GENERAL NOTES:

1. SURVEY INFORMATION AND TOPOGRAPHY BASED UPON THE MAP ENTITLED "ALTA/ACSM SURVEY PROPERTY TAX LOT 45 SITUATE IN THE TOWN OF OSSINING, WESTCHESTER COUNTY, NEW YORK" PREPARED BY THOMAS C. MERRITTS LAND SURVEYORS, P.C. DATED (LAST REVISED) JANUARY 20, 2014.
2. THE INTERMITTENT WATERCOURSE SHOWN HEREON WAS DELINEATED IN THE FIELD BY THE THE TOWN'S WETLAND CONSULTANT ON MAY 27, 2015.
3. THERE WILL BE NO SURFACE FLOWS FROM THE ARTIS DEVELOPMENT DISCHARGING TO THE OFFSITE WETLAND/WATERCOURSE TO THE WEST. IN ADDITION, EXISTING FLOWS FROM THE OFFSITE WETLAND/WATERCOURSE WILL NOT BE DIMINISHED AS A RESULT OF THE ARTIS DEVELOPMENT.

GENERAL PLANTING NOTES:

1. ULTIMATE SPACING AND LOCATION OF PROPOSED TREES / SHRUBS SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD FOLLOWING CONSTRUCTION OF BUILDING AND PARKING LOT.
2. LANDSCAPE ARCHITECT SHALL HAVE THE OPTION FOR PLANT SUBSTITUTION DEPENDING UPON ACTUAL SITE CONDITIONS ENCOUNTERED (i.e. BEDROCK DEPTH, SUN EXPOSURE/ ANGLE, ETC.). ANY SUBSTITUTED PLANTS SHALL BE APPROPRIATE FOR AND NATIVE TO A WESTCHESTER COUNTY DECIDUOUS HARDWOOD FOREST.
3. RAISED PLANTING BEDS (i.e. BERMS) MAYBE REQUIRED FOR PLANTING AREAS WITH SHALLOW BEDROCK DEPTH.
4. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING PAVEMENTS, UTILITIES, STRUCTURES, ETC. TO REMAIN AND SHALL REPAIR AND/OR REPLACE ANY SUCH DAMAGE AT HIS EXPENSE.
5. THE CONTRACTOR SHALL PROVIDE A 12" MINIMUM DEPTH OF TOPSOIL FOR ALL PLANTING BEDS. TOPSOIL SHALL BE IMPORTED ONLY IF THERE IS AN INSUFFICIENT AMOUNT OF NATIVE TOPSOIL ONSITE. ANY IMPORTED TOPSOIL SHALL HAVE COMPARABLE PROPERTIES TO THE NATIVE ONSITE TOPSOIL.
6. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SCHEDULE PROVIDED WITHIN THIS SITE PLAN PACKAGE. A MINIMUM OF 50% OF PLANTS PROVIDED SHALL BE THE LARGER END OF THE SIZE RANGE.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS AND BE NURSERY-GROWN.
8. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE DESIGN ENGINEER (IF APPLICABLE). COORDINATION BETWEEN DRAINAGE SYSTEMS AND PLANT LOCATIONS SHOULD TAKE PLACE WITH THE LANDSCAPE ARCHITECT/CONTRACTOR/DESIGN ENGINEER.
9. UNLESS SPECIFIED OTHERWISE BY THE LANDSCAPE ARCHITECT, ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
10. PLANTS THAT ARE SPECIFIED TO BE DELIVERED BALLED AND WRAPPED SHALL HAVE ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS REMOVED AT THE TIME OF PLANTING.
11. NO SUBSTITUTIONS FOR PLANT MATERIAL TYPE OR SIZE WILL BE ALLOWED UNLESS SUCH SUBSTITUTION HAS BEEN APPROVED BY THE LANDSCAPE ARCHITECT.
12. ALL PLANT MATERIAL SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF FIVE YEARS FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND BY THE LANDSCAPE ARCHITECT TO BE IN AN UNHEALTHY CONDITION. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
13. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. FOLLOWING PLANTING, ALL TREES AND SHRUBS ARE SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT.
14. A MINIMUM OF FOUR (4) INCHES (DEPTH) OF PREMIUM STERILE BARK MULCH (CERTIFIED FREE OF WEED SEED) SHALL BE PLACED AROUND ROOT BALLS OF TREES, SHRUBS, GROUNDCOVER AND GRASSES. THE MULCH AREA SHALL BE AT LEAST TWO TIMES THE DIAMETER OF THE PLANT CONTAINER OR ROOT BALL. MULCH SHALL NOT CONTAIN ANY DYES.
15. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL REMOVE STAKES AFTER ONE FULL GROWING SEASON.
16. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
17. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY DURING THE FIRST FULL GROWING SEASON, AND THEREAFTER AS NEEDED TO BEST ENSURE SURVIVAL.
18. CONTRACTOR/OWNER SHALL MAKE PROVISIONS TO PROTECT ALL PLANTS FROM DEER BROWSE WITH ONE OR MORE OF THE FOLLOWING: FENCING NETTING, SPRAY REPELLENT.
19. ALL EXISTING TREES / SHRUBS SHALL BE INSPECTED FOR VINES. ALL VINES SHALL BE CUT AND, WHERE PRACTICABLE, REMOVED FROM THE TREE / SHRUB.

