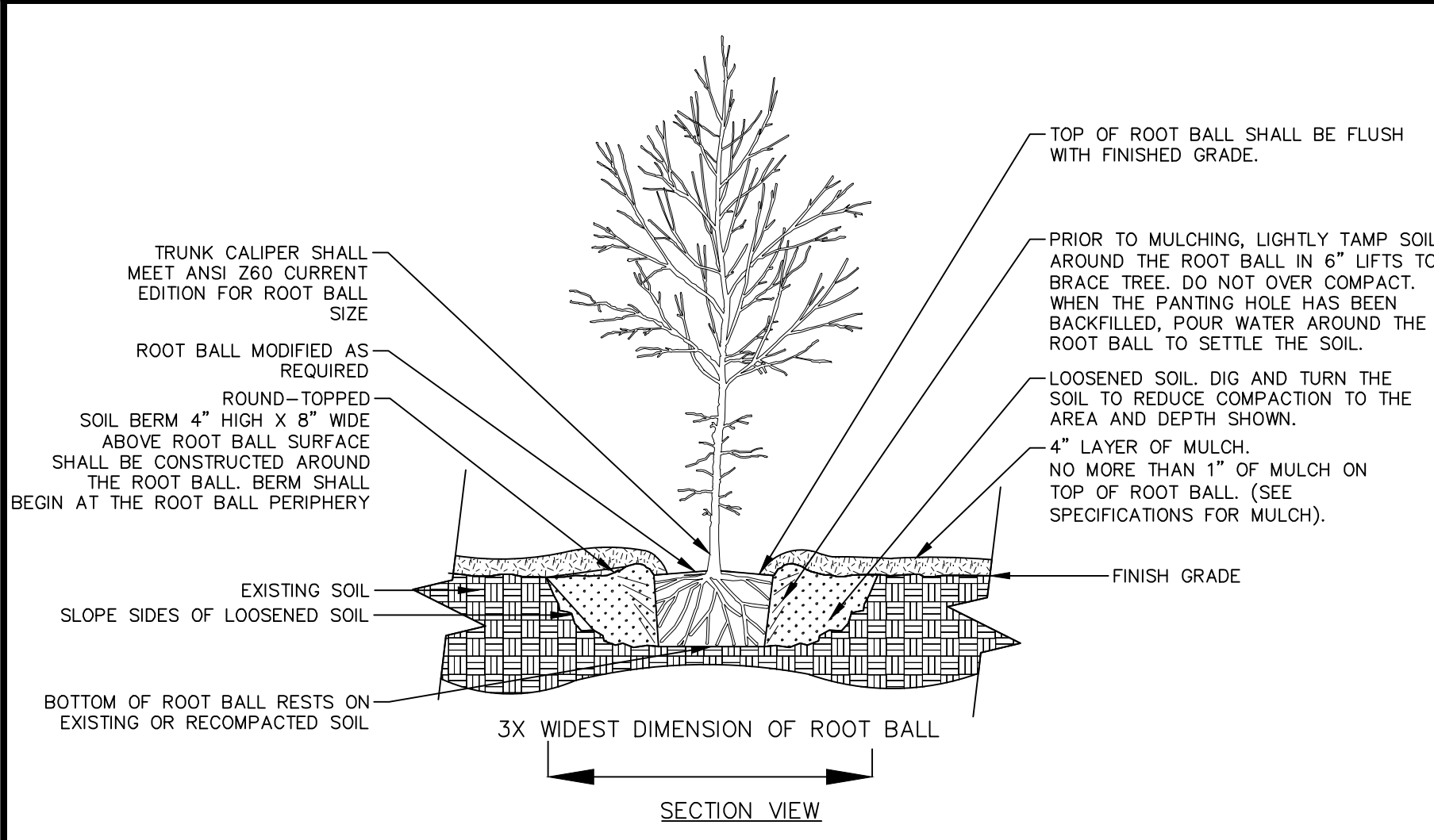
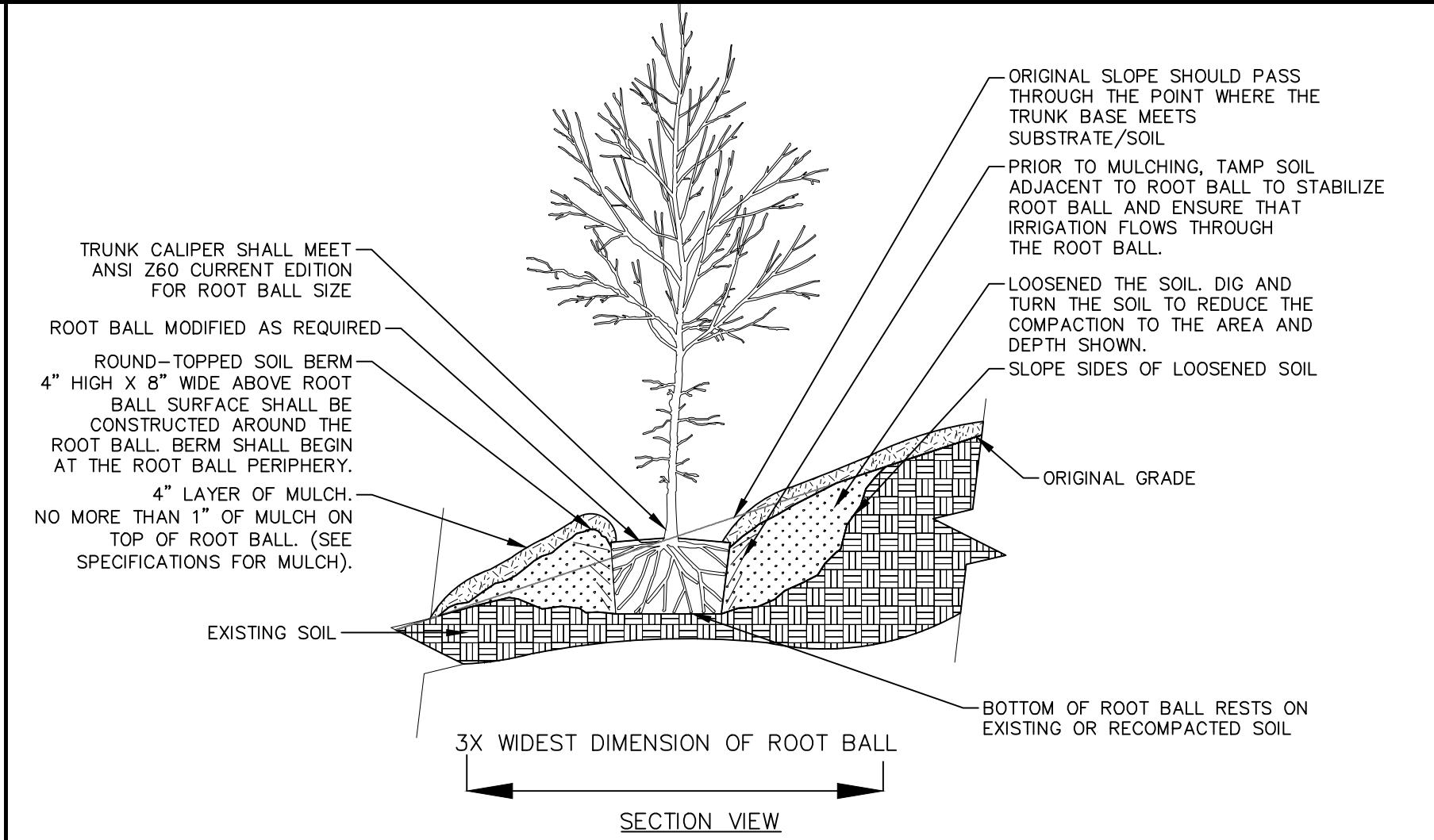
