



GENERAL NOTES:

- CONTACT CALL DIG SAFELY NEW YORK AT 811 OR WWW.DIGSAFELYNEWYORK.COM TO HAVE UNDERGROUND UTILITY LINES MARKED PRIOR TO START OF ANY EXCAVATION WORK.
- BASE MAP INFORMATION WAS TAKEN FROM "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C., DATED OCTOBER 6, 2021.

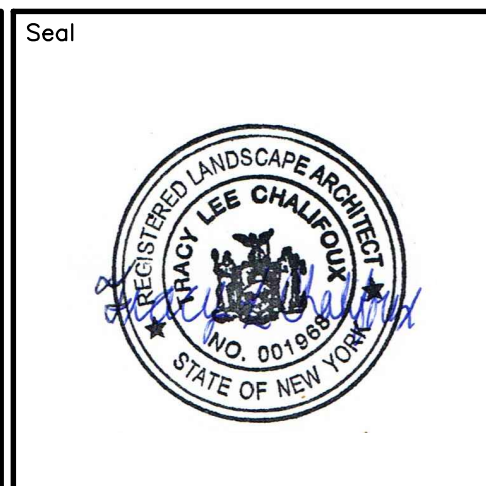
CLEAN UP NOTES:

- DEAD ASH TREES WITHIN THIS AREA TO BE REMOVED.
- PROTECT ALL HEALTHY TREES, WHICH ARE TO REMAIN.
- UNDERSTORY VEGETATION TO REMAIN.

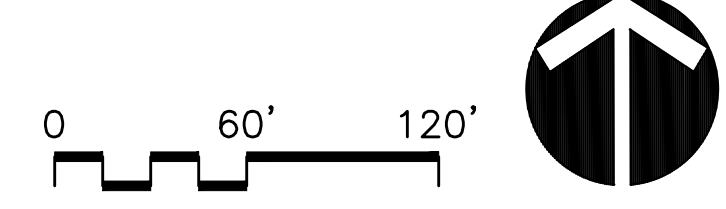
Revisions	Date
Revised Plan & Plant List per comment	01.31.22
Revised Plant List per P.B. comment to add screen trees to West	01.07.22
Revised Plant List per P.B. comment	11.01.21
Revised per Town review & comment	10.25.21

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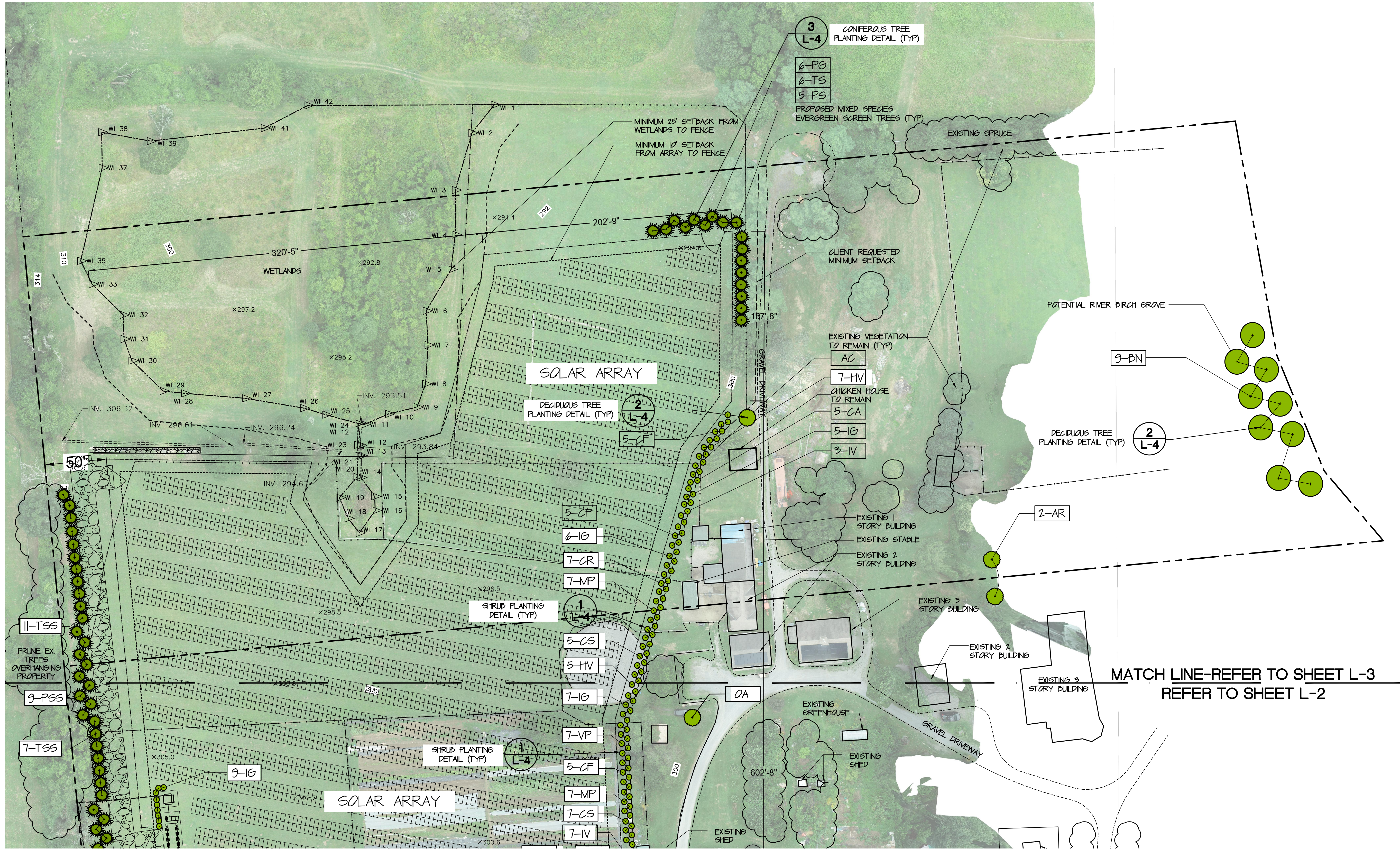


