

PRELIMINARY & FINAL MAJOR SITE PLANS FOR **M&M NEPTUNE, LLC PROPOSED COMMERCIAL** DEVELOPMENT



Know what's **below Call** before you dig.

LOCATION / KEY MAP

SCALE: I" = 2000'±

ZONING RELIEF TABLE				
CODE SECTION	REQUIRED	PROPOSED	RELIEF TYPE	
ZONING SCHEDULE B	FRONT YARD SETBACK: 50 FT	36.6 (ASBURY AVE) 39.6 (HIGHWAY INTERCHANGE)	VARIANCE	
§ 412.18	PARKING IS PROHIBITED WITHIN FRONT YARD SETBACK FOR ALL PROPERTIES FRONTING ALONG NJ 35	DOES NOT COMPLY (V)	VARIANCE	
§ 514.B (2)	PARKING LOT SHALL BE LOCATED TO THE REAR OF A BUILDING. NO PARKING LOT SHALL BE LOCATED IN A REQUIRED FRONT YARD.	DOES NOT COMPLY (V)	VARIANCE	
§ 514.B (3)	MINIMUM 10 FT BUILDING SETBACK FROM DRIVEWAYS, PARKING SPACES, & PRIVATE STREETS WITHIN THE SITE	5 FT (V)	VARIANCE	
§ 502 D 2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	DOES NOT COMPLY (W)	WAIVER	
§ 416.07.B.1	WALL-MOUNTED SIGNS (SINGLE TENANT) SIZE: 48 SF MAXIMUM, OR 1.2 SF FOR EACH LINEAL FOOT OF WALL FACE THAT THE SIGN IS MOUNTED ON, WHICHEVER IS LESS. HEIGHT: 15 FT MAXIMUM & NOT EXTEND ABOVE PARAPET LINE. QUANTITY: 1 HORIZONTAL DIM.: 12 FT MAXIMUM	SUPERMARKET: 75.7 SF (V) 25.75 FT (V) TWO (V) 7.96 FT	VARIANCE	
§ 416.07.B.3 (a)	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR BUILDINGS WITH SIDE OR REAR FACADE, WITH MAX AREA OF 50% PRIMARY BUILDING SIGN AREA.	TWO 75.7 SF SIGNS (V)	VARIANCE	
§ 511.G.2 MAXIMUM LIGHTING CONTROLS	THE RATIO OF AVERAGE ILLUMINATION, AS REQUIRED IN TABLE 5.3 SHALL NOT EXCEED 4 TO I. NOT EXCEED THE MINIMUM ILLUMINATION BY MORE THAN A RATIO OF 10 TO 1.	AVG: 6.0 FC; MIN: 1.4 FC RATIO: 4.3 TO I (W) MAX: 16.2 FC; MIN 1.4 FC RATIO: 11.6 TO I (W)	WAIVER	
§ 503.B(2) BUFFER	6 FT SCREENING WHERE SUCH PARKING AREA ADJACENT TO A RESIDENTIAL USE OR DISTRICT.	3 FT - SIGHT TRIANGLE CONFLICT (W)	WAIVER	
§ 503.C(1) BUFFER	LOADING: 10 FT WIDE BUFFER SURROUNDING ALL SIDES OF LOADING.	2 FT (W)	WAIVER	
§ 503.C(2) BUFFER	LOADING: 10 FT HEIGHT SCREEN. PLANTED WITH DECIDUOUS AND EVERGREEN TREES	ALDI - COMPLIES OTHER BUILDINGS: (W)	WAIVER	
§ 509.I(4)(c) LANDSCAPING	NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE (1) CONTINUOUS ROW OF PARKING.	14 PARKING SPACES (W)	WAIVER	
§ 523.A STREET TREES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE.	UP TO 34.0 FT (W)	WAIVER	
§ 502 D 2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	CONVENIENCE STORE -COMPLIES RETAIL - DOES NOT COMPLY (W) SUPERMARKET- DOES NOT COMPLY (W) FAST FOOD -COMPLIES	WAIVER	



PLAN REFERENCE MATERIALS:

- I. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO: SURVEY PREPARED BY SOLSTICE SURVEYING DATED 02/26/2020
- ARCHITECTURAL PLANS **GEOTECHNICAL REPORT PREPARED BY MASER CONSULTING DATED 05/20/2019**
- AERIAL MAP VIA GOOGLE EARTH RETRIEVED 10/19/2020
- LOCATION MAP THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

UTILITY PROVIDER LIST			
NAME	ADDRESS		
NEW JERSEY NATURAL GAS	1415 WYCKOFF ROAD, WALL , NJ 07719		
JCP&L	880 PINEWALD-KESWICK ROAD, BERKELEY TOWNSHIP, NJ 0873 I		
VERIZON	I VERIZON WAY, BASKING RIDGE, NJ 0873 I		
MONMOUTH CABLEVISION	1501 18TH AVENUE, WALL, NJ 07719		
NEW JERSEY AMERICAN WATER	1025 LAUREL OAK ROAD, BERKELEY TOWNSHIP, NJ 08731		
TOWNSHIP OF NEPTUNE	25 NEPTUNE BOULEVARD, NEPTUNE, NJ 07753		

137 OXONIA AVENUE, NEPTUNE, NJ 07753

P.O. BOX 1125, NEPTUNE, NJ 07753

P.O. BOX 1125, NEPTUNE, NJ 07753

707 HIGHWAY 35, NEPTUNE, NJ 07753

706 HIGHWAY 35, NEPTUNE, NJ 07753

701 HIGHWAY 35, NEPTUNE, NJ 07753

33 DORSET ROAD, OCEAN, NJ 07712

P.O. BOX 1125, NEPTUNE, NJ 07753

58 OBRE PLACE/ATT B.DUBEL, SHREWSBURY, NJ

702

703

705

705

802

802

802

802

802

46

38

39.01

JONES, BETTY

TOWNSHIP OF NEPTUNE

TOWNSHIP OF NEPTUNE

LOU DINO PROPERTIES, LLC

TOWNSHIP OF NEPTUNE

SAVITA, LLC % CRYSTAL INN

TALE OF THE SEA, INC % BILL ATHAN

FOURTH AVENUE BOWLING CORP

1828 ASBURY AVE; KONVITZ, LLC %JAHOS

		BUILDING SIGN AREA.			
§ 511.G.2 MAXIMUM LIGHTING CONTROLS		THE RATIO OF AVERAGE ILLUMINATION, AS REQUIRED IN TABLE 5.3 SHALL NOT EXCEED 4 TO I. NOT EXCEED THE MINIMUM ILLUMINATION BY MORE THAN A RATIO OF 10 TO 1.	AVG: 6.0 FC; MIN: 1.4 FC RATIO: 4.3 TO I (W) MAX: 16.2 FC; MIN 1.4 FC RATIO: 11.6 TO I (W)	WAIVER	
§ 503.B(2) 3UFFER		6 FT SCREENING WHERE SUCH PARKING AREA ADJACENT TO A RESIDENTIAL USE OR DISTRICT.	3 FT - SIGHT TRIANGLE CONFLICT (W)	WAIVER	
§ 503.C(1) BUFFER		LOADING: 10 FT WIDE BUFFER SURROUNDING ALL SIDES OF LOADING.	2 FT (W)	WAIVER	
§ 503.C(2) BUFFER		LOADING: 10 FT HEIGHT SCREEN. PLANTED WITH DECIDUOUS AND EVERGREEN TREES	ALDI - COMPLIES OTHER BUILDINGS: (W)	WAIVER	
§ 509.I(4)(c) _ANDSCAF	PING	NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE (1) CONTINUOUS ROW OF PARKING.	14 PARKING SPACES (W)	WAIVER	
§ 523.A STREET TR	EES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE.	UP TO 34.0 FT (W)	WAIVER	
§ 502 D 2. RETAIL DESIGN STANDARDS		PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	CONVENIENCE STORE -COMPLIES RETAIL - DOES NOT COMPLY (W) SUPERMARKET- DOES NOT COMPLY (W) FAST FOOD -COMPLIES	WAIVER	
				1	
		TOWNSHIP OF NEPTUNE 200' P	ROPERTY OWNERS LIST		
LOCK	LOT	OWNER	OWNER'S ADDRESS		
701	1	M&M NEPTUNE, LLC	1260 STELTON ROAD, PISCATA	WAY, NJ 08854	
701	2	TOWNSHIP OF NEPTUNE	P.O. BOX 1125, NEPTUNE, NJ 07	7753	
701	3	VETRANO, JOSEPH & GRACE	136 OXONIA AVENUE, NEPTUN	ie, nj 07753	
701	4	JAVAAD, MUHAMMAD & BANO, SAMREEN	134 OXONIA AVENUE, NEPTUN	134 OXONIA AVENUE, NEPTUNE, NJ 07753	
701	5	TOWNSHIP OF NEPTUNE	P.O. BOX 1125, NEPTUNE, NJ 07	P.O. BOX 1125, NEPTUNE, NJ 07753	
701	31	APPLEGATE, ANNA O'HAGEN & JUNE	2 CORDTLAND STREET, NEPTU	JNE, NJ 07753	
701	32	O'HAGEN, ANNA & JUNE M.	2 CORDTLAND STREET, NEPTU	JNE, NJ 07753	
701	33	APPLEGATE, CLIFFORD & JUNE O'HAGEN	2 CORDTLAND STREET, NEPTU	JNE, NJ 07753	
702	1	VETRANO, JOSEPHINE	138 OXONIA AVENUE, NEPTUN	ie, nj 07753	
702	2	LE BEAU, JOSETTE	140 OXONIA AVENUE, NEPTUN	ie, nj 07753	
702	3	FIRST PENTECOSTAL ASSEMBLY OF GOD	P.O. BOX 229. NEPTUNE, NJ 07	753	
702	4	IST PENTECOSTAL	144 OXONIA AVENUE, NEPTUN	ie, nj 07753	
702	5	ROBERSON, BUNNY J.	140 ANELVE AVENUE, NEPTUNI	E, NJ 07753	
702	6	WILSON TEENA G.	138 ANELVE AVENUE, NEPTUNI	E, NJ 07753	
702	7	MITCHELL, WILLIAM & CAPUANO, EDWAR	D 136 ANELVE AVENUE, NEPTUNI	E, NJ 07753	
702	44	REHMAN, ASIF	1639 BELLMORE STREET, OAKH	URST, NJ 07755	
702 45 TALIAFERRO, GLORIA & MILLER, NELLIE		3633 FORST PARK DRIVE, CINC	INNATI, OH		

