



- GENERAL NOTES:**
1. 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.
 2. BASE MAP INFORMATION WAS TAKEN FROM "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, P.P.C., DATED APRIL 22, 2021.

- CLEAN UP NOTES:**
1. DEAD ASH TREES WITHIN THIS AREA TO BE REMOVED
 2. PROTECT ALL HEALTHY TREES, WHICH ARE TO REMAIN.
 3. UNDERGROW VEGETATION TO REMAIN.

Revisions	Date

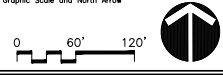
--


Tracy Chalifoux LLC
 Landscape Architect
 7 King Street, Danbury, CT 06811
 Office: 860-244-1389
 E-mail: tchalifoux@gmail.com

Seal

Project Title
LANDSCAPE MASTER PLAN
 ECOGY NEW YORK XI LLC
 KITCHAWAN

Location
 716 KITCHAWAN ROAD
 YORKTOWN, NY 10562

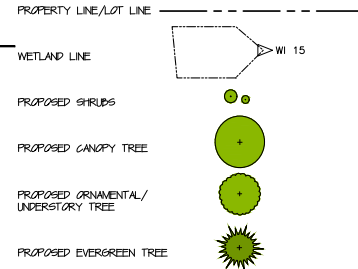
Graphic Scale and North Arrow

Date
 June 3, 2021

Scale
 1"=60'-0"
Checked TLC
Drawn TLC

Drawing Title
 OVERALL LANDSCAPE PLAN

Drawing No.
L-1
 SHEET 1 OF 4

PLANTING LEGEND

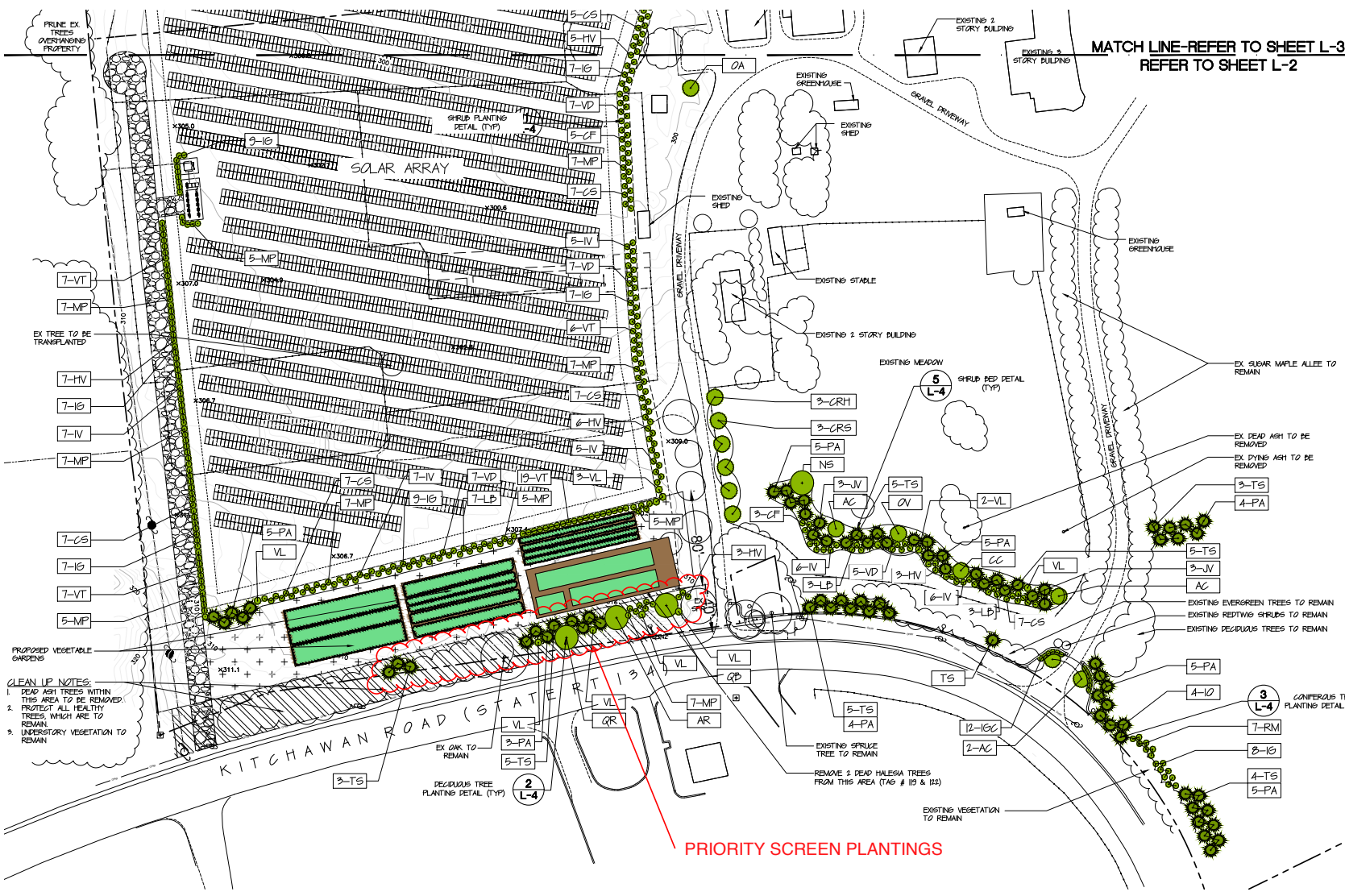


GENERAL NOTES:

- CONTACT CALL D&S SAFELY NEW YORK AT 811 OR WWW.DIGSAFE.NY.NY.GOV.COM TO HAVE UNDERGROUND UTILITY LINES MARKED PRIOR TO START OF ANY EXCAVATION WORK.
