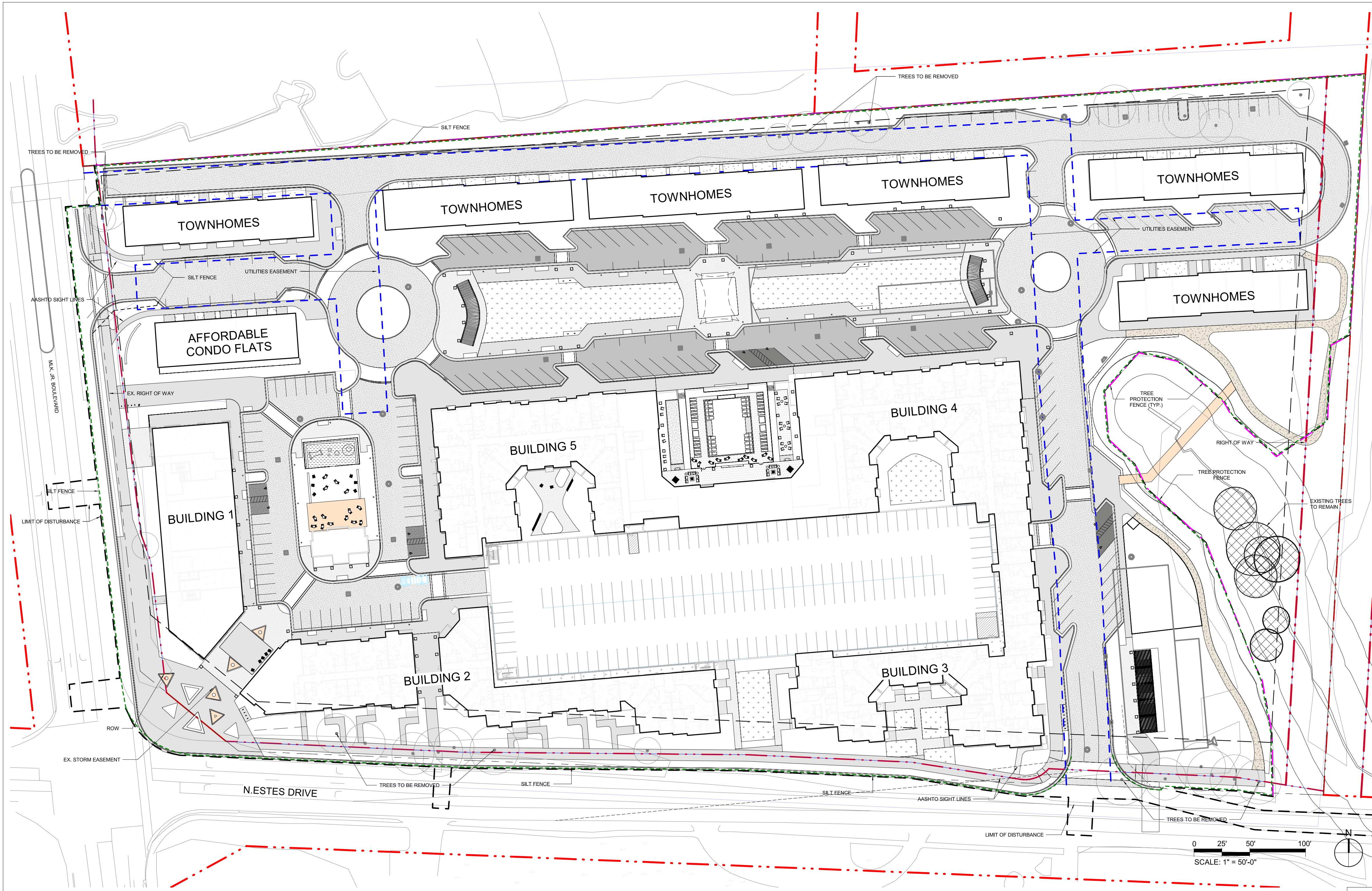
- REVISIONS**
- 11.13.2020 REVISED PER 1ST CZP COMMENTS
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PLAN INFORMATION
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HARDSCAPE PLAN ZONE 3

