



Landscape Design Guidelines



Fairfield Hills Newtown, CT



17 July 2007

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Fairfield Hills Landscape Design Guidelines

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Table of Contents

Overview

Purpose

Landscape Elements

- Paved Walkways
- Curbs and Edging
- Crosswalks and Corners
- Lighting
- Signage
- Benches
- Trash Receptacles
- Bike Racks
- Fences
- Roadway Elevations

Landscape Planting

- Plant Design Goals
- Plant Materials
 - Plant List - Ornamental Trees
 - Plant List - Native Plant Species'
 - Plant List - Deer Resistant Plants
 - Plant List - Stormwater Ponds, Wetlands, Swales and Bio-treatment
 - Rain Gardens
 - Parking Lot Landscaping

Appendix

- A. Tree Survey and Tree Inventory Plan
(from Fairfield Hills Campus Master Plan, dated 3/3/2003)





Overview

These standards and guidelines shall be used when preparing preliminary landscape plans in association with all commercial, institutional, residential and planned development projects for the Fairfield Hills Redevelopment including modifications to existing planned development(s). Each landscape plan shall be consistent with the Town of Newtown Municipal Codes and Regulations.

Furnishings and materials included herein are recommended for use within the Fairfield Hills Campus. Some materials or furnishings, such as pavements or benches, have multiple pages depicting a range of materials and/or furnishings relating to installation cost and proposed location.

The reader remains responsible to be fully aware of all other Town codes, policy, and guidelines which pertain to landscaping, whether specifically discussed or mentioned.

Purpose

The purpose of this manual is to establish minimum acceptable landscape design standards. To ensure continual and long term project results, the Fairfield Hills Authority will require the lease holder to give consideration to the following design principles:

- A. Landscape Elements
- B. Plant Materials
- C. Entryway Landscaping
- D. Planting Arrangement
- E. Screening

A more detailed analysis of each principle follows:

A. Landscape Elements

A basic means of unifying the campus landscape is to use a consistent palette of elements. There are existing elements on the campus which, if adopted as standard, would support the integration of the campus environment. For Fairfield Hills, the large size and beauty of the existing architecture combined with the common use of brick greatly identifies the character of this campus. The landscape elements provided in this manual (i.e., lighting, trash receptacles, and benches) are chosen because they reflect and enhance the existing character and their implementation is strongly encouraged.





Purpose

B. Plant Materials

Landscaping should provide aesthetic enhancement of a project site, screen objectionable objects from public view, and replace scarred hillsides of missing vegetation impacted by grading activity. A successful landscape project will consider the appropriate use of plant materials, proper plant spacing and long term maintenance needs for each plant type as noted herein.

C. Entryway Landscaping

Entryway landscaping is encouraged and should include design elements which are common to the proposed development. Design elements may include, but not be limited to: entry wall monuments, raised planters, ornamental gates, specimen trees, monumental fences, and large shrubs.

D. Planting Arrangement

Plants need room to develop canopy and rooting structure. For best results, plants should be spaced so that no more than 1/3 of the plant's mature canopy (spread) will overlap into another plant's. Give careful consideration to the following plant spacing issues:

- The special arrangements (linear rows, groupings, or massing) and spacing of plants;
- The surrounding surface treatment and surface opening at the base of the plant;
- The proximity of the plant(s) to surrounding architecture and/or existing landscape areas;
- The plant's growth rate and coverage requirements.

E. Screening

The intent of the provision to provide screening is to screen from view all service dumpsters, exterior mechanical units and other exterior utility fixtures as necessary. Refer to the item's material sheet for recommended screening types.

F. Recommendations

Recommendations for each of the items is listed on the item's material title sheet. The recommended option is the only acceptable standard for the common areas of the campus. Proposed deviations from the recommended option shall be subject to Fairfield Hills Authority approval.

G. Pricing

Pricing shown on material sheets is 2006 pricing.

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Landscape Elements



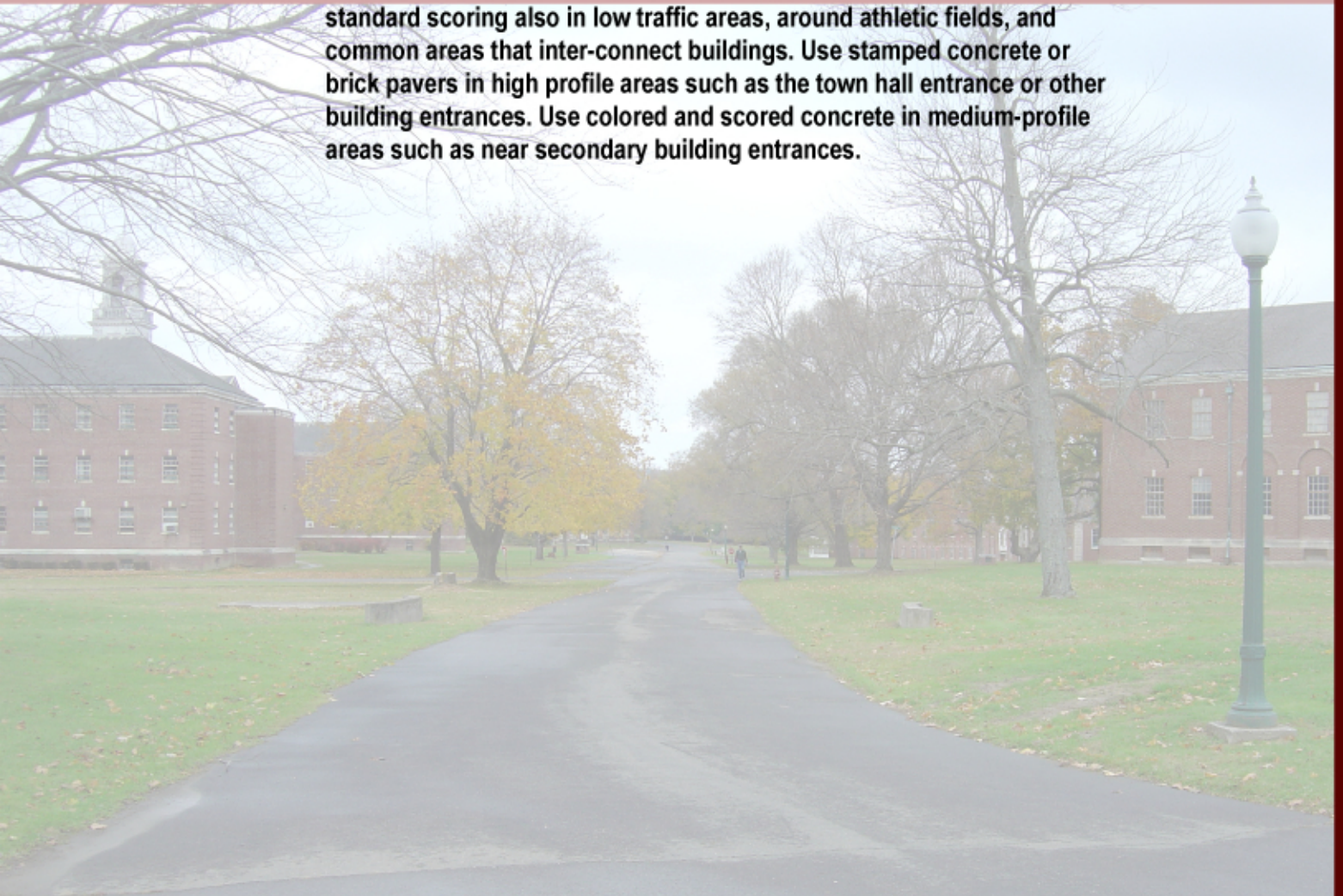
Pavements and Walkways

Cost Table

Concrete Pavement	SF	\$6.00
Colored & Scored Concrete	SF	\$7.50 to \$8.50
Stamped (Patterned) Concrete	SF	\$15.00 to \$18.00
Brick Pavers (on Stone Screenings)	SF	\$12.00 to \$20.00
Brick Pavers (on Concrete Base)	SF	\$12.00 to \$20.00
Geoblock Porous Pavers	SF	\$4.50 to \$8.00

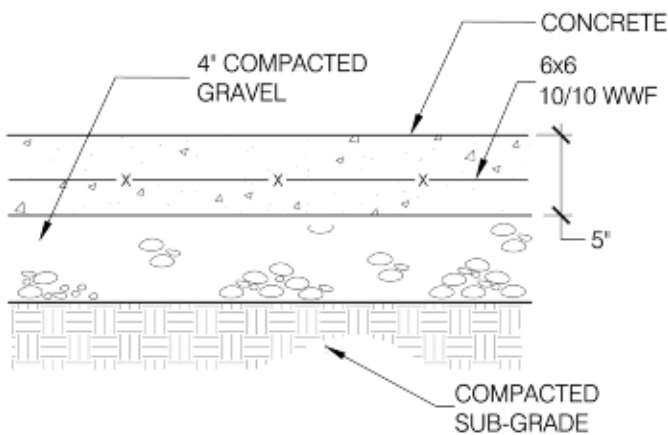
2006 Pricing Shown

Recommendation: Use plain concrete pavement with standard scoring for all sidewalks within the campus. Use plain concrete pavement with standard scoring also in low traffic areas, around athletic fields, and common areas that inter-connect buildings. Use stamped concrete or brick pavers in high profile areas such as the town hall entrance or other building entrances. Use colored and scored concrete in medium-profile areas such as near secondary building entrances.





