

SITE DEVELOPMENT PLANS
FOR
MODERN LIVING RENTALS
802, 804, 810 & 812 DRYDEN ROAD
STATE OF NEW YORK
COUNTY OF TOMPKINS
TOWN OF DRYDEN

JOB NO: 0841-17
SCALE: 1"=30'
DRAWN: AMF
DESIGNED: AMF
DATE: 06/05/17

REVISIONS		
DATE	BY	REVISION
08/16/17	AF	REVISED PER TOWN COMMENTS
09/13/17	AF	REVISED PER TOWN COMMENTS

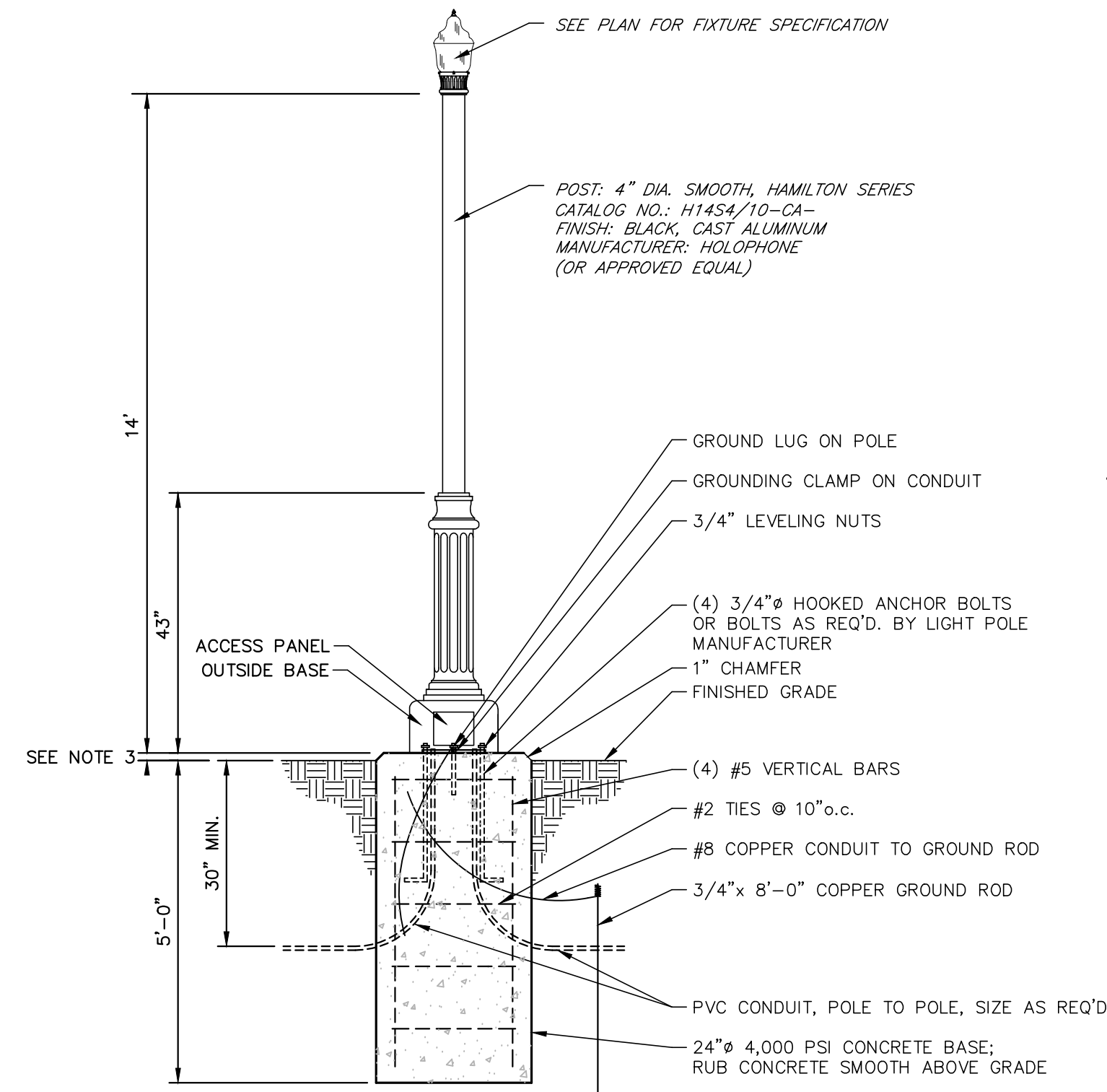
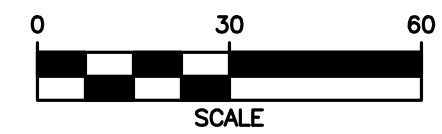
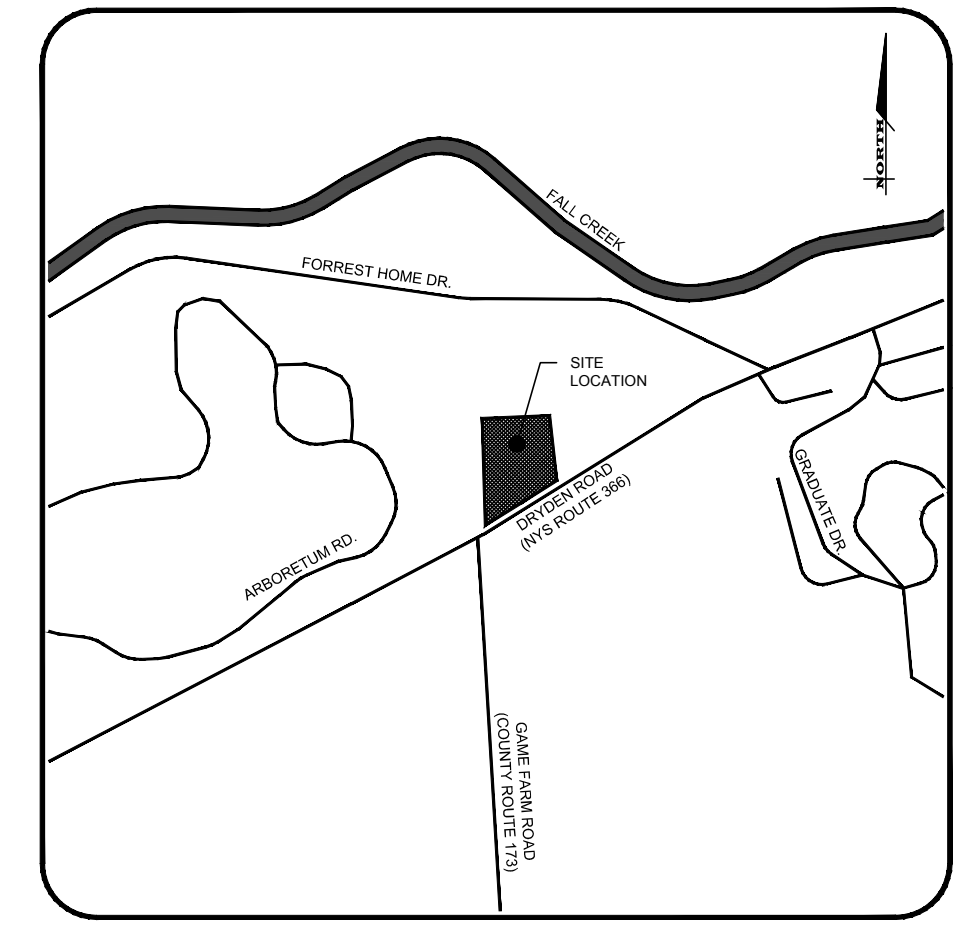
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ADAM M. FISHEL

