MONROE AVE TRATFORD AVE

LOCATION MAP

SCALE: I" = 1000'±

PRELIMINARY AND FINAL MAJOR SITE PLAN

FOR GSZ REALTY, LLC PROPOSED MIXED USE

DEVELOPMENT

BLOCK 808, LOTS 5-8 NJSH ROUTE 35, WEST BANGS AVE & MONROE AVE NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

LAN	ND USE AND	ZONING	
I	BLOCK 808, LOTS	5, 6, 7, & 8	
ZOI	NE B-I (TOWN CO	MMERCIAL)	
PROPOSED USE			
MIXED USE (RESIDENTIAL OVER RETAIL)	CONDITIONAL US	SE .	
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 SF	58,667 SF	NO CHANGE
MAXIMUM FLOOR AREA RATIO	0.60	N/A	0.84 (V)
MINIMUM LOT WIDTH	100 FT	169.5 FT	NO CHANGE
MINIMUM LOT FRONTAGE	100 FT	666.8 FT	NO CHANGE
MINIMUM LOT DEPTH	I00 FT	164.6 FT	NO CHANGE
MINIMUM FRONT YARD SETBACK	I5 FT	N/A	SEE COND. USE REQ.
SIDE YARD SETBACK	0/10 FT	N/A	N/A
COMBINED SIDE YARD SETBACK	25 FT	N/A	N/A
REAR YARD SETBACK	20 FT	N/A	SEE COND. USE REQ.
MAXIMUM PERCENT BUILDING COVER	35%	N/A	28.8% (16,938 SF)
MAXIMUM PERCENT TOTAL LOT COVER	80%	N/A	73.7% (43,328 SF)
MAXIMUM BUILDING HEIGHT	42 FT	N/A	42 FT
MINIMUM IMPROVABLE AREA	7,200 SF	23,876.2 SF	NO CHANGE
MINIMUM IMPROVABLE AREA (DIA. OF CIRCLE)	55 FT	174.30 FT	NO CHANGE

(V) VARIANCE

GSZ REALTY, LLC 606 WEST UNION AVE BOUND BROOK, NJ 08805 SZ8855@MSN.COM **ATTORNEY PRIME & TUVEL APPROVAL BLOCK** APPROVED BY THE NEPTUNE TOWNSHIP PLANNING BOARD CHAIR

BOARD ENGINEER

APPLICANT

GSZ REALTY, LLC 606 WEST UNION AVE BOUND BROOK, NJ 08805

SZ8855@MSN.COM

OWNER

TOW	NSHIP OF	NEPTUNE 200' PROPI	ERTY OWNERS LIST
BLOCK	LOT	OWNER	OWNER'S ADDRESS
808	5	GSZ REALTY	606 WEST UNION AVENUE, BOUND BROOK, NJ 08805
808	6	GSZ REALTY	606 WEST UNION AVENUE, BOUND BROOK, NJ 08805
808	7	GSZ REALTY	606 WEST UNION AVENUE, BOUND BROOK, NJ 08805
808	8	GSZ REALTY	606 WEST UNION AVENUE, BOUND BROOK, NJ 08805
619	9	WHITE, JEFFREY ENNIS	I 18 MECKLENBURG ACADEMY D, CHASE CITY, VA 23924
701	23	FISHER, TIMOTHY E	1611 MONROE AVENUE, NEPTUNE TWP, NJ 07753
701	24	TIRONE, BRUNO & JOANNE	P.O. BIX 3247, LONG BRANCH, NJ 07740
701	25	AMERICAN CLASSIC DEVELOPMENT INC.	235 SECOND AVENUE-1B, NEW YORK, NY 10003
715	I	EYEDOT COMPUTER INC.	516 HIGHWAY 35, NEPTUNE, NJ 07753
715	2	1612 MONROE, LLC	865 GOOSE CREEK ROAD, TOMS RIVER, NJ 08753
715	17	HARRIS, HARRY LEE	1941 BANGS AVE, NEPTUNE, NJ 07753
715	18	508 RT 35, LLC	181 SOUTH MAIN STREET, NEPTUNE, NJ 07753
715	19	508 RT 35, LLC	181 SOUTH MAIN STREET, NEPTUNE, NJ 07753
807	4	CONYERS, BOBBY N & EMMA J	1710 OLDEN AVENUE, NEPTUNE, NJ 07753
807	5	ZETINO, JUAN C MARTINEZ	706 3RD AVE APT I, BRADLEY BEACH, NJ 07720
807	6	LAHENS, ROBENSON	1706 OLDEN AVENUE, NEPTUNE, NJ 07753
807	7	SHIMRON LLC	5014 16TH AVE, STE 541, BROOKLYN, NY
807	9	SHYED, KHONDAKER	527 SAYRE STREET,