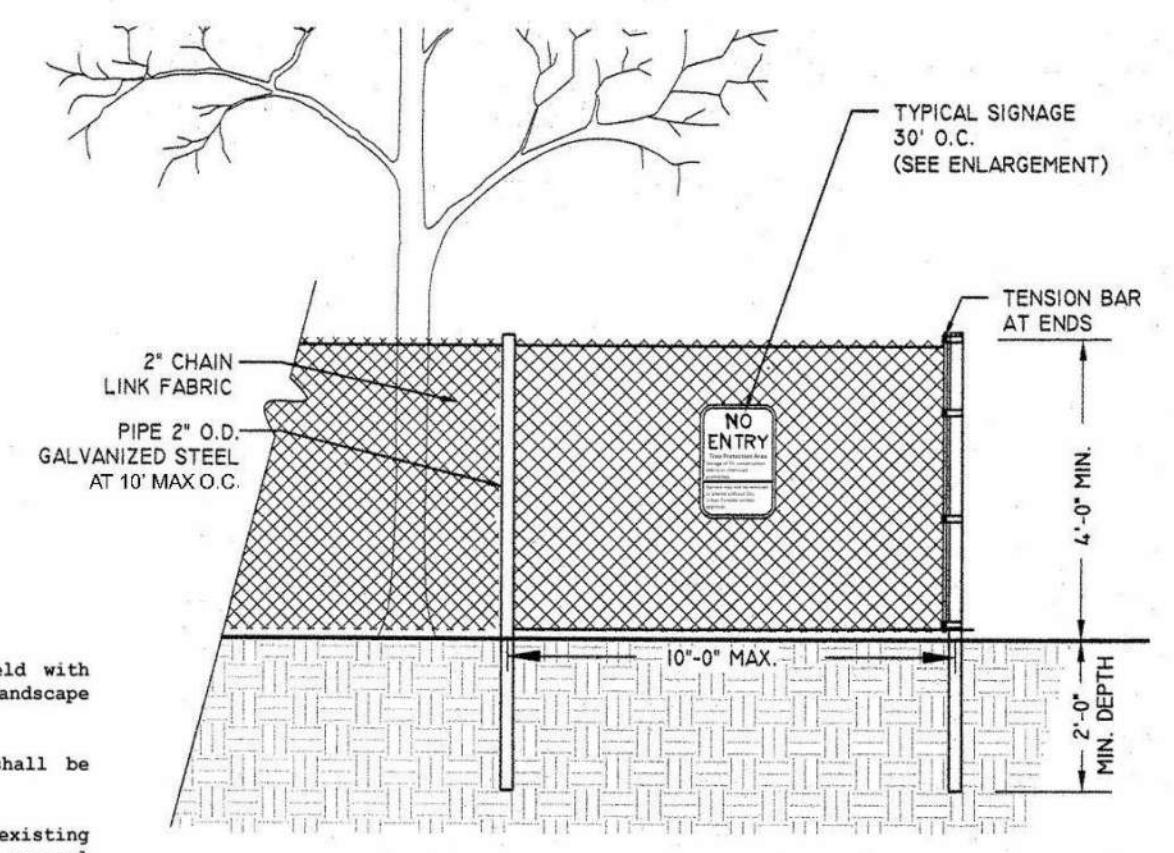
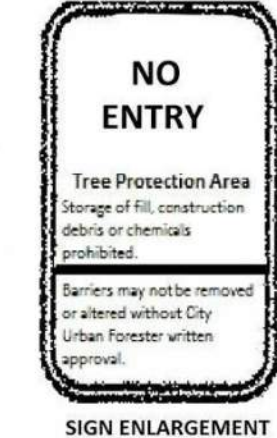
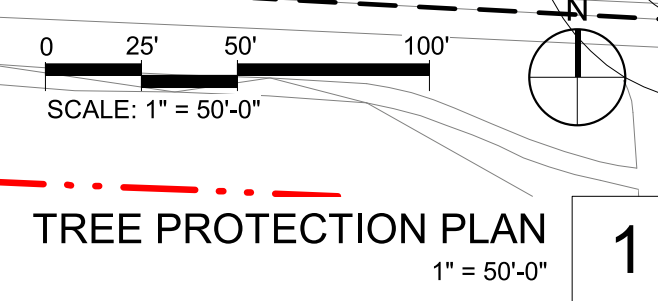
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- ### LEGEND
- CRITICAL ROOT ZONE
 - TREE PROTECTION AREA BOUNDED BY TREE PROTECTION FENCE
 - TREES TO BE REMOVED
 - SILT FENCE
 - LIMITS OF DISTURBANCE
 - TREE PROTECTION FENCE

