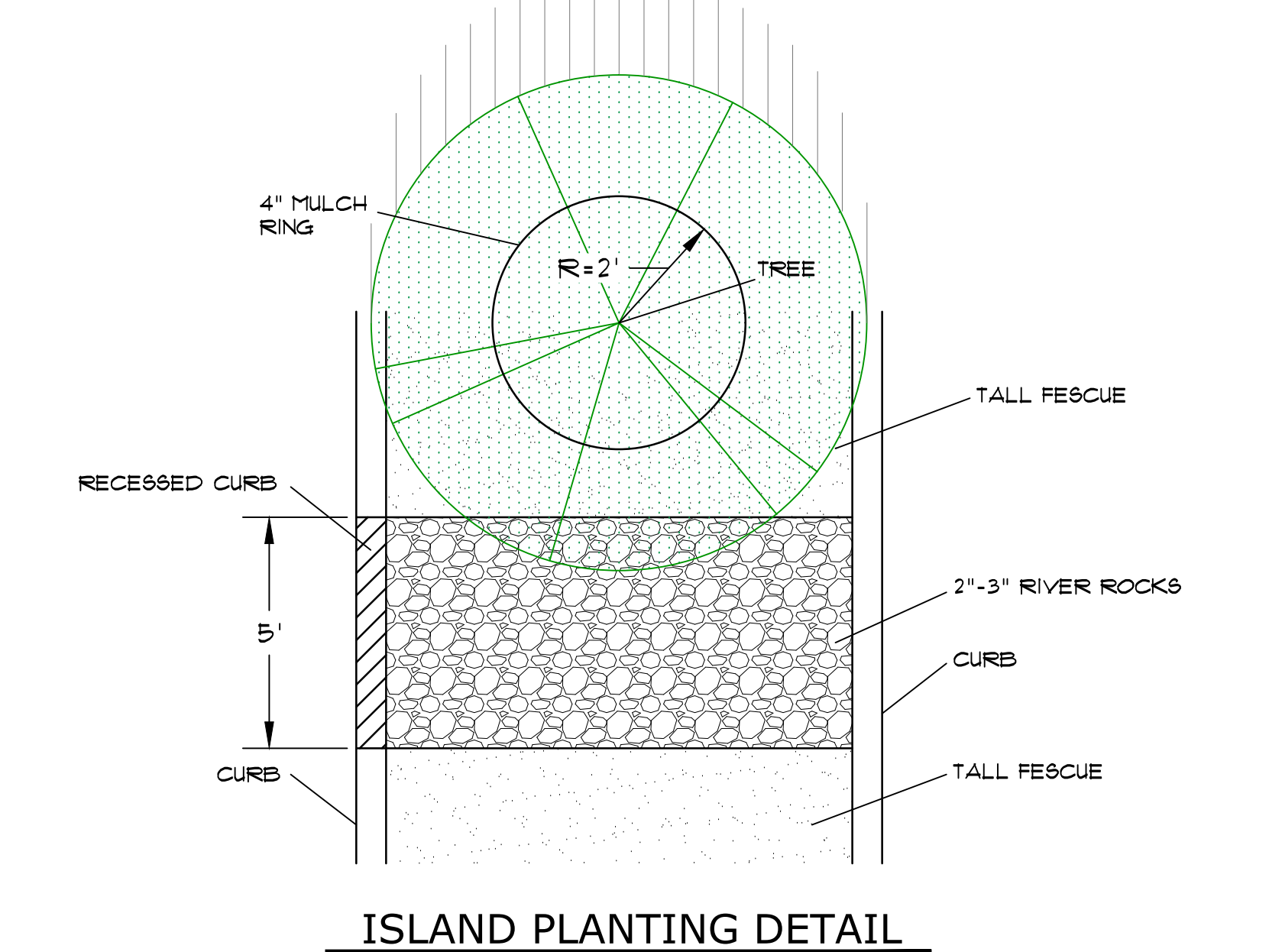


DECIDUOUS TREES EVERGREEN TREES SHRUBS
PLANTING & GUYING DETAIL
 NOT TO SCALE

PLANTS LIST									
SYMBOL	TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS		
[Tree Symbols]	DECIDUOUS TREES	Af	39	Acer Freemanii 'Sienna Glen'	Sienna Glen Maple	3"-3-1/2" c	B4B		
		Ao	17	Acer Rubrum 'October Glory'	October Glory Red Maple	3"-3-1/2" c	B4B		
		Cc	1	Cercis Canadensis	Eastern Redbud	2-1/2"-3" c	B4B		
		Ca	6	Cornus Alternifolia	Pagoda Dogwood	12"-14" hgt	B4B		
		Cf	10	Cornus Florida	Flowering Dogwood	2"-2-1/2" c	B4B		
		Ct	2	Crataegus Vidris 'Winter King'	Winter King Green Hawthorn	3"-3-1/2" c	B4B		
		Gt	36	Gleditsia Triacanthos	Thornless Honeylocust	3"-3-1/2" c	B4B		
		Lq	5	Liquidambar Styraciflua	Sweetgum	3"-3-1/2" c	B4B		
		Ov	16	Ostrya Virginiana	American Hophornbeam	3"-3-1/2" c	B4B		
		Pb	12	Betula Papyrifera	Paper Birch	2"-2-1/2" c	B4B		
		Fx	17	Prunus x Yedoensis	Yoshino Cherry	2-1/2"-3" c	B4B		
		Qp	25	Quercus Palustris	Pin Oak	3"-3-1/2" c	B4B		
Qr	9	Quercus Rubra	Red Oak	3"-3-1/2" c	B4B				
[Tree Symbols]	EVERGREEN TREES	Jv	9	Juniperus Virginiana	Eastern Red Cedar	7' - 8' hgt	B4B		
		Fg	8	Picea Glauca	White Spruce	7' - 8' hgt	B4B		
		To	6	Thuja Occidentalis 'Emerald'	Emerald Eastern Arborvitae	6' - 7' hgt	B4B		
		Ts	52	Thuja Standishii x Plicata 'Green Giant'	Green Giant Arborvitae	6' - 7' hgt	B4B		
		Bm	67	Buxus Microphylla Japonica 'Winter Gem'	Winter Gem Boxwood	30" - 34"	Container		
		Jc	157	Juniperus Chinensis 'Gold Coast'	Gold Coast Juniper	30" - 34"	Container		