NEPTUNE, NJ 07753

NEPTUNE, NJ 07753 601 US ROUTE 35 NORTH NEPTUNE, NJ 07753

129 HAMILTON AVENUE. NEPTUNE, NJ 07753 429 SYLVANIA AVENUE, AVON, NJ 07717

NEPTUNE, NJ 07753 717 MONROE AVENUE,

1708 MONROE AVENUE.

NEPTUNE, NJ 07753 1706 MONROE AVENUE,

NEPTUNE, NI 07753 1704 MONROE AVENUE, NEPTUNE, NJ 07753

2013 WEST BANGS AVENUE, NEPTUNE, NJ 07753

TRUST LC FBO LODA

ATKINSON-PINKNEY

STEWART, ASTLEY S &

GLORIA

CLAY, REX & GLORIA

BEATRICE LESSIE

NICHOLAS R

& SANTOS, TALINA

ERICA L PRESCOTT

JONES, MARCELLA F

GREENBUBBLE HOMES

OF NEW JERSEY, LLC

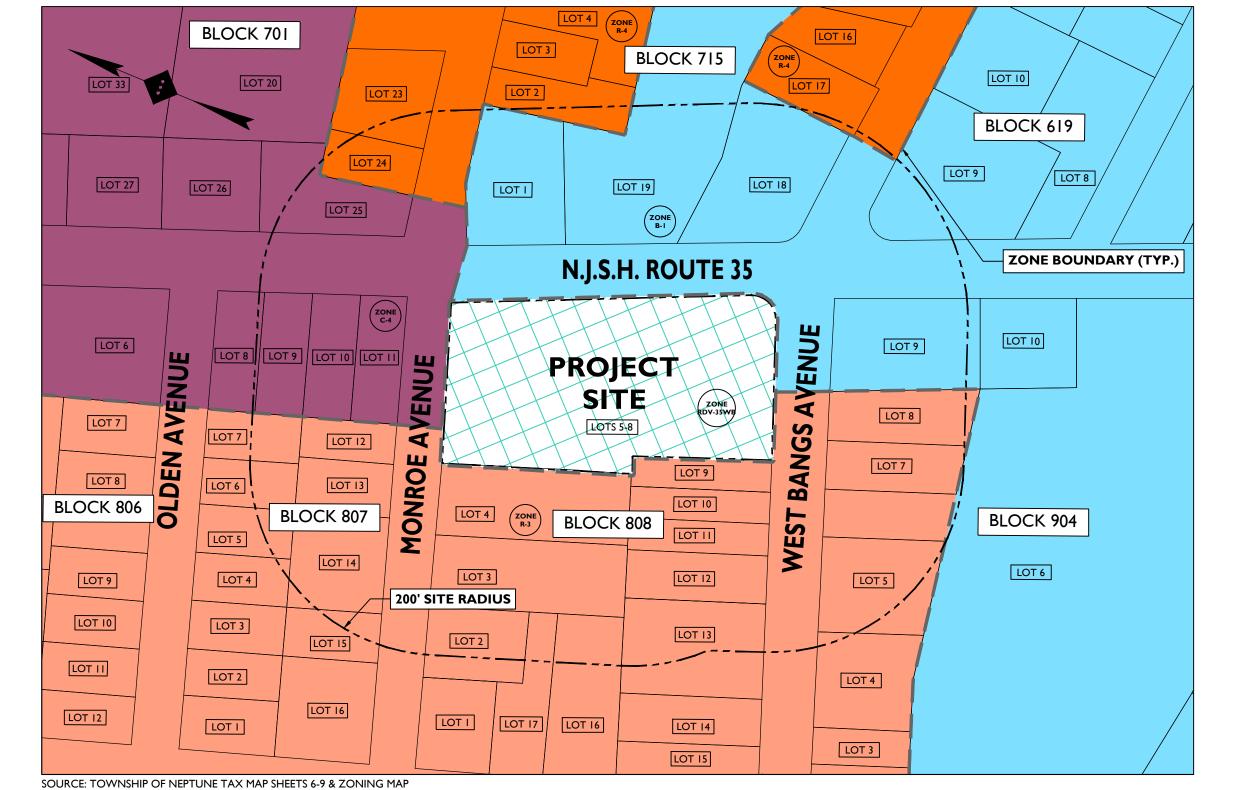
HENRIQUES, GLORIA

SCHOR TRADING, LLC



AERIAL MAP

SCALE: I" = 100'±



TAX & ZONING MAP

SCALE: I" = 100'±

PLANS PREPARED BY:

2015 WEST BANGS AVENUE, NEPTUNE TWP, NI 07753		
2017 WEST BANGS AVENUE.	UTILITY	PROVIDER LIST
NEPTUNE, NJ 07753	NAME	ADDRESS
2019 WEST BANGS AVENUE, NEPTUNE, NJ 07753	NEW JERSEY NATURAL GAS	1415 WYCKOFF ROAD, WALL, NJ 07719
518 SAYRE STREET, NEPTUNE, NJ 07753		
520 SAYRE STREET, NEPTUNE, NJ 07753	JERSEY CENTRAL POWER & LIGHT	880 PINEWALD-KESWICK ROAD, BERKELEY TOWNSHIP, NI 0873 I
2022 WEST BANGS AVENUE, NEPTUNE, NJ 07753	VERIZON	I VERIZON WAY, BASKING RIDGE, NI 07920
2016 BANGS AVENUE, NEPTUNE, NJ 07753		,
437 HIGHWAY 35, NEPTUNE, NJ 07753	MONMOUTH CABLEVISION	1501 18TH AVENUE, WALL, NJ 07719
2012 BANGS AVENUE, NEPTUNE, NJ 07753	NEW JERSEY AMERICAN WATER	1025 LAUREL OAK ROAD, BERKELEY TOWNSHIP, NJ
2010 BANGS AVENUE, NEPTUNE, NJ 07753	TOWNSHIP OF	0873 I 25 NEPTUNE BOULEVARD,
P.O. BOX 10188, NEWARK, NJ 07101	NEPTUNE	NEPTUNE, NJ 07753

SOURCE: GOOGLE EARTH PRO RETRIEVED 12/30/2020





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

STONEFIELD engineering & design	
	J

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15 Spring Street, Princeton, NJ 08542 Phone 609.362.6900

PLAN REFERENCE MATERIALS:

- I. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS
- **INCLUDING, BUT NOT LIMITED TO:** SURVEY PREPARED BY STONEFIELD ENGINEERING
- **DATED 12/15/2020**
- ARCHITECTURAL PLANS PREPARED BY NATASI
- **ARCHITECTS DATED 04/24/2020 GEOTECHNICAL REPORT**
- **AERIAL MAP OBTAINED GOOGLE EARTH PRO, RETRIEVED**
- LOCATION MAP OBTAINED FROM USGS ASBURY PARK 2019, NEW JERSEY, 7.5 MIN SERIES
- 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 THOROUGHLY PRIOR TO THE START OF **CONSTRUCTION.**

SHEET INDEX	
DRAWING TITLE	SHEET#
COVER SHEET	C-I
EXISTING CONDITIONS PLAN	C-2
DEMOLITION PLAN	C-3
SITE PLAN	C-4
GRADING PLAN	C-5
STORMWATER MANAGEMENT PLAN	C-6
UTILITY PLAN	C-7
LIGHTING PLAN	C-8 TO C-9
SOIL EROSION & SEDIMENT CONTROL PLAN	C-10 TO C-1
LANDSCAPING PLAN	C-12 TO C-13
CONSTRUCTION DETAILS	C-14 TO C-17

FRELIMINART AND FINAL MAJOR SITE FLAN		NO	+		
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COV REAL 1, LLC	engineering & design	PRO			
		VE	64/01/2022	022 JMK	FOR MUNICIPAL & COUNTY RESUBMISSION
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	rimcecon, 14) · Lampa, F. · Deu Oit, F.	ON	08/19/202	021 JCL	PER COUNTY COMMENTS
	www.scollelleldellg.coll	STR	07/09/202	021 AC	FOR SCD RESUBMISSION
BLOCK 808, LOTS 5-8 NICH POLITE 25 WEST BANGS AVE 8 MONDOE AVE	CE South Design 1 100E43	UCT	03/24/202	021 JK	FOR MUNICIPAL SUBMISSION
TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY	13 Spring Street, Frinceton, 14J 06342 Phone 609.362.6900		ISSUE DATE	E BY	DESCRIPTION

STONEFIELD engineering & design

PAUL D. MUTCH Jr., P.E.