- ### TREE CANOPY CALCULATIONS:
- RARE TREES - 0
 - SIGNIFICANT TREE STANDS - NONE (refer to Tree Evaluation Report)
 - SPECIMEN TREES - 32
 - TREES TO BE PROTECTED - 8
 - TREES TO BE REMOVED - 24
- LOT SIZE - 640,973 SQF
 - NET LOT SIZE (excl. easements and ROW's) - 511,267 SQF
 - 40% REQUIRED CANOPY COVERAGE (MIXED USE) - 204,507 SQF
 - AREA OF EXISTING CANOPY PROTECTED - 5,373 SQF
 - CANOPY DEFICIT - 199,134 SQF
 - REPLACEMENT TREES REQUIRED (as per Section 5.7.2) - 398
 - REPLACEMENT TREES PROPOSED - 298

- ### NOTES:
1. Prior to the commencement of any activities requiring a zoning compliance permit, a **pre-construction conference** with the town's urban forester or landscape architect shall take place to review procedures for protection and management of all protected landscape elements identified on the landscape protection plan.
 2. **On-site supervision:** The owner will designate landscape protection supervisors one or more persons who have completed instruction in landscape protection procedures with the town.
 - a. It is the duty of the landscape protection supervisor to ensure the protection of new or existing landscape elements, as defined in the landscape protection plan. The approved landscape protection supervisor shall supervise all site work to assure that development activity conforms to provisions of the approved landscape protection plan. At least one (1) identified landscape protection supervisor shall be present on the development site at all times when activity that could damage or disturb soil and adjacent landscape elements occurs such as:
 - Clearing and grubbing;
 - Any excavation, grading, trenching or moving of soil;
 - Removal, installation, or maintenance of all landscape elements and landscape protection devices; or
 - Delivery, transporting, and placement of construction materials and equipment on site.



NOTES:

1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

A pre-construction conference shall be held with the project manager and the Town's Landscape Architect before any site work begins.

Any tree roots exposed by construction shall be severed cleanly with a pruning tool.

The soil within the protected area around existing trees shall not be driven upon after fence removal for the purpose of installing landscaping.

4' CHAIN LINK TREE PROTECTION FENCE ELEVATION



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TREE PROTECTION PLAN
L2.00



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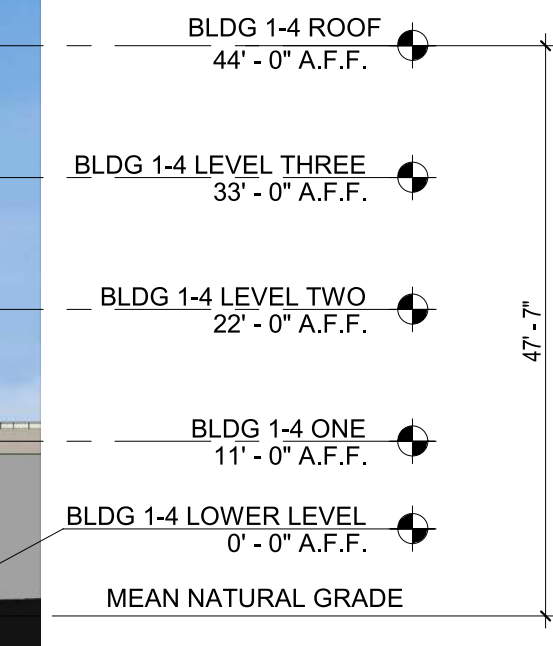
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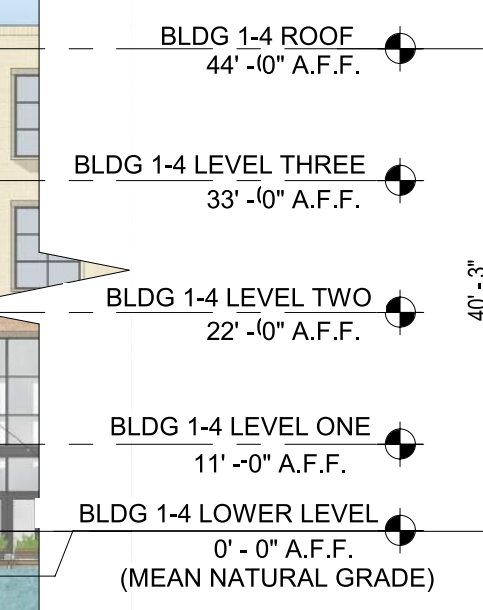
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ELEVATIONS

