

INSTALL COMMERCIAL GRADE STEEL LANDSCAPE EDGING (BROWN) FOR ALL NEW ORNAMENTAL GRAVEL AREAS ADJ. TO PLANT BEDS

INSTALL FILTER FABRIC UNDERNEATH ALL ORNAMENTAL GRAVEL AREAS. GRAVEL TO HAVE MIN. 3" DEPTH

NEW PLANT MATERIAL TO BE LAID OUT IN FIELD BY LANDSCAPE ARCHITECT.

SEED ALL DISTURBED AREAS WITH GENERAL SEED MIX UNLESS OTHERWISE NOTED.

CONTRACTOR TO SUPPLY & INSTALL IRRIGATION SYSTEM FOR ALL PLANT BEDS AND MAINTAINED AREAS; IRRIGATION TO BE DESIGNED BY NY CERTIFIED IRRIGATION DESIGNER.

SEE PLANS PREPARED BY SITE DESIGN CONSULTANTS FOR ALL SITE LAYOUT, GRADING, UTILITIES, ETC.

SEE PLANS PREPARED BY CREATE ARCHITECTURE PLANNING & DESIGN, PLLC FOR ALL ARCHITECTURAL PLANS.

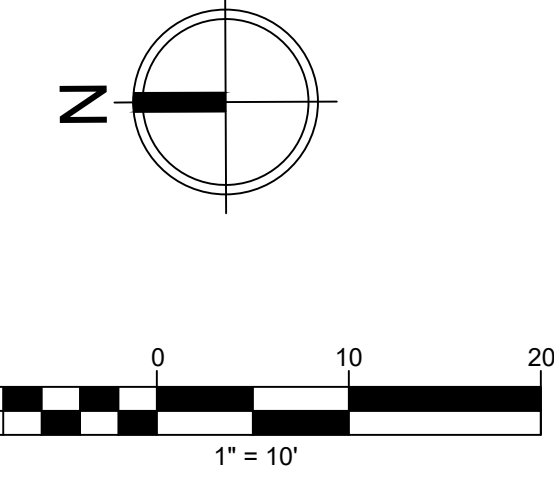
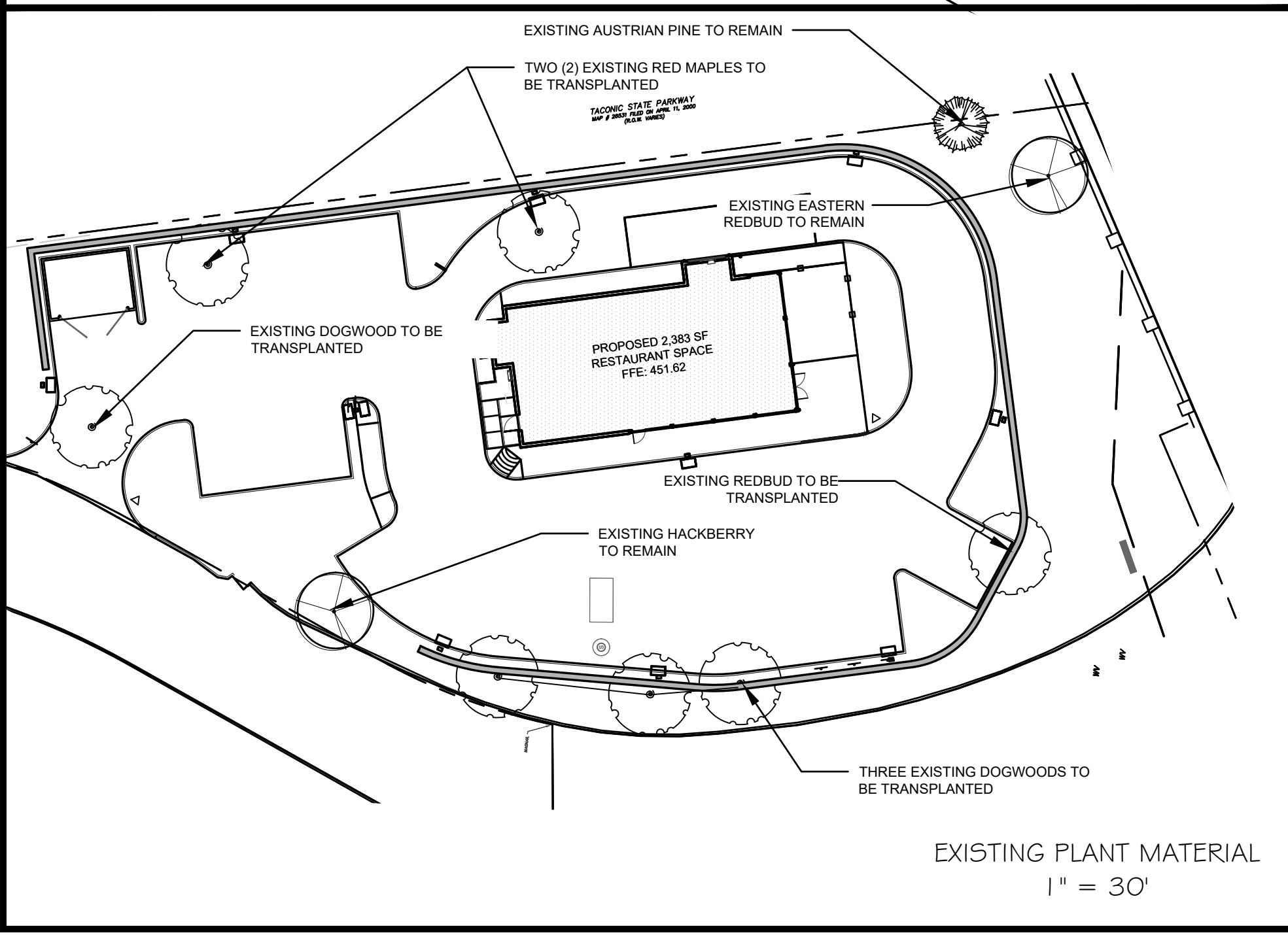
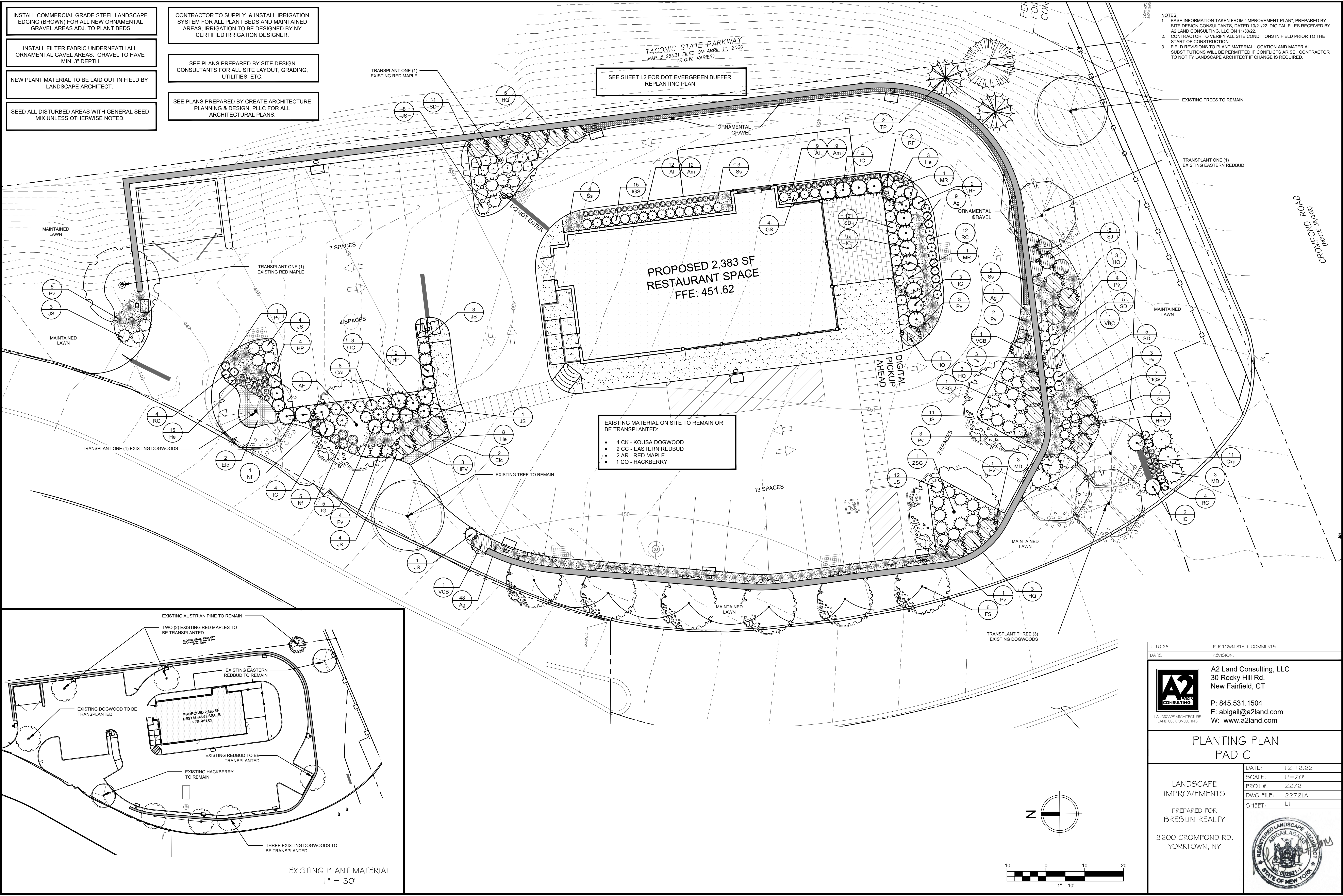
SEE SHEET L2 FOR DOT EVERGREEN BUFFER REPLANTING PLAN

