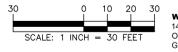
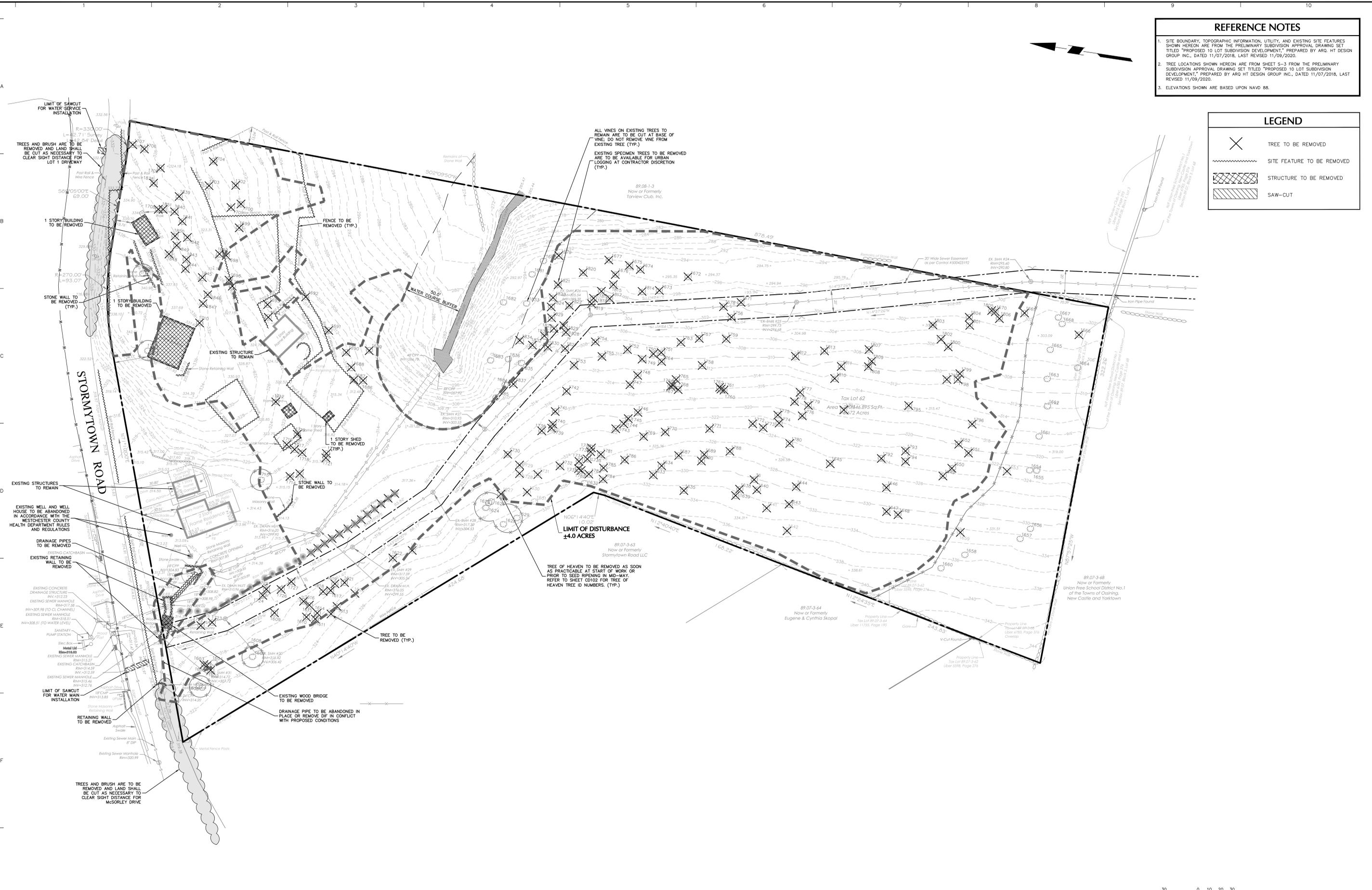


REFERENCE NOTES

1. SITE BOUNDARY, TOPOGRAPHIC INFORMATION, UTILITY, AND EXISTING SITE FEATURES SHOWN HEREON ARE FROM THE PRELIMINARY SUBDIVISION APPROVAL DRAWING SET TITLED "PROPOSED 10 LOT SUBDIVISION DEVELOPMENT," PREPARED BY ARQ, HT DESIGN GROUP INC., DATED 11/07/2018, LAST REVISED 11/09/2020.
2. TREE LOCATIONS SHOWN HEREON ARE FROM SHEET S-3 FROM THE PRELIMINARY SUBDIVISION APPROVAL DRAWING SET TITLED "PROPOSED 10 LOT SUBDIVISION DEVELOPMENT," PREPARED BY ARQ HT DESIGN GROUP INC., DATED 11/07/2018, LAST REVISED 11/09/2020.
3. ELEVATIONS SHOWN ARE BASED UPON NAVD 88.