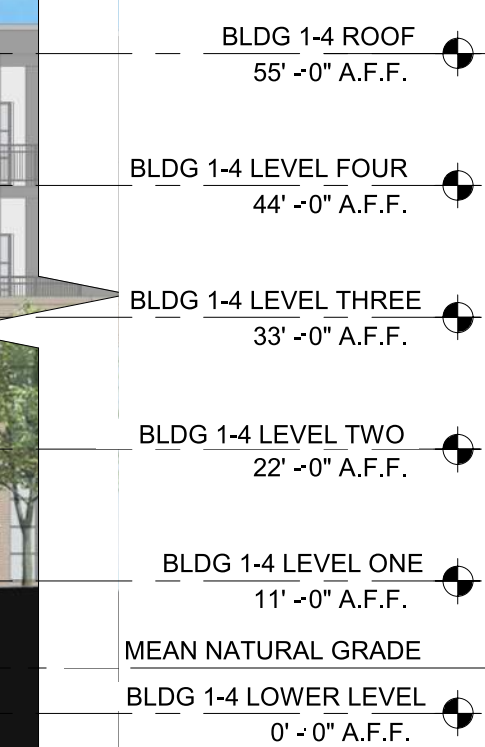
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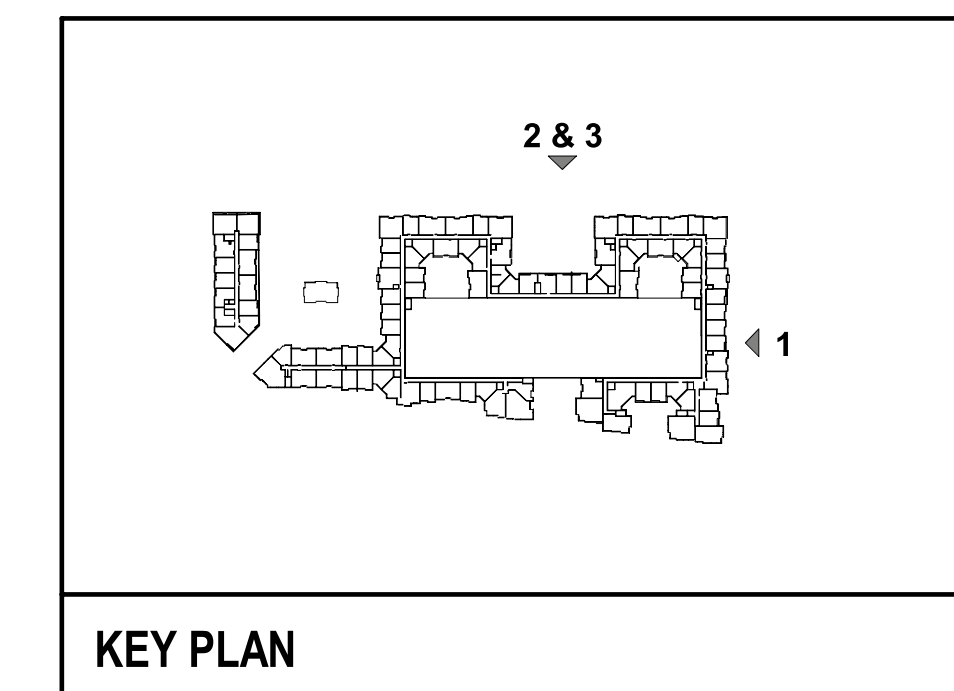
BUILDING 1 - EAST ELEVATION
1/16" = 1'-0" **1**