Project Title
LANDSCAPE MASTER PLAN
 ECOGY NEW YORK XI LLC
 KITCHAWAN
 Location
 716 KITCHAWAN ROAD
 YORKTOWN, NY 10562

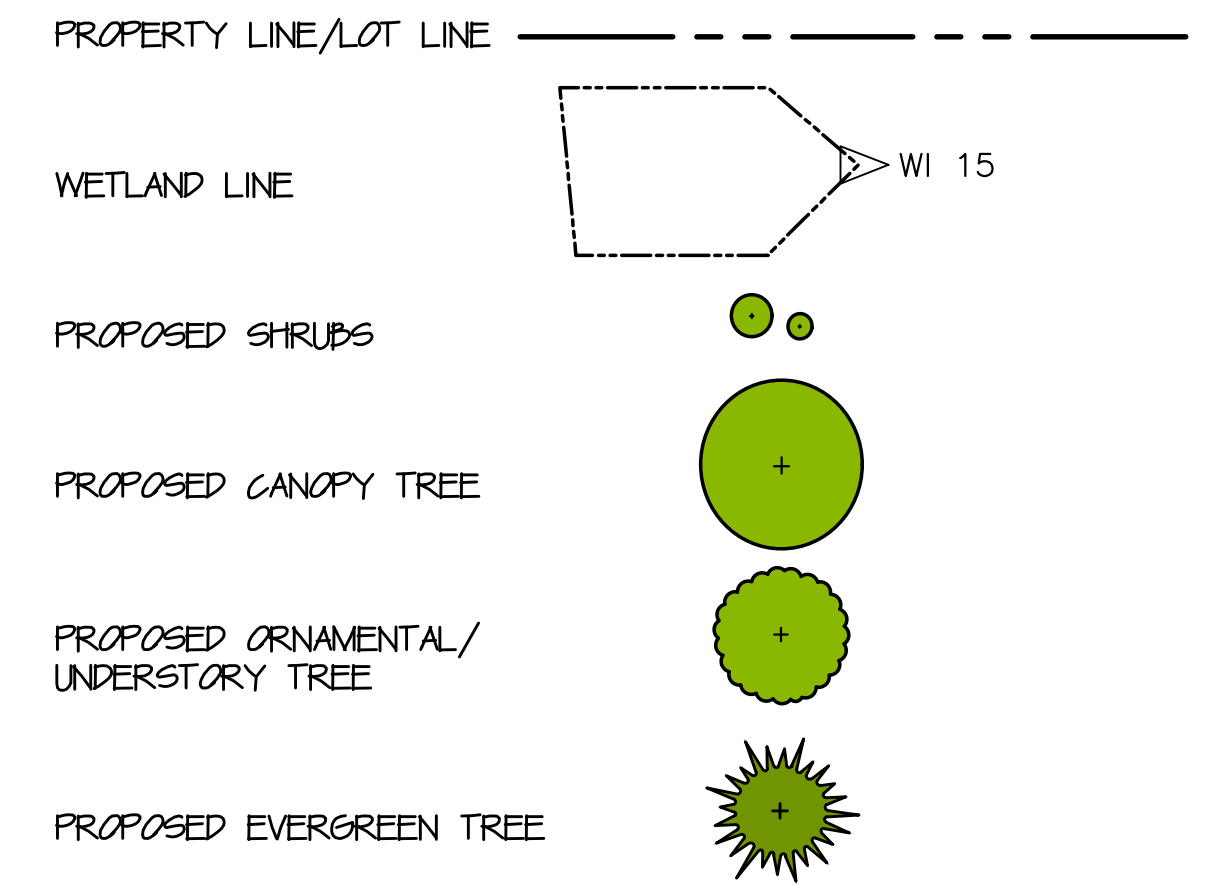
Graphic Scale and North Arrow

 Date
 June 3, 2021
 Scale
 1"=60'-0"
 Checked
 TLC
 Drawn
 TLC

Drawing Title
OVERALL LANDSCAPE PLAN

Drawing No.
L-1
 SHEET 1 OF 4



PLANTING LEGEND



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REFER TO SHEET L-4 FOR PLANTING DETAILS, PLANT LIST AND PLANTING NOTES