Pavements and Walkways



CONCRETE PAVEMENT

SCALE: NTS

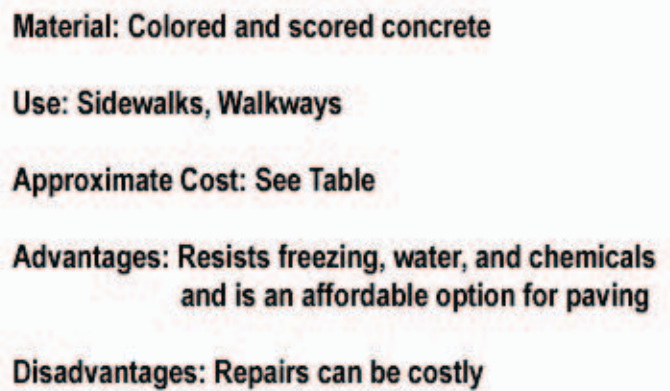
Material: Concrete

Use: Sidewalks, Walkways

Approximate Cost: See Table

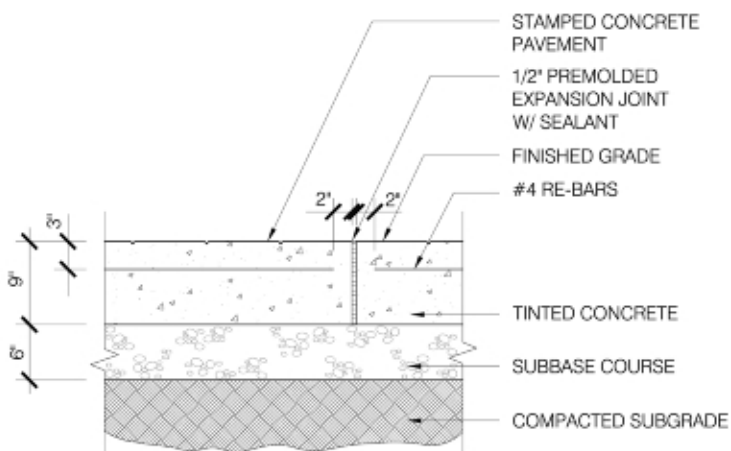
Advantages: Resists freezing, water, and chemicals and is an affordable option for paving

Disadvantages: Repairs can be costly





Pavements and Walkways



REINFORCED STAMPED CONCRETE

SCALE: N.T.S.

Material: Stamped (patterned) concrete

Use: Corners, sidewalks, walkways, high profile areas.

Approximate Cost: See Table

Advantages: Looks similar to pavers but costs less to install and more durable. Many patterns / colors available

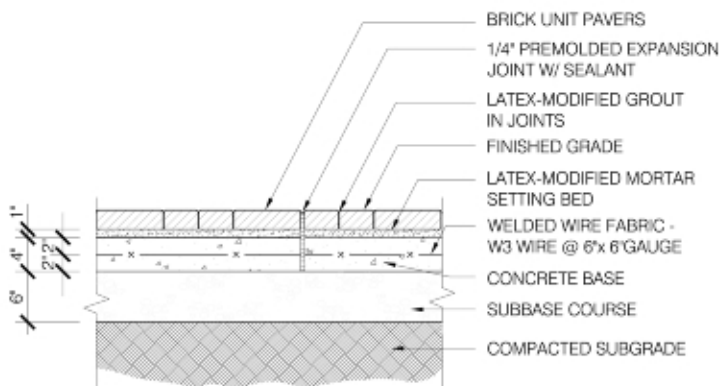
Disadvantages: Prone to surface cracks, requires periodic spraying to retain color



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Pavement and Walkways



BRICK UNIT PAVERS ON CONCRETE BASE

SCALE: 1" = 1'-0"

Material: Brick pavers

Use: Corners, sidewalks, walkways, high profile areas.

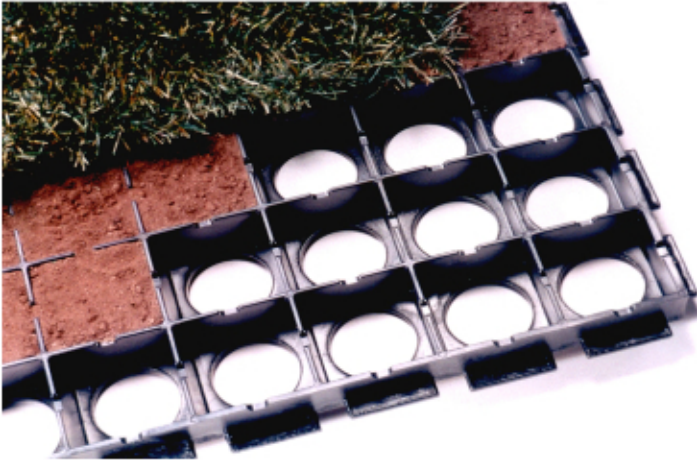
Approximate Cost: See Table

Advantages: Retains its color, highly aesthetic, durable, can repair single paver

Disadvantages: Installation is expensive



Pavement and Walkways



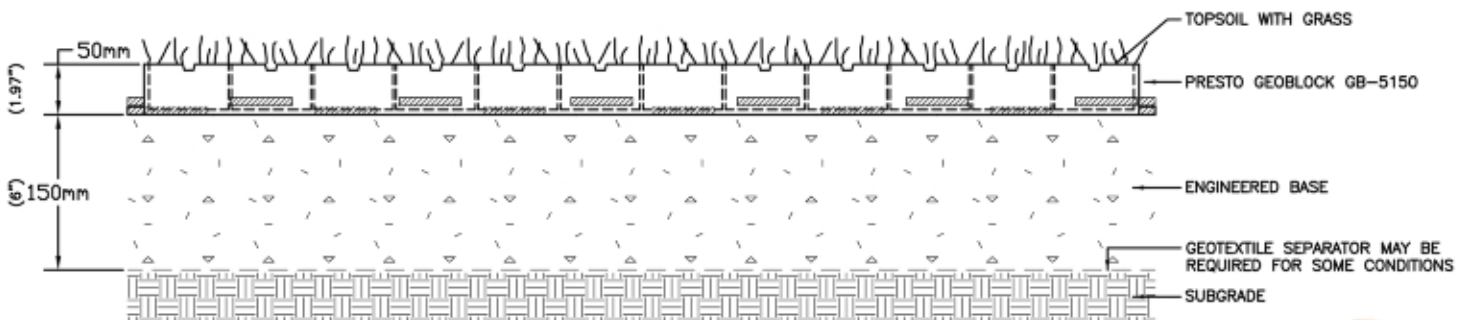
Material: Geoblock porous pavers

Use: Overflow parking areas, utility access, fire lanes.

Approximate Cost: See Table

Advantages: Permeable surface, reduced runoff, environmentally friendly

Disadvantages: May be damaged by snow plows



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Curbs and Edging

Cost Table

Granite	LF	\$20.00 to \$33.00
Concrete	LF	\$15.00 to \$18.00
Extruded Concrete	LF	\$5.50 to \$7.00

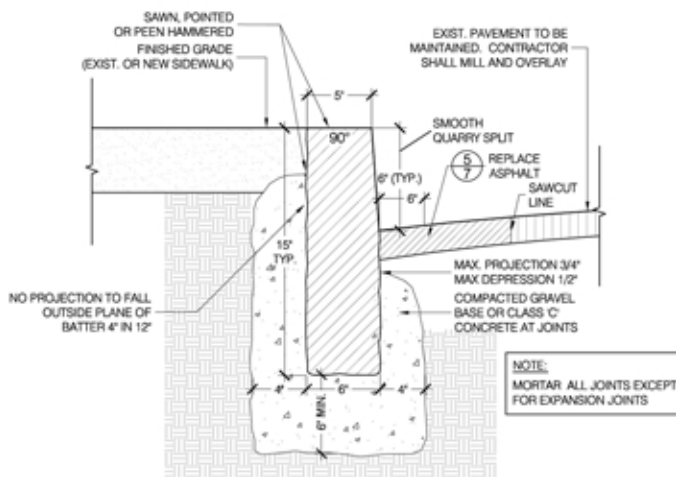
2006 Pricing Shown

Recommendation: Granite curb is recommended. Where cost is an issue concrete curb is recommended.





