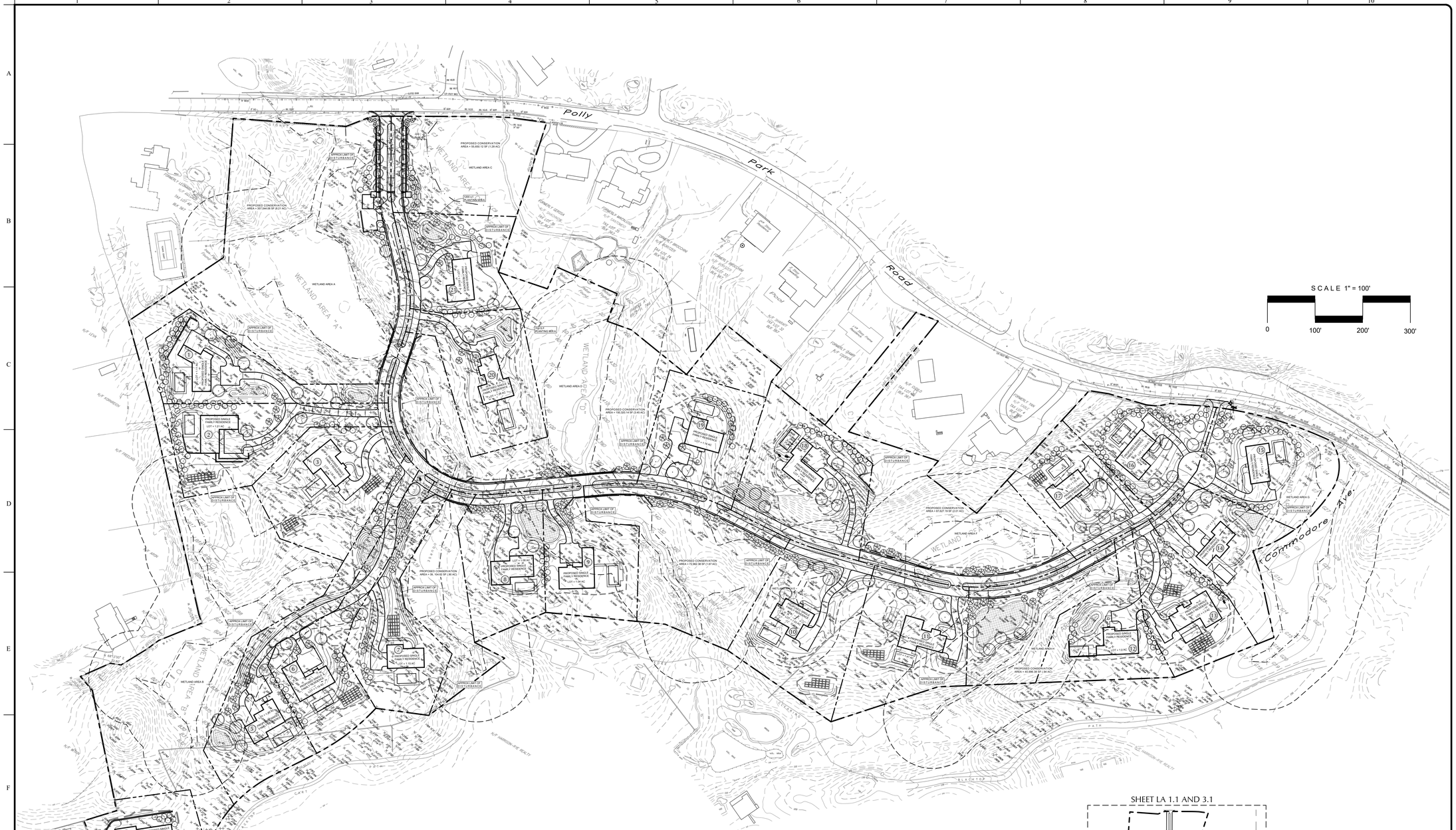

Polly Park Road
Commodore Ave.
SCALE 1" = 100'
0
100'
200'
300'
WETLAND AREA "A"
WETLAND AREA "B"
WETLAND AREA "C"
WETLAND AREA "D"
WETLAND AREA "E"
WETLAND AREA "F"
WETLAND AREA "G"
WETLAND AREA "H"
WETLAND AREA "I"
APPROX LIMIT OF DISTURBANCE
PROPOSED CONSERVATION AREA = 55,850.12 SF (1.28 AC)
PROPOSED CONSERVATION AREA = 357,344.06 SF (8.21 AC)
PROPOSED CONSERVATION AREA = 192,320.14 SF (3.40 AC)
PROPOSED CONSERVATION AREA = 87,637.78 SF (2.01 AC)
PROPOSED CONSERVATION AREA = 72,962.38 SF (1.67 AC)
PROPOSED CONSERVATION AREA = 41,006.28 SF (.94 AC)
PROPOSED CONSERVATION AREA = 39,, 104.62 SF (.90 AC)
PROPOSED SINGLE FAMILY RESIDENCE
LOT = 1.21 AC
LOT = 1.16 AC
LOT = 1.14 AC
LOT = 1.13 AC
LOT = 1.12 AC
LOT = 1.11 AC
LOT = 1.10 AC
LOT = 1.09 AC
LOT = 1.08 AC
LOT = 1.07 AC
LOT = 1.06 AC
LOT = 1.05 AC
LOT = 1.04 AC
LOT = 1.03 AC
LOT = 1.02 AC
LOT = 1.01 AC
PROPOSED CONDOMINIUM RESIDENCE
PROPOSED CONDOMINIUM RESIDENCE
PROPOSED CONDOMINIUM RESIDENCE

SEED MIX A

* NEW ENGLAND EROSION CONTROL/RESTORATION MIX (for Detention Basins and Moist Sites) - Supplied by New England Wetland Plants, Inc, 820 West St. Amherst, MA, 01002. Phone (413)548-8000. Apply at 1250 sq. feet per lb. as shown on plan. Seed mix includes Switchgrass, Creeping Red Fescue, Virginia Wild Rye, Fox Sedge, Creeping Bentgrass, Silky Wild Rye, Nodding Bur-Marigold, Soft Rush, Grass-leaved Goldenrod, Sensitive Fern, Joe-Pye Weed, Boneset, Flat-top Aster, New York Aster, Blue Vervain.

* Application rates and methods may vary depending on seeding season. Summer and fall seeding can be successful with a light mulching of weed-free straw to conserve moisture. Late fall and winter dormant seeding require a slight increase in the seeding rate. Use of an Erosion Control Fabric such as SC2 (70% straw,30% coconut), or approved equal, shall be required for slopes steeper than 1 on 3 to promote stabilization of slopes. Please consult Landscape Architect before completion of final grading for seeding application.