MATCH LINE-REFER TO SHEET L-3
REFER TO SHEET L-2

Revisions	Date
Revised Plan & Plant List per comment	01.31.22
Revised Plant List per P.B. comment to add screen trees to West	01.07.22
Revised Plant List per P.B. comment	11.01.21
Revised per Town review & comment	10.25.21

<p>Tracy Chalifoux LLC Landscape Architect 7 King Street, Danbury, CT 06811 Office: 845-364-1360 E-mail: tchalifoux@gmail.com</p>	
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Seal

Project Title

LANDSCAPE MASTER PLAN
ECOGY NEW YORK XI LLC
KITCHAWAN

Location

716 KITCHAWAN ROAD
YORKTOWN, NY 10562

Graphic Scale and North Arrow

Date
June 3, 2021

Scale
1"=40'-0"

Checked
TLC

Drawn
TLC

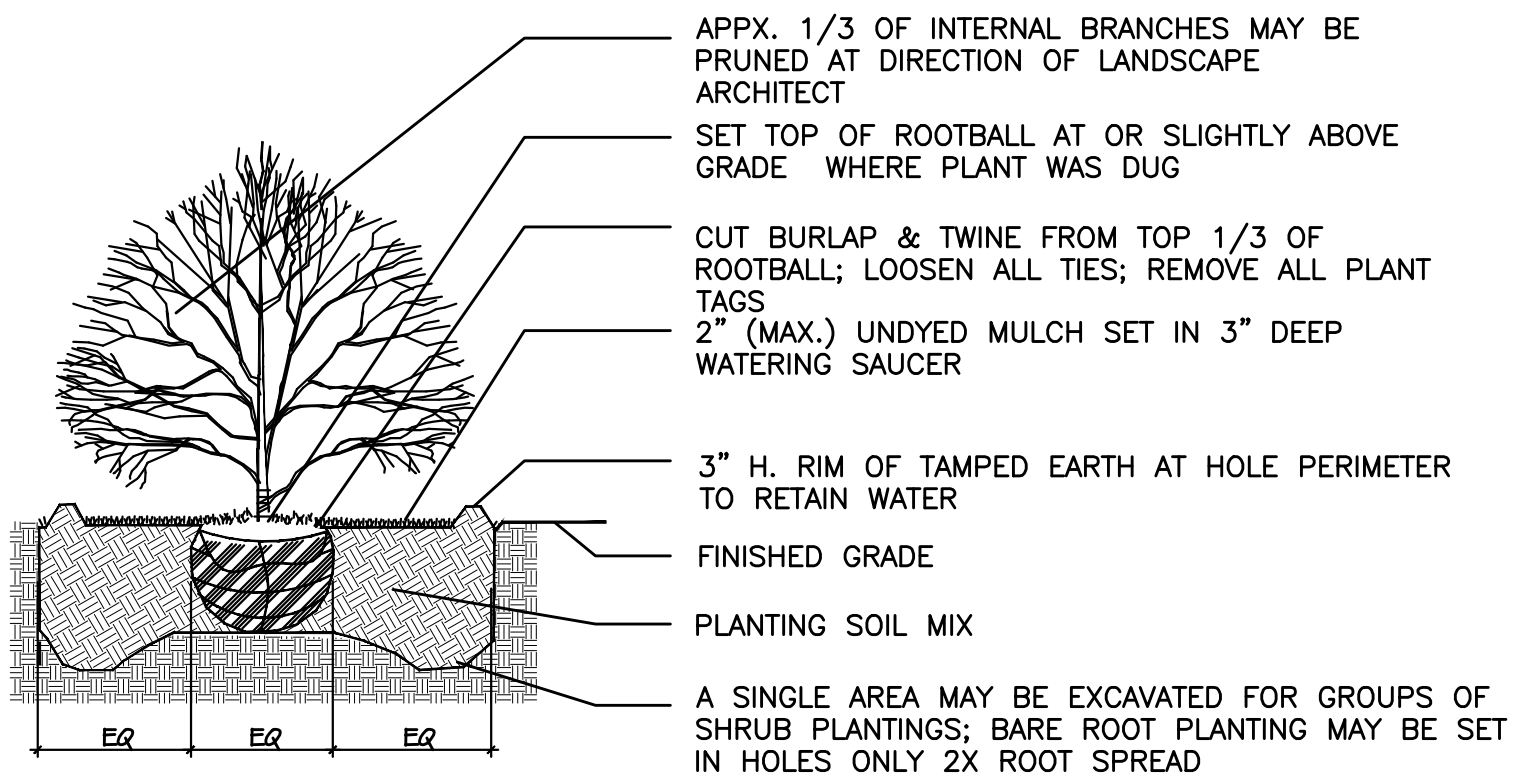
Drawing Title

PLANTING PLAN
SITE NORTHERN PORTION

Drawing No.