Curbs and Edging



Material: Granite

Use: Along parking areas and drives

Approximate Cost: See Table

Advantages: Very durable, low maintenance costs

Disadvantages: Expensive to install

3 GRANITE CURB
SCALE: NTS



Curbs and Edging



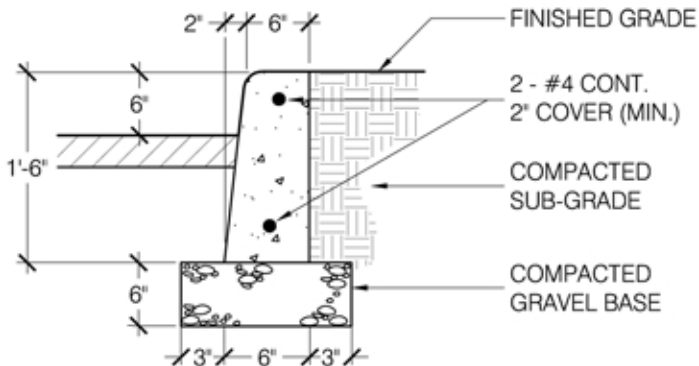
Material: Concrete

Use: Along parking areas and drives

Approximate Cost: See Table

Advantages: Very durable

Disadvantages: Aesthetically plain, may crack



FULL DEPTH CONCRETE CURB

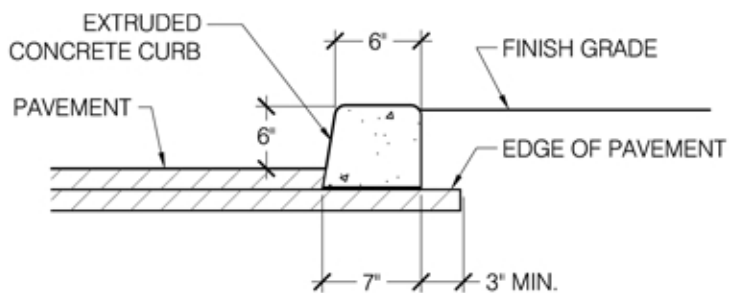
SCALE: NTS



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Curbs and Edging



EXTRUDED CONCRETE CURB

SCALE: 1" = 1'-0"

Material: Extruded concrete

Use: Along parking areas and drives

Approximate Cost: See Table

Advantages: Inexpensive to install

Disadvantages: Aesthetically plain, may crack



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Crosswalks and Corners

Cost Table

Plain Concrete Pavement	SF	\$6.00
Colored & Scored Concrete	SF	\$7.50 to \$8.50
Stamped (Patterned) Concrete	SF	\$15.00 to \$18.00
Brick Pavers (on Concrete Base)	SF	\$12.00 to \$20.00

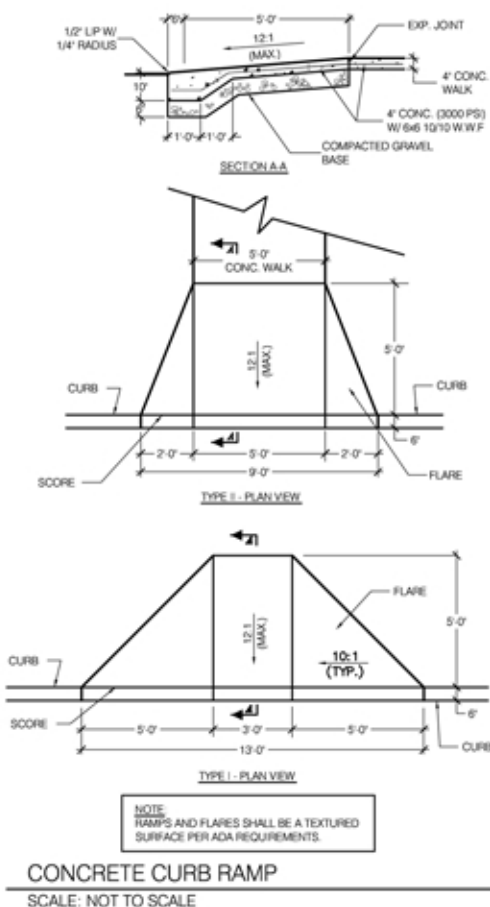
2006 Pricing Shown

Recommendation: Use brick pavers and stamped concrete in high profile areas such as the town hall. Use colored and scored concrete in medium profile areas such as secondary building entrances. Use plain concrete around athletic fields and low profile areas.





Crosswalks and Corners



Material: Plain concrete

Uses: Crosswalks

Approximate Cost: See Table

Advantages: Inexpensive to install

Disadvantages: Aesthetically plain, can crack



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Crosswalks and Corners



Materials: Colored scored concrete

Use: Pedestrian crosswalks

Approximate Cost: See Table

Advantages: Inexpensive, aesthetically pleasing

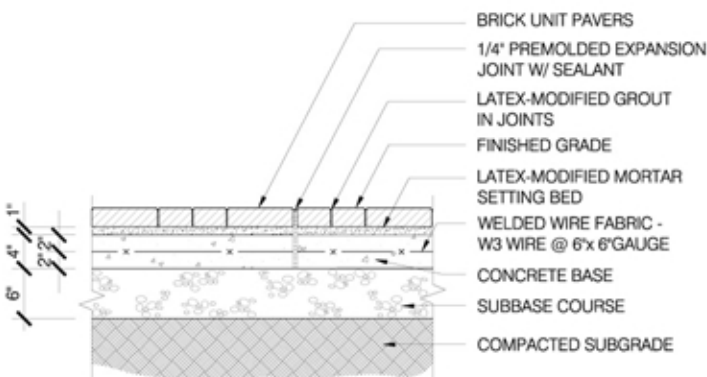
Disadvantages: Can crack



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Crosswalks and Corners



Materials: Cobblestone or brick

Use: Pedestrian crosswalks

Approximate Cost: See Table

Advantages: Aesthetically pleasing, durable

Disadvantages: Expensive to install

B BRICK UNIT PAVERS ON CONCRETE BASE *
SCALE: 1" = 1'-0"

*The above detail is the same for a cobblestone walk on a concrete base. Substitute cobblestone pavers for brick.



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Lighting

Cost Table

Decorative Lamp and Post	EA	\$3,000
Wall Lamp and Bracket	EA	\$2,000
Lighted Bollard	EA	\$2,000

2006 Pricing Shown

Recommendations: All lighting shown is recommended depending on specific site layout and location.





Lighting



POST SPECIFICATIONS

Style: Northampton Bi-Metal Post

Height: 12" (approx.)

Finish Color: Black

Manufacturer: Spring City Electrical

Material: Cast Iron Base w/ Fabricated Column

GLOBE POST MOUNT/ GLOBE SPECIFICATIONS

Style: Form F Luminaire w/ PS11 Globe

Material: Cast Iron

Height: 3' (Luminaire w/ Globe)

Finish Color: Black (globe post mount)

Manufacturer: Spring City Electrical

Use: Illumination of pedestrian walkways, roads, and parking areas

Approximate Cost: See Table

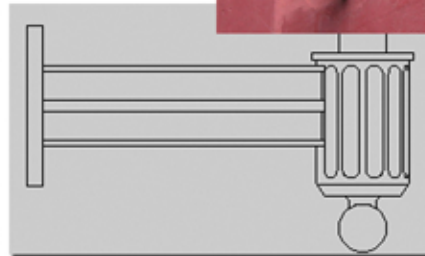
Advantages: Safety; even light distribution

Disadvantages: N/A

Note: All luminaires shall be dark sky compliant.



Lighting



WALL BRACKET SPECIFICATIONS

Style: Washington Simple

Material: Cast Iron

Height: 10"

Length: 21"

Finish Color: Black

Manufacturer: Spring City or approved equal

Use: Areas of interest, Town Hall, walkways

Approximate Cost: See Table

Advantages: Attractive and increases safety

Disadvantages: N/A

Note: All luminaires shall be dark sky compliant.

Brackets shown above show the variety available for attachment to buildings.

Lease holders shall submit proposed selection to the Fairfield Hills Authority for approval.



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Lighting



LIGHTED BOLLARD SPECIFICATIONS

Style: SAL-B-LITE

Material: Cast iron

Height: 52"

Base Diameter: 18 1/2"

Finish Color: Black

Manufacturer: Sentry Lighting or approved equal

Use: Areas of interest, Town Hall, walkways

Approximate Cost: See Table

Advantages: Attractive and increases safety

Disadvantages: N/A

Note: All luminaires shall be dark sky compliant.



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Signage

Cost Table

Entrance Signage	Ea.	Cost Varies
Directory Signage	Ea.	Custom Work
Secondary Internal Signage	Ea.	

2006 Pricing Shown

Signage is custom work and shown here in the guidelines as possibilities. Proposed signage should be sympathetic to the surrounding brick buildings and landscape of the campus.





Signage



MAIN ENTRANCE SIGN

Material: Brick and wood

Background Color: Maroon; Dark Brick Red; Dark Tile Red. Color shall be submitted for approval by the Fairfield Hills Authority.

Lighting: Signage shall be lighted from the ground with up-lighting. Internal or back-lighted signage is prohibited.

Use: A grand entrance sign

Approximate Cost: See Table

Advantages: A very noticeable and aesthetically pleasing entry

Disadvantages: N/A



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Signage



CAMPUS DIRECTORY SIGNAGE and CORPORATE IDENTITY SIGNAGE

Materials: Metal, brick, plastic

Background Color: Maroon; Dark Brick Red;
Dark Tile Red. Color shall be submitted
for approval by the Fairfield Hills Authority.

Lighting: Signage shall be lighted from the ground
with up-lighting. Internal or back-lighted signage
is prohibited.

Use: Internal wayfinding

Approximate Cost: See Table

Advantages: Aesthetics, organization

Disadvantages: N/A



Signage



SECONDARY INTERNAL SIGNAGE

Materials: Metal, plastic

Background Color: Maroon; Dark Brick Red;
Dark Tile Red. Color shall be submitted
for approval by the Fairfield Hills Authority.

Use: Internal wayfinding

Approximate Cost: See Table

Advantages: Organization

Disadvantages: N/A



Signage



POLE MOUNTED SIGN BRACKETS/BANNERS

Materials: Metal, fabric, plastic

Use: Along walkways

Approximate Cost: See Table

Advantages: Durable, aesthetically pleasing

Disadvantages: N/A

Note: The banners shown above are not currently approved for use in the Town of Newtown Zoning Regulations, as of 07 July 2007. The Fairfield Hills Authority (FFHA), however, recognizes the value of using of banners within the campus setting and has included them herein. The FFHA will seek to have the use of banners added to Section 4.23 Fairfield Hills Adaptive Reuse.