- DATE MAP INFORMATION WAS TAKEN FROM PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY TESTONE ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, P.C., DATED APRIL 22, 2021.

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



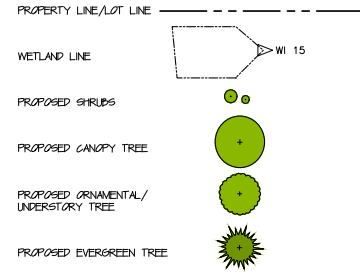
- PRUNE EX TREES OVERHANGING PROPERTY
- EX TREE TO BE TRANSPLANTED
- 7-VT
- 7-MP
- 7-HV
- 7-IG
- 7-IV
- 7-MP
- 7-CS
- 7-IG
- 7-VT
- 5-MP

- CLEAN UP NOTES:**
- DEAD ASH TREES WITHIN THIS AREA TO BE REMOVED
 - PROTECT ALL HEALTHY TREES, WHICH ARE TO REMAIN
 - UNDERSTORY VEGETATION TO REMAIN

PRIORITY SCREEN PLANTINGS

	<p>Tracy Chalifoux LLC Landscape Architect 7 King Street, Danbury, CT 06811 Office: 860-244-1260 E-mail: tchalifoux@gmail.com</p>		<p>LANDSCAPE MASTER PLAN ECOGY NEW YORK XI LLC KITCHAWAN</p>	<p>Graphic Scale and North Arrow</p>	<p>Drawing Title</p> <p>PLANTING PLAN SITE SOUTHERN PORTION</p>	<p>Drawing No.</p> <p>L-2</p> <p style="font-size: small;">SHEET 2 OF 4</p>	
Revisions	Date	Seal	Project Title	Date June 3, 2021	Scale 1"=40'-0"	Checked TLC	Drawn TLC
Location 716 KITCHAWAN ROAD YORKTOWN, NY 10562							