		Jch	15	Juniperus Chinensis 'Hetzil'	Hetzil Juniper	30" - 34"	Container		
		Jh	18	Juniperus Horiz. 'Bar Harbor'	Bar Harbor Juniper	2 gal.	B4B		
		Vr	85	Viburnum Rhytidophyllum	Leather Leaf Viburnum	34" - 36"	B4B		
		Cs	7	Cornus Sericea	Red Twig Dogwood	24" - 30"	Container		
		Fi	29	Forsythia x Intermedia	Spring Glory Forsythia	34" - 36"	B4B		
		Mp	3	Myrica Pensylvanica	Northern Bayberry	8" - 12 hgt	5 gal.		
Rp	45	Rhododendron 'JFM'	JFM Rhododendron	30"-34"	B4B				
Sj	42	Spiraea Japonica	Little Princess Spiraea	24" - 30"	Container				
Sp	33	Syringa Patula 'Miss Kim'	Miss Kim Lilac	30" - 34"	Container				
Yp	18	Vaccinium Pallidum	Hillside Blueberry	24" - 30"	Container				
[Grass Symbols]	GRASSES	Hg	30	Hakonechloa Macra 'Aureola'	Golden Variegated Hakons	24" oc	2 gal.		
		Pa	152	Pennisetum Alopecuroides 'Hamel'	Dwarf Fountain Grass	24" oc	2 gal.		
		Ae	61	Aster Novae-Angliae	New England Aster	24" oc	1 gal.		
		Aj	12	Sedum Spectabile	Autumn Joy	24" oc	1 gal.		
		Cr	11	Heuchera Sanguinea	Coralbells	24" oc	1 gal.		
		Ep	18	Echinacea Purpurea	Purple Coneflower	24" oc	1 gal.		
		Gy	27	Achillea 'Coronation Gold'	Gold Yarrow	24" oc	1 gal.		
		Md	37	Monarda Didyma	Beebalm	24" oc	1 gal.		
		Nf	11	Nepta x Faassenii	Catmint	24" oc	1 gal.		
		Ru	41	Rudbeckia Fulgida	Black Eyed Susan	24" oc	1 gal.		
		[Shrub Symbols]	DECIDUOUS SHRUBS	Ac	41	Ampelaster Carolinianus	Climbing Aster		Container
				Bc	36	Bignonia Capreolata	Crossvine		Container
Hc	22			Hydrangea Anomala	Climbing Hydrangea		Container		
[Perennial Symbols]	PERENNIALS								



