

**VARNA TINY TIMBERS**  
NICK BELLASARIO & BUZZ DOLPH  
TOWN OF DRYDEN, NY

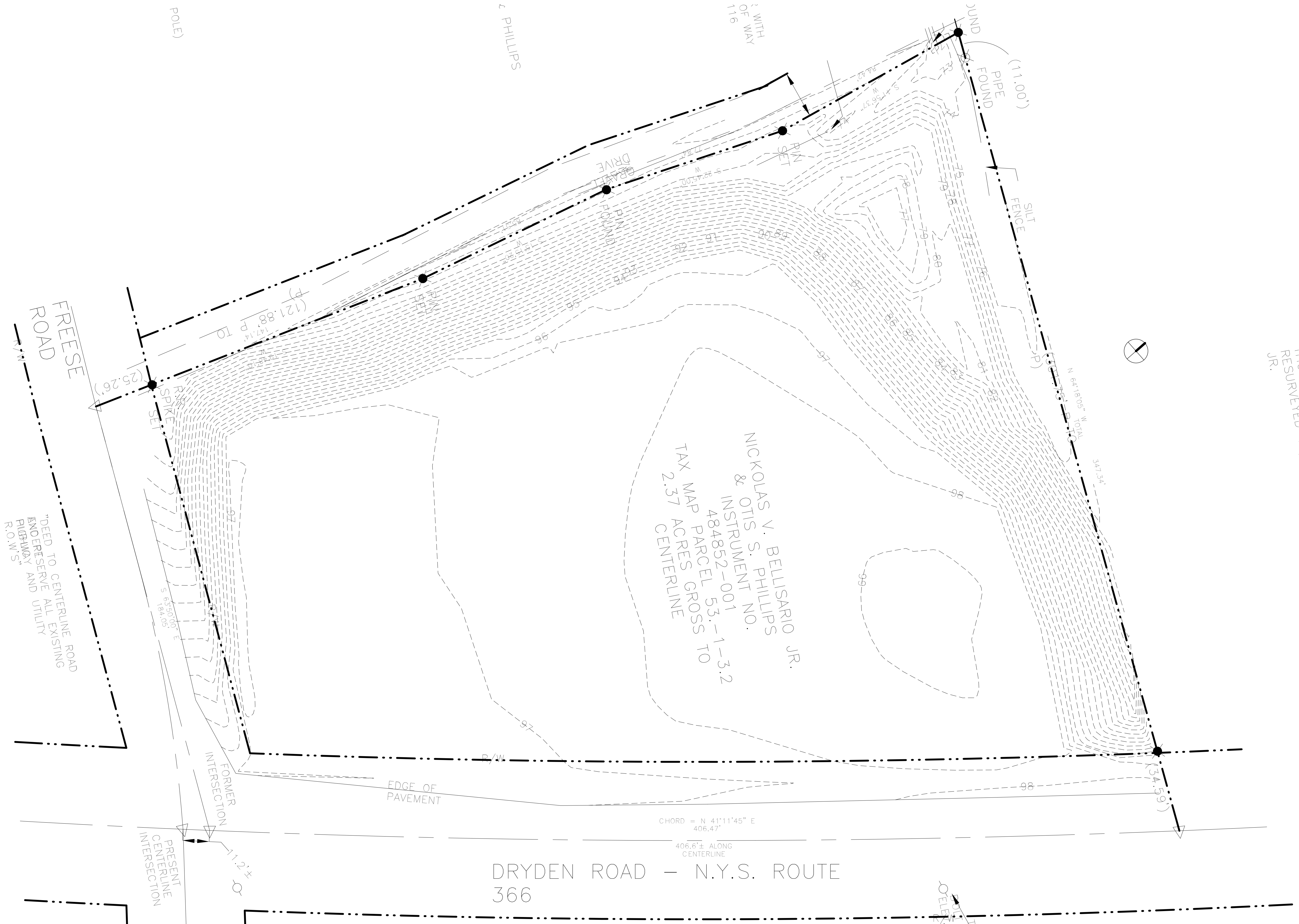
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