BLOCK 701, LOT I (TAX MAP SHEET 7) 704 N.J. ROUTE 35 TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

SCALE: |" = 150'±

2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT

PLANS PREPARED BY:



Rutherford, NJ \cdot New York, NY \cdot Boston, MA Princeton, NJ \cdot Tampa, FL \cdot Detroit, MI www.stonefieldeng.com

15 Spring Street, Princeton, NJ 08542 Phone 609.362.6900

ZONING DISTRICT: PLANNED COMMERCIAL DEVELOPMENT ZO REQUIRED EXISTING MINIMUM LOT AREA 2.5 AC (108,900 S 13.5 AC (591,435.3 SF) MAXIMUM LOT DENSITY N/A N/A MAXIMUM FLOOR AREA RATIC +0.070.6 MINIMUM LOT WIDTH 500 FT 527.7 FT 2,244 FT 500 FT MINIMUM LOT FRONTAGE MINIMUM LOT DEPTH 600 FT 753.3 FT MINIMUM FRONT YARD SETBACK 50 FT - ASBURY AVENUE (C.R. 16) 84.6 FT 50 FT ±283.5 FT - HIGHWAY INTERCHANGE 50 FT 189.9 FT - N.J. ROUTE 35 MINIMUM SIDE YARD SETBACK 30 FT 368.3 FT 368.3 FT MINIMUM COMBINED SIDE YARD SETBACK 60 FT 40 FT MINIMUM REAR YARD SETBACK NI/A MAXIMUM PERCENT BUILDING COVER 30% ±7.1% (42,030 SF) MAXIMUM PERCENT LOT COVER ±26.0% (155,300.4 SF) 65% MAXIMUM NUMBER OF STORIES TWO (2) ONE (I) 40 FT MAXIMUM BUILDING HEIGHT +20 F1 MINIMUM IMPROVABLE AREA 84,900 SF 205,196 SF 189 FT 361.9 FT M.I.A. - DIAMETER OF CIRCLE OFF-STREET PARKING SPACES 195 SPACES 100 SPACES LOADING SPACES ONE (I) SIGNS MANUFACTURING FACILITY EXISTING USE OR USES: PROPOSED USE OR USES RESTAURANT / TAKE-OUT, GROCERY STORE, CO EXISTING FLOOR AREA: 0.96 AC (42,030 SF) PROPOSED FLOOR AREA 0.82 AC (36,042 SF) VARIANCE (TBD) TO BE DETERMINED

SEE CONDITIONAL USE STANDARDS TABLE

SEE SIGNAGE TABLE



SELMONT AVENU BLOCK 140.16 200' SITE RADIUS ZONING BOUNDARY (TYP.) BLOCK 701 LOT 5 BLOCK 701 LOT 33

TAX / ZONING MAP

APPROVAL BLOCK

BOARD CHAIR

ADMINISTRATIVE OFFICER

SCA	LE: " = 50'±			
LOPMENT ZONE (C-I)				
	PROPOSED			
,435.3 SF)	NO CHANGE			
	N/A			
	0.06			
	NO CHANGE			
	NO CHANGE			
	NO CHANGE			
	36.6 FT (V)			
	39.6 FT (V)			
	50.0 FT			
	199.1 FT			
	199.1 FT			
	N/A			
0 SF)	6.09% (36,042 SF)			
300.4 SF)	34.6% (204,694.4 SF)			
	ONE (I)			
	CONVENIENCE STORE - 18.5 FT RETAIL - 29.5 FT SUPERMARKET - 29.8 FT FAST FOOD -TBD			
	NO CHANGE			
	NO CHANGE			
	222 SPACES			
	FOUR (4)			
	**			
ERY STORE	, CONVENIENCE STORES			

	REQUIRED	EXISTING	PROPOSED	
MINIMUM LOT AREA	2.5 AC (108,900 SF)	13.5 AC (591,435.3 SF)	NO CHANGE	
MAXIMUM LOT DENSITY	N/A	N/A	N/A	
MAXIMUM FLOOR AREA RATIO	0.6	±0.07	0.06	
MINIMUM LOT WIDTH	500 FT	527.7 FT	NO CHANGE	
MINIMUM LOT FRONTAGE	500 FT	2,244 FT	NO CHANGE	
MINIMUM LOT DEPTH	600 FT	753.3 FT	NO CHANGE	
MINIMUM FRONT YARD SETBACK				
- ASBURY AVENUE (C.R. 16)	50 FT	84.6 FT	36.6 FT (V)	
- HIGHWAY INTERCHANGE	50 FT	±283.5 FT	39.6 FT (V)	
- N.J. ROUTE 35	50 FT	189.9 FT	50.0 FT	
MINIMUM SIDE YARD SETBACK	30 FT	368.3 FT	199.1 FT	
MINIMUM COMBINED SIDE YARD SETBACK	60 FT	368.3 FT	199.1 FT	
MINIMUM REAR YARD SETBACK	40 FT	N/A	N/A	
MAXIMUM PERCENT BUILDING COVER	30%	±7.1% (42,030 SF)	6.09% (36,042 SF)	
MAXIMUM PERCENT LOT COVER	65%	±26.0% (155,300.4 SF)	34.6% (204,694.4 SF)	
MAXIMUM NUMBER OF STORIES	TWO (2)	ONE (I)	ONE (I)	
MAXIMUM BUILDING HEIGHT	40 FT	±20 FT	CONVENIENCE STORE - 18 FT RETAIL - 29.5 FT SUPERMARKET - 29.8 FT FAST FOOD -TBD	
MINIMUM IMPROVABLE AREA	84,900 SF	205,196 SF	NO CHANGE	
M.I.A DIAMETER OF CIRCLE	189 FT	361.9 FT	NO CHANGE	
OFF-STREET PARKING SPACES	195 SPACES	100 SPACES	252 SPACES	
LOADING SPACES	-	ONE (I)	FOUR (4)	
SIGNS	-	-	**	
EXISTING USE OR USES:	MANUFACTURING F	ACILITY		
PROPOSED USE OR USES:	RESTAURANT / TAKE-OUT, GROCERY STORE, CONVENIENCE STORES			
EXISTING FLOOR AREA:	0.96 AC (42,030 SF)			
PROPOSED FLOOR AREA:	0.82 AC (36,042 SF)			

