GENERAL NOTES:

1. THE HORIZONTAL LOCATION INFORMATION OF THE SITE EXISTING CONDITIONS WITHIN THIS DRAWING SET HAS BEEN OBTAINED FROM A DOCUMENT FROM SURVEYOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING AND PROPOSED HORIZONTAL AND VERTICAL LOCATION INFORMATION SHOWN ON THESE PLANS FOR BOTH BIDDING AND CONSTRUCTION PURPOSES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL HAVE ALL UTILITIES AND INFRASTRUCTURE FIELD LOCATED AND MARKED BY THE RESPONSIBLE PUBLIC OR PRIVATE AGENCY PRIOR TO THE START OF CONSTRUCTION, AND SHALL MAINTAIN ALL LOCATION STAKES AND MARKINGS THROUGHOUT THE CONSTRUCTION PROCESS.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, PIPE SIZES AND INVERT ELEVATIONS, OF ANY EXISTING SEWERS TO BE AFFECTED BY THE PROJECT.
5. PROVIDE THE OWNER'S REPRESENTATIVE WITH AT LEAST SEVEN DAYS NOTICE FOR ANY REQUIRED INTERRUPTION OF A UTILITY SERVICE. WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE IS REQUIRED BEFORE THE UTILITY SERVICE CAN BE INTERRUPTED. A TEMPORARY SERVICE MAY BE REQUIRED BY THE OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PAVEMENT , CURBS, PLANTINGS, UTILITIES AND ANY OTHER EXISTING SITE FEATURES PROPOSED TO REMAIN, AS CAUSED BY CONSTRUCTION OR OTHER RELATED OPERATIONS. ALL SUCH DAMAGE SHALL BE REPLACED IN-KIND AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL NOT DISTURB ANY AREAS OUTSIDE THE PROJECT LIMITS.
8. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING TREES, SHRUBS AND GROUNDCOVERS WITHIN AND ADJACENT TO THE PROJECT SITE EXCEPT FOR THOSE SPECIFICALLY IDENTIFIED ON THESE PLANS AND APPROVED FOR REMOVAL IN THE FIELD BY THE OWNER'S REPRESENTATIVE. SEE TREE PROTECTION DETAIL.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN A SAFE AND ORDERLY CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO PEDESTRIAN SAFETY ISSUES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS, INCLUDING, BUT NOT LIMONITE TO, BARRIERS AND OTHER DEVICES AS NECESSARY TO KEEP PEDESTRIANS SAFE FROM CONSTRUCTION OPERATIONS AND OUT OF THE CONSTRUCTION ZONE.
10. THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE IN A NEAT AND ORDERLY STATE AND TAKE THE NECESSARY STEPS TO MINIMIZE THE MIGRATION OF DUST AND DEBRIS FROM THE PROJECT SITE, INCLUDING MEASURES AS REQUIRED BY THE SITE MANAGEMENT PLAN. CONSTRUCTION TRAVEL ROUTES AND ALL AREAS ADJACENT TO THE CONSTRUCTION SITE SHALL BE CHECKED DAILY AND CLEANED, AS NECESSARY, TO REMOVE ANY ACCUMULATION OF MUD, DUST OR OTHER CONSTRUCTION DEBRIS.
11. PRIOR TO THE COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL CHECK AND CLEAN ALL MANHOLES, CATCH BASINS, DRAIN INLETS, AND OTHER SITE DRAINAGE SYSTEM COMPONENTS WITHIN THE PROJECT LIMITS AND IN THE DRAINAGE PATH OF THE PROJECT SITE SO THAT THEY ARE FREE FROM ALL DEBRIS, SILT, ETC..
12. THE CONTRACTOR SHALL BE REQUIRED FOR OBTAINING ANY REQUIRED MUNICIPAL AND/OR LOCAL REGULATORY CONSTRUCTION PERMITS AND/OR INSPECTIONS.
13. THE CONTRACTOR IS ADVISED TO CAREFULLY REVIEW ALL OF THE ADDITIONAL PROJECT REQUIREMENTS CONTAINED WITHIN THE PROJECT MANUAL, VILLAGE OF WESTHAMPTON BEACH STANDARD CONSTRUCTION CONTRACT DOCUMENTS, AND THIS DRAWING SET.