REVISIONS	
Δ	DESCRIPTION

Project # 2016006  
Date 8/23/2016  
SITE PLAN REVIEW

EXISTING SITE PLAN

**L100**  
1" = 20'-0"



**1** EXISTING SITE PLAN  
1" = 20'-0"

**VARNA TINY TIMBERS**  
PRELIMINARY  
NOT FOR CONSTRUCTION

NICK BELLASARIO & BUZZ DOLPH  
TOWN OF DRYDEN, NY

REVISIONS

Δ	DESCRIPTION	DATE
---	-------------	------

Project # 2016006

Date 8/23/2016

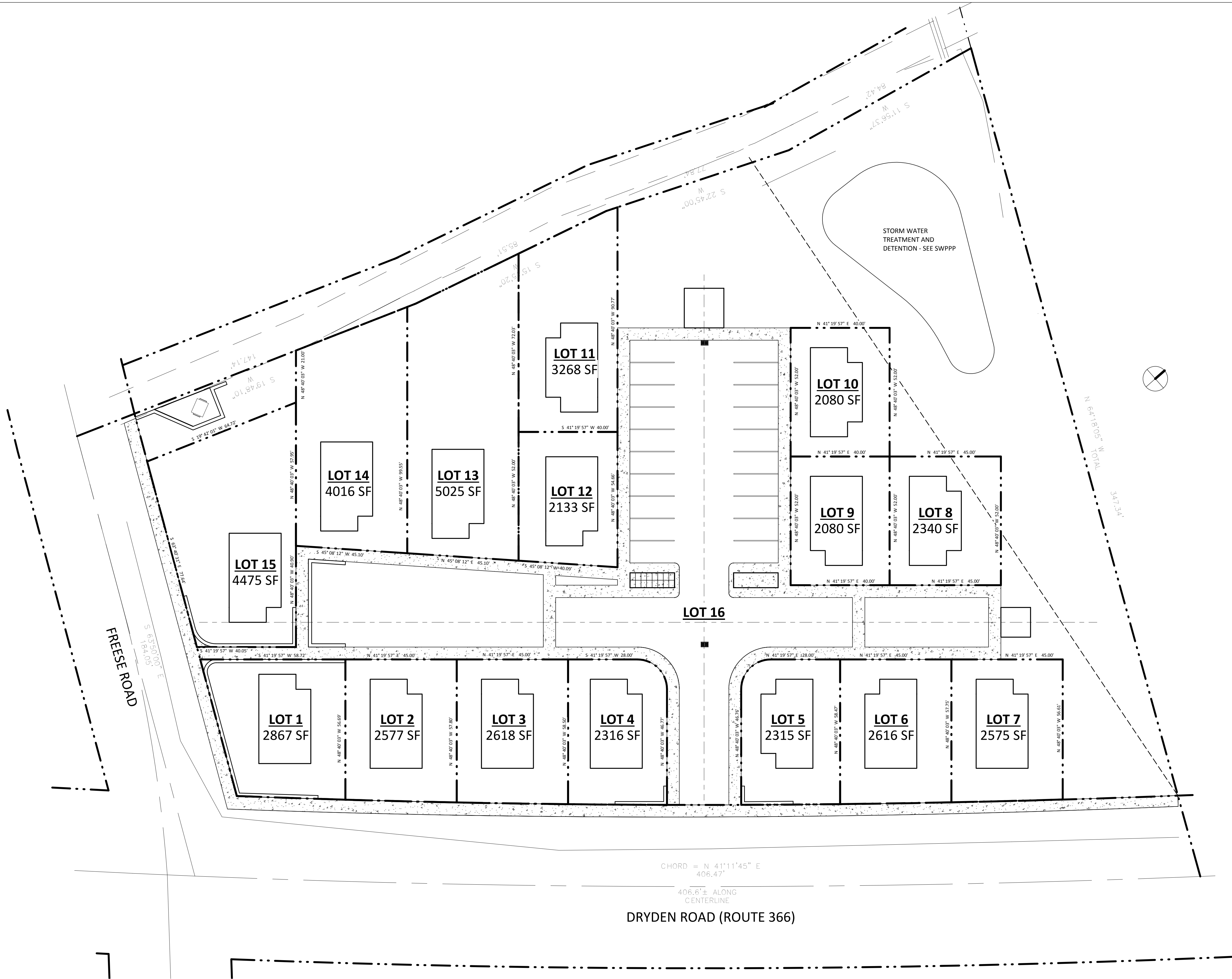
SITE PLAN REVIEW

PRELIMINARY PLAT

**L101**  
1" = 20'-0"

C:\Users\Noah\Documents\2016006 - Varna Tiny Timber\_noah@streamcolab.com.rvt

8/23/2016 9:51:04 AM



CHORD = N 41°11'45" E  
406.47'

