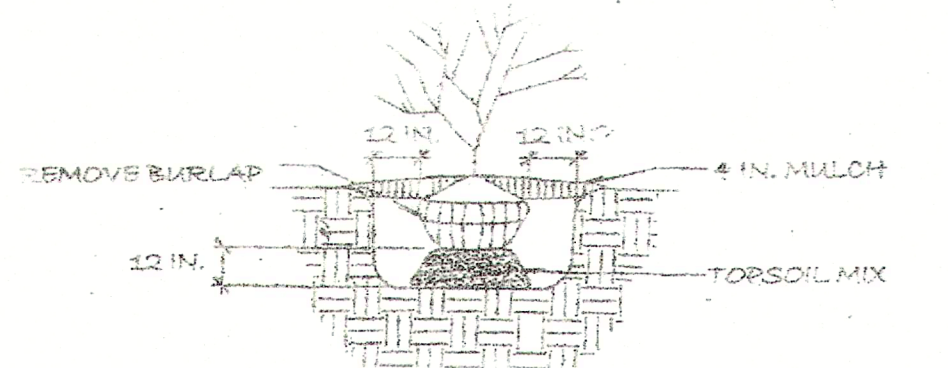
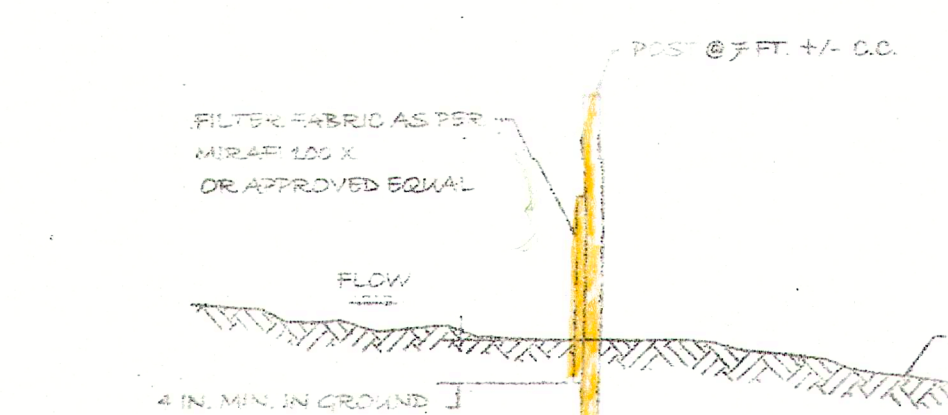


PROPOSED LINE OF SILT FENCING
(TO BE MAINTAINED DURING PLANTING WORK)

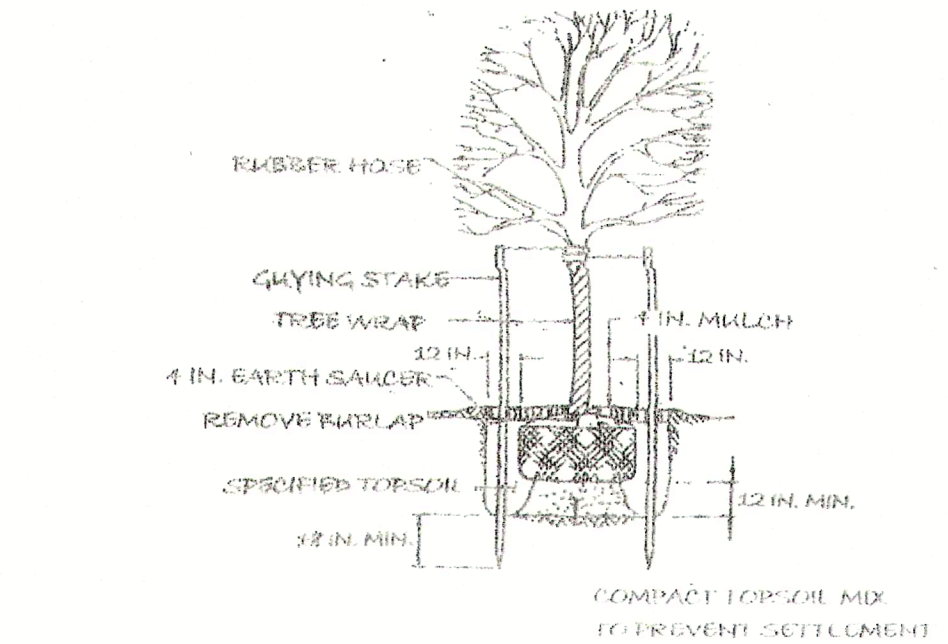


SHRUBS PLANTING DETAIL
N.T.S.