SEED MIX B

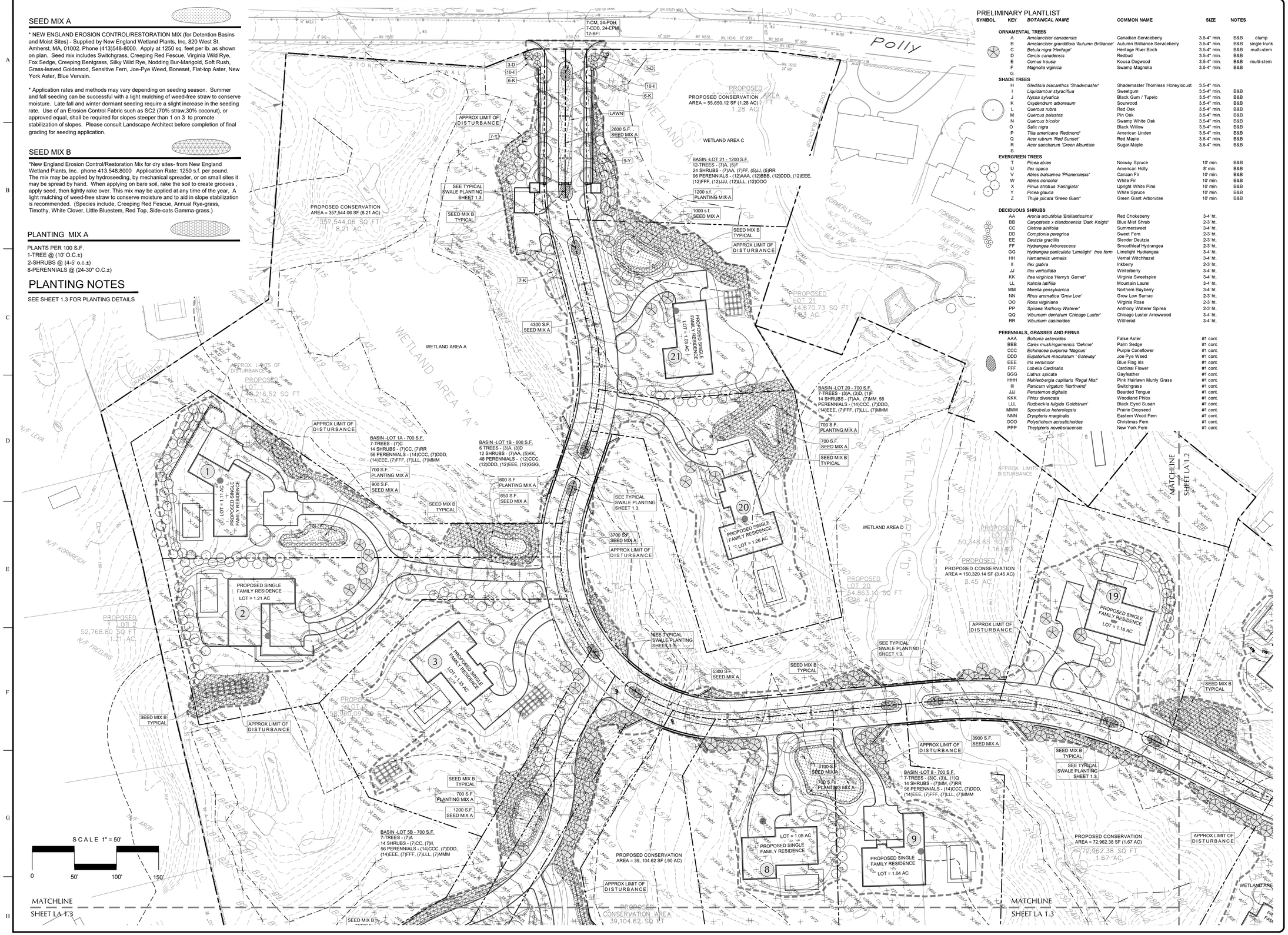
*New England Erosion Control/Restoration Mix for dry sites- from New England Wetland Plants, Inc. phone 413.548.8000 Application Rate: 1250 s.f. per pound. The mix may be applied by hydroseeding, by mechanical spreader, or on small sites it may be spread by hand. When applying on bare soil, rake the soil to create grooves , apply seed, then lightly rake over. This mix may be applied at any time of the year, A light mulching of weed-free straw to conserve moisture and to aid in slope stabilization is recommended. (Species include, Creeping Red Fescue, Annual Rye-grass, Timothy, White Clover, Little Bluestem, Red Top, Side-oats Gamma-grass.)

PLANTING MIX A

PLANTS PER 100 S.F.
1-TREE @ (10' O.C.±)
2-SHRUBS @ (4-5' o.c.±)
8-PERENNIALS @ (24-30" O.C.±)

