

VILLAGE OF WAPPINGERS FALLS
Offices of Planning/Zoning
2582 South Avenue Wappingers Falls, NY 12590
(845) 297-5277 Fax: (845) 296-0379

AGENDA OF THE ZONING BOARD OF APPEALS

November 15, 2022

The Zoning Board of Appeals of the Village of Wappingers Falls will hold a meeting at the American Legion Hall, 7 Spring Street, Wappingers Falls, on November 15, 2022, beginning at 7 p.m. There is a continued public hearing scheduled for this meeting.

The agenda is as follows:

ROLL CALL

APPROVAL OF OCTOBER 4, 2022 MINUTES

CONTINUED PUBLIC HEARING

CENTER FOR PHYSICAL THERAPY

2 Delavergne Avenue (Grid #6158-10-268607) – Campilii-Snyder Fmly Farm LLC (Owner and Applicant) – Christian R. Paggi, PE (Engineer) – Area Variance Application.

This property is located in the Village Mixed (VM) zoning district. The applicant is seeking a variance from Village Code Attachment §151-5(C) and Zoning Table 2D, “Setbacks - Principal Building,” for parcels in the Village Mixed (VM) zoning district, to permit the construction of an addition to the existing structure, having a proposed secondary frontage setback of 7 feet, 8 inches, where a minimum of 10 feet is mandated, therefore requiring a variance of 2 feet, 2 inches.

LAWRENCE J. PAGGI, PE, PC

Consulting Engineering

43 Broad Street
Fishkill, New York 12524

Phone 845 897 2375
Fax 845 897 2239

November 1, 2022

Attn: Mercedes Perez
Secretary to Planning & Zoning
Village of Wappingers Falls Zoning Board of Appeals
2582 South Avenue
Wappingers Falls, NY 12590

Re: 2 Delavergne Avenue
Application for Area Variance
Tax Grid No.: 134601-6158-10-268607

Dear Chairman Firstenberg and Members of the Board:

Please find enclosed ten (10) copies of the following information relative to the above referenced Area Variance Application:

1. Amended Site Plan, Sheet C100, dated 6/8/22, last revised 11/1/22
2. Stormwater Management Plan, Sheet C200, dated 8/16/22, last revised 11/1/22
3. Utility and Grading Plan, Sheet L300, dated 6/6/22, last revised 10/27/22
4. Planting Plan, Sheet L400, dated 6/6/22, last revised 10/27/22
5. Planting Plan with Plant Descriptions, Sheet L401, dated 6/6/22, last revised 10/27/22
6. Proposed Building Renderings, 8.5" x11"
7. Existing first floor plan, 8.5"x11"
8. Digital Copy (CD)

The Applicant continues to seek an Area Variance of 2.2-ft to allow for a 7.8-ft secondary frontage setback to a proposed addition, where a 10-ft minimum setback is required. If granted, the variance would allow for the construction of a *Pergola Roof*® addition on the southeast corner of the existing Center for Physical Therapy building at 2 Delavergne Avenue. The proposed Pergola addition is fitted with a mechanical louvered roof system and glass sidewalls and doors, providing a unique indoor/outdoor treatment space for patients and therapists.

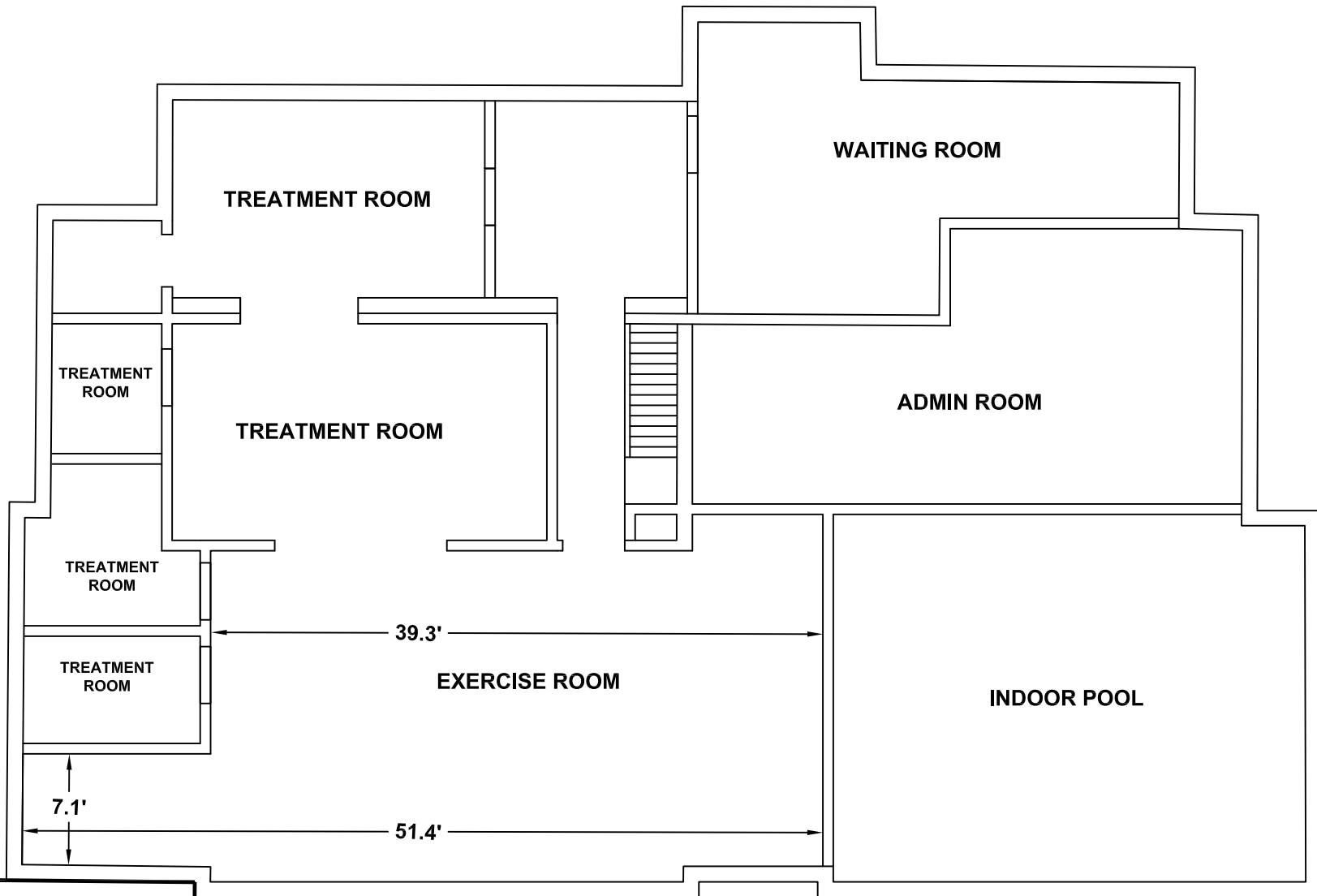
The Applicant kindly requests to be placed on the November 15th Zoning Board meeting agenda for the opportunity to present this application. Your consideration of this matter is greatly appreciated.

Sincerely,

Christian R. Paggi

Christian R. Paggi, PE
Senior Engineer

Enclosures



**PROPOSED
1 STORY
PERGOLA
20'X28'**

EXISTING FIRST FLOOR PLAN

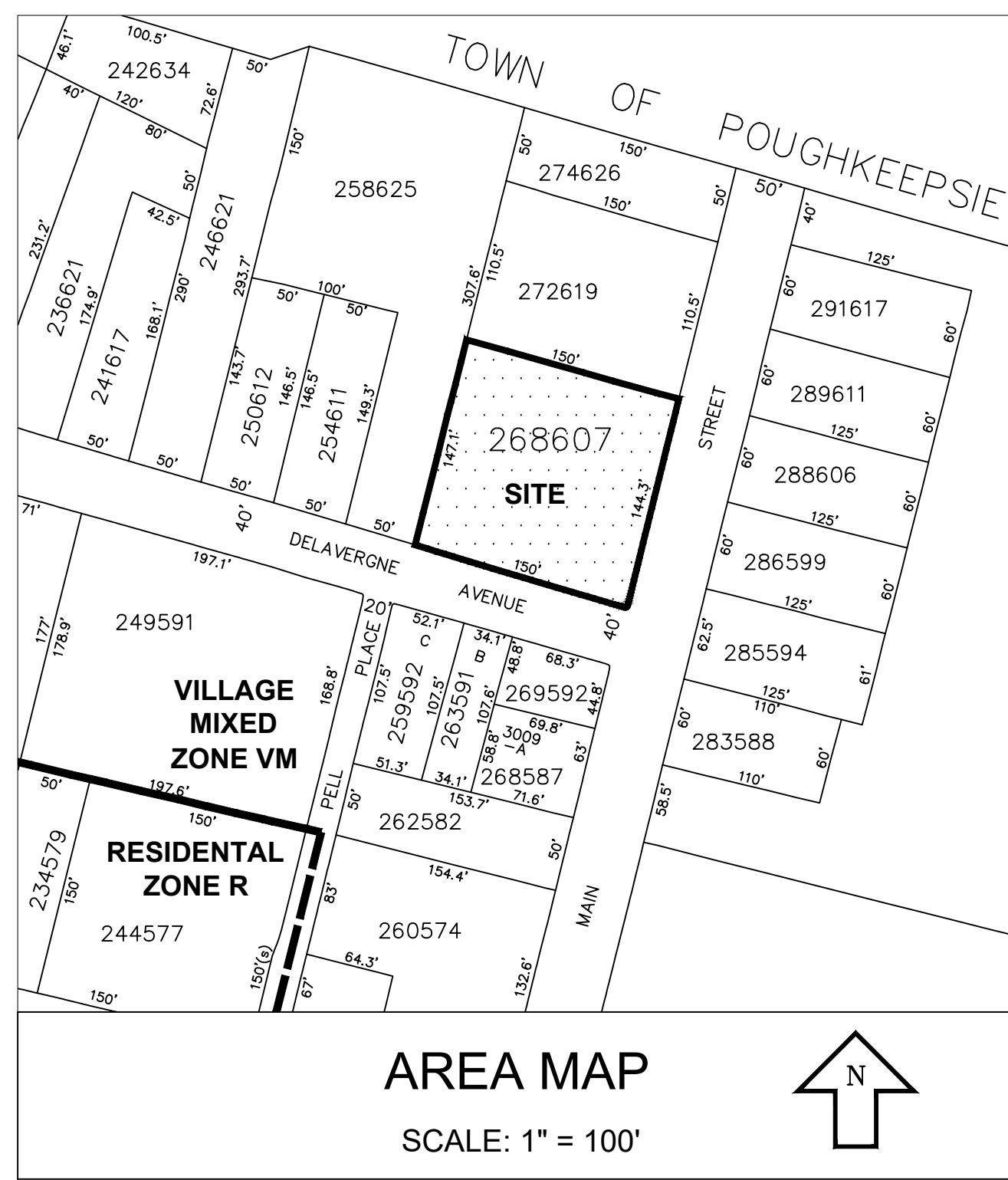
SCALE: 1" = 10'

