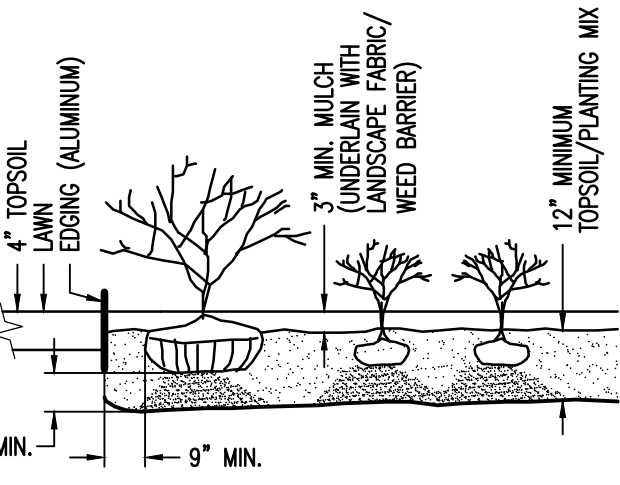
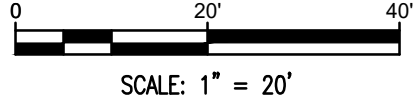




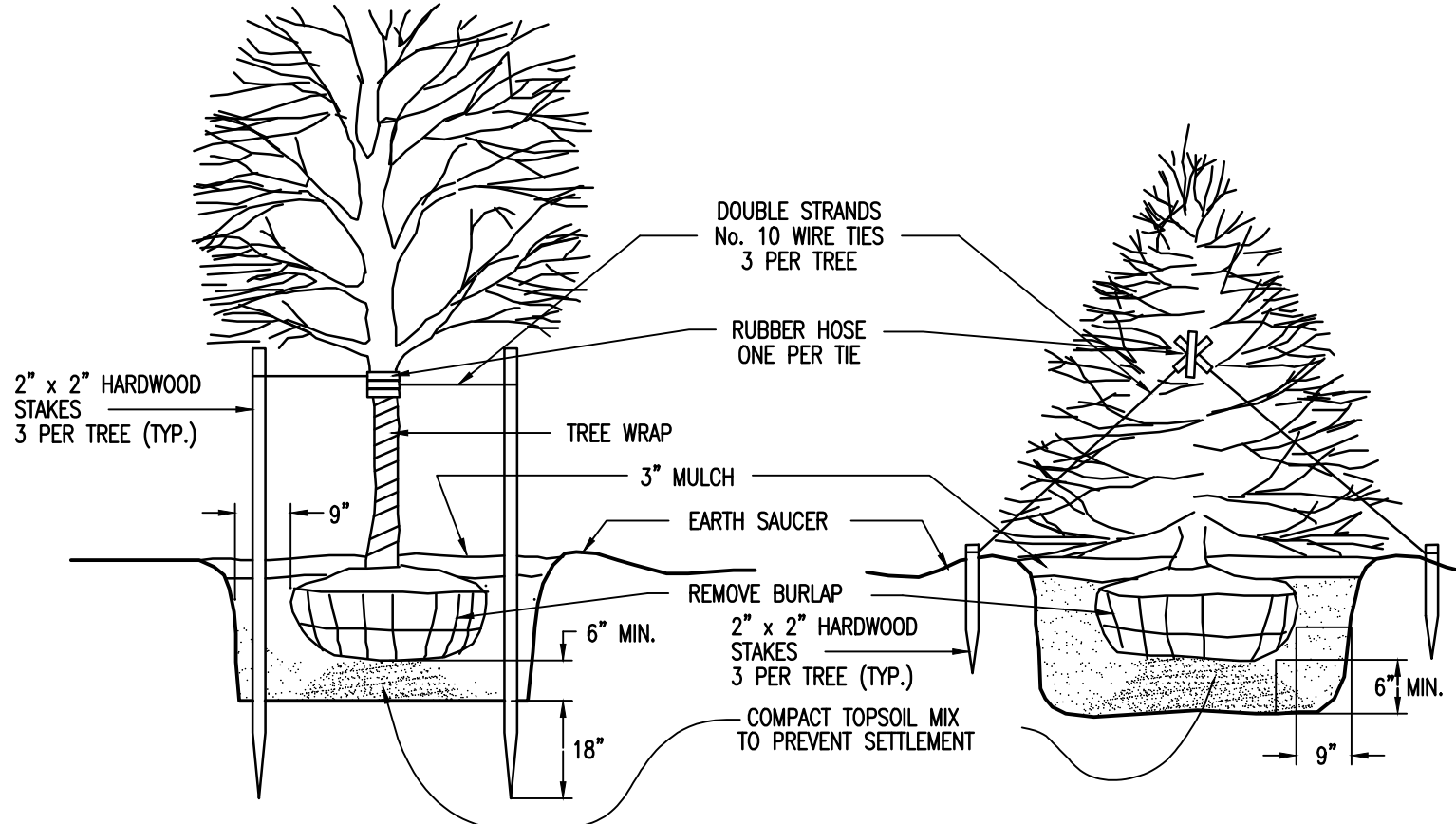
LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING EDGE OF ROADWAY
	EXISTING CURB LINE
	EXISTING SANITARY SEWER
	EXISTING GAS MAIN
	EXISTING UTILITY LINE
	EXISTING FENCE LINE
	EXISTING WATER LINE
	EXISTING CONTOUR LINE
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED CONTOUR LINE
	PROPOSED EASEMENT
	PROPOSED STORM SEWER
	PROPOSED EDGE OF ROADWAY
	PROPOSED CURB LINE
	PROPOSED SANITARY SEWER
	PROPOSED GAS LINE
	PROPOSED UTILITY LINE
	PROPOSED WATER LINE
	PROPOSED SILT FENCE
	PROPOSED COMPOST SOCK
	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT ASSEMBLY
	EXISTING CLEANOUT
	EXISTING SPOT ELEVATION
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER VALVE
	PROPOSED THRUST BLOCK
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED CLEANOUT
	PROPOSED LIGHTING FIXTURE
	PROPOSED SPOT ELEVATION
	PROPOSED DRYWELL
	PROPOSED CATCH BASIN
	PROPOSED INLET PROTECTION
	PROPOSED TOP/BOTTOM CURB

