

LANDSCAPE PLAN

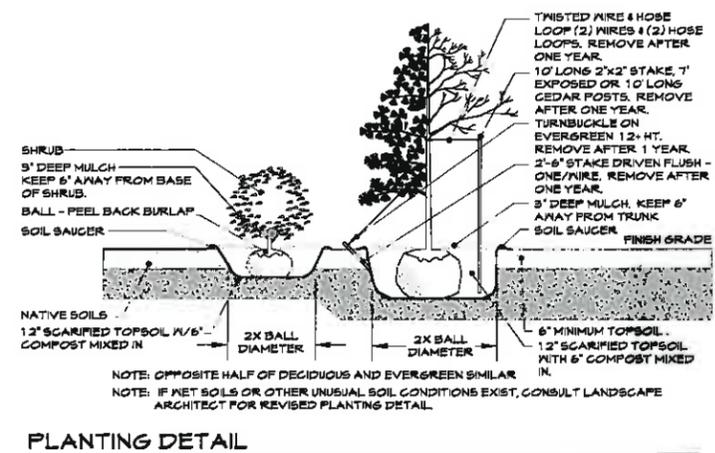
SCALE: 1"=10'

PLANT LIST SHEET L1

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
TREES					
AGS	5	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	8-10'	clump
Apa	4	<i>Aesculus parviflora</i>	Bottlebrush Buckeye	8-8'	
Aru	7	<i>Prunus subhirtella Pendula</i>	Double Flowering Weeping Cherry	8-10'	
Cvi	2	<i>Chionanthus virginicus</i>	White Fringe Tree	8-10'	
Stl	4	<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust	2-2.5'	
Tam	1	<i>Tilia americana</i>	Basswood	2-2.5'	
TPS	1	<i>Thuja plicata Green Giant</i>	Green Giant Arborvitae	6-8'	
SHRUBS					
Dlo	13	<i>Diervilla lonicera</i>	Bush honeysuckle	18-24"	
igs	16	<i>Ilex glabra Shamrock</i>	Shamrock Highberry	18-21"	
JHY	22	<i>Juniperus horizontalis Youngstown</i>	Youngstown Juniper	18-21"	
POS	5	<i>Physocarpus opulifolius Seaward</i>	Seaward Ninebark	21-24"	
Ras	3	<i>Rhus aromatica Gro Low</i>	Gro Low Sumac	21-24"	
TOF	4	<i>Thuja occidentalis Piliformis</i>	Tireeleaf Arborvitae	9-4"	
Vde	44	<i>Viburnum dentatum</i>	Arrowwood Viburnum	18-24"	
VTC	12	<i>Viburnum trilobum Compactum</i>	Compact American Cranberry Bush	24-30"	
Vtr	20	<i>Viburnum trilobum</i>	American Cranberrybush	30-36"	
PERENNIALS & ORNAMENTAL GRASSES					
ABP	3	<i>Agastache Blue Fortune</i>	Blue Fortune	#2 can	
Cpe	28	<i>Carex pennsylvanica</i>	Pennsylvania Sedge	#1 can	
CoB	5	<i>Chrysanthemum x superbum Becky</i>	Becky Shoets Daisy	#2 can	
EDL	1	<i>Eupatorium dubium Little Joe</i>	Dwarf Joe Fleuleaf	#2 can	
PVS	12	<i>Panicum virgatum Shenandoah</i>	Shenandoah Switch Grass	#3 can	
RfG	6	<i>Rudbeckia fulgida Goldstorm</i>	Goldstorm Black Eye Susan	#2 can	

Landscape Notes:

- Soil: install 6" topsoil compost mix. Scarify or dig all proposed planting areas to a depth of 12". Topsoil-compost mix consists of 70% stockpiled topsoil (if available) and 30% well rotted compost. If stockpiled topsoil is not available, use purchased topsoil in sufficient quantity to complete the requirements as specified. Topsoil shall be natural, friable, fertile soil, characteristic of productive soil in the vicinity, reasonably free from stones, clay lumps, roots and other foreign matter, with an acidity level between 6 and 6.8 ph. Topsoil shall be subject to approval by Landscape Architect. All planting beds shall have a minimum of 30" of soil.
- Install 9" double ground hardwood or softwood bark mulch on all landscape beds and tree pits. Edge all beds by digging trench around outside edge.
- All plants shall meet or exceed the latest edition of American Standard for Nursery Stock by the American Association of Nurserymen, ANSI Z60.1.
- Warranty: All plants shall be warranted for a period of one year. Replace, in accordance with the drawings and specifications, all plants that are missing, more than 25% dead, do not develop from planting stock, that appear unhealthy or unsightly and/or that have lost their natural shape due to dead branches. Any tree that loses its main leader shall be replaced. Provide guarantee for all replacement plants for at least one full growing season.
- Watering: Watering of plants and areas of ground covers such as lawns shall be contractor's responsibility until final acceptance of completed project by Owner. Watering responsibility after acceptance shall be clearly stated in Contractor's bid. If not stated in Contractor's bid, the Contractor shall be responsible for watering if and as necessary.
- Substitutions: There shall be no substitution of plant materials without the written consent from Landscape Architect.
- Nomenclature Tags: Contractor shall not remove nomenclature tags from plants until receipt of written inspection report by Landscape Architect.
- Shrub size: Shrubs shall meet the requirements for height indicated on the Plant List. The measurements for height shall be taken from the ground level to the average height of the top branches of the plant and not to the longest branch. Single stemmed or thin plants will not be accepted. Side branches shall be generous and well judged. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.
- Plant quantities: Contractor shall be responsible for counting plant material on drawing. If a discrepancy exists between the plant count shown on the Plant List and the Planting Plan, the Planting Plan count shall take precedence.
- Underground utilities: The contractor is hereby notified that underground utilities exist and the contractor shall obtain current utility record maps and notify all utility companies prior to commencing work. Utility location shall be verified in the field with the general contractor prior to commencement of any digging operations. In the event that any underground utility is uncovered, the owner/general contractor/utility company shall be notified.
- Tree staking: Stake trees immediately after planting. Stakes are to be removed by the contractor at the end of the guarantee period.
- Landscape Contractors: Landscape materials shall be limited by local companies familiar with the conditions in this area that employ NYS Certified Nursery Professionals or with an owner or foreman that has a degree in horticulture, arboriculture, botany, or any other landscape degree or qualified experience.
- Perimeter Area protection: The contractor shall not disturb any area outside the work area as indicated on the Grading Plan. Storage of materials or equipment is not permitted within areas delineated as do not disturb.
- Erosion Control: The contractor shall follow regulations for topsoil storage and soil stabilization in accordance with County Soil Conservation District standards.
- This drawing shall be used for landscaping purposes only.
- During planting operations, if wet soils are encountered, plants may be set up to three inches above surrounding grade.
- Plants shall be pruned at the time of planting, if necessary, in accordance with standards set forth by the International Society of Arboriculture.
- All street and shade trees planted near pedestrian or vehicular access shall limbed up to 8'. All street and shade trees within intersection sight triangles shall be limbed up to 10'.
- All plant material shall be planted with the same relationship of finish grade as at the nursery.
- All shrub and perennial masses shall be planted in continuous beds.
- Plants shall be planted during the following growing seasons: With irrigation or a comprehensive watering schedule in place, upon completion of construction from March 1-November 15 for evergreens, March 1-December 15 for deciduous trees. Without irrigation or a comprehensive watering schedule, do not plant June 15-August 15.
- Seeded area preparation: Seed indicated areas between April 1-May 31, August 15-October 15.
- Seeded area preparation: Install 6" minimum topsoil in accordance with topsoil requirements in note #1 above. Rock rake to remove stones larger than 1/2". Seed area preparation per 1000 square feet: install 40 lbs hay mulch, 15 lbs 5-10-5 fertilizer, 50% slow release. Install limestone as needed in accordance with pH soil test. Seed mixtures see seed mixture schedule.
- All debris resulting from landscape work shall be removed from site after planting is complete. Property shall be left in a neat and orderly condition.
- Existing landscape beds: Mow and install 3" bark mulch in existing landscape beds and 6" rings (minimum) around existing trees to remain. Where lawn meets garden beds, dig trench 6" deep to separate landscape beds from lawn areas.