PLANTING NOTES

SEE SHEET 1.3 FOR PLANTING DETAILS



PRELIMINARY PLANTLIST

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	
ORNAMENTAL TREES						
	A	*Amelanchier canadensis*	Canadian Serviceberry	3.5-4" min.	B&B	clump
	B	*Amelanchier grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	3.5-4" min.	B&B	single trunk
	C	*Betula nigra 'Heritage'*	Heritage River Birch	3.5-4" min.	B&B	multi-stem
	D	*Cercis canadensis*	Redbud	3.5-4" min.	B&B	
	E	*Cornus kousa*	Kousa Dogwood	3.5-4" min.	B&B	multi-stem
	F	*Magnolia virginica*	Swamp Magnolia	3.5-4" min.	B&B	
	G					
SHADE TREES						
	H	*Gleditsia triacanthos 'Shademaster'*	Shademaster Thornless Honeylocust	3.5-4" min.		
	I	*Liquidambar styraciflua*	Sweetgum	3.5-4" min.	B&B	
	J	*Nyssa sylvatica*	Black Gum / Tupelo	3.5-4" min.	B&B	
	K	*Oxydendrum arboreaum*	Sourwood	3.5-4" min.	B&B	
	L	*Quercus rubra*	Red Oak	3.5-4" min.	B&B	
	M	*Quercus palustris*	Pin Oak	3.5-4" min.	B&B	
	N	*Quercus bicolor*	Swamp White Oak	3.5-4" min.	B&B	
	O	*Salix nigra*	Black Willow	3.5-4" min.	B&B	
	P	*Tilia americana 'Redmond'*	American Linden	3.5-4" min.	B&B	
	Q	*Acer rubrum 'Red Sunset'*	Red Maple	3.5-4" min.	B&B	
	R	*Acer saccharum 'Green Mountain*	Sugar Maple	3.5-4" min.	B&B	
	S					
EVERGREEN TREES						
	T	*Picea abies*	Norway Spruce	10' min.	B&B	
	U	*Ilex opaca*	American Holly	8' min.	B&B	
	V	*Abies balsamea 'Phanerolepis'*	Canaan Fir	10' min.	B&B	
	W	*Abies concolor*	White Fir	10' min.	B&B	
	X	*Pinus strobus 'Fastigiata'*	Upright White Pine	10' min.	B&B	
	Y	*Picea glauca*	White Spruce	10' min.	B&B	
	Z	*Thuja plicata 'Green Giant'*	Green Giant Arborvitae	10' min.	B&B	
DECIDUOUS SHRUBS						
	AA	*Aronia arbutifolia 'Brilliantissima'*	Red Chokeberry	3-4' ht.		
	BB	*Caryopteris x clandonensis 'Dark Knight'*	Blue Mist Shrub	2-3' ht.		
	CC	*Clethra alnifolia*	Summersweet	3-4' ht.		
	DD	*Comptonia peregrina*	Sweet Fern	2-3' ht.		
	EE	*Deutzia gracillis*	Slender Deutzia	2-3' ht.		
	FF	*Hydrangea Arborescens*	Smoothleaf Hydrangea	2-3' ht.		
	GG	*Hydrangea paniculata 'Limelight' tree form*	Limelight Hydrangea	3-4' ht.		
	HH	*Hamamelis vernalis*	Vernal Witchhazel	3-4' ht.		
	II	*Ilex glabra*	Inkberry	2-3' ht.		
	JJ	*Ilex verticillata*	Winterberry	3-4' ht.		
	KK	*Itea virginica 'Henry's Garnet'*	Virginia Sweetspire	3-4' ht.		
	LL	*Kalmia latifilia*	Mountain Laurel	3-4' ht.		
	MM	*Morella pensylvanica*	Northern Bayberry	3-4' ht.		
	NN	*Rhus aromatica 'Grow Low'*	Grow Low Sumac	2-3' ht.		
	OO	*Rosa virginiana*	Virginia Rose	2-3' ht.		
	PP	*Spiraea 'Anthony Waterer'*	Anthony Waterer Spirea	2-3' ht.		
	QQ	*Viburnum dentatum 'Chicago Luster'*	Chicago Luster Arrowwood	3-4' ht.		
	RR	*Viburnum casinoides*	Witherod	3-4' ht.		
PERENNIALS, GRASSES AND FERNS						
	AAA	*Boltonia asteroides*	False Aster	#1 cont.		
	BBB	*Carex muskingumensis 'Oehme'*	Palm Sedge	#1 cont.		
	CCC	*Echinacea purpurea 'Magnus'*	Purple Coneflower	#1 cont.		
	DDD	*Eupatorium maculatum ' Gateway'*	Joe Pye Weed	#1 cont.		
	EEE	*Iris versicolor*	Blue Flag Iris	#1 cont.		
	FFF	*Lobelia Cardinalis*	Cardinal Flower	#1 cont.		
	GGG	*Liatrus spicata*	Gayfeather	#1 cont.		
	HHH	*Muhlenbergia capillaris 'Regal Mist'*	Pink Hairlawn Muhly Grass	#1 cont.		
	III	*Panicum virgatum 'Northwind'*	Switchgrass	#1 cont.		
	JJJ	*Penstemon digitalis*	Bearded Tongue	#1 cont.		
	KKK	*Phlox divericata*	Woodland Phlox	#1 cont.		
	LLL	*Rudbeckia fulgida 'Goldstrum'*	Black Eyed Susan	#1 cont.		
	MMM	*Sporobolus heterolepsis*	Prairie Dropseed	#1 cont.		
	NNN	*Dryopteris marginalis*	Eastern Wood Fern	#1 cont.		
	OOO	*Polystichum acrostichoides*	Christmas Fern	#1 cont.		
	PPP	*Theylpteris noveboracensis*	New York Fern	#1 cont.		

DATE:

Revisions:

Seal:

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Title:

PLANTING PLAN
SHEET A

Project:

BILTMORE ESTATES AT POLLY PARK

POLLY PARK ROAD
TOWN/VILLAGE OF HARRISON, NEW YORK

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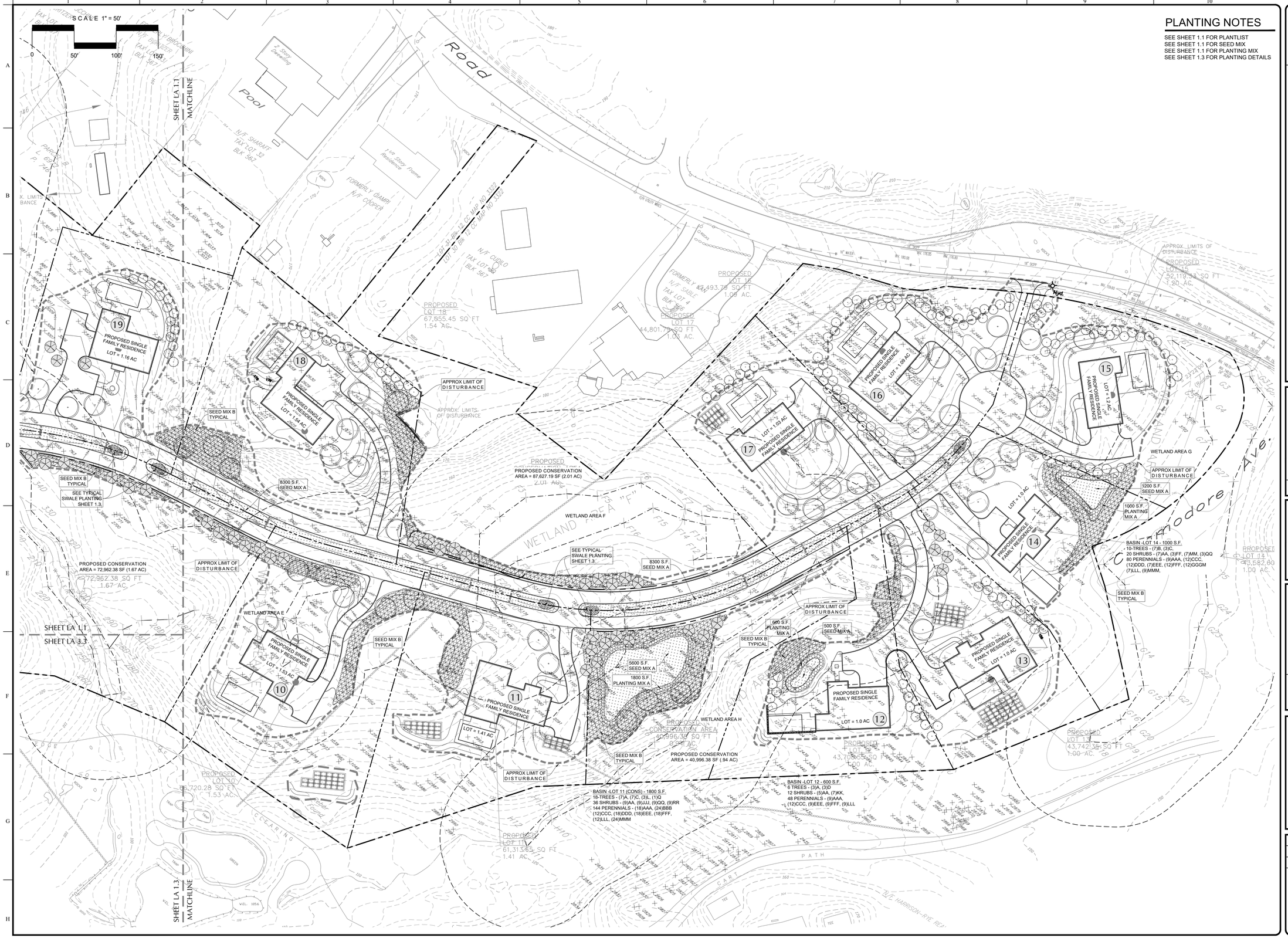
Drawn By:	DPP
Scale:	1" = 50'
North:	Sheet: LA 1.1



