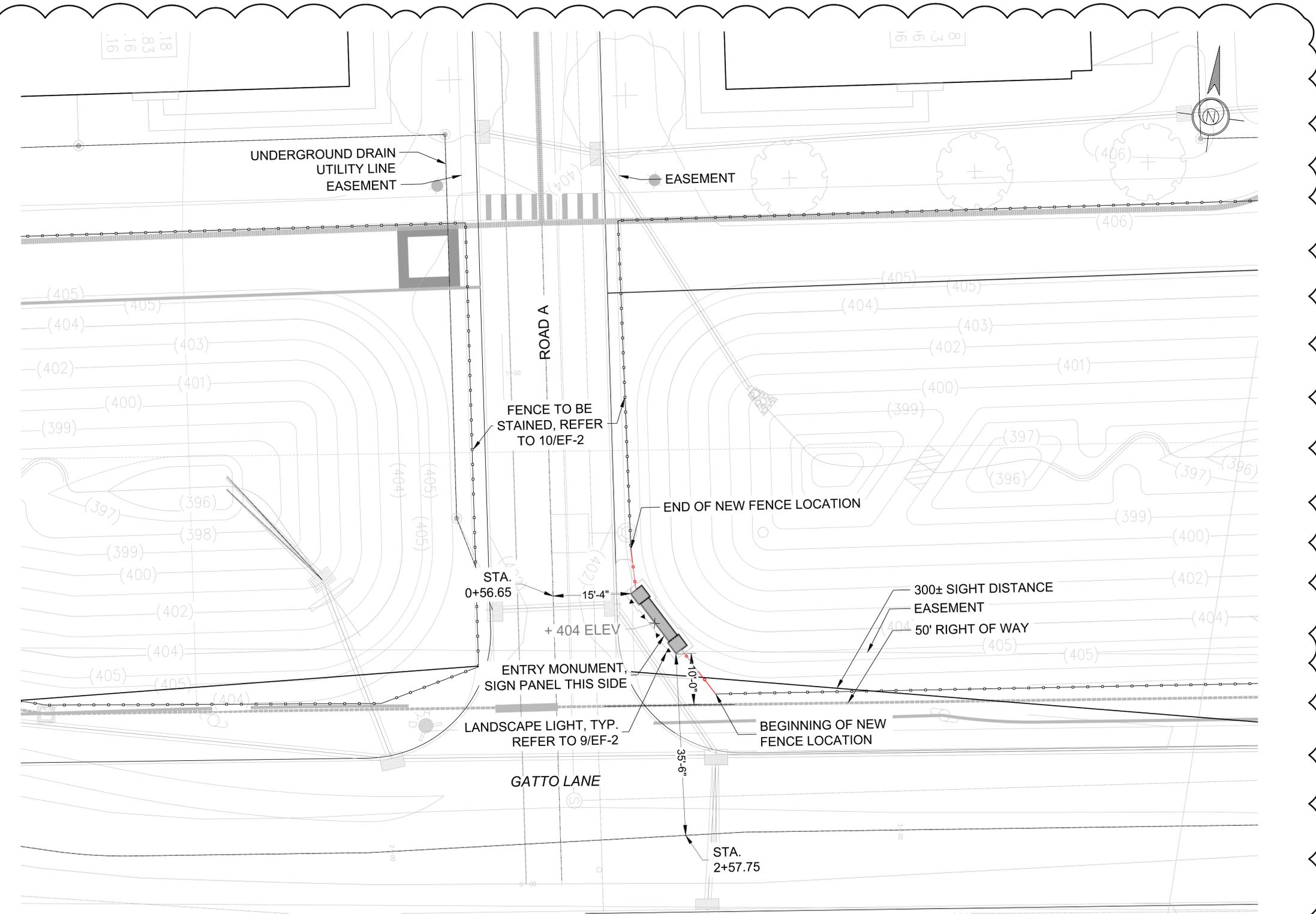
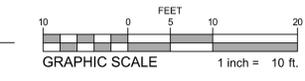


REGENCY AT PEARL RIVER

COMMUNITY ENTRANCE MONUMENT



1 LAYOUT PLAN
EF-1 1" = 10'-0"



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Engineering
Surveying
Landscape
Architecture

CMG

| NO. | DATE | DESCRIPTION |
|-----|-----------|----------------------------------|
| 01 | 8/26/2025 | LOCATION AND PLANTING ADJUSTMENT |