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Benches

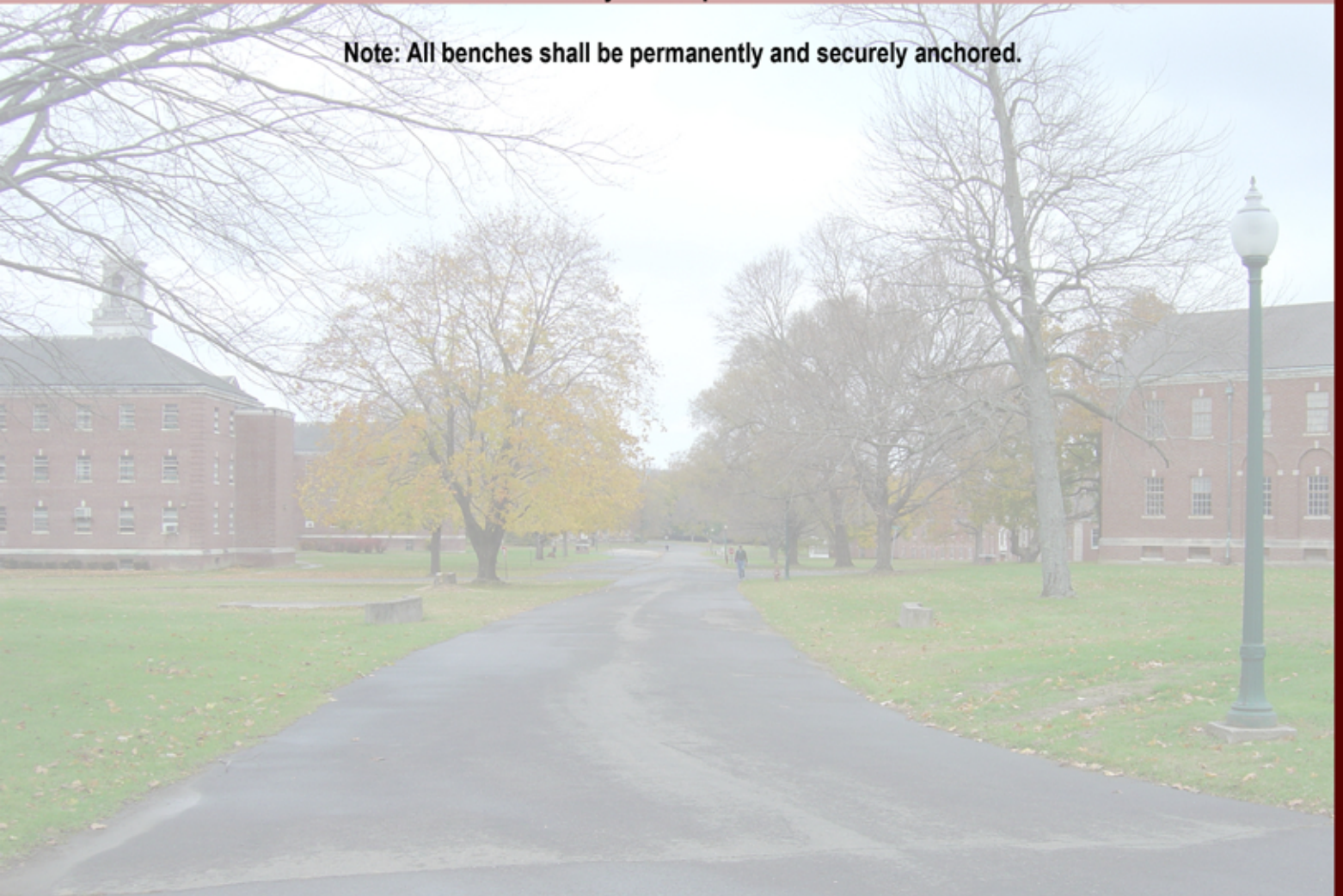
Cost Table

Iron and Recycled Plastic (Backless)	EA	\$2,000
Iron and Recycled Plastic (Back)	EA	\$2,500
Iron Ribbon Bench (Back)	EA	\$2,500
Precast Concrete	EA	\$2,000
Granite Bench	EA	\$1,100

2006 Pricing Shown

Recommendation: The Iron Ribbon bench with a back is recommended in areas of long term sitting and backless iron in areas of short term sitting. Iron benches are virtually vandal-proof.

Note: All benches shall be permanently and securely anchored.





Benches



Material: Cast iron and recycled plastic

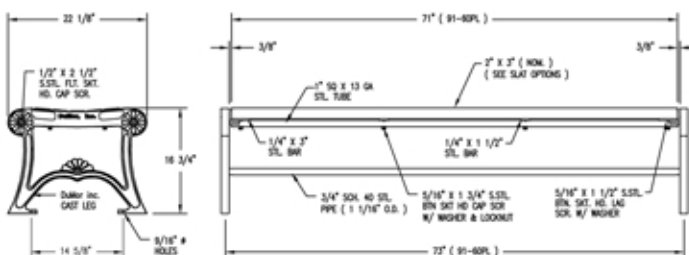
Finish Color: Metal - Black Powder-coat
Plastic Wood - Cedar/Terracotta

Use: Rest areas, paths, sidewalks, scenic areas

Approximate Cost: See Table

Advantages: Low maintenance, won't splinter or crack

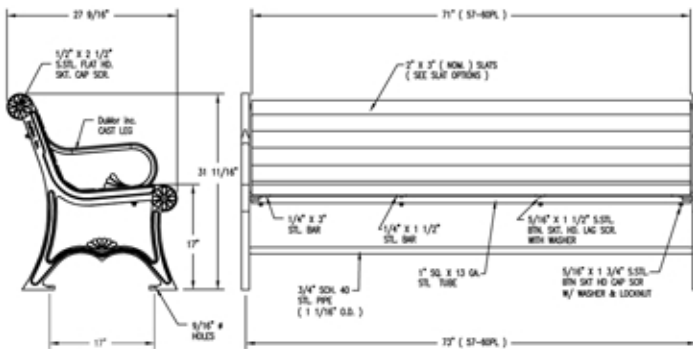
Disadvantages: Can lose strength in high temperatures,
can develop sag over time



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A black park bench with a dark metal frame and wooden slats, set on a grassy area. A circular logo in the bottom left corner reads "RECYCLED" around a tree icon.

Disadvantages: Can lose strength in high temperatures, can develop sag over time





Benches



Material: Cast iron and steel; backed and backless

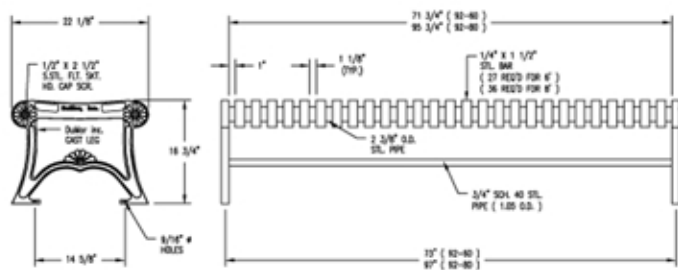
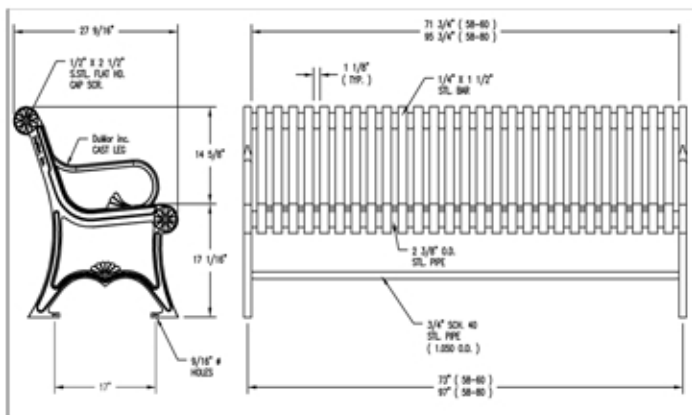
Finish Color: Black Powder-coat

Use: Rest areas, paths, sidewalks, scenic areas

Approximate cost: See Table

Advantages: One solid welded seat unit, durable

Disadvantages: Moderately aesthetic, cold to touch in colder months



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Benches



Material: Precast concrete or granite

Use: Rest areas, paths, sidewalks, scenic areas

Approximate cost: See Table

Advantages: One piece, durable

Disadvantages: Precast concrete may crack eventually or spall. Granite: none.

Trash Receptacles

Cost Table

Steel Ribbon Receptacle	EA	\$800
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2006 Pricing Shown

Recommendation: Trash receptacle shown is the recommended type. Custom modifications should be explored between the vendor and the town to accomodate recycling of cans, bottles, and paper.