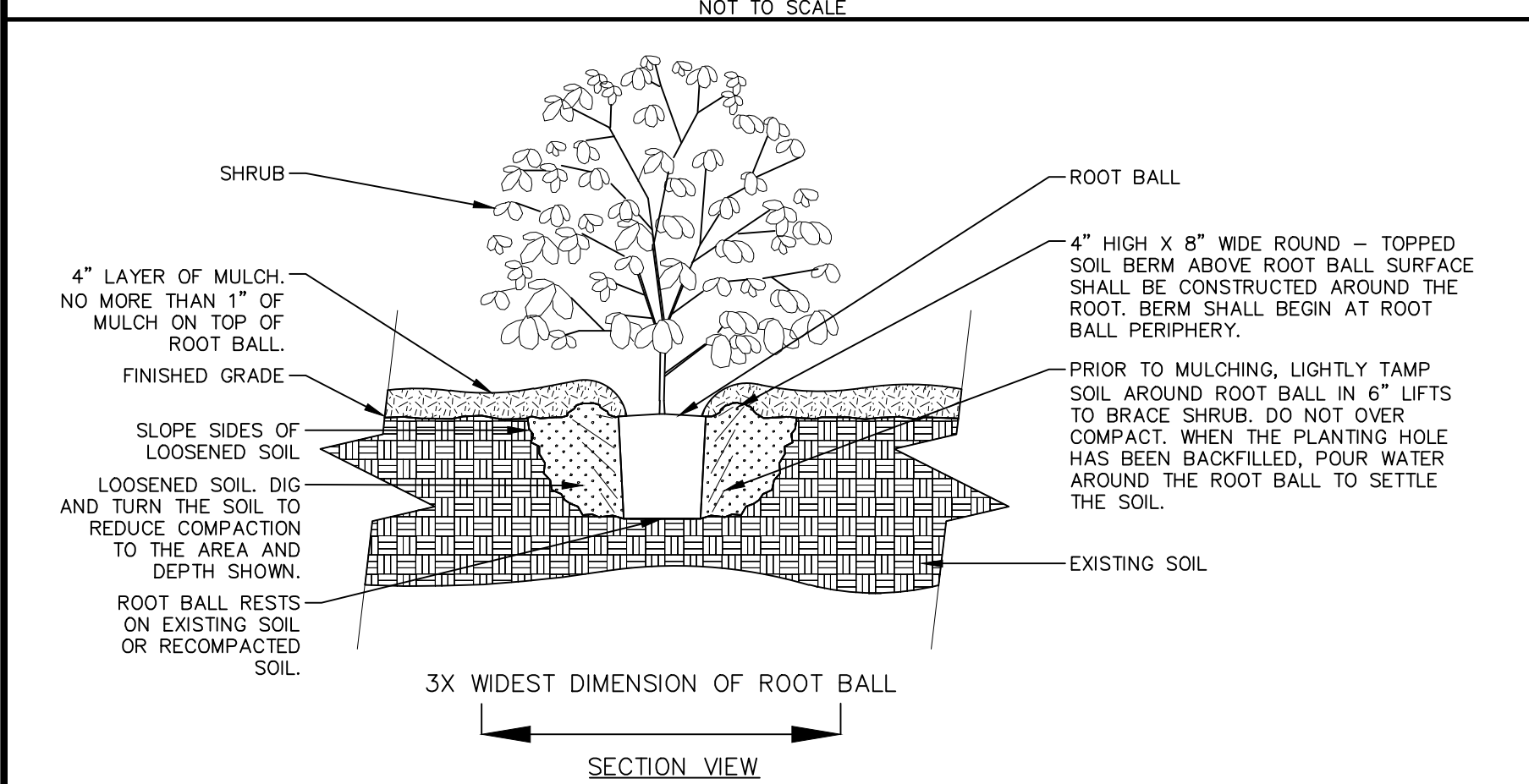




