

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

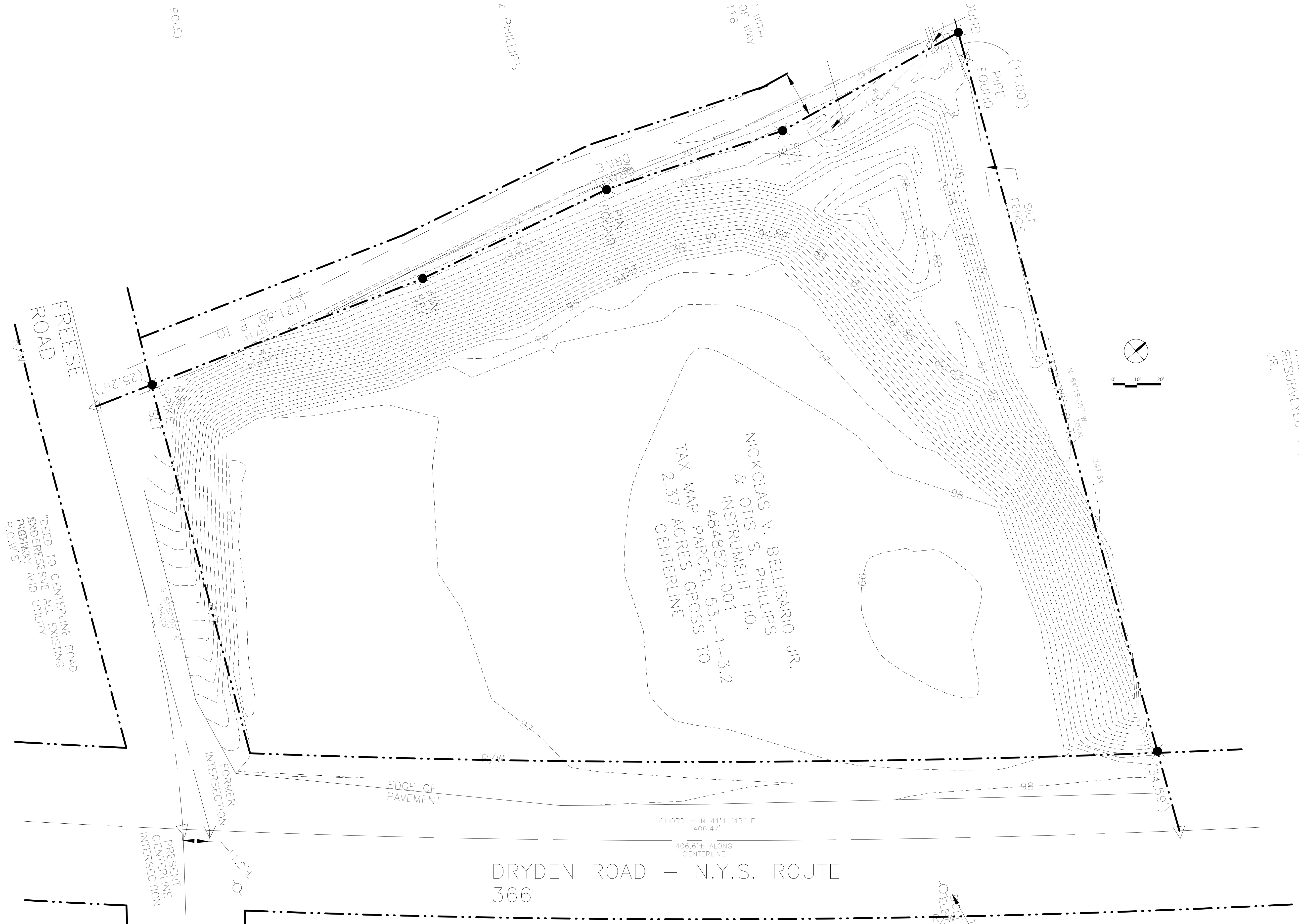
REVISIONS

Δ	DESCRIPTION	DATE

Project # 2016006
Date 9/25/2016
SITE PLAN REVIEW

EXISTING SITE PLAN

L100
1" = 20'-0"