ABBREVIATIONS:

&	AND
@	AT
APPROX.	APPROXIMATE
ASPH.	ASPHALT
A.S.T.M.	AMERICAN SOCIETY OF TESTING & MATERIALS
C.B.	CATCH BASIN
C.L. / ℄	CENTER LINE
CLR.	CLEAR
CONC.	CONCRETE
C.O.	CLEAN OUT
D.I.	DRAIN INLET
E	ELECTRIC LINE
E.J.	EXPANSION JOINT
ELEV.	ELEVATION
EQ.	EQUAL
FB	FLOWER BED
FFE.	FINISHED FLOOR ELEVATION
G	GAS LINE
G.V.	GAS VALVE
H.H.	HAND HOLE
+H.P.	HIGH POINT
HYD.	HYDRANT
INV.	INVERT ELEVATION
I.J.	ISOLATION JOINT
LT.P.	LIGHT POLE / FIXTURE
+L.P.	LOW POINT
M.H.	MANHOLE
MIN.	MINIMUM
MAX.	MAXIMUM
M.W.	MONITORING WELL
PA	PLANTED AREA
P.B.	PULL BOX
P.L. / ℄	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF CURVATURE
P.O.T.	POINT OF TANGENT
P.P.	POWER POLE
PT.	POINT
P.V.C.	POLYVINYL CHLORIDE
R / RAD.	RADIUS
S / SAN.	SANITARY SEWER
SL.	SHINGLE LINE
D / STM.	STORM SEWER / DRAIN
STD.	STANDARD
TEL.	TELEPHONE
TC / BC	TOP / BOTTOM OF CURB
TS/BS	TOP / BOTTOM OF STAIR
TG	TOP OF GRATE
T.H.	SOIL TEST HOLE
TH/BH	TOP/BOTTOM HEDGE
TR / BR	TOP / BOTTOM OF RAMP
TW/BW	TOP/BOTTOM WALL
TYP.	TYPICAL
VIF	VERIFY IN FIELD
W / WAT.	WATER LINE / SERVICE
W.V.	WATER VALVE
W/	WITH

PLANTING & LANDSCAPE NOTES:

1. CONTRACTOR SHALL VERIFY ACTUAL GRADE ELEVATIONS, SERVICE AND UTILITY LOCATIONS, AND DIMENSIONS OF PLANTINGS AND CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
2. PLANT TREES, SHRUBS, AND OTHER PLANTS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING TURF AREAS UNLESS OTHERWISE INDICATED.
3. ALL BED CONFIGURATIONS AND PLANT POSITIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
4. CONTRACTOR IS REQUIRED TO LAY-OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND PLANTING AREAS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANTING. CONTRACTOR SHALL ADJUST THE PLANT LOCATIONS IF DEEMED NECESSARY BY THE LANDSCAPE ARCHITECT.
5. ALL "STANDARD LAWN AREAS" AND "SPECIALIZED LAWN AREAS" SHALL FOLLOW THE PLANT AND TASK LIST FOR FOR SEED, SOIL AND AND SOIL DEPTH REQUIREMENTS.
6. ALL PLANTS MUST MEET OR EXCEED THE STANDARDS OUTLINED IN THE CURRENT EDITION OF ANSI Z260.1, THE AMERICAN STANDARD FOR NURSERY STOCK.
7. THE CONTRACTOR SHALL SUBMIT A COMPLETE PLANT LIST (PURCHASE ORDER) TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PURCHASING THE PLANT MATERIAL. NO PLANT MATERIAL SHALL BE DELIVERED TO THE SITE PRIOR TO THE INSPECTION AND APPROVAL OF THE PLANTS AT THE CONTRACTOR'S PLACE OF BUSINESS.
8. CONTRACTOR SHALL PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION AND WATERING DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
9. TOPSOIL AND ORGANIC MATERIAL SOURCES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. NO TOPSOIL IS TO LEAVE THE SITE WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. SEE THE PLANT AND TASK LIST FOR ADDITIONAL TOPSOIL AND MULCH REQUIREMENTS.
10. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
11. ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE BY THE OWNER. - REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
12. ALL PLANTING BEDS SHALL RECEIVE MULCH TO A DEPTH AND TYPE AS SPECIFIED ON THE PLANT AND TASK LIST. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.
13. REFER TO THE PLANTING DETAILS AND SPECIFICATIONS FOR COMPLETE PLANTING WITH TOPSOIL, SOIL, MULCH AND BACKFILLING INSTALLATION REQUIREMENTS.
14. IF DRIP IRRIGATION IS USED, IT IS TO BE INSTALLED UNDER ALL PLANT MATERIAL, AND INSTALLED UNDER THE MULCH (WHERE APPLICABLE) WITH STAPLES EVERY 3'. OVERHEAD IRRIGATION TO BE USED FOR ALL LAWN AREAS
15. LAWN SEED MIX AS CALLED OUT ON THE PLANT AND TASK LIST