EXISTING MATERIAL ON SITE TO REMAIN OR BE TRANSPLANTED:

- 4 CK - KOUSA DOGWOOD
- 2 CC - EASTERN REDBUD
- 2 AR - RED MAPLE
- 1 CO - HACKBERRY

NOTES:

1. BASE INFORMATION TAKEN FROM "IMPROVEMENT PLAN", PREPARED BY SITE DESIGN CONSULTANTS, DATED 10/21/22. DIGITAL FILES RECEIVED BY A2 LAND CONSULTING, LLC ON 11/30/22.
2. CONTRACTOR TO VERIFY ALL SITE CONDITIONS IN FIELD PRIOR TO THE START OF CONSTRUCTION.
3. FIELD REVISIONS TO PLANT MATERIAL LOCATION AND MATERIAL SUBSTITUTIONS WILL BE PERMITTED IF CONFLICTS ARISE. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF CHANGE IS REQUIRED.



1.10.23 PER TOWN STAFF COMMENTS  
DATE: REVISION:

**A2 LAND CONSULTING**  
LANDSCAPE ARCHITECTURE  
LAND USE CONSULTING

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PLANTING PLAN  
PAD C

LANDSCAPE IMPROVEMENTS  
PREPARED FOR  
BRESLIN REALTY

3200 CROMPOND RD.  
YORKTOWN, NY

DATE: 12.12.22  
SCALE: 1"=20'  
PROJ #: 2272  
DWG FILE: 2272LA  
SHEET: L1

## PLANT SCHEDULE

CATEGORY	SYM.	NO.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	
CANOPY TREES	AF	1	ACER X. FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	3" CAL.	B&B	
	FS	6	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	2" CAL.	B&B	
	ZSG	2	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" CAL.	B&B	
EVERGREEN	TP	2	THUJA PLICATUM 'GREEN GIANT'	GREEN GIANT ARBORVITAE	7'-8'	B&B	
ORNAMENTAL	MR	2	MALUS X. 'RED BARRON'	RED BARRON CRABAPPLE	2.5" CAL.	B&B	
	CAL	8	CORNUS ALBA 'LITTLE REBEL'	LITTLE REBEL TARTARIAN DOGWOOD	3 GAL.	CONT.	
SHRUBS	HP	6	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	3 GAL.	CONT.	
	HPV	6	HYDRANGEA PANICULATA 'VANILLA STRAWBERRY'	VANILLA STRAWBERRY HYDRANGEA	7 GAL.	CONT.	
	HQ	15	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	7 GAL.	CONT.	
	IC	18	ILEX CRENATA 'SCHWOBEL EXCELSA'	SCHWOBEL EXCELSA HOLLY	5-6' HT.	CONT.	
	IG	8	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	3-4' HT.	B&B	
	IGS	26	ILEX GLABRA 'STRONG BOX'	DWARF INKBERRY	3 GAL.	CONT.	
	JS	47	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	3 GAL.	CONT.	
	MD	6	MICROBIOTA DECUSSATA	RUSSIAN CYPRESS	5 GAL.	CONT.	
	RC	20	RHODODENDRON 'CHECKMATE'	CHECKMATE SMALL-LEAVED RHODODENDRON	3 GAL.	CONT.	
	RF	4	ROSA FLORIBUNDA 'THE FAIRY'	THE FAIRY BUSH ROSE	3 GAL.	CONT.	
	SJ	5	SPIREA JAPONICA 'ALPINA'	ALPINE SPIREA	3 GAL.	CONT.	
	SD	33	SPIREA DOUBLE PLAY 'BLUE KAZOO'	BLUE KAZOO DOUBLE PLAY SPIREA	3 GAL.	CONT.	
	VCB	3	VIBURNUM CARLESII 'SPICE BABY'	KOREAN SPICE VIBURNUM	3-4' HT.	B&B	
	PERENNIALS & GRASSES	Ag	58	ANDROPOGON GERARDII 'RED OCTOBER'	RED OCTOBER BIG BLUESTEM	1 GAL.	CONT.
		AI	21	ACHILLEA LEWISII 'KING EDWARD'	KING EDWARD YARROW	1 GAL.	CONT.
Am		21	ACHILLEA 'PAPRIKA'	PAPRIKA YARROW	1 GAL.	CONT.	
Cxp		11	COREOPSIS X. 'POLARIS'	POLARIS COREOPSIS	1 GAL.	CONT.	
Efc		4	EUONYMUS FORTUNEI COLORATUS	PURPLE LEAF WINTER CREEPER	24/PER	FLAT	
He		26	HEMOROCALLIS 'STELLA D' ORO'	STELLA D' ORO DAYLILY	1 GAL.	CONT.	
Nf		6	NEPETA FAASSENII 'SIX HILLS GIANT'	SIX HILLS GIANT CATMINT	1 GAL.	CONT.	
Pv		33	PANICUM VIRGATUM 'NORTH WIND'	BLUE SWITCH GRASS	1 GAL.	CONT.	
Ss		19	SCHIZACHYRIUM SCOPARIUM 'SMOKE SIGNALS'	SMOKE SIGNALS LITTLE BLUESTEM	1 GAL.	CONT.	