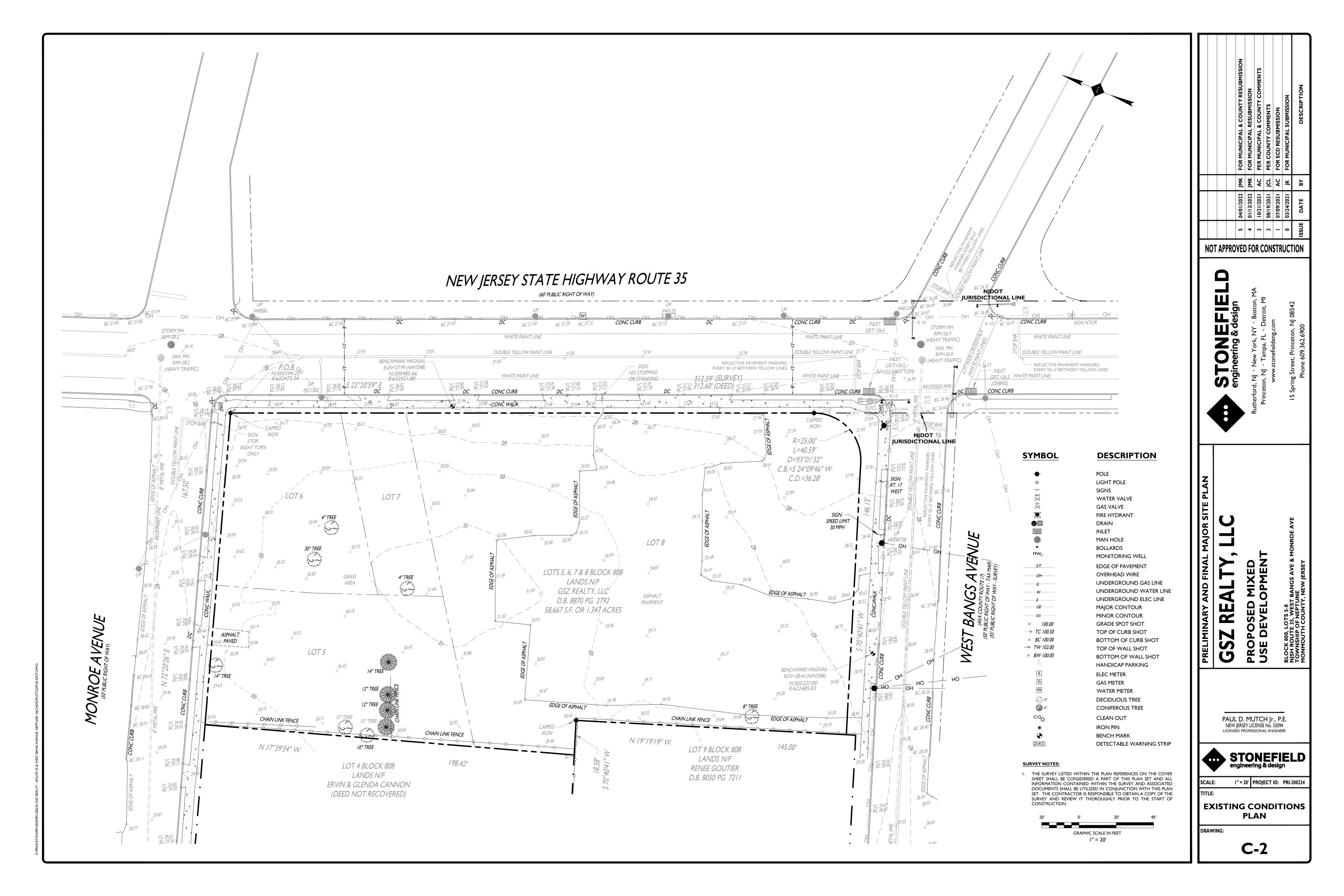
NEW JERSEY LICENSE No. 55094 LICENSED PROFESSIONAL ENGINEER

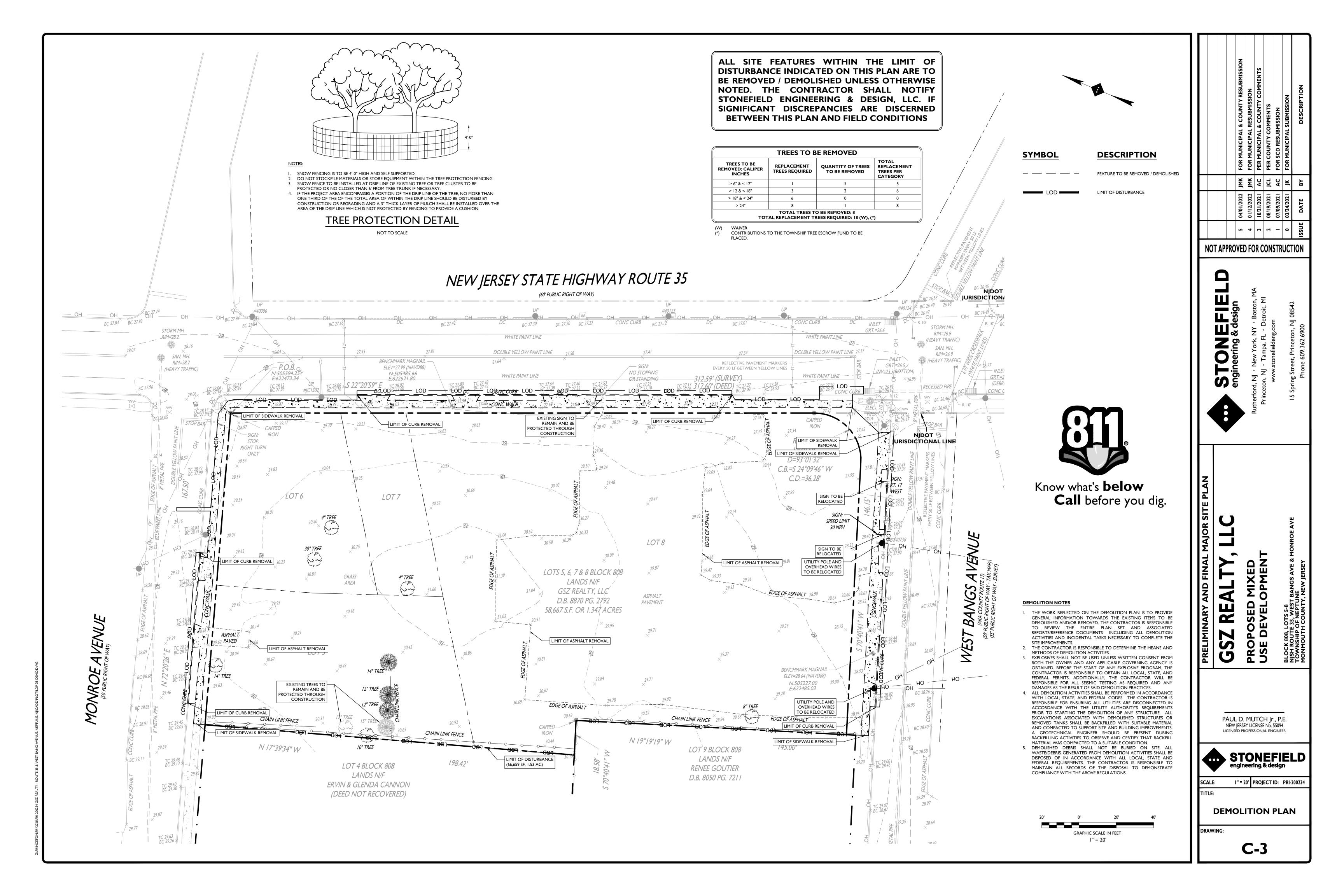
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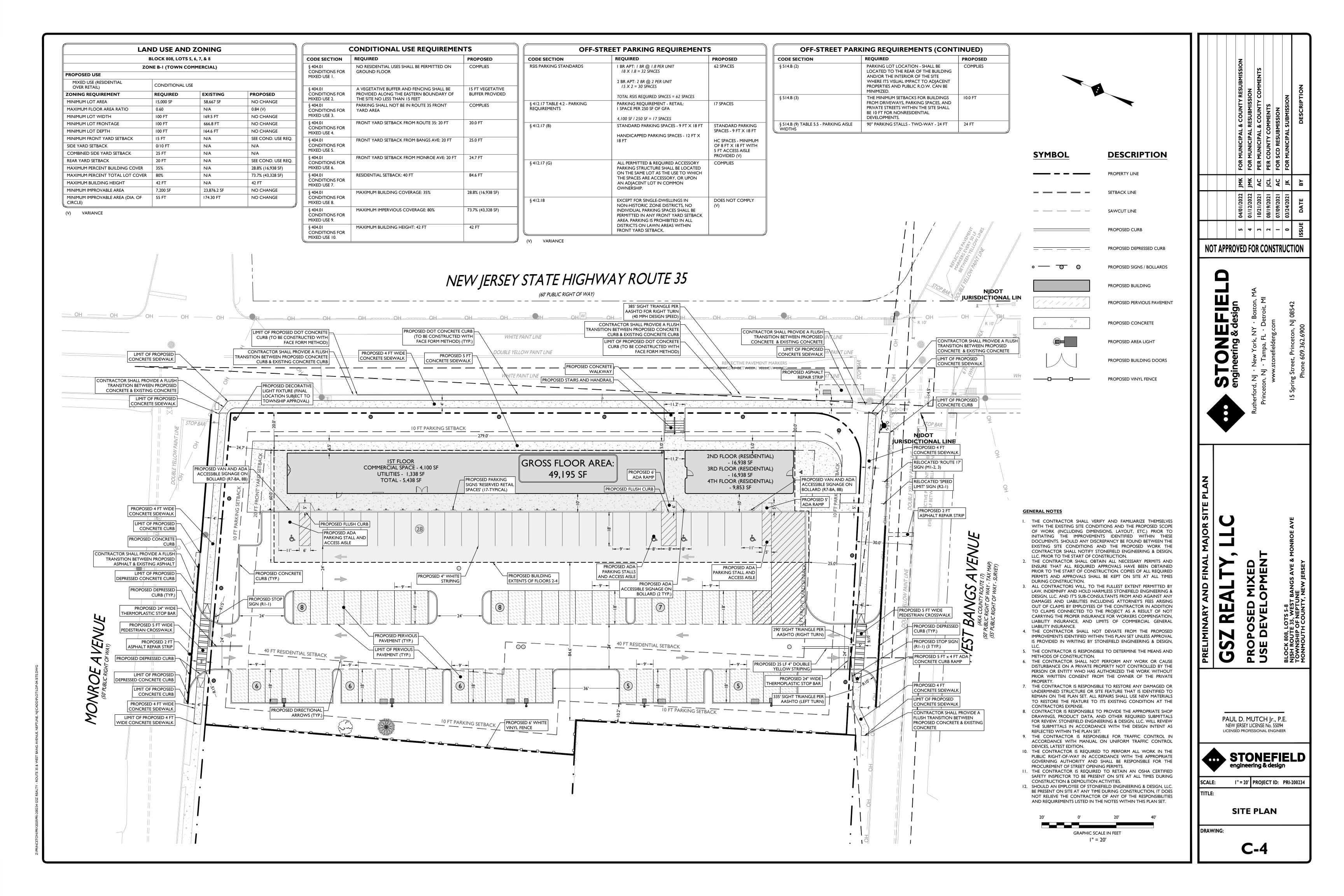
COVER SHEET