INVASIVE SPECIES REMOVAL/MANAGEMENT PROGRAM

PRIOR TO COMMENCING THE INVASIVE SPECIES REMOVAL, THE APPLICANT'S CONSULTANT WILL MEET IN THE FIELD WITH THE TOWN'S WETLAND CONSULTANT TO DETERMINE THE EXTENT OF THE AREAS TO BE RESTORED. ONCE THE BOUNDARY OF THE RESTORATION AREAS IS ESTABLISHED, THE PERIMETER SHALL BE STAKED AND SILT FENCE ERECTED TO PREVENT ANY SEDIMENT FROM BEING TRANSPORTED DOWNGRADE DURING THE RESTORATION PERIOD.

THE ONLY EFFECTIVE METHOD FOR THE REMOVAL OF JAPANESE KNOTWEED IS BY MANUAL REMOVAL OF THE PLANT AND ASSOCIATED ROOT SYSTEM, FOLLOWED BY HERBICIDE (GLYPHOSATE) APPLICATION. THE HERBICIDE IS INJECTED DIRECTLY INTO THE KNOTWEED CANES. IF THIS METHOD IS EMPLOYED, IT IS RECOMMENDED THAT THE INJECTIONS TAKE PLACE IN LATE SUMMER OR EARLY FALL WHEN THE KNOTWEED CANES ARE A MINIMUM OF ½" IN WIDTH BETWEEN THE FIRST AND SECOND NODES (FROM THE BOTTOM).

TO A MUCH LESSER DEGREE, JAPANESE BARBERRY, MULTI-FLORA ROSE AND JAPANESE STILTGRASS EXIST ON-SITE. THESE ALL ARE INVASIVE SPECIES AND SHOULD ALSO BE REMOVED. JAPANESE BARBERRY AND MULTI-FLORA ROSE CAN BE REMOVED DURING ANY SEASON WITH A HOE OR WEED WRENCH AND SHOULD BE REMOVED BY HAND-LABOR. IT IS IMPORTANT TO REMOVE ALL OF THE ROOT SYSTEM TO PREVENT RESPROUTING FROM REMAINING ROOT SEGMENTS. JAPANESE STILTGRASS SHOULD BE REMOVED BY HAND-LABOR AND SHOULD BE REMOVED IN MID- TO LATE SUMMER WHEN PLANTS ARE MUCH TALLER AND MORE BRANCHED. AT THIS STAGE, THE STILIGRASS CAN BE PULLED FIRMLY FROM THE BASAL PORTION AND REMOVED WHOLLY. IT SHOULD BE NOTED THAT THE PULLED STILTGRASS PLANTS SHOULD BE BAGGED AND DISPOSED OF OFF-SITE IF THEY ARE IN THEIR FRUITING STAGE TO PREVENT SEED DISPERSAL. IF THEY ARE NOT IN THE FRUITING STAGE, PULLED PLANTS CAN BE STOCKPILED OR DISPERSED AND ALLOWED TO DEHYDRATE.