### GENERAL PLANTING NOTES

- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO APPLICABLE A.N.L.A STANDARDS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE BY THE CONTRACTOR. FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT OR CLIENT, ANY INSTALLATIONS WHICH WERE NOT PRE-APPROVED AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE MOVED, WILL BE DONE AT THE CONTRACTORS EXPENSE.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGE AT HIS OWN EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND/OR LAWN SEEDED OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- SUBSTITUTIONS PERMITTED ONLY UPON WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- PLANT TAGS TO REMAIN ON ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE. CONTRACTOR TO THEN REMOVE ALL PLANT TAGS.
- WHERE A SIZE RANGE IS GIVEN IN THE PLANT SCHEDULE, AT LEAST 50% OF THE PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
- CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
- CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL 60 DAYS AFTER FINAL ACCEPTANCE.
- ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 2" WITH UNCOLORED, NATURAL WOOD CHIP MULCH.

### GENERAL MAINTENANCE PLAN

- ALL TREES TO BE PRUNED AND MAINTAINED TO A BRANCHING HEIGHT OF 5' ABOVE FINISH GRADE.
- PRUNE SHRUB MATERIAL SEASONALLY IF REQUIRED.
- REMOVE DEAD OR BROKEN BRANCHES TO MAINTAIN HEALTH AND AESTHETICS OF MATERIAL ON AN AS NEEDED BASIS.
- MULCH ANNUALLY IN SPRING AS SPECIFIED IN GENERAL PLANTING NOTES.
- FILTER FABRIC/ WEED BLOCK TO BE INSTALLED IN ALL AREAS WHERE ORNAMENTAL GRAVEL IS CALLED FOR TO PREVENT WEEDS.
- REPLACE ANY DEAD PLANT MATERIAL ON AN AS NEEDED BASIS TO MAINTAIN AESTHETICS.

### SEEDING NOTES

FERTILIZE ACCORDING TO SOIL TEST OR AT THE RATE OF 1000 LBS. PER ACRE WITH 10-10-10 FERTILIZER. 40% OF THE NITROGEN TO BE A SLOW RELEASE FORM. LIME TO A PH OF 6.5 AT A RATE OF 100 LBS. PER 1000 SF.