*FLOOR PLAN BASED ON FIELD MEASUREMENTS TAKEN 10/14/22
FOR ILLUSTRATIVE PURPOSES ONLY*

CENTER FOR PHYSICAL THERAPY

**2 DELAVERGNE AVE
WAPPINGERS FALLS, NEW YORK**

NOVEMBER 1, 2022



SITE DATA:

LOT 1
OWNER: CAMPILII-SNYDER FMLY FARM LLC
ADDRESS: 2 DELAVERGNE AVE WAPPINGERS FALLS NY, 12590
TAX ID No.: 134601-6158-10-268607
AREA:
CURRENT: 0.51 AC
PROPOSED: 0.51 AC
ZONE: VM-VILLAGE MIXED

SITE AREA BREAKDOWN

	ACRES	PERCENTAGE
BUILDING:	0.11	21.6 %
GREENSPACE:	0.15	29.4 %
CONCRETE:	0.03	5.9 %
ASPHALT:	0.22	43.1 %

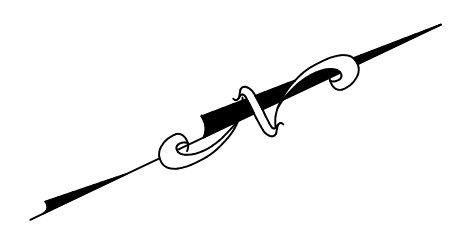
SITE DIMENSIONS

	REQUIRED	PROPOSED
MIN LOT AREA:	N/A	0.51 AC
MAX BUILDING HT.:	3 STORY	1 STORY
MIN LOT WIDTH:	25 FT.	147.12 FT.
MIN FRONT SETBACK:		
PRIMARY:	10 FT.	31.3 FT.
SECONDARY:	10 FT.	7.8 FT.
MIN SIDE SETBACK:	0 FT.	65.9 FT.
MIN REAR SETBACK:	10 FT.	17.3 FT.
MAX LOT COVERAGE:	75%	70.6%
BUILDING COVERAGE:	N/A	21.6%
MIN. GREENSPACE:	10%	29.4%

VARIANCES REQUIRED TO BE OBTAINED FROM THE VILLAGE ZONING BOARD:
 • VARIANCE TO ALLOW 7.8 FT SECONDARY FRONT SETBACK

BOUNDARY AND EXISTING CONDITIONS INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "MAP OF SURVEY FOR THE LANDS OF CHRISTOPHER CAMPILII", PREPARED BY ROBERT V. OSWALD LAND SURVEYING, DATED 5/9/22

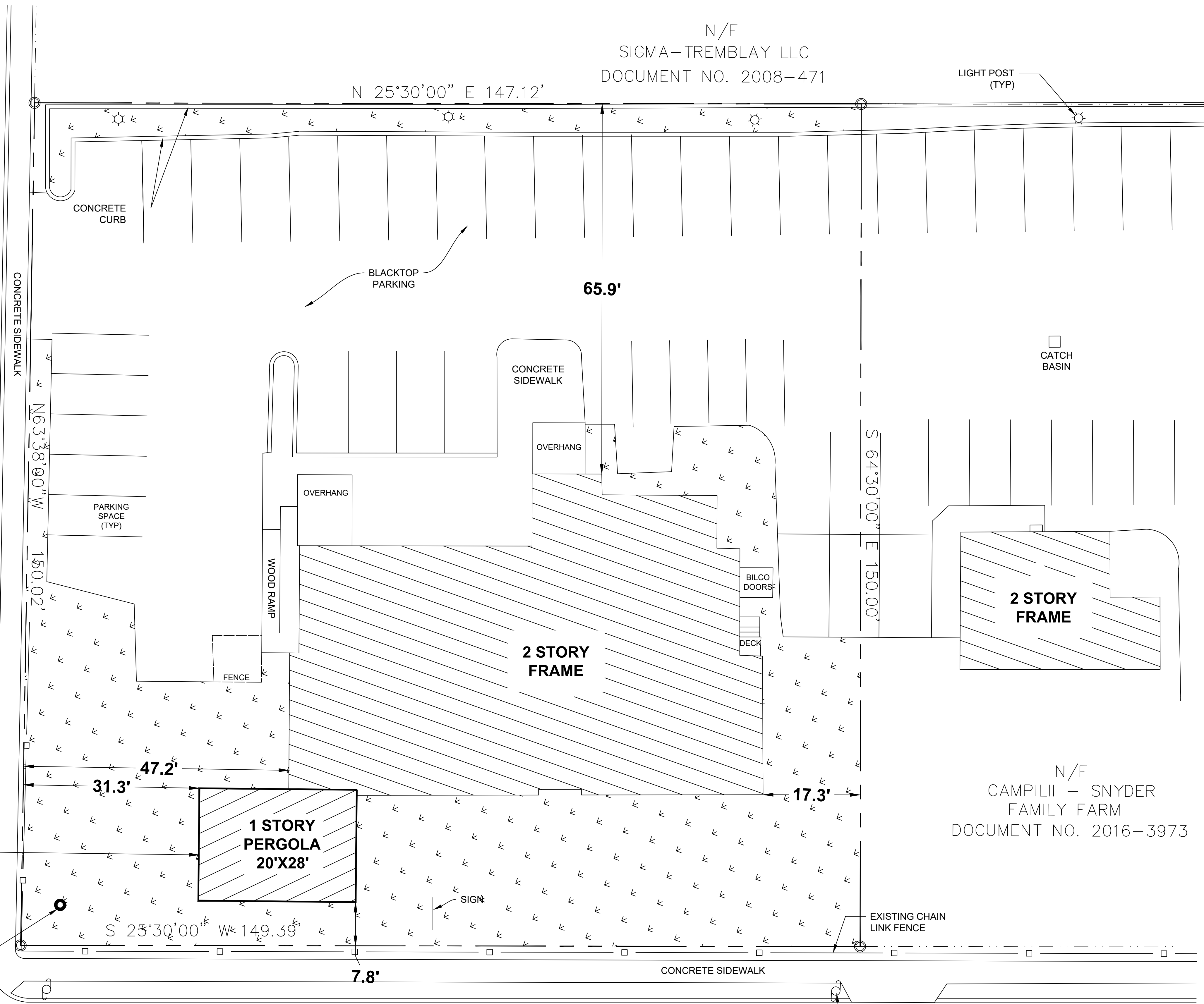
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW



DELAVERGNE AVENUE

PROPOSED 560 SF PERGOLA SUN ROOM

UTILITY POLE (FIELD LOCATED BY SANOK DESIGN GROUP)