PLANTING DETAIL

Seed Mixtures:

SYM	SEED MIXTURE AND RATE
DRNMX-10A	Infiltration Basin Seed Mixture, Species: Ticklegame (<i>Agrostis hyemalis</i>), Virginia Wildrice (<i>Elymus virginicus</i>), Fox Sedge (<i>Carex vulpinoidea</i>), Pout Bluegrass (<i>Poa palustris</i>), Autumn Bentgrass (<i>Agrostis perennans</i>), Marsh Rush (<i>Juncus tenuis</i>). Seeding Rate: 20-40 lbs per acre.
DRNMX-10B	Northeast Perennial and Annual Wildflower Mix, Species: Bachelor's Button Tall Mixed/Cornflower (<i>Gastrophysa cymosa</i>), Sulphur Cosmos (<i>Cosmos sulphureus</i>), Cosmos (<i>Cosmos bipinnatus</i>), Purple Coneflower (<i>Echinacea purpurea</i>), Lanceleaf Coreopsis (<i>Corsopsis lanceolata</i>), Sweetwilliam (<i>Menyanthes arvensis</i>), Rocket Larkspur (<i>Delphinium ajacis</i>), Plains Coreopsis (<i>Corsopsis tinctoria</i>), Perennial Blue Flax (<i>Linum perenne</i> esp. leafless), Gray-headed Coneflower (<i>Ratibida pinnata</i>), Diglossa Lupine (<i>Lupinus polyphyllus</i>), Shoets Daisy (<i>Chrysanthemum maximum</i>), Tall White Beechdrops (<i>Frenetsonia digitalis</i>), Black-eyed Susan (<i>Rudbeckia hirta</i>), Annual Gaillardia (<i>Gaillardia pinnatifida</i>), Sweet Alyssum (<i>Lobelia maritima</i>), Annual Baby's Breath (<i>Gypsophila elegans</i>), Clarkia (<i>Clarkia elegans</i>), California Orange Poppy (<i>Echinoschia californica</i>), Catchfly (<i>Stene armeria</i>), Chile Spiderwort (<i>Thlassectilia chilensis</i>), Wild Bergamot (<i>Monarda fistulosa</i>), Common Yarrow (<i>Acilifolia multifida</i>), Corn Poppy, Red Poppy (<i>Papaver rhoeas</i>), Blue False Indigo (<i>Baptisia australis</i>), Wild Zigzag Aster (<i>Aster prenanthoides</i>), Dames Rocket (<i>Hesperis matronalis</i>). Seeding Rate: 7-10 lbs per acre.
Lawn	DRNMX-114: Commercial Conservation Seed Mix, 80% <i>Poastris rubra</i> Pennsylvanian Grazing Red Fescue "Perennial", 20% <i>Poa pratensis</i> SR2100 (Kentucky Bluegrass, SR2100), 25% <i>Poa pratensis</i> Argyle (Kentucky Bluegrass Argyle), 10% <i>Lolium multiflorum</i> (Annual Ryegrass), 10% <i>Lolium perenne</i> Amazing (Perennial Ryegrass, Amazing). Rate: 150-200 lbs per acre.