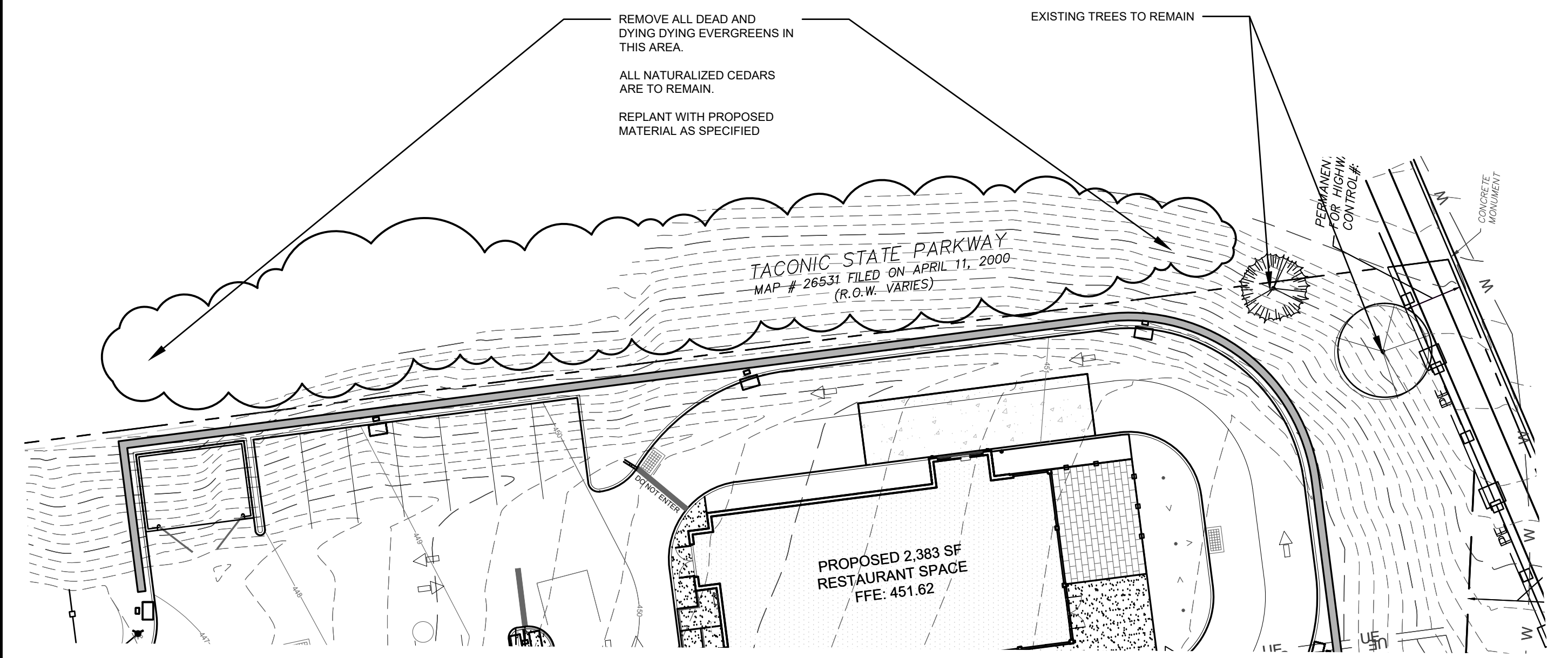
SEED MIXES WILL BE SOWN WITH A HAND-HELD SPREADER. LIGHTLY RAKE TO ENSURE PROPER SOIL-SEED CONTACT. A NON-INVASIVE ANNUAL SUCH AS WINTER RYE MAY BE ADDED TO THE MIX TO OBTAIN SOIL STABILIZATION COVER IN THE FALL. DO NOT ADD ANNUAL RYEGRASS, KENTUCKY BLUEGRASS OR PERENNIAL RYEGRASS. ALL SEED MIXES SHOULD BE DILUTED WITH FILLER SUCH AS SAND TO ENSURE UNIFORM COVERAGE. THE SEEDING AREA IS TO BE MULCHED.

### SEED MIXES

GENERAL SEED MIX (LAWN):  
WATER STAR ULTRA MIXTURE  
AS SUPPLIED BY PLANTER'S CHOICE NURSERY, OR APPROVED EQUAL

30% RAZOR CREEPING RED FESCUE  
20% INTERGA PERENNIAL RYEGRASS  
20% APR 2015 PERENNIAL RYEGRASS  
10% SURVIVOR CHEWINGS FESCUE  
10% SOPRANO PERENNIAL RYEGRASS  
10% BLUE BONNET KENTUCKY BLUE  
50# PER 12,500 SQ. FT.

DOT EVERGREEN SCREENING  
1" = 30'



CATEGORY	SYM.	NO.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
EVERGREEN TREES	AB	5	ABIES BALSAMEA VAR. PHANEROLEPIS	CANAAN FIR	10'-12' HT.	B&B
	JV	4	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10'-12' HT.	B&B
	PG	5	PICEA GLAUCA	WHITE SPRUCE	10'-12' HT.	B&B

CATEGORY	SYM.	NO.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
EVERGREEN TREES	AB	5	ABIES BALSAMEA VAR. PHANEROLEPIS	CANAAN FIR	10'-12' HT.	B&B
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	PG	5	PICEA GLAUCA	WHITE SPRUCE	10'-12' HT.	B&B