NOTE: AT REMOVAL OF SILT FENCE THE CONTRACTOR SHALL RESTORE THE GROUND TO THE ORIGINAL CONDITION.

SILT FENCE DETAIL



TREE PLANTING DETAILS
N.T.S.

PROPOSED MITIGATION PLANTING PLAN
1 IN. = 30 FT.

KEY TO PROPOSED MITIGATION PLANTING PLAN

PLAN LOCATION	COMMON NAME	BOTANICAL NAME	FORM	SIZE	QUANT.
TREES: 18					
GR	GRAY BIRCH	BETULA POPULIFOLIA	B&B*	2 IN.**	2
PO	PIN OAK	QUERCUS PALANTIA	B&B*	2 IN.**	3
RM	RED MAPLE	ACER RUBRUM	B&B*	2 IN.**	6
WP	WHITE PINE	PINUS STROBUS	B&B*	2 IN.**	8
* B&B - BALLED AND BURLAPPED ** CALIPER MEASURED 6 INCHES HEIGHT FROM SOIL BALL					
ET	EXISTING TREE				
SHRUBS: 102					
BYB	RAYBERRY	MYRICA PENNSYLVANICA	2 GAL.	24-30 IN. HT. CONT.	30
SPB	SPOCEBUSH	LINDERA BENZONIN	2 GAL.	24-30 IN. HT. CONT.	48
WTR	WINTERBERRY	ILEX VERTICILLATA	2 GAL.	24-30 IN. HT. CONT.	24
HERBACEOUS: 340					
BES	BLACK-EYED SUSAN	RUDBECKIA HIRTA	1 QUART	N/A CONT.	60
CLO	CUT-LEAVED CONEFLOWER	RUDBECKIA LACINIATA	1 QUART	N/A CONT.	60
CF	CINNAMON FERN	OSMUNDA CINNAMOMEA	1 QUART	N/A CONT.	60
JPW	JOE-PYE WEED	EUPATORIUM MACULATUM	1 QUART	N/A CONT.	60
HSF	HAY-SCENTED FERN	DENNSTAEDIA PLUNCTILOBATA	1 QUART	N/A CONT.	100

GENERAL PLANTING NOTES:

- VERIFY ANY BURIED UTILITIES.
- PLANTING TO BE CARRIED-OUT BETWEEN APRIL 15 TO JUNE 1 AND AUG. 15 TO NOV. 1 (UNLESS OTHERWISE DIRECTED BY THE TOWN OF YORKTOWN ENV. CONSULTANT).
- MARK-OUT LIMITS OF GROUND IN THE FIELD TO BE CLEARED IN MITIGATION PLANTING AREA (MP) AND VERIFY LIMITS WITH TOWN. INSTALL EROSION & SEDIMENT CONTROL FENCE ALONG CONTOUR AT LOWEST ELEVATION CONTOUR POSITION OF MITIGATION PLANTING AREA; PROVIDE TREE PROTECTION AROUND EXISTING TREES TO REMAIN.
- REMOVE INVASIVE MULTIFLORA ROSE SHRUB UNDERSTORY, MAKING SURE TO REMOVE ROOTS. MACHINE METHODS OR USE OF GOATS TO REMOVE MAY BE USED, BUT NO CHEMICAL APPLICATIONS TO BE USED. PREFERRED IS USE OF HAND-HELD TOOLS FOR REMOVAL. IF TRACK MACHINES AND OR CAB-OPERATED MACHINES ARE USED THEY MUST BE OUTFITTED WITH LOW IMPACT TRACKING.
- PLANTS ARE TO BE INSTALLED AS DEPICTED ON THE PLAN, AS IS FEASIBLE.
- POTTED PLANT HOLES AND GROUND PREPARATION TO BE CARRIED-OUT AS DEPICTED IN DETAILS. HOLES FOR PLANTINGS SHOULD BE EXCAVATED TO AT LEAST 4 INCHES CLEARANCE AROUND THE SOIL BALL AND BELOW ROOT SYSTEM. THE SOIL IN THE BOTTOM OF THE HOLE SHALL BE LOOSENEED TO A DEPTH OF 4 INCHES.
- THE POTTED PLANTS WILL BE PLACED IN AN UPRIGHT POSITION IN THE HOLES ON A PEDESTAL OF COMPACTED TOPSOIL MIX TO A DEPTH SUCH THAT THE ROOT "COLLAR" IS COINCIDENT WITH THE ESTABLISHED GROUND LEVEL.
- EACH HOLE WILL BE BACK-FILLED WITH TOP SOIL HAVING A TWO TO TWENTY PERCENT ORGANIC CONTENT. INSTALL TEMPORARY DEER FENCING AROUND PLANTING MITIGATION AREA, AS SHOWN ON PLAN.
- FINE RAKE DISTURBED BARE SOIL AREAS TO BE SEEDED. APPLY TOP SOIL AMENDMENT TO GROUND SURFACE, AS NEEDED.
- APPLY SEED GROUND COVER TO BARE SOIL AREAS. WORK SEEDS INTO TOP SOIL. APPLY WEED-FREE STRAW MULCH COVER (ANCHORED) OVER SEEDED AREAS.
- ALL PLANTS WILL BE THOROUGHLY WATERED ON THE DAY OF PLANTING, AS IS WARRANTED. WATER PLANTS DAILY FOR TWO WEEKS AFTER PLANTING, IF NEEDED. CONTINUE WATERING PLANTS EVERY TWO WEEKS, IF NEEDED, DURING DRY PERIODS THAT EXCEED THREE WEEKS WITHOUT A GOOD SOAKING.
- ALL AREAS DISTURBED BY PLANTING MITIGATION WORK, INCLUDING ACCESS ROUTE, WILL BE RESTORED TO EXISTING OR BETTER CONDITIONS.
- NOTIFY TOWN OF YORKTOWN ENVIRONMENTAL CONSULTANT ONCE PLANTINGS ARE INSTALLED SO THAT THE TOWN CAN MAKE A SITE VISIT TO INSPECT SITE.

GENERAL NOTES RELATED TO PREPARATION SEED BEDS IN MITIGATION AREA:

- REMOVE EXISTING MULTIFLORA ROSE SHRUBS IN PLANTING MITIGATION AREA BY MECHANICAL METHODS ONLY AND NOT CHEMICAL METHODS.
- RAKE SMOOTH DISTURBED BARE SOILS AREAS, MAKING THEM FREE OF RUTS, ROOTS, AND MAN-MADE DEBRIS.
- APPLY, IF NEEDED, A 4 TO 6 IN. COVER OF TOP-SOIL TO AMEND THE SOIL FOR SEEDING.
- APPLY SEED MIX, BY HAND, OVER SOIL SURFACE AND IN A UNIFORM APPLICATION RATE. FINE RAKE SEED APPROX. 1/4 IN. DEPTH INTO THE SOIL SURFACE.
- APPLY A THIN COVER OF WEED-FREE STRAW MULCH OVER THE SEEDED SOIL SURFACE. LIGHTLY PUNCH MULCH INTO THE SOIL IN ORDER TO ANCHOR IT.
- GENTLY WATER SEEDED AREAS THE DAY OF SEEDING TO INSURE A GOOD SOAKING.
- ROUTINELY WATER THE SEEDED AREAS, AS NEEDED, UNTIL THE VEGETATIVE COVER IS FIRMLY ESTABLISHED.

PROPOSED MONITORING PROGRAM FOR PLANTING MITIGATION AREA:

- PROPERTY OWNER WILL ENGAGE, AT HIS / HER EXPENSE, AN ENVIRONMENTAL CONSULTANT, MUTUALLY APPROVED BY TOWN AND PROPERTY OWNER, TO PREPARE AN ANNUAL MONITORING REPORT, WITH PHOTO-DOCUMENTATION, OF THE PLANTING MITIGATION AREA FOR A PERIOD OF 5 YEARS.
- FURTHERMORE, AT THE FIVE YEAR PERIOD THE PROPERTY OWNER IS TO HAVE A MINIMUM OF 85% SURVIVAL RATE OF WOODY PLANTINGS OFFERED AS MITIGATION OR REPLACE IN KIND PLANTINGS LOST DURING THE FIVE YEAR PERIOD SO AS TO BRING UP TO AN 85% MINIMUM.