LEGEND

	TREE TO BE REMOVED
	SITE FEATURE TO BE REMOVED
	STRUCTURE TO BE REMOVED
	SAW-CUT



WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

DATE	DESCRIPTION	NO.
10/25/2022	REVISED PER RESOLUTION OF APPROVAL DATED OCTOBER 6, 2021	5
09/01/2021	REVISED PER PLANNING BOARD COMMENTS	4
08/09/2021	REVISED PER PLANNING BOARD COMMENTS	3
06/08/2021	REVISED PER PLANNING BOARD COMMENTS	2
04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1

11/1/2022
DATE SIGNED

PROF. ENGINEER NY Lic. No. 081473

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White Plains, NY 10601
T: 914.323.7400 F: 914.323.7401 www.langan.com

Project
**STORMYTOWN ROAD
SUBDIVISION**
BLOCK No. 3, LOT No. 62
TOWN OF OSSINGEN
WESTCHESTER COUNTY NEW YORK

Drawing Title
**EXISTING
CONDITIONS &
REMOVALS PLAN**

Project No.
190065801

Date
03/29/2021

Drawn By
JM

Checked By
CZ

Drawing No.
CD101

Sheet 3 of 17

TREE REMOVAL NOTES

1. TREE TABLE SHOWN HEREON WAS OBTAINED FROM SHEET S-4 OF THE PRELIMINARY SUBDIVISION APPROVAL DRAWING SET TITLED "PROPOSED TO LOT SUBDIVISION DEVELOPMENT," PREPARED BY ARG. HT DESIGN GROUP INC., DATED 11/07/2018, LAST REVISED 11/09/2020.

TREES WITHIN LIMIT OF DISTURBANCE AS SHOWN ON THE PRELIMINARY SUBDIVISION APPROVAL DRAWINGS THAT ARE TO BE REMOVED = 199 TREES
 ADDITIONAL TREES TO BE REMOVED AS SHOWN ON THE FINAL SUBDIVISION APPROVAL DRAWINGS = 9 TREES
 TOTAL TREES TO BE REMOVED = 208 TREES
 (REFER TO THE PLANTING PLAN FOR TREE REPLACEMENT REQUIREMENTS)