LAYOUT PLAN
ENTRANCE MONUMENT

REGENCY AT PEARL RIVER
ORANGETOWN, ROCKLAND COUNTY, NEW YORK

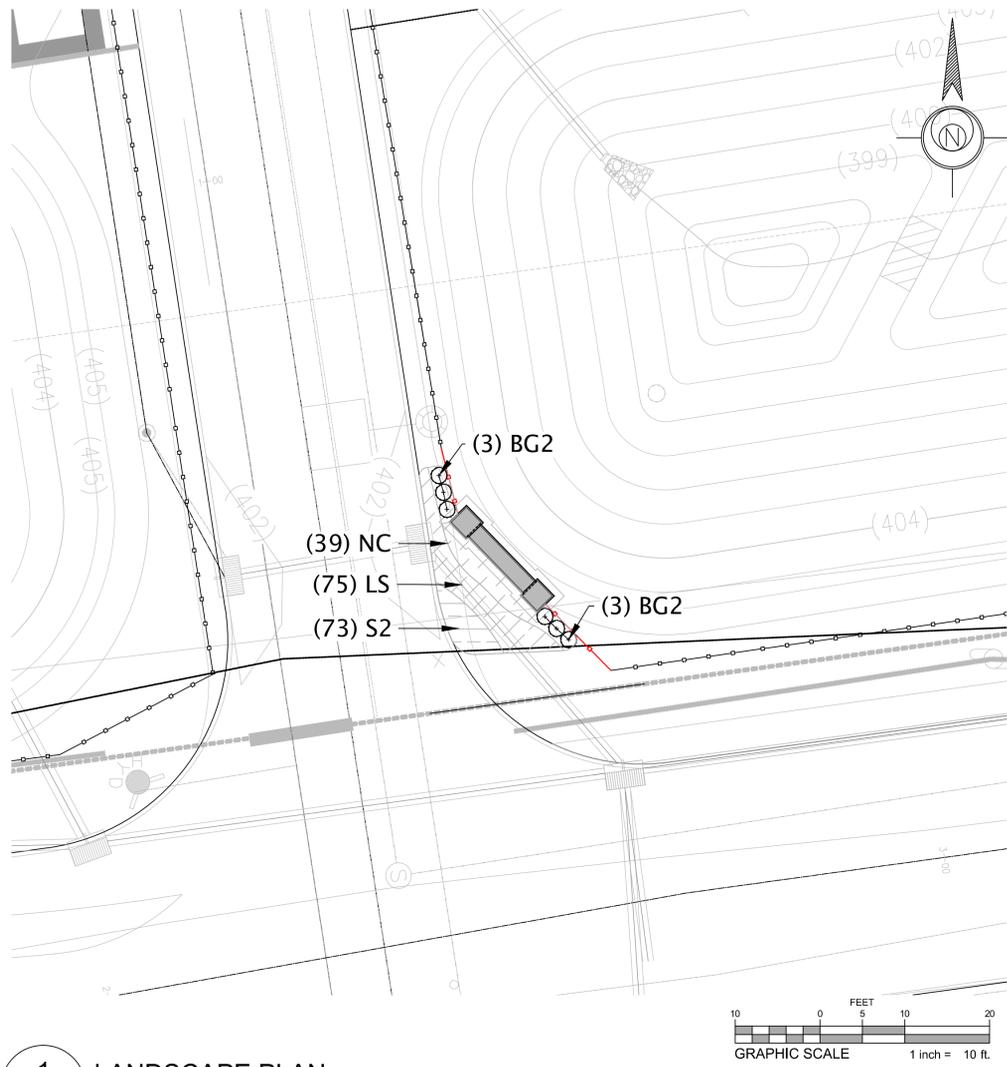
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| DATE: | 8.26.2025 | SCALE: | AS NOTED |
| DESIGN: | ESE | DRAWN: | AF |
| JOB NO.: | 7655 | FILE NAME: | 7655-EF-CD |
| REF. NO.: | | | |
| SHEET NO.: | 1 | OF | 3 |

PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | SIZE |
|----------------------|-----|------------------------------------|------------------------------|--------|----------|
| SHRUBS | | | | | |
| BG2 | 6 | BUXUS X 'SB108' | NEWGEN INDEPENDENCE® BOXWOOD | CONT. | #3 |
| CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | SPACING |
| GROUND COVERS | | | | | |
| LS | 75 | LIRIOPE MUSCARI 'SILVERY SUNPROOF' | SILVERY SUNPROOF LILYTURF | 1 GAL. | 12" o.c. |
| NC | 39 | NEPETA X 'CAT'S PAJAMAS' | CAT'S PAJAMAS CATMINT | 1 GAL. | 12" o.c. |
| S2 | 73 | SEASONAL MIX | ANNUAL | 8" POT | 8" o.c. |