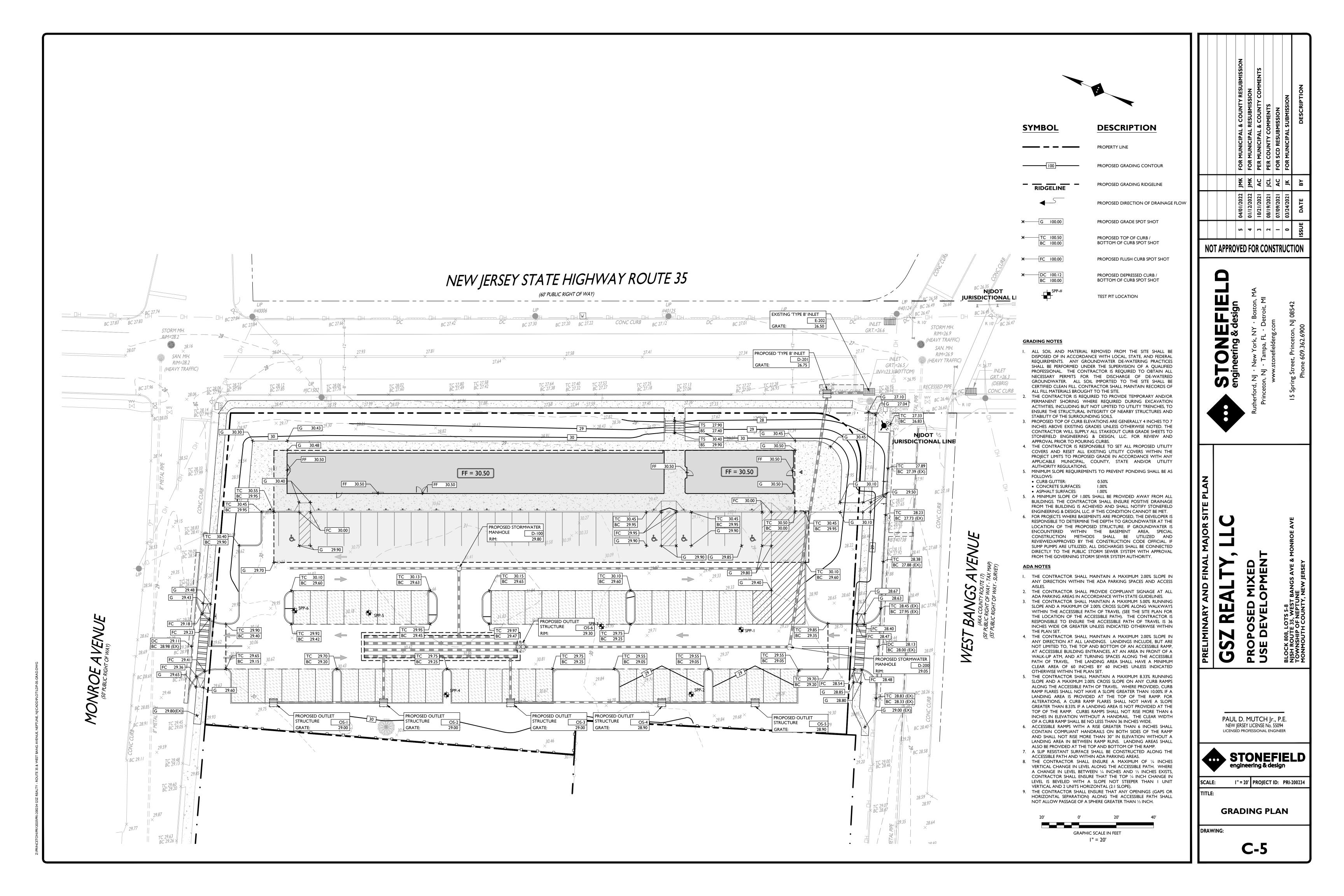
DRAWING:

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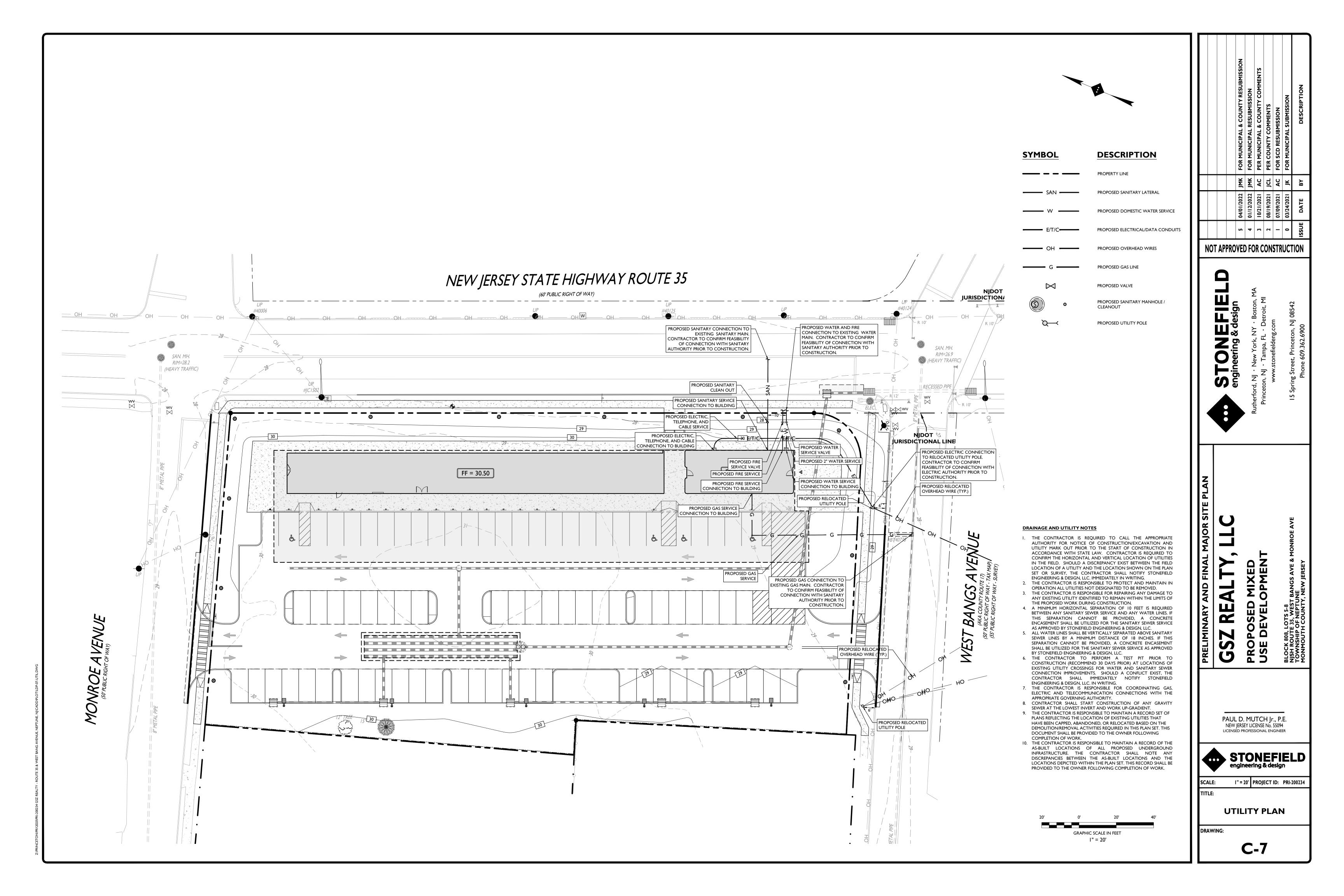








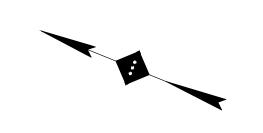
	Profile Pit # Surface Elevation (feet above NAVD88) ESHGW (fbgs) SPP-1 29.0 6.0 SPP-2 29.0 6.0 SPP-3 29.0 6.0 SPP-4 30.0 6.0 SPP-5 30.0 6.0 SPP-6 30.0 6.0	DN TEST SUMMARY USDA Classification @ Test Infiltration/Permeability Test Depth (fbgs) Rate (in/hour) Sand 4.0 > 20.0 Sand 4.0 12.0 Sand 4.0 > 20.0 Sand 4.0 > 20.0 Sand 4.0 > 20.0 Sand 4.0 > 20.0 Sand 4.0 12.0	SYMBOL DESCRIPTION PROPERTY LINE PROPOSED GRADING CONTOUR PROPOSED GRADING RIDGELINE	04/01/2022 JMK FOR MUNICIPAL & COUNTY RESUBMISSION 01/12/2022 JMK FOR MUNICIPAL RESUBMISSION 10/21/2021 AC PER MUNICIPAL & COUNTY COMMENTS 08/19/2021 JCL PER COUNTY COMMENTS 07/09/2021 AC FOR SCD RESUBMISSION 03/24/2021 JK FOR MUNICIPAL SUBMISSION E DATE BY
NEW JERSEY STATE HIGHWAY ROUTE. (40° PUBLIC RIGHT OF WAT) OH OH C2764 OH OH C2764 OH OH C2764 OH OH OH C2764 OH	EVICTING TYPE PUNIFE.	BC 26.35 NJDOT JURISDICTIONA BC 26.49 BC 26.49 BC 26.47 OH OH R 10' STORM MH. RIM=26.9 (HEAVY TRAFFIC) TO STORM MH. RIM=26.9 (DEBRIS CONC CURR BC 26.46 R 10' BC 26.46 R 10' R 10	TEST PIT PROPOSED PERVIOUS PAVEMENT	STONEFIELD engineering & design engineering & design Rutherford, NJ · New York, NY · Boston, MA Princeton, NJ · Tampa, FL · Detroit, MI www.stonefieldeng.com 15 Spring Street, Princeton, NJ 08542 Phone 609.362.6900 15 Spring Street, Princeton, NJ 08542 Phone 609.362.6900
28.69 BC 28.99 BC 28.69 BC 28.	29.68 29.47 29.33 29.26 29.33 29.26 29.23 PROPOSED 140 LF 15" SPP-1	IURISDIC TIONAL LINE	1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION, THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET. 2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD. 3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC. AND THE OWNER PRIOR TO THE START OF CONSTRUCTION. 4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS. 5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL. STORMWATER INFILTRATION BMP CONSTRUCTION NOTES 1. PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIORETENTION AREA, ETC.) SHALL BE FENCED OFF AND SHALL NOT BE UTILIZED AS STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS. 2. THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHERE PRACTICAL, TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE BASIN WHERE FRASIBLE. THE USE OF LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 8 PSI APPLIED TO THE CONSTRUCTION OF THE BASIN OF THE BASIN SHALL BE PERCOMMENDED WITHIN THE LIGHTEST PRACTICAL EXCAVATION BUITHIN THE BASIN UNDERSE FEASIBLE. 3. THE SQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ADHERE TO SEQUENCING UNIT	GSZ REALTY, LLC PROPOSED MIXED USE DEVELOPMENT BLOCK 808, LOTS 5-8 NISH ROUTE 35, WEST BANGS AVE & MONROE AVE TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY
PROPOSED OUTLET STRUCTURE OS-1 STRUCTURE OS-2 STRUCTURE OS-3 STRUC	SPP-2 29.84 29.84 PROPOSED OUTLET STRICT UP STRICT	29.00 15" INVERT (OUT): 24.55 BC 28.26 29.30 29.30 29.30 20.55 TC 29.00 BC 28.40 DE 28.	REQUIRED TO CERTIFY COMPLIANCE WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH APPENDIX E OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING DESIGN, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING IMMEDIATELY TO DETERMINE THE APPROPRIATE COURSE OF ACTION. 7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING. STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES 1. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. 2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOID RATIO OF 40%. 3. NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN. 20' 0' 20' 40' GRAPHIC SCALE IN FEET " = 20'	PAUL D. MUTCH Jr., P.E. NEW JERSEY LICENSE No. 55094 LICENSED PROFESSIONAL ENGINEER STONEFIELD engineering & design SCALE: I" = 20' PROJECT ID: PRI-200234 TITLE: STORMWATER MANAGEMENT PLAN DRAWING: C-6