Trash Receptacles



Material: Cast iron

Finish Color: Black Powder-coat

Use: Along walkways, public gathering spaces

Approximate Cost: See Table

Advantages: Durable, aesthetically pleasing

Disadvantages: N/A

Bicycle Racks

Cost Table

Steel Ribbon Pipe Rack	EA	\$250 to \$850
Standard Bicycle Rack	EA	\$400 to \$750

2006 Pricing Shown

**Recommendation: Steel Ribbon Pipe rack is recommended.
Standard bicycle rack is shown for comparison purposes only.**





Bicycle Racks



Material: Powdercoated steel (black)

Finish Color: Black Powder-coat

Use: Building entrances, points of interest, along paths

Approximate Cost: See Table

Advantages: Function, durability, easy to install

Disadvantages: N/A



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Bicycle Racks



Material: Galvanized steel

Use: Building entrances, points of interest, along paths

Approximate Cost: See Table

Advantages: Function, durability, easy to install

Disadvantages: N/A

Fences

Cost Table

Vinyl Three-Rail Fence	LF	\$55
Brick and Decorative Iron Fence	LF	varies
Vinyl-Coated Chain Link Fence	LF	\$35
Ornamental Screening Fence	LF	\$75

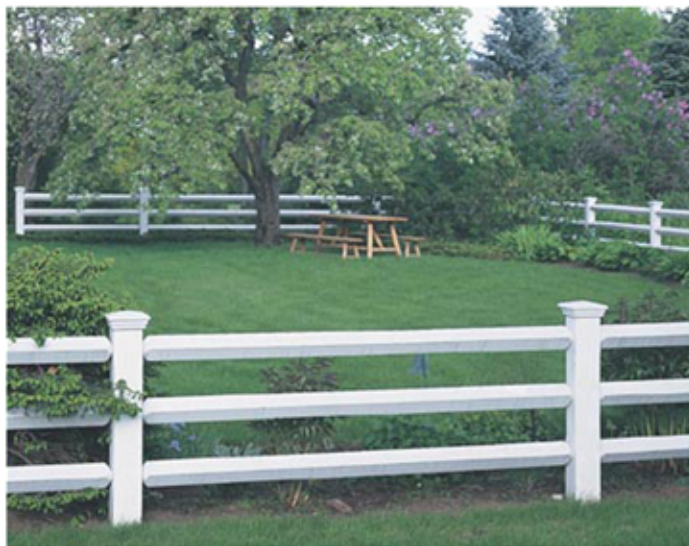
2006 Pricing Shown

Recommendation: Use rail fence type in rural areas, chain link fence around athletic fields and decorative iron fence in high profile areas such as the town hall.





Fences



Material: Vinyl

Use: To be determined

Approximate Cost: See Table

Advantages: Low maintenance, water resistant

Disadvantages: Requires occasional cleaning



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Fences



Material: Brick and monumental iron fence, provide ball top on pickets for safety or use monumental iron fence with flush/flat top.

Finish Color: Black Powder-coat

Location: To be determined

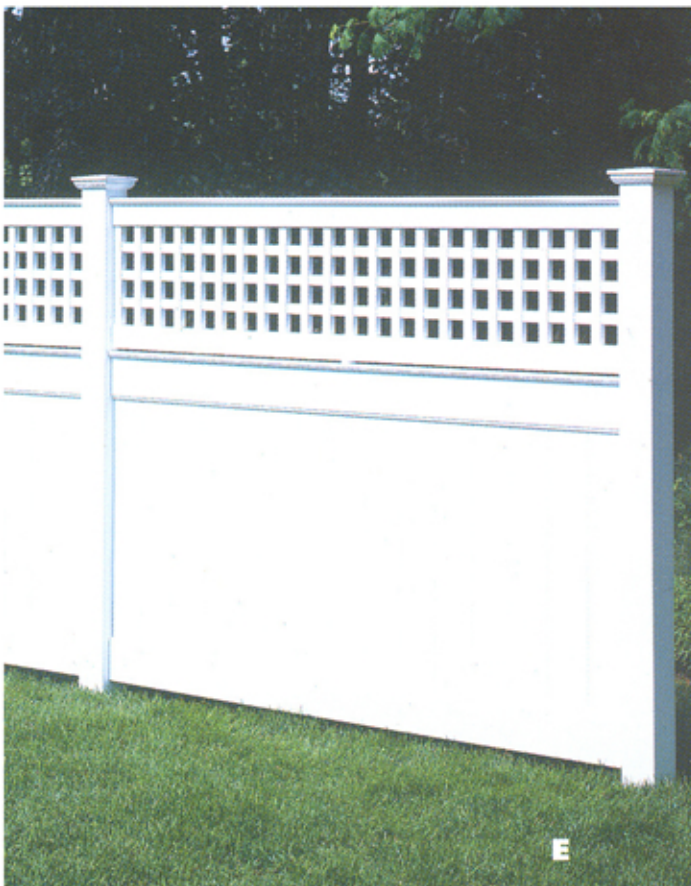
Approximate Cost: See Table

Advantages: Very durable; aesthetically pleasing

Disadvantages: Expensive to install



Screening



Material: Wood Only or Wood and Brick

Location: For use screening service dumpsters, and exterior mechanical and utility system components

Approximate Cost: Varies with materials used

Advantages: Wood - Inexpensive and easy to install
Brick and wood - More expensive

Disadvantages: Neither are durable if trucks back into them



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Fences



Material: Vinyl coated chain link fabric

Location: For use at athletic fields only

Approximate Cost: See Table

Advantages: Inexpensive and easy to install

Disadvantages: N/A

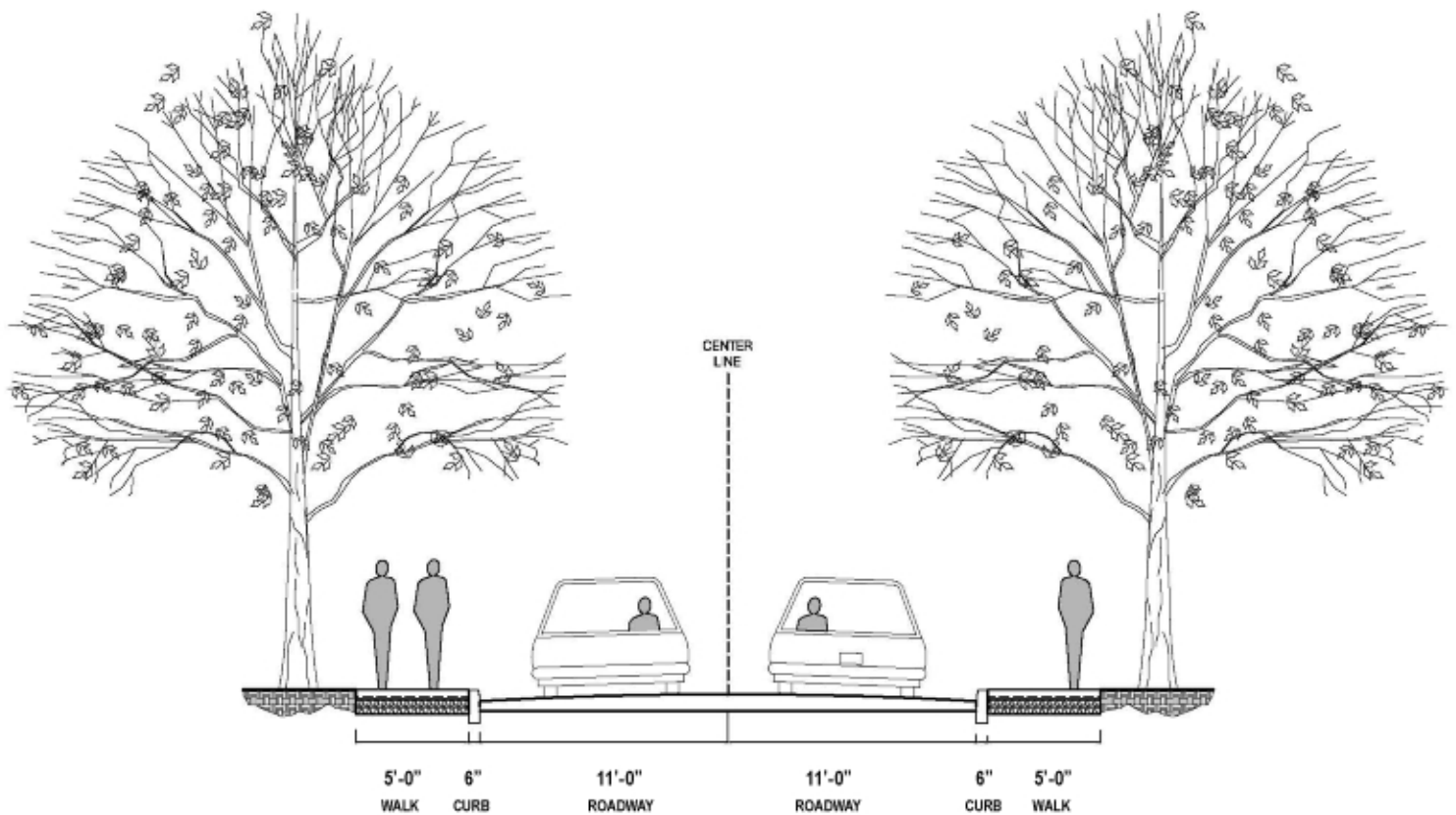
Roadway Elevations





Roadway Elevation

SECTION B



Appendix A.