*WEST MAIN STREET
(A.K.A. ROUTE 9D)*

LAWRENCE J. PAGGI, PE, PC
 CONSULTING ENGINEERING
 43 BROAD STREET
 FISHKILL, NEW YORK 12524
 TELEPHONE: (845) 897-2375

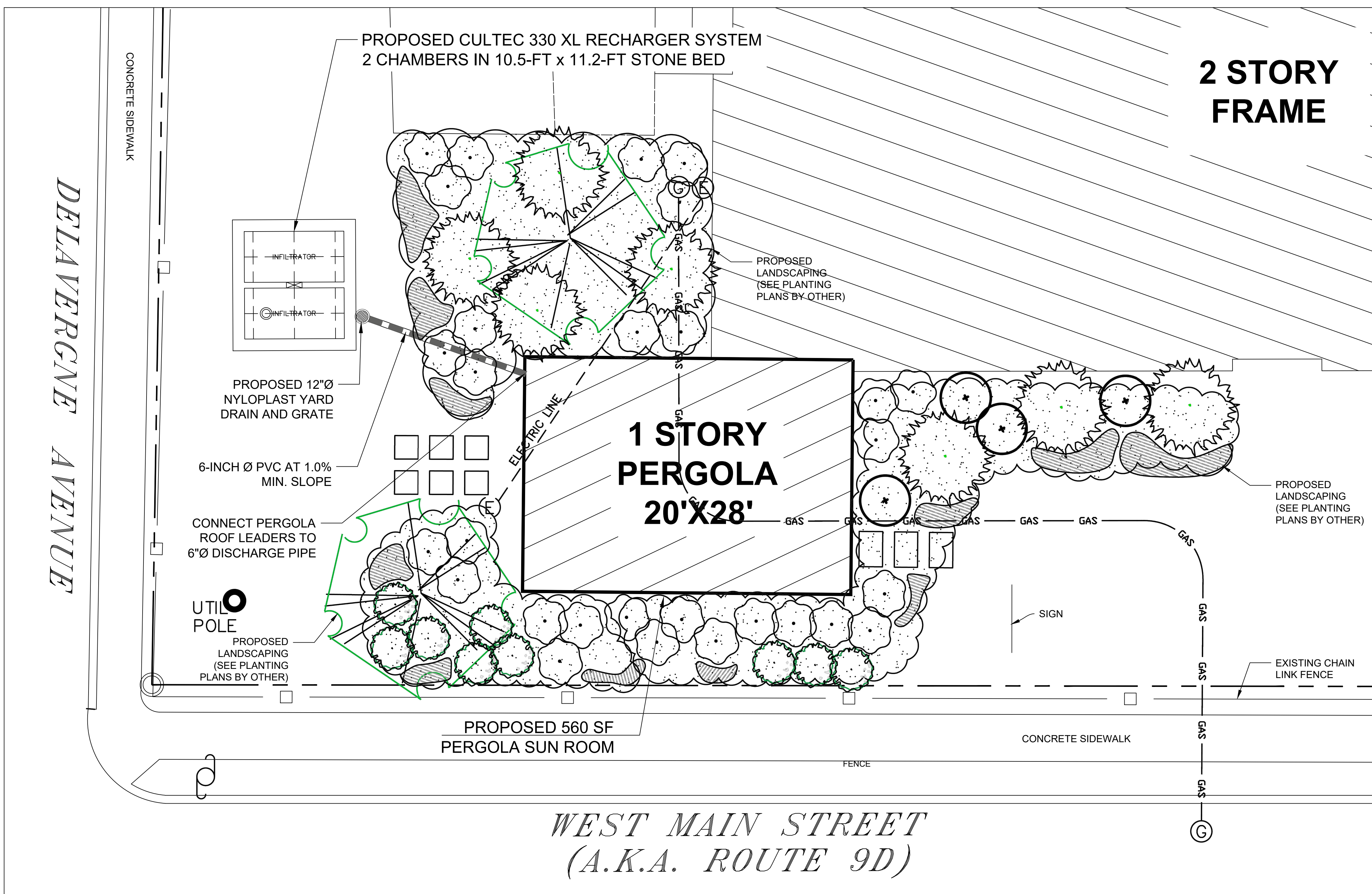
FINAL	DATE
BT	8/16/2022
CP	11/17/2022

PRELIMINARY	DATE
CP	8/16/2022
CP	11/17/2022

CAMPILII-SNYDER FMLY FARM LLC
 2 DELAVERGNE AVE, WAPPINGERS FALLS, NY 12590
 VILLAGE OF WAPPINGERS FALLS
 COUNTY OF DUTCHESS, STATE OF NEW YORK
 AMENDED SITE PLAN

DATE: **JUNE 8, 2022**
 SCALE: **1" = 10'**
 JOB NUMBER:

SHEET NUMBER:
C100



GENERAL NOTES:

- EXISTING KNOWN UTILITIES ON THE PROJECT SITE HAVE BEEN LOCATED/MARKED BY CENTRAL HUDSON GAS & ELECTRIC, CHARTER COMMUNICATIONS HUDSON VALLEY, NYS DOT POUGHKEEPSIE REGION 8, VERIZON HUDSON VALLEY AND THE VILLAGE OF WAPPINGERS FALLS. UTILITY INFORMATION SHOWN HEREON HAS NOT BEEN SURVEYED AND IS BASED ON FIELD MEASUREMENTS PERFORMED BY SANOK DESIGN GROUP.
- CONTRACTOR SHALL VERIFY LOCATION, BURIAL DEPTH AND SIZE/MATERIAL OF ALL EXISTING UTILITIES WITHIN THE WORK AREA PRIOR TO COMMENCING WORK.

STORMWATER DESIGN NOTES:

- INCREASES IN IMPERVIOUS AREA (560-SF PERGOLA) ARE PROPOSED TO BE MITIGATED VIA SUBSURFACE INFILTRATION.
- SOIL PERCOLATION RATES SHALL BE VERIFIED PRIOR TO INSTALLATION VIA PERFORMANCE OF INFILTRATION TESTS IN THE AREA OF THE PROPOSED SUBSURFACE SYSTEM IN CONFORMANCE WITH 2015 NYSDEC STORMWATER DESIGN MANUAL.
- DESIGN PARAMETERS:
 - EXISTING SOIL TYPES (DUTCHESS COUNTY, NEW YORK SOIL SURVEY):
 - K/A - KNICKERBOCKER FINE SANDY LOAM (HSG A; 1.98 TO 5.95 IN/HR)
 - KuA - KNICKERBOCKER-URBAN LAND COMPLEX (HSG A; 1.98 TO 5.95 IN/HR)
 - DESIGN ASSUMES 1.0 IN/HR INFILTRATION RATE, TO BE VERIFIED WITH IN SITU TESTING.
- MITIGATION OF 100-YR DESIGN STORM
 - NORTHEAST REGIONAL CLIMATE CENTER DATA FOR EXTREME PRECIPITATION INDICATES AN ESTIMATED 24-HR 100-YR DESIGN STORM OF 8.18 IN/HR
- SYSTEM DESIGN:
 - TWO (2) CULTEC 330 XL RECHARGERS IN 10.5-FT BY 11.2-FT STONE TRENCH RESULTS IN 100% MITIGATION OF 100-YR DESIGN STORM BASED ON ASSUMED 1.0 IN/HR INFILTRATION RATE (SEE CALCULATIONS BELOW).
 - ROOF RUNOFF FROM NEW PERGOLA STRUCTURE TO BE DIRECTED TO SUBSURFACE CULTEC SYSTEM.

2DelavergneAve_HydroCAD 2DelavergneAve 24-hr S1 100-yr 100-yr Rainfall=8.18"
 Prepared by (enter your company name here) Printed 8/16/2022
 HydroCAD® 10.00 s/n 07219 © 2011 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: 560-SF PERGOLA

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.12 cfs @ 11.97 hrs, Volume= 371 cf, Depth> 7.94"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 2DelavergneAve 24-hr S1 100-yr 100-yr Rainfall=8.18"

Area (sf)	CN	Description
560	98	PERGOLA
560		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry,

2DelavergneAve_HydroCAD 2DelavergneAve 24-hr S1 100-yr 100-yr Rainfall=8.18"
 Prepared by (enter your company name here) Printed 8/16/2022
 HydroCAD® 10.00 s/n 07219 © 2011 HydroCAD Software Solutions LLC

Summary for Pond 2P: CULTEC 330

Inflow Area = 560 sf, 100.00% Impervious, Inflow Depth > 7.94" for 100-yr event
 Inflow = 0.12 cfs @ 11.97 hrs, Volume= 371 cf
 Outflow = 0.00 cfs @ 14.96 hrs, Volume= 231 cf, Atten= 97%, Lag= 179.9 min
 Discarded = 0.00 cfs @ 14.96 hrs, Volume= 231 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 3.02' @ 14.96 hrs Surf.Area= 117 sf Storage= 186 cf

Plug-Flow detention time= 246.1 min calculated for 231 cf (62% of inflow)
 Center-of-Mass det. time= 119.2 min (855.5 - 736.3)

Volume	Invert	Avail. Storage	Storage Description
#1	0.50'	75 cf	Cultec R-330XL Inside #2
			Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
			Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
			Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#2	0.00'	146 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
			439 cf Overall - 75 cf Embedded = 364 cf x 40.0% Voids
		220 cf	Total Available Storage

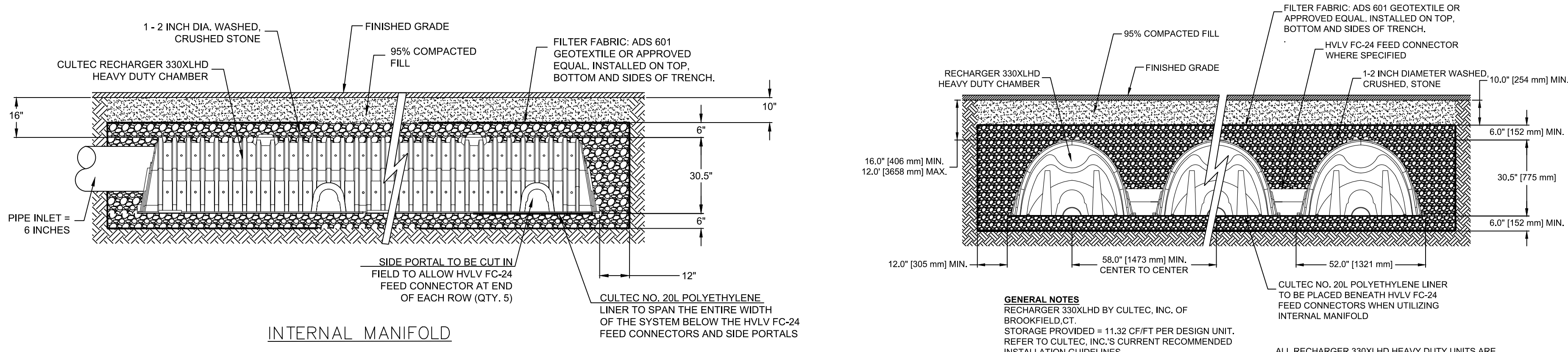
Elevation (feet)	Surf. Area (sq-ft)	Inc. Store (cubic-feet)	Cum. Store (cubic-feet)
0.00	117	0	0
0.50	117	59	59
1.00	117	59	117
1.50	117	59	176
2.00	117	59	234
2.50	117	59	293
3.00	117	59	351
3.50	117	59	410
4.00	0	29	439

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	1.000 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = -10.00'

Discarded Outflow Max=0.00 cfs @ 14.96 hrs HW=3.02' (Free Discharge)
 1=Exfiltration (Controls 0.00 cfs)

BOUNDARY AND EXISTING CONDITIONS INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "MAP OF SURVEY FOR THE LANDS OF CHRISTOPHER CAMPILII", PREPARED BY ROBERT V. OSWALD LAND SURVEYING, DATED 5/9/22

STORMWATER MANAGEMENT PLAN
 SCALE: 1" = 5'



NOTES:

- CONTRACTOR SHALL REFER TO MANUFACTURER'S SPECIFICATIONS FOR DETAILED INSTALLATION INSTRUCTIONS. CONTRACTORS ARE EXPECTED TO COMPREHEND AND USE THE MOST CURRENT INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING THIS SYSTEM INSTALLATION.
- CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL GRADES AND INVERTS INDICATED ON THESE PLANS. CONTRACTORS ARE TO SUBMIT SHOP DRAWINGS OF ALL NEW DRAINAGE STRUCTURES, PIPING, AND STONE/BACKFILL MATERIAL TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- TRENCH/SIDE SLOPE STABILIZATION AND JOB SAFETY ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS EXPECTED TO COMPLY WITH ALL APPLICABLE STATE AND FEDERAL REGULATIONS.