DRAWING TITLE:
Lighting and Landscaping Plan

7 of 13
SHEET No: **C5.0**
0841-17
JOB No: DRAWING No:



- NOTES:**
- POLE BASE MAY BE PRECAST BY LAKELANDS (LB240)
 - LIGHT POLE MANUFACTURER TO SUPPLY ANCHOR BOLTS, OUTSIDE BASE, AND BOLT PATTERN TEMPLATES.
 - TOP OF FOUNDATION IS TO BE 1" ABOVE FINISHED GRADE.

1 LIGHT BASE

LIGHTING NOTES

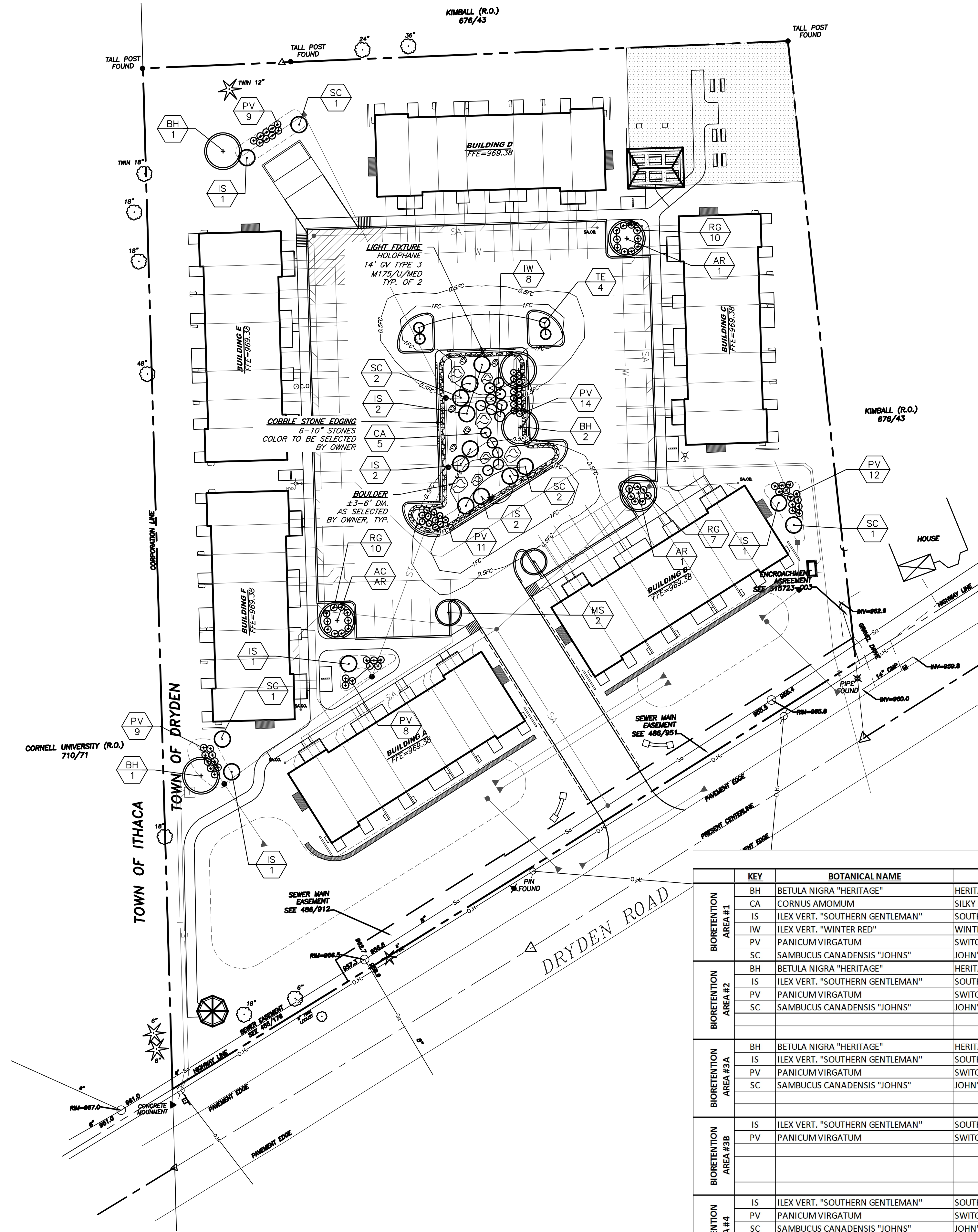
- THE CONTRACTOR SHALL REFER TO THE ELECTRICAL PLANS FOR ROUTING OF ELECTRIC TO SITE LIGHTING.
- FIXTURE:
TYPE: GRANVILLE
FINISH: BLACK
MANUFACTURER: HOLOPHONE (OR APPROVED EQUAL)
- POST:
4" DIA. HAMILTON SERIES
FINISH: BLACK, CAST ALUMINUM
CATALOG NO.: H1454/10-CA
MANUFACTURER: HOLOPHONE (OR APPROVED EQUAL)

RESTORATION AND LANDSCAPING

- GUARANTEE** - THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR SHALL DEFINE THE REQUIREMENTS, MAINTENANCE, AND TIME TO ESTABLISH NEW TURF AND LANDSCAPING ACCEPTANCE BY THE OWNER.
- TOPSOIL** - PLACE A MINIMUM OF 4 INCHES (REQUIRED) OF TOPSOIL ON ALL DISTURBED SURFACES. FINE GRADE TO ESTABLISH THE DESIGN ELEVATIONS AND DRAINAGE PATTERNS. OBTAIN OWNER'S REPRESENTATIVE APPROVAL PRIOR TO SEEDING.
- SEED** - LAWN AREAS SHALL BE HYDROSEEDING WITH AN APPROVED SEED MIXTURE, MULCH, AND FERTILIZER. THE APPLICATION RATE SHALL BE DETERMINED BY CONTRACTOR TO ESTABLISH A "STANDY" OF GRASS. THE CONTRACTOR SHALL SUBMIT MATERIAL AND APPLICATION SPECIFICATIONS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO APPLICATION.
- PLANT STOCK** - PLANT MATERIALS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARD FOR NURSERY STOCK". THE CONTRACTOR SHALL SUBMIT PLANT MATERIAL SPECIFICATIONS TO THE OWNER'S ON-SITE REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
- PLANT LOCATIONS** - THE PLANT LOCATIONS DEPICTED ON THE PLAN MAY BE FIELD ADJUSTED (SO THEY DO NOT INTERFERE WITH UTILITIES) AND TO THE SATISFACTION OF OWNER'S REPRESENTATIVE.
- PLANTING BEDS** - PROVIDE TWELVE INCHES (12") OF TOPSOIL, WEED FABRIC (AS DIRECTED BY OWNER), AND THREE INCHES (3") OF MULCH AT PLANTING BEDS, UNLESS SPECIFIED OTHERWISE ON DRAWINGS.
- MAINTENANCE STRIP** - WHERE LAWN/GRASS AREAS ABOUT THE PROPOSED BUILDING, THE CONTRACTOR SHALL PROVIDE AN 24" WIDE MAINTENANCE STRIP. MAINTENANCE STRIP SHALL BE A 3" (MIN.) THICK LAYER OF 2-3" ROLLED RIVER STONE PLACED UPON WEED BARRIER CLOTH.

