

LANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
DECIDUOUS TREES						
AR1	19	Acer rubrum 'Armstrong'	Armstrong Red Maple	2 1/2" - 3" Cal.	B & B	
AR2	19	Acer rubrum 'Franksred'	Red Sunset Maple	2 1/2" - 3" Cal.	B & B	
AR3	14	Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2" - 3" Cal.	B & B	
LS	9	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	2 1/2" - 3" Cal.	B & B	
NS	28	Nyssa sylvatica	Black Tupelo	2 1/2" - 3" Cal.	B & B	
PO	7	Platanus occidentalis	American Sycamore	2 1/2" - 3" Cal.	B & B	
QA	6	Quercus alba	White Oak	2 1/2" - 3" Cal.	B & B	
QM	11	Quercus macrocarpa	Burr Oak	2 1/2" - 3" Cal.	B & B	
QR	65	Quercus rubra	Red Oak	2 1/2" - 3" Cal.	B & B	
	178	SUBTOTAL:				
EVERGREEN TREES						
JV	10	Juniperus virginiana 'Taylor'	Taylor Eastern Red Cedar	7' - 8' HT.	B & B	
PA	131	Picea abies	Norway Spruce	8' - 10' HT.	B & B	
PG	53	Picea glauca	White Spruce	8' - 10' HT.	B & B	
PS	108	Pinus strobus	White Pine	8' - 10' HT.	B & B	
TO	99	Thuja orientalis 'Elegantissima'	Arborvitae	7' - 8' HT.	B & B	
	410	SUBTOTAL:				
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AC	56	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	8' - 10' HT.	B & B	
BN	113	Betula nigra	River Birch Dura Heat	8' - 10' HT.	B & B	
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CF	25	Cornus florida 'White'	White Flowering Dogwood	8' - 10' HT.	B & B	
CR	13	Cornus florida rubra	Pink Flowering Dogwood	8' - 10' HT.	B & B	
	245	SUBTOTAL:				
GROUND COVERS						
SM	10,706 sf	Shrub Massing				
	10,706 sf	SUBTOTAL:				

INVASIVE SPECIES REMOVAL NOTES:

- INVASIVE SPECIES SHALL BE REMOVED IN ACCORDANCE WITH THE NYSDC "INTER-AGENCY GUIDELINES FOR IMPLEMENTING BEST MANAGEMENT PRACTICES TO CONTROL INVASIVE SPECIES ON DIS-ADMINISTERED LANDS OF THE ADIRONDACK PARK," DATED MARCH 2018.
- IN ACCORDANCE WITH FIELD OBSERVATIONS CONDUCTED BY THE PROJECT WETLAND CONSULTANT (ECOLOGICAL SOLUTIONS, LLC), THE INVASIVE SPECIES FOUND IN THE WETLAND MITIGATION AREA (13,771 S.F.) ARE: PHRAGMITES, JAPANESE KNOTWEED, MULTIFLORA ROSE, AND BARBERRY.
- THE NETAL QUANTITY (S.F.) AND/OR AMOUNT OF PLANTINGS OF INVASIVE PLANT REMOVAL SHALL BE SUMMARIZED BY THE INVASIVE PLANT REMOVAL CONTRACTOR SO THAT THIS INFORMATION CAN BE INCLUDED AS A BASE POINT AND REPERCUSSIVE IN THE WETLAND MONITORING REPORTS TO TRACK THE PROGRESS OF THE INVASIVE PLANT REMOVAL.
- INVASIVE WILDS SHALL BE CUT IN THE FALL AND END CUTS SHALL BE TREATED WITH NYSDC APPROVED HERBICIDE AND BY A NYSDC LICENSED APPLICATOR.

THE PROCEDURES FOR THE REMOVAL OF THE INVASIVE SPECIES ARE AS FOLLOWS:

PHRAGMITES

(TO BE CONDUCTED DURING THE JULY-SEPTEMBER GROWING SEASON):

1. Digging/Pulling

Effectiveness:

Digging or pulling can be effective in containing, suppressing, or locally eradicating early detection sized infestations of common reed. This is usually a very labor intensive control method that often has to be repeated for several years. Best results are often seen when infestations occur in sandy or rocky soils.

Methods:

Dig or pull up all common reed plants down to the soil by the rhizomes. Use a shovel or pitch fork for larger plants to ensure the removal of the entire root system. Tamp down or replace all disturbed or displaced soil after removal.

Disposal: Bag and remove all plant parts from the site. Solarize and then dispose of in an approved landfill or incinerate with the appropriate permits.

Sanitation: Clean all clothing, boots, and equipment to prevent spread of propagules.

2. Cutting/Mowing

Effectiveness:

Cutting or mowing can be effective in suppressing or containing early detection to small sized infestations. Cutting or mowing needs to be repeated multiple times annually for several years in order to reduce the spread of plants.

Methods:

Cut or mow plants down to the ground at least 3 times during the growing season ensuring that no plants are allowed to go to seed. Common reed stems should be cut or mowed below the lowest leaf, leaving a 6" or shorter stump.

Cautions:

Common reed has the potential to re-spread from both cut and/or mowed stem and rhizome fragments. Actions should be taken to leave all fragments on the following a cutting or mowing. Since common reed is a grass, an insufficient number of cuttings during a growing season, may increase stand density. A cutting regime may reduce smaller colonies if carried out annually for several years. Manual or mechanical cuttings of large, high density, monospecific common reed stands, without the follow-up application of herbicide, is not recommended.

Disposal: Cut or mowed material can be left on site to decompose. You can also solarize and dispose of cut or mowed material in an approved landfill or incinerate with appropriate permits. Do not attempt to compost rhizome or stem fragments.

Sanitation: Clean all clothing, boots, and equipment to prevent spread of propagules.

MULTIFLORA ROSE AND BARBERRY

(TO BE CONDUCTED DURING THE LATE SPRING-EARLY SUMMER GROWING SEASON):

1. Digging/Pulling

Effectiveness:

Frequent digging or pulling can be effective in containing, suppressing, or locally eradicating early detection to small infestations of invasive woody shrubs. Management should be performed prior to fruit formation to prevent seed dispersal.

Methods:

Dig or pull each individual shrub, taking care to remove as much of the root system as possible. Use a digging tool or weed wrench for larger individuals. Due to the persistence of the root bank, mechanical control is usually a long-term project. It is most practical in a small area or where chemical control is not an option.

Cautions:

Portions of the root system that are not removed can re-sprout. Management must be conducted prior to seed set and should be repeated for multiple seasons to deplete the seed bank.

Disposal: All plant parts and contaminated soil should be bagged and removed from the management site. Solarize and then dispose of plant material in an approved landfill or incinerate with the appropriate permits. Non-root bearing plants can be hung roots up and left on-site to decompose.

Sanitation: Clean all clothing, boots, and equipment to prevent spread of propagules.

2. Cutting/Mowing

Effectiveness:

Cutting or mowing can be effective in containing or suppressing early detection to medium sized infestations of woody shrubs. Mowing in the soil are unaffected by this technique. Mowing or cutting will need to be repeated annually to reduce an infestation to desired levels.

Methods:

Cut or mow stems when in flower (late spring/early summer) at ground level either manually or with motorized equipment. This technique can result in mortality of existing plants and may minimize re-sprouting. However, some shrubs are will respond positively to cutting and require numerous root suckers. Repeat mowing/cutting may be required within a growing season, and the actions must be performed annually.

Disposal:

If possible, bag all cut plant parts and remove from site. Solarize, and dispose of in approved landfill or incinerate with appropriate permits. Mowed or mulched material can be left to decompose on site.

Sanitation:

Clean all clothing, boots, and equipment to prevent the spread of propagules.

JAPANESE KNOTWEED

(TO BE CONDUCTED DURING THE AUGUST-SEPTEMBER GROWING SEASON):

1. Digging/Pulling

Effectiveness:

Digging or pulling can be effective in containing, suppressing, or locally eradicating early detection sized infestations of knotweed.

Methods:

Dig or pull up the entire plant including all roots and runners using a digging tool. Juvenile plants may be hand-pulled depending on soil conditions and root development.

Cautions:

Care must be taken not to spread rhizomes or stem fragments. Any portion of the root system or the plant stem not removed will potentially re-sprout.

Disposal:

All plant parts and contaminated soil should be bagged and disposed of to prevent re-establishment. Solarize and then dispose of in an approved landfill or incinerate with the appropriate permits.