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<input type="checkbox"/> OTHER	N/A OF N/A		
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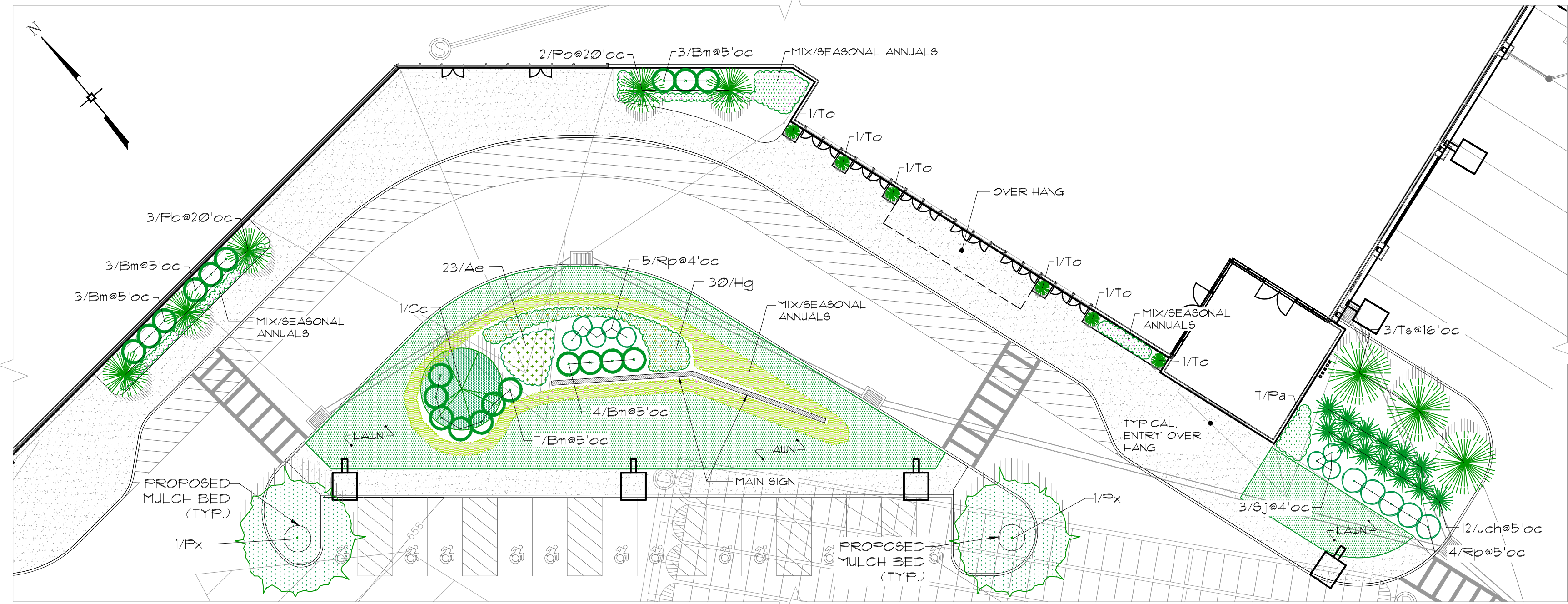
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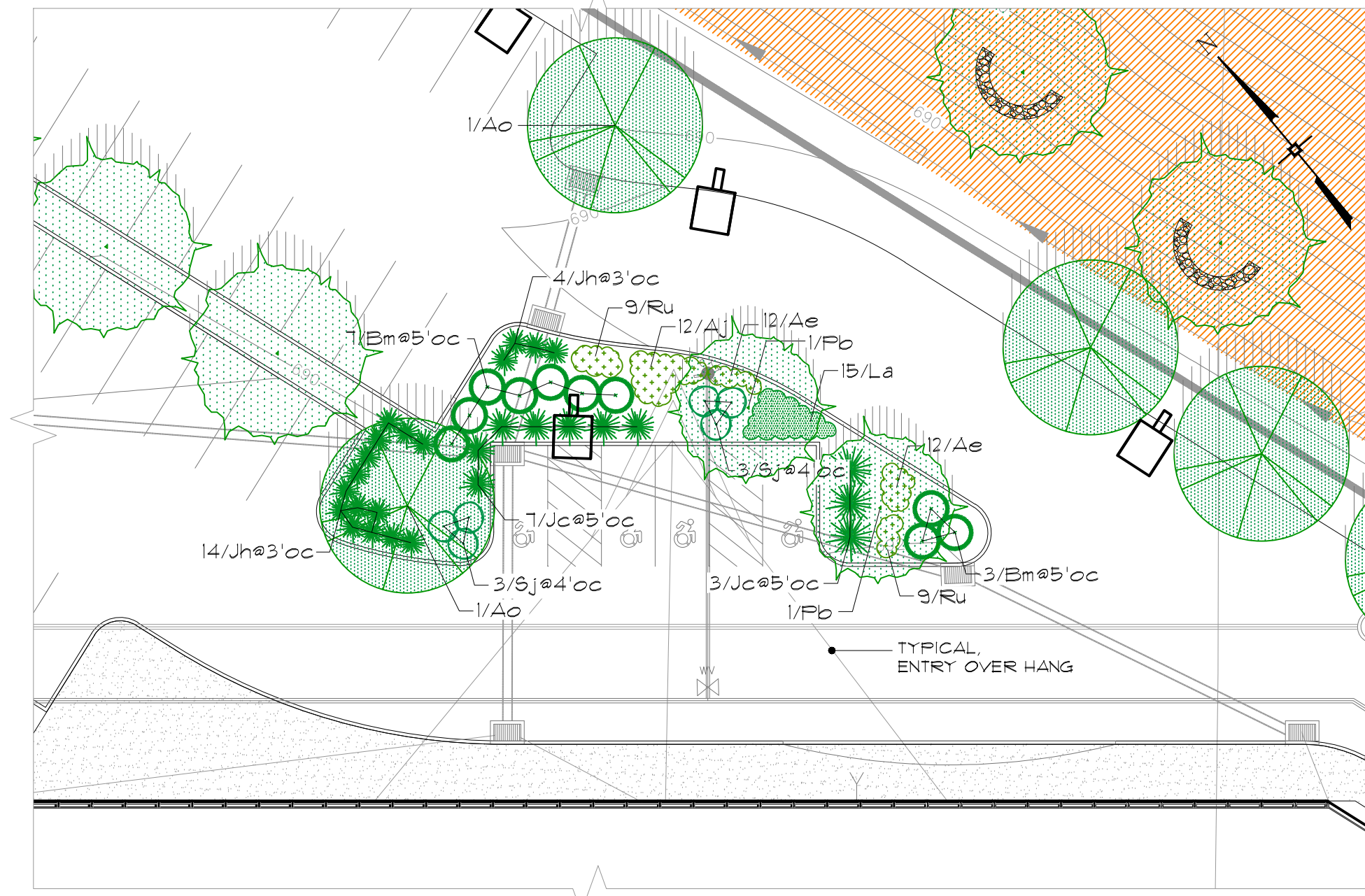
LANDSCAPE PLAN AND DETAILS