	LIGHTING REQUIREMENTS	
ODE SECTION	REQUIRED	PROPOSED
§ 412.11 LIGHT FIXTURE MOUNTING HEIGHT	STREET LIGHTING SHALL BE PROVIDED BY FIXTURES WITH A MOUNTING HEIGHT NOT MORE THAN 14 FT.	I0 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
S 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.D BUILDING ATTACHED FIXTURES	LIGHT FIXTURES ATTACHED TOT HE EXTERIOR OF A BUILIDING SHALL BE DESIGNED TO BE ARCHITECTURALLY COMPATIBLE WITH THE STYLE, MATERIALS, COLORS, AND DETAILS OF SUCH BUILDING.	COMPLIES
S 511.E.3 FIXTURE TYPE	REQUIRED LIGHT FIXTURE TYPE: OLD TOWN A850 LUMINAIRE WITH METAL HALLIDE BALLAST PER STERNBERG LIGHTING CATALOG, OR FUNCTIONAL AND AESTHETIC EQUIVALENT.	COMPLIES
§ 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 I. THE MAXIMUM ILLUMINATION PROVIDED ON ANY SITE SHALL NOT EXCEED THE MINIMUM ILLUMINATION BY MORE THAN A RATIO OF 10 TO I.	AVG/MIN: 0.69 MAX/MIN: 8.45

LIGHTING REQUIREMENTS (CONTINUED)							
CODE SECTION	REQUIRED	PROPOSED					
§ 511.B.2(d) LIGHTING STANDARD PLACEMENT	STREET LIGHTS - A MAXIMUM OF EVERY 75 FEET ON STRAIGHT ROAD SEGMENTS FOR COMMERCIAL DISTRICTS AND 150 FEET IN RESIDENTIAL DISTRICTS	COMPLIES; LESS THAN 75 FEET BETWEEN STREET LIGHTS					
§ 511 TABLE 5.3 MINIMUM ILLUMINATION FOR SURFACE PARKING	LOW ACITVITY: VEHICULAR TRAFFIC: 0.5 FC PEDESTRIAN SAFETY: 0.2 FC PEDESTRIAN SECURITY: 0.5 FC	0.5 FC 0.3 FC 0.5 FC					

			PROPOSED LUMINAIRE	SCHEDULE			
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	Α	5	CREE LIGHTING SINGLE AREA LIGHT - 3MB - 20 LED	3МВ	0.9	CREE LIGHTING	ARE-EDG-3MB06-D-UL-525 -40K-CONFIGURED.IES
	В	6	CREE LIGHTING WALL LIGHT - 2M - 20 LED	2M	0.9	CREE LIGHTING	99522_BEGA_IES
	С	7	BEGA PRODUCTS BE-33514 WALL LIGHT - 3 WATTS	TYPE III	0.9	CREE LIGHTING	33514_3W_BEGA_IES
	D	9	BEGA PRODUCTS BE-55924 RECESSED CEILING LIGHT - 12.7 WATTS	TYPE III	0.9	CREE LIGHTING	55924_8-7W_IES
©	E	П	STERNBERG LIGHTING A850-VCOB OLD TOWN SERIES - 40 WATTS	TYPE III	0.9	STERNBERG LIGHTING	A850-VCOB-4L40TS-MDL02.IES



SYMBOL DESCRIPTION PROPOSED CALCULATION AREA

A (XX')

+X.X

PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT) PROPOSED LIGHTING INTENSITY (FOOTCANDLES)

PROPOSED ISOMETRIC LINE

PROPOSED AREA LIGHT

PROPOSED BUILDING MOUNTED LIGHT

REAL

NOT APPROVED FOR CONSTRUCTION

POSED DEVEL

PROI USE

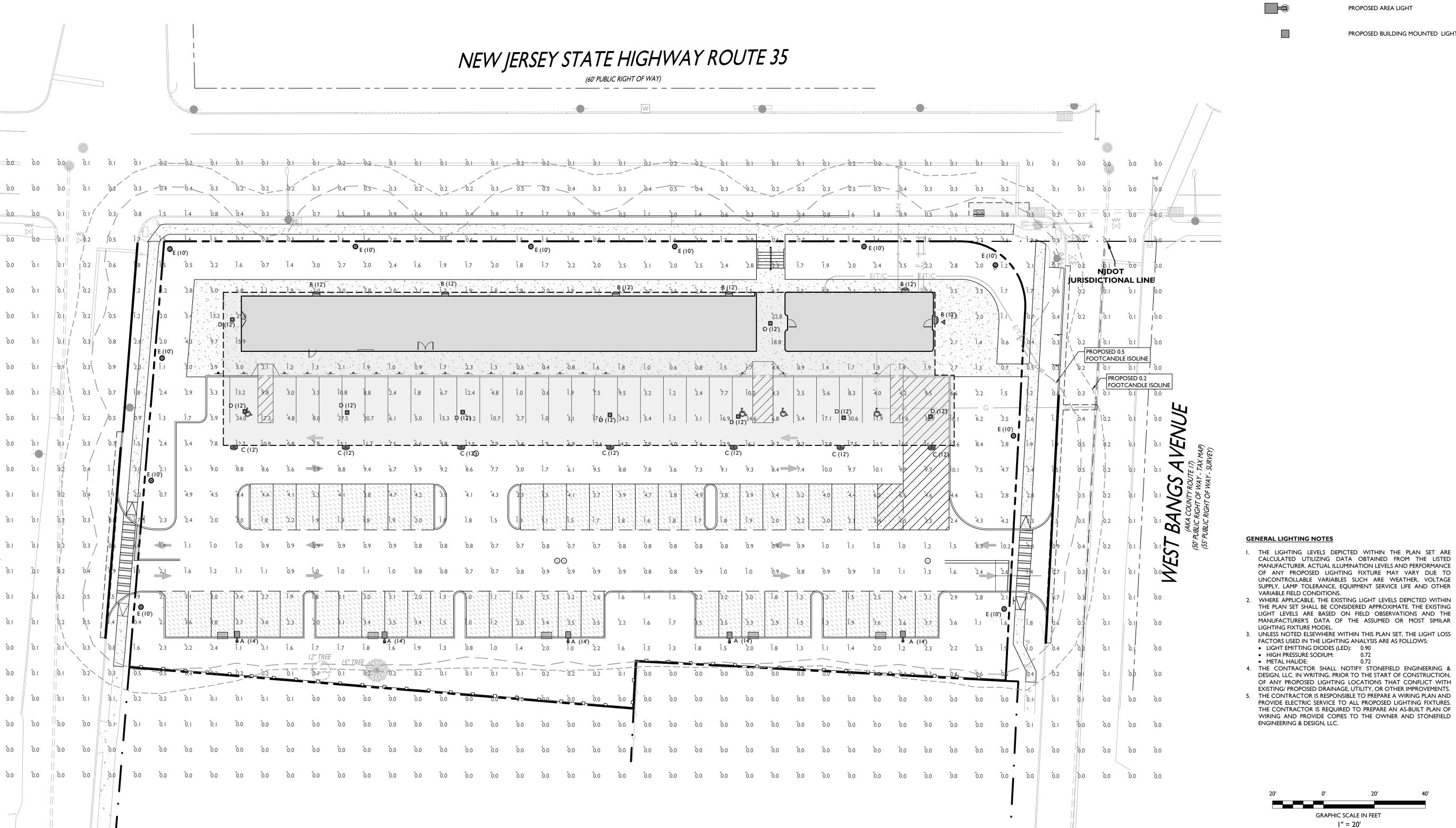
PAUL D. MUTCH Jr., P.E. NEW JERSEY LICENSE No. 55094 LICENSED PROFESSIONAL ENGINEER