Sanitation:

Clean all clothing, boots, and equipment to prevent spread of propagules.

2. Cutting/Mowing

Effectiveness:

Repeated cuttings or mowing over consecutive field seasons can be effective in suppressing or containing early detection to medium sized infestations of knotweed.

Methods:

Cut or mow the knotweed close to the ground weekly beginning when the plants first emerge in early spring.

Disposal:

If possible, bag all cut plant material and remove from site. Solarize and then dispose of in an approved landfill or incinerate with appropriate permits. Mowed or mulched plant material can be left on site to decompose.

Sanitation:

Clean all clothing, boots, and equipment to prevent spread of propagules.

PACHYSANDRA

DIGGING/PULLING

MECHANICAL REMOVAL BY DIGGING AND PULLING CAN BE EFFECTIVE IN CONTAINING, SUPPRESSING, OR LOCALLY ERADICATING EARLY DETECTION SIZED INFESTATIONS.

DISTURBANCE SUMMARY	
PROPOSED DISTURBANCE	
PROPOSED TOTAL DISTURBANCE:	1,260,907 S.F. (28.95 AC.)
DISTURBANCE WITHIN WETLAND:	0 S.F. (0.00 AC.)
TOTAL DISTURBANCE WITHIN BUFFER:	56,639 S.F. (1.37 AC.)
PROPOSED STEEP SLOPE	32,642 S.F. (0.75 AC.)
MIX MITIGATION:	11,589 S.F. (0.27 AC.)
PROPOSED PLANTING MITIGATION	8,377 S.F. (0.19 AC.)
PROPOSED PLANTING AREA WITHIN WETLAND BUFFER:	56,639 S.F. (1.37 AC.)
PROPOSED PLANTING AREA TO OUTSIDE OF WETLAND BUFFER:	0 S.F. (0.00 AC.)
TOTAL MITIGATION AREA:	56,639 S.F. (1.37 AC.)
MITIGATION RATIO:	56,639 S.F. / 56,639 S.F. = 1.000

LEGEND	
---	EXISTING PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING SETBACK LINE
---	EXISTING WETLAND LINE AND DELINEATION
---	EXISTING BUILDING OVERHANG
---	EXISTING BUILDING LINE
---	EXISTING PAVEMENT EDGE
---	EXISTING CURB LINE
---	EXISTING STONE WALL
---	EXISTING FENCE
---	EXISTING TREE AND DESIGNATION
---	EXISTING PAINT
---	EXISTING PARKING SPACES
---	EXISTING UTILITY POLE
---	EXISTING LIGHT POLE
---	EXISTING SIGN
---	BUILDING SETBACK LINE
---	PROPOSED SUBDIVISION LINE
---	PROPOSED BUILDING LINE
---	PROPOSED BASIN LIMITS
---	PROPOSED CONCRETE CURB
---	PROPOSED DROP CURB & RAMP
---	PROPOSED SAWCUT LINE
---	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
---	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED MULTILAYER CONCRETE SIDEWALK & CURB
---	PROPOSED DROP CURB AND RAMP
---	PROPOSED SITE DRIVEWAY PAVEMENT
---	PROPOSED TOWNHOME DRIVEWAY PAVEMENT
---	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
---	PROPOSED STEEP SLOPE MIX
---	PROPOSED BASIN MIX
---	PROPOSED FENCE
---	PROPOSED HYDRANT
---	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
---	PROPOSED 12" WIDE WHITE STOP LINE
---	TRAFFIC SIGN LOCATION & DESIGNATION
---	PROPOSED TREE PLANTINGS
---	PROPOSED SHRUB MASSING
---	PROPOSED STEEP SLOPE MIX
---	PROPOSED BIOTENTION BASIN MIX
---	PROPOSED DETENTION BASIN MIX

NOTES:

- ALL PLANT MATERIAL SPECIFIED ON THE DRAWINGS SHALL BE FIRST QUALITY NURSERY GROWN STOCK, CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY, ALL OF WHICH SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT (ANSI Z60.1), LATEST EDITION.
- ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDINGS, PAVEMENT, OR OTHER IMPERVIOUS SURFACE, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GRASS, SHALL BE LAWN.
- ALL MULCH TO BE PLANTED IN PLANTING BEDS SHALL BE CLEAN, NON-DYED, TONK FREE, ORGANIC MATERIAL, CONSISTING OF SHREDED HARDWOOD, ROOT MULCH SHREDED CEDAR, OR BARK CHIPS, AS APPROVED BY THE OWNERS. FIELD REPRESENTATIVE OF PROJECT LANDSCAPE ARCHITECT, THE PLANTING THICKNESS OF THE MULCH SHALL BE 3" AND/OR AS DIRECTED IN THE PLANTING DETAILS.
- PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECTS WRITTEN APPROVAL.
- ALL LANDSCAPE PLANTINGS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTING AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING PLANTING SEASON.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
- ALL PLANT MATERIAL STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, UNIFORM, VIGOROUS, HEALTHY, FREE FROM DISEASE, SCALE, WOUNDS, ABRASSION, AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OF STEADY AND FREE FROM OBSCURABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED, SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY WILDS AND GRASS COVER PLANTS WILL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED.
- PLANTS PLANT SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SOURCES OF ALL PLANT MATERIAL SHALL BE DISCLOSED TO PROJECT LANDSCAPE ARCHITECT AND OWNER PRIOR TO DELIVERY.
- ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, AS SPECIFIED IN THE PLANT LIST. BAREROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
- ALL LAWN AREAS (SOO OR SEED) SHALL RECEIVE A MINIMUM 6" THICK LAYER OF SOEDED TOPSOIL PRIOR TO INSTALLATION OF SOO OR SEED, UNLESS OTHERWISE SPECIFIED. TOPSOIL SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
- SOIL WITHIN ALL PLANTING BEDS SHALL BE PREPARED AS DIRECTED IN THE PLANTING DETAILS AND PROJECT SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN GOOD HEALTH. UNTIL THE PROJECT LANDSCAPE ARCHITECT HAS PROVIDED WRITTEN ACCEPTANCE THAT THE PLANTINGS ARE COMPLETE AND IN CONFORMANCE WITH THE PLANS, THE CONTRACTOR SHALL GUARANTEE THE SURVIVAL OF THE PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE PROJECT LANDSCAPE ARCHITECT, UNLESS OTHERWISE AGREED TO WITH THE OWNER.
- ALL AREAS DISTURBED OR DAMAGED DURING THE COURSE OF THE CONTRACTORS WORK SHALL BE REPAIRED OR RESTORED TO ORIGINAL OR CONSTRUCTED CONDITION AT NO ADDITIONAL COST TO OWNER.
- FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY PROJECT LANDSCAPE ARCHITECT. PROJECT LANDSCAPE ARCHITECT MAY ADJUST SPACING AND LOCATION IN FIELD PRIOR TO OR AFTER PLANTING.
- CONTRACTOR SHALL IMMEDIATELY REPORT ANY UNSATISFACTORY SITE CONDITIONS TO THE OWNER IN WRITING. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR ADDITIONAL WORK ASSOCIATED WITH THE UNSATISFACTORY CONDITIONS IF NOT PROPERLY REPORTED AND WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
- ALL TREE AND SHRUB PLANTINGS INSTALLED ADJACENT TO PARKING AREAS SHALL BE SETBACK A MINIMUM OF 24" FROM EDGE OF THE PLANT TO EDGE OF PARKING AREA.
- ALL PLANTINGS ADJACENT TO LAWN AREAS SHALL HAVE A 6" DEEP VERTICAL CUT EDGE ALONG THE OUTSIDE OF THE PLANTING BED.
- SEED MIXES FOR STEEP SLOPES AND BASINS SHALL BE AS FOLLOWS:
A) NATIVE STEEP SLOPES MIX W/GRASS RYE
ITEM NUMBER: ERNMX-181-2
USE THIS FORMULA WITH GRASS RYE AS A COVER CROP (FROM AUGUST 1ST - FEBRUARY 15TH).
B) BIO-RETENTION BASIN MIX
ITEM NUMBER: ERNMX-127
C) NATIVE DETENTION AREA MIX
ITEM NUMBER: ERNMX-183

LANT LANDSCAPING NOTES:

- LAYOUT OF PLANTING BED IS CONCEPTUAL AND MAY VARY DUE TO EXISTING SITE CONDITIONS AND MOIST ELEVATION. SPECIES CHOSEN SHALL CORRELATE WITH EXISTING SITE CONDITIONS OF EACH HOME (E.G. SUN/SHADE) TO ENSURE SURVIVABILITY OF PLANT.
- SHRUBS SHALL BE PLANTED IN GROUPS OF THE SAME SPECIES (3-5 PLANTS) TO MAINTAIN BALANCE THROUGHOUT THE GARDEN.
- FOUNDATION PLANTS ARE IN ADDITION TO AND ARE TO BE COORDINATED WITH PROPOSED STREET TREES, OPEN SPACE PLANTINGS AND EXISTING VEGETATION TO REMAIN.
- QUALITY OF PLANT SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK.
- SUBSTITUTIONS PERMITTED WITH WRITTEN APPROVAL BY OWNERS LANDSCAPE ARCHITECT AND TOWN REPRESENTATIVE PRIOR TO PLANTING.