DEC 12 2012

Submitted Date: November 13, 2012

WESTCHESTER MODULAR HOMES
REAGANS MILL ROAD
TOWN OF DOVER, NEW YORK

LANDSCAPE PLAN

KALA
KAREN ARENT LANDSCAPE ARCHITECT

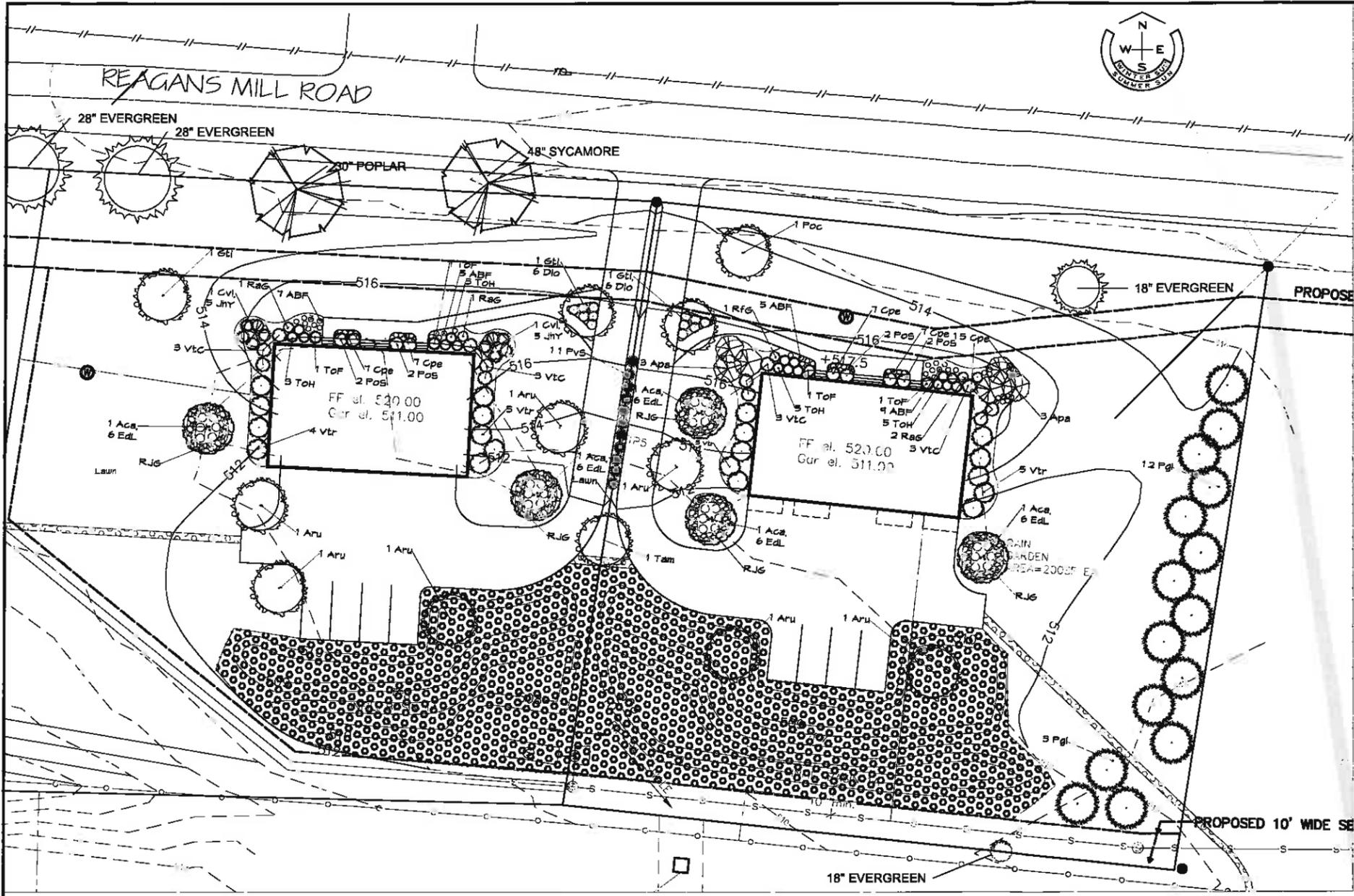
12 OLD MINIBANK TRAIL • DOVER, NEW YORK 10824
845 294 8958 phone • 845 294 8945 fax

REVISIONS

No.	Date	Description
1	12/03/12	Per planning board request

New York License #

Sheet 1 of 2 Sheets



LANDSCAPE PLAN

SCALE: 1"=100'