REVISED AUG. 30, 2021
TO ADDRESS LETTER DATED JULY 11, 2021
FROM TOWN OF YORKTOWN TREE ADVISORY COMMISSION

SEED MIXES:	
MMSM	MOST MEADOW SEED MIX APPLICATION RATE OF 1 LB. / 900 SQ. FT. COMPOSED OF: BEE BALM MONARDA DIDYMA CANADA LILY LILIUM CANADENSE FIREWEED EPILOBIUM AUGUSTIFOLIUM IRONWEED VERNONIA NOVBORACENSIS JOE-PYE WEED EUPATORIUM MACULATUM QUEEN-OF-THE-PRAIRIE FILIPENDULA RUBRA
WNWFM	WETLAND NATIVE WILDFLOWER MIX APPLICATION RATE OF 1 LB. / 900 SQ. FT. COMPOSED OF: BONSEET EUPATORIUM PERFOLIATUM BLUE VERVAIN VERBANA HASTATA SMOOTH PANIC GRASS PANICUM BICHOCHOMIFLORUM WRINKLED GOLDENROD SOLIDAGO RUGOSA JOE-PYE WEED EUPATORIUM MACULATUM GRASS LEAF GOLDENROD EUTHAMIA GRAMINIFOLIA PENNSYLVANIA SMARTWEED POLYGONUM PENNSYLVANICUM N.E. ASTER ASTER NOVAE-ANGLIAE NODDING BIDENS CERNUA BEGGAR'S TICK
NAWRFM	NORTH-EAST WETLAND WILDFLOWER / RESTORATION EROSION MIX NON-WETLAND AREAS APPLICATION RATE OF 1 LB. / 900 SQ. FT. COMPOSED OF: GRASS PORTION (42 LBS.) REB TOP AGROSTIS ALBA REB FESCUE FESTUCA RUBRA ANNUAL RYEGRASS LOLIUM MULTIFLORUM LEGUME PORTION (4 LBS.) BIRDSFOOT TREFLOE LOTUS CORNICULATUS WILDFLOWER PORTION (1 LB.) COMMON YARROW ACHILLEA MILEFOLIUM BLACK-EYED SUSAN RUDBECKIA HIRTA OX-EYE DAISY CHRYSANTHEMUM LEUCANTHEM N.E. ASTER ASTER NOVAE-ANGLIAE DAME'S ROCKET HESPERIS MATRONALIS QUEEN ANNE'S LACE DAUCUS CORDATA PENNSYLVANIA SMARTWEED POLYGONUM PENNSYLVANICUM
OTS	OATS SEEDING TO ESTABLISH GROUND COVER IN NON-WETLAND AND WETLAND AREAS APPLICATION RATE OF 100 LBS. / ACRE COMPOSED OF: OATS AVENA SATIVA

GENERAL NOTES TO PLAN

- WETLAND BOUNDARY DELINEATED BY TED KOZLOWSKI.
- SURVEY LOCATION OF TREES AND PROPERTY LINE BY LINK LAND SURVEYING.
- PROPOSED-SITE PLAN DEVELOPMENT INFORMATION FROM JOHN KARELL, P.E.
- PROPOSED MITIGATION PLAN BY PAUL J. JAENIG, WETLANDS AND SOILS CONSULTING.

No.	DATE	COMMENTS
5	11-5-19	COMMENTS
4	10-15-19	COMMENTS
3	10-5-19	COMMENTS
2	5-3-19	TREE REPLACEMENT LAYOUT
1	5-31-17	PROPOSED HOUSE REVISED
7	2-20-21	ADDITIONAL DRAINAGE IN CRYSTAL CT.
8	11-22-19	COMMENTS FROM PLANNING BOARD

JOHN KARELL, JR. P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK 12563

OWNER: **PANBAR REALTY, LLC**
LOUIS PANNY, PRESIDENT
CRYSTAL COURT, YORKTOWN (T)

SCALE: AS SHOWN
LATEST REVISION: SHEET No. MP-1

DATED: MAY 3, 2021
CHECKED: [Signature]