PLANTING NOTES

SEE SHEET 1.1 FOR PLANTLIST
SEE SHEET 1.1 FOR SEED MIX
SEE SHEET 1.1 FOR PLANTING MIX
SEE SHEET 1.3 FOR PLANTING DETAILS

DATE:

Revisions:

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Title:

PLANTING PLAN
SHEET B

Project:

BILTMORE ESTATES AT POLLY PARK

POLLY PARK ROAD
TOWN/VILLAGE OF HARRISON, NEW YORK

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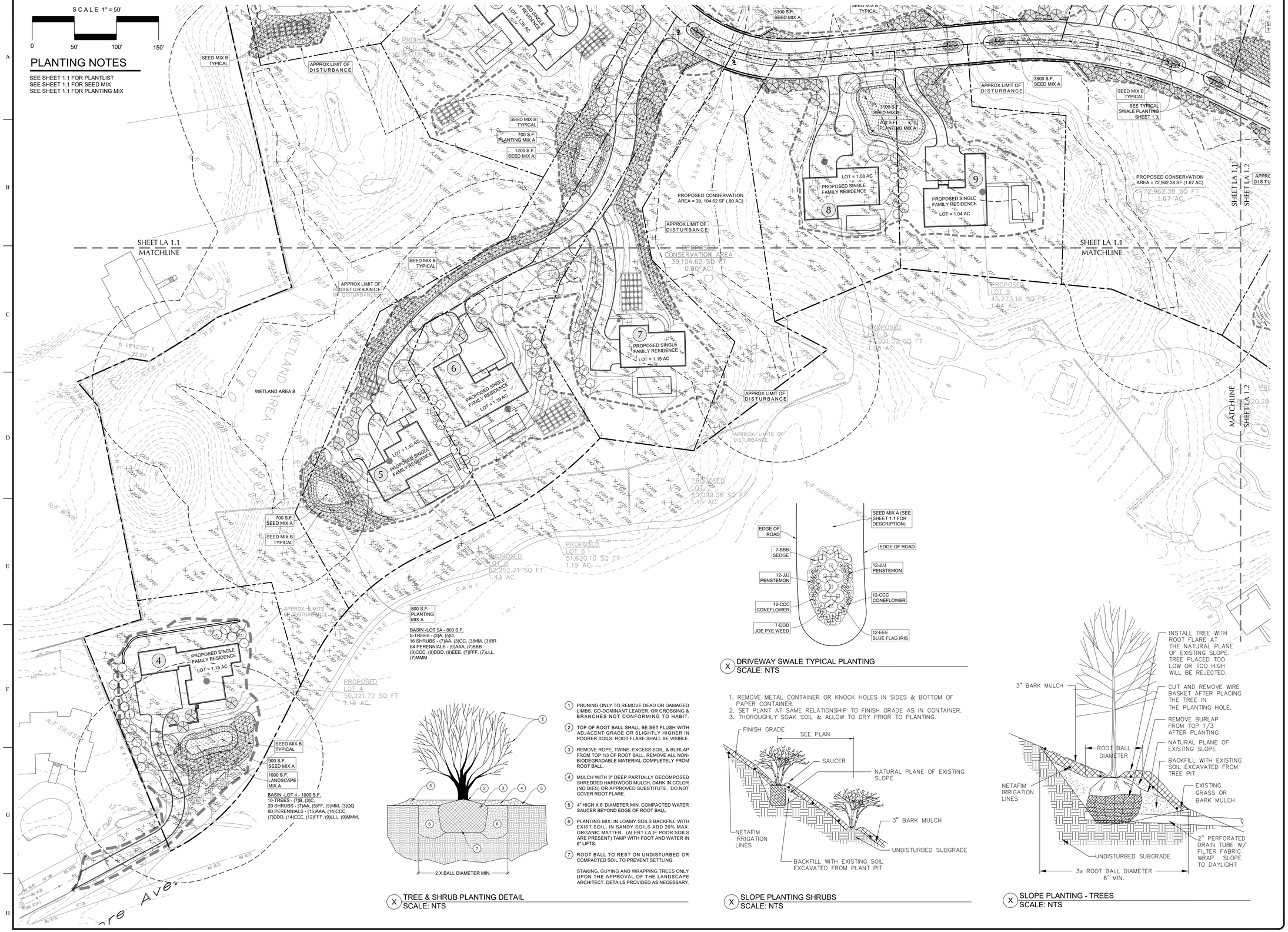
SCALE 1" = 50'

0 50' 100' 150'

PLANTING NOTES

SEE SHEET 1.1 FOR PLANTLIST
SEE SHEET 1.1 FOR SEED MIX
SEE SHEET 1.1 FOR PLANTING MIX



700 S.F. SEED MIX A
SEED MIX B TYPICAL

800 S.F. PLANTING MIX A

BASIN -LOT 5A - 800 S.F.
8-TREES - (3)A, (5)D,
16 SHRUBS - (7)AA, (3)CC, (3)MM, (3)RR
64 PERENNIALS - (9)AAA, (7)BBB
(9)CCC, (9)DDD, (9)EEE, (7)FFF, (7)LLL,
(7)MMM

SEED MIX B TYPICAL
900 S.F. SEED MIX A
1000 S.F. LANDSCAPE MIX A

BASIN -LOT 4 - 1000 S.F.
10-TREES - (7)B, (3)C,
20 SHRUBS - (7)AA, (5)FF, (5)MM, (3)QQ
80 PERENNIALS - (15)AAA, (14)CCC,
(7)DDD, (14)EEE, (12)FFF, (9)LLL, (9)MMM,

X DRIVEWAY SWALE TYPICAL PLANTING
SCALE: NTS

1. PRUNING ONLY TO REMOVE DEAD OR DAMAGED LIMBS, CO-DOMINANT LEADER, OR CROSSING & BRANCHES NOT CONFORMING TO HABIT.
2. TOP OF ROOT BALL SHALL BE SET FLUSH WITH ADJACENT GRADE OR SLIGHTLY HIGHER IN POORER SOILS. ROOT FLARE SHALL BE VISIBLE.
3. REMOVE ROPE, TWINE, EXCESS SOIL, & BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL NON-BIODEGRADABLE MATERIAL COMPLETELY FROM ROOT BALL.
4. MULCH WITH 3" DEEP PARTIALLY DECOMPOSED SHREDDED HARDWOOD MULCH, DARK IN COLOR (NO DIES) OR APPROVED SUBSTITUTE. DO NOT COVER ROOT FLARE.
5. 4" HIGH X 6' DIAMETER MIN. COMPACTED WATER SAUCER BEYOND EDGE OF ROOT BALL.
6. PLANTING MIX: IN LOAMY SOILS BACKFILL WITH EXIST SOIL; IN SANDY SOILS ADD 20% MAX. ORGANIC MATTER. (ALERT LA IF POOR SOILS ARE PRESENT) TAMP WITH FOOT AND WATER IN 6" LIFTS.
7. ROOT BALL TO REST ON UNDISTURBED OR COMPACTED SOIL TO PREVENT SETTLING.