GENERAL NOTES
 RECHARGER 330XLHD BY CULTEC, INC. OF BROOKFIELD, CT.
 STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
 MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12" (3.05m)
 THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XLHD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 330XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

TYPICAL SECTION

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW

LAWRENCE J. PAGGI, PE, PC
 CONSULTING ENGINEERING
 43 BROAD STREET
 FISHKILL, NEW YORK 12524
 TELEPHONE: (845) 897-2375

DATE	BY	DESCRIPTION
11/17/2022	CP	RESPONSES TO PLANNING BOARD COMMENTS

CAMPILII-SNYDER FMLY FARM LLC
 2 DELAVERGNE AVE, WAPPINGERS FALLS, NY 12590
 VILLAGE OF WAPPINGERS FALLS
 COUNTY OF DUTCHESS, STATE OF NEW YORK

DATE: **AUGUST 16, 2022**
 SCALE: **AS NOTED**
 JOB NUMBER:
 SHEET NUMBER:

C200

LEGEND:

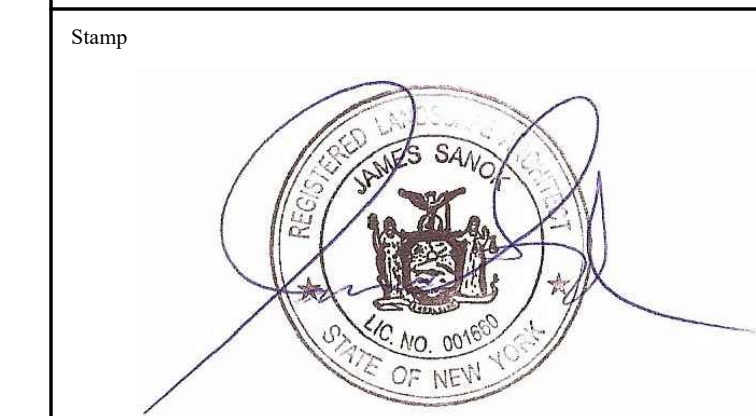
- x 99.8 EXISTING SPOT GRADE
- + 100.0 PROPOSED SPOT GRADE
- UTILITY LINES

NOTES:

1. ALL GRADES ARE IN REFERENCE TO FINISHED FLOOR ELEVATION OF 100.0
2. ALL GRADES SHOULD BE FIELD VERIFIED PRIOR TO PURCHASING OR INSTALLING ANY MATERIALS.
3. ALL BASE SURVEY INFORMATION IS COMPLIMENTARY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFY ALL INFORMATION PRIOR TO EXECUTION OF ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE ANY ACTION TAKEN.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.
5. ALL PIPE CONNECTIONS SHALL BE IN A "Y" CONFIGURATION.
6. CONTRACTOR SHALL EXCAVATE TO AREAS INDICATED TO EXPOSE BEDROCK AND SCULPT ROCK AND AREAS UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL WALL INSTALLATIONS SHALL BE UNDER THE DIRECTION OF THE STRUCTURAL ENGINEER.

No.	Date	Revision
3	10-27-22	RE-ISSUED FOR REVIEW
2	08-15-22	RE-ISSUED FOR REVIEW
1	06-06-22	ISSUED FOR REVIEW

ALTERATIONS BY ANY PERSON IN ANY WAY, OR ANY ITEM CONTAINED ON THIS DOCUMENT, UNLESS ACTING UNDER DIRECTION OF THE LICENSED SEAL AFFIXED HERETO, IS A VIOLATION OF TITLE VIII ARTICLE 145 SECTION 7209.2 OF THE NEW YORK STATE EDUCATION LAW.



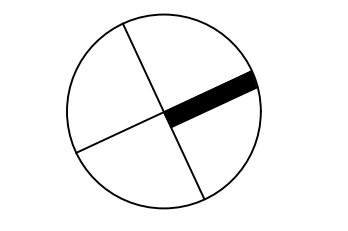
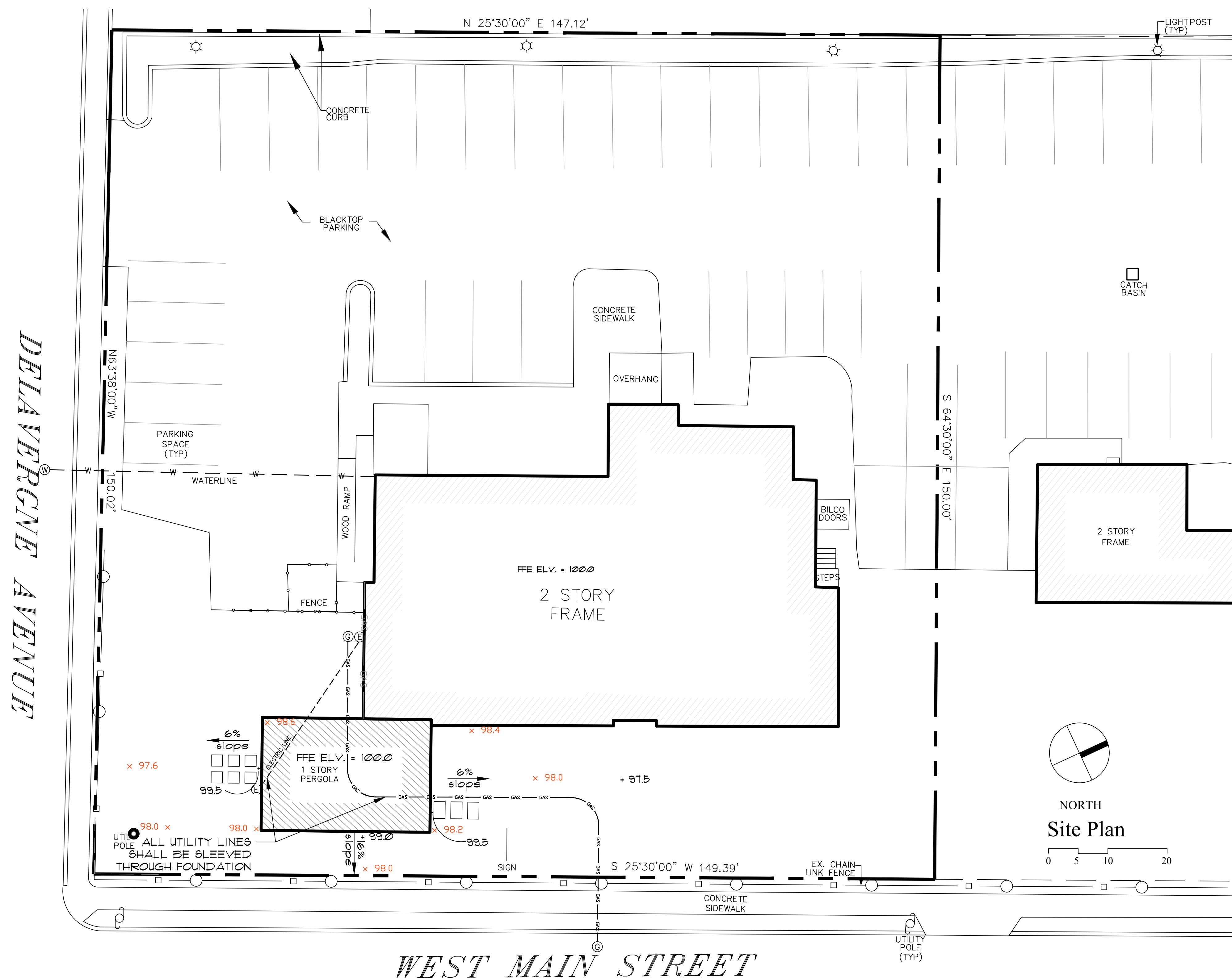
Project Title
CAMPILII OFFICE

Drawing Title
UTILITY AND GRADING PLAN

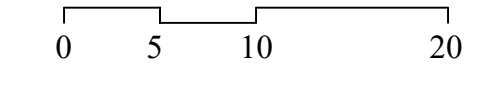
Scale	Job No.	Date	Drawing No.
1"=10'-0"	2218	06-06-22	L-300
Drawn	Checked	Approved	
JS	AS	JS	