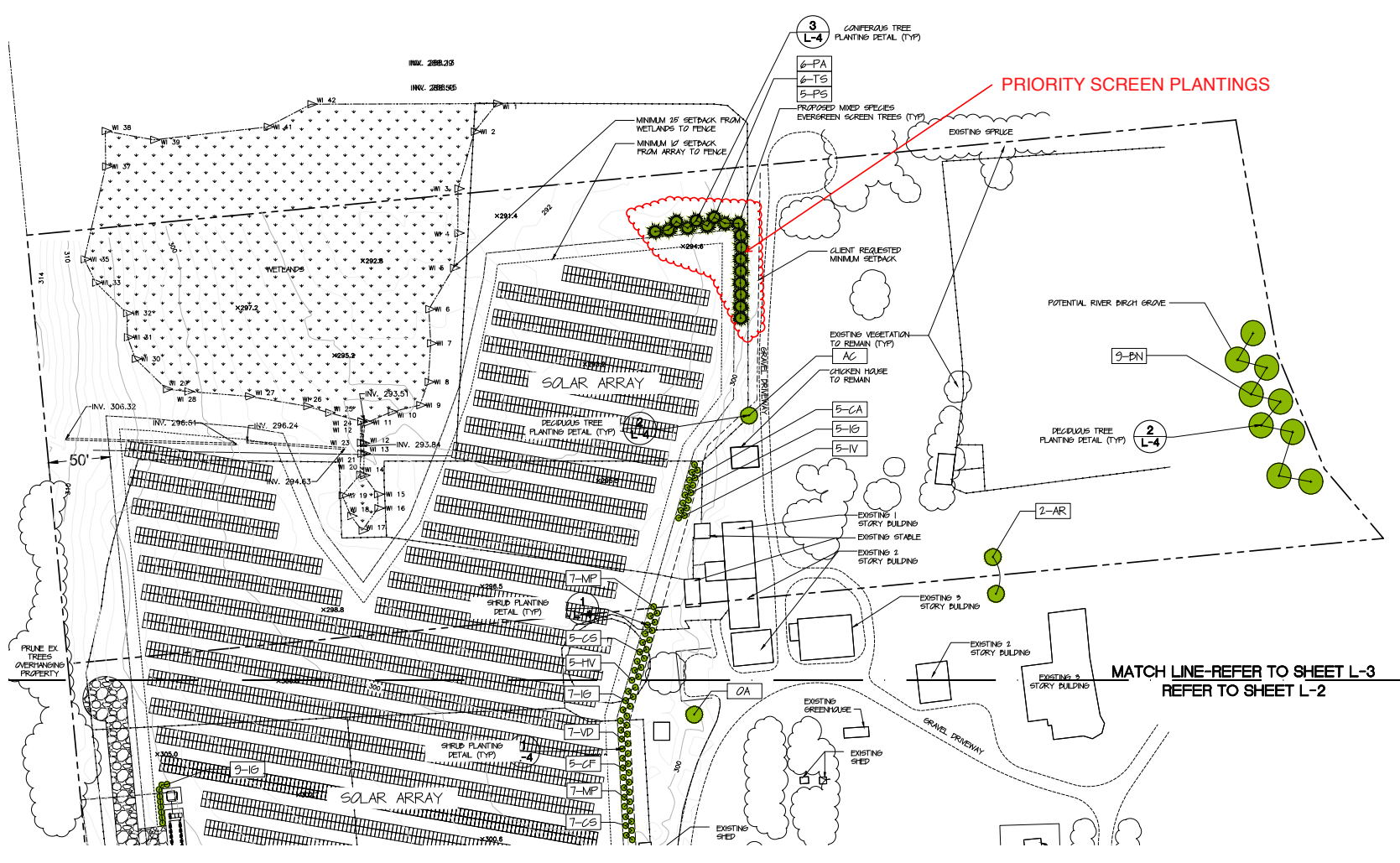
PLANTING LEGEND



GENERAL NOTES:

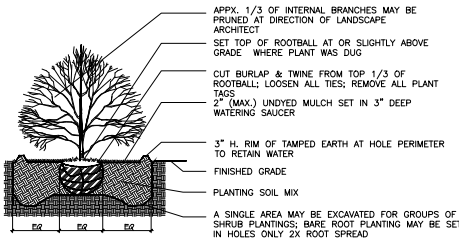
- CONTACT D&B SAFELY NEW YORK AT 811 OR WWW.DIGSAFELYNEWYORK.COM TO HAVE UNDERGROUND UTILITY LINES MARKED PRIOR TO START OF ANY EXCAVATION WORK.
- BASE MAP INFORMATION WAS TAKEN FROM "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, P.C., DATED APRIL 23, 2021.