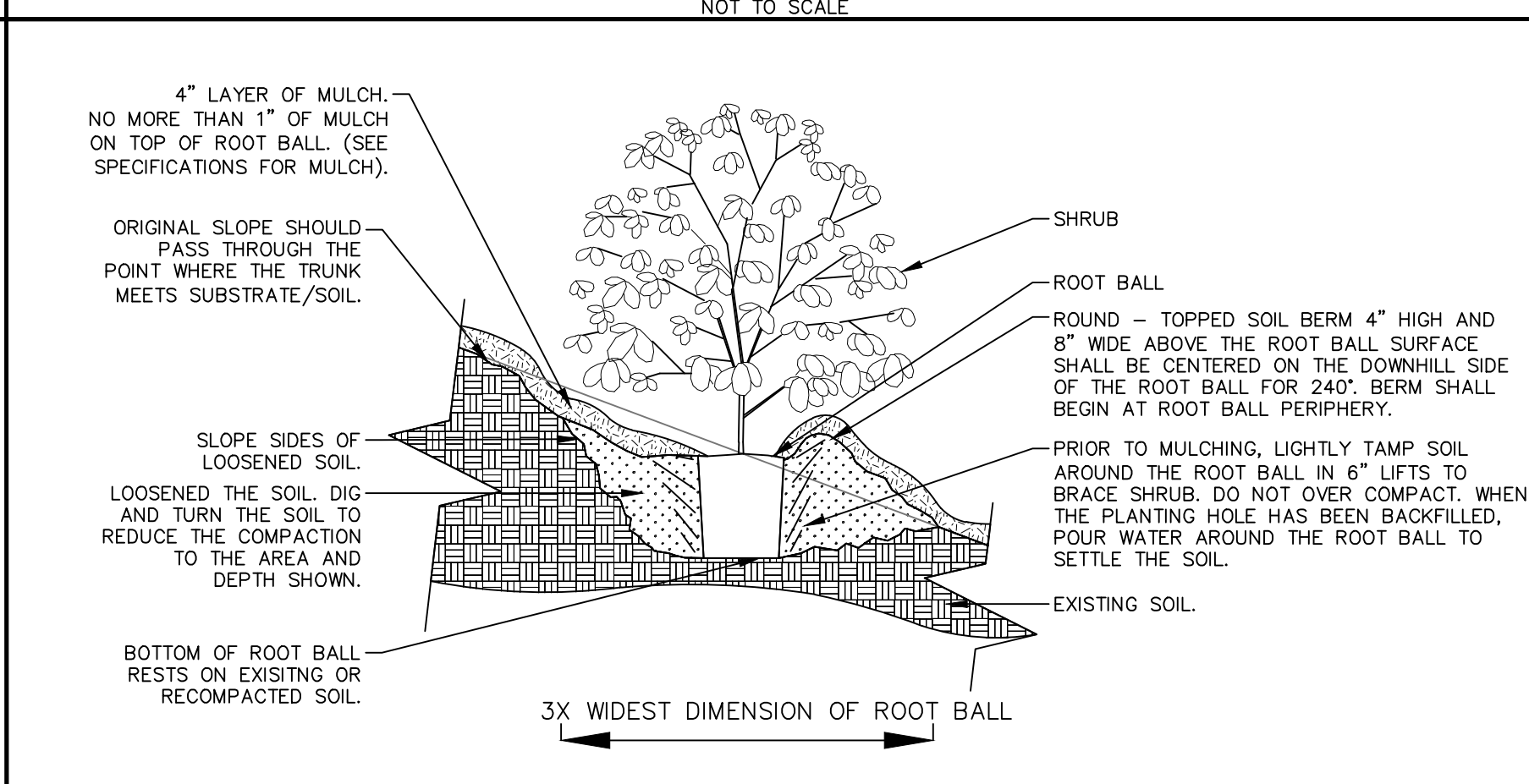
TREE PLANTING IN UNMODIFIED SOIL DETAIL



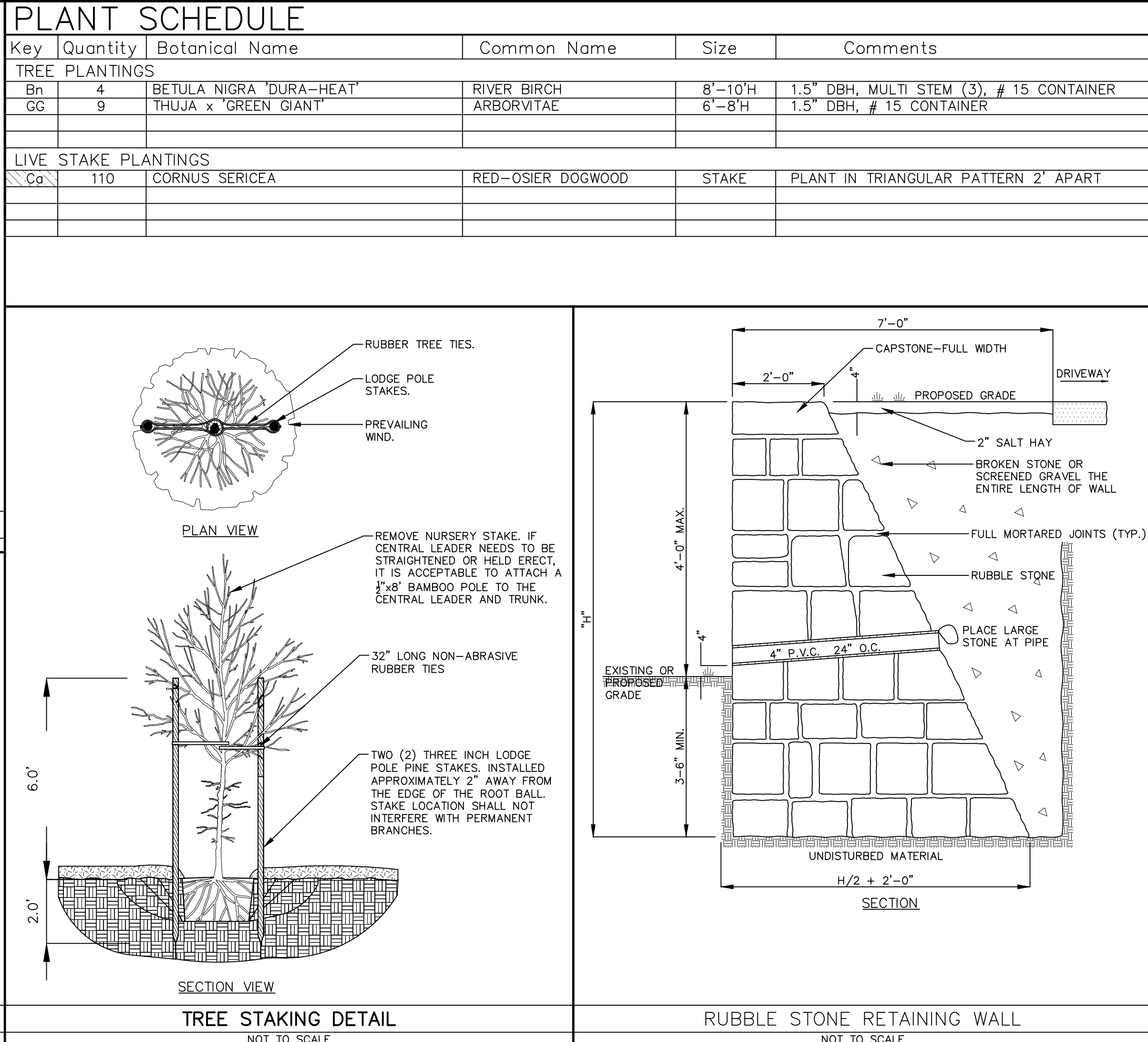
TREE PLANTING ON 5%-20% SLOPE DETAIL



SHRUB PLANTING DETAIL

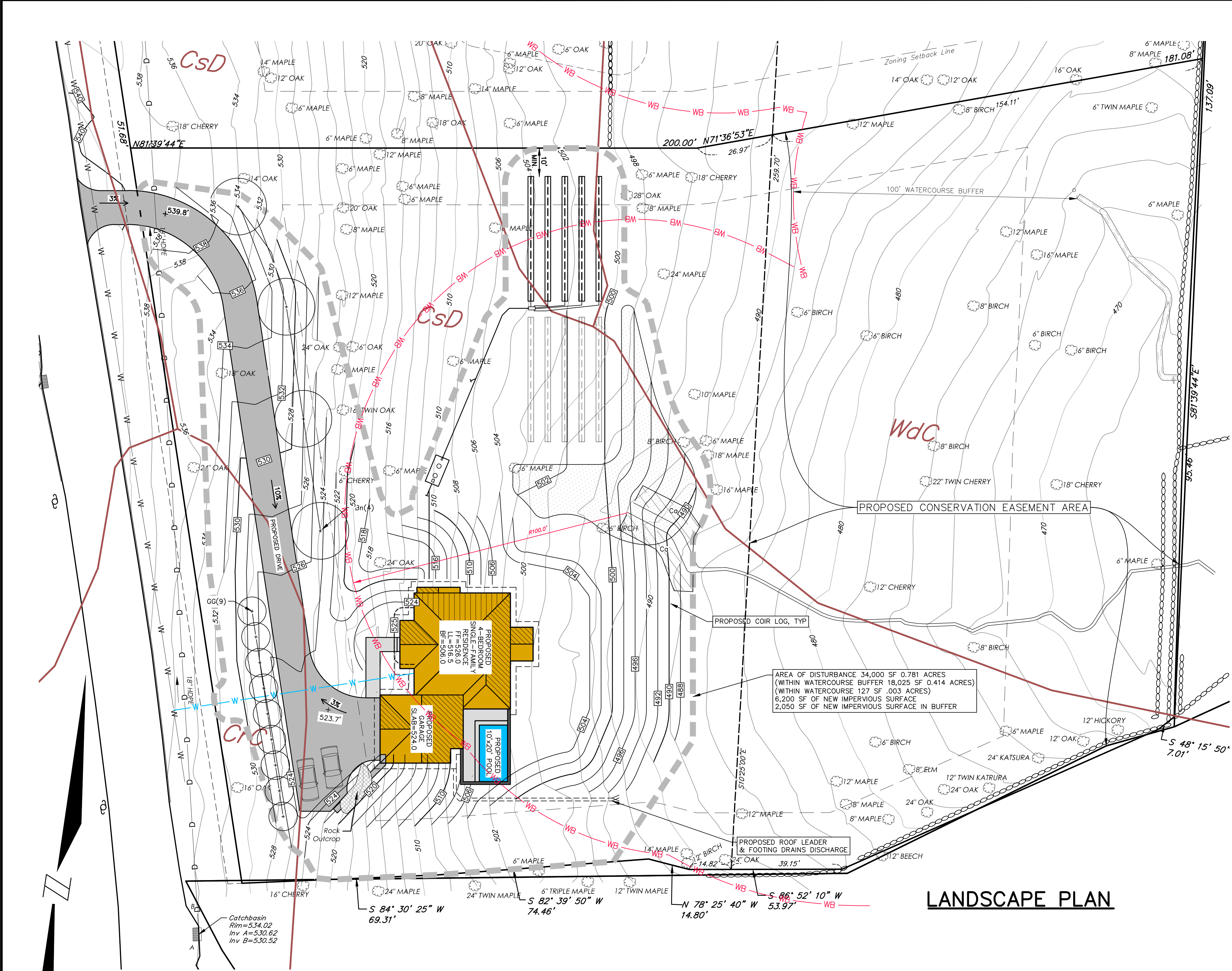


SHRUB PLANTING ON 5%-20% SLOPE DETAIL

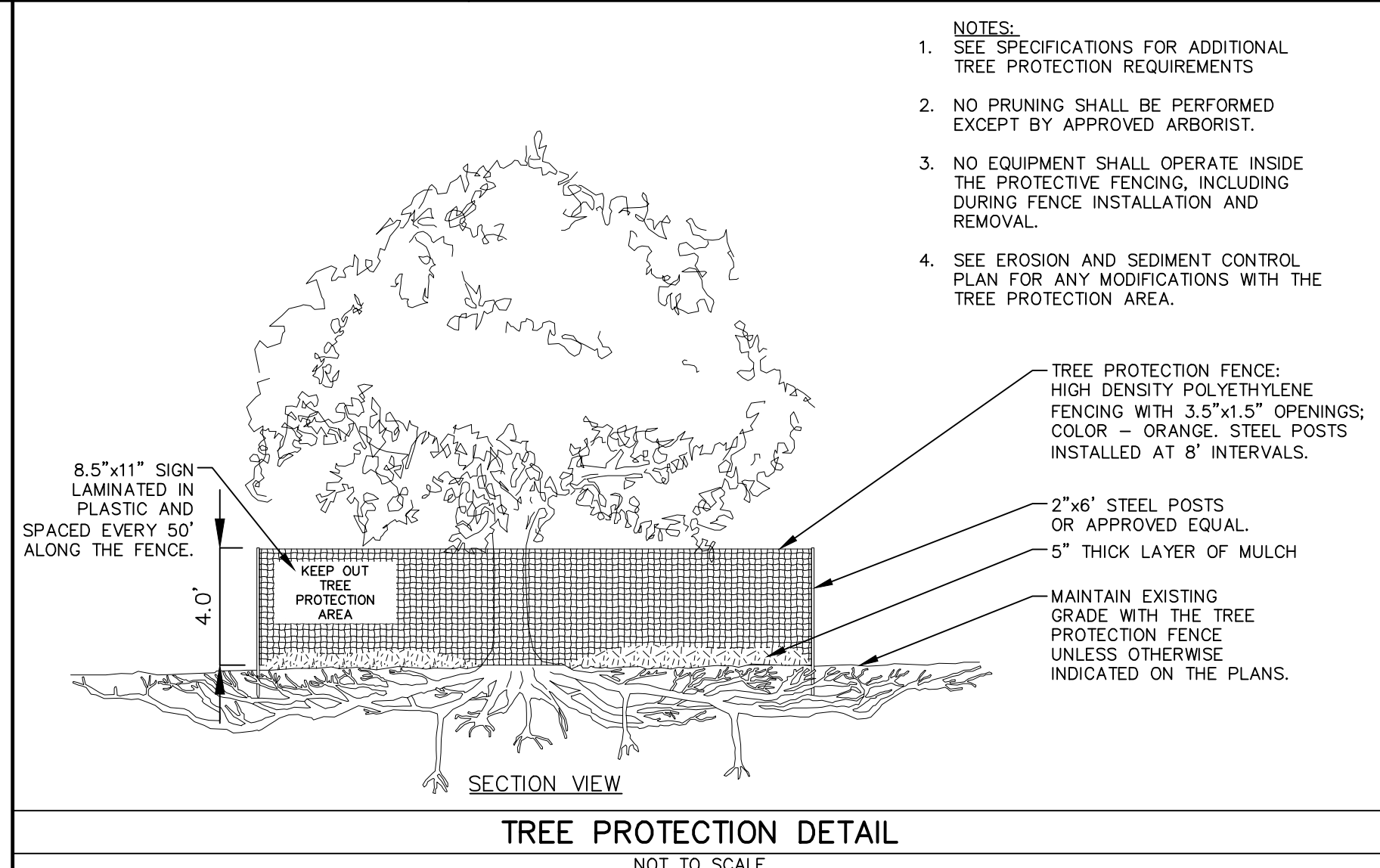


TREE STAKING DETAIL

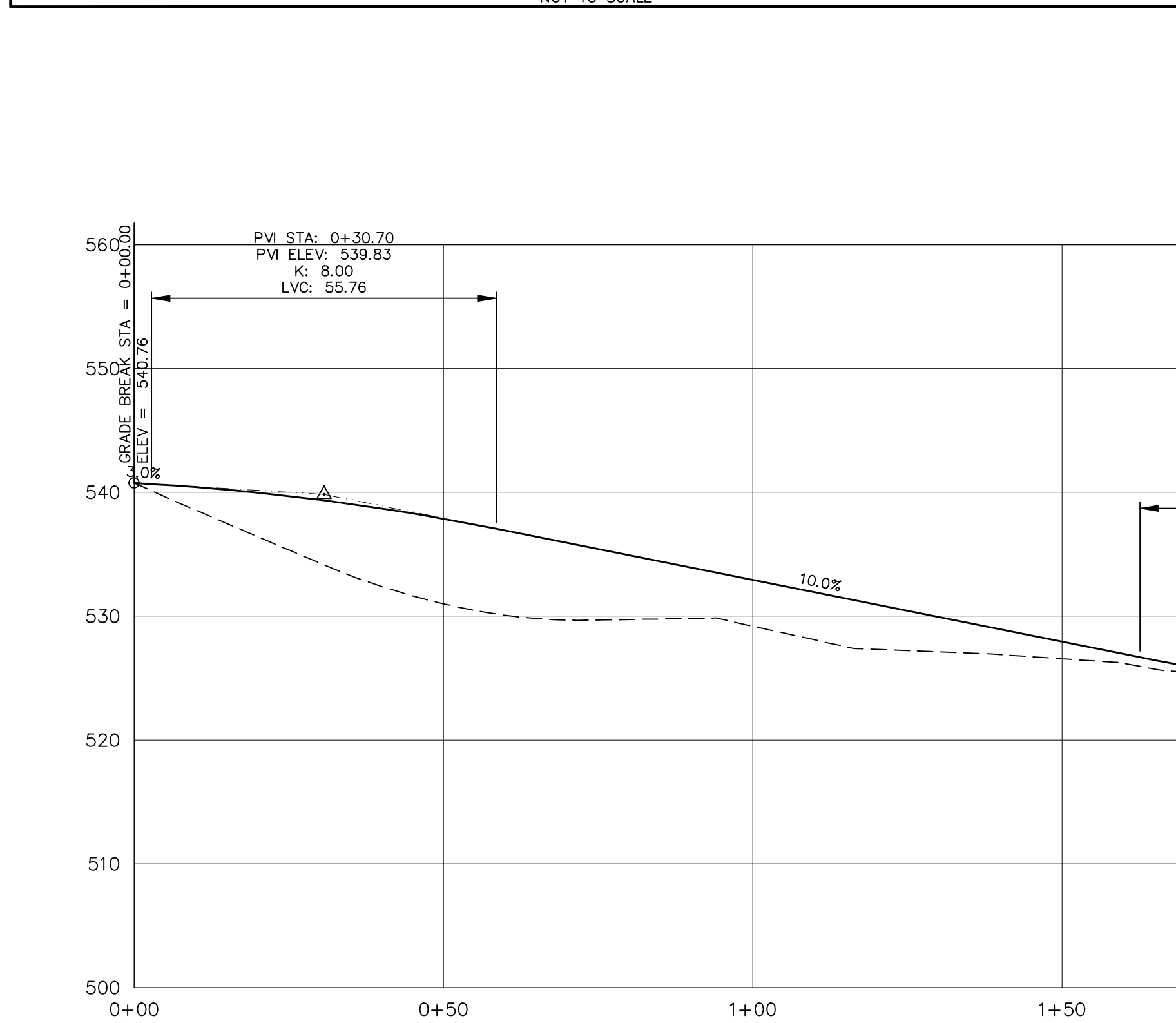
RUBBLE STONE RETAINING WALL



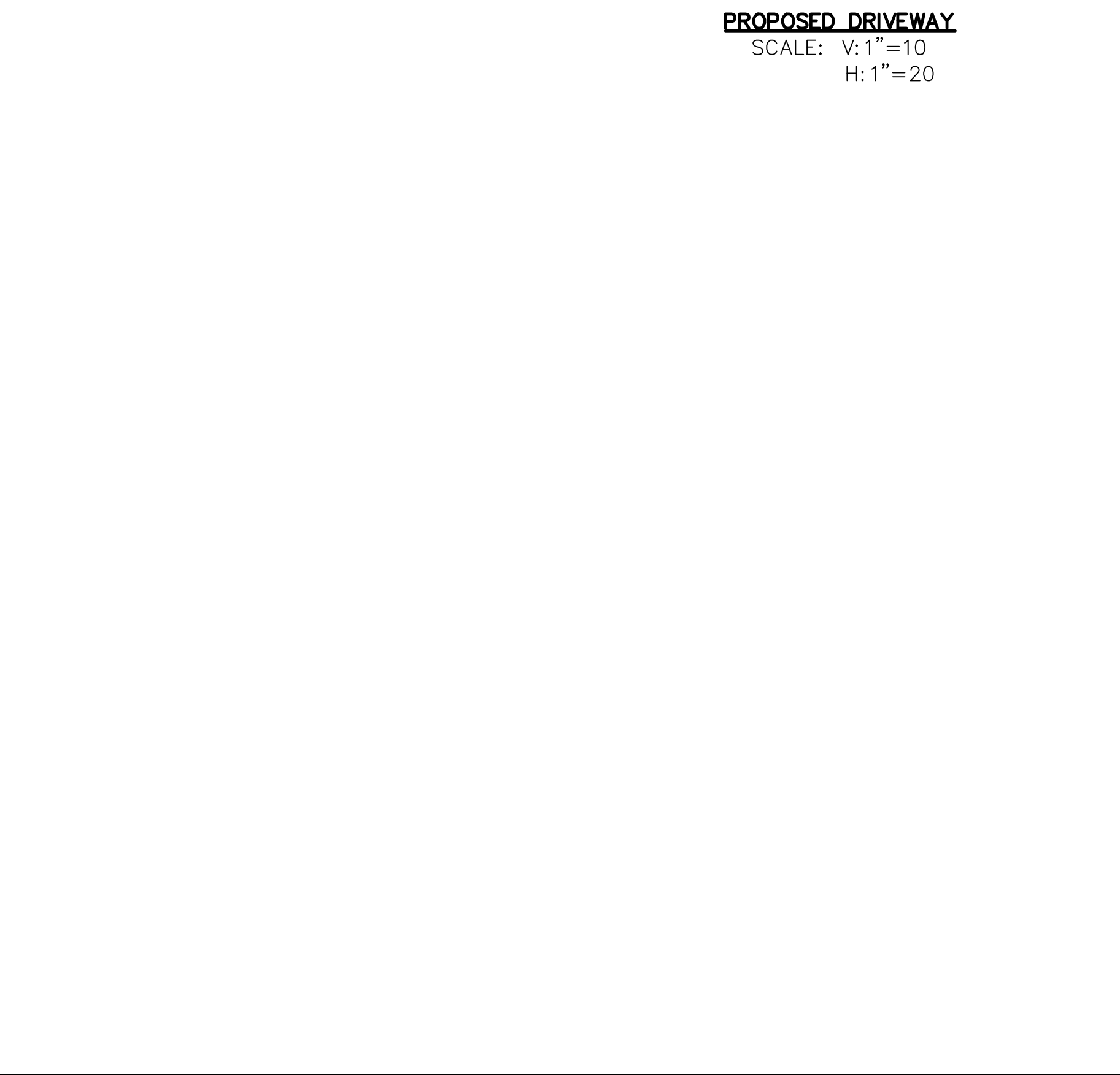
LANDSCAPE PLAN



TREE PROTECTION DETAIL



PROPOSED DRIVEWAY



LANDSCAPE NOTES:

NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.

THE OWNER IS RESPONSIBLE FOR MAINTAINING THE SITE LANDSCAPING AS SHOWN ON THE APPROVED SITE PLAN THROUGHOUT THE DURATION OF USE.

THE LANDSCAPE CONTRACTOR SHALL CAREFULLY CORRELATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.

THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.