MONROE COMMONS
 COMMERCIAL SITE PLAN
 TOWN OF MONROE
 ORANGE COUNTY, NEW YORK

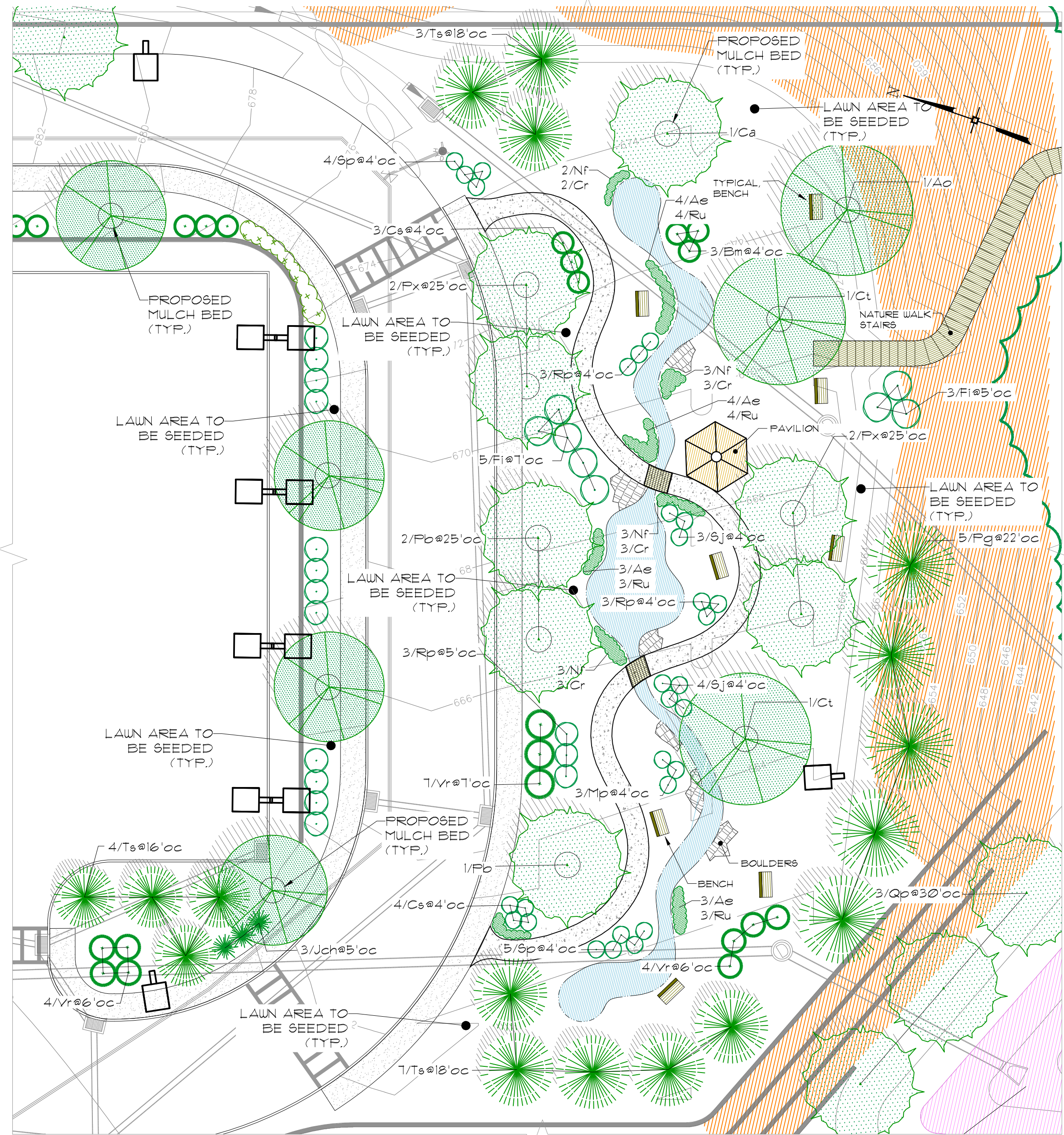
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 REVISION: TAX LOT: L-1



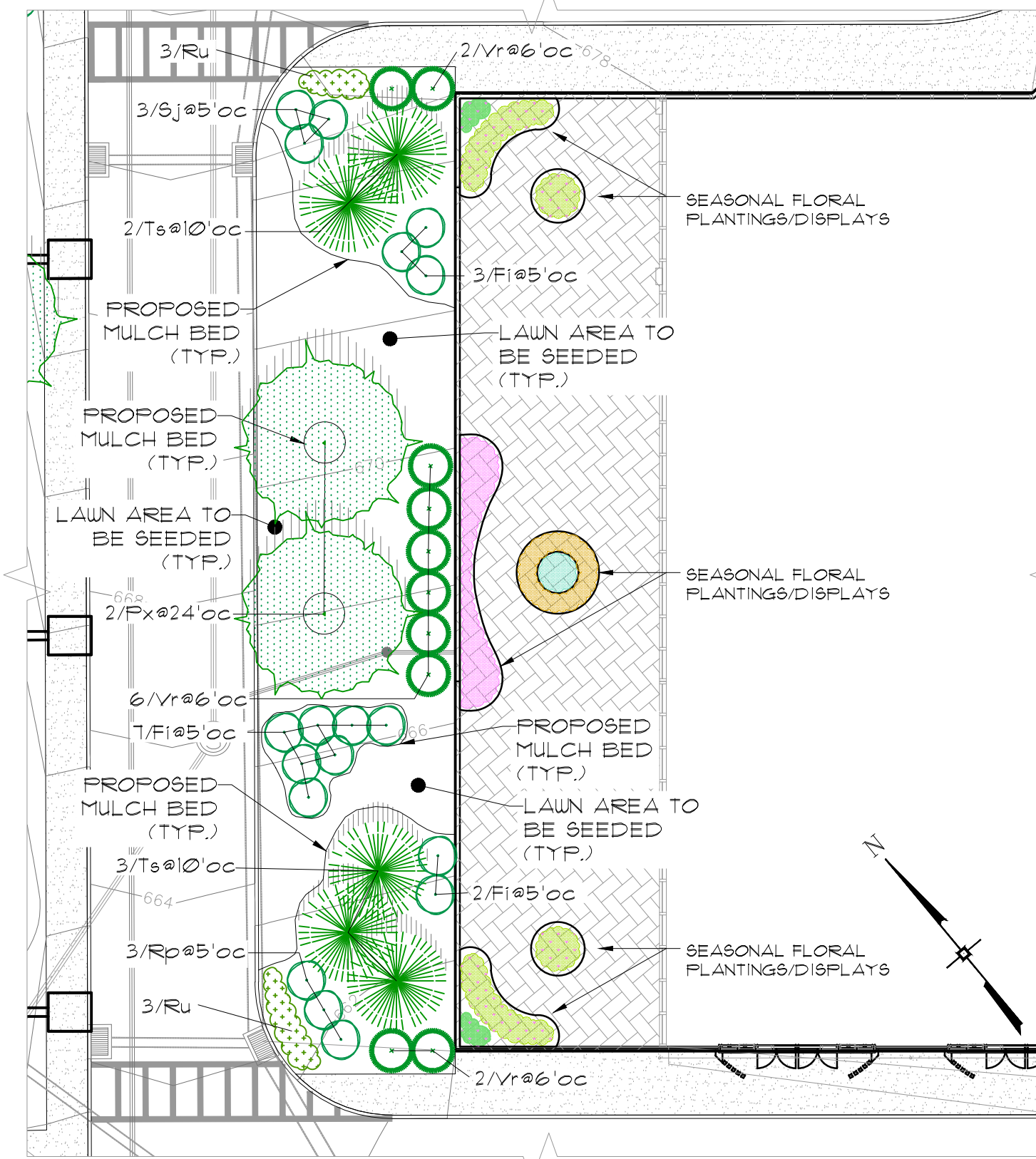
ENLARGED AREA #2
SCALE: 1"=20'-0"