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



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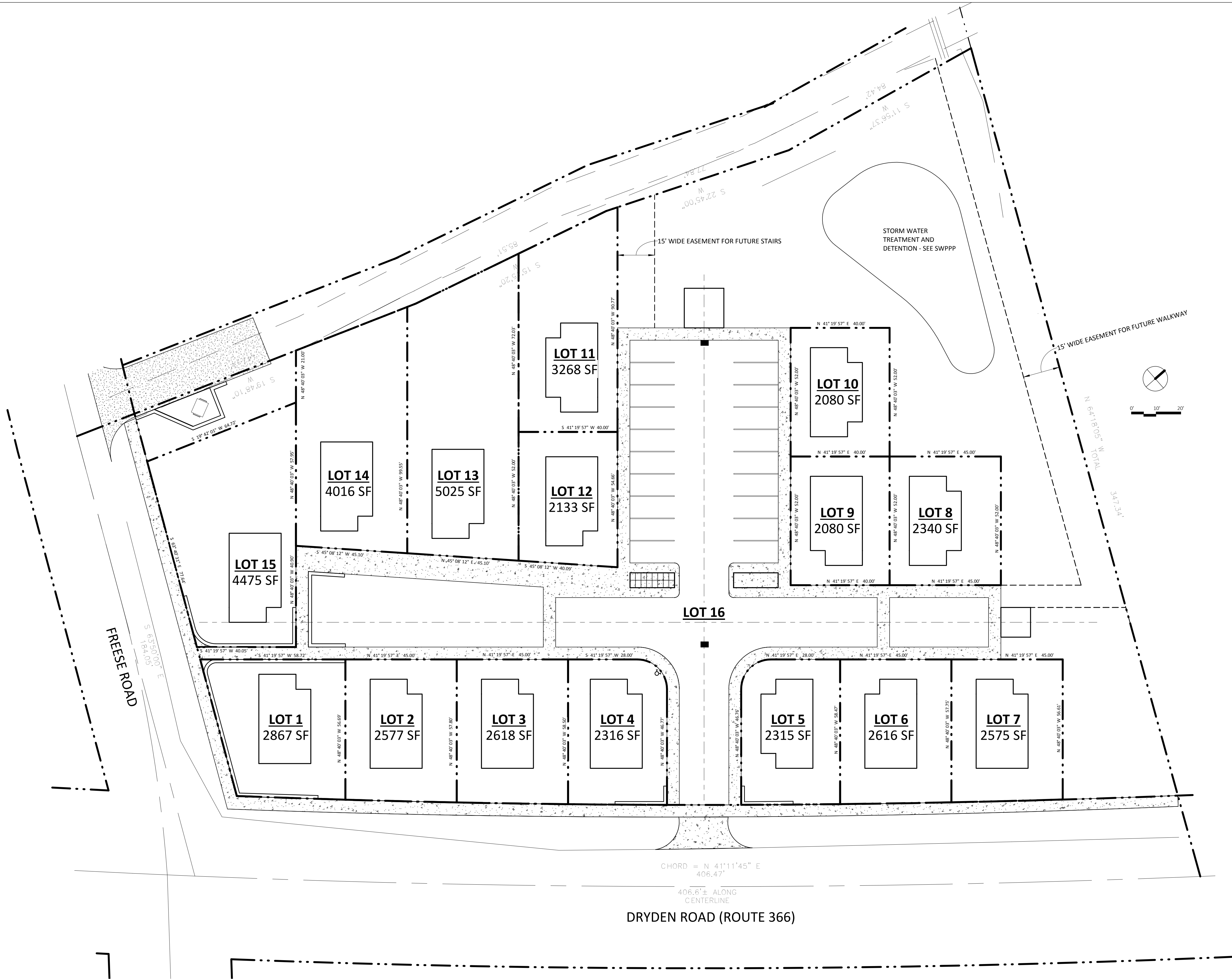
SITE PLAN REVIEW

FINAL PLAT

L101
1" = 20'-0"

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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"