ANY OF THE EXISTING ON-SITE VEGETATION AND TREES THAT ARE NOT IDENTIFIED FOR REMOVAL SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED AS NECESSARY ALONG WITH ANY NEW LANDSCAPING INSTALLED BY THE OWNER.

THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.

THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNDESIRABLE MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE. ALL LANDSCAPED AREAS MULCHED UNLESS OTHERWISE NOTED.

WARRANTY:

ALL PLANT MATERIAL (LAWNS, TREES, SHRUBS, ETC.) AND PLANTING SUPPLIES (EDGING, BARK, MULCH, ETC.) SHALL BE WARRANTED FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF COMPLETION OF THE LANDSCAPING INSTALLATION. ALL REPLACEMENT STOCK SHALL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. ANY DAMAGE DUE TO REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT THE END OF THE WARRANTY PERIOD. INSPECTIONS SHALL BE MADE JOINTLY BY LANDSCAPE ARCHITECT, OWNER, TENANT AND LANDSCAPE CONTRACTOR. ALL PLANT AND LAWN AREAS NOT IN A HEALTHY GROWING CONDITION SHALL BE REMOVED AND REPLACED WITH PLANTS AND TURF COVER OF A LIKE KIND AND SIZE BEFORE THE CLOSE OF THE NEXT PLANTING SEASON.