BUILDING 1 - NORTH ELEVATION 1
1/16" = 1'-0" **2**



BUILDING 1 - NORTH ELEVATION 2
1/16" = 1'-0" **3**



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BUILDING 5 - EAST ELEVATION
1/16" = 1'-0" **1**



BUILDING 5 - WEST ELEVATION
1/16" = 1'-0" **2**

BLDG 5 ROOF
49'-0" A.F.F.
BLDG 5 LEVEL THREE
38'-0" A.F.F.
BLDG 5 LEVEL TWO
27'-0" A.F.F.
BLDG 5 LEVEL ONE
16'-0" A.F.F.
BLDG 5 LOWER LEVEL
0'-0" A.F.F.
(MEAN NATURAL GRADE)



BUILDING 6 - EAST ELEVATION
1/16" = 1'-0" **3**



BUILDING 6 - NORTH ELEVATION
1/16" = 1'-0" **4**



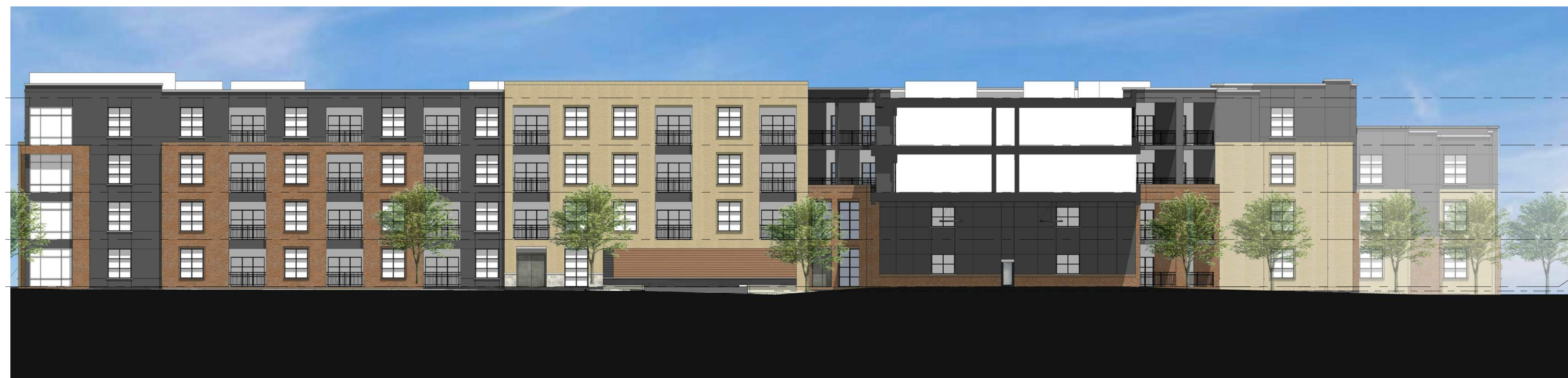
BUILDING 6 - SOUTH ELEVATION
1/16" = 1'-0" **5**

BLDG 6 ROOF
14'-0" A.F.F.
BLDG 6 LOWER LEVEL
0'-0" A.F.F.
(MEAN NATURAL GRADE)



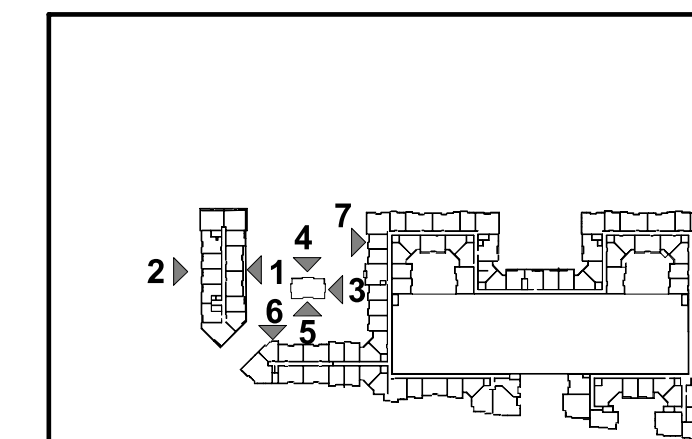
BUILDING 1 - PLAZA NORTH
1/16" = 1'-0" **6**