(V) VARIANCE
 (TBD) TO BE DETERMINED
 (*) SEE CONDITIONAL USE STANDARDS TABLE
 (**) SEE SIGNAGE TABLE

OFF-STREET PARKING REQUIREMENTS			
CODE SECTION	REQUIRED	PROPOSED	
§ 412.17.B	PARKING SPACE DIMENSIONS: 9FT x 18FT HANDICAPPED PARKING: 12FT x 18FT	COMPLIES	
§ 412.17 TABLE 4.2 PARKING REQUIREMENTS	RETAIL SALES & SERVICE - I SPACE PER 250 SF OF GROSS FLOOR AREA.	40 SPACES	
	8,000SF / 250SF = 32 SPACES		
	CONVENIENCE STORE WITH GAS- I SPACE PER 200 SF OF BUILDING FOOTPRINT PLUS ONE SPACE FOR EACH EMPLOYEE AT MAXIMUM SHIFT	30 SPACES	
	4,500SF/200SF = 22.5~ 23 SPACES + 3 EMPLOYEES		
	<u>Shopping center -</u> I space per 250 SF of gross Floor area.	98 SPACES	
	20,442SF / 250SF = 81.7 ~ 82 SPACES		
	RESTAURANT, TAKE-OUT - I SPACE PER 60 SF OF GROSS FLOOR AREA PLUS I SPACE PER EMPLOYEE ON PEAK SHIFT.	54 SPACES	
	3,100SF / 60SF = 51.67 ~ 52 SPACES +3 EMPLOYEES		
§ 412.17.G	ALL PERMITTED & REQUIRED ACCESSORY PARKING STRUCTURE SHALL BE LOCATED ON THE SAME LOT AS THE USE TO WHICH THE SPACES ARE ACCESSORY, OR UPON AN ADJACENT LOT IN COMMON OWNERSHIP.	COMPLIES	
§ 412.18	PARKING IS PROHIBITED WITHIN FRONT YARD SETBACK FOR ALL PROPERTIES FRONTING ALONG NJ 35	DOES NOT COMPLY (V)	
§ 514.B (2)	PARKING LOT SHALL BE LOCATED TO THE REAR OF A BUILDING AND/OR THE INTERIOR OF THE SITE WHERE ITS VISUAL IMPACT TO ADJACENT PROPERTIES AND THE PUBLIC R.O.W. CAN BE MINIMIZED. NO PARKING LOT SHALL BE LOCATED IN A REQUIRED FRONT YARD.	DOES NOT COMPLY (V)	
§ 514.B (3)	MINIMUM 10 FT BUILDING SETBACK FROM DRIVEWAYS, PARKING SPACES, & PRIVATE STREETS WITHIN THE SITE	DOES NOT COMPLY (V)	
§ 514.B (9)	PARKING AISLE WIDTHS -	PROPOSED:	
	$45^{\circ} \rightarrow ONE$ -WAY: 13 FT	45° → 18 FT	
	90° → ONE-WAY: 22 FT 90° → TWO-WAY: 24 FT	90° → 24 FT	

(V) VARIANCE

TREES TO BE REMOVED					
TREES TO BE REMOVED: CALIPER INCHESREPLACEMENT TREES REQUIRED PER TREE REOMVEDQUANTITY OF TREES TO BE REMOVEDREPLACEMENT REPLACEMENT TREES REQUIRED PRRE					
> 6" & < 12"	I	I	I		
> 2 & < 8"	3	0	0		
> 18" & < 24"	6	0	0	-	
> 24"	8	14	112	1	
т	I I 3 TREES PROPOSED (*)				

(*) REFERENCE LANDSCAPE PLAN (SHEET C-12) FOR LOCATIONS

CONDITIONAL USE STANDARDS					
	BLOCK 233, LO	יד ו			
PLANNED C	OMMERCIAL DEVEL	OPMENT ZONE (C-I)			
JSE					
ENCE STORES WITH GAS	CONDITIONAL USE			_	
NT, DRIVE-THROUGH	CONDITIONAL USE				
QUIREMENT	REQUIRED	EXISTING	PROPOSED		
T AREA	1.5 AC (63,340 SF)	13.5 AC (591,435.3 SF)	NO CHANGE		
T FRONTAGE	200 FT	2,244 FT	NO CHANGE		
ONT YARD GAS CANOPY	50 FT	N/A	56.0 FT		
ANOPY HEIGHT	18 FT	N/A	17.5 FT		
				-	

COND	CONDITIONAL USE STANDARDS BLOCK 233, LOT I PLANNED COMMERCIAL DEVELOPMENT ZONE (C-I) 'OSED USE ONVENIENCE STORES WITH GAS CONDITIONAL USE STAURANT, DRIVE-THROUGH CONDITIONAL USE ING REQUIREMENT ING REQUIREMENT REQUIRED EXISTING PROPOSED			
	BLOCK 233, LOT I BLOCK 233, LOT I PLANNED COMMERCIAL DEVELOPMENT ZONE (C-I) SED USE NVENIENCE STORES WITH GAS CONDITIONAL USE TAURANT, DRIVE-THROUGH CONDITIONAL USE IG REQUIREMENT REQUIRED PROPOSED JM LOT AREA 1.5 AC (63,340 SF) 13.5 AC (591,435.3 SF) NO CHANGE JM LOT FRONTAGE 200 FT 2,244 FT NO CHANGE JM LOT FRONT YARD GAS CANOPY 50 FT N/A 56.0 FT 56.0 FT			
PLANNED C	COMMERCIAL DEVEL	OPMENT ZONE (C-I)		
PROPOSED USE				
CONVENIENCE STORES WITH GAS	CONDITIONAL USE			
RESTAURANT, DRIVE-THROUGH CONDITIONAL USE				
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED	
MINIMUM LOT AREA	I.5 AC (63,340 SF)	13.5 AC (591,435.3 SF)	NO CHANGE	
MINIMUM LOT FRONTAGE	200 FT	2,244 FT	NO CHANGE	
MINIMUM FRONT YARD GAS CANOPY SETBACK	50 FT	N/A	56.0 FT	
MAXIMUM CANOPY HEIGHT	18 FT	N/A	17.5 FT	

(TBD) TO BE DETERMINED

CODE SECTION	REQUIRED	PROPOSED
§ 505 B 4. DRIVEWAY DESIGN STANDARDS	MINIMUM TWO WAY TRAFFIC DRIVEWAY WIDTH: 24 FT	30 FT (W)
§ 502 D I. RETAIL DESIGN STANDARDS	RETAIL STORES ORIENTED TOWARDS A STREET OR PARKING LOT SHALL HAVE A MINIMUM OF 50% OF THE FIRST FLOOR BUILDING FACADE THAT FACES A STREET OR PARKING LOT CONSIST OF GLASS DISPLAY WINDOWS	CONVENIENCE STORE - WILL COMPLY RETAIL - COMPLIES SUPERMARKET- DOES NOT COMPLY (W) FAST FOOD - WILL COMPLY
§ 502 D 2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	CONVENIENCE STORE -COMPLIE: RETAIL - DOES NOT COMPLY (W) SUPERMARKET- DOES NOT COMPLY (W) FAST FOOD -COMPLIES
§ 519 B 1. SIDEWALKS AND BIKEWAYS FOR NON-RESIDENTIAL USES	SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF THE STREET FOR ALL MAJOR ARTERIALS, MINOR ARTERIAL ROADS, COLLECTOR ROADS AND LOCAL ROADS IN ASSOCIATION WITH NONRESIDENTIAL DEVELOPMENT.	COMPLIES
§ 519 B 2. SIDEWALKS AND BIKEWAYS FOR NON-RESIDENTIAL USES	ALL LOTS SHALL HAVE PRIVATE WALKWAY ACCESS TO A PUBLIC SIDEWALK IN THE RIGHT-OF-WAY. SUCH ACCESS SHALL BE DESIGNED FOR THE SAFETY, CONTROL, EFFICIENT MOVEMENT, CONVENIENCE AND ENCOURAGEMENT OF PEDESTRIAN TRAFFIC INTO AND OUT OF THE SITE AND TO PROMOTE PEDESTRIAN CIRCULATION GENERALLY WITHIN THE TOWNSHIP.	COMPLIES
§ 519 B 5. SIDEWALKS AND BIKEWAYS FOR NON-RESIDENTIAL USES	IN COMMERCIAL OR INDUSTRIAL DEVELOPMENTS, SIDEWALKS SHALL BE PROVIDED TO LINK STREETS, BUILDINGS WITHIN A COMPLEX, AND ON-SITE ACTIVITIES SUCH AS PARKING AND RECREATIONAL AREAS. SUCH SIDEWALKS SHALL BE LINKED TO PUBLIC SIDEWALKS WITHIN THE RIGHT-OF-WAY.	COMPLIES

LIGHTING REQUIREMENTS			
CODE SECTION	REQUIRED	PROPOSED	
§ 412.11 LIGHT FIXTURE MOUNTING HEIGHT	LIGHTING SHALL BE PROVIDED BY FIXTURES WITH A MOUNTING HEIGHT NOT MORE THAN 14 FT.	I4 FT	
§ 511.A.2 GENERAL REQUIREMENTS	LIGHTING SHALL BE DESIGNED TO AVOID THE CREATION OF HAZARDS TO MOTORISTS AND PEDESTRIANS OR NUISANCE TO ADJOINING PROPERTY OWNERS OR RESIDENTS.	COMPLIES	
§ 511.A.3 GENERAL REQUIREMENTS	LIGHTING LEVELS, LAMP COLOR AND AND FIXTURE TYPE SHALL BE CONSISTENT THROUGHOUT PARCEL IN QUESTION AND SHALL COMPLEMENT BUILDING AND LANDSCAPING.	COMPLIES	
§ 511.A.5 GENERAL REQUIREMENTS	EXTERIOR LIGHTING NOT BUILDING MOUNTED SHALL BE SUPPLIED BY ELECTRICITY FROM UNDERGROUND CABLING	UNDERGROUND CONDUIT	
§ 511 TABLE 5.3 MINIMUM ILLUMINATION FOR SURFACE PARKING	MEDIUM ACITVITY MINIMUM AVERAGE LEVEL: VEHICULAR TRAFFIC: 1.0 FC PEDESTRIAN SAFETY: 0.5 FC PEDESTRIAN SECURITY: 1.5	I.4 FC 2.7 FC 2.7 FC	
§ 511 TABLE 5.4 PEDESTRIAN WAY	SIDEWALKS (ROAD SIDE): MIN AVERAGE LEVEL: 0.6 FC SIDEWALKS (DISTANT FROM ROADWAYS):	0.8 FC	
	MIN AVERAGE LEVEL: 0.5 FC	2.7 FC	
§ 511.B.2.d STREET LIGHTING	STREET LIGHTS SHALL BE PLACED A MAXIMUM OF 75 FT ON STRAIGHT ROAD SEGMENTS	COMPLIES	
§ 511.E.3 STREET LIGHTING	OLD TOWN A850 LUMINAIRE REQUIRED FOR STREET LIGHTS NOT WITHIN HISTORIC HD-B-I ZONING DISTRICT	LED FIXTURES TO BE PROPOSED MATCHING STYLE (W)	
§ 511.G.2 MAXIMUM LIGHTING CONTROLS	RATIO OF AVERAGE TO MINIMUM ILLUMINATION FOR SURFACE PARKING: 4 TO 1	AVG: 6.0 FC; MIN: 1.4 FC RATIO: 4.3 TO 1 (W)	
	RATIO OF MAXIMUM TO MINIMUM ILLUMINATION FOR SITE LIGHTING: 10 TO 1	MAX: 16.2 FC; MIN 1.4 FC RATIO: 11.6 TO 1 (W)	