APPROVAL TO USE THE HERBICIDE METHOD WILL BE REQUIRED FORM THE TOWN'S WETLAND CONSULTANT PRIOR TO COMMENCEMENT.

MONITORING AND MAINTENANCE EFFORTS FOR THE INVASIVE SPECIES REMOVAL/MANAGEMENT PROGRAM WILL BE CONDUCTED OVER A FIVE (5) YEAR PERIOD. MAINTENANCE OF THE WETLAND MITIGATION AREA INCLUDES THE UTILIZATION OF AN IRRIGATION METHOD THROUGHOUT THE FIVE (5) YEAR MONITORING PERIOD. THE MITIGATION AREAS SHALL BE MONITORED FOR THE INTRODUCTION OF INVASIVE SPECIES ON A MONTHLY BASIS. UPON VISUAL OBSERVATION OF RE-EMERGENCE OF INVASIVE SPECIES WITHIN THE AREA, SAID SPECIES SHALL BE REMOVED MANUALLY IN ACCORDANCE WITH THE PLAN OR TREATED WITH HERBICIDE APPLICATION, IF APPROVED BY THE TOWN'S WETLAND CONSULTANT.

ANY EXISTING NATIVE PLANTINGS WITHIN THE PROPOSED MITIGATION AREA SHALL BE PRESERVED, IF POSSIBLE, AND INTEGRATED INTO THE MITIGATION PLANTING AREA AS ORDERED BY THE LANDSCAPE ARCHITECT AND TOWN'S WETLAND CONSULTANT.

THE POSTS FOR THE PROPOSED DEER FENCING SHALL BE LOCATED IN AREAS AS TO NOT HARM ANY EXISTING TREE ROOTS. THE FINAL LOCATION OF THE FENCE POSTS SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

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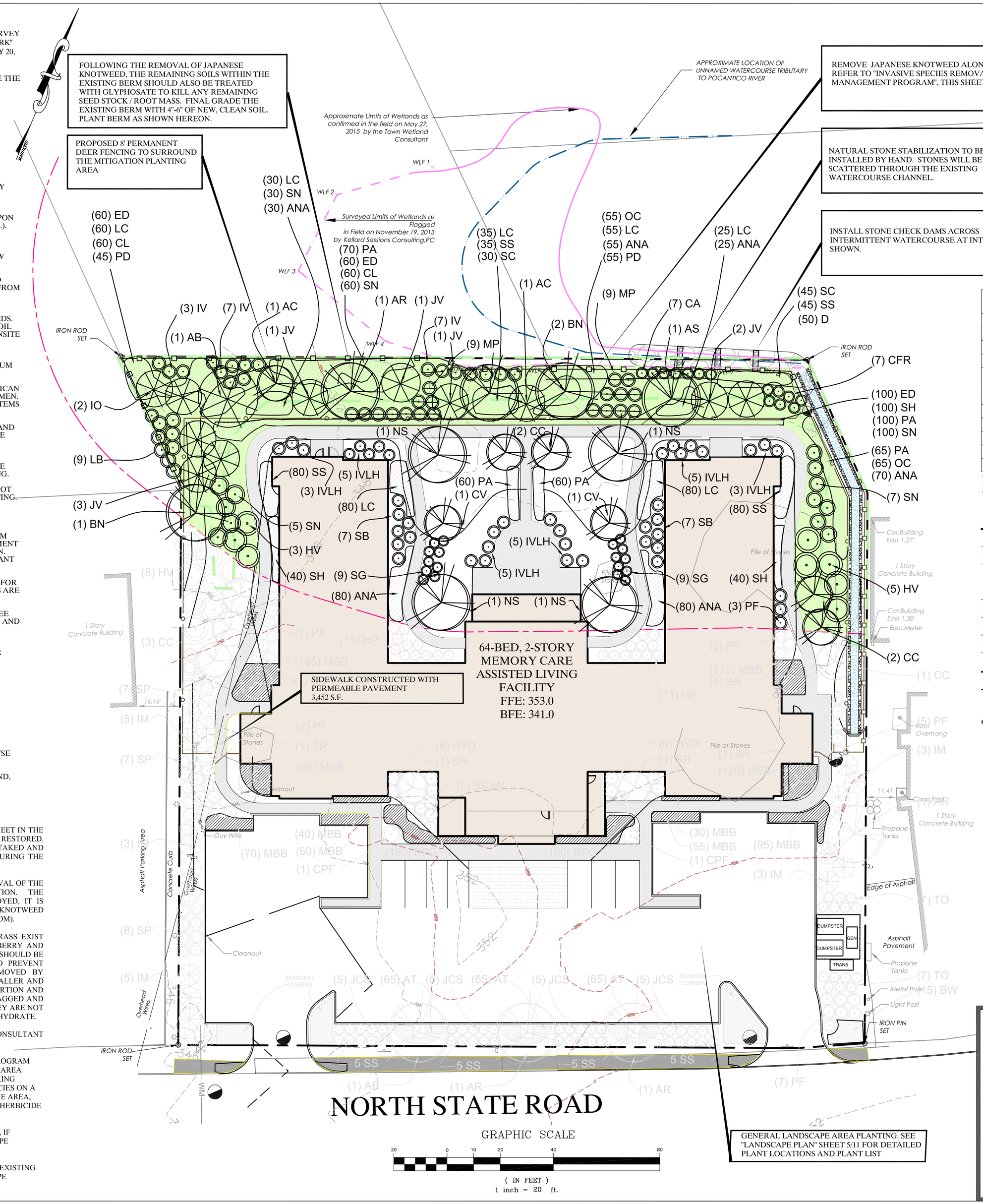