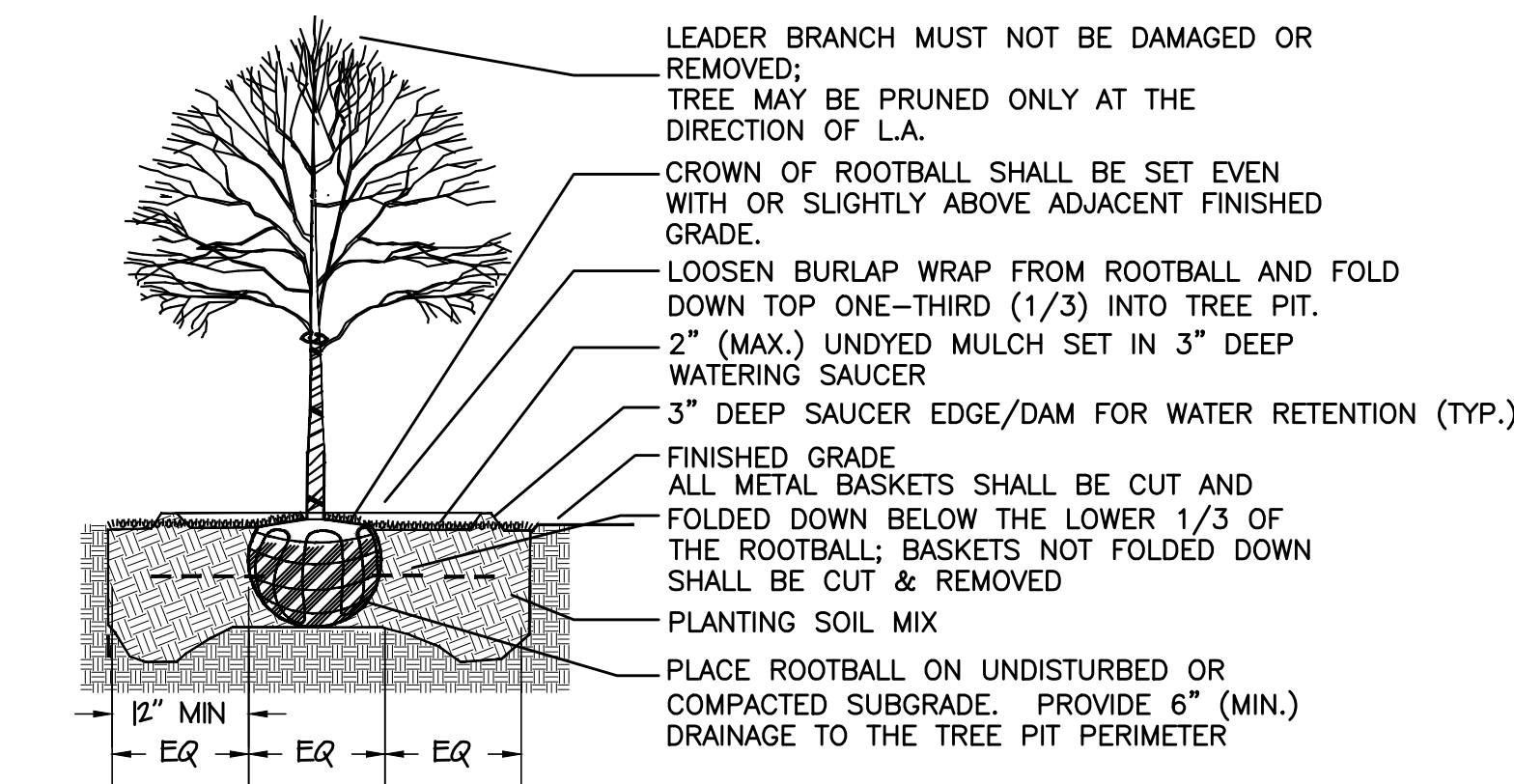
L-3

SHEET 3 OF 4

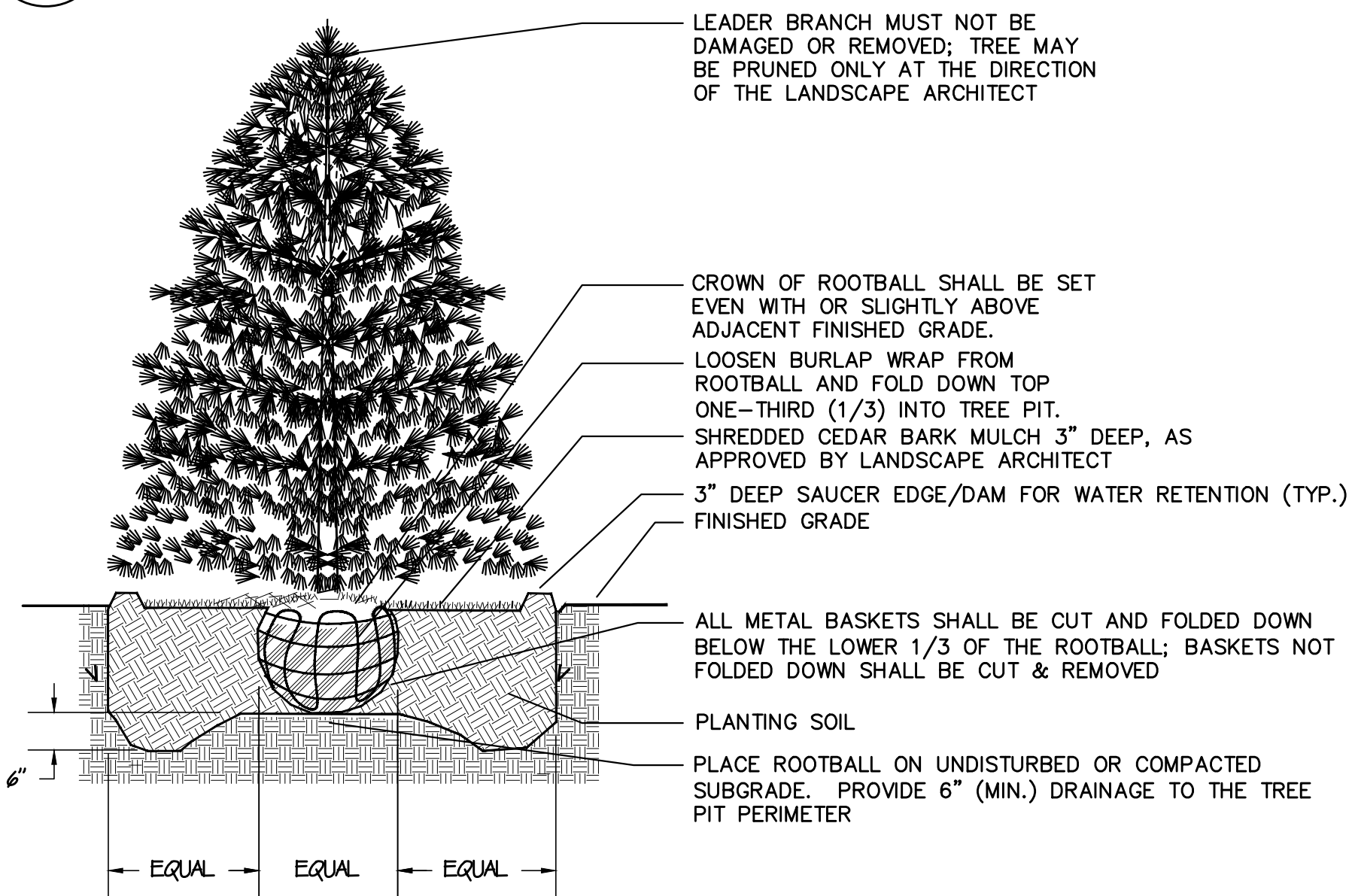


NOTE: FOR ALL CONTAINER GROWN PLANTS, REMOVE FROM CONTAINER JUST PRIOR TO PLANTING AND MAKE VERTICAL