(W) WAIVER

SIGNAGE REQUIREMENTS					
CODE SECTION	REQUIRED	PROPOSED (SUPERMARKET)	PROPOSED (FAST FOOD)	PROPOSED (RETAIL)	PROPOSED (CONVENIENCE)
§ 416.07.A.2	FREESTANDING TYPE B SIZE: 48 SF MAXIMUM HEIGHT: 15 FT MAXIMUM QUANTITY: 1 MAXIMUM SETBACK: 10 FT MINIMUM HORIZONTAL DIM.: 10 FT MAXIMUM	COMPLIES	COMPLIES	COMPLIES	COMPLIES
§ 416.07.A.6	ADDITIONAL FREESTANDING TYPE B SIZE: 72 SF MAXIMUM HEIGHT: 15 FT MAXIMUM SETBACK: 10 FT MINIMUM HORIZONTAL DIM.: 12 FT MAXIMUM *SHALL BE VISIBLE ONLY FROM A MAJOR ARTERIAL ROADWAY AS IDENTIFIED BY THE TOWNSHIP MASTER PLAN.	COMPLIES	COMPLIES	COMPLIES	COMPLIES
§ 416.07.B.1	WALL-MOUNTED SIGNS (SINGLE TENANT) SIZE: 48 SF MAXIMUM, OR 1.2 SF FOR EACH LINEAL FOOT OF WALL FACE THAT THE SIGN IS MOUNTED ON, WHICHEVER IS LESS. <u>HEIGHT:</u> 15 FT MAXIMUM & NOT EXTEND ABOVE PARAPET LINE. <u>QUANTITY:</u> 1 <u>HORIZONTAL DIM.</u> : 12 FT MAXIMUM	75.7 SF (V) 25.75 FT (V) TWO (V) 7.96 FT	COMPLIES	COMPLIES	COMPLIES
§ 416.07.B.3 (a)	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR BUILDINGS WITH SIDE OR REAR FACADE, WITH MAX AREA OF 50% PRIMARY BUILDING SIGN AREA.	TWO 75.7 SF SIGNS (V)	COMPLIES	COMPLIES	COMPLIES
§ 416.07.B.3 (b)	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR SERVICE STATIONS, WITH MAX AREA OF 50% OF PRIMARY BUILDING SIGN AREA (SIGN MAY NOT FACE A RESIDENTIAL USE, OR HAVE CHANGEABLE LETTERING)	N/A	N/A	COMPLIES	N/A

(TBD) TO BE DETERMINED

GΕ	REQU	JIREMENTS	

	ZONING RELIEF TABL	.E	
CODE SECTION	REQUIRED	PROPOSED	RELIEF TYPE
ZONING SCHEDULE B	FRONT YARD SETBACK: 50 FT	36.6 (ASBURY AVE) 39.6 (HIGHWAY INTERCHANGE)	VARIANCE
§ 412.18	PARKING IS PROHIBITED WITHIN FRONT YARD SETBACK FOR ALL PROPERTIES FRONTING ALONG NJ 35	DOES NOT COMPLY (V)	VARIANCE
§ 514.B (2)	PARKING LOT SHALL BE LOCATED TO THE REAR OF A BUILDING AND/OR THE INTERIOR OF THE SITE WHERE ITS VISUAL IMPACT TO ADJACENT PROPERTIES AND THE PUBLIC R.O.W. CAN BE MINIMIZED. NO PARKING LOT SHALL BE LOCATED IN A REQUIRED FRONT YARD.	DOES NOT COMPLY (V)	VARIANCE
§ 514.B (3)	MINIMUM 10 FT BUILDING SETBACK FROM DRIVEWAYS, PARKING SPACES, & PRIVATE STREETS WITHIN THE SITE	5 FT (V)	VARIANCE
§ 502 D 2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	DOES NOT COMPLY (W)	WAIVER
§ 416.07	DOES NOT SPECIFICALLY PERMIT LIST MENU BOARDS OR CLEARANCE BARS AS PERMITTED SIGNS	2 CLEARANCE BARS AND MENU BOARDS	VARIANCE
§ 416.07A.1	PERMITS 2 FREESTANDING SIGNS WHERE THE PROPERTY FRONTS MULTIPLE STREETS	3 FREE STANDING SIGNS PROPOSED	VARIANCE
§ 416.07.B.1, 2 & 3	WALL-MOUNTED SIGNS (SINGLE TENANT)	SUPERMARKET:	VARIANCE
	SIZE: 48 SF MAXIMUM, OR 1.2 SF FOR EACH LINEAL FOOT OF WALL FACE THAT THE SIGN IS MOUNTED	75.7 SF (V)	
	HEIGHT: 15 FT MAXIMUM & NOT EXTEND ABOVE	25.75 FT (V)	
	QUANTITY: 1 HORIZONTAL DIM.: 12 FT MAXIMUM	TWO (V) 7.96 FT	
§ 416.07.B.3 (a)	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR BUILDINGS WITH SIDE OR REAR FACADE, WITH MAX AREA OF 50% PRIMARY BUILDING SIGN AREA.	TWO 75.7 SF SIGNS (V)	VARIANCE
§ 421.D.2 a AND b	PROHIBITS CONSTRUCTION ON A CRITICAL SLOPE,	A DRIVEWAY ENTRANCE /EXIT ONTO NEW JERSEY STATE HIGHWAY ROUTE 35 EAST WITHIN A CRITICAL SLOPE AREA.	VARIANCE
§ 511.G.2 MAXIMUM LIGHTING CONTROLS	THE RATIO OF AVERAGE ILLUMINATION, MEASURED IN FOOTCANDLES, TO MINIMUM ILLUMINATION, AS REQUIRED IN TABLE 5.3 SHALL NOT EXCEED 4 TO 1. THE MAXIMUM ILLUMINATION PROVIDED ON ANY SITE SHALL NOT EXCEED THE MINIMUM ILLUMINATION BY MORE THAN A RATIO OF 10 TO 1.	AVG: 6.0 FC; MIN: 1.4 FC RATIO: 4.3 TO I (W) MAX: 16.2 FC; MIN I.4 FC RATIO: 11.6 TO I (W)	WAIVER
§ 503.B(2) BUFFER	6 FT SCREENING WHERE SUCH PARKING AREA IS LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT.	3 FT - SIGHT TRIANGLE CONFLICT (W)	WAIVER
§ 503.C(1) BUFFER	LOADING: 10 FT WIDE BUFFER SURROUNDING ALL SIDES OF LOADING.	2 FT (W)	WAIVER
§ 503.C(2) BUFFER	LOADING: 10 FT HEIGHT SCREEN. PLANTED WITH DECIDUOUS AND EVERGREEN TREES	ALDI - COMPLIES OTHER BUILDINGS: (W)	WAIVER
§ 509.I(4)(c) LANDSCAPING	NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE (1) CONTINUOUS ROW OF PARKING.	14 PARKING SPACES (W)	WAIVER
§ 523.A STREET TREES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE	UP TO 34.0 FT (W)	WAIVER
§ 502 D 2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	CONVENIENCE STORE -COMPLIES RETAIL - DOES NOT COMPLY (W) SUPERMARKET- DOES NOT COMPLY (W) FAST FOOD -COMPLIES	WAIVER