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SITE LAYOUT PLAN

L102
As indicated

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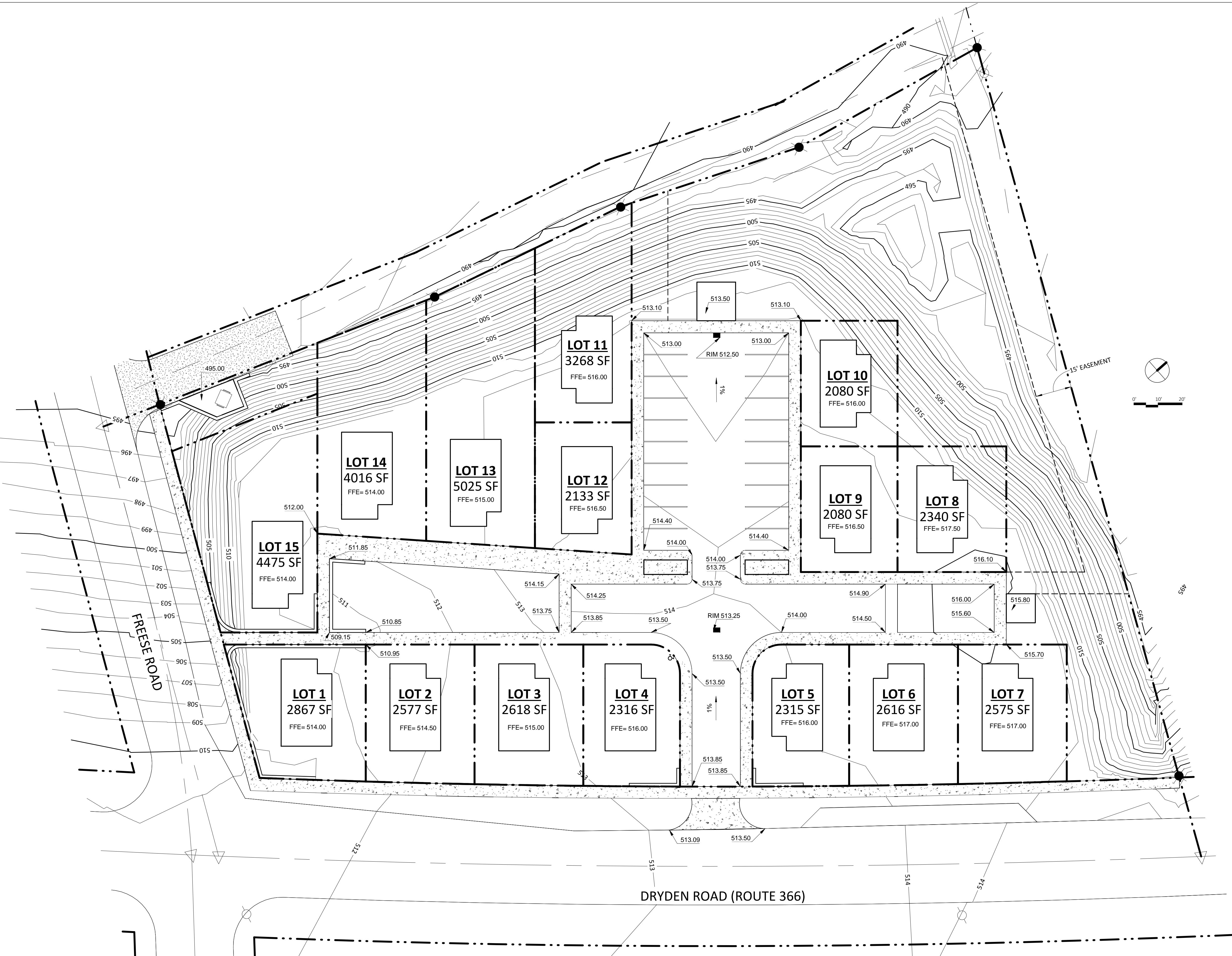
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GRADING PLANS

L201
1" = 20'-0"

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2 GRADING PLAN
1" = 20'-0"