ORIGINALLY APPROVED EVERGREEN BUFFER PLANTING:  
• WHITE SPRUCE: 7  
• AUSTRIAN PINE: 12  
• BLUE SPRUCE: 6  
•• TOTAL: 25

SURVIVING AND NATURALIZED EVERGREENS:  
• AUSTRIAN PINE: 1  
• NATURALIZED CEDARS: 10  
•• TOTAL: 11

REQUIRED REPLACEMENT = 14 EVERGREENS

### EVERGREEN REPLANTING SCHEDULE

CATEGORY	SYM.	NO.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
EVERGREEN TREES	AB	5	ABIES BALSAMEA VAR. PHANEROLEPIS	CANAAN FIR	10'-12' HT.	B&B
	JV	4	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10'-12' HT.	B&B
	PG	5	PICEA GLAUCA	WHITE SPRUCE	10'-12' HT.	B&B

CONTRACTOR TO GUARANTEE MATERIAL FOR 1 YEAR. MATERIAL MUST BE WATERED TO ENSURE SURVIVABILITY.

MATERIAL TO BE LAID OUT IN FIELD BY LANDSCAPE ARCHITECT IN ORDER TO WORK AROUND FILED CONDITIONS AND EXISTING PLANT MATERIAL

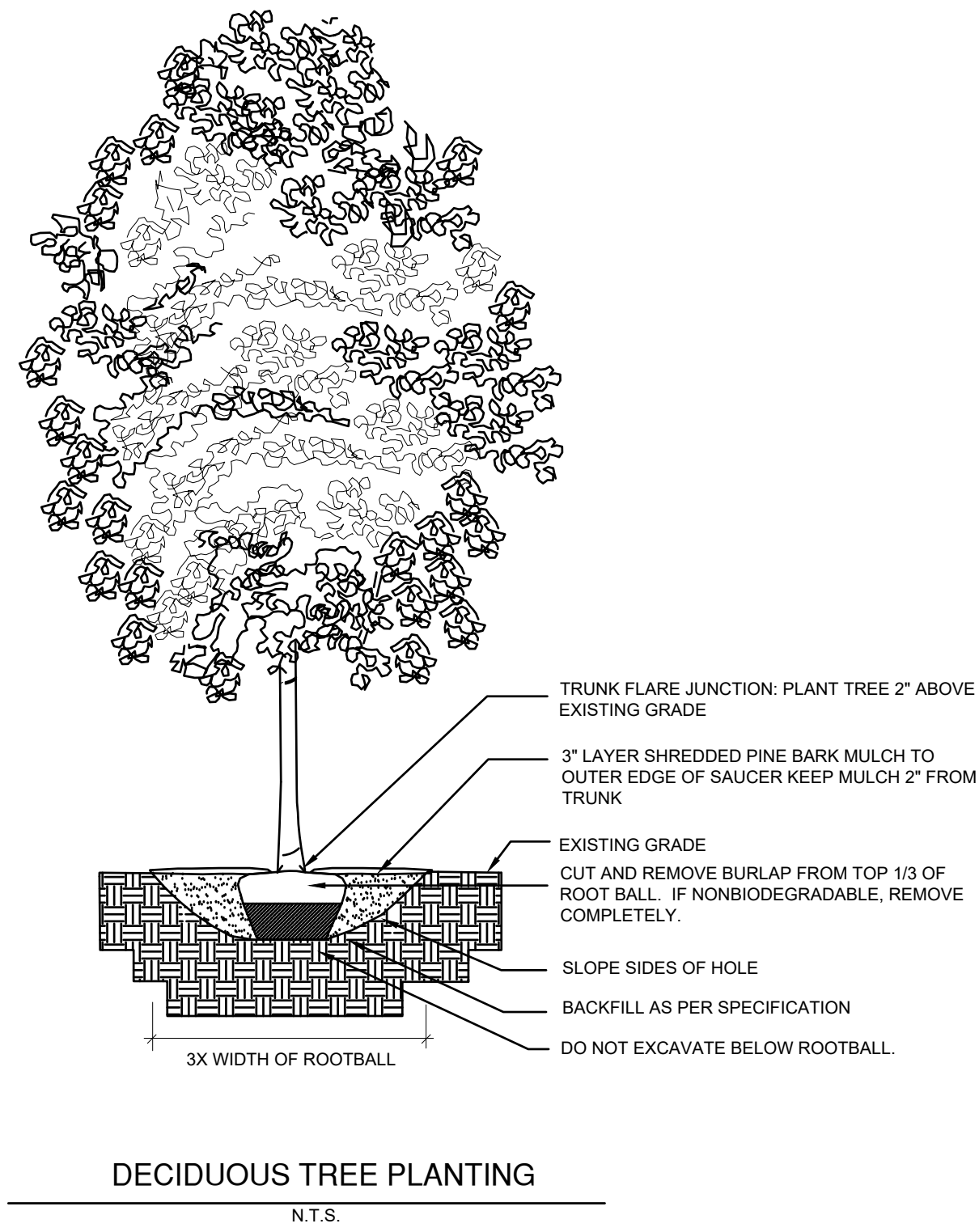
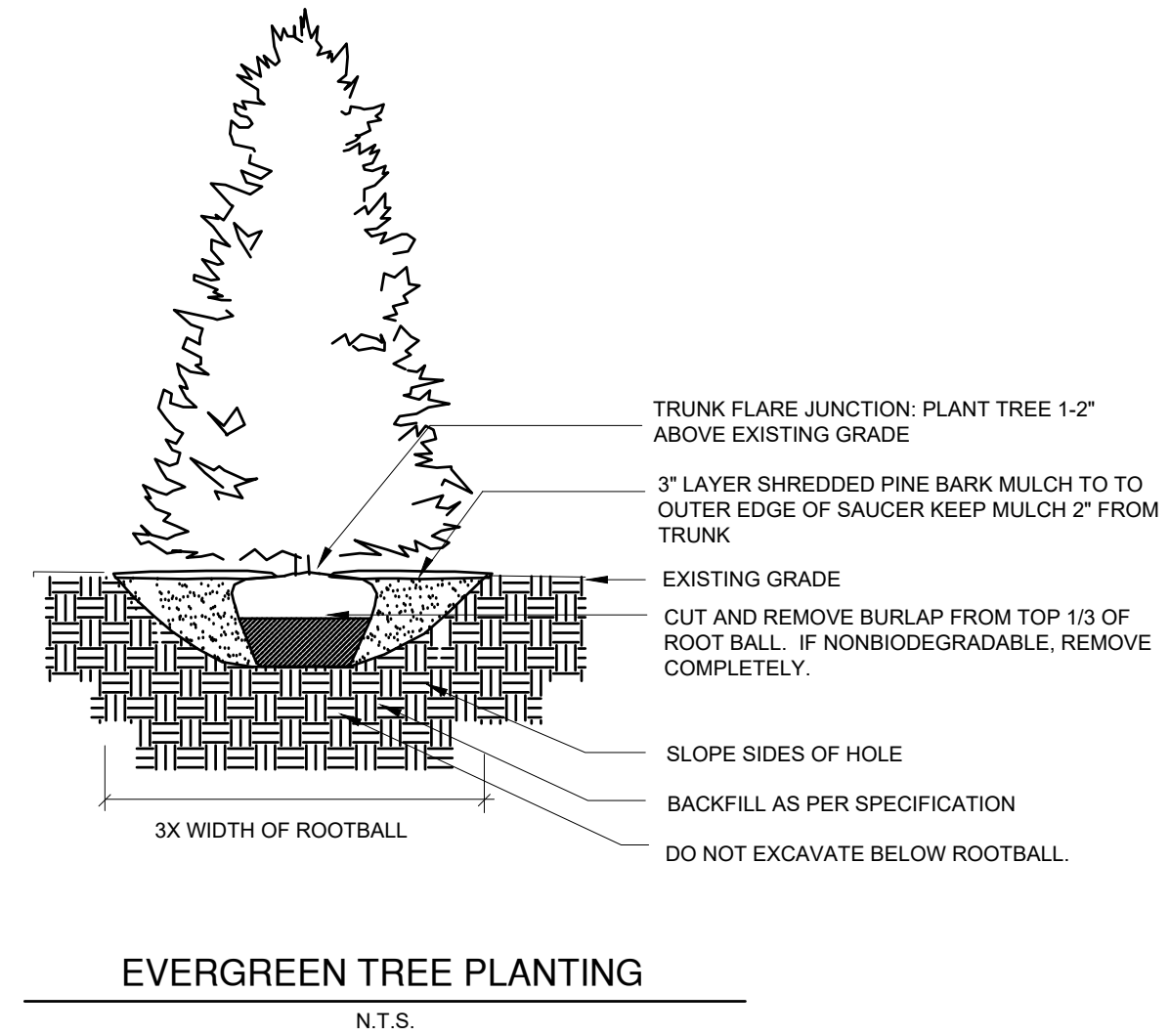
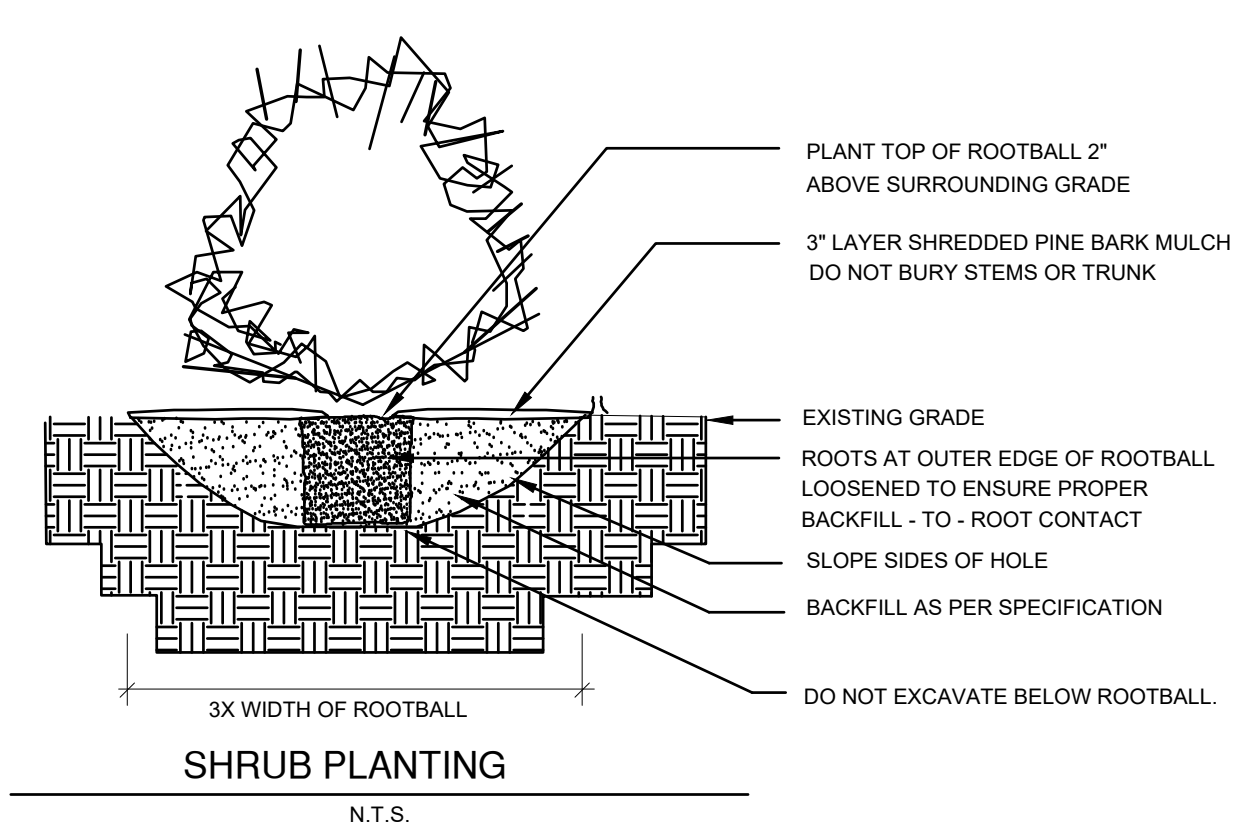
CONTRACTOR TO SUPPLY / INSTALL IRRIGATION SYSTEM ON SITE; IRRIGATION TO BE DESIGNED BY NY CERTIFIED IRRIGATION DESIGNER.


INSTALL FILTER FABRIC UNDERNEATH ALL ORNAMENTAL GRAVEL AREAS. GRAVEL TO HAVE MIN. 3" DEPTH

NEW PLANT MATERIAL TO BE LAID OUT IN FIELD BY LANDSCAPE ARCHITECT.

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11.10.23		PER TOWN STAFF COMMENTS	
DATE:		REVISION:	
 <b>A2 Land Consulting, LLC</b> 30 Rocky Hill Rd. New Fairfield, CT P: 845.531.1504 E: abigail@a2land.com W: www.a2land.com		<b>NOTES &amp; DETAILS</b> <b>PAD C</b>	
		LANDSCAPE ARCHITECTURE LAND USE CONSULTING	
PREPARED FOR <b>BRESLIN REALTY</b> 3200 CROMPOND RD. YORKTOWN, NY		DATE: 12.12.22 SCALE: N.T.S. PROJ #: 2272 DWG FILE: 2272LA SHEET: L2	
		