Appendix A

Fairfield Hills
Newtown, CT

Tree Survey

Date: 5-17-02
By: GDH
Sheet: 1

Tree #	Tree Species:	Landscape Value	Size	Health
	Latin/Common Name	1 = Good - 4 = Poor	(Cal., HT.)	(Good/Decline)
1	Acer saccharum/ Sugar Maple	2	24" cal.	G
2	Acer platanoides/ Norway Maple	2	24" cal.	G
3	Acer platanoides/ Norway Maple	2	24" cal.	G
4	Acer platanoides/ Norway Maple	2	24" cal.	D
5	Acer platanoides/ Norway Maple	2	24" cal.	G
6	Acer platanoides/ Norway Maple	2	24" cal.	G
7	Acer saccharum/ Sugar Maple	4	36" cal.	G
8	Acer saccharum/ Sugar Maple	3	30" cal.	D
9	Pseudotsuga menziesii/ Douglasfir	4	25' ht	G
10	Tsuga canadensis/ Eastern Hemlock	1	20, ht.	D
11	Pseudotsuga menziesii/ Douglasfir	4	25' ht	G
12	Picea glauca/ White spruce	1	12' ht.	D
13	Acer saccharum/ Sugar Maple	4	30" cal.	G
14	Acer saccharum/ Sugar Maple	4	30" cal.	G
15	Acer platanoides/ Norway Maple	2	30" cal.	G
16	Acer saccharum/ Sugar Maple	4	30" cal.	G
17	Acer saccharum/ Sugar Maple	4	30" cal.	G
18	Acer platanoides/ Norway Maple	3	30" cal.	G
19	Acer platanoides/ Norway Maple	2	36" cal.	D
20	Acer platanoides/ Norway Maple	3	36" cal.	G
21	Ulmus americana/ American Elm	4	36" cal.	G
22	Cornus florida/ Flowering Dogwood	1	8" cal.	D
23	Cornus florida/ Flowering Dogwood	1	8" cal.	D
24	Prunus cerasifera/ Myrobalan Plum	2	12" cal.	G
25	Ulmus americana/ American Elm	4	48" cal.	D
26	Acer platanoides/ Norway Maple	3	36" cal.	G
27	Acer saccharum/ Sugar Maple	3	30" cal.	G

Appendix A

Fairfield Hills
Newtown, CT

Tree Survey

Date: 5-17-02
By: GDH
Sheet: 2

Tree #	Tree Species:	Landscape Value	Size	Health
	Latin/Common Name	1 = Good - 4 = Poor	(Cal., HT.)	(Good/Decline)
28	Acer platanoides/ Norway Maple	2	36" cal.	G
29	Acer platanoides/ Norway Maple	2	36" cal.	G
30	Acer saccharum/ Sugar Maple	2	24" cal.	D
31	Prunus cerasifera/ Myrobalan Plum	1	8" cal.	D
32	Acer platanoides/ Norway Maple	3	36" cal.	G
33	Acer platanoides/ Norway Maple	3	36" cal.	D
34	Acer saccharum/ Sugar Maple	4	48" cal.	G
35	Acer saccharum/ Sugar Maple	3	12" cal.	G
36	Acer saccharum/ Sugar Maple	3	30" cal.	G
37	Acer saccharum/ Sugar Maple	3	24" cal.	G
38	Acer saccharum/ Sugar Maple	3	30" cal.	G
39	Acer saccharum/ Sugar Maple	3	30" cal.	G
40	Acer platanoides/ Norway Maple	2	30" cal.	G
41	Acer saccharum/ Sugar Maple	2	30" cal.	D
42	Acer saccharum/ Sugar Maple	2	36" cal.	G
43	Acer platanoides/ Norway Maple	2	36" cal.	G
44	Acer saccharum/ Sugar Maple	1	12" cal.	D
45	Platanus occidentalis/ Sycamore	4	36" cal.	G
46	Platanus occidentalis/ Sycamore	4	36" cal.	G
47	Acer saccharum/ Sugar Maple	2	12" cal.	G
48	Acer platanoides/ Norway Maple	1	18" cal.	D
49	Acer saccharum/ Sugar Maple	1	12" cal.	D
50	Acer saccharinum/ Silver Maple	1	12" cal.	D
51	Tsuga canadensis/ Eastern Hemlock	1	40' ht.	D
52	Tsuga canadensis/ Eastern Hemlock	1	40' ht.	D
53	Acer saccharum/ Sugar Maple	4	36" cal.	G
54	Platanus occidentalis/ Sycamore	4	36" cal.	G

Appendix A

Fairfield Hills
Newtown, CT

Tree Survey

Date: 5-17-02
By: GDH
Sheet: 3

Tree #	Tree Species:	Landscape Value	Size	Health
	Latin/Common Name	1 = Good - 4 = Poor	(Cal., HT.)	(Good/Decline)
55	Platanus occidentalis/ Sycamore	4	36" cal.	G
56	Acer saccharum/ Sugar Maple	2	30" cal.	D
57	Acer platanoides/ Norway Maple	3	30" cal.	G
58	Acer platanoides/ Norway Maple	3	30" cal.	G
59	Acer platanoides/ Norway Maple	3	30" cal.	G
60	Ginkgo biloba/ Maidenhair Tree	4	12" cal.	G
61	Acer saccharum/ Sugar Maple	4	48" cal.	G
62	Liquidamber styraciflua/ American Sweetgum	4	24" cal.	G
63	Quercus palustris/ Pin Oak	4	30" cal.	G
64	Acer platanoides/ Norway Maple	2	36" cal.	G
65	Liquidamber styraciflua/ American Sweetgum	4	30" cal.	G
66	Acer platanoides/ Norway Maple	2	36" cal.	G
67	Liquidamber styraciflua/ American Sweetgum	4	36" cal.	G
68	Acer platanoides/ Norway Maple	2	30" cal.	D
69	Cornus florida/ Flowering Dogwood	2	12" cal.	D
70	Acer platanoides/ Norway Maple	2	30" cal.	D
71	Acer platanoides/ Norway Maple	2	30" cal.	G
72	Ulmus americana/ American Elm	1	36" cal.	D
73	Ulmus americana/ American Elm	4	36" cal.	G
74	Platanus occidentalis/ Sycamore	4	36" cal.	G
75	Liquidamber styraciflua/ American Sweetgum	4	30" cal.	G
76	Tilia americana/ American Linden	3	30" cal.	G
77	Acer platanoides/ Norway Maple	1	36" cal.	D
78	Acer saccharum/ Sugar Maple	3	36" cal.	G
79	Acer saccharum/ Sugar Maple	3	36" cal.	G
80	Acer platanoides/ Norway Maple	2	30' ht.	G
81	Acer saccharum/ Sugar Maple	4	30" cal.	G

Appendix A

Fairfield Hills
Newtown, CT

Tree Survey

Date: 5-17-02
By: GDH
Sheet: 4

Tree #	Tree Species: Latin/Common Name	Landscape Value 1 = Good - 4 = Poor	Size (Cal., HT.)	Health (Good/Decline)
82	Acer saccharum/ Sugar Maple	4	30" cal.	G
83	Acer saccharum/ Sugar Maple	1	48" cal.	D
84	Sorbus aucuparia/ European Mountainash	2	12" cal.	G
85	Acer platanoides/ Norway Maple	3	36" cal.	G
86	Acer platanoides/ Norway Maple	1	24" cal.	D
87	Acer saccharum/ Sugar Maple	4	30" cal.	D
88	Acer saccharum/ Sugar Maple	2	24" cal.	D
89	Acer saccharum/ Sugar Maple	4	36" cal.	G
90	Quercus palustris/ Pin Oak	4	36" cal.	G
91	Sorbus aucuparia/ European Mountainash	2	12" cal.	G
92	Acer platanoides/ Norway Maple	3	30" cal.	G
93	Acer saccharum/ Sugar Maple	3	24" cal.	G/D
94	Liquidambar styraciflua/ American Sweetgum	4	36" cal.	G
95	Thuja occidentalis/ Arborvitae	4	25' ht.	G
96	Thuja occidentalis/ Arborvitae	4	25' ht.	G
97	Cornus florida/ Flowering Dogwood	4	12" cal.	G
98	Acer saccharum/ Sugar Maple	4	36" cal.	G
99	Ulmus americana/ American Elm	4	36" cal.	G
100	Quercus bicolor/ Swamp White Oak	4	36" cal.	G/D
101	Acer platanoides/ Norway Maple	1	18" cal.	D
102	Acer platanoides/ Norway Maple	1	18" cal.	D
103	Acer platanoides/ Norway Maple	1	18" cal.	D
104	Quercus bicolor/ Swamp White Oak	4	36" cal.	G
105	Acer platanoides/ Norway Maple	2	30" cal.	G
106	Acer platanoides/ Norway Maple	2	24" cal.	G
107	Acer platanoides/ Norway Maple	3	24" cal.	G
108	Acer platanoides/ Norway Maple	3	30" cal.	G

Appendix A

Fairfield Hills
Newtown, CT

Tree Survey

Date:5-17-02
By:GDH
Sheet:5

Tree #	Tree Species:	Landscape Value	Size	Health
	Latin/Common Name	1 = Good - 4 = Poor	(Cal.,HT.)	(Good/Decline)
109	Acer platanoides/ Norway Maple	3	24" cal.	D
110	Acer saccharum/ Sugar Maple	4	30" cal.	G
111	Acer saccharum/ Sugar Maple	4	36" cal.	G
112	Acer rubrum/ Red Maple	1	12" cal.	G
113	Acer platanoides/ Norway Maple	3	24" cal.	D
114	Acer saccharum/ Sugar Maple	3	30" cal.	G
115	Tsuga canadensis/ Eastern Hemlock	1	20' ht.	D
116	Acer saccharum/ Sugar Maple	4	30" cal.	G
117	Picea abies/ Norway Spruce	4	40' ht.	G
118	Acer saccharum/ Sugar Maple	4	18" cal.	G
119	Acer saccharum/ Sugar Maple	4	18" cal.	G
120	Acer rubrum/ Red Maple	4	18" cal.	G
121	Acer platanoides/ Norway Maple	1	8" cal.	D
122	Cornus florida/ Flowering Dogwood	2	8" cal.	G
123	Acer saccharum/ Sugar Maple	4	18" cal.	G
124	Tsuga canadensis/ Eastern Hemlock	1	25' ht.	D
125	Tilia americana/ American Linden	3	18" cal.	G
126	Tilia americana/ American Linden	3	18" cal.	G
127	Tilia americana/ American Linden	3	18" cal.	G
128	Acer saccharum/ Sugar Maple	2	18" cal.	D
129	Acer saccharum/ Sugar Maple	4	24" cal.	G
130	Acer saccharum/ Sugar Maple	4	24" cal.	G
131	Acer saccharum/ Sugar Maple	4	30" cal.	G
132	Acer rubrum/ Red Maple	3	24" cal.	D
133	Acer saccharum/ Sugar Maple	3	24" cal.	G
134	Acer platanoides/ Norway Maple	3	30" cal.	G
135	Acer saccharum/ Sugar Maple	4	30" cal.	G