3 Recco Drive
Brewster, New York 10509
845-279-0198
Landscape Architects

SANOK DESIGN GROUP

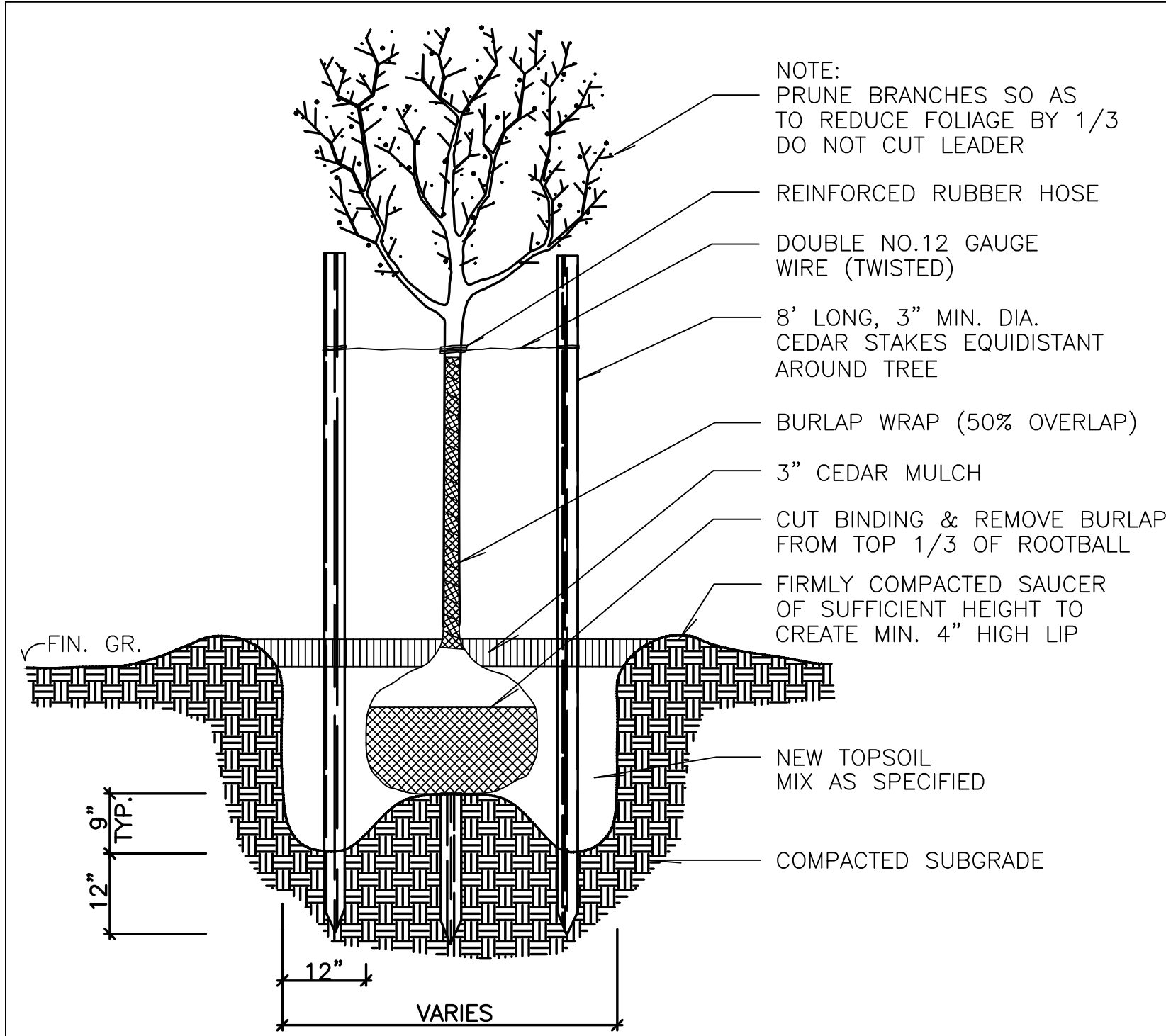


NORTH
Site Plan



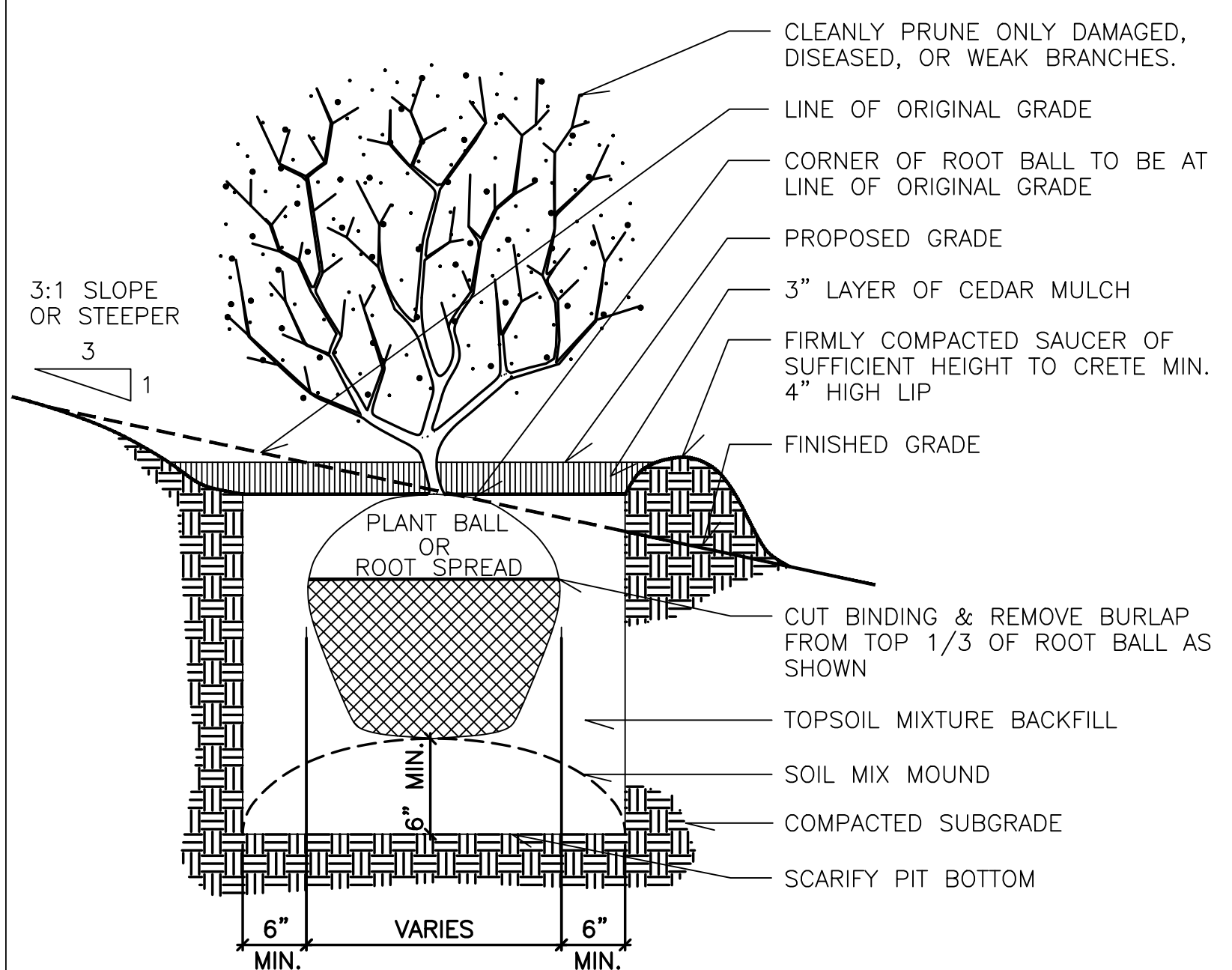
DELAVERGNE AVENUE

WEST MAIN STREET



1 DECIDUOUS PLANTING

SCALE: N.T.S.



4 SHRUB PLANTING

SCALE: 4

NOTE:
WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.

8" LONG 3" MIN. DIA. CEDAR STAKE PLACED 12" FROM TRUNK ON SIDE OF PREVAILING WIND & FASTENED TO TREE WITH DOUBLE #12 GA. WIRE (TWISTED) & REINFORCED RUBBER HOSE.