Drawn:	NB	Approved:	DV
Scale:	1" = 60'		
Date:	04/23/2025		
Project No:	23109		
23109-LANDSCAPING	L-100		DIST. 100'
Drawing No:			

No.	Revision	Date	By
1.	INITIAL RFP SUBMISSION	05/09/2025	NB
2.	REVISED PER TOWN COMMENTS	06/26/2025	NB



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	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED SIDEWALK LINE
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
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	PROPOSED SITE DRIVEWAY PAVEMENT
	PROPOSED TOWNHOME DRIVEWAY PAVEMENT
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED STEEP SLOPE MIX
	PROPOSED BASIN MIX
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 - ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING, PAVEMENT, OR OTHER IMPERVIOUS SURFACE, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVERS, SHALL BE LAWN.
 - ALL MULCH TO BE PLACED IN PLANTING BEDS SHALL BE CLEAN, NON-DYED, TOWN FREE, ORGANIC MATERIAL, CONSISTING OF SHEDDED HARDWOOD, ROOT WOOD, SHEDDED CEDAR, OR BARK CHIPS, AS APPROVED BY THE OWNER'S FIELD REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT. THE PLACEMENT THICKNESS OF THE MULCH SHALL BE 3" AND/OR AS DIRECTED IN THE PLANTING DETAILS.
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 - ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
 - ALL PLANT MATERIAL STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBSCURABLE DEFECTS/INJURIES. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY LINES AND GROUND COVERS PLANTS WILL BE ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HANGING BASKETS. SECTIONS SHALL BE USED.
 - PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SOURCES OF ALL PLANT MATERIAL SHALL BE DISCLOSED TO PROJECT LANDSCAPE ARCHITECT AND OWNER PRIOR TO DELIVERY.
 - ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, AS SPECIFIED IN THE PLANT LIST. BARE ROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
 - ALL LAWN AREAS (SOO OR SEED) SHALL RECEIVE A MINIMUM 6" THICK LAYER OF SOO/TOPSOIL PRIOR TO INSTALLATION OF SOO OR SEED, UNLESS OTHERWISE SPECIFIED. TOPSOIL SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
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 - ALL AREAS DISTURBED OR DAMAGED DURING THE COURSE OF THE CONTRACTOR'S WORK SHALL BE REPAIRED OR RESTORED TO ORIGINAL OR CONTRUCTED CONDITION AT NO ADDITIONAL COST TO OWNER.
 - FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY PROJECT LANDSCAPE ARCHITECT. PROJECT LANDSCAPE ARCHITECT MAY ADJUST SPACING AND LOCATION IN FIELD PRIOR TO OR AFTER PLANTING.
 - CONTRACTOR SHALL IMMEDIATELY REPORT ANY UNSATISFACTORY SITE CONDITIONS TO THE OWNER IN WRITING. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR ADDITIONAL WORK ASSOCIATED WITH THE UNSATISFACTORY CONDITIONS IF NOT PROPERLY REPORTED AND WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
 - ALL TREE AND SHRUB PLANTINGS INSTALLED ADJACENT TO PARKING AREAS SHALL BE SETBACK A MINIMUM OF 24" FROM EDGE OF THE PLANT TO EDGE OF PARKING AREA.
 - ALL PLANTINGS ADJACENT TO LAWN AREAS SHALL HAVE A 6" DEEP VERTICAL CUT EDGE ALONG THE OUTSIDE OF THE PLANTING BED.
 - SEED MIXES FOR STEEP SLOPES AND BASINS SHALL BE AS FOLLOWS:
A) NATIVE STEEP SLOPES MIX W/GRAN RYE
ITEM NUMBER: ERMA-181-1
USE THIS FORMULA WITH GRAN RYE AS A COVER CROP (FROM AUGUST 1ST - FEBRUARY 15TH).
B) BIO-RETENTION BASIN W/LOUPE MIX
ITEM NUMBER: ERMA-127
C) NATIVE DETENTION AREA MIX
ITEM NUMBER: ERMA-183

- UNIT LANDSCAPING NOTES**
- LAYOUT OF PLANTING BED IS CONCEPTUAL AND MAY VARY DUE TO EXISTING SITE CONDITIONS AND MODEL ELEVATION. SPECIES CHOSEN SHALL CORRELATE WITH EXISTING SITE CONDITIONS OF EACH HOME (E.G. SUN/SHADE) TO ENSURE SURVIVABILITY OF PLANT.
 - SHRUBS SHALL BE PLANTED IN GROUPS OF THE SAME SPECIES (3-5 PLANTS) TO MAINTAIN BALANCE THROUGHOUT THE GARDEN.
 - FOUNDATION PLANTS ARE IN ADDITION TO AND ARE TO BE COORDINATED WITH PROPOSED STREET TREES, OPEN SPACE PLANTINGS AND EXISTING VEGETATION TO REMAIN.
 - QUALITY OF PLANT SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK.
 - SUBSTITUTIONS PERMITTED WITH WRITTEN APPROVAL BY OWNER'S LANDSCAPE ARCHITECT AND TOWN REPRESENTATIVE PRIOR TO PLANTING.

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PRELIMINARY LANDSCAPING PLAN (NORTH)
FIELDHOME AT CATHERINE STREET
TOWN OF YORKTOWN, NEW YORK

Drawn: NB Approved: DV
Scale: 1" = 40'
Date: 04/23/2025
Project No: 23109
230-UNCONFINED L-101 DWT:ar

L-101



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING PAINT
	EXISTING PARKING SPACES
	EXISTING UTILITY POLE
	EXISTING SIGN
	BUILDING SETBACK LINE
	PROPOSED SUBDIVISION LINE
	PROPOSED BUILDING LINE
	PROPOSED BASIN LIMITS
	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED SAWDUST LINE
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED MOUNDING CONCRETE SIDEWALK & CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED SITE DRIVEWAY PAVEMENT
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED STEEP SLOPE MIX
	PROPOSED BASIN MIX
	PROPOSED FENCE
	PROPOSED HYDRANT
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED 12' WIDE WHITE STOP LINE
	TRAFFIC SIGN LOCATION & DESIGNATION
	PROPOSED TREE PLANTINGS
	PROPOSED SHRUB MASSING
	PROPOSED STEEP SLOPE MIX
	PROPOSED BIORETENTION BASIN MIX
	PROPOSED DETENTION BASIN MIX