	SCAPING AND BUFFER REQUIR	EMENTS
CODE SECTION	REQUIRED	PROPOSED
§ 503.A BUFFER	REQUIRED BUFFERS TO RESIDENTIAL USES: HEIGHT AT TIME OF PLANTING MIN 6 FT	COMPLIES
	PROPOSED USE: BUFFER REQUIRED: NON-RESIDENTIAL USE	
§ 503.B(1) BUFFER	BUFFERING SHALL CONSIST OF A MINIMUM TEN (10) FOOT WIDE AREA SURROUNDING ALL SIDES OF A PARKING LOT EXPOSED TO VIEW.	COMPLIES
§ 503.B(2) BUFFER	6 FT SCREENING WHERE SUCH PARKING AREA IS LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT.	3 FT - SIGHT TRIANGLE CONFLICT (W)
§ 503.C(1) BUFFER	LOADING: 10 FT WIDE BUFFER SURROUNDING ALL SIDES OF LOADING.	2 FT (W)
§ 503.C(2) BUFFER	LOADING: 10 FT HEIGHT SCREEN. PLANTED WITH DECIDUOUS AND EVERGREEN TREES	ALDI - COMPLIES OTHER BUILDINGS: (W)
§ 509.F LANDSCAPING	BUILDING FOUNDATION PLANTINGS SHALL BE A MINIMUM 24" HT AND SPACED 3 FT O.C. DOES NOT APPLY TO BUILDING SIDES ADJACENT TO THE PUBLIC-OF-WAY.	COMPLIES
§ 509.I(1) LANDSCAPING	THE PERIMETER OF ALL PARKING LOTS SHALL BE SETBACK FROM ALL REAR AND SIDE LOT LINES BY A MINIMUM OF TEN (10) FEET.	11.07 FT
§ 509.1(1)(a) LANDSCAPING	PARKING LOT LANDSCAPING SIDE AND REAR YARDS: MINIMUM HEDGE 6 FT TALL AT PLANTING	COMPLIES
§ 509.I(1)(b) LANDSCAPING	PARKING LOT LANDSCAPING FRONT YARDS: MINIMUM HEDGE 3 FT TALL AT PLANTING. I TREE PER 30 FT ON-CENTER:	COMPLIES
	[808 LF / 30 = 27 TREES]	27 TREES
§ 509.I(4) LANDSCAPING	PARKING LOTS OVER 100 SPACES: 5% INTERIOR AREA SHALL BE PLANTING ISLANDS CONTAINING (1) DECIDUOUS TREE FOR EVERY (5) PARKING SPACES.	
	[222 PROPOSED PARKING SPACES = 45 TREES]	46 TREES
	[123,837 INTERIOR ASPHALT AREA * 5% = 6,192 SF PLANTING ISLAND]	18,680 SF (15.08%)
§ 509.I(4)(a) LANDSCAPING	DIAMOND-SHAPED TREE ISLANDS SHALL BE UTILIZED IN HEAD TO HEAD PARKING: MIN SIZE 36 SF.	LANDSCAPE ISLANDS PROPOSED
§ 509.1(4)(b) LANDSCAPING	4 FT LANDSCAPE ISLAND STRIP ADJACENT TO THE END OF EACH PARKING ROW.	COMPLIES
§ 509.I(4)(c) LANDSCAPING	NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE (1) CONTINUOUS ROW OF PARKING.	14 PARKING SPACES (W)
§ 509.I(4)(d) LANDSCAPING	SIDEWALKS WITH A MINIMUM WIDTH OF FOUR (4) FEET SHALL BE PLACED ADJACENT TO LANDSCAPED ISLAND STRIPS.	COMPLIES
§ 509.I(4)(f) LANDSCAPING	THE REMAINDER OF ANY SUCH INTERIOR PLANTING AREAS NOT CONTAINING TREES SHALL BE PLANTED WITH LOW-GROWING EVERGREEN SHRUBS.	COMPLIES
§ 509.J LANDSCAPING	SLOPE STABILIZATION ON ALL AREAS OVER 1:3	COMPLIES
§ 509.M LANDSCAPING	SITE AMENITY FURNISHINGS LOCATED ON SITE	
§ 523.A STREET TREES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE.	UP TO 34.0 FT (W)
§ 523.B STREET TREES	SPACING: I LARGE STREET TREE PER 35 FT	
	[RT 35: 692 LF/35 = 20 TREES]	20 TREES
<	[ASBURY AVENUE: 593/35 = 17 TREES]	17 TREES

SIGNAGE: NUMBER OF FACADE SIGNS FRONT FACADE NUMBER OF SIGNS PERMIT NUMBER OF SIGNS PROPO RIGHT SIDE FACADE NUMBER OF SIGNS PROPO LEFT SIDE PACADE NUMBER OF SIGNS PERMIT NUMBER OF SIGNS PROPO REAR FACADE NUMBER OF SIGNS PERMIT NUMBER OF SIGNS PROPO FACADE SIGN AREA FRONT FACADE AREA OF SIGNS PERMITTE AREA OF SIGNS PROPOSE RIGHT SIDE FACADE AREA OF SIGNS PROPOSE LEFT SIDE FACADE AREA OF SIGNS PERMITTE AREA OF SIGNS PERMITTE AREA OF SIGNS PERMITTE AREA OF SIGNS PERMITTE AREA OF SIGNS PROPOSE MISCELLANEOUS SIGNS MENU BOARD (FAST FOOD) MENU BOARD (RETAIL BLDG.) HEADACHE BAR (FAST FOOD) HEADACHE BAR (RETAIL BLDG,) FREESTANDING SIGNS NUMBER OF SIGNS PERMIT NUMBER OF SIGNS PROPO AREA OF SIGN PERMITTED AREA OF SIGN PROPOSED SETBACK OF SIGN PERMIT SETBACK OF SIGN PROPO

(W) WAIVER

HEIGHT OF SIGN PERMIT HEIGHT OF SIGNS PROPO

1	SUPERMARKET	CONVENIENCE STORE W GAS (BUILDING)	CONVENIENCE STORE W/ GAS (CANOFY)	RETAIL	FASTFOOD	
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0	Dist.	24.87	0st	E 98 s.t.	24 s.f.	
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				¢1	28,63 2.F	
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TED	3 (ROUTE 35	FRONTAGES & ASE	SURY AVE FRONTA	(GE)		
SED	3 FREESTAN 12 INTERNAL	DING SIGNS (2 ON) DIRECTIONAL SIG	ROUTE 35 FRONTA	GES & I ON	ASBURY AVE FROM	πAg
	FREESTAND	NG SIGNS 14	T 48 S.F. & 2 AT 72	SF		
	DIRECTIONAL	SIGNS 35	F. EACH			
	FREESTAND FREESTAND FREESTAND DIRECTIONA	NG SIGNI NO. 1 + 47. NG SIGNI NO. 2 -59.0 NG SIGNI NO. 3 - 59. _ SIGNS 3.5	49 S.F. (ASBURY A 10 S.F. (ROUTE 35 00 S.F. (ROUTE 35 S.F. EACH	WE))		
TEQ	10 FT					
SED	FREESTANDI FREESTANDI FREESTANDI	NG SIGNI No. 1 - 10 NG SIGNI No. 2 - ±11 NG SIGNI No. 3 - ±12	FEET (ASBURY AV LOO FEET (ROUTE 200 FEET (ROUTE	E) 35) 35)		
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· ·	F F F F			Ω ON	03/10/2021	AMB	TOWNSHIP SUBMISSION
	· · · · ·		www.sconeireideirg.com	r Str	01/27/2021	AMB	COUNTY SUBMISSION
100		BLOCK 701, LOT 1 (TAX MAP SHEET 7)	LE Samina Street Britantica NII ABE43	- UC1	12/29/20	PC	FIRST SUBMISSION
		TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY	13 3011118 301 860, 11111660011, 14J 00372 Phone 609.362.6900	nss FION	DATE	BΥ	DESCRIPTION





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GRAPHIC SCALE IN FEET l" = 60'

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S.STONEFIELDENG.COMSHARESIPRINCETONIPRI/2020/PRI-200142 EDGEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJICADDIPLOTILDP-04-DEMO.DW



JS.STONEFIELDENG.COMSHARESIPRINCETONIPRI/2020/PRI-200142 EDGEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJ)CADD/PLOTLDP-05-SITE.DW





RIDGELINE

X GD 100.00

× TC 100.50

X FC 100.00

× BC 100.12 BC 100.00

DESCRIPTION

PROPERTY	LIN

- PROPOSED GRADING CONTOUR PROPOSED GRADING RIDGELINE PROPOSED DIRECTION OF DRAINAGE FLOW PROPOSED GRADE SPOT SHOT
- PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
- PROPOSED FLUSH CURB SPOT SHOT
- PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
- PROPOSED TOP OF WALL / × TW 102.00 BOTTOM OF WALL SPOT SHOT

GRADING NOTES

- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
- 2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
- 3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
- 4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY ALITHORITY RECLILATIONS 5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:

 CURB GUTTER: 0.50% CONCRETE SURFACES: 1.00%

- ASPHALT SURFACES: 1.00% 5. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET. 6. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL
- CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

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- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
- 2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES. 3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- 4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING
- SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
- 6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP. 7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE
- ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS. 8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN I UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE). THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR
- HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/2 INCH.