406.6'± ALONG  
CENTERLINE

DRYDEN ROAD (ROUTE 366)

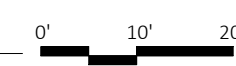
1 PLAT PLAN  
1" = 20'-0"

**GENERAL SHEET NOTES - SITE LAYOUT**

1. ALL DIMENSIONS ARE TO FACE OF CURB OR PAVEMENT UNLESS NOTED OTHERWISE.
2. APPROXIMATE MAXIMUM BUILDING PADS ARE SHOWN FOR REFERENCE ONLY. INDIVIDUAL HOME LOTS WILL VARY BUT FRONT SIDE AND REAR YARD SETBACKS WILL NOT BE LESS THAN WHAT IS SHOWN ON THIS PLAN.



1 LAYOUT PLAN  
1" = 20'-0"



**VARNA TINY TIMBERS**  
NICK BELLASARIO & BUZZ DOLPH  
TOWN OF DRYDEN, NY

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

REVISIONS	
Δ	DESCRIPTION DATE

Project # 2016006  
Date 8/23/2016  
SITE PLAN REVIEW

SITE LAYOUT PLAN

**L102**  
As indicated

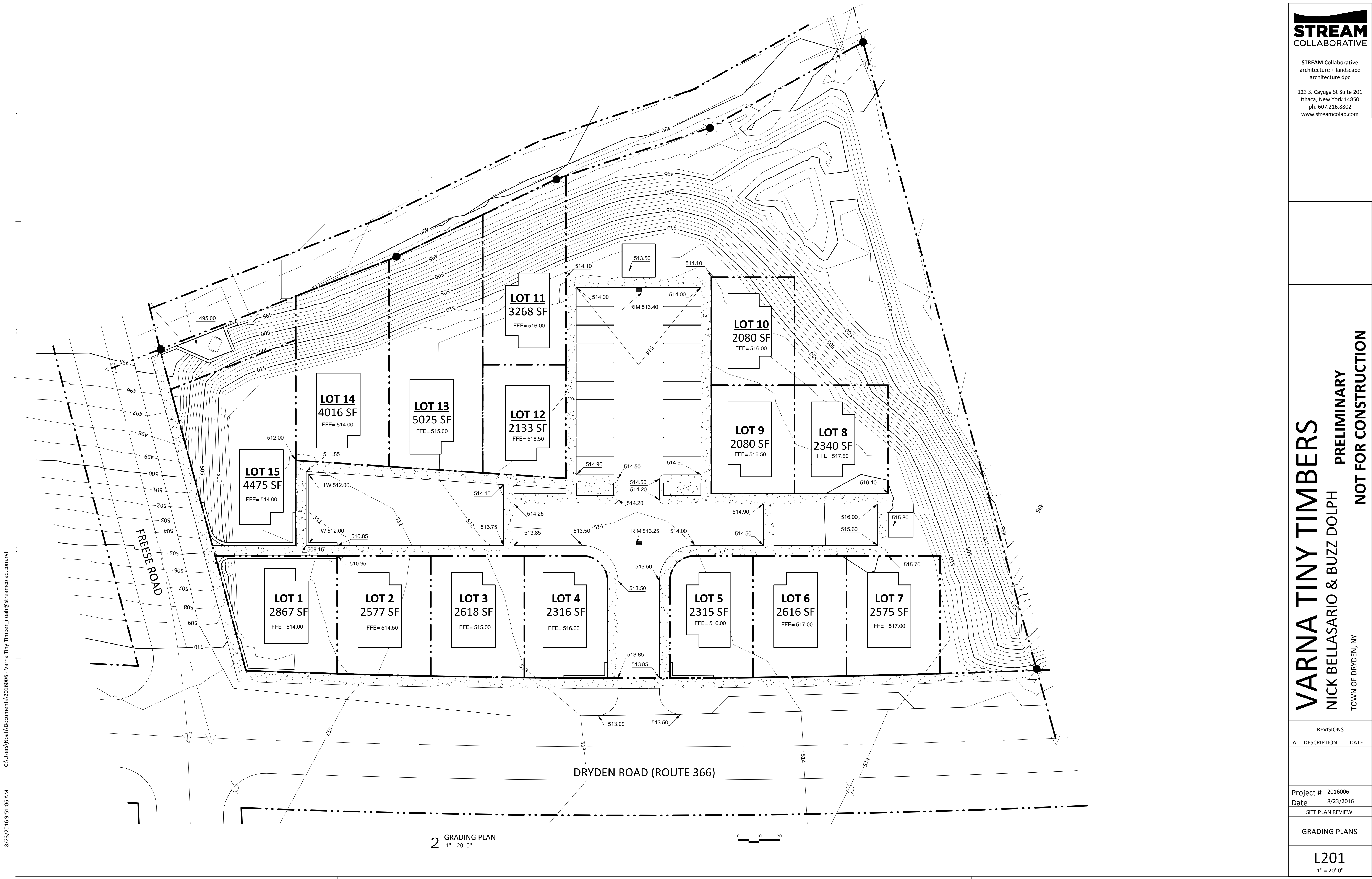
**VARNA TINY TIMBERS**  
NICK BELLASARIO & BUZZ DOLPH  
TOWN OF DRYDEN, NY  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