PROJECT LOCATION MAP:



GRADING & DRAINAGE NOTES:

1. ALL PROPOSED ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL ESTABLISH FINISH GRADE STAKES IN ACCORDANCE WITH THIS PLAN (AND IN CONJUNCTION WITH THE LAYOUT PLAN) AND SHALL BE REVIEWED WITH THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION. MAINTAIN GRADE STAKES THROUGHOUT THE CONSTRUCTION PROCESS.
3. ANY DISCREPANCIES IN PROPOSED ELEVATIONS NOTED BY THE CONTRACTOR DURING THE CONSTRUCTION PROCESS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DECISION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING POSITIVE DRAINAGE IN ALL AREAS AND MAKE CERTAIN ALL WATER (DRAINAGE) IS DIRECTED AWAY FROM BUILDINGS AND STRUCTURES. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER AS TO DRAIN PROPERLY AND BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.
5. WHERE PROPOSED GRADE MEETS EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION. PERFORM GRADING WITHIN CONTRACT LIMITS OF WORK, INCLUDING ADJACENT TRANSITION AREAS, TO NEW ELEVATIONS, LEVELS, PROFILES, AND CONTOURS INDICATED.
6. PROVIDE SUBGRADE SURFACES PARALLEL TO FINISHED SURFACE GRADES. MAINTAIN LEVELS, PROFILES AND CONTOURS OF SUBGRADES.
7. ALL GRADING OPERATIONS WITHIN THE DRIP LINE OF EXISTING TREES TO REMAIN SHALL BE COMPLETED BY HAND AND WITH EXTREME CARE TO AVOID DAMAGE TO TREE ROOTS.
8. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DISTURBANCE OF, OR DAMAGE TO, EXISTING PLANTS TO REMAIN. PLACE VEGETATION PROTECTION FENCING AROUND ALL PLANTS ON AREAS OF PLANTING AS IDENTIFIED IN THE SITE PREPARATION DRAWINGS.
9. ALL FILL AND BACKFILL MATERIALS MUST BE THOROUGHLY COMPACTED AS THEY ARE PLACED. REFER TO THE TECHNICAL SPECIFICATIONS FOR DETAILED INFORMATION, INCLUDING COMPACTION INFORMATION INCLUDING THE MAXIMUM LOOSE DEPTH LAYER THICKNESS ALLOWABLE, AND THE PERCENTAGE OF MAXIMUM DRY DENSITY REQUIREMENTS FOR THE FILLING AND BACKFILLING OPERATIONS.
10. REFER TO THE TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS RELEVANT TO DRAINAGE, GRADING AND OTHER EARTHWORK OPERATIONS.
11. ADJUST THE HEIGHT OF ALL UTILITY FRAMES, GRATES, VALVES, HYDRANTS, AND ANY OTHER UTILITY STRUCTURE OR COMPONENTS AS REQUIRED TO ACHIEVE THE PROPER RELATIONSHIP TO THE PROPOSED FINISHED GRADES
12. UTILITY INSTALLATIONS MUST COMPLY WITH ALL NATIONAL, STATE AND LOCAL BUILDING CODES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OFF ALL CUT AND FILL OPERATIONS AND MATERIALS NECESSARY TO ACHIEVE THE ELEVATIONS SPECIFIED ON THIS PLAN, INCLUDING THE OFF SITE DISPOSAL OF ANY EXCESS MATERIAL IN A LEGAL MANNER.
14. THE CONTRACTOR SHALL CLEAN AND FLUSH CULVERTS, PIPING, CATCH BASINS, MANHOLES, OR ANY OTHER STORM DRAINAGE SYSTEM COMPONENTS WITHIN THE PROJECT AREA, PRIOR TO COMPLETION OF WORK.
15. DO NOT WORK WITH WET, MUDDY SOIL. PLACE SOIL DURING DRY WEATHER.
16. PROTECT FINISH GRADED AREAS FROM TRAFFIC AND EROSION. KEEP FREE OF TRASH AND DEBRIS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND DAMAGED AREAS. WHERE COMPLETED AREAS ARE DISTURBED BY CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, SCARIFY, RE-SHAPE AND COMPACT TO REQUIRED DENSITY, AS PER TECHNICAL SPECIFICATIONS