INCISIONS ALONG THE SURFACE OF THE ROOTBALL WITH A SHARP INSTRUMENT. CUT THROUGH CIRCULAR ROOTS AND GENTLY COMB OUT ROOTS.

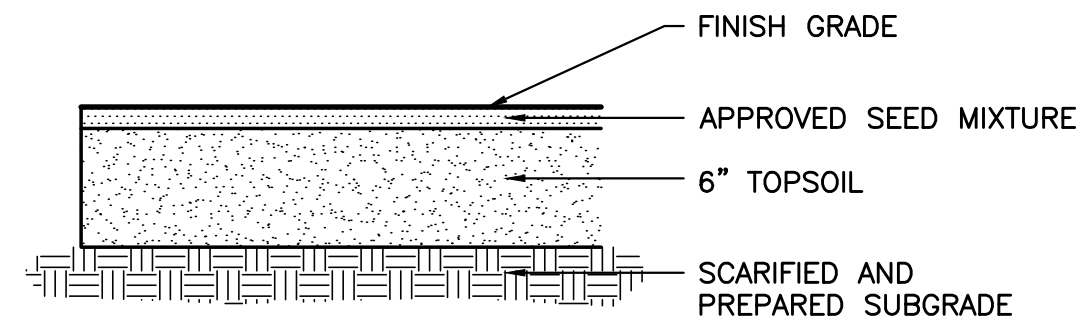
1 SHRUB PLANTING DETAIL
L-4 NOT TO SCALE