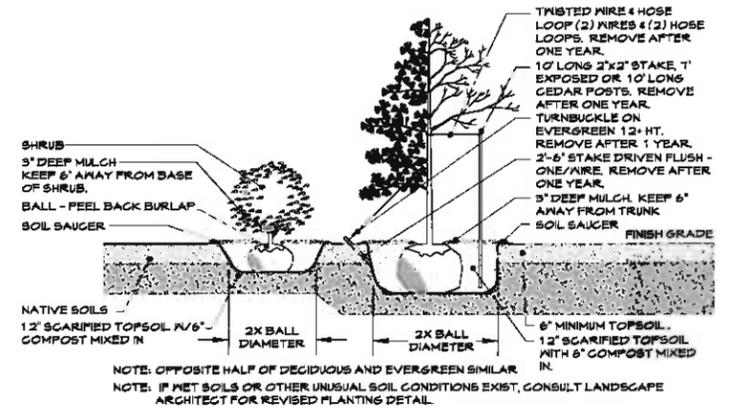
PLANT LIST SHEET L2

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
TREES					
Aca	5	Amenchler canadense	Shadow Serviceberry	8-10'	clump
Apa	6	Aesculus parviflora	Bottlebrush Buckeye	6-8'	
Aru	7	Prunus subhirtella Pendula	Double Flowering Weeping Cherry	8-10'	
Cvi	2	Chionanthus virginicus	White Fringe Tree	8-10'	
Chi	3	Gleditsia triacanthos Inermis	Thornless Honeylocust	2-2.5'	
Pgl	15	Picea glauca	White Spruce	6-8'	
Poc	1	Platanus occidentalis	American Sycamore	2-2.5'	
Tam	1	Tilia americana	Basewood	2-2.5'	
SHRUBS					
Dlo	12	Diervilla ioncera	Bush honeysuckle	18-24"	
Jhy	10	Juniperus horizontalis Youngstown	Youngstown Juniper	18-21"	
Pos	5	Physocarpus opulifolius Seaward	Seaward Ninebark	2-2.4'	
Rag	5	Rhus aromatica Gro Low	Gro Low Sumac	15-18"	
ToF	4	Thuja occidentalis Filiformis	Threadleaf Arborvitae	3-4'	
ToH	16	Thuja occidentalis Hetz Midget	Hetz Midget Arborvitae	18-21"	
Vtc	12	Viburnum trilobum Compactum	Compact American Cranberry Bush	24-30"	
Vtr	14	Viburnum trilobum	American Cranberrybush	30-36"	
PERENNIALS & ORNAMENTAL GRASSES					
ABF	26	Agastache Blue Fortune	Blue Fortune	#2 can	
Cpe	49	Carex pennsylvanica	Pennsylvania Sedge	#1 can	
Gse	3	Chrysanthemum x superbum Becky	Becky Shasta Daisy	#2 can	
EdL	24	Eupatorium dubium Little Joe	Dwarf Joe Fleaweed	#2 can	
HSD	19	Hemerocallis Stella d'Oro	Stella d'Oro Daylily	#2 can	
Pvs	11	Panicum virgatum Shenandoah	Shenandoah Switch Grass	#5 can	

RJS: River Jax gravel, size 2-3", 3" deep, on landscape fabric.

LANDSCAPE NOTES

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- Install 5" double ground hardwood or softwood bark mulch on all landscape beds and tree pits. Edge all beds by digging trench around outside edges.
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PLANTING DETAIL

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SYM	SEED MIXTURE AND RATE
	ERNHX Infiltration Basin Seed Mixture, Species: Tickgrass (Agrostis hyemalis), Virginia Wildrice (Elymus virginicus), Fox Sedge (Carex vulpinoidea), Four Bluegrass (Poa pruriens), Autumn Bluetgrass (Agrostis perennans), Patch Rush (Lycopodium), Seeding Rate: 20-40lb/acre.
LAWN	ERNHX-114: Commercial conservation Seed Mix: 50% Festuca rubra Perennans (Creeping Red Fescue "Perennans"), 25% Poa pratensis SRS 100' (Kentucky Bluegrass SRS 100'), 25% Poa pratensis Argyle (Kentucky Bluegrass Argyle), 10% Lolium multiflorum (Annual Ryegrass), 10% Lolium perenne Amazing (Perennial Ryegrass, Amazing). Rate: 150-200 lbs per acre.

Submittal Date: November 13, 2012 REVISIONS <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12/05/12</td> <td>Per planning board request</td> </tr> </tbody> </table>	No.	Date	Description	1	12/05/12	Per planning board request	WESTCHESTER MODULAR HOMES REAGANS MILL ROAD TOWN OF DOVER, NEW YORK LANDSCAPE PLAN KALA KAREN ARENT LANDSCAPE ARCHITECT 12 OLD MINDINK TRAIL • GOSHEN, NEW YORK 10924 845 294 9958 Phone • 845 294 8545 Fax	New York License # Drawing scale: 1"=100' (all other sheets as noted) L2 Sheet 2 of 2 Sheets
No.	Date	Description						
1	12/05/12	Per planning board request						