Appendix A

Fairfield Hills
Newtown, CT

Tree Survey

Date: 5-17-02
By: GDH
Sheet: 7

Tree #	Tree Species:	Landscape Value	Size	Health
	Latin/Common Name	1 = Good - 4 = Poor	(Cal., HT.)	(Good/Decline)
163	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
164	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
165	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
166	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
167	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
168	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
169	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
170	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
171	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
172	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
173	Tilia cordata/ Littleleaf Linden	4	24" cal.	D
174	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
175	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
176	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
177	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
178	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
479	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
180	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
181	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
182	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
183	Tilia cordata/ Littleleaf Linden	4	24" cal.	G
184	(8)Thuja occidentalis/ Arborvitae	3	20'-30' ht.	G
185	Malus species/ Crabapple	2	15' ht.	G
186	Picea glauca/ White spruce	1	20' ht.	G
187	Picea glauca/ White spruce	1	20' ht.	G
188	Prunus cerasifera/ Myrobalan Plum	1	10" cal.	G
189	Acer platanoides/ Norway Maple	1	10" cal.	G

Appendix A

Fairfield Hills
Newtown, CT

Tree Survey

Date:5-17-02
By:GDH
Sheet:8

Tree #	Tree Species:	Landscape Value	Size	Health
	Latin/Common Name	1 = Good - 4 = Poor	(Cal.,HT.)	(Good/Decline)
190	Acer platanoides/ Norway Maple	1	10" cal.	G
191	Acer platanoides/ Norway Maple	2	10" cal.	G
192	Acer platanoides/ Norway Maple	2	10" cal.	G
193	Picea glauca/ White spruce	2	25' ht.	G
194	Acer platanoides/ Norway Maple	2	10" cal.	G/D
195	Acer platanoides/ Norway Maple	1	10" cal.	G
196	Picea glauca/ White spruce	1	8' ht.	G
197	Tilia cordata/ Littleleaf Linden	1	18" cal.	D
198	Malus species/ Crabapple	1	10" cal.	G
199	Quercus palustris/ Pin Oak	4	30" cal.	G
200	Malus species/ Crabapple	3	12" cal.	G
201	Quercus palustris/ Pin Oak	4	30" cal.	G
202	Quercus palustris/ Pin Oak	4	12" cal.	G
203	Quercus palustris/ Pin Oak	4	12" cal.	G
204	Quercus palustris/ Pin Oak	1	8" cal.	G
205	Malus species/ Crabapple	4	24" cal.	G
206	Quercus palustris/ Pin Oak	4	18" cal.	G
207	Malus species/ Crabapple	3	12" cal.	G
208	Quercus palustris/ Pin Oak	4	18" cal.	G
209	Acer rubrum/ Red Maple	2	18" cal.	G/D
210	Acer platanoides/ Norway Maple	4	24" cal.	G
211	Ginkgo biloba/ Maidenhair Tree	4	8" cal.	G
212	Ginkgo biloba/ Maidenhair Tree	4	8" cal.	G
213	Acer saccharum/ Sugar Maple	4	10" cal.	G
214	Acer saccharum/ Sugar Maple	4	10" cal.	D
215	Acer saccharum/ Sugar Maple	4	10" cal.	G
216	Acer saccharinum/ Silver Maple	1	36" cal.	D

Appendix A

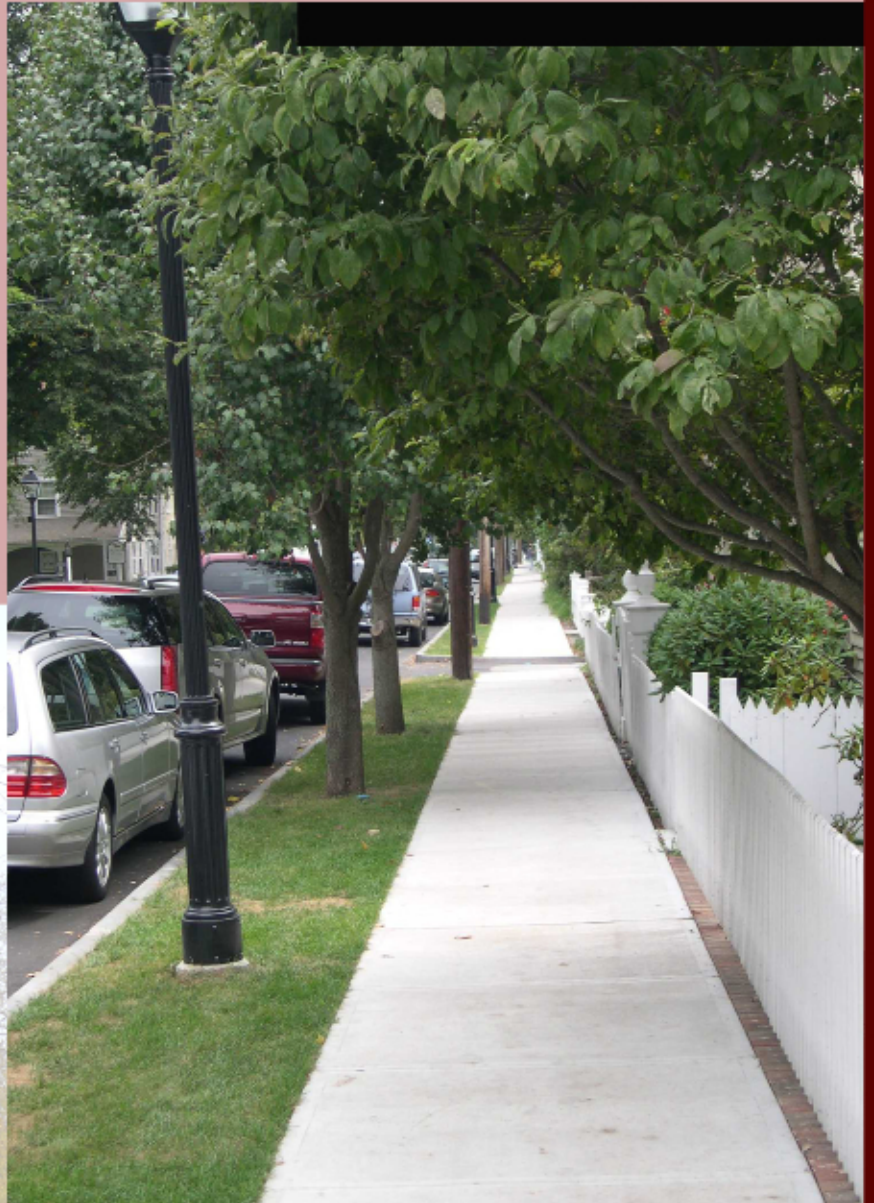
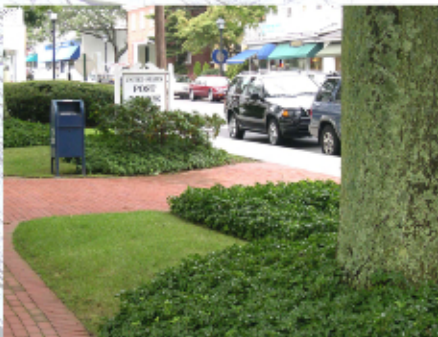
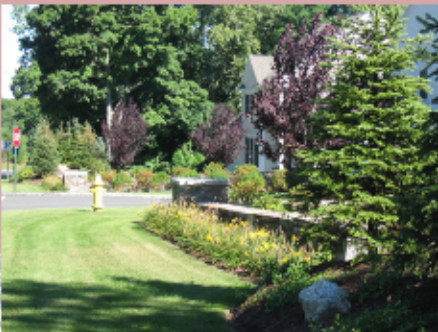
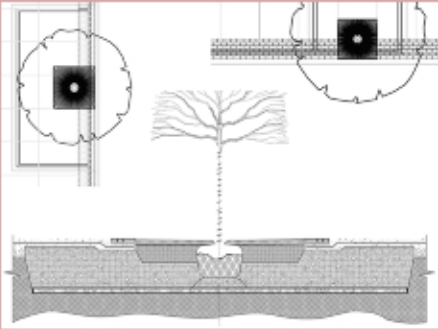
Fairfield Hills
Newtown, CT