PERCENTAGE OF STEEP SLOPE AREA TO BE DISTURBED - 27% TOTAL CRITICAL SLOPE AREAS (GREATER THAN 25 PERCENT) AREA - 3,647 SF



S.STONEFIELDENG.COMSHARESIPRINCETONIPRI/2020/PRI-200142 EDGEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJI/CADD/PLOT/LDP-08-UTILE

DESCRIPTION

PROPERTY LINE
PROPOSED SANITARY LATERAL
PROPOSED DOMESTIC WATER SERVICE
PROPOSED ELECTRICAL/DATA CONDUIT
PROPOSED DATA CONDUITS
PROPOSED ELECTRIC CONDUITS
PROPOSED OVERHEAD WIRES
PROPOSED GAS LINE
PROPOSED VALVE
PROPOSED WATER TEE / BEND
PROPOSED FIRE HYDRANT
PROPOSED FIRE DIRECT CONNECTION (FDC)
PROPOSED SANITARY MANHOLE / CLEANOUT
PROPOSED UTILITY POLE
PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

DRAINAGE AND UTILITY NOTES

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- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
 THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN
- OPERATION ALL UTILITIES NOT DESIGNATED TO THE REMOVED.
 THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
- 4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
- ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO
- CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING. 7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS,
- ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
 CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY
- SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT. 9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
- 10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

$\frac{\partial I}{\partial I} = \frac{\partial I}{\partial I} = $		SYMBOL	DESCRIPTION PROPOSED CALCULATION AREA
$\frac{1}{16} + \frac{1}{10} $			PROPOSED ISOMETRIC LINE
$\begin{array}{c} 0.5 \\ 0.6 \\ 0.8 \\$		A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
$\begin{array}{cccccccccccccccccccccccccccccccccccc$		+X.X	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
$\begin{array}{cccccccccccccccccccccccccccccccccccc$			PROPOSED AREA LIGHT
(18') D (18') D (18') C ($\begin{pmatrix} 14\\ 14\\ 14\\ 14\\ 15\\ 16\\ 16\\ 16\\ 16\\ 16\\ 16\\ 16\\ 16\\ 16\\ 16$			PROPOSED BUILDING MOUNTED LIGHT
20,442 SF D (18') (18	AREA WITH BACKSHIELD 4MB	0.9 CREE	ARE-EDG-4MB10-E- UL-525-40KIES
$\frac{D(18')}{24} = \frac{1}{39} + \frac{1}{32} + \frac{1}{24} + \frac{1}{34} + \frac{1}$	DOUBLE AREA LIGHT 4M	0.9 CREE	ARE-EDG-4M10-E- UL-525-40KIES
$\begin{bmatrix} 7 \\ 3 \\ 4 \\ 2 \\ 3 \\ 2 \\ 2 \\ 3 \\ 4 \\ 4 \\ 4 \\ 4 \\ 2 \\ 2 \\ 5 \\ 2 \\ 5 \\ 2 \\ 5 \\ 2 \\ 5 \\ 2 \\ 5 \\ 2 \\ 5 \\ 2 \\ 5 \\ 2 \\ 5 \\ 2 \\ 5 \\ 2 \\ 5 \\ 2 \\ 5 \\ 2 \\ 5 \\ 2 \\ 5 \\ 2 \\ 5 \\ 5$	AREA LIGHT 4M	0.9 CREE	ARE-EDG-4M10-E- UL-525-40KIES
$\frac{24}{25} + \frac{29}{54} + \frac{33}{25} + \frac{33}{54} + \frac{107}{75} + \frac{107}{54} + \frac{107}{62} + \frac{38}{57} + \frac{36}{57} + \frac{39}{77} + \frac{26}{62} + \frac{39}{57} + \frac{39}{57} + \frac{26}{63} + \frac{39}{57} + \frac{26}{57} + \frac{39}{77} + \frac{26}{63} + \frac{39}{57} + \frac{26}{57} + \frac{39}{77} + \frac{26}{63} + \frac{39}{57} + \frac{26}{57} + \frac$	IT LIGHT - 4M - 60 - LEDS - 4M	0.90 CREE LIGHTING	ITL78793_SEC-EDG-4M- xx-06-E-UL-700-40K.IES
Image: All of the second se	ATT METAL HALIDE STREET A850	0.72 STERNBERG LIGHTING	A850-175MH.IES
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	LIGHT - 60 LED CANOPY 5M	0.9 CREE	CAN-304-5M-06-E-UL-525-40K
$\frac{1}{100} = \frac{1}{100} = \frac{1}$	GENERAL LIGHTIN 1. THE LIGHTING DATA OBTAINE AND PERFORM. UNCONTROLLA TOLERANCE, EC 2. WHERE APPLIC. SHALL BE CON HELD OBSERVAT SIMILAR LIGHTIN 3. UNLESS NOTED THE LIGHTEMITT 9. HIGH PRESSU 1. HIGH PRESSU 1. METAL HALLE 4. THE CONTRAC WRITING, PRIOL LOCATIONS TH- OTHER IMPROVU 5. THE CONTRAC ELECTRIC SERVI REQUIRED TO P OWNER AND ST 6. WALL LIGHT LCO FINAL ARCHITED	AG NOTES LEVELS DEPICTED WITHIN THE P D FROM THE LISTED MANUFACT ANCE OF ANY PROPOSED LIGH BLE VARIABLES SUCH ARE V OUIPMENT SERVICE LIFE AND OTH ABLE, THE EXISTING LIGHT LEVE SIDERED APPROXIMATE. THE EX FIONS AND THE MANUFACTURE OF FIXTURE MODEL. ELSEWHERE WITHIN THIS PLAN S ANALYSIS ARE AS FOLLOWS: ING DIODES (LED): 0.90 RE SODIUM: 0.72 DE: 0.72 TOR SHALL NOTIFY STONEFIEL R TO THE START OF CONSTRUCT AT CONFLICT WITH EXISTING/ EMENTS. TOR IS RESPONSIBLE TO PREP/ CE TO ALL PROPOSED LIGHTII REPARE AN AS-BUILT PLAN OF V 'ONEFIELD ENGINEERING & DESIC CATIONS AND TYPES ARE STAND CTURAL PLANS.	LAN SET ARE CALCULATED UTILIZING URER. ACTUAL ILLUMINATION LEVELS HTING FIXTURE MAY VARY DUE TO VEATHER, VOLTAGE SUPPLY, LAMP ER VARIABLE FIELD CONDITIONS. ES DEPICTED WITHIN THE PLAN SET ISTING LIGHT LEVELS ARE BASED ON R'S DATA OF THE ASSUMED OR MOST ET, THE LIGHT LOSS FACTORS USED IN CONSTRUCTION, OF ANY PROPOSED LIGHTING PROPOSED DRAINAGE, UTILITY, OR ARE A WIRING PLAN AND PROVIDE NG FIXTURES. THE CONTRACTOR IS VIRING AND PROVIDE COPIES TO THE SN, LLC. DARD AND WILL BE CONFIRMED UPON
$ \frac{1}{2} = \frac{1}{2} + 1$		40' 0' GRAPHIC SC J" =	40' 80'

40'	0'	40'	80'
	GRAPHIC SC " =	CALE IN FEET = 40'	

ADJACENT PROPERTY BOUNDARY PROPOSED LIMIT OF DISTURBANCE PROPOSED TREE PROTECTION FENCE

PROPOSED INLET PROTECTION FILTER

- I. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL
- COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY 3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN I INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT
- 1. The Freehold Soil Conservation District shall be notified forty-eight (48) hours in . All Soil Erosion and Sediment Control practices are to be installed prior to soil
- 3. Any changes to the Certified Soil Erosion and Sediment Control Plans will require the submission of revised Soil Erosion and Sediment Control Plans to the District for
- 4. N.J.S.A 4:24-39 et. Seq. requires that no Certificates of Occupancy be issued before the District determines that a project or portion thereof is in full compliance with the Certified Plan and Standards for Soil Erosion and Sediment Control in New Jersev and a Report of Compliance has been issued. Upon written request from the applicant, the District may issue a Report of Compliance with conditions on a lot-by-lot or section-by-section basis, provided that the project or portion thereof is in satisfactory compliance with the sequence of development and temporary measures for soil erosion and sediment control have been implemented, including provisions for stabilization and
- 5. Any disturbed areas that will be left exposed more than sixty (60) days, and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of 2 to 2 1/2 tons per acre, according to the
- erosion (i.e. soil stockpiles, steep slopes and roadway embankments) will receive temporary seeding in combination with straw mulch or a suitable equivalent, and a 7. A sub-base course will be applied immediately following rough grading and installation
- of improvements to stabilize streets, roads, driveways, and parking areas. In areas where no utilities are present, the sub-base shall be installed within fifteen (15) days of the 8. The Standard for Stabilized Construction Access requires the installation of a pad of clean crushed stone at points where traffic will be accessing the construction site. After
- interior roadways are paved, individual lots require a stabilized construction access consisting of one inch to two inch (1" - 2") stone for a minimum length of ten feet (10') 9. All soil washed, dropped, spilled, or tracked outside the limit of disturbance or onto
- 10. Permanent vegetation is to be seeded or sodded on all exposed areas within ten (10) days 11. At the time that site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate
- permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed. 12. In accordance with the Standard for Management of High Acid Producing Soils, any soil
- having a pH of 4 or less or containing iron sulfides shall be ultimately placed or buried with limestone applied at the rate of 10 tons/acre, (or 450 lbs/1,000 sq ft of surface area) and covered with a minimum of 12" of settled soil with a pH of 5 or more, or 24" where 13. Conduit Outlet Protection must be installed at all required outfalls prior to the drainage
- 14. Unfiltered dewatering is not permitted. Necessary precautions must be taken during all dewatering operations to minimize sediment transfer. Any dewatering methods used
- surface is wet, temporary vegetative cover shall be established or mulch shall be applied 16. Stockpile and staging locations established in the field shall be placed within the limit of
- limit of disturbance will require certification of a revised Soil Erosion and Sediment Control Plan. Certification of a new Soil Erosion and Sediment Control Plan may be required for these activities if an area greater than 5,000 square feet is disturbed. 17. All soil stockpiles are to be temporarily stabilized in accordance with Soil Erosion and
- 18. The property owner shall be responsible for any erosion or sedimentation that may occur