GROSSHAN RESIDENCE

9 EAST DIVISION STREET
WESTHAMPTON BEACH, NY 11978

SEPTEMBER 10TH, 2025

LIST OF DRAWINGS

L0.0	COVER SHEET
L1.0	SITE PLAN
L2.0	LANDSCAPE PLANTING PLAN
L3.0	REVEGETATION PLAN

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PROJECT DESIGN TEAM MEMBERS:
(DRAWINGS NOT INCLUDED IN THIS SET)

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ARCHITECT:
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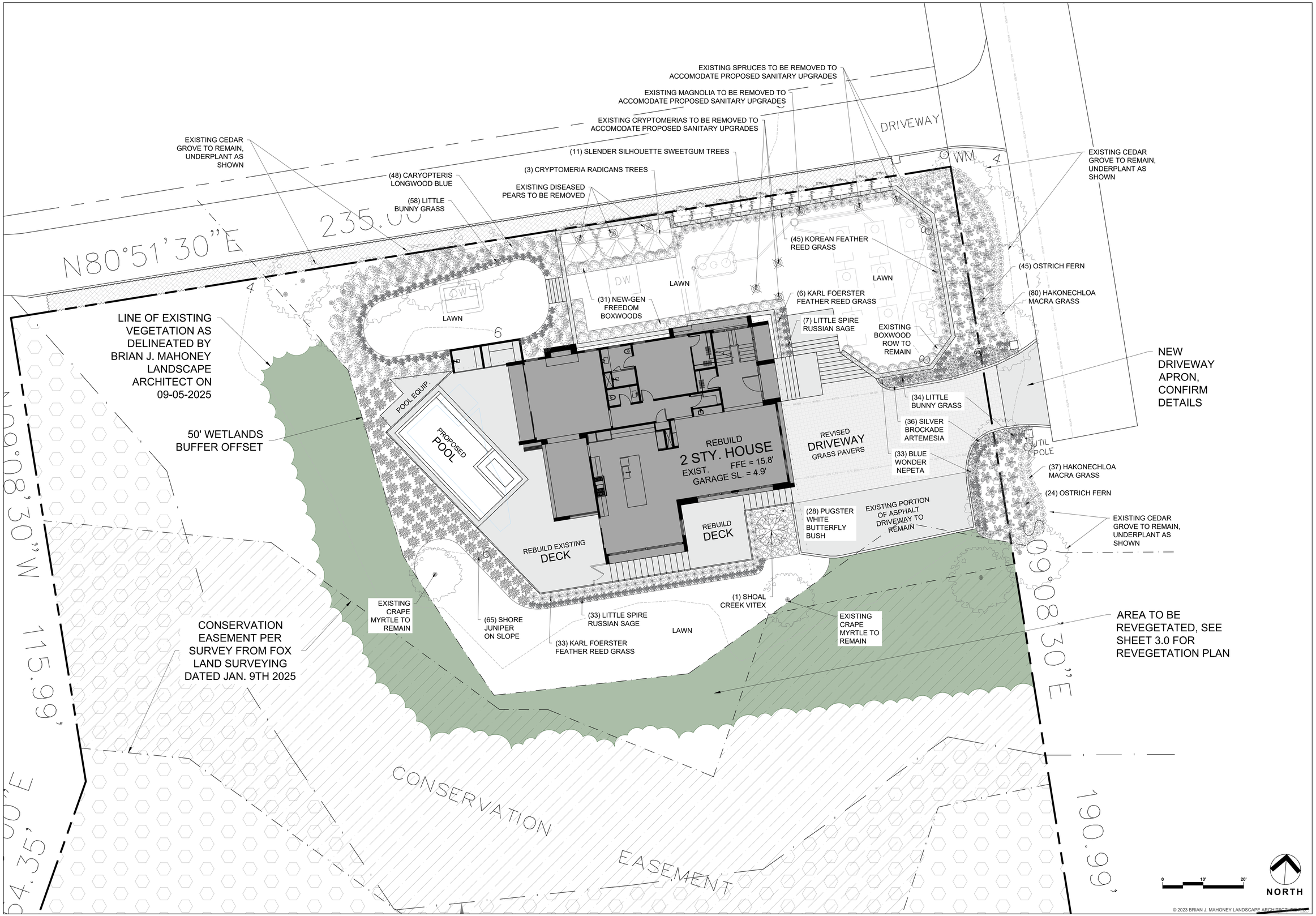
Scale:	1"=20'-0"
Checked By:	BJM
Drawn By:	AJS
Design By:	BJM
Date:	09.10.25
Project No:	