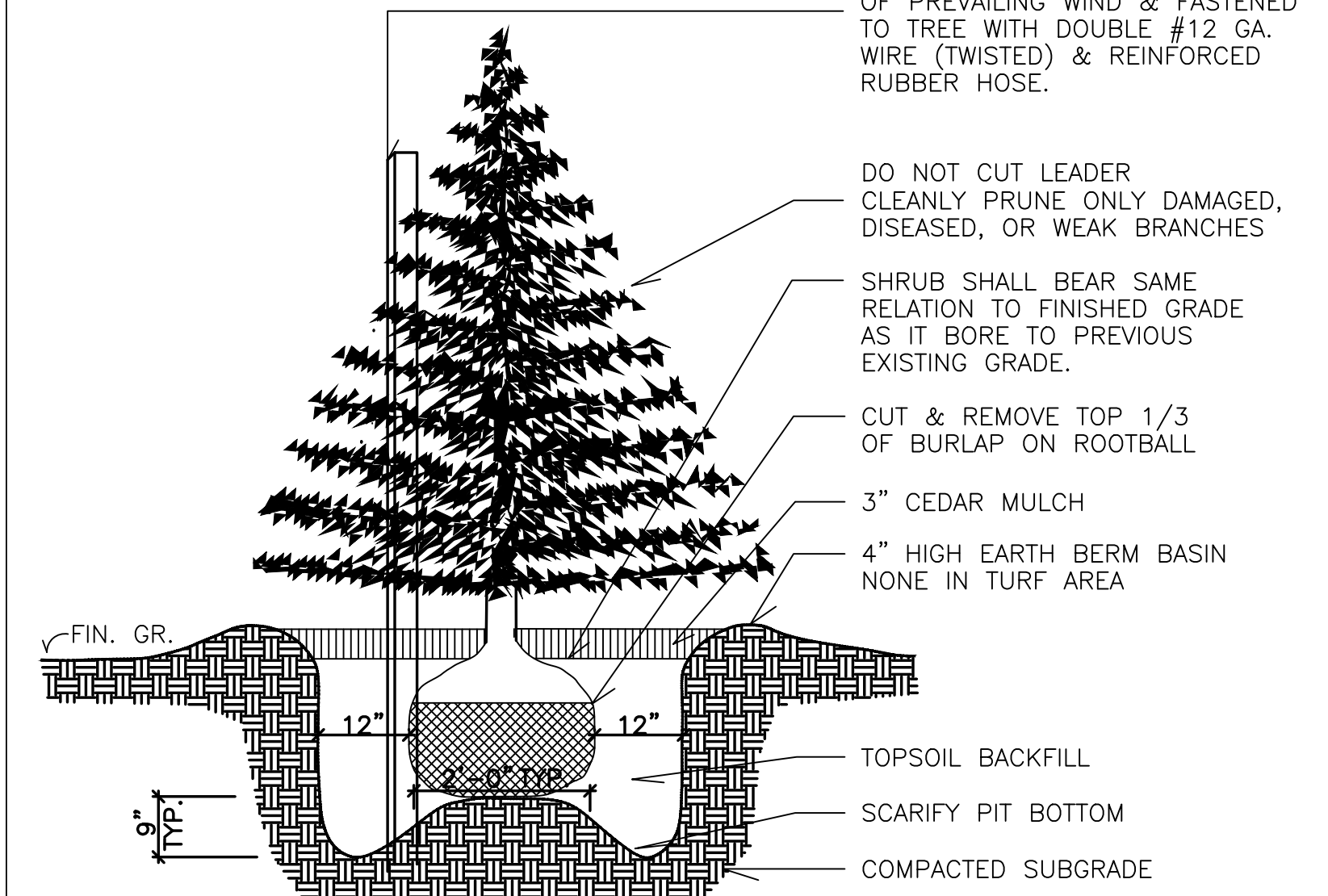
DO NOT CUT LEADER
CLEANLY PRUNE ONLY DAMAGED, DISEASED, OR WEAK BRANCHES

SHRUB SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

CUT & REMOVE TOP 1/3 OF BURLAP ON ROOTBALL

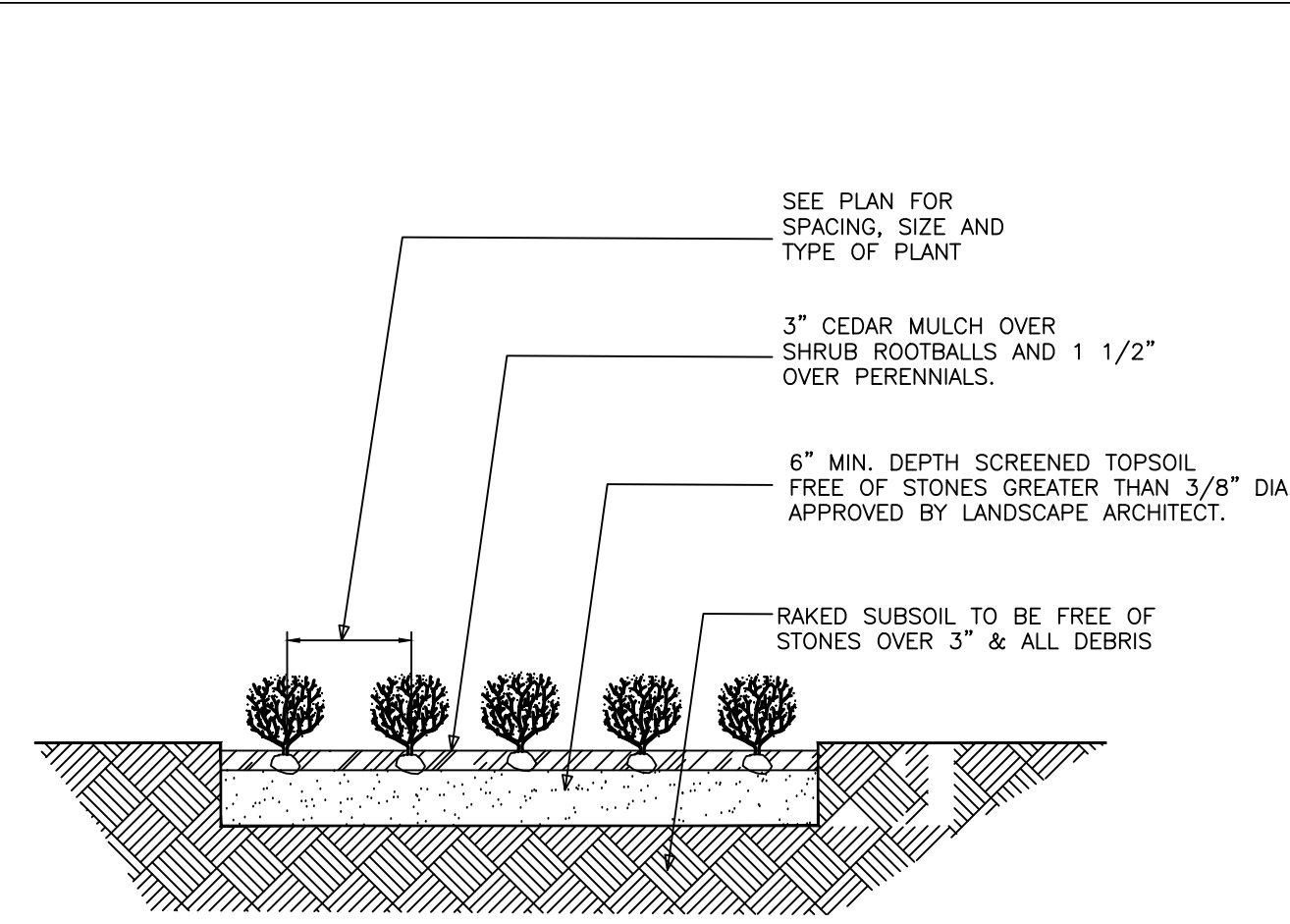
3" CEDAR MULCH

4" HIGH EARTH BERM BASIN NONE IN TURF AREA



6 EVERGREEN PLANTING

SCALE: N.T.S.



2 PERENNIAL PLANTING

SCALE: N.T.S.

PLANTING NOTES CONT:

7. THE ACTUAL LOCATION OF PLANT MATERIALS MAY VARY DUE TO THE FIELD CONDITIONS. FINAL PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BEFORE THE PITS ARE DUG. IF INITIAL PLACEMENT IS NOT SATISFACTORY, PLANTS SHALL BE RELOCATED IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR OWNER, AT NO ADDITIONAL COST TO THE OWNER.

8. THE CONTRACTOR IS TO USE CARE DURING EXCAVATION AND PLANTING TO AVOID DISTURBING OR DAMAGING ANY ADJACENT OR UNDERGROUND UTILITIES. ANY DAMAGE RESULTING FROM THIS CONSTRUCTION WILL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE RESTORED AT HIS EXPENSE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT OR OWNER.

9. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE PLAN, THE GREATER QUANTITY SHALL GOVERN.

10. ALL EVERGREEN TREES SHALL BE 'DEAD MANNED'. PROVIDE 3 8" X 30" CEDAR STAKES. BURY STAKES 30" BELOW FINISH GRADE AND GUY TO TREE.

11. ALL PLANT MATERIAL IS TO BE VIGOROUS, FREE OF INJURY OR DEFECTS. ALL PLANT MATERIAL IS TO BE REPRESENTATIVE FOR THEIR SPECIES.

12. NO SUBSTITUTION WILL BE PERMITTED WITHOUT PRIOR CONSENT FROM THE LANDSCAPE ARCHITECT OR OWNER.

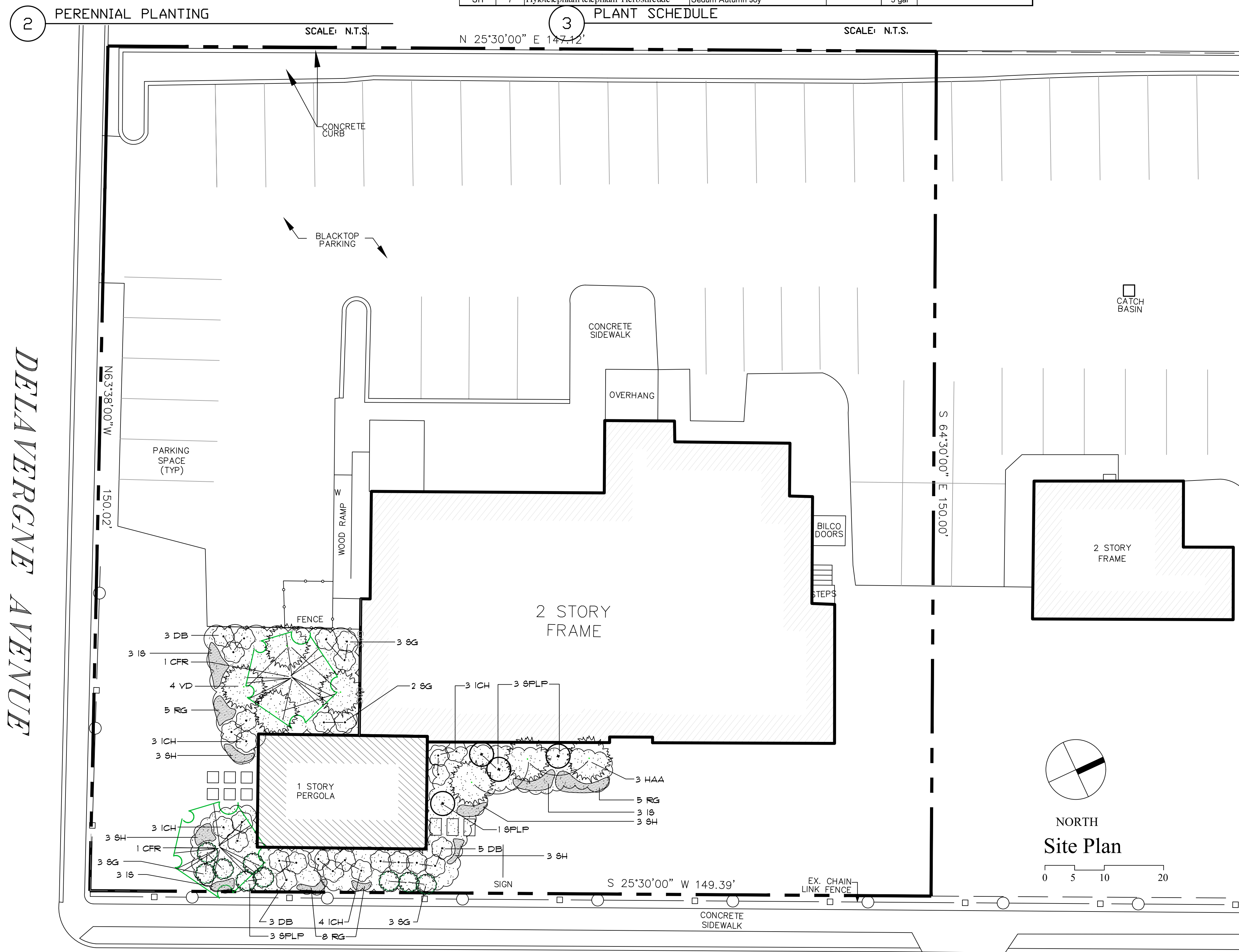
13. REFER TO DETAIL #3, SHEET L-400 FOR PLANT LIST.

14. ALL TREES IN THE SAME PLANTING AREA SHALL BE PLACED AND PLANTED AT THE SAME TIME. IF BECAUSE OF DELIVERY SCHEDULE, ANY PLANT REMAINS ON THE SITE FOR MORE THAN 24 HOURS, THEY SHALL BE HEELED-IN ON SITE TO MAINTAIN THEIR HEALTH AND VITALITY. PLANTS SHALL BE OTHERWISE PROTECTED AND MAINTAINED, INCLUDING BUT NOT LIMITED TO WATER AND SHADE. ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT TIME OF PLANTING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

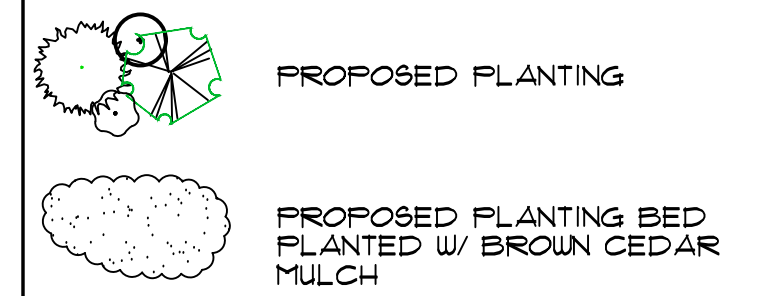
PLANT LIST:	KEY	QNT.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	REMARKS
TREES							
DECIDUOUS							
CFR	2		Cornus florida 'Cherokee Chief'	Cherokee Chief Dogwood Tree			full multi trunk specimen selected by LA
EVERGREEN							
SHRUBS							
DB	11		Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	3'-4'	B&B	
HAA	3		Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	36"-38"	B&B	
SG	12		Spiraea 'Gold Mound'	Gold Mound Spirea	30"-36"	B&B	
SPLP	7		Spiraea 'Little Princess'	Little Princess Spirea	30"-36"	B&B	
ICH	13		Ilex crenata 'shamrock'	Shamrock Holly	3'-4'	B&B	
VD	4		Viburnum dentatum 'Chicago Lustre'	Arrowood Dentatum	5'-6'	B&B	
PERENNIALS/ GRASSES							
IS	9		Iris siberica	Purple Iris		3 gal	
RG	18		Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-Eyed Susan		3 gal	
SH	7		Hylotelephium telephium 'Herbstreude'	Sedum Autumn Joy		3 gal	

3 PLANT SCHEDULE

SCALE: N.T.S.