- NOTES:**
1. ALL PLANT MATERIAL SPECIFIED ON THE DRAWINGS SHALL BE FIRST QUALITY NURSERY GROWN STOCK, SPECIES TRUE TO THEIR GENUS, SPECIES AND VARIETY, ALL OF WHICH SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN NURSERY LANS (2011), LATEST EDITION.
 2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING, PAVEMENT, OR OTHER IMPERVIOUS SURFACE, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER, SHALL BE LAWN.
 3. ALL MULCH TO BE PLACED IN PLANTING BEDS SHALL BE CLEAN, NON-DYED, TONIC FREE, ORGANIC MATERIAL, CONSISTING OF SHREDED HARDWOOD, ROOT MULCH, SHREDED CEDAR, OR BARK CHIPS, AS APPROVED BY THE OWNER'S FIELD REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT. THE PLACEMENT THICKNESS OF THE MULCH SHALL BE 3" AND/OR AS DIRECTED IN THE PLANTING DETAILS.
 4. PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
 5. ALL LANDSCAPE PLANTINGS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTINGS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING PLANTING SEASON.
 6. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
 7. ALL PLANT MATERIAL STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASSION, AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS, DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBSCURABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY INNES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTERNAL CONTAINERS, OR FORMED HANGING BASKETS, SHALL BE USED.
 8. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SOURCES OF ALL PLANT MATERIAL SHALL BE DISCLOSED TO PROJECT LANDSCAPE ARCHITECT AND UNLESS PRIOR TO DELIVERY.
 9. ALL PLANT MATERIAL SHALL BE BALLED OR BURLAPPED OR CONTAINER GROWN STOCK, AS SPECIFIED IN THE PLANT LIST. BAREROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
 10. ALL LAWN AREAS (SOO OR SEED) SHALL RECEIVE A MINIMUM 6" THICK LAYER OF SCREENED TOPSOIL PRIOR TO INSTALLATION OF SOO OR SEED, UNLESS OTHERWISE SPECIFIED. TOPSOIL SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
 11. SOIL WITHIN ALL PLANTING BEDS SHALL BE PREPARED AS DIRECTED IN THE PLANTING DETAILS AND PROJECT SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN GOOD HEALTH UNTIL THE PROJECT LANDSCAPE ARCHITECT HAS PROVIDED WRITTEN ACCEPTANCE THAT THE PLANTINGS ARE COMPLETE AND IN CONFORMANCE WITH THE PLANS. THE CONTRACTOR SHALL GUARANTEE THE SURVIVAL OF THE PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE PROJECT LANDSCAPE ARCHITECT, UNLESS OTHERWISE AGREED TO WITH THE OWNER.
 13. ALL AREAS DISTURBED OR DAMAGED DURING THE COURSE OF THE CONTRACTOR'S WORK SHALL BE REPAIRED OR RESTORED TO ORIGINAL OR CONTRUCTED CONDITION AT NO ADDITIONAL COST TO OWNERS.
 14. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY PROJECT LANDSCAPE ARCHITECT. PROJECT LANDSCAPE ARCHITECT MAY ADJUST SPACING AND LOCATION IN FIELD PRIOR TO OR AFTER PLANTING.
 15. CONTRACTOR SHALL IMMEDIATELY REPORT ANY UNSATISFACTORY SITE CONDITIONS TO THE OWNER IN WRITING. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR ADDITIONAL WORK ASSOCIATED WITH THE UNSATISFACTORY CONDITIONS IF NOT PROPERLY REPORTED AND WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
 16. ALL TREE AND SHRUB PLANTINGS INSTALLED ADJACENT TO PARKING AREAS SHALL BE SETBACK A MINIMUM OF 24" FROM EDGE OF THE PLANT TO EDGE OF PARKING AREA.
 17. ALL PLANTINGS ADJACENT TO LAWN AREAS SHALL HAVE A 6" DEEP VERTICAL CUT EDGE ALONG THE OUTSIDE OF THE PLANTING BED.
 18. SEED MIXES FOR STEEP SLOPES AND BASINS SHALL BE AS FOLLOWS:
A) NATIVE STEEP SLOPES MIX W/GRAN RYE
ITEM NUMBER: ERNMX-15-2
USE THIS FORMULA WITH GRAN RYE AS A COVER CROP (FROM AUGUST 1ST - FEBRUARY 15TH).
B) BI-RETENTION BASIN MIX
ITEM NUMBER: ERNMX-127
C) NATIVE DETENTION AREA MIX
ITEM NUMBER: ERNMX-183

- UNIT LANDSCAPING NOTES:**
1. LAYOUT OF PLANTING BED IS CONCEPTUAL, AND MAY VARY DUE TO EXISTING SITE CONDITIONS AND MODEL ELEVATION. SPECIES CHOSEN SHALL CORRELATE WITH EXISTING SITE CONDITIONS OF EACH HOME (E, SUN/SHADE) TO ENSURE SURVIVABILITY OF PLANT.
 2. SHRUBS SHALL BE PLANTED IN GROUPS OF THE SAME SPECIES (3-5 PLANTS) TO MAINTAIN BALANCE THROUGHOUT THE GARDEN.
 3. FOUNDATION PLANTS ARE IN ADDITION TO AND ARE TO BE COORDINATED WITH PROPOSED STREET TREES, OPEN SPACE PLANTINGS AND EXISTING VEGETATION TO REMAIN.
 4. QUALITY OF PLANT SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK.
 5. SUBSTITUTIONS PERMITTED WITH WRITTEN APPROVAL BY OWNER'S LANDSCAPE ARCHITECT AND TOWN REPRESENTATIVE PRIOR TO PLANTING.

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
DECIDUOUS TREES						
AR1	19	Acer rubrum 'Armstrong'	Armstrong Red Maple	2 1/2" - 3" Cal.	B & B	
AR2	19	Acer rubrum 'Frankred'	Red Sunset Maple	2 1/2" - 3" Cal.	B & B	
AR3	14	Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2" - 3" Cal.	B & B	
LS	9	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	2 1/2" - 3" Cal.	B & B	
NS	28	Nyssa sylvatica	Black tupelo	2 1/2" - 3" Cal.	B & B	
PO	7	Platanus occidentalis	American Sycamore	2 1/2" - 3" Cal.	B & B	
QA	6	Quercus alba	White Oak	2 1/2" - 3" Cal.	B & B	
QM	11	Quercus macrocarpa	Burr Oak	2 1/2" - 3" Cal.	B & B	
QR	65	Quercus rubra	Red Oak	2 1/2" - 3" Cal.	B & B	
	178	SUBTOTAL:				
EVERGREEN TREES						
JV	19	Juniperus virginiana 'Taylor'	Taylor Eastern Red Cedar	7' - 8' HT.	B & B	
PA	131	Picea abies	Norway Spruce	8' - 10' HT.	B & B	
PG	53	Picea glauca	White Spruce	8' - 10' HT.	B & B	
PS	108	Pinus strobus	White Pine	8' - 10' HT.	B & B	
TO	99	Thuja orientalis 'Elegantissima'	Arborvitae	7' - 8' HT.	B & B	
	410	SUBTOTAL:				
FLOWERING & UNDERSTORY TREES						
AC	56	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	8'-10' HT	B & B	
BN	113	Betula nigra	River Birch Dura Heat	8' - 10' HT.	B & B	
CA2	6	Cornus caroliniana	American Hornbeam	8' - 10' HT.	B & B	
CC	32	Cercis canadensis	Eastern Redbud	8' - 10' HT.	B & B	
CF	25	Cornus florida 'White'	White Flowering Dogwood	8' - 10' HT.	B & B	
CR	13	Cornus florida rubra	Pink Flowering Dogwood	8' - 10' HT.	B & B	
	245	SUBTOTAL:				
GROUND COVERS						
SM	10,706 sf	Shrub Massing				
	10,706 sf	SUBTOTAL:				

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PRELIMINARY LANDSCAPING PLAN (SOUTH)
FIELDHOME AT CATHERINE STREET
TOWN OF YORKTOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