No.		
	BASE MAP- SITE PLAN CREATED	08.28.25
	PLANTING AND REVEGETATION PLANS COMPLETE	09.10.25

GROSSHANS RESIDENCE
9 EAST DIVISION STREET
WESTHAMPTON BEACH, NY

SITE PLAN

L-1.0



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Drawn By:	AJS
Design By:	BJM
Date:	09.10.25
Project No:	

No.	
	BASE MAP SITE PLAN CREATED 08.28.25
	PLANTING AND REVEGETATION PLANS COMPLETE 09.10.25

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LANDSCAPE PLANTING PLAN

L-2.0

PLANTING KEY:

- AMELANCHIER CANADENSIS
- ILEX OPACA
- BACCHARIS HALIMIFOLIA
- MYRICA PENSYLVANICA
- ILEX GLABRA
- MIX OF: ANDROPOGON SCOPARIUM, PANICUM VIRGATUM, ASTER NOVAE-ANGLIAE, EUPATORIUM PURPUREUM, VERNONIA NOVEBORACENSIS

PLANTING SCHEDULE: 09/09/2025

WETLAND ADJACENT BUFFER REVEGETATION PLANTINGS

TYPE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	NOTES
WOODY						
	4	Amelanchier canadensis	Shadbush	8' Ht.	B&B	10' O.C. with other evergreens
	17	Ilex glabra	Inkberry	3 Gal.	Container	4' O.C.
	9	Ilex opaca	American Holly	4-5' Ht.	B&B	10' O.C. with other deciduous
	24	Myrica pensylvanica	Northern Bayberry	3 Gal.	Container	4' O.C.
	11	Bacharris halimifolia	Groundsel Bush	3 Gal.	Container	4' O.C.
FORBS						
	200	Aster novae-angliae	New England Aster	Qt.	Container	2' O.C.
	100	Eupatorium purpureum	Joe Pye Weed	Qt.	Container	3' O.C.
	100	Vernonia noveboracensis	Ironweed	Qt.	Container	3' O.C.
GRASSES						
	550	Andropogon scoparium	Little Bluestem	Qt.	Container	18" O.C.
	500	Panicum virgatum	Switch Grass	Qt.	Container	18" O.C.



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REVEGETATION PLAN

L-3.0

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