Tree Survey

Date:5-17-02
By:GDH
Sheet:9

Tree #	Tree Species:	Landscape Value	Size	Health
	Latin/Common Name	1 = Good - 4 = Poor	(Cal.,HT.)	(Good/Decline)
217	Liquidamber styraciflua/ American Sweetgum	3	30" cal.	G
218	Picea pungens/ Colorado Spruce	2	40' ht.	G
219	Acer saccharum/ Sugar Maple	3	24" cal.	G
220	Acer rubrum/ Red Maple	2	36" cal.	D
221	Acer rubrum/ Red Maple	2	36" cal.	D
222	Quercus palustris/ Pin Oak	4	30" cal.	G
223	Quercus palustris/ Pin Oak	4	30" cal.	G
224	Liquidamber styraciflua/ American Sweetgum	4	30" cal.	G
225	Quercus palustris/ Pin Oak	4	36" cal.	G
226	Quercus palustris/ Pin Oak	4	36" cal.	G
227	Liquidamber styraciflua/ American Sweetgum	4	36" cal.	D
228	Liquidamber styraciflua/ American Sweetgum	4	36" cal.	D
229	Liquidamber styraciflua/ American Sweetgum	4	36" cal.	G
230	Liquidamber styraciflua/ American Sweetgum	4	36" cal.	G
231	Quercus palustris/ Pin Oak	4	36" cal.	G
232	Acer saccharum/ Sugar Maple	4	48" cal.	G
233	Acer rubrum/ Red Maple	4	36" cal.	G

Landscape Planting





Campus Planting Goals

- A. Goal: To preserve as much of the existing overstory tree canopy as possible. This will also preserve the campus landscape feel.
- B. Enhance the existing tree canopy by planting a diversity of new trees using a variety of tree hardwood species (Oaks, Maples, Ash).
- C. Enhance the entrance to the campus with shrub massings, perennial plantings and flowering tree species to provide a beautiful entrance to the campus.
- D. Provide low plantings at new and existing parking lots to screen cars but allow for internal view for parking security.
- E. Provide tree plantings in parking lots to shade and cool pavement.



Plant Material





Plant List-Recommended Plant Species

The following plant list was recommended by the Newtown Conservation Commission to the Newtown P&Z Commission for use at the Fairfield Hills Campus. This list was adopted for inclusion herein by the Fairfield Hills Authority on 17 July 2007. The list includes native woody plants with good form, attractive foliage, flowers and/or bark. Most are deer resistant, but plants needing protection are noted.

TREES

Large Shade Trees (for streets and open areas):

Acer rubrum—Red Maple
 Acer saccharum—Sugar Maple
 Cladastris kentuckeana—American Yellowwood
 Fagus grandifolia—American Beech
 Platanus occidentalis—Sycamore
 Quercus rubra—Northern Red Oak
 Quercus palustris—Northern Pin Oak
 Quercus alba—White Oak
 Quercus coccinea—Scarlet Oak
 Tilia americana—Basswood (Linden)
 Ulmus americana—American Elm cultivars (disease resistant)

Smaller trees (for courtyards or other more confined spaces):

Amelanchier canadensis—Shadbush/Serviceberry
 Betula nigra—River Birch
 Carpinus carolinianum—American Hornbeam
 Celtis occidentalis—Common Hackberry
 Cercis canadensis—Redbud
 Chionanthus virginicus—Fringetree
 Cornus florida—Flowering Dogwood
 Cornus alternifolia—Pagoda Dogwood
 Crataegus phaenopyrum—Washington Hawthorne
 Halesia tetraptera—Carolina Silverbell
 Hamamelis virginiana—Common Witchhazel
 Ilex opaca—American Holly
 Magnolia virginiana—Sweetbay Magnolia
 Ostrya virginiana—American Hophornbeam
 Oxydendrum arboreum—Sourwood/Lily of the Valley Tree
 Sorbus americana—American Mountain Ash
 Viburnum lentago—Nannyberry Viburnum
 Viburnum prunifolium—Blackhaw Viburnum
 Viburnum seiboldianum—Siebold Viburnum

SHRUBS

Foundation plantings, "formal" areas :

Kalmia spp.—Mt. Laurel hybrids (may have to be sprayed or caged from deer for 1-2yrs).
 Myrica pennsylvanica—Bayberry (prune annually for neater appearance)
 Ilex glabra—Inkberry
 Fothergilla gardenii—Dwarf Fothergilla
 Fothergilla major—Large Fothergilla

Foundation plantings, "formal" areas (continued):

Clethra alnifolia—Summersweet Clethra 'Hummingbird'
 Rhododendron periclymenoides—Pinxterbloom Azalea
 Rhododendron viscosum—Swamp Azalea
 Viburnum acerifolium—Mapleleaf Viburnum
 Viburnum trilobum—American Cranberrybush Viburnum (compact form available)
 Hydrangea arborescens—Smooth Hydrangea (may need deer protection)
 Itea virginica—Virginia Sweetspire (may need deer protection)
 Leucothoe fontanesiana—Drooping Leucothoe (for shaded, sheltered locations)
 Calycanthus floridus—Carolina Allspice
 Pieris floribunda—Mountain Pieris (native Andromeda-needs excellent drainage)

Naturalizing, erosion control, wetland areas:

Alnus rugosa—Speckled Alder
 Aronia arbutifolia—Red Chokeberry
 Aronia melanocarpa—Black Chokeberry
 Callicarpa americana—Beauty Bush
 Calycanthus floridus—Buttonbush
 Clethra alnifolia—Clethra
 Comptonia peregrina—Sweetfern
 Cornus sericea—Red Twig Dogwood
 Diervilla sessilifolia—Dwarf Bush Honeysuckle
 Hamamelis virginiana—Common Witchhazel (may need deer protection until it grows out of their reach)
 Ilex glabra—Inkberry
 Juniperus virginiana—Eastern Red Cedar (may need deer protection until it grows out of their reach)
 Linderia benzoin—Spicebush
 Myrica pennsylvanica—Bayberry
 Rhododendron maximum—Rosebay Rhododendron (protect from deer)
 Salix caprea—Pussy Willow
 Spirea latifolia—Meadowsweet
 Vaccinium angustifolium—Lowbush Blueberry
 Vaccinium corymbosum—Highbush Blueberry
 Viburnum cassinoides—Witherod Viburnum
 Viburnum dentatum—Arrowwood Viburnum
 Viburnum nudum—Smooth Witherod





Plant List - Ornamental Trees

The following ornamental native and non-native trees were adopted for inclusion herein by the Fairfield Hills Authority on 17 July 2007. They are included for their beautiful spring flowering and to add interest when planted around entrances, buildings, and areas of high pedestrian circulation.

Eastern Redbud

Size: 20-30'

Shape: Small Tree

Growing Rate: Medium

Recommended Spacing: NA

Ball & Burlap 3 1/2" - 4" Caliper

Full Sun to Partial Shade



Flowering Dogwood

Size: 10-20'

Shape: Small Tree

Growing Rate: Slow to Medium

Recommended Spacing: NA

Ball & Burlap 3 1/2" - 4" Caliper

Full Sun to Partial Shade



Kwanzan Cherry

Size: 10-20'

Shape: Small Tree

Growing Rate: Slow to Medium

Recommended Spacing: NA

Ball & Burlap 3 1/2" - 4" Caliper

Full Sun to Partial Shade



Stantec



Plant List - Ornamental Trees

Crabapple

Size: 15-30'

Shape: Small Tree

Growing Rate: Medium

Recommended Spacing: NA

Ball & Burlap 3 1/2" - 4" Caliper

Full Sun to Partial Shade



Thornless Cockspur Hawthorn

Size: 10-20'

Shape: Small Tree

Growing Rate: Slow to Medium

Recommended Spacing: NA

Ball & Burlap 3 1/2" - 4" Caliper

Full Sun to Partial Shade; White Flowers



Stantec



Plant Material - Native Trees

American Beech

Size: 50-70'

Shape: Short Trunk, Wide Spreading

Growing Rate: Slow

Recommended Spacing: Specimen

Ball & Burlap 3 1/2" - 4" Caliper

Full Sun



American Linden

Size: 20-30'

Shape: Pyramidal

Growing Rate: Medium

Recommended Spacing: 30'+/-

Ball & Burlap 3 1/2" - 4" Caliper

Full Sun



Sycamore

Size: 75-100'

Shape: Irregular, Wide Spreading

Growing Rate: Medium to Fast

Recommended Spacing: 30'+/-

Ball & Burlap 3 1/2" - 4" Caliper

Full Sun



Stantec



Plant Material - Native Trees

Pin Oak

Size: 60-70'

Shape: Strongly Pyramidal

Growing Rate: Medium to Fast

Recommended Spacing: 30' +/-

Ball & Burlap 3 1/2" - 4" Caliper

Full Sun



Red Oak

Size: 60-75'

Shape: Rounded

Growing Rate: Fast

Recommended Spacing: 30' +/-

Ball & Burlap 3" - 3 1/2" Caliper

Full Sun



Red Maple

Size: 40-60'

Shape: Pyramidal or Elliptical

Growing Rate: Medium to Fast

Recommended Spacing: 30' +/-

Ball & Burlap 3 1/2" - 4" Caliper

Full Sun



Stantec



Plant Material - Native Trees

Sweetbay Magnolia

Size: 20-30'

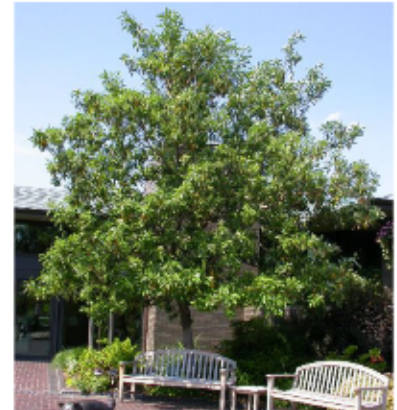
Shape: Rounded

Growing Rate: Medium to Fast

Recommended Spacing: 20' +/-

Ball & Burlap 2 1/2" - 3" Caliper

Full Sun / Partial Shade



Stantec