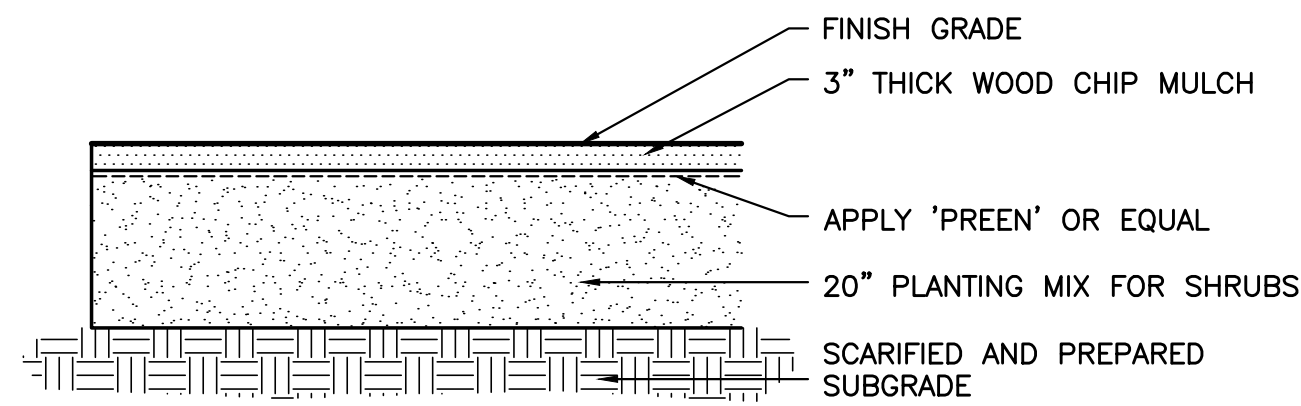
2 DECIDUOUS TREE PLANTING DETAIL
L-4 NOT TO SCALE