	ΡΙ ΔΝΤ SCHEDUI F					
	PLANT SCH BOTANICAL NAME		SIZE	CONTAINER	SPACING	
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" - 3.5" CAL	B&B	AS SHOWN	
	CORNUS FLORIDA `CHEROKEE CHIEF`	CHEROKEE CHIEF DOGWOOD	3" - 3.5" CAL	B&B	AS SHOWN	
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	3" - 3.5" CAL	B&B	as shown	
	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	3" - 3.5" CAL	B&B	AS SHOWN	
	QUERCUS PHELLOS	WILLOW OAK	3" - 3.5" CAL	B&B	AS SHOWN	
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" - 3.5" CAL	B&B	AS SHOWN	
	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	
				505		
	ILEX X NELLIE K. STEVENS	NELLIE K. STEVENS HOLLT	6 - / HI	Б&В	AS SHOWN	
	JUNIPERUS CHINENSIS `SPARTAN`	SPARTAN JUNIPER	6` - 7` HT	B&B	AS SHOWN	
	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6` - 7` HT	B&B	AS SHOWN	
_	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6` - 7` HT	B&B	AS SHOWN	
	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	
	BETULA LENTA	SWEET BIRCH	3" - 3.5" CAL	B&B	AS SHOWN	
	NYSSA SYLVATICA	TUPELO	3" - 3.5" CAL	B&B	AS SHOWN	
	PRUNUS SEROTINA	WILD BLACK CHERRY	3" - 3.5" CAL	B&B	AS SHOWN	
	QUERCUS BICOLOR	SWAMP WHITE OAK	3" - 3.5" CAL	B&B	AS SHOWN	
	SASSAFRAS ALBIDUM	SASSAFRAS	3" - 3.5" CAL	B&B	AS SHOWN	
	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	
	CORNUS SERICEA	RED TWIG DOGWOOD	18" - 24"	РОТ	as shown	
	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	BAILMER HYDRANGEA	24" - 30"	POT	AS SHOWN	
	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18" - 24"	РОТ	AS SHOWN	
	VIBURNUM DENTATUM	VIBURNUM	36" - 42"	POT	AS SHOWN	
	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	
	BUXUS MICROPHYLLA 'WINTER GEM'	GLOBE WINTER GEM BOXWOOD	18" - 24"	B&B	AS SHOWN	
	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18" - 24"	POT	AS SHOWN	
	ILEX X MESERVEAE 'CHINA GIRL'	CHINA GIRL HOLLY	24" - 30"	B&B	AS SHOWN	
_	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	24" - 30"	РОТ	AS SHOWN	
	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	
			I GAL	POT		
			, GAL.			
	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	I GAL.	POT	AS SHOWN	
			SIZE	CONTAINER	SPACING	
			I GAL	POT	36" o.c.	
			SI7F		SPACINIC	
					24" ~ ~	
					27 0.C.	
			SIZE		SPACING	
	ECHINACEA PURPUREA `KIM`S KNEE HIGH` HEMEROCALLIS X `PURPLE DE ORO`	PURPLE CONEFLOWER	I GAL.	РОТ	18" o.c. 18" o.c.	
	RUDBECKIA FULGIDA	CONEFLOWER	I GAL.	POT	18" o.c.	
				DOT	10"	
			SIZE		JPACING	
	CAREX X ICE DAINCE	ICE DAINCE SEDGE	I I GAL.		10 O.C.	

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

GRAPHIC SCALE IN FEET

l" = 40'

PAUL DEVITTO, L.L.A. NEW JERSEY LICENSE No. 21AS00123500 LICENSED LANDSCAPE ARCHITECT

NOT TO SCALE

I. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF 2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER

• MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY

INSTALL (2) 3" dia. 8' LONG CEDAR

POST IN TO UNDISTURBED SOIL.

THEN BACKFILL. STAKES SHALL

KEEP TREE VERTICAL AND PLUMB

SECURE STAKES TO TREE USING

SET TOP OF TRUE ROOT BALL I

TO 2" ABOVE FINISHED GRADE

OR SEVERAL INCHES HIGHER IN

SAUCER AROUND TREE AT EDGE

MAXIMUM 3" OF SHREDDED BARK

MULCH. DO NOT PLACE MULCH

SOIL TO BE PREPARED PER TABLE

4" TO 6" DEEPER

THAN ROOT BALL

WITHIN 6" OF TREE TRUNK.

PRIOR TO PLANTING TREE.

POORLY DRAINING SOILS.

FORM FARTH WATERING

2 ARBORTIES.

OF ROOT BALL.

SET ROOT BALL ON UNDISTURBED

I. FOR THE CONTAINER-GROWN SHRUBS

PERIMETER OF THE CONTAINER.

FOLLOWING TWO SUMMERS

USE FINGERS OR SMALL HAND TOOL TO

PULL THE ROOTS OUT OF THE OUTER

LAYER OF POTTING SOIL; THEN CUT OR

PULL APART ANY ROOTS CIRCLING THE

THOROUGHLY SOAK THE SHRUB ROOT

BALL AND ADJACENT PREPARED SOIL

SEVERAL TIMES DURING THE FIRST

REGULARLY THROUGHOUT THE

• MODIFY HEAVY CLAY OR SILT SOILS

TO 30% BY VOLUME) OR GYPSUM

(MORE THAN 85% SAND) BY ADDING

ORGANIC MATTER AND/OR DRY. SHREDDED

CLAY LOAM UP TO 30% OF THE TOTAL

MODIFY EXTREMELY SANDY SOILS

(MORE THAN 40% CLAY OR SILT) BY

ADDING COMPOSTED PINE BARK (UP

MONTH AFTER PLANTING AND

SOIL PAD IN BOTTOM OF HOLE.

TAMP SOIL SOLIDLY AROUND

BASE OF ROOT BALL

NOTES:

NOT TO SCALE

USE FINGERS OR SMAL

HAND TOOL TO PULL

ROOTS OUT OF BALL.

SOIL TO BE PREPARED PER

TABLE PRIOR TO PLANTING

LAWN OR

PAVING

SUBGRADE

GENERAL LANDSCAPING NOTES

SEED VERIFYING TYPE AND PURITY.

DESIGNER. OR GOVERNING MUNICIPAL OFFICIAL

PROTECTION OF EXISTING VEGETATION NOTES

PLANTS AT ANY TIME AND AT ANY PLACE.

IF SO REQUESTED.

- COMMON NAMES REIECTED
- VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE 6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT
- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION DETAILS.

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ACTIVITIES HAVE BEEN COMPLETED. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT. 3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:

SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER,

MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND

INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND

. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO

THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE

3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE

4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND

5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE

LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE

ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING

SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL,

INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.

PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.

- TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN THE TREE ROOTS SHALL NOT BE CUT BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
- RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY FARTH FILL IS PLACED. NEW FARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REOUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
- LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION. NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

- I. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS
- 2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS
- MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1"). 4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT
- 5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE. . CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD
- OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
- LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS REOUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN. 9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE
- OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE
- WATER II. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF
- 12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING. 13. Soil shall be loosened with a backhoe or other large coarse-tiling equipment unless the soil is frozen or EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
- 14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL 5. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA. TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING. AND SELECTED ORGANIC MICROBIAL NUTRIENTS

- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
- MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL. WHICH REOUIRE ERICOID MYCORRHIZAE. • SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS
- IN A PH RANGE OF 3 TO 9. • FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.
- LESCO FERTILIZER 16-0-8 • FERTILIZER CONTAIN 16-0-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA.