REMOVE JAPANESE KNOTWEED ALONG BERM. REFER TO "INVASIVE SPECIES REMOVAL / MANAGEMENT PROGRAM", THIS SHEET.

NATURAL STONE STABILIZATION TO BE INSTALLED BY HAND. STONES WILL BE SCATTERED THROUGH THE EXISTING WATERCOURSE CHANNEL.

INSTALL STONE CHECK DAMS ACROSS INTERMITTENT WATERCOURSE AT INTERVALS SHOWN.

WETLAND MITIGATION PLAN PLANT LIST					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTIITY	SIZE	ROOT
TREES					
AR	October Glory Red Maple	*Acer Rubrum "October Glory*	1	2 - 2-1/2" cal.	B & B
AS	Legacy Sugar Maple	*Acer Saccharum "Legacy"*	1	2 - 2-1/2" cal.	B & B
NS	Black Gum	*Nyssa Sylvatica*	4	2" - 2-1/2" cal.	B & B
BN	Heritage River Birch	*Betula nigra "Heritage"*	3	2-1/2" - 3" cal.	B & B
CV	White Fringe Tree	*Chionanthus Virginicus*	2	2" - 2-1/2" cal.	B & B
AC	Shadblow Serviceberry (tree form)	*Amelanchier Canadensis*	2	8" -10' ht.	B & B
CC	Eastern Red Eud	*Cercis Canadensis*	4	7' - 8' ht.	B & B
IO	American Holly	*Ilex Opaca*	2	15-gal.	B & B
AB	American Linden (Basswood)	*Tilia Americana*	1	8" -10' ht.	B & B
JV	Eastern Red Cedar	*Juniperus Virginiana*	8	7' - 8' ht.	B & B
SHRUBS					
LB	Common Spicebush	*Lindera Benzoin*	9	3' - 4' ht.	B & B
CA	Sweet Pepperbush	*Clethra Alnifolia*	7	30" - 36" ht.	B & B
HV	Virginia Witchhazel	*Hamaelis Virginiana*	8	3' - 4' ht.	B & B
IVLH	Little Henry Sweetspire	*Itea Virginica "Little Henry"*	26	5-gal.	Cont.
SB	Anthony Waterer Spiraea	*Spiraea Bumalda "Anthony Waterer"*	14	5-gal.	Cont.
SG	Goldmound Spiraea	*Spiraea "Goldmound"*	18	5-gal.	Cont.
MP	Northern Bayberry	*Myrica Pennsylvanica*	18	24" - 30" ht.	B & B
CFR	Grey Twig Dogwood	*Cornus Foemina Racemosa*	7	3' - 4' ht.	B & B
IV	Winterberry	*Ilex Verticillata "Winter Red"*	17	30" - 36" ht.	B & B
PF	Mountain Andromeda	*Pieris floribunda*	3	5-gal.	Cont.
GRASSES/GROUNDCOVER					
PD	Smooth Penstemon	*Penstemon Digitalis*	100	2" - 3" plugs	
PA	Christmas Fern	*Polystichum Acrostichoides*	335	2" - 3" plugs	
D	Wood Fern	*Dryopteris*	50	2" - 3" plugs	
OC	Cinnamon Fern	*Osmunda Cinnamomea*	120	2" - 3" plugs	
SS	Little Blue Stem	*Schizachyrium Scoparium*	240	2" - 3" plugs	
SC	Goldenrod	*Solidago Canadensis*	75	2" - 3" plugs	
ED	White Wood Aster	*Eurbia Divaricata*	220	2" - 3" plugs	
CL	Bunny Blue Spreading Sedge	*Carex Laxiculmis "Bunny Blue"*	120	2" - 3" plugs	
SN	Indian Grass	*Sorghastrum Nutans*	202	2" - 3" plugs	
ANA	New England Aster	*Aster Novae Angliae*	340	2" - 3" plugs	
LC	Drooping Leucothoe	*Leucothoe "Compacta"*	365	2" - 3" plugs	