3 CONIFEROUS TREE PLANTING DETAIL
L-4 NOT TO SCALE



4 TOPSOIL AND SEED DETAIL
L-4 NOT TO SCALE



5 SECTION THROUGH SHRUB BED DETAIL
L-4 NOT TO SCALE

PLANT LIST-Kitchawan Farm-Overall Site Plantings

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	SPACING	DECIDUOUS TYPE	AV. GROWTH PER YR	YRS TO MATURE HT.	MAX. HT./MAX SPREAD
TREES										
3	AR	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	2"-2 1/2" cal.	Full, Heavy, Matching		Deciduous	24"	26	50'/50'
5	AC	Amelanchier canadensis	Shadblow Serviceberry	8'-10' ht.	Full, Heavy, Multi-stem, B&B		Deciduous	24"	15	30'/20'
9	BN	Betula nigra 'Heritage'	Heritage River Birch	8'-10' ht.	Full, Heavy, Matching, Clumps	25' O.C.	Deciduous	24"	35	70'/60'
1	CC	Cercis canadensis	Eastern Redbud	8'-10' ht.	Full, Heavy, Multi-stem, B&B		Deciduous	12"-24"	15	30'/35'
3	CRH	Cornus rutgersensis 'Hyperion'	Hyperion Dogwood	2"-2 1/2" cal.	Full, Heavy, Matching, Specimen, B&B	20' O.C.	Deciduous	12"-24"	10	20'/20'
2	CRS	Cornus rutgersensis 'Stellar Pink'	Stellar Pink Dogwood	2"-2 1/2" cal.	Full, Heavy, Matching, Specimen, B&B	20' O.C.	Deciduous	12"-24"	10	20'/20'
15	IO	Ilex opaca	American Holly	8'-9 ht.	Full, Heavy, Specimen, B&B		Evergreen	12"-24"	15	30'/20'
6	JV	Juniperus virginiana	Eastern Red Cedar	8'-10' ht.	Full, Heavy, Specimen, B&B		Evergreen	24"	35	70'/25'
1	NS	Nyssa sylvatica 'Wildfire'	Wildfire Sourwood	2"-2 1/2" cal.	Full, Heavy, Specimen, B&B		Deciduous	12"-24"	25	50'/30'
1	OV	Ostrya virginiana	American Hophornbeam	2"-2 1/2" cal.	Full, Heavy, Specimen, B&B		Deciduous	12"-24"	20	40'/20'
1	OA	Oxydendrum arboreum	Sourwood	8'-10' ht.	Full, Heavy, Specimen, B&B		Deciduous	12"-24"	25	50'/25'
27	PG	Picea glauca 'Black Hills'	White Spruce	8'-10' ht.	Full, Heavy, Specimen, B&B	9' O.C.	Evergreen	<12"	40	40'/15'
9	PG	Picea glauca 'Black Hills'	White Spruce	12'-14' ht.	Full, Heavy, Specimen, B&B	12' O.C.	Evergreen	<12"	40	40'/15'
5	PS	Pinus strobus	White Pine	8'-10' ht.	Full, Heavy, Specimen, B&B	9' O.C.	Evergreen	24"-36"	27	80'/40'
23	PSS	Pinus strobus	White Pine	12'-14' ht.	Full, Heavy, Specimen, B&B	9' O.C.	Evergreen	24"-36"	27	80'/40'
1	QB	Quercus bicolor	Swamp White Oak	2"-2 1/2" cal.	Full, Heavy, Specimen, B&B		Deciduous	12"-24"	30	60'/60'
1	QR	Quercus rubra	Red Oak	2"-2 1/2" cal.	Full, Heavy, Specimen, B&B		Deciduous	12"-24"	38	75'/75'
37	TS	Thuja standishii	Green Giant Arborvitae	8'-10' ht.	Full, Heavy, Specimen, B&B	10' O.C.	Evergreen	36"	20	60'/20'
48	TSS	Thuja standishii	Green Giant Arborvitae	10'-12' ht.	Full, Heavy, Specimen, B&B	10' O.C.	Evergreen	36"	20	60'/20'
SHRUBS										
18	CF	Calycanthus floridus	Common Sweetshrub	3'-3 1/2' ht.	Full, Heavy, Container	5' O.C.	Deciduous	12"-18"	6	9'/12'
5	CA	Clethra alnifolia	Sweet Pepperbush	3'-3 1/2' ht.	Full, Heavy, Container	6' O.C.	Deciduous	12"-18"	5	8'/6'
33	CS	Cornus sericea 'Baileyi'	Redtwig Dogwood	3'-3 1/2' ht.	Full, Heavy, Container	6' O.C.	Deciduous	24"	5	9'/9'
13	CR	Corylus americana	American Hazelnut	3'-3 1/2' ht.	Full, Heavy, Container	6' O.C.	Deciduous	24"	8	16'/13'
24	HV	Hamamelis virginiana	Witchhazel	3'-3 1/2' ht.	Full, Heavy, Container	6' O.C.	Deciduous	12"-24"	10	20'/20'
51	IG	Ilex glabra	Inkberry	3'-3 1/2' ht.	Full, Heavy, Matching, Container	6' O.C.	Broadleaf Evergreen	<12"	10	8'/8'
12	IGC	Ilex glabra 'Shamrock'	Shamrock Inkberry	3'-3 1/2' ht.	Full, Heavy, Matching, Container	6' O.C.	Broadleaf Evergreen	<12"	7	5'/5'
34	IV	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3'-3 1/2' ht.	Full, Heavy, Container	6' O.C.	Deciduous	<12"	10	8'/8'
25	LB	Lindera benzoin	Spicebush	3'-3 1/2' ht.	Full, Heavy, Container	6' O.C.	Deciduous	12"-18"	8	12'/12'
57	MP	Myrica pensylvanica	Bayberry	3'-3 1/2' ht.	Full, Heavy, Matching, Container	6' O.C.	Semi-evergreen	12"-18"	8	12'/12'
7	RM	Rhododendron maximum	Rosebay Rhododendron	3'-3 1/2' ht.	B & B, Full, Heavy	6' O.C.	Broadleaf Evergreen	12"-24"	7	15'/20'
7	SC	Sambucus canadensis	Elderberry	3'-3 1/2' ht.	Full, Heavy, Container	6' O.C.	Deciduous	12"-24"	6	12'/12'
23	VL	Viburnum lentago	Nannyberry	3'-3 1/2' ht.	Full, Heavy, Container	6' O.C.	Deciduous	12"-24"	10	20'/20'
19	VP	Viburnum prunifolium	Blackhaw Viburnum	3'-3 1/2' ht.	Full, Heavy, Container	5' O.C.	Deciduous	12"-24"	7	15'/10'

Note: Provide 3" of shredded bark mulch in all planting beds.