STAKING, GUYING AND WRAPPING TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. DETAILS PROVIDED AS NECESSARY.

X TREE & SHRUB PLANTING DETAIL
SCALE: NTS

1. REMOVE METAL CONTAINER OR KNOCK HOLES IN SIDES & BOTTOM OF PAPER CONTAINER.
2. SET PLANT AT SAME RELATIONSHIP TO FINISH GRADE AS IN CONTAINER.
3. THOROUGHLY SOAK SOIL & ALLOW TO DRY PRIOR TO PLANTING.

X SLOPE PLANTING SHRUBS
SCALE: NTS

X SLOPE PLANTING - TREES
SCALE: NTS

DATE:

Revisions:

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Title:

PLANTING PLAN
SHEET C

Project:

BILTMORE ESTATES AT POLLY PARK

POLLY PARK ROAD
TOWN/VILLAGE OF HARRISON, NEW YORK

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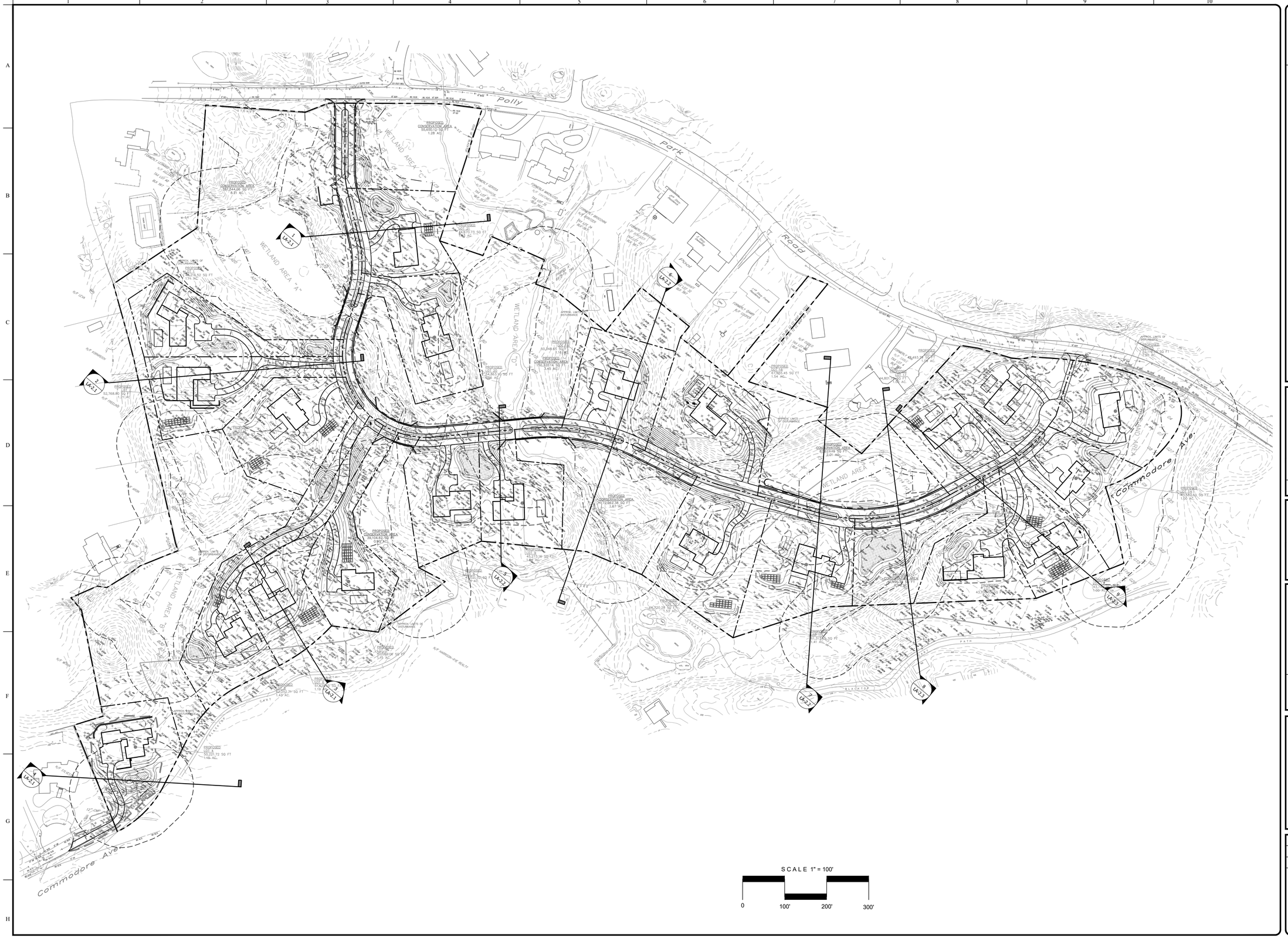

DATE:

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Title:

SITE SECTION CALLOUT PLAN

Project:

BILTMORE ESTATES AT POLLY PARK

POLLY PARK ROAD
TOWN/VILLAGE OF HARRISON, NEW YORK

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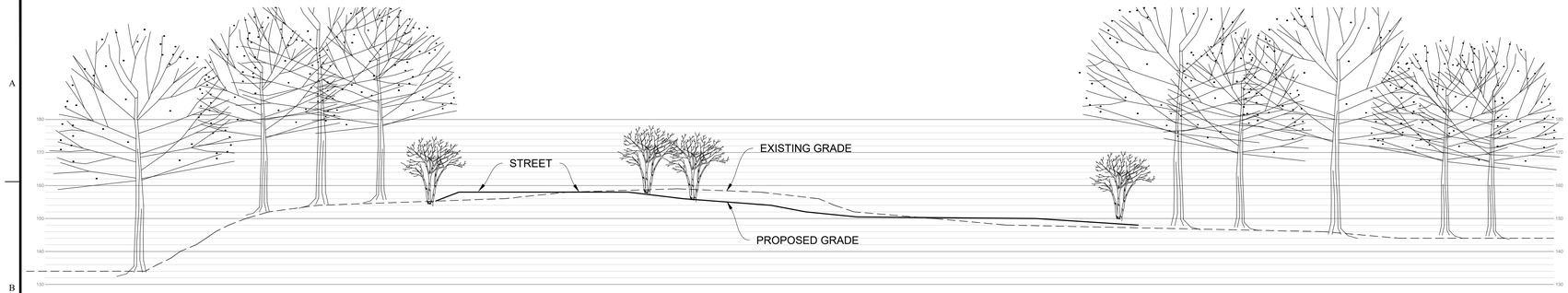
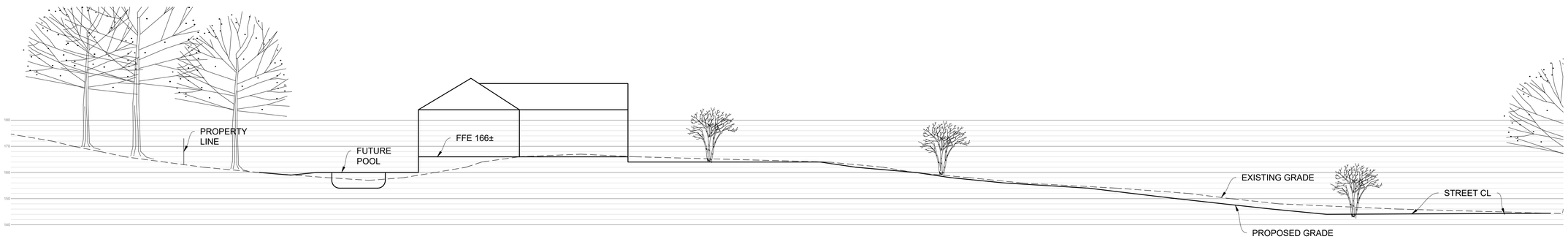
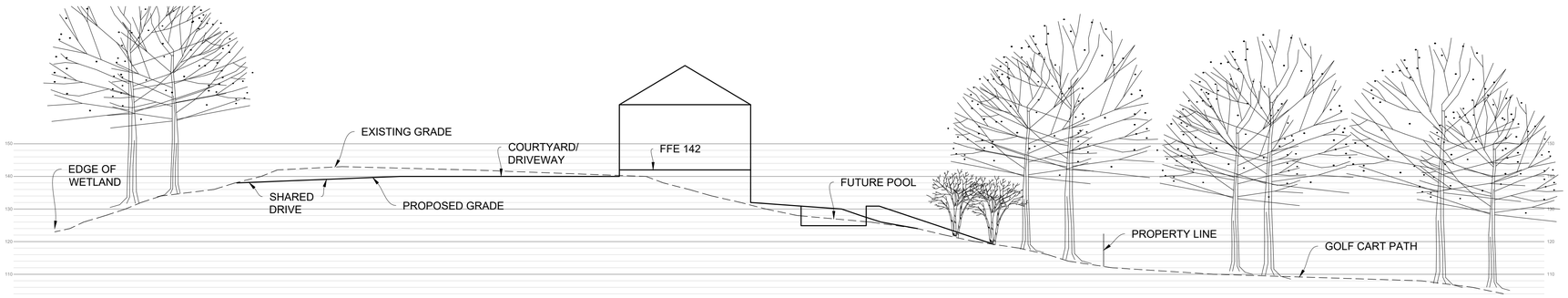


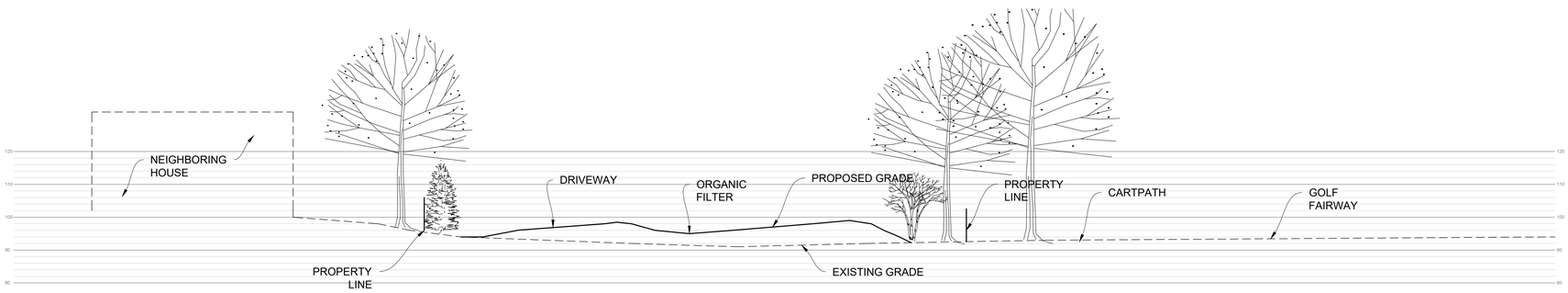
1 SITE SECTION
SCALE: 1" = 20'



2 SITE SECTION
SCALE: 1" = 20'



3 SITE SECTION
SCALE: 1" = 20'



4 SITE SECTION
SCALE: 1" = 20'

SCALE 1" = 20'
0 20' 40' 60'

DATE:

Revisons:

Seal:

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Title:

SITE SECTION SHEET #1

Project:

BILTMORE ESTATES AT POLLY PARK

POLLY PARK ROAD
TOWN/VILLAGE OF HARRISON, NEW YORK

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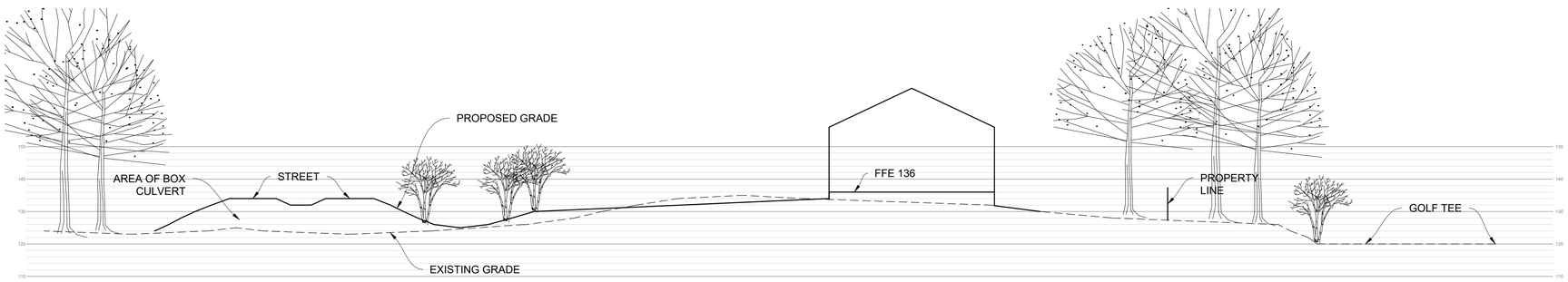

5 SITE SECTION
SCALE: 1" = 20'

6 SITE SECTION
SCALE: 1" = 20'

7 SITE SECTION
SCALE: 1" = 20'

SCALE 1" = 20'

0 20' 40' 60'

Revisons: DATE:

Seal:

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Title:

SITE SECTION SHEET #2

Project:

BILTMORE ESTATES AT POLLY PARK

POLLY PARK ROAD
TOWN/VILLAGE OF HARRISON, NEW YORK

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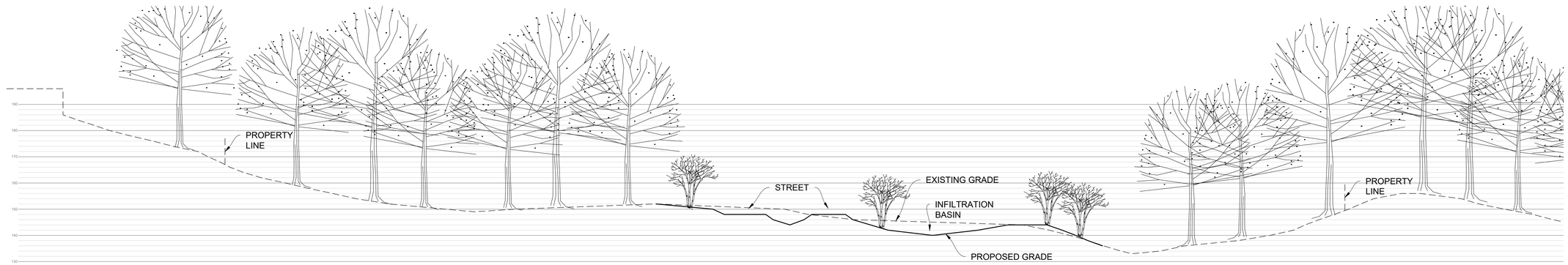

8 SITE SECTION
SCALE: 1" = 20'

9 SITE SECTION
SCALE: 1" = 20'

SCALE 1" = 20'

0 20' 40' 60'

Revisons: DATE:

Seal:

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Title:

SITE SECTION SHEET #3

Project:

BILTMORE ESTATES AT POLLY PARK

POLLY PARK ROAD
TOWN/VILLAGE OF HARRISON, NEW YORK

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Scale:	1" = 20'
North:	Sheet: LA 2.3

SCALE 1" = 50'

0 50' 100' 150'

TREE SURVEY LEGEND

- TREES 24"-36" CALIPER
- TREES OVER 36" CALIPER
- TREES TO REMAIN
- X TREES TO REMOVE

SEE SHEET 3.3 FOR TREE PROTECTION DETAILS

Polly Park

MATCHLINE SHEET LA 3.2

MATCHLINE SHEET LA 3.3

WETLAND AREA "A"

WETLAND AREA "D"

WETLAND AREA A

WETLAND AREA C

WETLAND AREA D

PROPOSED CONSERVATION AREA = 55,650.12 SF (1.28 AC)

PROPOSED CONSERVATION AREA = 357,544.06 SF (8.21 AC)

PROPOSED CONSERVATION AREA = 150,320.14 SF (3.45 AC)

PROPOSED CONSERVATION AREA = 72,962.38 SF (1.67 AC)

PROPOSED CONSERVATION AREA = 39, 104.62 SF (.90 AC)

APPROX LIMIT OF DISTURBANCE

1200 s.f. PLANTING MIX A

700 S.F. PLANTING MIX A

PROPOSED SINGLE FAMILY RESIDENCE LOT = 1.11 AC

PROPOSED SINGLE FAMILY RESIDENCE LOT = 1.21 AC

PROPOSED SINGLE FAMILY RESIDENCE LOT = 1.35 AC

PROPOSED SINGLE FAMILY RESIDENCE LOT = 1.26 AC

PROPOSED SINGLE FAMILY RESIDENCE LOT = 1.16 AC

PROPOSED SINGLE FAMILY RESIDENCE LOT = 1.08 AC

PROPOSED SINGLE FAMILY RESIDENCE LOT = 1.04 AC

PROPOSED SINGLE FAMILY RESIDENCE LOT = 1.49 AC

FORMERLY GEROSA N/F SHACHKOW TAX LOT 36 BLK 567

FORMERLY MACALUSO N/F SANTOMEO TAX LOT 35 BLK 567

FORMERLY BROCCHINI N/F BORRIZER TAX LOT 34 BLK 567

FORMERLY BROCCHINI N/F BORRIZER TAX LOT 33 BLK 567

N/F SHAPIRO TAX LOT 32 BLK 567

N/F KORNREICH

N/F FREELING

N/F ARON

N/F LEVIA

Revisions: DATE:

Seal:

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Title:

TREE REMOVAL PLAN SHEET A

Project:

BILTMORE ESTATES AT POLLY PARK

POLLY PARK ROAD
TOWN/VILLAGE OF HARRISON, NEW YORK

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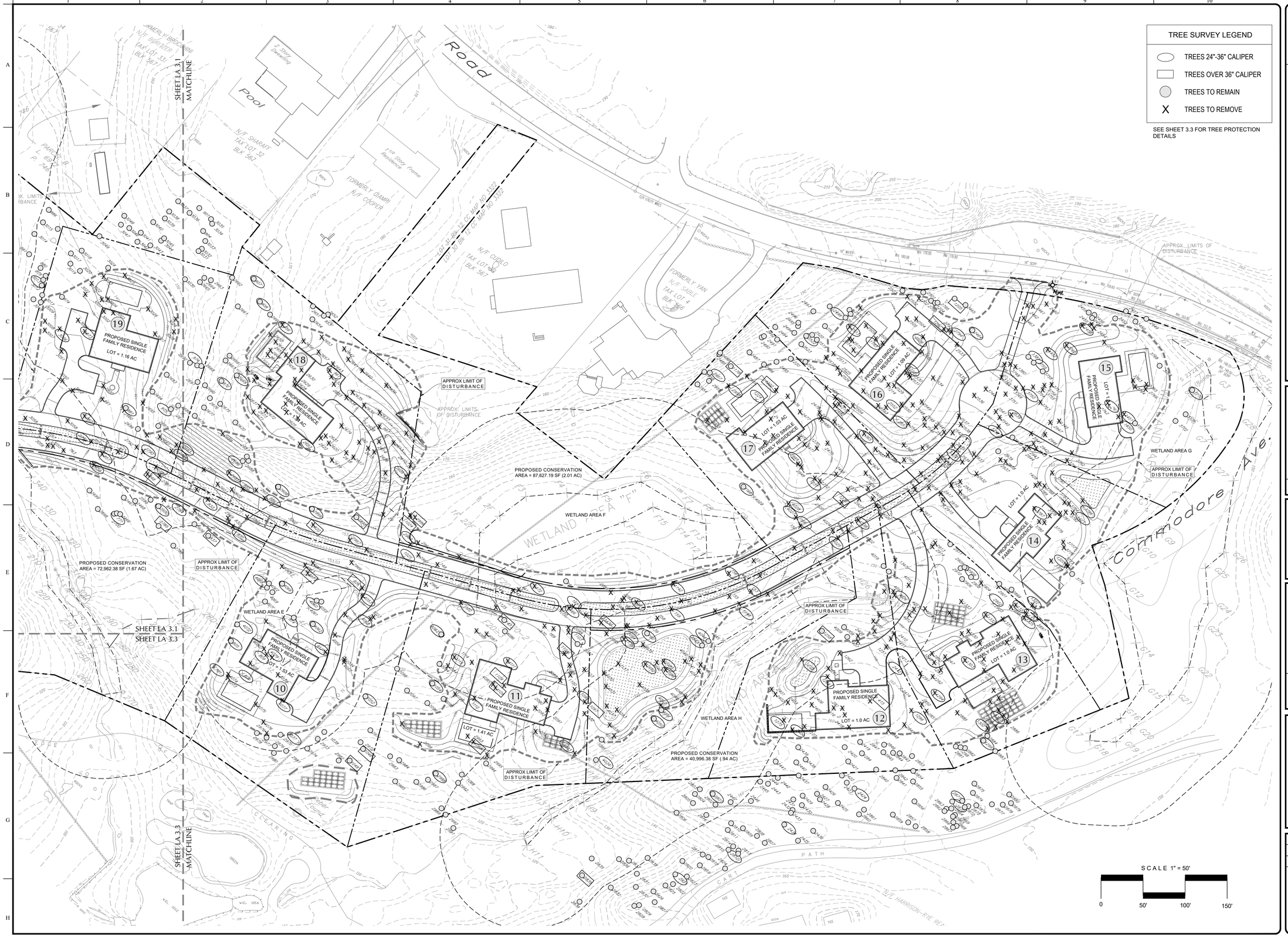
STUDER DESIGN ASSOCIATES, INC.