ENLARGED AREA #4
SCALE: 1"=20'-0"



ENLARGED AREA #1
SCALE: 1"=20'-0"



ENLARGED AREA #3
SCALE: 1"=20'-0"

GENERAL PLANTING NOTES:

- PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE OF PROJECT PLANTING. DEAD, DYING, UNHEALTHY AND/OR PLANTS IN POOR CONDITION SHALL BE REPLACED IN THE SAME PLANTING SEASON THAT THE LANDSCAPE ARCHITECT HAS DEEMED THE PLANT UNACCEPTABLE. PLANTINGS THAT REQUIRE REPLACEMENT SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- EXISTING VEGETATION AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE TOPSOILED AND SEEDED UPON COMPLETION OF WORK.
- NEW PLANTING ROOT BALLS REMOVED FROM CANS SHALL BE SCARIFIED PRIOR TO BACKFILLING THE PLANT.
- ALL PLANTINGS SHOWN ON APPROVED SITE DEVELOPMENT PLAN OR SPECIAL PERMIT PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF CONSTRUCTION AND PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT GROWING SEASON.
- CONTRACTOR SHALL FAMILIARIZE HIM-HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND OBTAIN AS-BUILT INFORMATION. DRAWINGS WERE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES AND OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE IN WRITING PRIOR TO INITIATING OPERATIONS.
- TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTERS TO CENTER OF PLANTING (OC) ARE LISTED ON THE PLANT LIST.
- CONTRACTOR SHALL FIELD STAKE THE LOCATIONS OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- ALL TREES PLANTED IN LAWN AREA SHALL RECEIVE A 4' DIAMETER MULCH RING AT A DEPTH OF 4".
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER AND COMPLETE INSTRUCTIONS.

RETENTION/DETENTION FOND PLANTINGS:

- LOWEST ZONE/ AQUATICS AREA:**
POTAMOGETON PECTINATUS, CERATOPHYLLUM DEMERSUM, ELODEA CANADENSIS, VALLESNARIA AMERICANA, GLYCERIA PALLIDA, MYOSOTIS LAXA, LEERSIA ORYZOIDES, POLYGONUM AMPHIBIUM, NYMPHEA ODORATA, NUPHAR ADVENA,
1 LB PER 10,000 SF
 - DRAW DOWN ZONE/ EMERGENT AREA ***
NORTHEAST WETLAND NATIVE WILDFLOWER MIX
1 LB PER 10,000 SF
 - PERMANENT GRASS MIX**
 - STEEP SLOPE STABILIZATION MIX ****
1 LB PER 2,000 SF OR 22 LB PER ACRE
 - NORTHEAST WETLAND GRASS SEED MIX ***
1 LB PER 3,000 SF OR 15 LB PER ACRE
- * AS MANUFACTURED BY SOUTHERN TIER CONSULTING INC. WEST CLARKSVILLE, NEW YORK 14186
- ** AS MANUFACTURED BY PINELANDS NURSERY 4 SUPPLY 323 ISLAND ROAD COLUMBUS, NEW JERSEY 08022

PERMANENT SEEDING SCHEDULE

- TOPSOIL SHALL BE SPREAD TO A UNIFORM THICKNESS OF 4".
- TOPSOIL SURFACE SHALL BE FINELY GRADED AND LOOSEND BY MECHANICAL RAKES TO ENSURE SEED ACCEPTANCE AND SEED TO SOIL CONTACT.
- FERTILIZER SHALL BE APPLIED AT 6 LBS. OF 5-10-10 COMMERCIAL FERTILIZER/1000 SQ. FT.
- SEEDING SHALL BE INSTALLED AT 5 LBS./1000 SQ. FT. OF:
 - 60% KENTUCKY BLUE GRASS
 - 20% CHEWINGS FESCUE
 - 20% PERENNIAL RYE

PLANTING SCHEDULE

TREES & SHRUBS	SPRING PLANTING	FALL PLANTING
EVERGREEN	APRIL 1 - JUNE 30	SEPT. 1 - OCT. 15
DECIDUOUS	MARCH 1 - JUNE 30	OCT. 1 - DEC. 1



No.	DATE	DESCRIPTION
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4	03/28/24	CHA COMMENTS

TREE RESTITUTION NOTE:

- TREE RESTITUTION WILL BE PERFORMED IN ACCORDANCE WITH THE LATEST TREE PRESERVATION OF THE TOWN OF MONROE AT THE TIME OF FINAL APPROVAL.