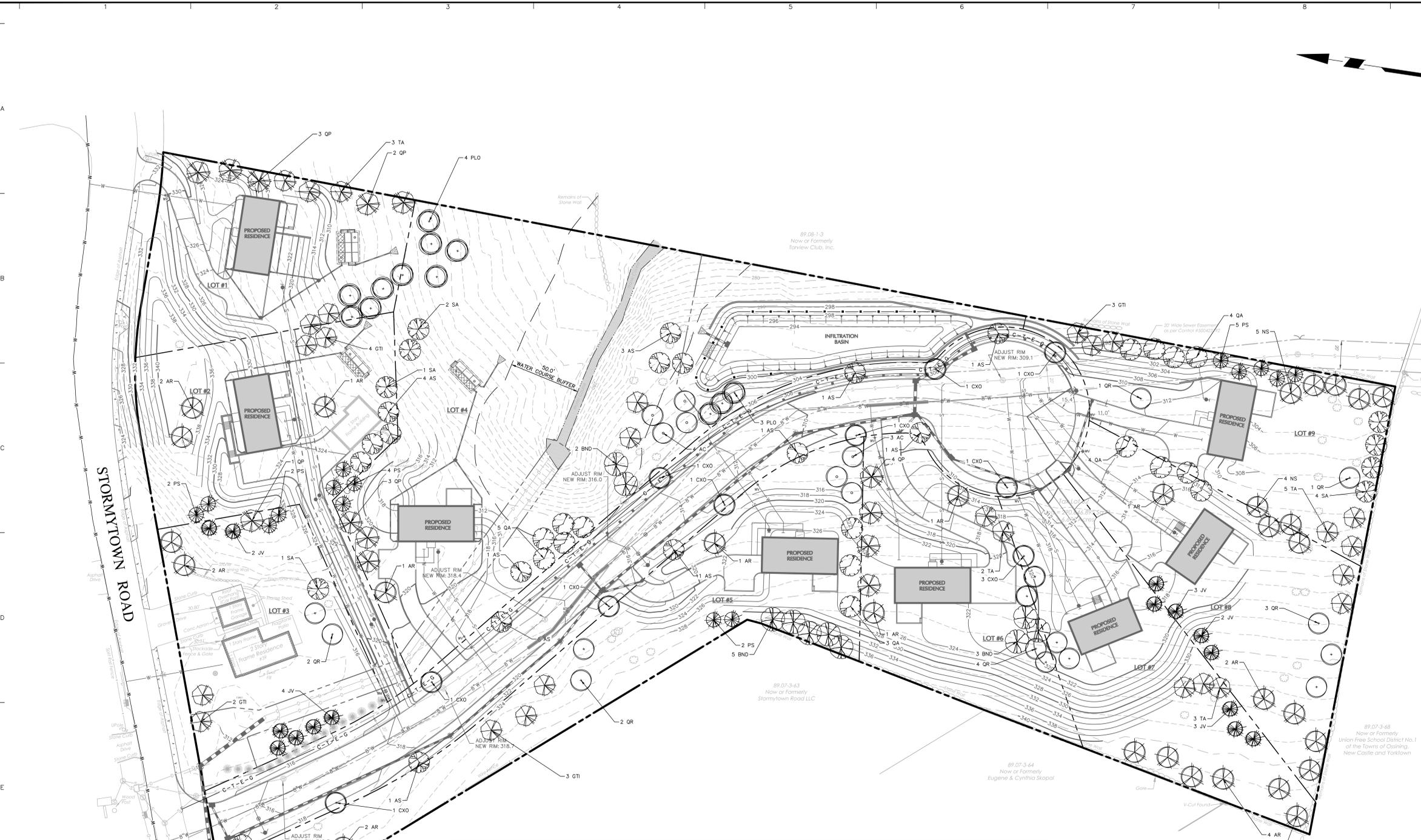
LEGEND

EXISTING TREE TO BE REMOVED

Tree ID	Common Name	Conditions	Tree Note	Genus	Species	Latitude	Longitude	DBH 1	DBH 2	DBH 3	DBH Height
1601	Locust-Black	Fair		Robinia	pseudocacia	41.18004692	-73.85804072	10.00	0.00	0.00	4.50
1602	Maple-Norway	Good		Acer	platanoides	41.180134175	-73.858736796	14.00	0.00	0.00	4.50
1603	Cherry	Poor		Prunus	sp	41.180151587	-73.858722955	26.00	0.00	0.00	4.50
1604	Oak-Northern Red	Fair		Quercus	rubra	41.180129850	-73.858711650	10.00	0.00	0.00	4.50
1605	Dogwood-Flowering	Fair		Cornus	florida	41.180154914	-73.858703133	6.00	0.00	0.00	4.50
1606	Ash-White	Poor		Fraxinus	americana	41.180144586	-73.858724296	12.00	0.00	0.00	4.50
1607	Spruce-Norway	Fair		Picea	abies	41.180040465	-73.858670958	14.00	0.00	0.00	4.50
1608	Spruce-Norway	Fair		Picea	abies	41.180049985	-73.858633668	22.00	0.00	0.00	4.50
1609	Locust-Black	Poor		Robinia	pseudocacia	41.180007751	-73.858519865	26.00	0.00	0.00	4.50
1610	Cherry	Poor		Prunus	sp	41.179926533	-73.858512350	8.00	0.00	0.00	4.50
1611	Locust-Black	Fair		Robinia	pseudocacia	41.179908039	-73.858515715	31.00	0.00	0.00	4.50
1612	Maple-Norway	Fair		Acer	platanoides	41.179872873	-73.858489434	9.00	0.00	0.00	4.50
1613	Maple-Norway	Fair		Acer	platanoides	41.179861711	-73.858462686	8.00	0.00	0.00	4.50
1614	Maple-Norway	Fair		Acer	platanoides	41.179905538	-73.858495022	8.00	0.00	0.00	4.50
1615	Maple-Norway	Fair		Acer	platanoides	41.179927979	-73.858474438	7.00	0.00	0.00	4.50
1616	Maple-Norway	Fair		Acer	platanoides	41.179943218	-73.858465000	8.00	0.00	0.00	4.50
1617	Maple-Norway	Fair		Acer	platanoides	41.179863787	-73.858415705	9.00	0.00	0.00	4.50
1618	Maple-Norway	Fair		Acer	platanoides	41.179901046	-73.858423797	6.00	0.00	0.00	4.50
1619	Maple-Norway	Fair		Acer	platanoides	41.179876472	-73.858392566	8.00	0.00	0.00	4.50
1620	Maple-Norway	Fair		Acer	platanoides	41.179824558	-73.858411188	16.00	0.00	0.00	4.50
1621	Maple-Norway	Fair		Acer	platanoides	41.179854510	-73.858382955	7.00	0.00	0.00	4.50
1622	Elm-American	Good		Ulmus	americana	41.179749796	-73.858276274	14.00	0.00	0.00	4.50
1623	Cherry	Fair		Prunus	sp	41.179706515	-73.858240421	10.00	0.00	0.00	4.50
1624	Tree of Heaven	Fair		Alanthus	altissima	41.179550402	-73.858063141	8.00	0.00	0.00	4.50
1625	Tree of Heaven	Fair		Alanthus	altissima	41.179547793	-73.858046262	10.00	0.00	0.00	4.50
1626	Tree of Heaven	Fair		Alanthus	altissima	41.179540072	-73.858040129	10.00	0.00	0.00	4.50
1627	Tree of Heaven	Fair		Alanthus	altissima	41.179520900	-73.858010528	8.00	0.00	0.00	4.50
1628	Tree of Heaven	Fair		Alanthus	altissima	41.179501267	-73.858105308	10.00	0.00	0.00	4.50
1629	Cherry	Poor		Prunus	sp	41.179471972	-73.858077625	8.00	0.00	0.00	4.50
1630	Locust-Black	Fair		Robinia	pseudocacia	41.179458868	-73.857892677	21.00	0.00	0.00	4.50
1631	Cherry	Fair		Prunus	sp	41.179437416	-73.858015244	12.00	0.00	0.00	4.50
1632	Maple-Sugar	Good		Acer	saccharum	41.179326344	-73.857928224	16.00	0.00	0.00	4.50
1633	Cherry	Fair		Prunus	sp	41.179196809	-73.857863621	8.00	0.00	0.00	4.50
1634	Locust-Black	Poor	uprooted leaning into other trees	Robinia	pseudocacia	41.179150846	-73.857830097	28.00	0.00	0.00	4.50
1635	Tree of Heaven	Fair		Alanthus	altissima	41.179066225	-73.857804501	8.00	0.00	0.00	4.50
1636	Locust-Black	Poor	leaning into other tree remove	Robinia	pseudocacia	41.178923400	-73.857819432	22.00	0.00	0.00	4.50
1637	Ash-White	Poor		Fraxinus	americana	41.178953980	-73.857858312	17.00	0.00	0.00	4.50
1638	Locust-Black	Poor	leaning into other tree remove	Robinia	pseudocacia	41.178954102	-73.857848199	23.00	0.00	0.00	4.50
1639	Locust-Black	Poor	tree leaning into this tree remove	Robinia	pseudocacia	41.178980722	-73.857861764	23.00	0.00	0.00	4.50
1640	Locust-Black	Poor		Robinia	pseudocacia	41.178912133	-73.857849910	26.00	0.00	0.00	4.50
1641	Maple-Sugar	Good		Acer	saccharum	41.178882091	-73.857903936	15.00	0.00	0.00	4.50
1642	Locust-Black	Fair		Robinia	pseudocacia	41.178823195	-73.857926271	30.00	0.00	0.00	4.50
1643	Locust-Black	Poor		Robinia	pseudocacia	41.178829773	-73.857878557	21.00	0.00	0.00	4.50