REVISIONS		
Δ	DESCRIPTION	DATE

Project # 2016006  
Date 8/23/2016  
SITE PLAN REVIEW

GRADING PLANS

**L201**  
1" = 20'-0"

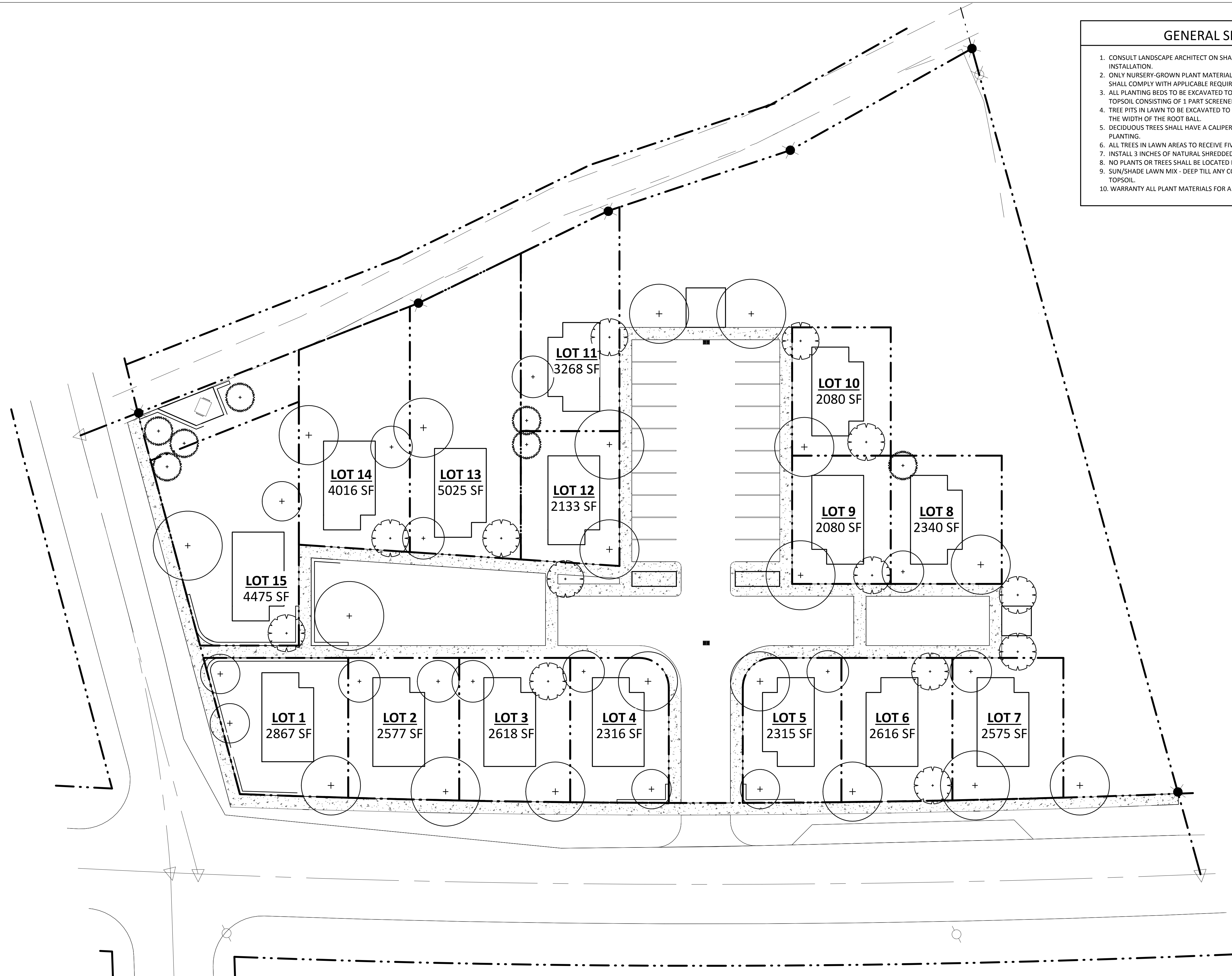


8/23/2016 9:51:06 AM C:\Users\Noah\Documents\2016006 - Varna Tiny Timber\_noah@streamcolab.com.rvt

**2 GRADING PLAN**  
1" = 20'-0"

**GENERAL SHEET NOTES - PLANTING**

1. CONSULT LANDSCAPE ARCHITECT ON SHAPE OF BED EDGE & PLACEMENT OF ALL PLANTS PRIOR TO INSTALLATION.
2. ONLY NURSERY-GROWN PLANT MATERIALS SHALL BE ACCEPTABLE. ALL TREES, SHRUBS AND GROUND COVERS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK.
3. ALL PLANTING BEDS TO BE EXCAVATED TO A MINIMUM DEPTH OF TWO FEET AND REPLACED WITH AMENDED TOPSOIL CONSISTING OF 1 PART SCREENED TOPSOIL, 1 PART COMPOST AND 1 PART SAND.
4. TREE PITS IN LAWN TO BE EXCAVATED TO DEPTH OF ROOT BALL PLUS SIX INCHES AND SHALL BE THREE TIMES THE WIDTH OF THE ROOT BALL.