SEED & MULCH

SEED MIX SHALL BE TOWN & COUNTRY SEED MIX AS MANUFACTURED BY GROSSMAN SEED CORPORATION.
SEED MIX SHALL CONSIST OF:
30% CREEPING RED FESCUE
20% GATOR 3 PERENNIAL RYEGRASS
20% ALL STAR 3 PERENNIAL RYEGRASS
20% KEYSTONE 2 PERENNIAL RYEGRASS
10% KENTUCKY BLUEGRASS 98 / 85
SEEDING RATE SHALL BE 6LBS / 1000 S.F. OF PURE LIVE SEED.
MULCH: SHALL BE STRAW APPLIED AT 2 TONS/ACRE



PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	ROOT	REMARKS
BIORETENTION AREA #1						
BH	BETULA NIGRA "HERITAGE"	HERITAGE BIRCH	2	8-10' HT	B&B	CLUMP
CA	CORNUS AMOMIUM	SILKY DOGWOOD	5	36" HT	B&B	
IS	ILEX VERT. "SOUTHERN GENTLEMAN"	SOUTHERN GENTLEMAN WINTER BERRY	6	36" HT	#3 CONT.	
IW	ILEX VERT. "WINTER RED"	WINTER RED WINTERBERRY	8	36" HT	B&B	
PV	PANICUM VIRGATUM	SWITCH GRASS	25	CLUMP	#2 CONT.	
SC	SAMBUCUS CANADENSIS "JOHNS"	JOHN'S AMERICAN ELDERBERRY	4	36" HT	#3 CONT.	
BIORETENTION AREA #2						
BH	BETULA NIGRA "HERITAGE"	HERITAGE BIRCH	1	8-10' HT	B&B	CLUMP
IS	ILEX VERT. "SOUTHERN GENTLEMAN"	SOUTHERN GENTLEMAN WINTER BERRY	1	36" HT	#3 CONT.	
PV	PANICUM VIRGATUM	SWITCH GRASS	9	CLUMP	#2 CONT.	
SC	SAMBUCUS CANADENSIS "JOHNS"	JOHN'S AMERICAN ELDERBERRY	1	36" HT	#3 CONT.	
BIORETENTION AREA #3A						
BH	BETULA NIGRA "HERITAGE"	HERITAGE BIRCH	1	8-10' HT	B&B	CLUMP
IS	ILEX VERT. "SOUTHERN GENTLEMAN"	SOUTHERN GENTLEMAN WINTER BERRY	1	36" HT	#3 CONT.	
PV	PANICUM VIRGATUM	SWITCH GRASS	9	CLUMP	#2 CONT.	
SC	SAMBUCUS CANADENSIS "JOHNS"	JOHN'S AMERICAN ELDERBERRY	1	36" HT	#3 CONT.	
BIORETENTION AREA #3B						
IS	ILEX VERT. "SOUTHERN GENTLEMAN"	SOUTHERN GENTLEMAN WINTER BERRY	1	36" HT	#3 CONT.	
PV	PANICUM VIRGATUM	SWITCH GRASS	8	CLUMP	#2 CONT.	
BIORETENTION AREA #4						
IS	ILEX VERT. "SOUTHERN GENTLEMAN"	SOUTHERN GENTLEMAN WINTER BERRY	1	36" HT	#3 CONT.	
PV	PANICUM VIRGATUM	SWITCH GRASS	12	CLUMP	#2 CONT.	
SC	SAMBUCUS CANADENSIS "JOHNS"	JOHN'S AMERICAN ELDERBERRY	1	36" HT	#3 CONT.	
AR	ACER RUBRUM	RED SUNSET MAPLE	3	2-1/2-3" CAL	B&B	
MS	MALUS "SENTINEL"	SENTINEL CRABAPPLE	2	2-2 1/2" CAL	B&B	
RG	RHUS AROMATICA "GRO-LOW"	GROLOW SUMA	27	18" SPR	#3 CONT.	
TE	TAXUS MEDIA "EVERLOW"	EVERLOW YEW	4	18" SPR	#3 CONT.	