SPECIES AND VARIETY AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY AND AS DEFINED WITHIN THE CURRENT EDITION OF INTERNATIONAL CODE OF NOMENCLATURE FOR CULTIVATED PLANTS, ISSUED BY THE INTERNATIONAL UNION OF BOTANICAL SOCIETIES. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT TENANT'S LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.

PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALD, WINDBURN, ABRASION, AND HARMFUL INSECTS AND INSECT EGGS, AND SHALL HAVE HEALTHY NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH PLANTING AND PLUNKING AS STOKES AND FREE FROM ORIGINABLE DEFECTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED SHALL BE USED. PLANTS BIDDING INTO LEAF OR HAVING SOFT GROWTH SHALL BE SPRAYED WITH AN ANTI-DESCENDANT AT THE NURSERY BEFORE DIGGING.

ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK. BARE ROOT STOCK OF ANY KIND IS UNACCEPTABLE.

SEED:

EXPLODED SLOPES AND ALL GRADED AREAS SHALL BE SEED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS. GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:

KENTUCKY BLUEGRASS	40%
CREeping RED FESCUE	40%
RYE GRASS	20%

GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD NO. 1.

SEEDING AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.

SEED SHALL BE A BLEND OF CERTIFIED LAWN GRASS AND/OR GROUND COVER PLANT SEEDS COMMON TO THE SITE LOCATION. PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH ESTABLISHED TOLERANCES FOR GERMINATION AND PURITY IN.

ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE LATEST EDITION OF THE FEDERAL SEED ACT, SEED SHALL BE MIXED BY THE DEALER AND SHALL BE DELIVERED TO THE SITE IN SEALED CONTAINERS WHICH SHALL BEAR THE DEALER'S GUARANTEED ANALYSIS.

MULCHES FOR PLANTINGS:

SHREDED BARK MULCH, MEDIUM SIZE, FROM HARDWOOD TREES, NO PIECES OVER TWO INCHES (2") IN GREATEST DIMENSION, FREE FROM SAWDUST, STONES, DEBRIS, AND GUTTEROUS MATERIALS.

ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.

ALL AREAS OF SITE NOT OCCUPIED BY BUILDINGS OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE SEED.

NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.

LONGTERM PLANTING MAINTENANCE NOTES:

THE OWNER/OPERATOR SHALL BE RESPONSIBLE FOR THE LONG-TERM MONITORING AND MAINTENANCE OF THE PLANTINGS WITHIN THE SITE IN PROPERTY AND TO THE SATISFACTION OF THE TOWN.

THE COVERAGE OF THE SEEDING AREAS SHALL BE UNIFORM WITH NO BARE AREAS LARGER THAN ONE-HALF SQUARE FEET.

THE ACCEPTABLE DENSITY OF COVERAGE SHALL BE A MINIMUM OF EIGHTY-FIVE PERCENT (85%) OF LANDSCAPE QUANTITY PLANTS SHOWN ON THE APPROVED PLANTING PLAN. IF LESS THAN EIGHTY-FIVE PERCENT (85%) OF A PARTICULAR PLANT SPECIES SURVIVES, REPLACEMENT WITH SAME AND/OR ALTERNATIVE PLANT SPECIES ACCEPTABLE TO THE TOWN PLANNING BOARD SHALL OCCUR, SERVING THE INTENDED FUNCTION OF THE ORIGINALLY PROPOSED PLANTINGS.