5. DECIDUOUS TREES SHALL HAVE A CALIPER OF AT LEAST 2 1/2 INCHES AT BREAST HEIGHT (DBH) AT THE TIME OF PLANTING.
6. ALL TREES IN LAWN AREAS TO RECEIVE FIVE-FOOT DIAMETER MULCH RINGS.
7. INSTALL 3 INCHES OF NATURAL SHREDDED BARK MULCH IN ALL PLANTING BEDS.
8. NO PLANTS OR TREES SHALL BE LOCATED BENEATH BUILDING OVERHANGS.
9. SUN/SHADE LAWN MIX - DEEP TILL ANY COMPACTION DUE TO CONSTRUCTION AND INSTALL 4" OF AMENDED TOPSOIL.
10. WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF 1-YEAR BEYOND THE DATE OF SUBSTANTIAL COMPLETION.



**D1** PLANTING PLAN  
1" = 20'-0"

**VARNA TINY TIMBERS**  
PRELIMINARY  
NOT FOR CONSTRUCTION

NICK BELLASARIO & BUZZ DOLPH  
TOWN OF DRYDEN, NY

REVISIONS		
Δ	DESCRIPTION	DATE

Project # 2016006  
Date 8/23/2016

SITE PLAN REVIEW

PLANTING PLAN

**L301**  
As indicated