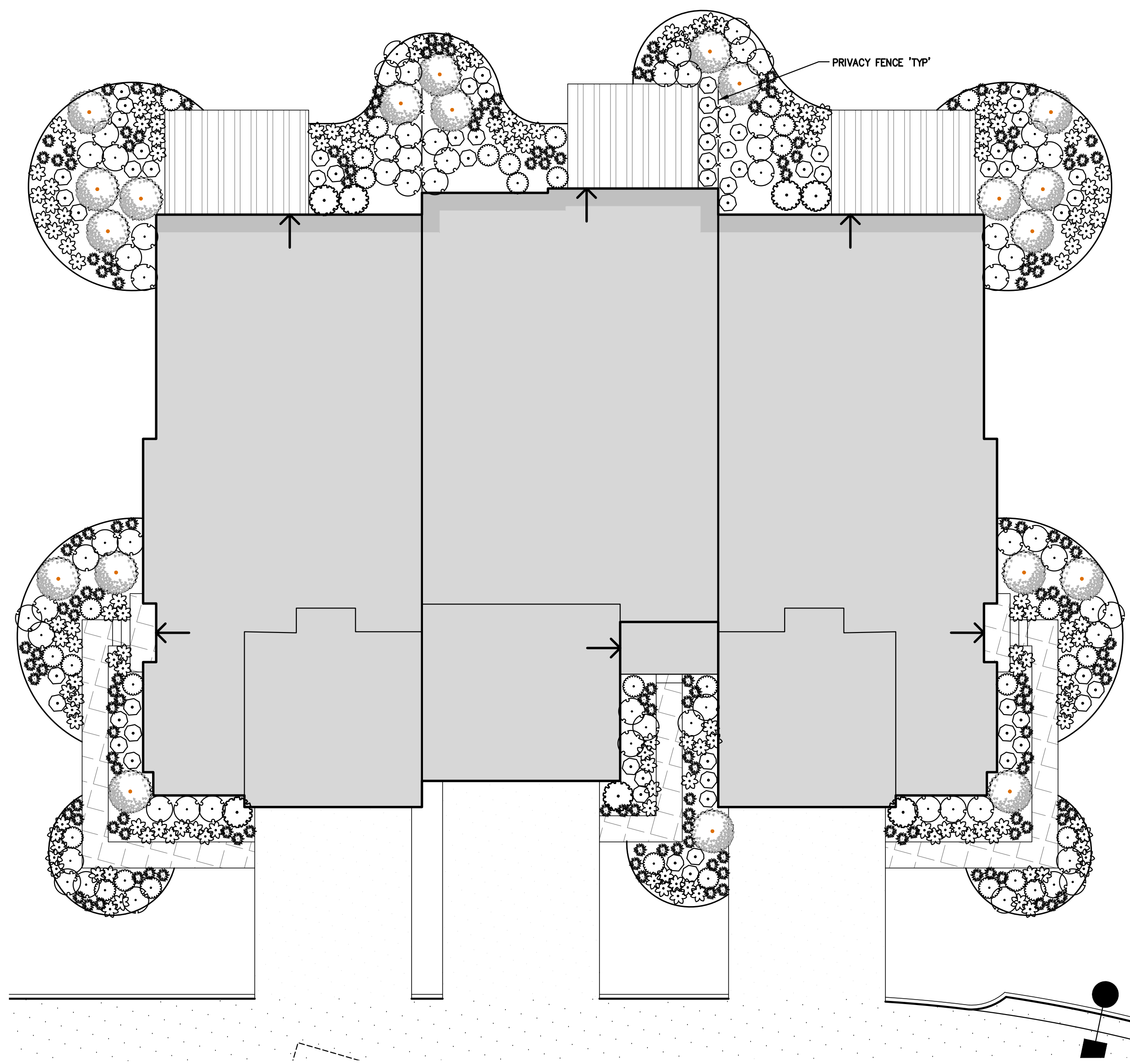
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Scale: **1" = 40'**
Date: **04/23/2025**
Project No: **23109**
23109-LANDSCAPING L-102 DWT:ar
Drawing No:

L-102

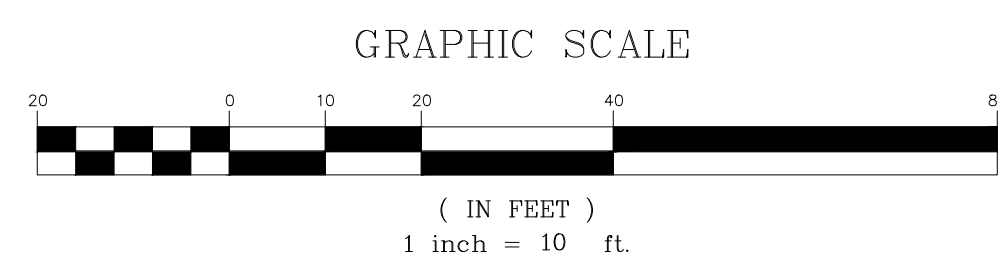
Rev. No. Date Revison
1. 05/09/2025 INITIAL TFP SUBMISSION
2. 06/26/2025 REVISED PER TOWN COMMENTS

