MITIGATION PLANT SCHEDULE

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
		SHADE & UNDERSTORY TREES		
8	AC	Amelanchier canadensis/ Clump Serviceberry	7' – 8' HT.	B&B
8	CC	Cercis canadensis / Eastern Redbud	7' – 8' HT.	B&B
		SHRUBS		
17	AS	Alnus serrulata / Hazel Alder	24" – 30" HT.	#3 CONT.
20	CA	Clethra alnafolia / Summersweet	24" – 30" HT.	#3 CONT.
24	CR	Cornus racemosa / Gray Dogwood	24" – 30" HT.	#3 CONT.
26	IG	Ilex Glabra/Inkberry	24" – 30" HT.	#3 CONT.
		GROUNDCOVERS		
191	AI	Asclepias incarnate / Swamp Milkweed	#1 CONT.	CONT. / 24" O.C.
228	CV	Coreopsis verticillata / Tickseed	#1 CONT.	CONT. / 24" O.C.
214	DE	Dicentra eximia / Bleeding Heart	#1 CONT.	CONT. / 24" O.C.
230	EP	Echinacea purpurea / Purple Coneflower	#1 CONT.	CONT. / 24" O.C.
193	ED	Eupatorium dubium / Joe Pye Weed	#1 CONT.	CONT. / 24" O.C.
282	GM	Geranium maculatum / Wild Geranium	#1 CONT.	CONT. / 24" O.C.
148	LC	Lobelia cardinalis / Cardinal Flower	#1 CONT.	CONT. / 24" O.C.

* See General Planting & Seeding Notes on Drawing SP-1.1 for additional information.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING WIRE FENCE
- EXISTING GUIDE RAIL
- EXISTING CONCRETE CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND BUFFER
- EXISTING RESERVOIR BUFFER
- EXISTING TREELINE
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CONCRETE CURB
- PROPOSED CENTERLINE
- PROPOSED EDGE OF SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED BOULDER WALL
- PROPOSED POST AND RAIL FENCE WITH WIRE MESH
- PROPOSED PAINTED HANDICAP PARKING SYMBOL
- PROPOSED STRIPED ISLAND
- PROPOSED PAINTED STOPBAR
- PROPOSED TRAFFIC SIGN
- PROPOSED WOODEN GUIDE RAIL
- PROPOSED POLE MOUNTED LIGHT
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED RECESSED CANOPY LIGHT
- PROPOSED DOOR LOCATION
- PROPOSED OVERHEAD DOOR LOCATION
- PROPOSED TREELINE
- PROPOSED LANDSCAPING
- PROPOSED SNOW STORAGE AREA

BUFFER DISTURBANCE AND MITIGATION AREA

LOT	BUFFER DISTURBANCE	MITIGATION AREA
2	50,100 SF ±	32,370 SF ± *

* The proposed mitigation area limits were reconfigured based on recommendations by the Town Wetland Inspector.

WETLAND MITIGATION NOTES:

1. Limits of the wetland buffer mitigation will be staked prior to the commencement of mitigation.
3. Other than areas within the limit of disturbance shown hereon, areas within the mitigation area are not to be disturbed by construction activities.
4. The following nonnative, invasive plants are to be removed where practicable, under the guidance of a qualified landscape architect:

   Multiflora Rose (Rosa multiflora)
   Barberry (Berberis thunbergii)
   Winged Euonymus (Euonymus alatus)
   Japanese Honeysuckle (Lonicera japonica)
   Mugwort (Artemesia vulgaris)
   Tree–of–Heaven (Ailanthus altissima)
   Common Reed (Phragmites australis)
   Oriental Bittersweet (Celastrus orbiculatus)
   Alliaria petiolata (Garlic Mustard)

5. All removals are to be carried out mechanically to the root. Where this is not possible without doing significant damage to the root systems of surrounding trees that are to remain;invasive plants may be cut to grade level and consistently re–cut as needed during the monitoring period.
6. The mitigation area shall be monitored 3 times per year for the first three years following the complete implementation of the mitigation plan by a qualified biologist/botanist who will guide further removals as deemed appropriate.
7. In addition to the plantings shown hereon areas within the mitigation area disturbed by construction or the removal of existing invasive species are to be seeded at a rate of 25 lbs. per acre:

   New England Conservation/Wildlife Mix from New England Wetland Plants, Inc. of Amherst, MA.

8. All plant material to be nursery grown.
9. Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
10. Plants shall be taken from healthy nursery stock.
11. Plants shall be grown under climate conditions similar to those in the locality of the project.
12. The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
13. Provide a 3" layer of shredded mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
14. All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.
15. All landscape and mitigation plantings shall be installed by hand. No mechanical equipment shall be permitted.
16. Wetland mitigation plantings shall be watered regularly during the first growing season to assist with vegetation establishment by way of a temporary sprinkler system or approved equal by the project landscape architect.
17. Wetland mitigation plantings shall be monitored and maintained as required within the Wetland Buffer Maintenance and Monitoring Plan approved by the Town Wetland Inspector.

NO.	DATE	REVISION	BY
7	9–16–20	RE–ISSUED FOR CONSTRUCTION	ERA
6	8–26–20	ISSUED FOR CONSTRUCTION	MEU
5	6–30–20	REVISED FOR FINAL PERMITTING	JLL
4	6–15–20	REVISED PER NYCDEP SUBMISSION	EJP
3	6–10–20	TOWN BOARD SUBMISSION	JLL
2	5–13–20	ARCHITECTURAL REVIEW BOARD SUBMISSION	JLL
1	4–17–20	ARCHITECTURAL REVIEW BOARD SUBMISSION	JLL

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PROJECT:
RESTAURANT DEPOT
U.S. ROUTE 6, TOWN OF SOUTHEAST, PUTNAM COUNTY, NEW YORK

DRAWING:
PROPOSED LAYOUT & LANDSCAPE PLAN

PROJECT NUMBER	20174.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	3–21–20	DRAWN BY	A.D.T.	SP–1.2	4 / 15
SCALE	1" = 20'	CHECKED BY	J.J.C.		

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

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