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

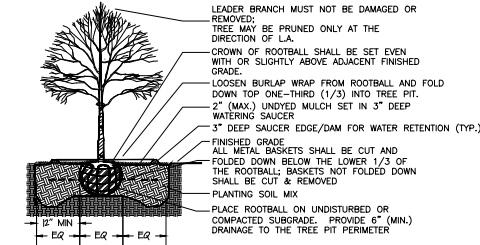


MATCH LINE-REFER TO SHEET L-3
REFER TO SHEET L-2

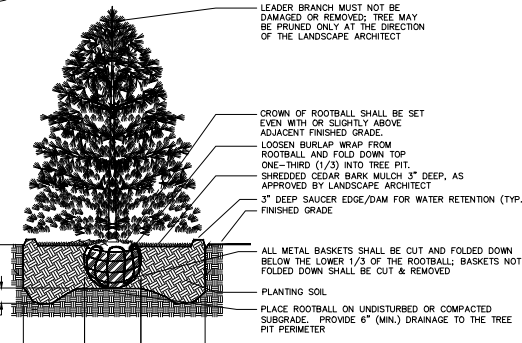
		<p>Tracy Chalifoux LLC Landscape Architect 7 King Street, Danbury, CT 06811 Office: 860-348-1389 E-mail: tchalifoux@gmail.com</p>		<p>Project Title LANDSCAPE MASTER PLAN ECOGY NEW YORK XI LLC KITCHAWAN</p>	<p>Graphic Scale and North Arrow</p> <p>Date June 3, 2021</p>	<p>Drawing Title PLANTING PLAN SITE NORTHERN PORTION</p>	<p>Drawing No. L-3</p>	
<p>Revisions</p>	<p>Date</p>			<p>Location 716 KITCHAWAN ROAD YORKTOWN, NY 10562</p>	<p>Scale 1"=40'-0"</p>	<p>Checked TLC</p>	<p>Drawn TLC</p>	<p>SHEET 3 OF 4</p>



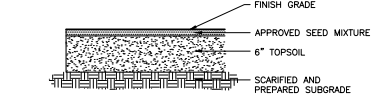
1 SHRUB PLANTING DETAIL
L-4 NOT TO SCALE



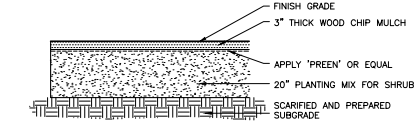
2 DECIDUOUS TREE PLANTING DETAIL
L-4 NOT TO SCALE



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
TREES						
3	AR	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	2'-2 1/2' cal.	Full, Heavy, Matching	
5	AC	Amelanchier canadensis	Shadbowl Serviceberry	8'-10' ht.	Full, Heavy, Multi-stem, B&B	
9	BN	Betula nigra 'Heritage'	Heritage River Birch	8'-10' ht.	Full, Heavy, Matching, Clumps	25' O.C.
3	CC	Cercis canadensis	Eastern Redbud	8'-10' ht.	Full, Heavy, Multi-stem, B&B	
3	CRH	Cornus rugelensis 'Hyperion'	Hyperion Dogwood	2'-2 1/2' cal.	Full, Heavy, Matching, Specimen, B&B	20' O.C.
3	CRS	Cornus rugelensis 'Stellar Pink'	Stellar Pink Dogwood	2'-2 1/2' cal.	Full, Heavy, Matching, Specimen, B&B	20' O.C.
4	IO	Ilex opaca	American Holly	8'-9' ht.	Full, Heavy, Specimen, B&B	
6	IV	Juniperus virginiana	Eastern Red Cedar	8'-10' ht.	Full, Heavy, Specimen, B&B	
1	NS	Nyssa sylvatica 'Wildfire'	Wildfire Sourwood	2'-2 1/2' cal.	Full, Heavy, Specimen, B&B	
1	OV	Ostrya virginiana	American Hophornbeam	2'-2 1/2' cal.	Full, Heavy, Specimen, B&B	
3	OA	Oxydendrum arboreum	Sourwood	8'-10' ht.	Full, Heavy, Specimen, B&B	
30	PA	Picea abies	Norway Spruce	8'-10' ht.	Full, Heavy, Specimen, B&B	9' O.C.
12	PA	Picea abies	Norway Spruce	12'-18' ht.	Full, Heavy, Specimen, B&B	12' O.C.
5	PS	Pinus strobus	White Pine	8'-10' ht.	Full, Heavy, Specimen, B&B	9' O.C.
1	OB	Quercus bicolor	Swamp White Oak	2'-2 1/2' cal.	Full, Heavy, Specimen, B&B	
1	OR	Quercus rubra	Red Oak	2'-2 1/2' cal.	Full, Heavy, Specimen, B&B	
37	TS	Taxa standishii	Green Giant Arborvitae	8'-10' ht.	Full, Heavy, Specimen, B&B	20' O.C.
SHRUBS						
8	CF	Calycanthus floridus	Common Sweetshrub	3'-3 1/2' ht.	Full, Heavy, Container	3' O.C.
5	CA	Clethra alnifolia	Sweet Pepperbush	3'-3 1/2' ht.	Full, Heavy, Container	6' O.C.
40	CS	Cornus sericea 'Bailey'	Redtwig Dogwood	3'-3 1/2' ht.	Full, Heavy, Container	6' O.C.
24	HV	Hammamelis virginiana	Witchhazel	3'-3 1/2' ht.	Full, Heavy, Container	6' O.C.
59	IS	Ilex glabra	Inkberry	3'-3 1/2' ht.	Full, Heavy, Matching, Container	6' O.C.
12	IGC	Ilex glabra 'Shamrock'	Shamrock Inkberry	3'-3 1/2' ht.	Full, Heavy, Matching, Container	6' O.C.
41	IV	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3'-3 1/2' ht.	Full, Heavy, Container	6' O.C.
13	LB	Unders benzoin	Spicebush	3'-3 1/2' ht.	Full, Heavy, Container	6' O.C.
69	MP	Myrica pensylvanica	Bayberry	3'-3 1/2' ht.	Full, Heavy, Matching, Container	6' O.C.
7	RM	Rhododendron maximum	Reynolds Rhododendron	3'-3 1/2' ht.	B&B Full, Heavy	6' O.C.
26	VD	Viburnum dentatum	Arrowwood Viburnum	3'-3 1/2' ht.	Full, Heavy, Container	6' O.C.
11	VL	Viburnum lentago	Nannyberry	3'-3 1/2' ht.	Full, Heavy, Container	6' O.C.
39	VT	Viburnum trilobum 'Wentworth'	Wentworth Viburnum	3'-3 1/2' ht.	Full, Heavy, Container	5' O.C.