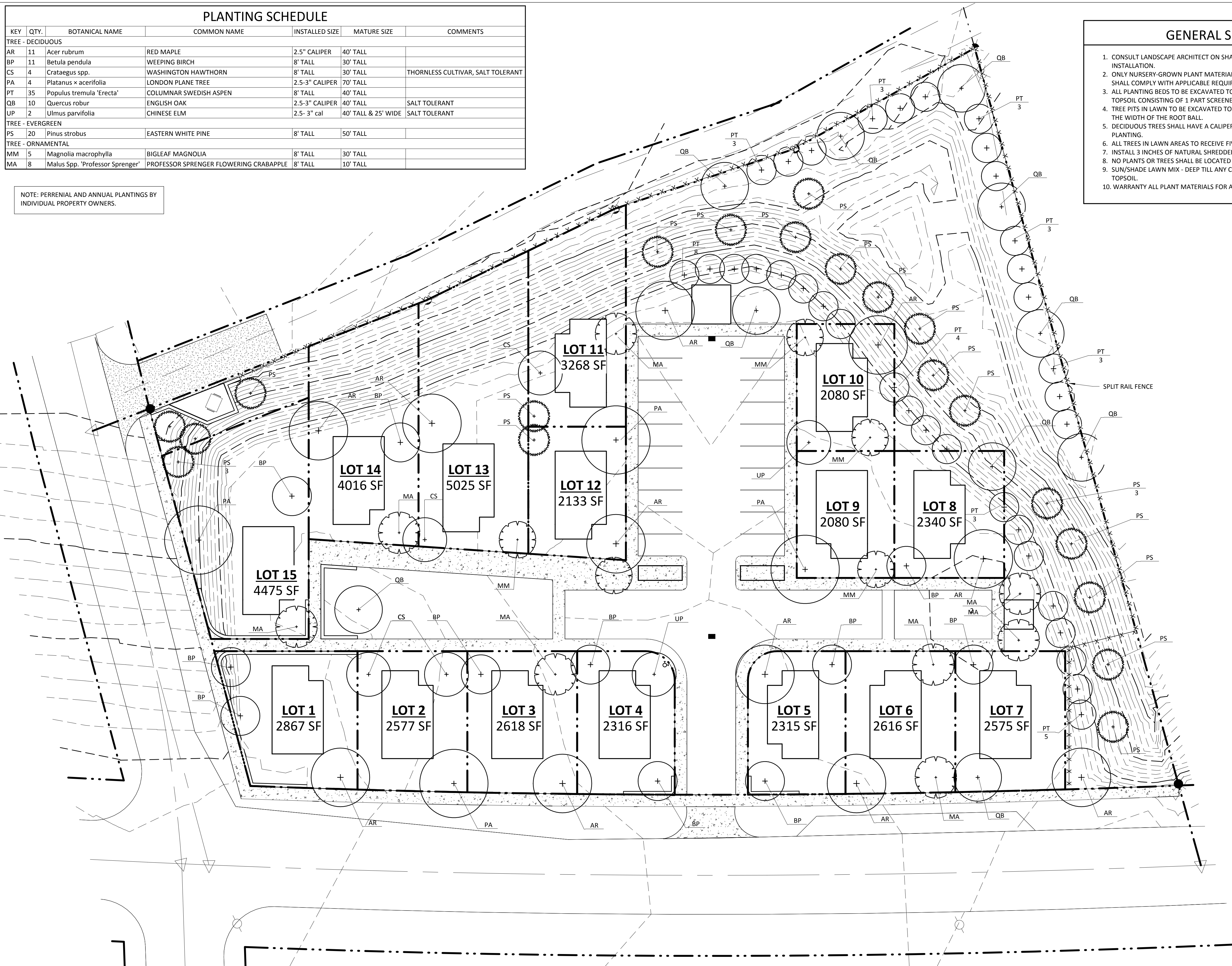
PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	MATURE SIZE	COMMENTS
TREE - DECIDUOUS						
AR	11	Acer rubrum	RED MAPLE	2.5" CALIPER	40' TALL	
BP	11	Betula pendula	WEeping BIRCH	8' TALL	30' TALL	
CS	4	Crataegus spp.	WASHINGTON HAWTHORN	8' TALL	30' TALL	THORNLESS CULTIVAR, SALT TOLERANT
PA	4	Platanus x acerifolia	LONDON PLANE TREE	2.5-3" CALIPER	70' TALL	
PT	35	Populus tremula 'Erecta'	COLUMNAR SWEDISH ASPEN	8' TALL	40' TALL	
QB	10	Quercus robur	ENGLISH OAK	2.5-3" CALIPER	40' TALL	SALT TOLERANT
UP	2	Ulmus parvifolia	CHINESE ELM	2.5-3" cal	40' TALL & 25' WIDE	SALT TOLERANT
TREE - EVERGREEN						
PS	20	Pinus strobus	EASTERN WHITE PINE	8' TALL	50' TALL	
TREE - ORNAMENTAL						
MM	5	Magnolia macrophylla	BIGLEAF MAGNOLIA	8' TALL	30' TALL	
MA	8	Malus Spp. 'Professor Sprenger'	PROFESSOR SPRENGER FLOWERING CRABAPPLE	8' TALL	10' TALL	

NOTE: PERENNIAL AND ANNUAL PLANTINGS BY INDIVIDUAL PROPERTY OWNERS.

GENERAL SHEET NOTES - PLANTING

- CONSULT LANDSCAPE ARCHITECT ON SHAPE OF BED EDGE & PLACEMENT OF ALL PLANTS PRIOR TO INSTALLATION.
- 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.
- 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.
- 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.
- DECIDUOUS TREES SHALL HAVE A CALIPER OF AT LEAST 2 1/2 INCHES AT BREAST HEIGHT (DBH) AT THE TIME OF PLANTING.
- ALL TREES IN LAWN AREAS TO RECEIVE FIVE-FOOT DIAMETER MULCH RINGS.
- INSTALL 3 INCHES OF NATURAL SHREDDED BARK MULCH IN ALL PLANTING BEDS.
- NO PLANTS OR TREES SHALL BE LOCATED BENEATH BUILDING OVERHANGS.
- SUN/SHADE LAWN MIX - DEEP TILL ANY COMPACTION DUE TO CONSTRUCTION AND INSTALL 4" OF AMENDED TOPSOIL.
- WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF 1-YEAR BEYOND THE DATE OF SUBSTANTIAL COMPLETION.



D1 PLANTING PLAN
1" = 20'-0"



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