Note:  
Utility information has been plotted from available sources and their locations and size should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplotted utilities are encountered, the contractor is required to notify the owner immediately.

New York State law requires excavators to contact the one-call notification system prior to digging to prevent damage to buried facilities.  
**IT'S THE LAW!**  
Call three days before you dig!  
**1-800-962-7962**  
Dig Safely New York  
(non-members must be contacted separately)



SHRUB AND PLANTING BEDS



DECIDUOUS TREES

EVERGREEN TREES

TREE AND SHRUB PLANTING DETAIL

N.T.S.

GENERAL GRADING NOTES:

- TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED, AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
- TILL SOIL TO A DEPTH OF 4" MINIMUM.
- REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
- GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
- ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

GENERAL LAWN SEEDING AND SODDING NOTES:

- ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
- AREAS TO RECEIVE SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
- SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND. 1/4 TO 1/3 OF THE SEED MIXTURE TO BE ANNUAL RYE TO AID IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
- STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE, FREE OF ERODED OR BARE AREAS.

GENERAL LANDSCAPE NOTES:

- THE PLANTING SIZES OF THE SHRUBS AND TREES SHALL BE IN ACCORDANCE WITH TOWN OF WEST SENECA ZONING CODE SECTION 120, ATTACHMENT B - LANDSCAPE PLANS, ARTICLE C.  
(1) MAJOR DECIDUOUS TREES MUST HAVE A MINIMUM DIAMETER OF 2 1/2 INCHES AS MEASURED SIX INCHES ABOVE THE GROUND.  
(4) UPRIGHT DECIDUOUS AND EVERGREEN SHRUBS MUST BE A MINIMUM OF 2 1/2 FEET IN AVERAGE HEIGHT.  
(5) SPREADING DECIDUOUS AND EVERGREEN SHRUBS SHALL BE A MINIMUM OF 18 INCHES IN AVERAGE SPREAD.
- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
- ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL HAVE 4" TOPSOIL AND BE RESTORED WITH SEED OR SOD AS CALLED OUT ON THE PLAN.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER MANUFACTURER'S SPECIFIED APPLICATION RATES.
- SEE GRADING PLAN FOR APPLICATION OF TOPSOIL AND MAINTENANCE OF SODDED/SEEDING AREAS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH WITH EDGING AS REQUIRED, AND SHALL ALSO HAVE A WATER PERMEABLE WEED MAT INSTALLED.
- ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING AS REQUIRED.

GENERAL IRRIGATION NOTES:

- ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREET ARE TO BE FULLY IRRIGATED.
- IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES, AND CONTROLLERS.
- GENERAL CONTRACTOR TO DESIGN AND INSTALL IRRIGATION SYSTEM CAPABLE OF PROVIDING ADEQUATE COVERAGE TO ALL SODDED AND LANDSCAPE AREAS. SUBMIT PLAN TO ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. IRRIGATION SYSTEM MUST HAVE A SEPARATE METER, AN APPROVED BACKFLOW DEVICE INSTALLED, AND RAIN SENSOR TO STOP IRRIGATION DURING RAIN EVENTS.
- LOCATE HEADS A MINIMUM 2' FROM EDGE OF PAVEMENT/CURB.
- INSTALL 3" DIA. PVC PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT.
- LOCATE RAINBIRD CONTROL PANEL IN RECEIVING AREA NEXT TO ELECTRICAL PANEL.

LANDSCAPING CHART

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
JC	27	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER	3 GALLON	3'
RO	10	QUERCUS RUBRA	RED OAK	6'-7' HIGH	AS SHOWN
HOL	83	LLEX CRENATA 'STEEDS'	STEEDS UPRIGHT JAPANESE HOLLY	5 GALLON	3'
NS	10	PICEA ABIES	NORWAY SPRUCE	6'-7' HIGH	AS SHOWN
BRJ	8	JUNIPERUS HORIZONTALIS	BLUE RUG JUNIPER	3 GALLON	4'

- Landscaping Notes:
- Topsoil and seed all disturbed lawn areas.
  - Provide approved double ground hardwood mulch (dark brown) for planting mulch in parking area islands.
  - See General Landscaping Notes for additional size requirements for the Town of West Seneca



Rev.	Date	Revision Description
3	03/25/21	Revised Landscaping Plan
2	03/09/21	Revised per Town Engineer Comments
1	01/08/21	Revised per Planning Board Comments

It is A Violation Of The New York Education Law, Article 145 Section 7209, For Any Person, Unless He is Acting Under The Direction Of A Licensed Professional Engineer Or Land Surveyor To Alter An Item In Any Way, If An Item Bearing The Seal Of An Engineer Or Land Surveyor is Altered, The Altering Engineer Or Land Surveyor Shall Affix To The Item His Seal And The Notation "Altered By" Followed By His Signature And The Date. Of Such Alteration, And A Specific Description Of The Alteration.

**The Broadway Group**  
**West Seneca Site**  
West Seneca (T.I.) Erie (Co.) New York



Scale:	1" = 20'
Date:	October 2020
Design By:	BMG
Drawn By:	BMG, CEL
Checked By:	KMS
Project No.:	2017.023.028
Drawing Name:	17023.028-a.dwg

**LANDSCAPING PLAN**  
**C5**

**PRELIMINARY PRINT**  
**NOT FOR CONSTRUCTION**  
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