By: **NB**
Date: **05/09/2025**
Rev. No. **06/26/2025**

APPLICANT: **TOLL BROS. INC.**
420 RIDGEWAY ROAD
DANBURY, CT 06810

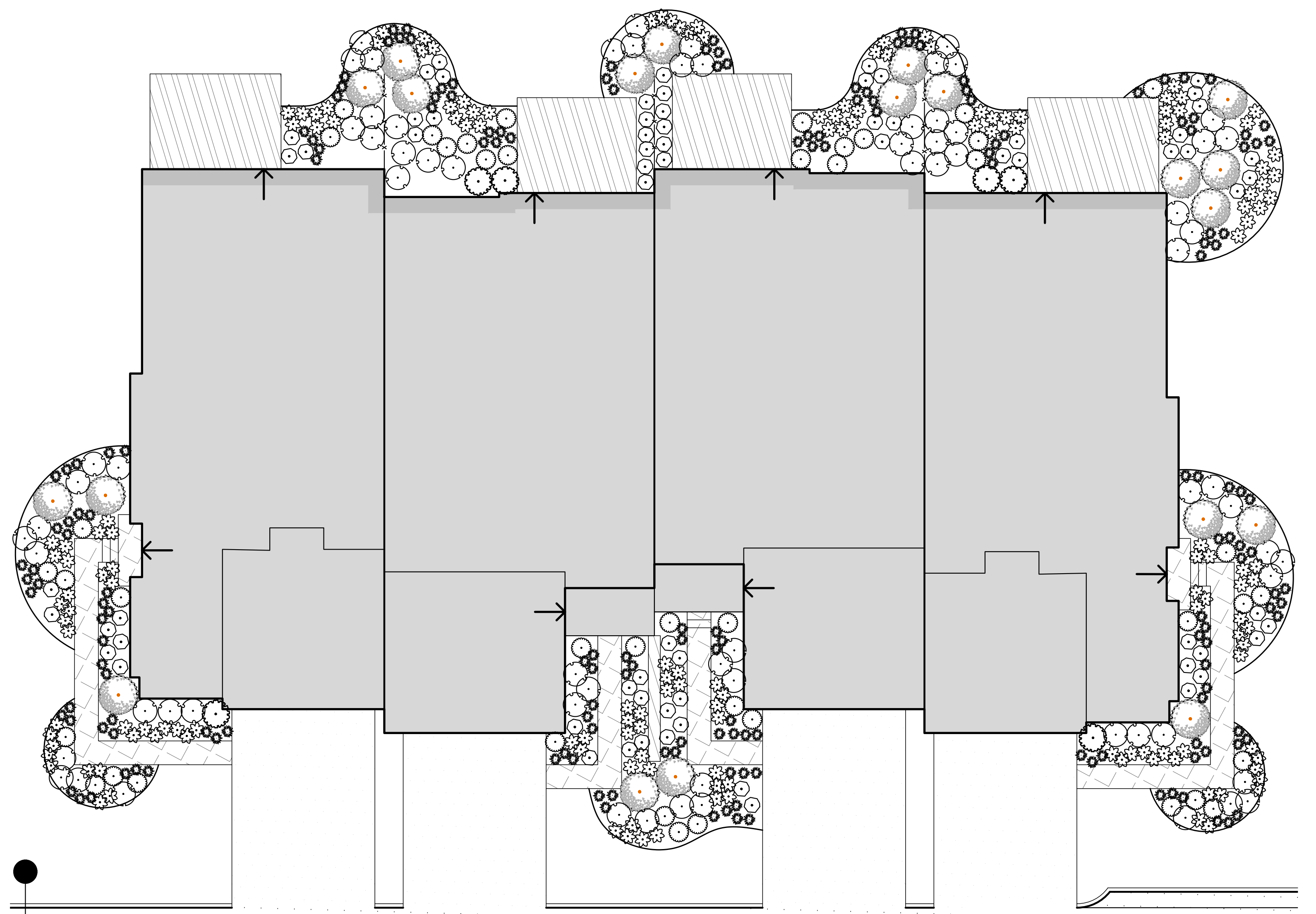


3-UNIT TYPICAL FOUNDATION PLANTING

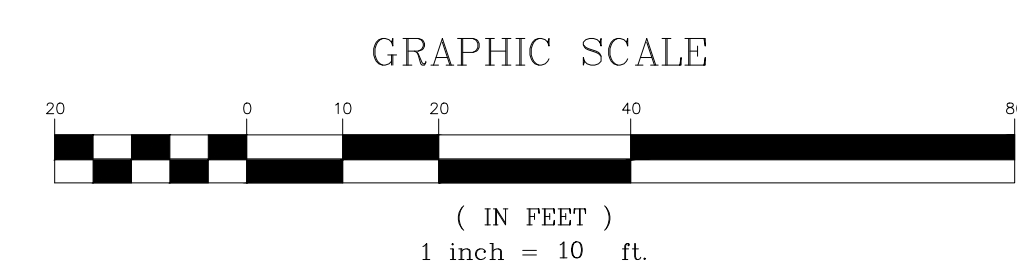


PROPOSED PLANTING SCHEDULE FOR UNITS

Symbol	Shrub A - Large Evergreen - 3' - 4' HT.	Common Name
A	Ilex crenata 'Steeds'	Steeds Holly
	Juniperus scopulorum 'Moonglow'	Moonglow Juniper
	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel
	Rhododendron 'Catawbiense' White	Catawba Rhododendron
Symbol	Shrub B - Medium Evergreen - 3 Gal.	Common Name
B	Pieris japonica 'Dorothy Wyckoff'	Japanese Andromeda
	Ilex glabra 'Shamrock'	Shamrock Inkberry
	Azalea Perfecto Mundo - Pink	Reblooming Azalea
	Rhododendron x 'PJM Elite'	PJM Rhododendron
Symbol	Shrub C - Small Evergreen - 2 Gal.	Common Name
C	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly
	Ilex glabra 'Forever Emerald'	Dwarf Inkberry
	Ilex glabra 'Strongbox'	Dwarf Inkberry Strongbox
	Pieris cultivar 'Cavatine'	Dwarf Japanese Andromeda
Symbol	Shrub D - Medium Deciduous - 3 Gal.	Common Name
D	Diervilla Kodiak Orange	Orange Honeysuckle
	Hydrangea arborescens 'Invincible Limetta'	Smooth Hydrangea Hydrangea
	Hydrangea quercifolia 'Ruby Slippers'	Dwarf Oakleaf Hydrangea
	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea
Symbol	Shrub E - Small Deciduous - 2 Gal.	Common Name
E	Rosa rugosa 'Knockout White'	White Knockout Roses
	Physocarpus opulifolius 'Tiny Wine'	Ninebark
	Aronia melanocarpa 'Low Scape Mound'	Dwarf chokeberry
	Clethra 'Hummingbird'	Dwarf Summersweet
Symbol	Perennials - 2 Gal.	Common Name
F	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea
	Rhus aromatica 'Low Gro'	Dwarf Fragrant Sumac
	Sun/Part Shade	
	Alchemilla mollis 'Thriller'	Lady's Mantle
G	Coreopsis verticillata 'Moonbeam'	Tickweed
	Echinacea purpurea	Pink Cone Flower
	Nepeta massini 'Little Trudy' or 'Walkers' Low'	Catmint
	Rudbeckia fulgida var. 'Little Goldstart'	Blackeyed Susan
Symbol	Ornamental Grasses/Perennials/Ground Covers - 1 Gal.	Common Name
G	Perovskia 'Denim & Lace'	Dwarf Russian Sage
	Part Shade/Full Shade	
	Astilbe 'Bressingham Beauty'	Astilbe - Pink
	Brunnera macrophylla 'Jack Frost'	Siberian Bugloss
G	Geranium macrorrhizum 'Bevan's Variety'	Cranesbill Geranium
	Heuchera x 'Caramel'	Coral Bells
	Fern varieties	Ferns
	Ornamental Onion	Ornamental Onion
G	Allium Millenium	Feather Reed Grass
	Calamagrostis 'Karl Foerster'	Japanese Sedge
	Carex morrowii 'Ice Dance' or 'Everillo'	Bath's Pink Carnation
	Dianthus gratianopolitanus 'Bath's Pink'	Dwarf Fountain Grass
G	Pennisetum alopecuroides 'Hamel' or 'Piglet'	Creeping sedum
	Sedum x 'Vera Jameson'	Prairie Dropseed
	Sporobolus heterolepis	Creeping thyme
	Thymus Elfin	Pennsylvania sedge
G	Part Shade/Full Shade	
	Carex pensylvanica	Golden Hakone Grass
	Hakonechloa macra 'Aureola'	Creeping Phlox
	Phlox stolonifera	Wild Stonecrop
G	Sedum Ternatum	Foam Flower
	Tiarella 'Sugar and Spice'	



4-UNIT TYPICAL FOUNDATION PLANTING



EVERGREEN SHRUBS STEEDS HOLLY	EVERGREEN SHRUBS MOONGLOW JUNIPER	EVERGREEN SHRUBS DOROTHY WYCKOFF ANDROMEDA	EVERGREEN SHRUBS RHODODENDRON CATAWBIENSE	EVERGREEN SHRUBS OTTO LUYKEN CHERRY LAUREL	EVERGREEN SHRUBS RHODODENDRON PJM 'ELITE'	EVERGREEN SHRUBS SHAMROCK INKBERRY	EVERGREEN SHRUBS FOREVER EMERALD ILEX	EVERGREEN SHRUBS ILEX CRENATA SOFT TOUCH	EVERGREEN SHRUBS DWARF INKBERRY STRONGBOX	EVERGREEN SHRUBS CAVERTINE ANDROMEDA	DECIDUOUS SHRUBS HYDRANGEA INVINCIBELLE LIMETTA
DECIDUOUS SHRUBS LITTLE LIME HYDRANGEA	DECIDUOUS SHRUBS OAKLEAF HYDRANGEA	DECIDUOUS SHRUBS DIERVILLA KODIAK ORANGE	DECIDUOUS SHRUBS LOW GROW SUMAC	DECIDUOUS SHRUBS DWARF SUMMER SWEET	DECIDUOUS SHRUBS PHYSOCARPUS 'TINY WINE'	DECIDUOUS SHRUBS DWARF ITEA FIZZY MIZZY	DECIDUOUS SHRUBS DWARF CHOKEBERRY	DECIDUOUS SHRUBS WHITE KNOCKOUT ROSE	PERENNIALS CORAL BELLS	PERENNIALS LADY'S MANTLE	PERENNIALS ASTILBE
PERENNIALS RUSSIAN SAGE	PERENNIALS BLACK-EYED SUSAN	PERENNIALS TICKWEED	PERENNIALS GERANIUM	PERENNIALS PURPLE CONE FLOWER	PERENNIALS BRUNNERA JACK FROST	PERENNIALS ALLIUM MILLENIUM	PERENNIALS CATMINT	PERENNIALS SEDUM VERA JAMESON	PERENNIALS CREEPING THYME	PERENNIALS CREEPING SEDUM	PERENNIALS CREEPING PHLOX
PERENNIALS TIARELLA	PERENNIALS DIANTHUS	GRASSES FEATHER REED GRASS	GRASSES PRAIRIE DROPSEED	GRASSES CAREX EVERILLO	GRASSES CAREX ICE DACNE	GRASSES DWARF FOUNTAIN GRASS	GRASSES PENNSYLVANIA SEDGE	GRASSES JAPANESE SEDGE	FERNS CHRISTMAS FERN	FERNS AUTUMN FERN	FERNS OSTRICH FERN

NOT FOR CONSTRUCTION

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APPLICANT

1. INITIAL PREP. SUBMISSION
2. REVISED PER TOWN COMMENTS

By: [Signature]
Date: 05/28/2025
Rev: 06/26/2025

Drawn: NB
Scale: 1" = 10'
Date: 04/23/2025
Project No: 23109
Drawing No: L-110

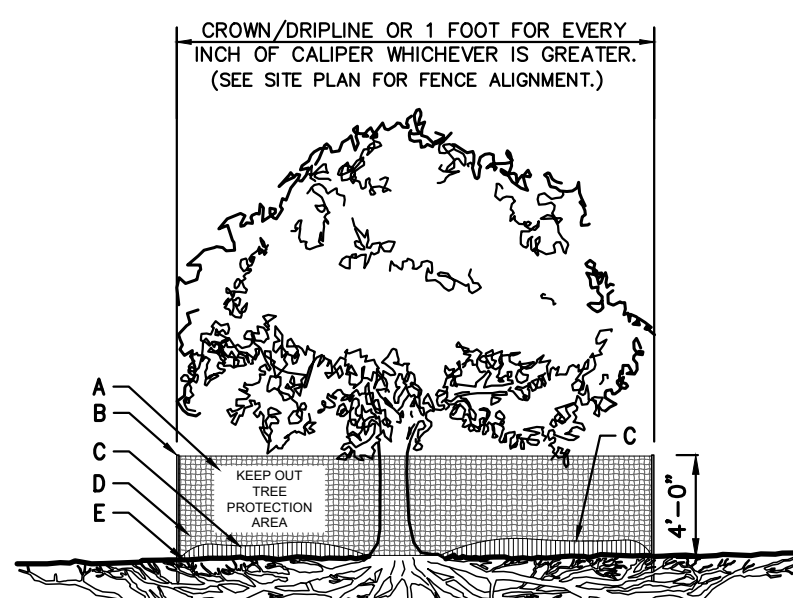
Approved: DV
Date: 04/23/2025
Project No: 23109
Drawing No: L-110