1. LANDSCAPING NOTES

LOCATION MAP

SCALE: 1" = 200'

SITE DATA

TAX MAP NUMBER

SECTION: 26.14

LOT: 10

FILED MAP INFORMATION

SUBDIVISION NAME: SUSAM ESTATES

SUBDIVISION LOT NO. 13.1

DATE FILED: JUNE 7, 2024

NOTES:

1. PROPERTY BOUNDARY SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP TITLED SURVEY OF PROPERTY PREPARED FOR COW-BAY SPRINKLER CORP. PREPARED BY TC MERRITS LAND SURVEYORS, DATED MARCH 31, 2023.

2. TOPOGRAPHIC DATA SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP TITLED TOPOGRAPHIC MAP PREPARED FOR COW-BAY SPRINKLER CORP. PREPARED BY TC MERRITS LAND SURVEYORS, DATED MARCH 31, 2023.

3. VERTICAL DATUM HEREON IS NAVD 1988

SPECIAL NOTES:

SLOPE STABILIZATION NOTES:

ALL OUTCROPPED SLOPES AND EMBANKMENT FILL ARE TO BE IMMEDIATELY LAID BACK AND STABILIZED AS FOLLOWS:

- GRADE TO FINISHED SLOPES.
- SOILS SHALL BE SCORPED.
- TOPSOIL WITH NOT LESS THAN FOUR (4) INCHES OF SUITABLE TOPSOIL MATERIAL.
- SEED WITH A GRASS MIXTURE OF 40% CREEPING RED FESCUE AND 20% PERENNIAL RYE GRASS AT THE RATE OF NOT LESS THAN 2 POUNDS PER 1,000 SQUARE FEET.
- MULCH WITH NOT LESS THAN ONE (1) INCH AND NOT MORE THAN THREE (3) INCHES OF STRAW.

SPECIAL ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES, AS WARRANTED BY FIELD CONDITIONS, AND AS SPECIFIED BY THE SITE ENGINEER, THE TOWN OF YORKTOWN BUILDING INSPECTOR OR THE TOWN ENGINEER SHALL BE INSTALLED BY THE CONTRACTOR WHEN SO DIRECTED.

FOOTING DRAIN NOTES:

SLAB ON GRADE GARAGE TYPICALLY DOES NOT REQUIRE A FOOTING DRAIN. IF DURING CONSTRUCTION THE CONTINGENT FLOOR ONE IS WARRANTEED IT WILL BE CONNECTED TO THE FOOTING DRAIN FROM THE HOUSE.

LEGEND

F.F. FIRST FLOOR ELEVATION

G.A.R. GARAGE FLOOR ELEVATION

B.F. BASEMENT FLOOR ELEVATION

T.W. TOP OF WALL ELEVATION

B.W. BOTTOM OF WALL ELEVATION

PROPOSED DRIVE

PROPOSED HOUSE FOOTING DRAIN

PROPOSED CONTOUR

PROPOSED SPOT ELEVATION

PROPOSED WATER LINE

STABILIZED CONSTRUCTION AREA

PROPOSED GRADING & LANDSCAPING LIMITS

PROPOSED STONE WALL

PROPOSED FRAME AND COVER

PROPOSED FRAME AND GRATE

PROPOSED CATCH BASIN

PROPOSED UNDERGROUND ELECTRIC LINE

PROPOSED UNDERGROUND ELECTRIC LINE

EXISTING TREE TO BE REMOVED

PROPOSED TREE PROTECTION

PROPOSED SILT FENCE

PROPOSED ORANGE CONSTRUCTION FENCE

PROPOSED ROLLED EROSION CONTROL

WB WATERCOURSE BUFFER

REVISIONS

DATE	DESCRIPTION
03/17/25	ORIGINAL DRAWING
04/22/25	TOWN COMMENTS
05/01/25	REVISE PLANTING PLAN ADD WALL
06/11/25	TOWN COMMENTS
11/18/25	TOWN COMMENTS
12/29/25	TOWN COMMENTS

PROJECT LOCATION

2824 STONY STREET, MOHEGAN LAKE (10547)

TOWN OF YORKTOWN

COUNTY OF WESTCHESTER

STATE OF NEW YORK

PROJECT DESCRIPTION

EROSION AND SEDIMENT CONTROL PLAN NEW SINGLE FAMILY DWELLING WITH TOWN WATER SUPPLY.

PREPARED FOR

COW-BAY SPRINKLER CORP.

40 ROSELLE STREET

MINEOLA, NY 11550

PLAN SET

COW-BAY SPRINKLER CORP.

LANDSCAPE PLAN

SCALE: AS NOTED

PRINTED

January 5, 2026

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NEW YORK STATE INDUSTRIAL CODE 53 REQUIRES EXCAVATORS TO CALL UDIG NY, INC. (800-962-7962) FOR A MEMBER-UTILITY LOCATION REQUEST AT LEAST TWO (2) WORKING DAYS, BUT NOT MORE THAN TEN (10) WORKING DAYS BEFORE ANY EXCAVATION OR DEMOLITION STARTS, REGARDLESS OF LOCATION. NOT ALL UTILITIES AND MUNICIPALITIES ARE MEMBERS OF DIG SAFELY NEW YORK, INC., AND NON-MEMBER UTILITY OPERATORS MUST BE CONTACTED DIRECTLY.

WARNING STAMP

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Betula nigra 'Dura-Heat'



Thuja x 'Green Giant'