LANDSCAPE ARCHITECTS AND SITE PLANNERS

679 Danbury Road
Ridgefield, CT. 06877
(203) 894-1428 Phone
(203) 894-1429 Fax

Date:	OCTOBER 16, 2018
Drawn By:	DPP
Scale:	1" = 50'
North:	Sheet: LA 3.1



Revisions:	DATE:

Seal:

If Landscape Architect's Seal is not in a contrasting color, this sheet is a copy and is not valid.

Title:

TREE REMOVAL PLAN SHEET B

Project:

BILTMORE ESTATES AT POLLY PARK

POLLY PARK ROAD
TOWN/VILLAGE OF HARRISON, NEW YORK

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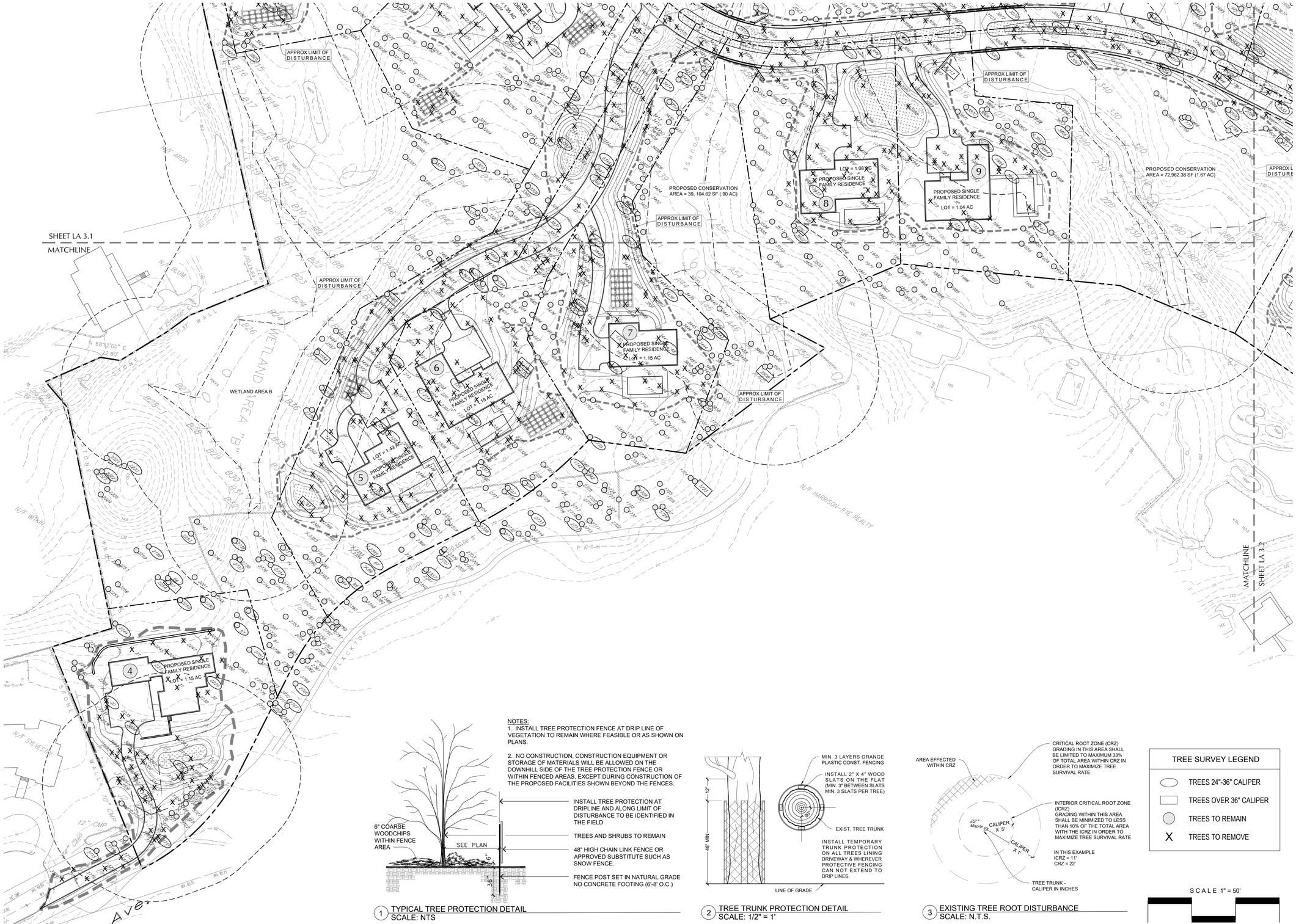
Date:	OCTOBER 16, 2018
Drawn By:	DPP
Scale:	1" = 50'
North:	Sheet: LA 3.2



NOTES:
1. INSTALL TREE PROTECTION FENCE AT DRIP LINE OF VEGETATION TO REMAIN WHERE FEASIBLE OR AS SHOWN ON PLANS.

2. NO CONSTRUCTION, CONSTRUCTION EQUIPMENT OR STORAGE OF MATERIALS WILL BE ALLOWED ON THE DOWNHILL SIDE OF THE TREE PROTECTION FENCE OR WITHIN FENCED AREAS, EXCEPT DURING CONSTRUCTION OF THE PROPOSED FACILITIES SHOWN BEYOND THE FENCES.

1 TYPICAL TREE PROTECTION DETAIL
SCALE: NTS

2 TREE TRUNK PROTECTION DETAIL
SCALE: 1/2" = 1'

3 EXISTING TREE ROOT DISTURBANCE
SCALE: N.T.S.

TREE SURVEY LEGEND

- TREES 24"-36" CALIPER
- TREES OVER 36" CALIPER
- TREES TO REMAIN
- X TREES TO REMOVE

SCALE 1" = 50'

0 50' 100' 150'

DATE:

Revisons:

Seal:

If Landscape Architect's Seal is not in a contrasting color, this sheet is a copy and is not valid.

Title:

TREE REMOVAL PLAN SHEET C

Project:

BILTMORE ESTATES AT POLLY PARK

POLLY PARK ROAD
TOWN/VILLAGE OF HARRISON, NEW YORK

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Date:	OCTOBER 16, 2018
Drawn By:	DPP
Scale:	1" = 50'
North:	Sheet: LA 3.3