SOIL NOTE:

- ALL PLANTING BEDS WILL RECEIVE 30" OF BONY TOPSOIL MIXED WITH ORGANIC CONTENT, MINIMALLY COMPACTED AND WILL BE TOPPED WITH 8" OF CLEAN SCREENED TOPSOIL. THE BONY TOPSOIL LAYER IN PLANTING ISLANDS SHALL BE BELIED UP A LITTLE TO MITIGATE CONCERNS OF SOIL SETTLEMENT AND ANY DETRIMENTAL EFFECTS SETTLEMENT WOULD HAVE ON AESTHETICS AND PLANT HEALTH.

INVASIVE SPECIES MONITORING NOTE:

- THE PROJECT SPONSOR IS PROPOSING TO IMPLEMENT AN INVASIVE SPECIES MONITORING PROGRAM FOR FIVE YEARS POST-CONSTRUCTION. THE MONITORING WILL OCCUR DURING MAY/JUNE, ALONG THE ENTIRE PROJECT WOOD LINE (DISTURBANCE LIMIT) AND WOULD GO INTO THE EXISTING WOODED AREA FOR 30'. THE PROJECT BIOLOGIST WILL PREPARE AN ANNUAL REPORT AND WILL SUBMIT COPIES TO THE OWNER AND THE TOWN OF MONROE BUILDING DEPARTMENT WHICH WILL INCLUDE THEIR FINDINGS, ANY REMEDIATION MEASURES REQUIRED, A TIME FRAME TO IMPLEMENT ANY REMEDIATION MEASURES, AND WHO WILL BE PERFORMING THE REMEDIATION.

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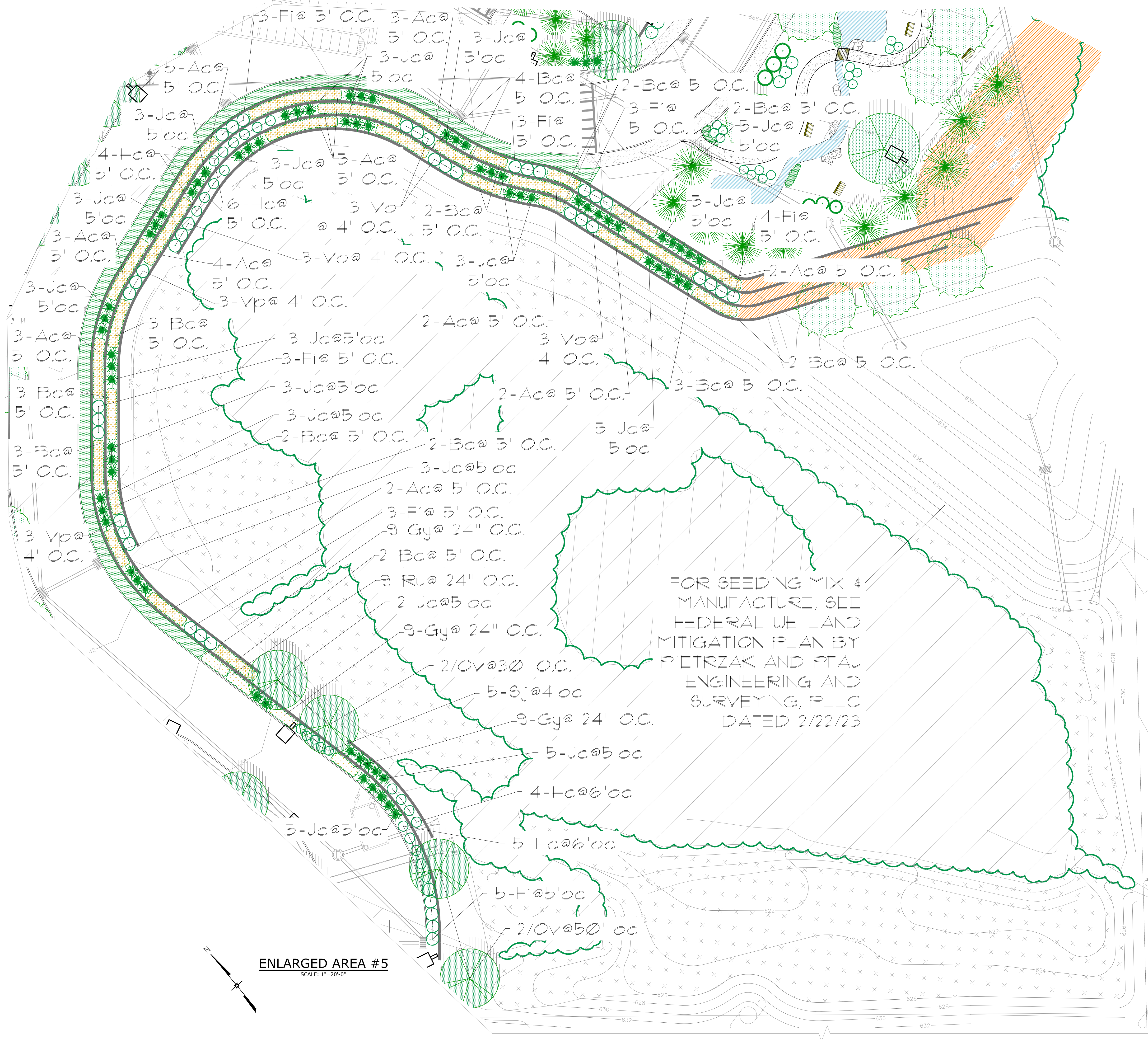
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ENLARGED LANDSCAPE AREA PLANS
MONROE COMMONS
COMMERCIAL SITE PLAN
TOWN OF MONROE
ORANGE COUNTY, NEW YORK