PRELIMINARY TYPICAL UNIT LANDSCAPING PLAN

FIELDHOME AT CATHERINE STREET
TOWN OF YORKTOWN, NEW YORK

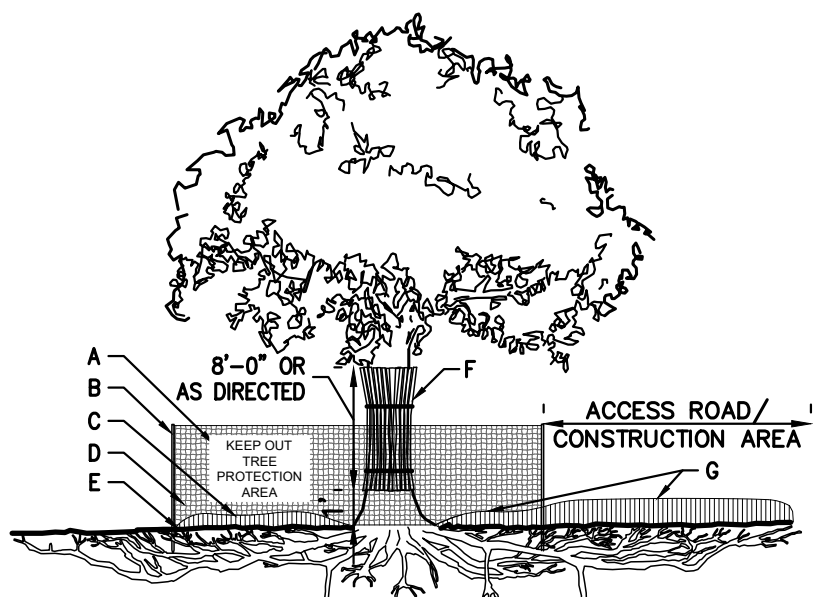
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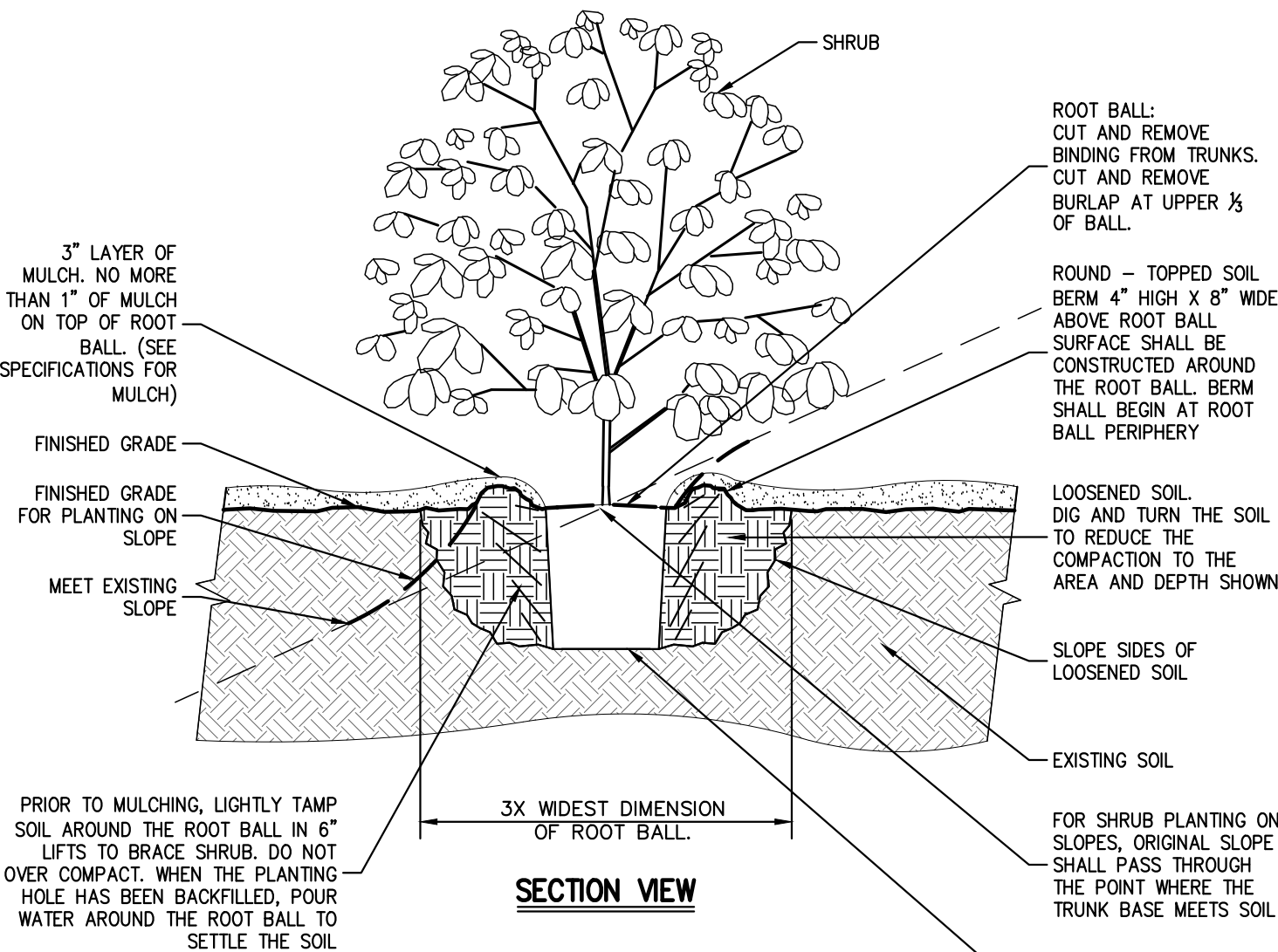
- A 8.5"x11" SIGN LAMINATED IN PLASTIC SPACED EVERY 50' ALONG FENCE
- B 2"X4" STEEL POSTS OR APPROVED EQUAL
- C 5" THICK LAYER OF MULCH
- D TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS, COLOR GRASS, STEEL POSTS INSTALLED AT 8' O.C.
- E MAINTAIN EXISTING GRADE WITHIN THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS
- F INSTALL ROUGH SAWN WOOD WHERE AND AS DIRECTED BY PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SEE CHART FOR WOOD SIZE BASED ON TREE CALIPER.
- G 8"-12" THICK LAYER OF MULCH ON MAINTENANCE ROAD, 5" THICK LAYER INSIDE TREE PROTECTION AREA.

TREE DIAMETER	ROUGH SAWN WOOD SIZE
<12"	2"x2"
12"-24"	2"x4"
>24"	2"x6"