1644	Locust-Black	Fair		Robinia	pseudocacia	41.178821062	-73.857817869	27.00	0.00	0.00	4.50
1645	Cherry	Fair		Prunus	sp	41.178751432	-73.857724106	13.00	0.00	0.00	4.50
1646	Maple-Norway	Poor		Acer	platanoides	41.178664933	-73.857768455	9.00	0.00	0.00	4.50
1647	Locust-Black	Poor		Robinia	pseudocacia	41.178654463	-73.857845131	26.00	0.00	0.00	4.50
1648	Cherry	Fair		Prunus	sp	41.178564300	-73.857847745	11.00	0.00	0.00	4.50
1649	Maple-Norway	Fair		Acer	platanoides	41.178475655	-73.857698843	8.00	0.00	0.00	4.50
1650	Boxelder	Fair		Acer	negundo	41.178456793	-73.857668780	10.00	7.00	0.00	4.50
1651	Locust-Black	Poor		Robinia	pseudocacia	41.178424989	-73.857612193	11.00	0.00	0.00	4.50
1652	Robinia	Poor		Robinia	pseudocacia	41.178433093	-73.857894872	23.00	0.00	0.00	4.50
1653	Maple-Norway	Poor		Acer	platanoides	41.178326378	-73.857647763	14.00	0.00	0.00	4.50
1654	Oak-Northern Red	Fair		Quercus	rubra	41.178272207	-73.857631540	17.00	0.00	0.00	4.50
1655	Maple-Norway	Good		Acer	platanoides	41.178255426	-73.857628306	8.00	0.00	0.00	4.50
1656	Robinia	Poor		Robinia	pseudocacia	41.178249026	-73.857617234	10.00	0.00	0.00	4.50
1657	Locust-Black	Poor		Robinia	pseudocacia	41.178249033	-73.857655144	27.00	0.00	0.00	4.50
1658	Locust-Black	Poor		Robinia	pseudocacia	41.178389523	-73.857937622	23.00	0.00	0.00	4.50
1659	Dogwood-Flowering	Fair		Cornus	florida	41.178410329	-73.857867874	5.00	4.00	0.00	4.50
1660	Maple-Norway	Fair		Robinia	pseudocacia	41.178404045	-73.857864501	8.00	0.00	0.00	4.50
1661	Maple-Norway	Fair		Acer	platanoides	41.178264708	-73.857518485	9.00	0.00	0.00	4.50
1662	Maple-Norway	Fair		Acer	platanoides	41.178257983	-73.857417828	6.00	0.00	0.00	4.50
1663	Maple-Silver	Poor		Acer	saccharinum	41.178270616	-73.857330973	8.00	0.00	0.00	4.50
1664	Hickory/Pecan	Fair		Acer	saccharinum	41.178202958	-73.857278653	16.00	17.00	0.00	4.50
1665	Hickory/Pecan	Good		Carya	sp	41.178276016	-73.857286376	9.00	0.00	0.00	4.50
1666	Ash-White	Poor		Fraxinus	americana	41.178165587	-73.857165677	31.00	0.00	0.00	4.50
1667	Oak-Northern Red	Fair		Quercus	rubra	41.178270777	-73.857129061	8.00	0.00	0.00	4.50
1668	Oak-Northern Red	Fair		Quercus	rubra	41.178259176	-73.857147495	26.00	0.00	0.00	4.50
1669	Walnut-Black	Fair		Juglans	ngra	41.178333988	-73.857134505	10.00	0.00	0.00	4.50
1670	Oak-Pin	Poor		Quercus	palustris	41.178424283	-73.857147340	10.00	0.00	0.00	4.50
1671	Locust-Black	Poor		Robinia	pseudocacia	41.179033278	-73.857263773	26.00	0.00	0.00	4.50
1672	Locust-Black	Poor		Robinia	pseudocacia	41.179170370	-73.857128711	16.00	0.00	0.00	4.50
1673	Cherry	Fair		Prunus	sp	41.179273843	-73.857273843	12.00	0.00	0.00	4.50
1674	Beech-American	Good		Fagus	grandifolia	41.179286717	-73.857211763	18.00	0.00	0.00	4.50
1675	Oak-Northern Red	Fair		Quercus	rubra	41.179314378	-73.857210618	8.00	0.00	0.00	4.50
1676	Walnut-Black	Fair		Juglans	ngra	41.179343222	-73.857246814	19.00	0.00	0.00	4.50
1677	Maple-Norway	Fair		Acer	platanoides	41.179353048	-73.857204332	10.00	0.00	0.00	4.50
1678	Cherry	Poor		Prunus	sp	41.179072376	-73.857287023	12.00	0.00	0.00	4.50
1679	Maple-Norway	Good		Acer	platanoides	41.179487053	-73.857219740	7.00	0.00	0.00	4.50
1680	Maple-Norway	Good		Acer	platanoides	41.179521276	-73.857244767	8.00	0.00	0.00	4.50
1681	Hickory/Pecan	Fair		Carya	sp	41.179542577	-73.857294156	20.00	0.00	0.00	4.50
1682	Hickory/Pecan	Fair		Carya	sp	41.179598304	-73.857399566	12.00	0.00	0.00	4.50
1683	Maple-Norway	Fair		Acer	platanoides	41.179603692	-73.857591561	14.00	0.00	0.00	4.50
1684	Maple-Silver	Fair		Acer	saccharinum	41.179558315	-73.857606921	18.00	0.00	0.00	4.50
1685	Maple-Silver	Fair		Acer	saccharinum	41.179574588	-73.857706641	19.00	0.00	0.00	4.50
1686	Maple-Norway	Poor	buried	Acer	platanoides	41.179884821	-73.857287771	7.00	0.00	0.00	4.50
1687	Maple-Sugar	Poor		Acer	saccharum	41.179920128	-73.857319552	17.00	0.00	0.00	4.50
1688	Maple-Sugar	Poor		Acer	saccharum	41.179931981	-73.857695578	10.00	0.00	0.00	4.50
1689	Hickory/Pecan	Poor		Carya	sp	41.179886603	-73.857628605	17.00	0.00	0.00	4.50
1690	Hickory/Pecan	Poor		Acer							