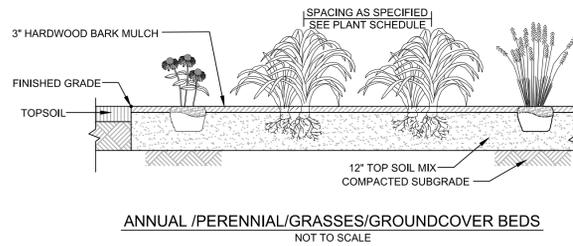
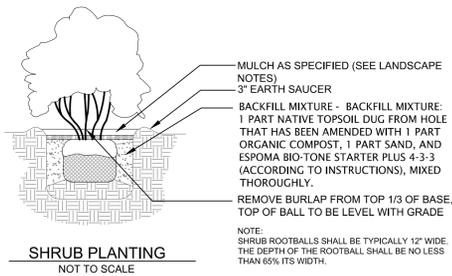
LANDSCAPE NOTES:

- IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
- PLANT MATERIAL IN THE PLANT SCHEDULE IS REPRESENTATIVE. SUBSTITUTIONS SHALL BE ACCEPTED, WITH THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR THEIR AGENT.
- THE LANDSCAPE ARCHITECT OR THEIR AGENT SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF THE MATERIALS. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST.
- ALL PLANT BEDS SHALL BE MULCHED WITH A MINIMUM OF 2" MAXIMUM 3" SHREDDED BARK MULCH OR OTHER MATERIAL APPROVED BY THE LANDSCAPE ARCHITECT. ALL PROPOSED PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL BE IN HEALTHY AND VIGOROUS CONDITION. ANY PLANT MATERIAL WHICH DIES WITHIN THAT PERIOD SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI 260 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- B & B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED. SYNTHETIC MATERIALS SUCH AS TWINE, TAGS, ROPE & WIRES TO BE REMOVED FROM TREE AND PLANTING PIT. BURLAP SHALL MEET "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI 260 BY BEING NATURAL BIODEGRADABLE BURLAP RATHER THAN PLASTIC.
- SHRUBS AND TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS. NO TREES OR SHRUBS SHALL BE PLANTED IN A SIGHT TRIANGLE. NO TREES OR SHRUBS SHALL BE PLANTED IN ANY UTILITY OR MUNICIPAL EASEMENTS EXCEPT FOR BUFFER, BASIN, AND OPEN SPACE EASEMENTS AS SHOWN ON PLAN.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITION ARE SUITABLE. SPRING PLANTING SEASON SHALL BE: MARCH 1ST TO MAY 15TH. FALL PLANTING SEASON SHALL BE: AUGUST 15TH TO DECEMBER 15TH FOR EVERGREEN PLANTS AND OCTOBER 15TH TO DECEMBER 15TH, FOR DECIDUOUS PLANTS.
- SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PLANTING PIT. PLANTING HOLE DEPTH SHALL EQUAL THE HEIGHT OF THE BALL AND 1.5 TIMES AS WIDE AS THE BALL. ROOT FLARE SHALL NOT BE BURIED IN SOIL OR MULCH. DO NOT MULCH OR BACKFILL AGAINST TRUNK. DO NOT USE YOUR FOOT TO PACK SOIL AS THIS MAY DAMAGE ROOTS AND COMPACT SOIL.
- TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE PLANTING DETAILS.
- THE LOCATION OF ALL PLANT MATERIAL IS DIAGRAMMATIC. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT OR HIS AGENT.
- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING UPON THE PERFORMANCE OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL FOR UTILITY LOCATIONS, IF NECESSARY.
- IRRIGATION TO BE DESIGNED BY A PROFESSIONAL IRRIGATION DESIGNER AND WILL BE PROVIDED TO THE TOWNSHIP FOR REVIEW.

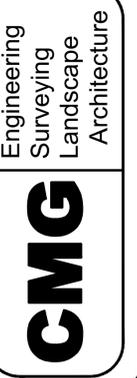


1 LANDSCAPE PLAN
EF-3 1" = 10'-0"

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| REV. | DATE | DESCRIPTION |
|------|-----------|----------------------------------|
| 01 | 7/10/2024 | LOCATION AND PLANTING ADJUSTMENT |

LANDSCAPE PLAN
ENTRANCE MONUMENT
REGENCY AT PEARL RIVER
ORANGETOWN, ROCKLAND COUNTY, NEW YORK

| | | | |
|------------|-----------|------------|------------|
| DATE: | 8.26.2025 | SCALE: | AS NOTED |
| DESIGN: | ESE | DRAWN: | AF |
| JOB NO.: | 7655 | FILE NAME: | 7655-EF-CD |
| REF. NO.: | EF-3 | | |
| SHEET NO.: | 3 | OF | 3 |