LEGEND:



PLANTING NOTES:

- ALL BASE SURVEY INFORMATION IS COMPLIMENTARY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFY ALL INFORMATION PRIOR TO EXECUTION OF ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE ANY ACTION TAKEN.
- ALL LANDSCAPE ELEMENTS (PLANTING, PATIOS, DECKS AND ETC.) SHALL BE LAID OUT, REVIEWED AND APPROVED PRIOR TO INSTALLATION.
- PRIOR TO COMMENCING PLANTING OPERATIONS THE CONTRACTOR SHALL STAKE OUT THE EXACT LOCATION OF ALL TREES FOR THE LANDSCAPE ARCHITECT'S OR OWNER'S APPROVAL. ALL PLANTING OPERATIONS AND LAYOUT SHALL PROCEED UNDER CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT OR OWNER. TREE LOCATIONS MAY VARY AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- CONTRACTOR SHALL EDGE ALL PLANTING BEDS A MINIMUM OF 6" BELOW ADJACENT LAWN. PROVIDE TOPSOIL AND FEATHER TO MEET BOTTOM OF EDGE. WHERE PLANTS ARE TO BE PLANTED ON A GRADED BERM PROVIDE TOPSOIL TO FORM BERM. PROVIDE GRASS SEED AND SALT HAY MULCH BETWEEN EDGE OF EXISTING LAWN AND FORMED EDGE OF PLANTED AREA.
- CONTRACTOR SHALL ENHANCE ALL PLANTING BED SOILS WITH COMMERCIAL FERTILIZERS AND ADDITIVES TO PROVIDE THE BEST POSSIBLE PLANTING ENVIRONMENT FOR THE INDIVIDUAL PLANT SPECIES.
- CONTRACTOR SHALL INSTALL A MINIMUM OF A 3" LAYER OF DARK CEDAR MULCH IN ALL PLANTING BEDS AND PERENNIAL GARDENS. MULCH TO BE APPROVED BY LANDSCAPE ARCH.

No.	Date	Revision
3	10-21-22	RE-ISSUED FOR REVIEW
2	08-15-22	RE-ISSUED FOR REVIEW
1	06-06-22	ISSUED FOR REVIEW

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Project Title
CAMPILII OFFICE

Drawing Title
PLANTING PLAN

Scale	Job No.	Date	Drawing No.
1"=10'-0"	2218	06-06-22	L-400
Drawn	Checked	Approved	
JS	AS	JS	

3 Recco Drive
Brewster, New York 10509
845-279-0198

Landscape Architects

SANOK DESIGN GROUP



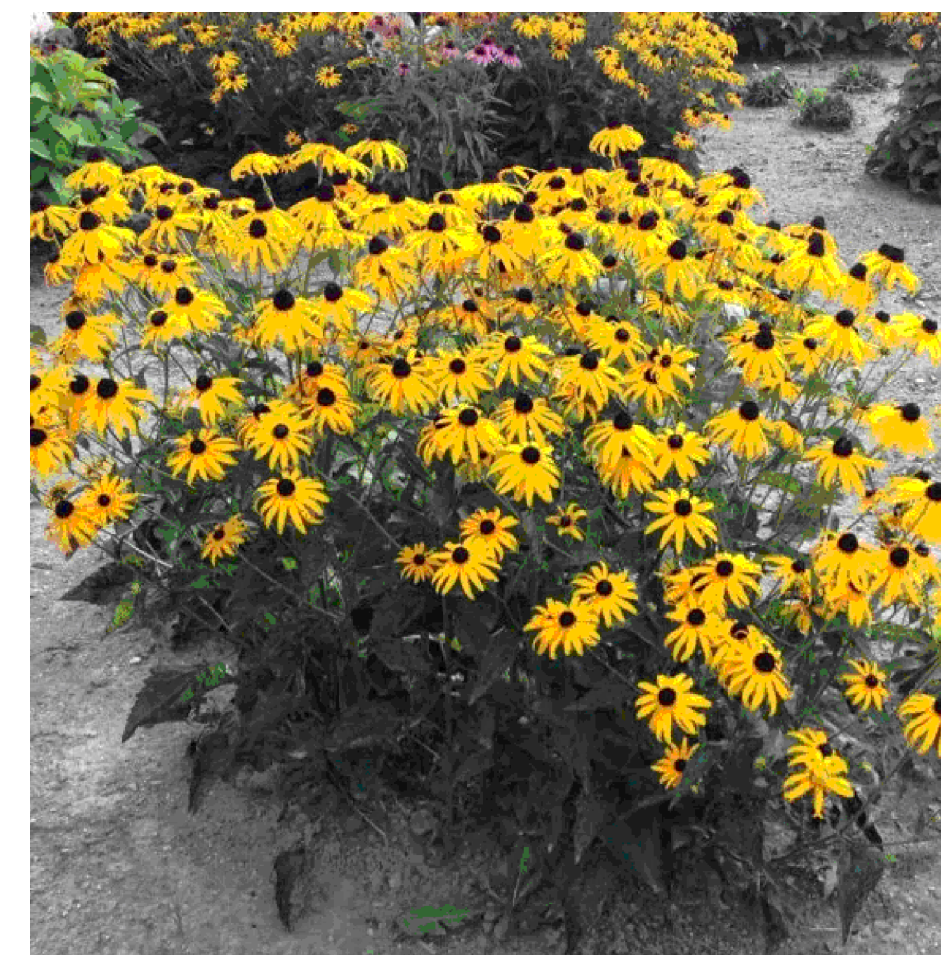
CFR:
CORNUS FLORIDA 'CHEROKEE CHIEF'
CHEROKEE CHIEF DOGWOOD TREE
EARLY SPRING BLOOM
LATE SUMMER RED FRUIT
FALL CRIMSON COLOR



DB:
DAPHNE x BURKWOODII 'CAROL MACKIE'
CAROL MACKIE DAPHNE
SEMI EVERGREEN
SPRING AND FALL FLOWER
FALL CRIMSON COLOR



IS:
IRIS SIBIRICA 'CAESAR'S BROTHER'
CAESAR'S IRIS
SPRING PURPLE FLOWERING PERENNIAL



RG:
RUDBECKIA FULGIDA VAR. SULLIVANTII 'GOLDSTURM'
GOLDSTURM BLACK-EYED SUSAN
SUMMER GOLDEN YELLOW FLOWERING PERENNIAL

PLANTING NOTES CONT:

9. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE PLAN, THE GREATER QUANTITY SHALL GOVERN.
10. ALL EVERGREEN TREES SHALL BE 'DEAD MANNED'. PROVIDE 3 8" x 30" CEDAR STAKES. BURY STAKES 30" BELOW FINISH GRADE AND GUY TO TREE.
11. ALL PLANT MATERIAL IS TO BE VIGOROUS, FREE OF INJURY OR DEFECTS. ALL PLANT MATERIAL IS TO BE REPRESENTATIVE FOR THEIR SPECIES.
12. NO SUBSTITUTION WILL BE PERMITTED WITHOUT PRIOR CONSENT FROM THE LANDSCAPE ARCHITECT OR OWNER.
13. REFER TO DETAIL #3, SHEET L-400 FOR PLANT LIST.
14. ALL TREES IN THE SAME PLANTING AREA SHALL BE PLACED AND PLANTED AT THE SAME TIME. IF BECAUSE OF DELIVERY SCHEDULE, ANY PLANT REMAINS ON THE SITE FOR MORE THAN 24 HOURS, THEY SHALL BE HEeled-IN ON SITE TO MAINTAIN THEIR HEALTH AND VITALITY. PLANTS SHALL BE OTHERWISE PROTECTED AND MAINTAINED, INCLUDING, BUT NOT LIMITED TO, WATER AND SHADE. ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT TIME OF PLANTING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

LEGEND:

- PROPOSED PLANTING
- PROPOSED PLANTING BED PLANTED W/ BROWN CEDAR MULCH

PLANTING NOTES:

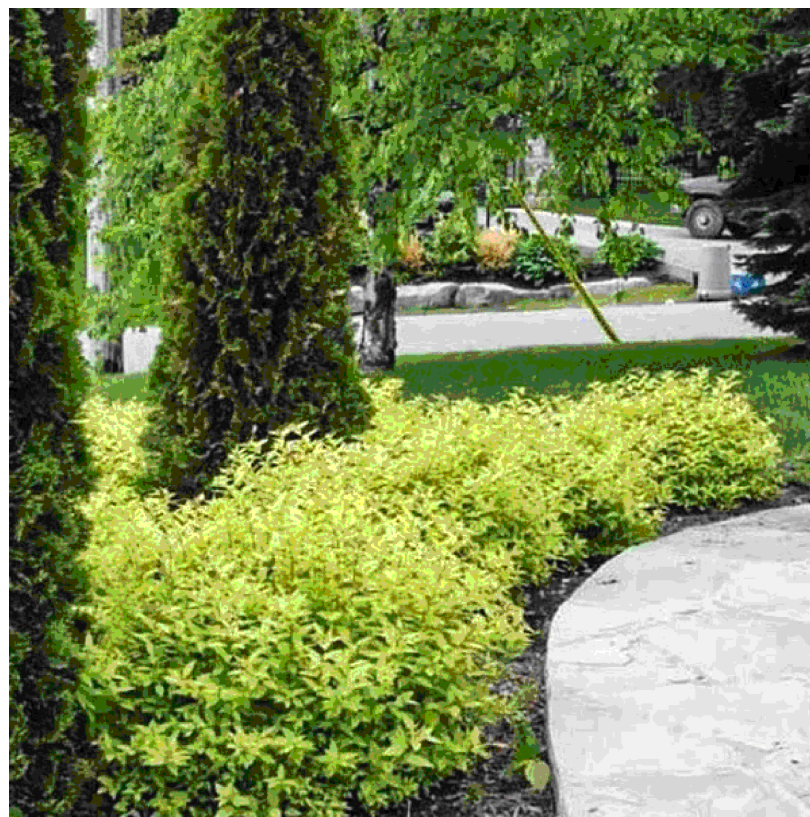
1. ALL BASE SURVEY INFORMATION IS COMPLEMENTARY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL INFORMATION PRIOR TO EXECUTION OF ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE ANY ACTION TAKEN.
2. ALL LANDSCAPE ELEMENTS (PLANTING, PATIOS, DECKS AND ETC.) SHALL BE LAID OUT, REVIEWED AND APPROVED PRIOR TO INSTALLATION.
3. PRIOR TO COMMENCING PLANTING OPERATIONS THE CONTRACTOR SHALL STAKE OUT THE EXACT LOCATION OF ALL TREES FOR THE LANDSCAPE ARCHITECT'S OR OWNER'S APPROVAL. ALL PLANTING OPERATIONS AND LAYOUT SHALL PROCEED UNDER CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT OR OWNER. TREE LOCATIONS MAY VARY AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
4. CONTRACTOR SHALL EDGE ALL PLANTING BEDS A MINIMUM OF 6" BELOW ADJACENT LAWN. PROVIDE TOPSOIL AND FEATHER TO MEET BOTTOM OF EDGE. WHERE PLANTS ARE TO BE PLANTED ON A GRADED BERM PROVIDE TOPSOIL TO FORM BERM. PROVIDE GRASS SEED AND SALT HAY MULCH BETWEEN EDGE OF EXISTING LAWN AND FORMED EDGE OF PLANTED AREA.
5. CONTRACTOR SHALL ENHANCE ALL PLANTING BED SOILS WITH COMMERCIAL FERTILIZERS AND ADDITIVES TO PROVIDE THE BEST POSSIBLE PLANTING ENVIRONMENT FOR THE INDIVIDUAL PLANT SPECIES.
6. CONTRACTOR SHALL INSTALL A MINIMUM OF A 3" LAYER OF DARK CEDAR MULCH IN ALL PLANTING BEDS AND PERENNIAL GARDENS. MULCH TO BE APPROVED BY LANDSCAPE ARCH.
7. THE ACTUAL LOCATION OF PLANT MATERIALS MAY VARY DUE TO THE FIELD CONDITIONS. FINAL PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BEFORE THE PITS ARE DUG. IF INITIAL PLACEMENT IS NOT SATISFACTORY, PLANTS SHALL BE RELOCATED IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR OWNER, AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR IS TO USE CARE DURING EXCAVATION AND PLANTING TO AVOID DISTURBING OR DAMAGING ANY ADJACENT OR UNDERGROUND UTILITIES. ANY DAMAGE RESULTING FROM THIS CONSTRUCTION WILL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE RESTORED AT HIS EXPENSE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT OR OWNER.



SH:
SEDUM 'HERBSTFREUDE'
SEDUM AUTUMN JOY
GREEN LEAVES
LATE SUMMER FLOWER BLOOM
EARLY FALL FLOWER BLOOM



HAA:
HYDRANGEA ARBORESCENS 'ANNABELLE'
ANNABELLE HYDRANGEA
JULY TO SEPTEMBER BLOOM
FALL TO WINTER FLOWER HEADS DRY
AND PROVIDES A STALKY WINTER TEXTURE



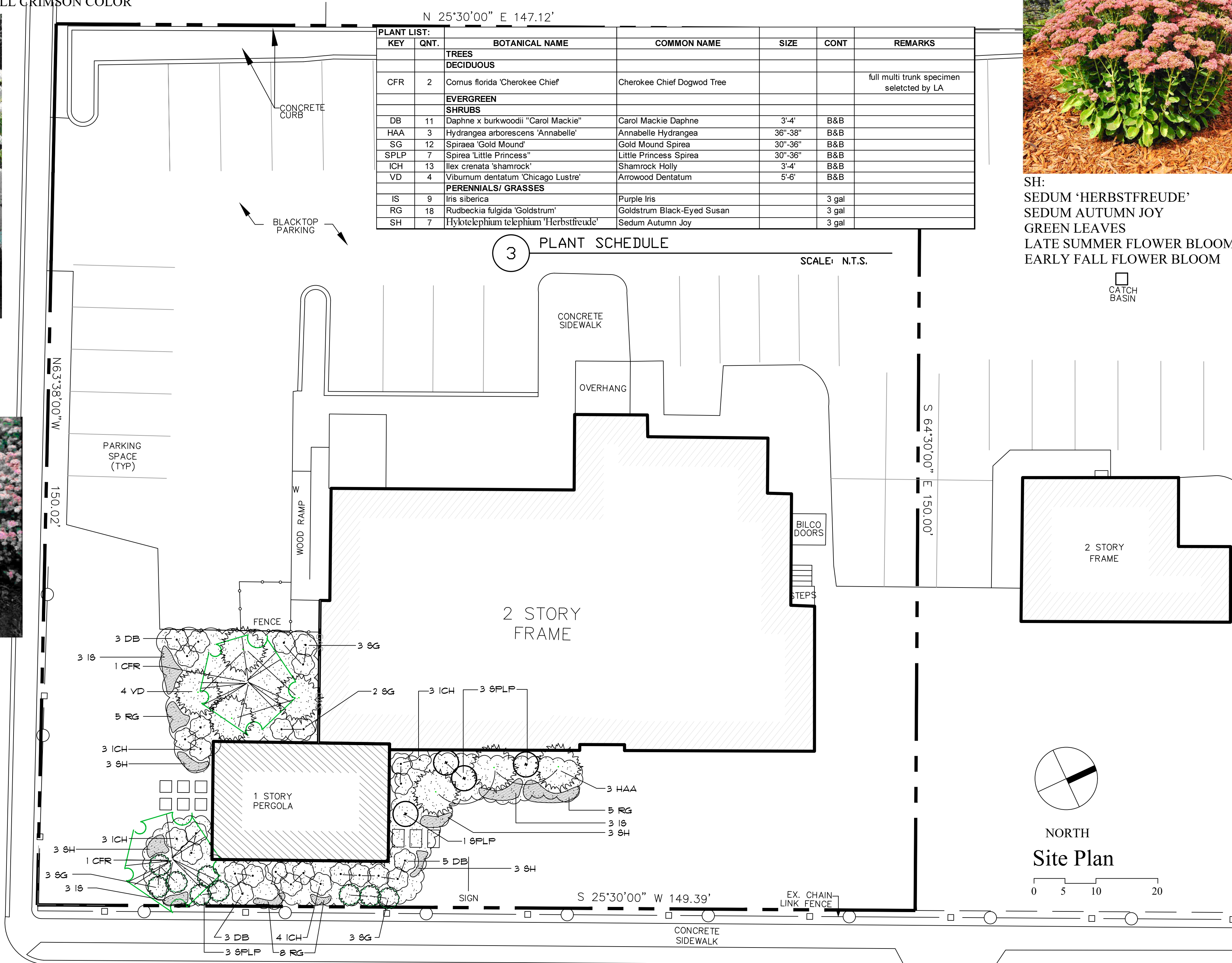
SG:
SPIREA 'GOLD MOUND'
GOLD MOUND SPIREA
SHOWY CHARTREUSE, LIGHT GREEN LEAVES
MAY TO JUNE PINK FLOWERED BLOOM
FALL LEAF CHANGE TO DARKER GREEN
WINTER STALKY TEXTURE



SPLP:
SPIREA 'LITTLE PRINCESS'
LITTLE PRINCESS SPIREA
GREEN LEAVES
SUMMER SHOWY PINK FLOWER BLOOM
FALL LEAF CHANGE TO CRIMSON
WINTER STALKY TEXTURE

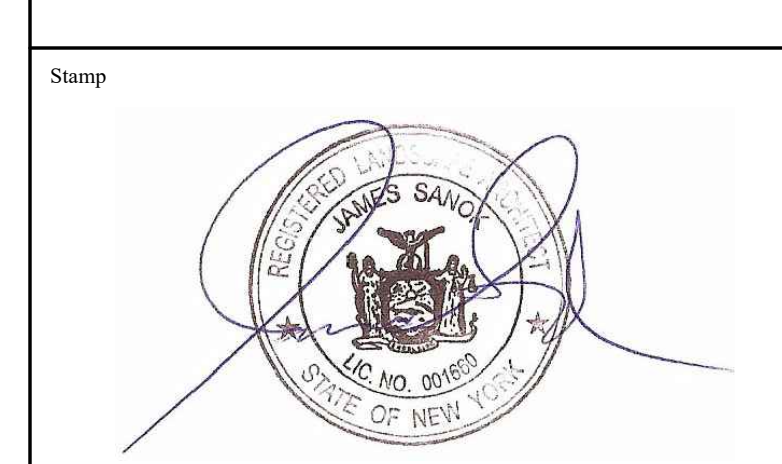


VD:
VIBURNUM DENTATUM 'CHICAGO LUSTRE'
ARROWWOOD DENTATUM
DARK GREEN LEAVES
CRAEMY WHITE FLOWERS IN SPRING
FOLLOWED BY MASSES OF ROYAL BLUISH-BLACK BERRIES
RED LUSTROUS LEAVES TURN A GOOD FALL COLOR



No.	Date	Revision
3	10-21-22	RE-ISSUED FOR REVIEW
2	08-15-22	RE-ISSUED FOR REVIEW
1	06-06-22	ISSUED FOR REVIEW

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Project Title
CAMPILII OFFICE

Drawing Title
PLANTING PLAN WITH PLANT DESCRIPTION

Scale	Job No.	Date	Drawing No.
1"=10'-0"	2218	06-06-22	L-401

3 Recco Drive
Brewster, New York 10509
845-279-0198

Landscape Architects
SANOK DESIGN GROUP

WEST MAIN STREET

artistic conception



Sanok Design Group | James Sanok

Campili

artistic conception



artistic conception



Sanok Design Group | James Sanok

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artistic conception



artistic conception