REPLACEMENT TREE REQUIREMENT	
EXISTING TREE TOTAL	= 250
EXISTING TREES TO REMAIN	= 42
EXISTING TREES TO BE REMOVED	= 208
TOTAL AGGREGATE DIAMETER OF TREE REMOVAL	= 2,915"
AGGREGATE DIAMETER OF TREES IN FAIR OR GOOD CONDITION (52% PER PRELIM APPROVAL)	= 1,516"
SECTION 183-12(G) MINIMUM REQUIREMENT OF THE REPLACEMENT OF 50 PERCENT OF THE TOTAL AGGREGATE DIAMETER OF TREES PROPOSED FOR REMOVAL WITH NEW TREES IN ACCORDANCE WITH A PLAN FOR TREE REPLACEMENT.	
AGGREGATE DIAMETER OF TREES IN FAIR OR GOOD CONDITION (52% PER PRELIM APPROVAL)	= 1,516"
MINIMUM REQUIREMENT OF TREE REPLACEMENT	= 50%
TOTAL REQUIRED DIAMETER OF TREE REPLACEMENT	= 758"
TOTAL PROPOSED DIAMETER OF TREE REPLACEMENT	= 760"

* SIZE, TYPE, AND LOCATIONS OF PROPOSED TREES ON LANDSCAPING PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL PLANTING PLAN PER LOT WILL BE PROVIDED UNDER SITE PLAN APPROVAL FOR EACH LOT.



PLANT SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT REMARKS
SHADE TREE(S)					
AR	18	ACER RUBRUM	RED MAPLE	4" CAL. MIN.	B+B -
AS	16	ACER SACCHARUM	SUGAR MAPLE	4" CAL. MIN.	B+B -
CXO	12	CELTIS X OCCIDENTALIS	HACKBERRY	4" CAL. MIN.	B+B -
GTI	12	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	4" CAL. MIN.	B+B -
NS	13	NYSSA SYLVATICA	BLACK GUM	4" CAL. MIN.	B+B -
PLO	12	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	4" CAL. MIN.	B+B -
QA	16	QUERCUS ALBA	WHITE OAK	4" CAL. MIN.	B+B -
QP	13	QUERCUS PALUSTRIS	PIN OAK	4" CAL. MIN.	B+B -
QR	13	QUERCUS RUBRA	RED OAK	4" CAL. MIN.	B+B -
TA	15	TILIA AMERICANA	BASSWOOD	4" CAL. MIN.	B+B -
ORNAMENTAL TREE(S)					
AC	7	AMELANCHIER CANADENSIS	MULTI STEM SHADBLOW SERVICEBERRY	10-12'	B+B -
BND	10	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	10-12'	B+B -
SA	8	SASSAFRAS ALBIDUM	SASSAFRAS	4" CAL. MIN.	B+B -
EVERGREEN TREE(S)					
JV	15	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8-10'	B+B -
PS	15	PINUS STROBUS	EASTERN WHITE PINE	8-10'	B+B -

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

DATE	DESCRIPTION	NO.
10/25/2022	REVISED PER RESOLUTION OF APPROVAL DATED OCTOBER 6, 2021	5
09/01/2021	REVISED PER PLANNING BOARD COMMENTS	4
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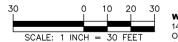
11/1/2022
DATE SIGNED
MICHAEL J. FINN
PROFESSIONAL ENGINEER NY Lic. No. 081473

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Project
**STORMYTOWN ROAD
SUBDIVISION**
BLOCK No. 3, LOT No. 62
TOWN OF OSSING
WESTCHESTER COUNTY NEW YORK

Drawing Title
PLANTING PLAN

Project No.
190065801
Date
03/29/2021
Drawn By
JM
Checked By
CZ
Drawing No.
LP101
Sheet 16 of 17



WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

GENERAL LANDSCAPE PLANTING NOTES

- NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
- ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
- STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
- NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR, AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
- THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
- LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
- THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- DELIVERY, STORAGE, AND HANDLING
 - PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT SITE.
 - TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED, DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND THE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY OR HANDLING.
 - ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. AT TIME OF PLANTING, WIRE BASKET AND BURLAP SHALL BE CUT AND REMOVED HALFWAY DOWN THE BALL INTO THE PLANTING HOLE. ALL ROPE IS TO BE REMOVED, WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
 - THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
- ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND AN UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
- NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH. RECOMMENDED WATERING RATES ARE 1" PER WEEK FOR PERENNIALS AND 5 GALLONS PER WEEK FOR WOODY PLANTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING PLANTINGS ARE APPROPRIATELY WATERED PER SITE AND WEATHER CONDITIONS.
- THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.
- AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/2 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
- MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
- ALL FENCE INSTALLATION SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSES, OR IRRIGATION WORK.
- FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND PLANTING PLAN THE GRAPHIC QUANTITY SHOWN SHALL GOVERN.
- PLANT MATERIALS SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
- ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 - JUNE 15 OR AUGUST 15 - NOVEMBER 1, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN SEEDING NOTES.
- VINES IMPACTING EXISTING TREES TO BE REMOVED, SHALL BE CUT AT THE BASE OF THE TREE AND LEFT TO DIE NATURALLY.
- EXCEPT FOR STARTING A NEW LAWN OR SODDING, FERTILIZER IS NOT RECOMMENDED FOR PLANTINGS. IF FERTILIZER IS TO BE USED, THE USE OF FERTILIZER SHALL FOLLOW WESTCHESTER COUNTY RESTRICTIONS ON THE APPLICATION AND SALE OF LAWN FERTILIZER WITHIN THE COUNTY OF WESTCHESTER.
- THE EXISTING VEGETATIVE SCREENING ON SITE SHALL BE MAINTAINED AND IF THE EXISTING SCREENING IS DAMAGED OR DIES, THE APPLICANT NEEDS TO REPLACE THE VEGETATIVE SCREENING. ALL REPLACEMENT LANDSCAPING SHALL BE INSTALLED IN A HEALTHY AND VIGOROUS STATE AND SHALL BE INSPECTED AT THE BEGINNING AND END OF THE GROWING SEASON WITHIN THE FIRST, SECOND, AND THIRD YEAR OF INSTALLATION. INDIVIDUAL SPECIES THAT DO NOT SURVIVE BEYOND THE FIRST, SECOND AND THIRD YEAR SHALL BE REPLACED AT THE BEGINNING OF THE NEXT GROWING SEASON WITH OTHER NATIVE SPECIES SUITABLE FOR THE SITE CONDITIONS. THE APPLICANT WILL PROVIDE THE PLANNING BOARD A TREE INSTALLATION SCHEDULE AND YEAR ONE OF INSPECTIONS WILL COMMENCE WITH THE INSTALLATION OF THE TREES OR THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, WHICHEVER HAPPENS FIRST. YEARLY INSPECTIONS WILL BE DONE BY THE TOWN'S TREE WARDEN.

LAWN SEED MIX

- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 1/2" DIAMETER.
- PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- SEEDING RATE AT 220 POUNDS PER ACRE:
 - 10% DEERBLUE KENTUCKY BLUEGRASS
 - 25% DAKOTA TALL FESCUE
 - 25% BLACK MAGIC TALL FESCUE
 - 40% FRONTIER PERENNIAL RYEGRASS
- SEEDING DATES FOR THIS MIXTURE SHALL BE BETWEEN MARCH 15TH TO MAY 15TH OR AUGUST 15TH TO OCTOBER 30TH.
- GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL A STAND OF COVER IS ESTABLISHED AND FOUND ACCEPTABLE TO THE OWNER. SEE LAWN WATERING SCHEDULE NOTES.

INVASIVE SPECIES REMOVAL

- CONTRACTOR IS TO CUT ALL INVASIVE VINES THAT ARE GROWING ON EXISTING TREES TO REMAIN, CUT VINES ARE TO BE LEFT IN PLACE AND STUMPS ARE TO BE TREATED WITH HERBICIDE AS NECESSARY. HERBICIDE IS TO BE BRUSHED ON ONLY, NOT SPRAYED.
- CONTRACTOR TO RETURN TO SITE QUARTERLY TO ENSURE TREATED VINES HAVE BEEN ERADICATED. IF NEW GROWTH IS OCCURRING, HERBICIDE IS TO BE RE-APPLIED AS NECESSARY.