JOB #:	2055.01	DRAWN BY:	KC
DATE:	01/25/2023	SCALE:	1" = 20'
REVISION:		TAX LOT:	L-2

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- TREE REPLACEMENT:**
- EXISTING DECIDUOUS TREES TO BE REMOVED 1366
 - PROPOSED DECIDUOUS TREES TO BE PLANTED 1981
 - PROPOSED EVERGREEN TREES TO BE PLANTED 75
 - PROPOSED SHRUBS TO BE PLANTED 519
 - PROPOSED WETLAND MITIGATION TREES 220
 - PROPOSED WETLAND MITIGATION SHRUBS 180
- * TREES GREATER THAN 25' CAL.

FOR SEEDING MIX & MANUFACTURE, SEE FEDERAL WETLAND MITIGATION PLAN BY PIETRZAK AND PFAU ENGINEERING AND SURVEYING, PLLC DATED 2/22/23

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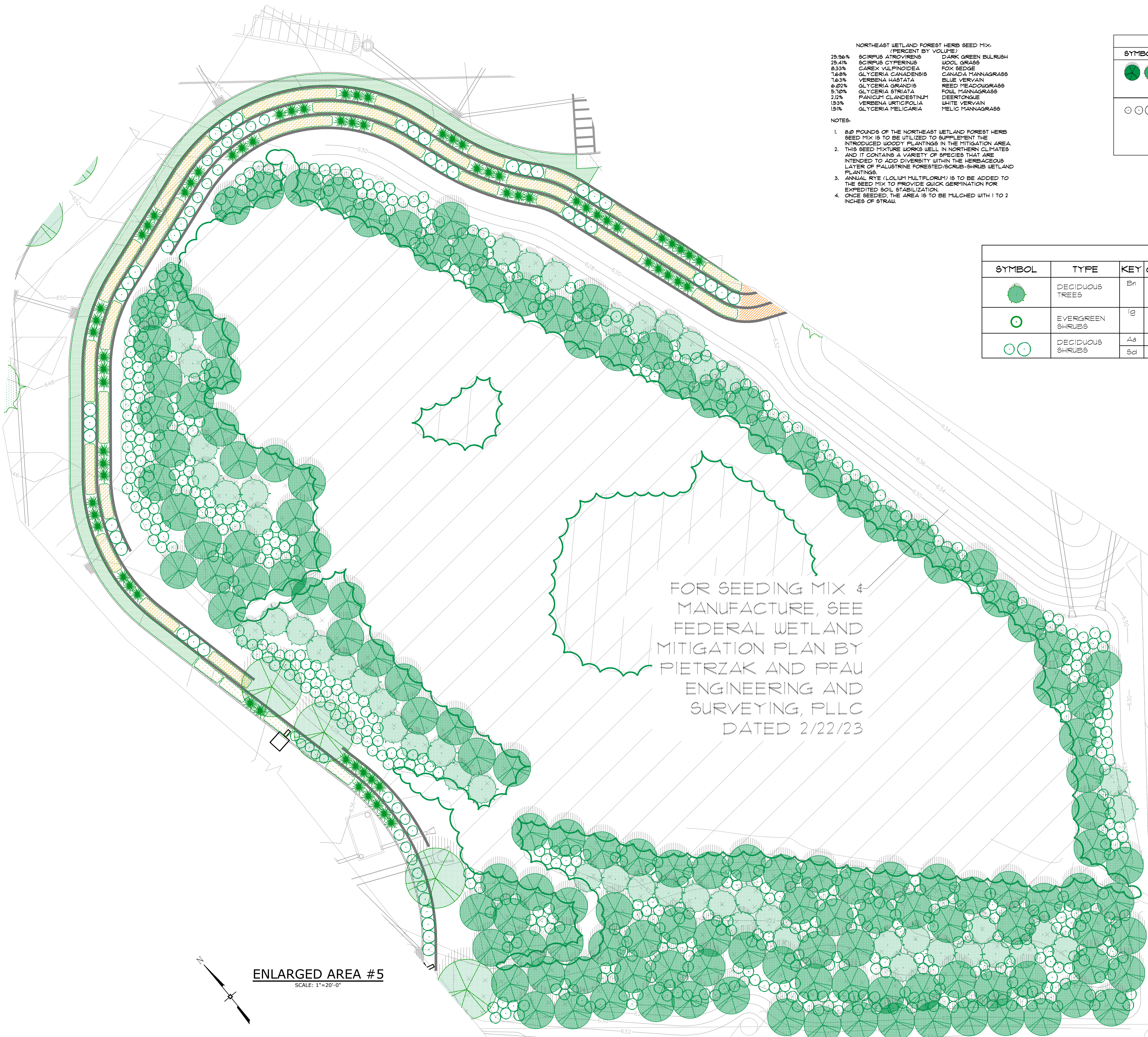
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ENLARGED LANDSCAPE AREA PLAN