BLDG 1-4 ROOF
44'-0" A.F.F.
BLDG 1-4 LEVEL THREE
33'-0" A.F.F.
BLDG 1-4 LEVEL TWO
22'-0" A.F.F.
BLDG 1-4 LEVEL ONE
11'-0" A.F.F.
BLDG 1-4 LOWER LEVEL
0'-0" A.F.F.
(MEAN NATURAL GRADE)



BUILDING 1 - WEST ELEVATION
1/16" = 1'-0" **7**

BLDG 1-4 ROOF
44'-0" A.F.F.
BLDG 1-4 LEVEL THREE
33'-0" A.F.F.
BLDG 1-4 LEVEL TWO
22'-0" A.F.F.
BLDG 1-4 LEVEL ONE
11'-0" A.F.F.
BLDG 1-4 LOWER LEVEL
0'-0" A.F.F.
MEAN NATURAL GRADE



KEY PLAN

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ELEVATIONS

A5.01



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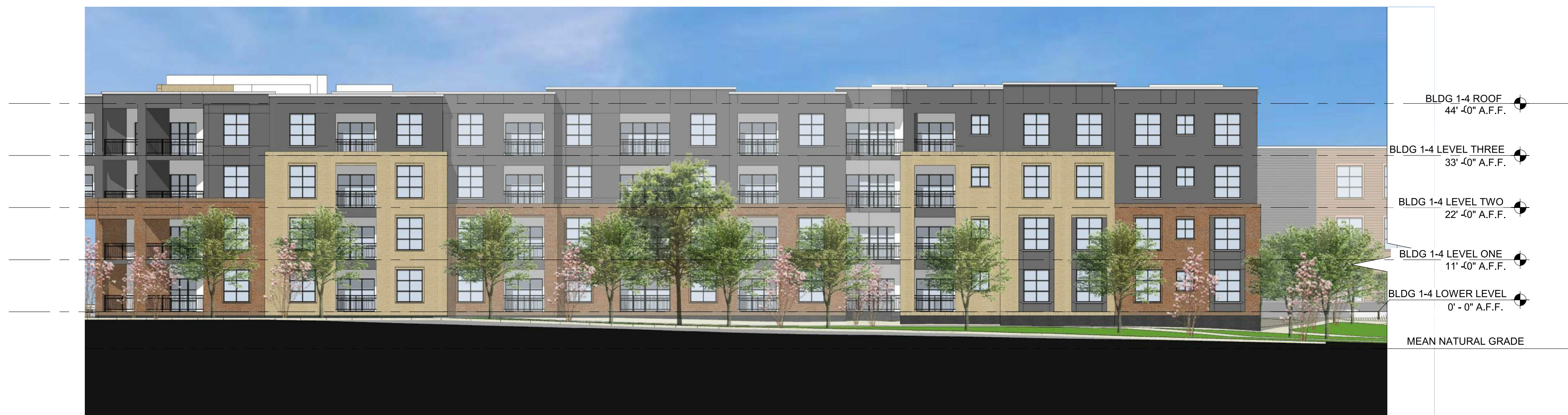
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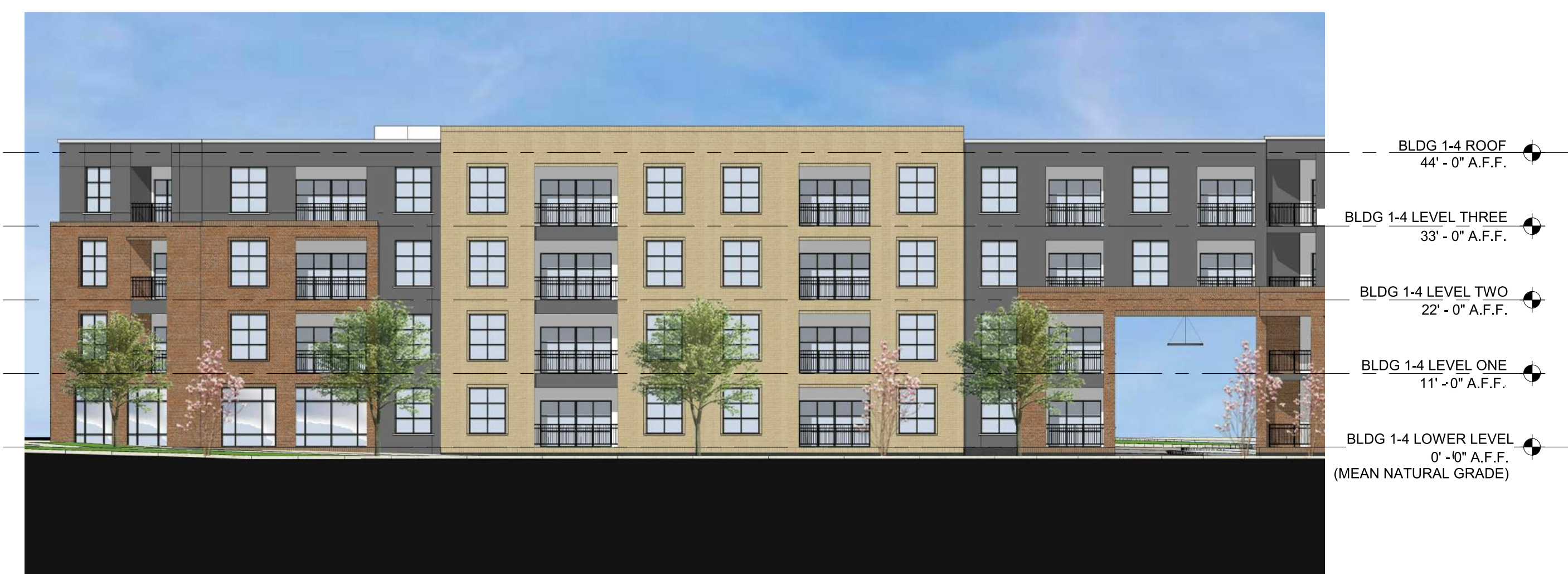
BUILDING 1 - SOUTH ELEVATION 2
1/16" = 1'-0" **1**