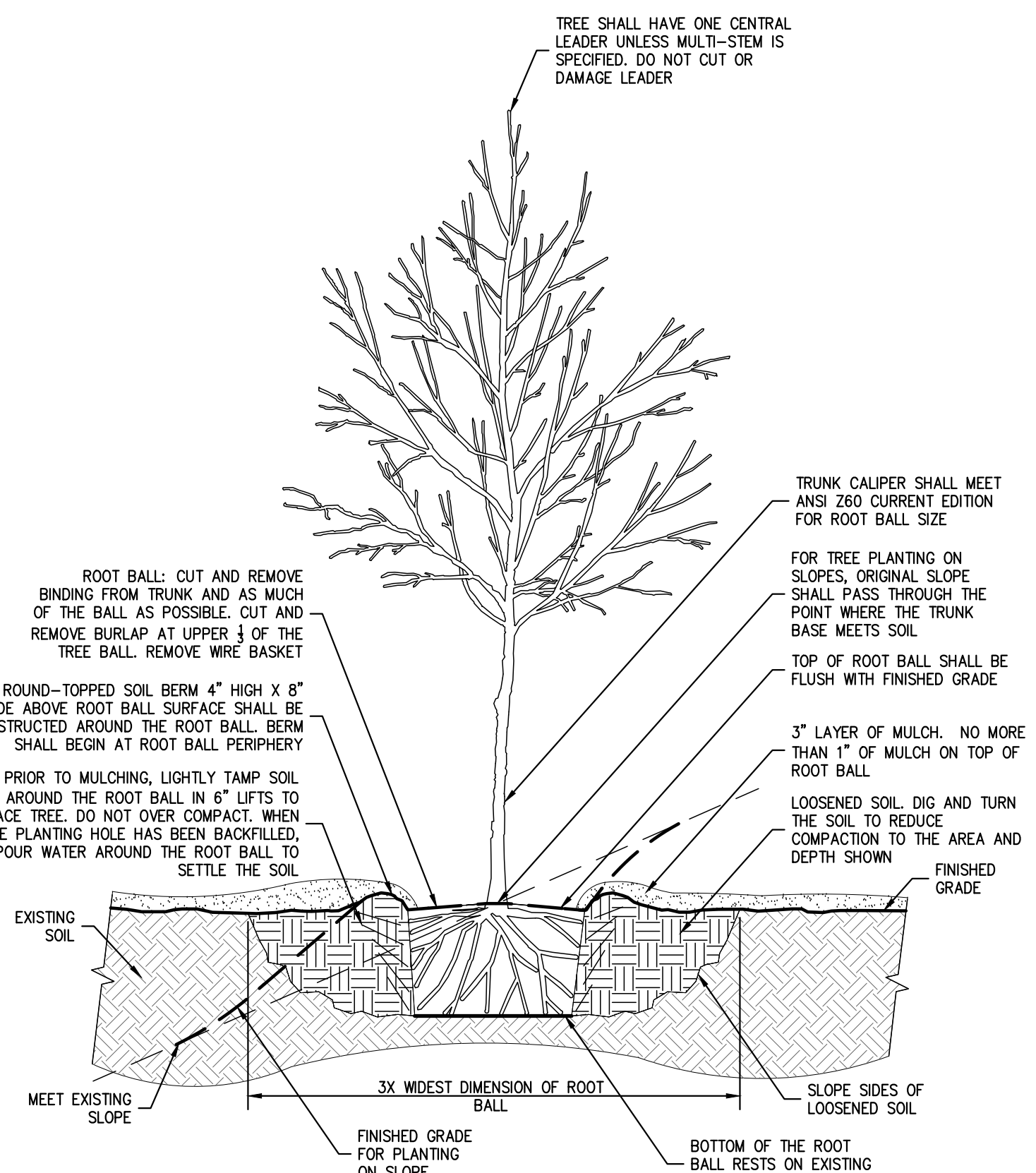


TREE PROTECTION W/ ACCESS ROAD/CONSTRUCTION AREA (DRIPLINE FENCE)

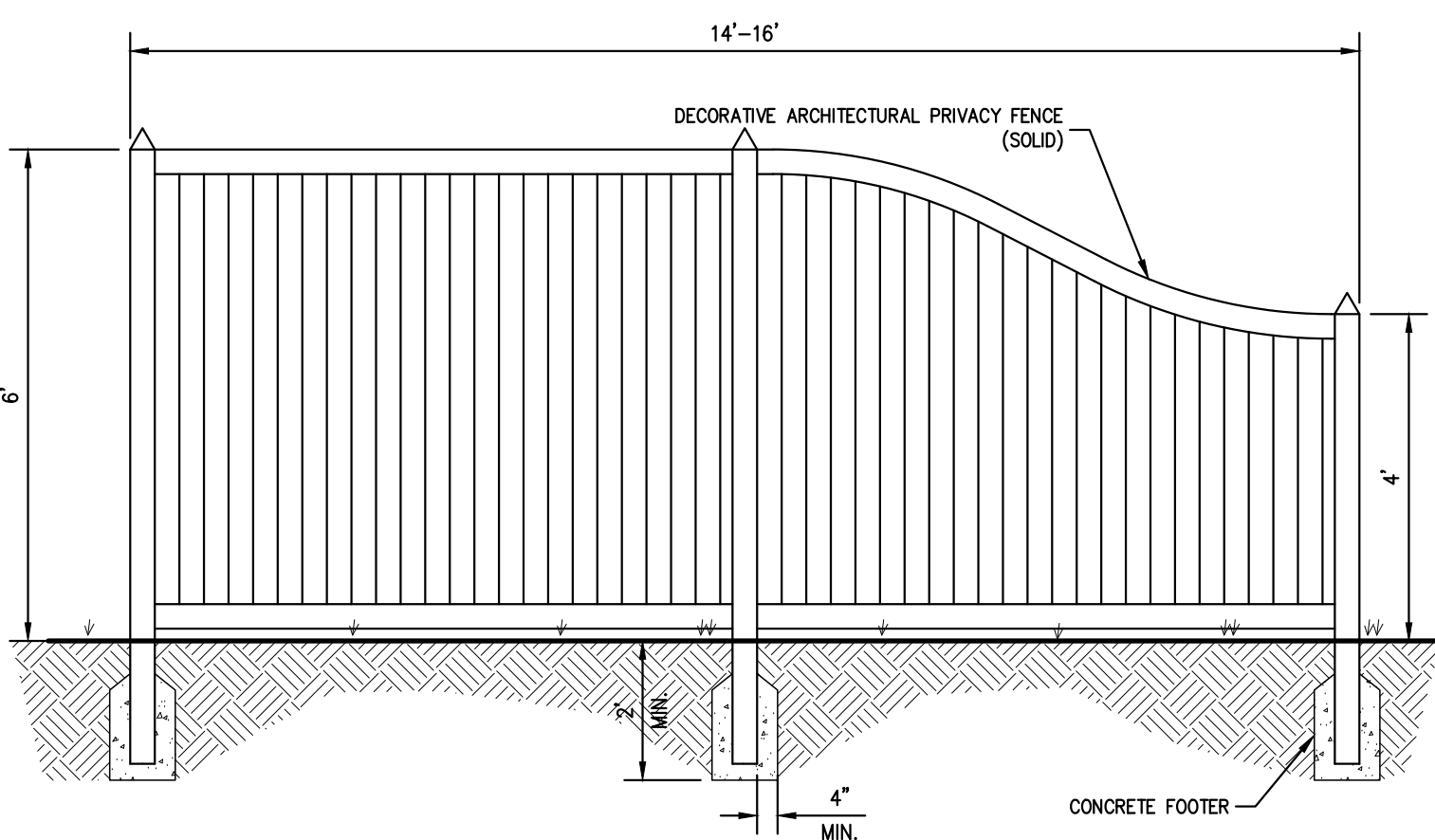
- NOTES:
- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
 - IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
 - NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 - NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 - SEE SITE PLANS FOR IDENTIFICATIONS/LOCATIONS OF INDIVIDUAL TREES TO BE PROTECTED.
 - ALL EXCAVATION WITHIN THE CROWN/DRIPLINE OF ANY TREE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SPECIAL MEASURES, SUCH AS THE USE OF AN AIR SPADE MAY BE REQUIRED.
 - THE CONTRACTOR MAY PROPOSE THE USE OF ENGINEERED MATTING OR OTHER ENGINEERED PRODUCTS IN LIEU OF MULCH, WHICH SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.



- NOTES:
- ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
 - PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
 - PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.



- NOTES:
- ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
 - PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
 - PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
 - SEE TREE STAKING DETAIL IF STAKING IS REQUIRED.



TREE PROTECTION

1

SHRUB PLANTING

2

TREE PLANTING
(DECIDUOUS AND EVERGREEN)

3

EXTERIOR PRIVACY FENCE

4

X

X

X

X

X

X

X

X

X

X

X

No.	1.	INITIAL DEP. SUBMISSION	Revision	Date	By
	2.	REVISED PER TOWN COMMENTS		05/09/2025	DF
				06/26/2025	NB

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APPLICANT	TOLL BROS., INC. 42 OLD RIDGEWAY ROAD DANBURY, CT 06810
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LANDSCAPING DETAILS FIELDHOME AT CATHERINE STREET TOWN OF YORKTOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn	NB	Approved	DV
Scale	NOT TO SCALE		
Date	04/23/2025		
Project No.	23109		
3000-HDLS	L-900		
Drawing No.			

L-900