PLANTING SOIL SPECIFICATIONS

- PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODORS.
- PLANTING SOIL:
 - REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.
 - SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BODS, MARSHES OR CONTAMINATED SITES.
 - CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON-SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARP/AULIN UNTIL TIME OF ACTUAL USE.
 - ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.
 - THE FOLLOWING TESTING SHOULD BE PERFORMED AND RESULTS GIVEN TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION:
 - PARTICLE SIZE ANALYSIS - LOAMY SAND: 60-75% SAND, 25-40% SILT, AND 5-15% CLAY.
 - FERTILITY ANALYSIS: PH (5.5-6.5), SOLUBLE SALTS (LESS THAN 2 MMHO/CM), NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM
 - ORGANIC MATTER CONTENT: 2.5-5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS
 - TOXIC SUBSTANCE ANALYSIS
 - MATERIAL DRAINAGE RATE: 60% PASSING IN 2 MINUTES, 40% RETAINED
 - NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE
 - SOIL AMENDMENT FOR PLANT MATERIAL:
 - IF SOIL CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED, PH RANGE OF 6-8, MOISTURE CONTENT 35-55% BY WEIGHT 100% PASSING THROUGH 1" SIEVE, SOLUBLE SALT CONTENT LESS THAN 0.5 MM HOS/CM, MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL.
 - ORGANIC MATTER AS A SOIL AMENDMENT: LEAF MOULD WITH 60-90% ORGANIC CONTENT BY WEIGHT, SHREDDED LEAF LITTER, COMPOSTED FOR A MINIMUM OF 1 YEAR SHOULD BE FREE OF DEBRIS, STONES OVER 1/2", WOOD CHIPS OVER 1".
 - SOIL IN BEDS AND PLANTING ISLANDS OTHER THAN BACKFILL MATERIAL AND TOPSOIL, SHOULD BE FRIABLE, WELL DRAINED, AND FREE OF DEBRIS, INCLUDING STONES AND TRASH.
 - AMENDMENTS FOR BACK FILL IN TREE AND SHRUB PITS:
 - GROUND LIMESTONE (WITH A MIN. OF 88% OF CALCIUM AND MAGNESIUM CARBONATES) USED PENDING RESULTS OF SOIL ANALYSIS.
 - BRING PH LEVELS TO 5.5 MIN. TO 6.5 FOR NON-ERICACEOUS PLANTS
 - BRING PH LEVELS TO 4.5 MIN. TO 5.5 FOR ERICACEOUS PLANTS
 - TERRA-SORB BY "PLANT HEALTH CARE" 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN PLANTER BACKFILL MIXTURE WITH TREES AND SHRUBS.
 - MYCOR-RROOT SAVER BY "PLANT HEALTH CARE" 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN BACKFILL MIXTURE WITH TREES.
- WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.
- CLEAN SOIL FILL IN LANDSCAPE AREAS:
 - LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 - 7.
- SOIL PLACEMENT:
 - CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS.
 - SCARIFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE PLACED IN 12-18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.
 - PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.
- SOIL CONDITIONS:
 - ADJUST PH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM. LOWER PH USING ELEMENTAL SULFUR ONLY. PEAT MOSS OR COPPER SULFATE MAY NOT BE USED. GROUND LIMESTONE AS A SOIL AMENDMENT MATERIAL WILL ONLY BE USED PENDING RESULTS OF SOIL ANALYSIS. PROVIDE WITH MINIMUM 88% CALCIUM AND MAGNESIUM CARBONATES AND SHALL HAVE TOTAL 100% PASSING THE 10 MESH SIEVE, MINIMUM 90% PASSING 20 MESH SIEVE, AND MINIMUM 60% PASSING 100 MESH SIEVE.
 - ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
 - SOIL MODIFICATIONS (PENDING RESULTS OF SOIL ANALYSIS):
 - THOROUGHLY TILL ORGANIC MATTER (LEAF COMPOST) INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.0. PEAT MOSS MAY NOT BE USED AS ORGANIC MATTER AMENDMENT.
 - MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED FINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

LAWN WATERING SCHEDULE (SEED)

THE FOLLOWING WATERING SCHEDULE COVERS ROUGHLY 8 WEEKS TO ESTABLISH A HEALTHY STAND OF GRASS FROM SEED. THE CONTRACTOR SHALL BE OBLIGATED TO ENSURE A HEALTHY STAND OF GRASS AT THE END OF THE MAINTENANCE/BOND PERIOD. ANY BARE OR DEAD AREAS IN THE LAWN SHALL BE PREPARED, RESEEDED AND REESTABLISHED PRIOR TO THE END OF THE MAINTENANCE/BOND PERIOD AND TO THE SATISFACTION OF THE PROJECT LANDSCAPE ARCHITECT AND THE OWNER.

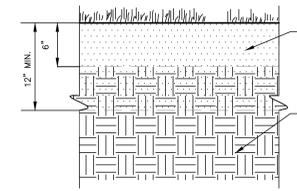
- IMPORTANT ASPECTS TO ATTAINING AND SUSTAINING A HEALTHY STAND OF GRASS ARE THE INSTALLATION OF TOPSOIL, SEED BED PREPARATION, ATTAINING OPTIMAL PH FOR THE INTENDED PLANT SPECIES, FERTILIZING, MULCH COVERING, AND SUFFICIENT WATERING PER THESE NOTES AND/OR PROJECT SPECIFICATIONS.
- SEEDING SHALL BE DONE DURING THE SEASONS SPECIFIED IN THE LAWN SEED MIX NOTES AND/OR PROJECT SPECIFICATIONS.
 - AFTER THE SEEDBED IS PREPARED, SEED IS INSTALLED, AND MULCH IS APPLIED, WATER LIGHTLY TO KEEP THE TOP 2 INCHES OF SOIL CONSISTENTLY MOIST, NOT SATURATED. AT NO TIME SHOULD WATER BE APPLIED TO THE POINT OF RUNOFF OR THE DISPLACEMENT OF SEED.
 - DEPENDENT ON SOIL TEMPERATURES, IT MAY TAKE SEVERAL WEEKS FOR GERMINATION TO OCCUR. DIFFERENT SPECIES WITHIN THE MIX GERMINATE AT DIFFERENT TIMES AND THEREFORE CONTRACTOR SHOULD CONTINUE THE LIGHT WATERING, AS DESCRIBED ABOVE, UNTIL THERE IS AT LEAST 2 INCHES OF GROWTH THROUGHOUT.
 - AT THIS POINT, WATERING FREQUENCY MAY BE REDUCED TO EVERY 3 TO 5 DAYS. WATER SHALL BE APPLIED TO WET A 6 INCH MINIMUM SOIL DEPTH TO PROMOTE HEALTHY DEEP ROOTS.
 - BEGIN MOWING ONCE PER WEEK AFTER THE GRASS HAS REACHED 3 INCHES HEIGHT. MOW TO A HEIGHT OF NO LESS THAN 2-1/2 INCHES. AFTER 2 TO 3 WEEKS OF MOWING, CONTINUE TO WATER TO A 6 INCH MINIMUM SOIL DEPTH AS NECESSARY PER WEATHER CONDITIONS, AND SOIL MOISTURE SENSORS IF APPLICABLE.