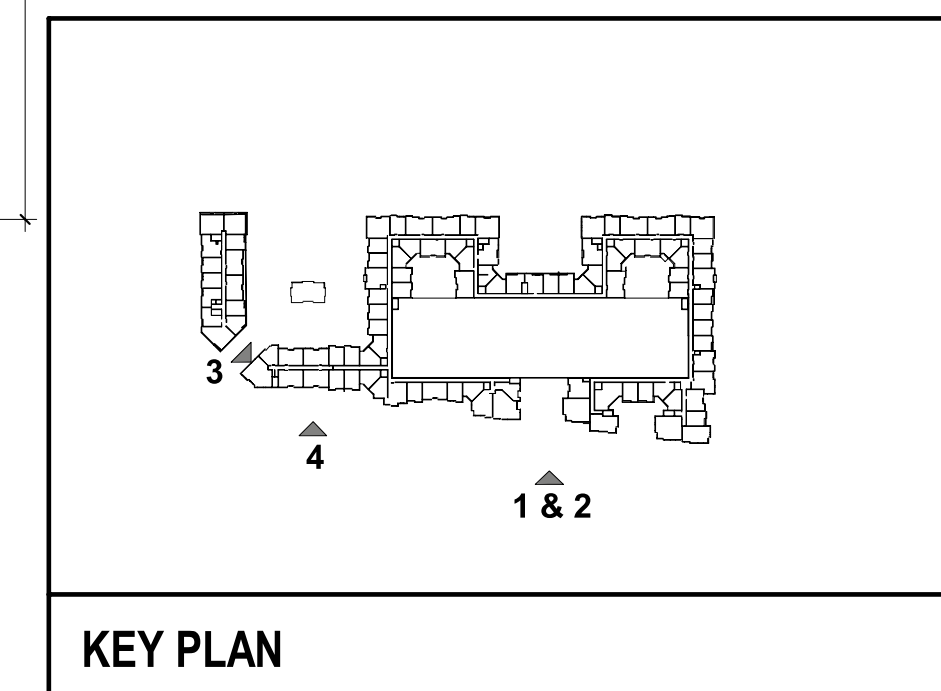
BUILDING 1 - SOUTH ELEVATION 1
1/16" = 1'-0" **2**



BUILDING 1 - PLAZA WEST
1/16" = 1'-0" **3**



BUILDING 1 - PLAZA SOUTH
1/16" = 1'-0" **4**



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A5.02