MONROE COMMONS
COMMERCIAL SITE PLAN
TOWN OF MONROE
ORANGE COUNTY, NEW YORK

JOB #: 2055.01 DRAWN BY: KC
DATE: 01/25/2023 SCALE: 1" = 20'
REVISION: TAX LOT: **L-3**

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FOR SEEDING MIX & MANUFACTURE, SEE FEDERAL WETLAND MITIGATION PLAN BY PIETRZAK AND PFAU ENGINEERING AND SURVEYING, PLLC DATED 2/22/23

- NORTHEAST WETLAND FOREST HERB SEED MIX: (PERCENT BY VOLUME)
- | | | |
|--------|---------------------|--------------------|
| 29.96% | SCIRPUS ATROVIRENS | DARK GREEN BULRUSH |
| 25.41% | SCIRPUS CYPERINUS | WOOL GRASS |
| 8.33% | CAREX VILPINOIDEA | FOX SEDGE |
| 7.69% | GLYCERIA CANADENSIS | CANADA MANNAGRASS |
| 7.63% | VERBENA HASTATA | BLUE VERVAIN |
| 6.07% | GLYCERIA GRANDIS | REED MEADOWGRASS |
| 5.70% | GLYCERIA STRIATA | FOUL MANNAGRASS |
| 2.12% | PANICUM CLAUDIINUM | DEERTONGUE |
| 15.3% | VERBENA URTICIFOLIA | WHITE VERVAIN |
| 15% | GLYCERIA MELICARIA | MELIC MANNAGRASS |
- NOTES:
- 0.80 POUNDS OF THE NORTHEAST WETLAND FOREST HERB SEED MIX IS TO BE UTILIZED TO SUPPLEMENT THE INTRODUCED WOODY PLANTINGS IN THE MITIGATION AREA.
 - THIS SEED MIXTURE WORKS WELL IN NORTHERN CLIMATES AND IT CONTAINS A VARIETY OF SPECIES THAT ARE INTENDED TO ADD DIVERSITY WITHIN THE HERBACEOUS LAYER OF PALUSTRINE FORESTED/SCRUB-SHRUB WETLAND PLANTINGS.
 - ANNUAL RYE (LOLIUM MULTIFLORUM) IS TO BE ADDED TO THE SEED MIX TO PROVIDE QUICK GERMINATION FOR EXPEDITED SOIL STABILIZATION.
 - ONCE SEEDED THE AREA IS TO BE MULCHED WITH 1 TO 2 INCHES OF STRAW.

SYMBOL	TYPE	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
●	DECIDUOUS TREES	50	Acer Rubrum	Red Maple	6' - 7'	CONTAINER
		50	Acer Saccharinum	Silver Maple	6' - 7'	CONTAINER
		50	Betula Populifolia	Gray Birch	6' - 7'	CONTAINER
		50	Quercus Bicolor	Swamp White Oak	6' - 7'	CONTAINER
○	DECIDUOUS SHRUBS	130	Alnus Rugosa	Speckled Alder	18" - 24"	CONTAINER
		130	Cornus Amomum	Silky Dogwood	18" - 24"	CONTAINER
		130	Cornus Racemosa	Gray Dogwood	18" - 24"	CONTAINER
		130	Cornus Stolonifera	Red Osier Dogwood	18" - 24"	CONTAINER
		130	Salix Discolor	Fussy Willow	18" - 24"	CONTAINER
		130	Viburnum Recognitum	Arrowwood	18" - 24"	CONTAINER

- NOTES:
- A CUMULATIVE TOTAL OF 100 SHRUBS AND 200 TREES ARE TO BE INTRODUCED WITHIN THE WETLAND MITIGATION AREA.
 - THE SPECIES OF TREES AND SHRUBS SELECTED FOR INTRODUCTION WITHIN THE MITIGATION AREAS WERE CHOSEN BASED ON THEIR ABILITY TO PROVIDE WILDLIFE WITH FOOD AND COVER, THEIR SITE ADAPTABILITY, THEIR ABILITY TO PROVIDE ENHANCEMENT, AND TO DIVERSITY TO THE CONSTRUCTED WETLAND AND NATURAL WETLAND COMMUNITIES.
 - TREES ARE TO BE INSTALLED WITH TREE PROTECTION TUBES TO PROTECT AGAINST DEER BROWSING & RUBBING.

SYMBOL	TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
●	DECIDUOUS TREES	Bn	6	Betula Nigra	River Birch	14'-16' Ht.	B4B
○	EVERGREEN SHRUBS	Ig	16	Ilex Gabra	Inkberry Holly	34" - 36"	B4B
○	DECIDUOUS SHRUBS	Aa	9	Amelanchier Canadensis	Shadow Serviceberry	30"-34"	B4B
		Sd	5	Cornus Amomum	Silky Dogwood	30" - 34"	B4B

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STEVEN T. ESPOSITO
NEW YORK LICENSE #001169

10-21-23

0 5 10 20 50
1 inch = 20 ft.

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- Wait The Required Time
- Confirm Utility Response
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2	01/11/24	DEIS COMMENTS
3	02/13/24	KALA COMMENTS
4	03/28/24	CHA COMMENTS

ENLARGED AREA #5
SCALE: 1"=20'-0"

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DATE:	01/25/2023	SCALE:	1" = 20'
REVISION:		TAX LOT:	

L-4

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