LANDSCAPE MAINTENANCE NOTES

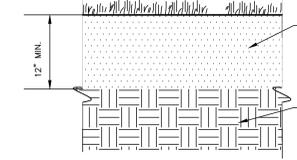
- MAINTENANCE OPERATIONS BEFORE APPROVAL:
 - PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
 - CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
 - CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.
- MAINTENANCE DURING CONSTRUCTION:
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.
 - IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
 - ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
 - AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.
- LAWN MAINTENANCE:
 - BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
 - WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEEDING; MOW TO 2 1/2 - 3 INCHES AFTER GRASS REACHES 3 1/2 INCHES IN HEIGHT, AND MOW FREQUENTLY ENOUGH TO KEEP GRASS FROM EXCEEDING 3 1/2 INCHES; WEED BY LOCAL SPOT APPLICATION OF SELECTIVE HERBICIDE ONLY AFTER GRASS IS WELL-ESTABLISHED.

GENERAL NOTE:

DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.



PLANTING SOIL WITHIN AREAS OF CUT OR RAISED GRADE

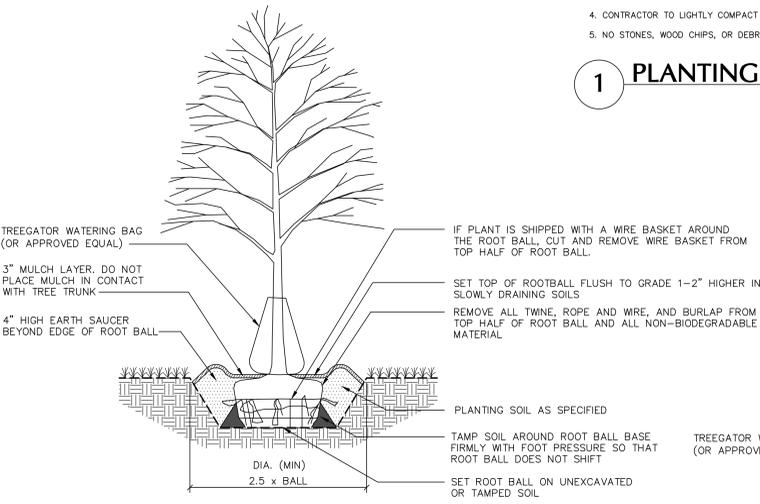


PLANTING SOIL WITHIN AREAS OF UNCHANGED GRADE

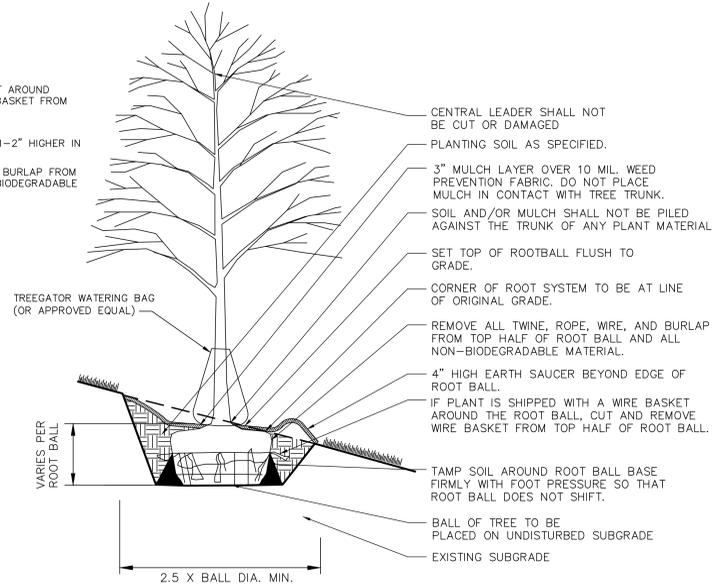
NOTES:

- CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CY) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
- RECYCLED CURBED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'-6" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS.
- IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCESS OF THE APPLICABLE STATE ENVIRONMENTAL STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
- CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TP). NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

1 PLANTING SOIL



2 TREE PLANTING



NOTE: TREE STAKING SHOULD BE CONSIDERED FOR TREES PLANTED ON SLOPES GREATER THAN 3:1 AND/OR ON WINDY SITES PER THE FOLLOWING: STAKE TREES WITH (1.5" X 1.5" X 6') CEDAR OR PRESSURE TREATED STAKES (2 PER TREE). STAKES SHALL BE PLACED ON EITHER SIDE OF THE TREE PERPENDICULAR TO THE SLOPE AND ARE TO BE DRIVEN OUTSIDE OF THE ROOT BALL. SECURE STAKES TO TREE USING 2 ARBORTIES BY LOOPING TIES AROUND TREE AND NAILING TO CEDAR STAKES. FOLLOW MANUFACTURER'S RECOMMENDATIONS, ARBORTIES, OR APPROVED EQUAL, AT GEMPLERS.COM. ALL STAKING MATERIALS SHALL BE REMOVED FOLLOWING THE PLANT GUARANTEE PERIOD.

3 PLANTING ON SLOPE

10/25/2022	REVISED PER RESOLUTION OF APPROVAL DATED OCTOBER 6, 2021	5
09/01/2021	REVISED PER PLANNING BOARD COMMENTS	4
08/09/2021	REVISED PER PLANNING BOARD COMMENTS	3
06/08/2021	REVISED PER PLANNING BOARD COMMENTS	2
04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1
DATE	Description	No.
REVISIONS		

11/1/2022
DATE SIGNED
SIGNATURE
PROF. ENGINEER NY Lic. No. 081473

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Project
STORMYTOWN ROAD SUBDIVISION
Block No. 3, LOT No. 62
TOWN OF OSSING
WESTCHESTER COUNTY NEW YORK

Drawing Title
PLANTING NOTES AND DETAILS

Project No.
190065801

Date
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Drawn By
JM

Checked By
CZ

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