WETLAND MITIGATION SUMMARY

ON-SITE WETLAND	140 S.F.
WETLAND DISURBANCE	0 S.F.
ON-SITE WETLAND BUFFER	24,773 S.F.
WETLAND BUFFER DISTURBANCE	24,773 S.F.
ON-SITE MITIGATION	
INVASIVE SPECIES REMOVAL	4,100 S.F. (17%)**
MITIGATION PLANTINGS	8,618 S.F. (35%)**
PERMEABLE PAVEMENT	4,160 S.F. (17%)**
PROVIDED ON-SITE MITIGATION	12,778 S.F.* (52%)
IMPERVIOUS COVER IN BUFFER	5,803 S.F. (24%)**
PERVIOUS COVER IN BUFFER	18,970 S.F. (76%)**

* INVASIVE REMOVAL WITHIN MITIGATION PLANTING AREAS IS NOT COUNTED IN TOTAL AREA.
** PERCENT OF ON-SITE WETLAND BUFFER AREA

LEGEND

- EXISTING PROPERTY LINE
- 375 — EXISTING 10' CONTOUR
- 376 — EXISTING 2' CONTOUR
- × 375.94 — EXISTING SPOT ELEVATION
- TOWN REGULATED WATERCOURSE
- 100' TOWN WETLAND BUFFER
- TOWN REGULATED WETLAND, SURVEY LOCATED
- TOWN REGULATED WETLAND, CONFIRMED IN FIELD
- 370 — PROPOSED 10' CONTOUR
- 376 — PROPOSED 2' CONTOUR
- + 375 — PROPOSED SPOT GRADE
- PROPOSED HDPE DRAIN PIPE
- PROPOSED DRAIN INLET/CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED HEAD WALL
- PERMEABLE PAVEMENT
- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- MITIGATION PLANTING AREA

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WETLAND MITIGATION PLAN
ARTIS SENIOR LIVING

TOWN OF OSSINING — WESTCHESTER COUNTY, NEW YORK

REVISIONS	
10.	
9.	
8.	
7.	NOVEMBER 22, 2016 - GENERAL REVISIONS
6.	OCTOBER 24, 2016 - GENERAL REVISIONS
5.	SEPTEMBER 28, 2016 - GENERAL REVISIONS
4.	SEPTEMBER 14, 2016 - GENERAL REVISIONS
3.	AUGUST 29, 2016 - GENERAL REVISIONS
2.	APRIL 6, 2016 - WETLAND REVISIONS
1.	NOVEMBER 9, 2015 - GENERAL REVISIONS

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PROJECT I.D.: ART100

DATE: AUGUST 1, 2015

UNAUTHORIZED ADDITIONS, MODIFICATIONS AND / OR ALTERATIONS TO THESE PLANS IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW

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