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- EXACT LOCATION OF PLANTINGS, SPECIES TYPES AND QUANTITIES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITIES OF PLANTS IN THE PLANT LIST AND THE ACTUAL QUANTITIES SHOWN ON THE PLAN THE PLAN SHALL GOVERN.
- ANY PLANTINGS SUSCEPTIBLE TO DEER BROWSING SHALL BE SPRAYED WITH ORGANIC DEER REPELLENT, OR PROTECTED BY PHYSICAL MEASURES, SUCH AS WITH TEMPORARY FENCING OR TREE TUBES WHERE APPROPRIATE.
- ALL NEW PLANTINGS SHALL EITHER BE HAND WATERED, OR A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED UNTIL PLANTINGS ARE ESTABLISHED.
- THE LANDSCAPE CONTRACTOR SHALL READ ALL LANDSCAPE PLANS, SPECIFICATIONS AND VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- ANY AND ALL QUESTIONS CONCERNING THE LANDSCAPE PLANS AND SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA (2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD (3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE AFFURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MULCHING, AND OTHER REQUIREMENTS OF PLANT MATERIALS WHILE THEY ARE TEMPORARILY STORED ON OR OFF SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE LAYOUT OF PLANTING BEDS, PLANT MASSING, STAKED LOCATION OF TREES AND INSTALLATION OF PLANT MATERIAL WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- ALL LANDSCAPE MATERIAL SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-1996) PER THE AMERICAN ASSOCIATION OF NURSEYMEN. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- PER OWNER'S DIRECTION, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIAL AT THE NURSERY, PRIOR TO SELECTION OR DIGGING.
- CONDUCT PLANTING UNDER FAVORABLE WEATHER CONDITIONS DURING EITHER THE SPRING PLANTING SEASON, MARCH 1 TO JUNE 1, OR THE FALL PLANTING SEASON, SEPTEMBER 30 UNTIL FREEZING OF THE GROUND. DURING THE FALL PLANTING SEASON, CONIFEROUS MATERIAL PLANTING SHALL BE CONDUCTED AUGUST 15 TO OCTOBER 1. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL IN WRITING BY THE LANDSCAPE ARCHITECT.
- THE PLANTING SOIL MIXTURE FOR ALL TREE PLANTINGS SHALL INCLUDE SOIL EXCAVATED FROM THE HOLE. RATIO: 50% VIRGIN SOIL + 50% AMENDED TOP SOIL.
- ROOT STIMULATOR SHALL BE APPLIED TO ALL PLANT MATERIALS WITH THE EXCEPTION OF LAWN AREAS. APPLY AS PER THE MANUFACTURER'S SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL RESTORE FINISH GRADES IN ALL PLANTING AREAS (PER GRADING PLANS) WHICH MAY HAVE BEEN DISTURBED DURING PLANTING OPERATIONS.
- ALL TREE SAUKERS AND PLANTING BEDS ARE TO BE MULCHED WITH A MINIMUM OF 3" DOUBLE-GROUND HARDWOOD MULCH (NON-DYED). LANDSCAPE CONTRACTOR TO PROVIDE MULCH SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. WHERE PLANTING BEDS ARE ADJACENT TO WALKS AND CURBS THE SOIL LEVEL SHALL BE 3" LOWER TO ALLOW FOR MULCH LAYER.
- MULCH, STAKES, GUY WIRE, PRE-EMERGENT HERBICIDES, ETC. SHALL BE SUBSIDIARY TO INDIVIDUAL PLANTS.
- LABEL EACH TREE AND SHRUB WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. LABEL EACH ORNAMENTAL GRASS, GROUNDCOVER, PERENNIAL AND ANNUAL WITH THE LABEL PROVIDED BY THE ORIGINAL GROWER OF THE PLANT. LABELS SHALL NOT BE REMOVED UNTIL AFTER PROVISIONAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
- STAKES AND GUY WIRES, IF USED, SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.
- LOOSEN SOIL FOR ALL PLANTING ISLANDS AND SHRUB/PERENNIAL BEDS TO A DEPTH OF 12". TOPSOIL SHALL BE FERTILE NATURAL TOPSOIL TYPICAL OF THE LOCALITY, OBTAINED FROM WELL DRAINED AREAS. STOCKPILED TOPSOIL MAY BE USED. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OR SLAG AND SHALL BE FREE OF STONES, LIMPS, STICKS, PLANTS OR THEIR ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL PH RANGE SHALL BE 5.5 TO 7.0.
- THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTION OF PLANT MATERIAL SPECIES WITHOUT THE WRITTEN APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. ANY SUBSTITUTION THAT HAS NOT BEEN APPROVED SHALL BE REMOVED AND REPLACED WITH THE CORRECT PLANT AT LANDSCAPE CONTRACTOR'S EXPENSE.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER AN UNCONDITIONAL 2-YEAR WARRANTY OF PLANT MATERIAL SHALL BEGIN FROM THE TIME OF HANDLING PLANT MATERIAL AT TIME OF DELIVERY THROUGH INSTALLATION AND END AFTER SUBSTANTIAL COMPLETION AND FINAL PLANT LIST APPROVAL BY LANDSCAPE ARCHITECT. WARRANTY SHALL INCLUDE ALL LABOR REQUIRED REPLACING MATERIALS ON-SITE.
- THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THE LANDSCAPE CONSTRUCTION.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

Revised Plan & Plant List per comment Revised Plant List per P.B. comment to add screen trees to West Revised Plant List per P.B. comment Revised per Town review & comment Revisions Date	01.31.22 01.07.22 11.01.21 10.25.21	<p>Tracy Chalifoux LLC Landscape Architect 7 King Street, Danbury, CT 06811 Office: 845-364-1360 E-mail: tchalifoux@gmail.com</p>		Project Title LANDSCAPE MASTER PLAN ECOGY NEW YORK XI LLC KITCHAWAN Location 716 KITCHAWAN ROAD YORKTOWN, NY 10562	Graphic Scale and North Arrow Date June 3, 2021 Scale AS SHOWN Checked TLC Drawn TLC	Drawing Title PLANTING DETAILS, PLANT LIST & PLANTING NOTES	Drawing No. L-4 SHEET 4 OF 4
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