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

PLANTING NOTES:

- CONTACT CALL D&S SAFELY NEW YORK AT 845 OR WWW.D&S SAFELYNEWYORK.COM TO HAVE UNDERGROUND UTILITIES 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, P.C., DATED APRIL 23, 2021.
- 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 BEER DRINKING SHALL BE SPRAYED WITH ORGANIC BEER 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 BEING THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE BEGINS 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 (I) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA (S) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD BY TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, 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, SPACING OF TREES AND LOCATIONS OF PLANT MATERIAL WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- ALL LANDSCAPE MATERIAL SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z603-2008) PER THE AMERICAN ASSOCIATION OF NURSERIES. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR PALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- PER OWNER'S REQUEST, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIAL AT THE NURSERY, PRIOR TO SELECTION OR PISING.
- 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, CONTEMPORARY MATERIAL PLANTING SHALL BE CONDUCTED ABOUT 8 TO 10 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 MANUFACTURERS 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 5" 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 6" LOWER TO ALLOW FOR MULCH LAYER.
- MULCH STRIPES 6" WIDE, PRE-EMERGENT HERBICIDES, ETC. SHALL BE SUBSIDIARY TO RESOLVE PLANTS.
- LABEL EACH TREE AND SHRUB WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LESSELE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. LABEL EACH ORNAMENTAL GRASS, GROUNDERCOVER, 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 WELLS DRAINED AREAS. SPOILED TOPSOIL MAY BE USED, IF SHALL BE WITHOUT ADVERSE OF SUBSOIL OR SLAS AND SHALL BE FREE OF STONES, LUMPS, STICKS, PLANTS OR THEIR ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL PH RANGE SHALL BE 5.5 TO 7.
- 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 CONTRACTORS EXPENSE.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER AN UNCONVENTIONAL 2-YEAR WARRANTY OF PLANT MATERIAL SHALL BEGIN FROM THE TIME OF HANDLING PLANT MATERIAL AT THE TIME OF DELIVERY THROUGH INSTALLATION AND END AFTER SUBSTANTIAL COMPLETION AND FINAL FINCH-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.

Revisions	Date	<p>Tracy Chalifoux LLC Landscape Architect 7 King Street, Danbury, CT 06811 Office: 845-784-1380 E-mail: tchalifoux@gmail.com</p>	<p>Seal</p>	<p>Project Title</p> <p>LANDSCAPE MASTER PLAN ECOGY NEW YORK XI LLC KITCHAWAN</p>	<p>Graphic Scale and North Arrow</p>	<p>Drawing Title</p> <p>PLANTING DETAILS, PLANT LIST & PLANTING NOTES</p>	<p>Drawing No.</p> <p>L-4</p>
<p>Location</p> <p>716 KITCHAWAN ROAD YORKTOWN, NY 10562</p>				<p>AS SHOWN</p>		<p>SHEET 4 OF 4</p>	