- **ARBORTIE DETAIL**
 - NOT TO SCALE
- INSTALLATION GUIDELINES: LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE GROWING SEASON. WITH I'' GALVANIZED ROOFING NAIL OR USE A KNOT OF TREES LARGER THAN 6 SOURCES INCLUDE: GEMPLERS I-800-332-6744 or GEMPLERS.COM CSP OUTDOORS 1-800-592-6940 or CSPOUTDOORS.COM
- REMOVE ALL STAKING AND TIES AT END OF FIRST
 - FOLD ENDS OF ARBORTIE BACK. SECURE TO STAKES

CONSULT LANDSCAPE ARCHITECT FOR STAKING

5

PLANT QUALITY AND HANDLING NOTES

I. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE I. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. 2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER

> 3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND. HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE. 4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR

> FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE 5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY

> TAGGED WITH THE PROPER NAME AND SIZE. 6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.

> 7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.

8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT. OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE. 9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING

10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN possible. The root ball shall be kept moist at all time and covered with moistened mulch or aged WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS HALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.

II. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL. 12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED. 13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO

RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT. 14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY

15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:

PLANTS (MARCH 15 - DECEMBER 15) LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)

16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15) OSTRYA VIRGINIANA CORNILIS VARIETIES

R BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
R FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
R RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
R SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
ULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
PINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
RUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
TIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES
CIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUX B REPANDENS
RNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
TAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	NYSSA SYLVATICA	ZELKOVA VARIETIES

17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.

18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.

19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY. 20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.

21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR other means, repairing and reshaping water rings or saucers, maintaining stakes and guys if originali REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.

2. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH, WHEN THE AMOUNT OF GRASS IS HEAVY IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.

23. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING

24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED. 25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY

MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER. 26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL. 27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

PLANT MATERIAL GUARANTEE NOTES

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO YEARS (2 YRS.) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE

.. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS. 3. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.

4. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

LAWN (SEED OR SOD) NOTES:

I. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS 2. SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND

WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION."

3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDED OR LAID WITH SOD. 4. SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION.'

5. PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

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DRAWING:

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NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE. TOTAL NJDEP TREE REFORESTATION PLANTINGS: [323 + 113 = 436 TOTAL TREES]

			k		
S	CHEDULE - NIDEP	RESTORATIO	N AREA		
r	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	BETULA LENTA	SWEET BIRCH	I" - 1.5" CAL	WHIP	as shown
	NYSSA SYLVATICA	SOUR GUM	I" - 1.5" CAL	W.B.	as shown
	PRUNUS SEROTINA	WILD BLACK CHERRY	I" - 1.5" CAL	WHIP	as shown
	QUERCUS BICOLOR	SWAMP WHITE OAK	I" - 1.5" CAL	WHIP	as shown
	SASSAFRAS ALBIDUM	SASSAFRAS	I" - 1.5" CAL	WHIP	as shown
					SPACING
r	BOTANICAL NAME		SIZE	CONTAINER	
	BETULA LENTA	SWEET BIRCH	3" - 3.5" CAL	B&B	as shown
	NYSSA SYLVATICA	TUPELO	3" - 3.5" CAL	B&B	as shown
	PRUNUS SEROTINA	WILD BLACK CHERRY	3" - 3.5" CAL	B&B	as shown
	QUERCUS BICOLOR	SWAMP WHITE OAK	3" - 3.5" CAL	B&B	as shown
	SASSAFRAS ALBIDUM	SASSAFRAS	3" - 3.5" CAL	B&B	as shown
/			SIZE		SPACING
1	CORNUS AMOMUM		5 GAL.	POT	as shown
	CORNUS SERICEA	RED TWIG DOGWOOD	18" - 24"	РОТ	as shown
	ILEX VERTICILLATA `RED SPRITE`	RED SPRITE WINTERBERRY	18" - 24"	РОТ	as shown
		HIGHBUSH BLUEBERRY	5 GAL.	POT	as shown
ſ	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	24" - 30"	ΡΟΤ	as shown

DISTURI	BED TRANSITION AREAS		
VEGETATION TYPE:	ESTIMATED AREA:		
FORESTED AREA	60,897 SF (1.40 ACRE)		
SCRUB-SHRUB AREA	8,354 SF (0.19 ACRE)		
AREAS ARE INDICATED PER HISTORIC AERIALS DATED 2011.			

- I. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO MULCH SHALL BE APPLIED IN REFORESTATION AREA.
- 3. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO I FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.

I. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF 2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER

• MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY

INSTALL (2) 3" dia. 8' LONG CEDAR POST IN TO UNDISTURBED SOIL. THEN BACKFILL. STAKES SHALL KEEP TREE VERTICAL AND PLUMB SECURE STAKES TO TREE USING 2 ARBORTIES. SET TOP OF TRUE ROOT BALL I" TO 2" ABOVE FINISHED GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS. FORM FARTH WATERING SAUCER AROUND TREE AT EDGE OF ROOT BALL. SOIL TO BE PREPARED PER TABLE PRIOR TO PLANTING TREE. 4" TO 6" DEEPER THAN ROOT BALL SET ROOT BALL ON UNDISTURBED SOIL PAD IN BOTTOM OF HOLE. TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL CONIFEROUS TREE PLANTING DETAIL NOT TO SCALE

NOTES: I. FOR THE CONTAINER-GROWN SHRUBS. USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR USE FINGERS OR SMAL PULL APART ANY ROOTS CIRCLING THE HAND TOOL TO PULL PERIMETER OF THE CONTAINER. ROOTS OUT OF BALL. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SOIL TO BE PREPARED PER SEVERAL TIMES DURING THE FIRST TABLE PRIOR TO PLANTING MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS • MODIFY HEAVY CLAY OR SILT SOILS *M*1V1/*M*1V1/*M*1V1/*M*1 LAWN OR MODIFY EXTREMELY SANDY SOILS PAVING (MORE THAN 85% SAND) BY ADDING

EXISTING

SUBGRADE

ARBOR TIE INSTALLATION GUIDELINES: LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON FOLD ENDS OF ARBORTIE BACK. SECURE TO STAKES WITH I" GALVANIZED ROOFING NAIL OR USE A KNOT CONSULT LANDSCAPE ARCHITECT FOR STAKING OF TREES LARGER THAN 6" SOURCES INCLUDE: GEMPLERS I-800-332-6744 or GEMPLERS.COM CSP OUTDOORS 1-800-592-6940 or CSPOUTDOORS.COM

(MORE THAN 40% CLAY OR SILT) BY

TO 30% BY VOLUME) OR GYPSUM

ORGANIC MATTER AND/OR DRY, SHREDDED

CLAY LOAM UP TO 30% OF THE TOTAL

ADDING COMPOSTED PINE BARK (UP

ARBORTIE DETAIL

NOT TO SCALE

GENERAL LANDSCAPING NOTES

- I. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE I. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY. . WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO
- THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL 3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL,
- IF SO REQUESTED. 4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY. 5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE
- LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER. OR GOVERNING MUNICIPAL OFFICIAL
- 6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.
- PROTECTION OF EXISTING VEGETATION NOTES
- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT. 3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE
- WORK SHALL BE PERFORMED AS FOLLOWS: • TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO
- THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE. • RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY FARTH FILL IS PLACED. NEW FARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REOUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
- LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION. NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION NOTES:

- I. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS
- 2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6'') OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS: • MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
- MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX. . TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS
- ROOTS. STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1"). 4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT 5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT
- THE PROJECT SITE. 6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS. . UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE
- INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE. 8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
- 9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER I I. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
- 12. Soil shall be loosened with a backhoe or other large coarse-tiling equipment unless the soil is frozen or EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE. 13. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM). BENEFICIAL RHIZOSPHERE BACTERIA. TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING. AND SELECTED ORGANIC MICROBIAL NUTRIENTS • DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE

- BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL, APPLY WATER TO SOIL SATURATION. MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND
- MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE. SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS
- IN A PH RANGE OF 3 TO 9. • FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

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• FERTILIZER CONTAIN 16-0-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA.

ESTABLISHMENT

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PLANT QUALITY AND HANDLING NOTES

REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. 2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER

COMMON NAMES 3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND. HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE 4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR

FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REIECTED 5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY

TAGGED WITH THE PROPER NAME AND SIZE. 6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.

7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.

8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT. OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED, SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE. 9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING

DETAILS. 10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN possible. The root ball shall be kept moist at all time and covered with moistened mulch or aged WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS HALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.

II. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL. 12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED. 13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO

RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT. 14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY

15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:

PLANTS (MARCH 15 - DECEMBER 15) LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)

16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15) OSTRYA VIRGINIANA CORNILIS VARIETIES

ABILS CONCOLOR		
ACER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
ACER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
ACER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
BETULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
CARPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
CEDRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES
CERCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUX B REPANDENS
CORNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
CRATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	NYSSA SYLVATICA	ZELKOVA VARIETIES

17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.

18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.

19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY. 20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.

21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR DTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALI REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.

, MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH, WHEN THE AMOUNT OF GRASS IS HEAVY IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.

23. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.

24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED. S LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOLIT REOLIBED 90-DAY

MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER. 26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL. 27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND

PLANT MATERIAL GUARANTEE NOTES

. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO YEARS (2 YRS.) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.

.. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS. 3. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER. 4. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