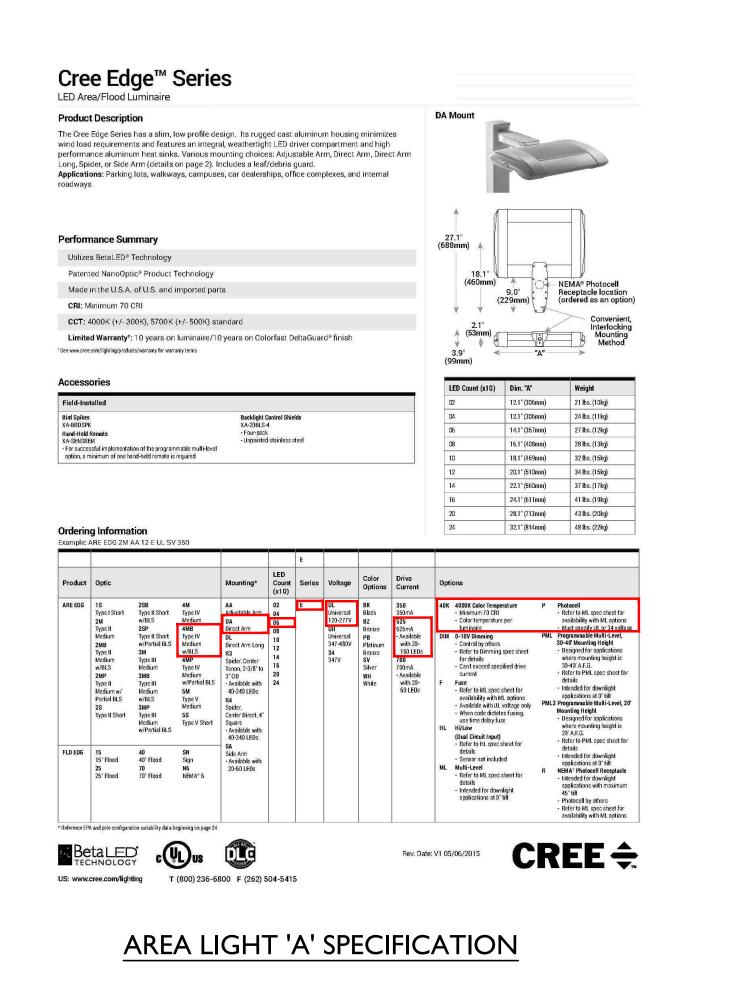
STONEFIELD engineering & design

I" = 20' PROJECT ID: PRI-200234

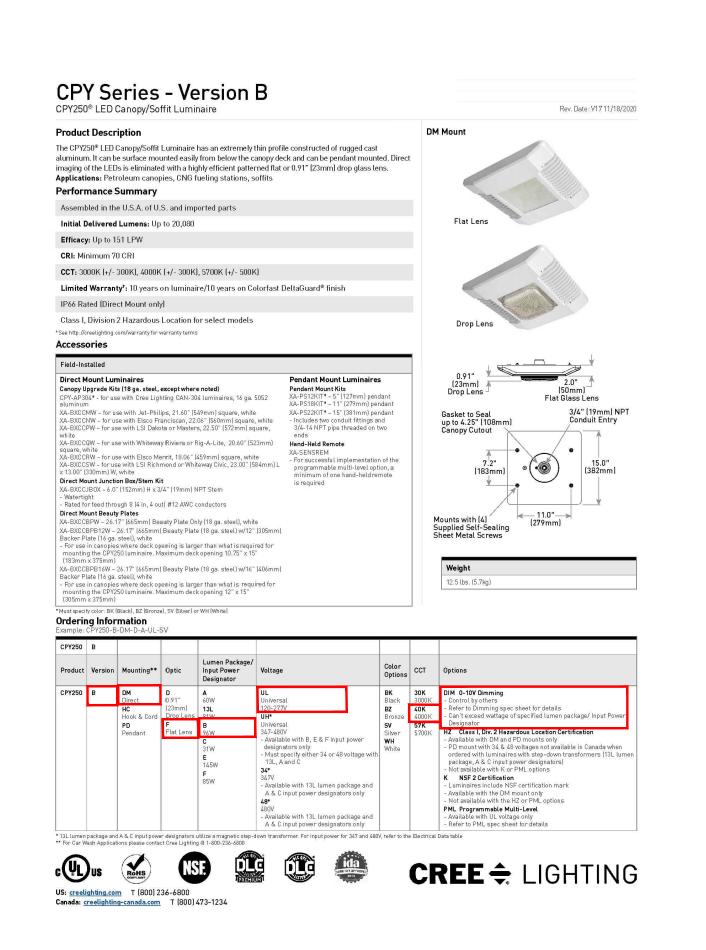
LIGHTING PLAN

DRAWING:

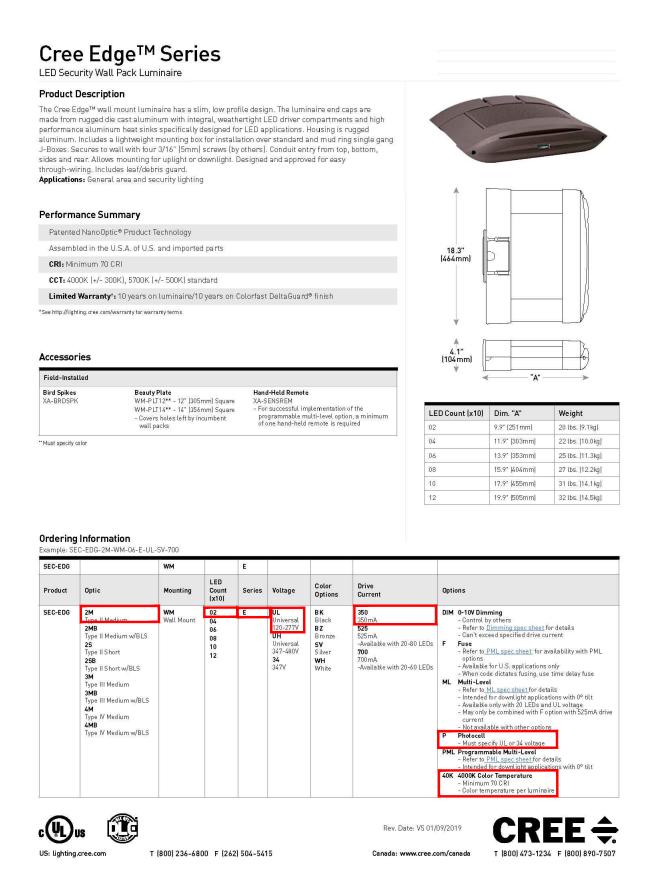


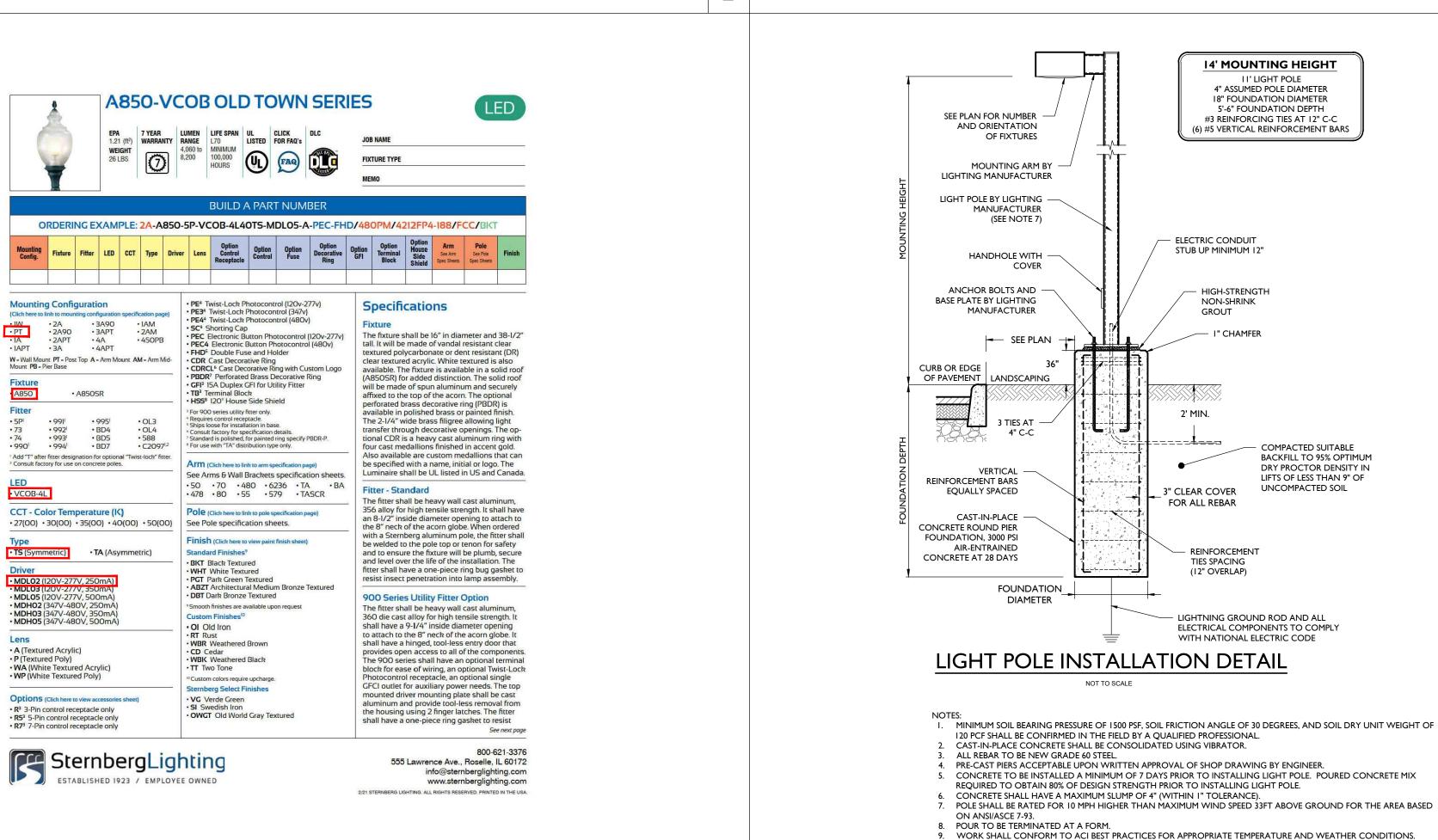


WALL LIGHT 'B' SPECIFICATION



CANOPY LIGHT 'D' SPECIFICATION





DECORATIVE LIGHT 'E' SPECIFICATION

Cree Edge™ Series LED Security Wall Pack Luminaire The Cree Edge™ wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high erformance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy hrough-wiring. Includes leaf/debris guard. Applications: General area and security lighting Performance Summary Patented NanoOptic® Product Technology Assembled in the U.S.A. of U.S. and imported parts CRI: Minimum 70 CRI CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish 9.9" (251 mm) 20 lbs. [9.1kg] 11.9" (303mm) "Must specify color 13.9" (353mm) 25 lbs. (11.3kg) 15.9" [404mm] 27 lbs. [12.2kg] 17.9" [455mm] 31 lbs. [14.1kg] 19.9" (505mm) 32 lbs. (14.5kg) **Ordering Information** available with other options PML Programmable Multi-Level US: lighting.cree.com T (800) 236-6800 F (262) 504-5415 T [800] 473-1234 F [800] 890-7507

WALL LIGHT 'C' SPECIFICATION

NOT APPROVED FOR CONSTRUCTION STON engineering & R

SED VEL ОШ PAUL D. MUTCH Jr., P.E. NEW JERSEY LICENSE No. 55094 LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: AS SHOWN PROJECT ID: PRI-200234

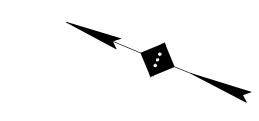
LIGHTING DETAILS

10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

DRAWING:

TEMPORARY SEEDING SPECIFICATIONS (TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION) PERMANENT SEEDING SPECIFICATIONS: DUST CONTROL NOTES **STABILIZATION SPECIFICATIONS:** MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1 I. PRIOR TO SEEDING. MIX TOP 6" LAYER OF TOPSOIL WITH FERTILIZER AND LIME. LIME APPLICATION RATES FOR FERTILIZER AND I.A. TEMPORARY SEEDING AND MULCHING: I. GRADE AS FEASIBLY NEEDED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, LIME ARE STANDARD RATES AND SHALL BE ADJUSTED BASED ON SITE SPECIFIC SOIL TESTS, FERTILIZER FOR PERMANENT GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST MULCH APPLICATION, AND MULCH ANCHORING. SEEDING AREAS SHOULD BE 10-10-10. RECOMMENDATIONS. 2. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, 2. TOPSOIL SHALL BE TILLED, FINE GRADED, AND RAKED FREE OF ALL DEBRIS LARGER THAN I" IN DIAMETER. ALL LAWN AREAS FERTILIZER - APPLY 11LBS./1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% SHALL BE SLOPED TO DRAIN OR PER THE APPROVED GRADING PLAN. REFER TO THE TOPSOILING NOTE ON SHEET C-12. CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES WITH SOD, PG. 6-1 3. TOPSOIL SHALL BE TILLED, FINE GRADED, AND RAKED FREE OF ALL DEBRIS LARGER THAN I" IN DIAMETER. ALL LAWN 3. CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS AND IMPLEMENT AS REQUIRED PRIOR TO APPLICATION OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4". SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON AREAS SHALL BE SLOPED TO DRAIN OR PER THE APPROVED GRADING PLAN. REFER TO THE TOPSOILING NOTE ON SHEET SEED - PERENNIÁL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. 4. GENERAL LOW MAINTENANCE FINE FESCUE LAWN MIX (#15) APPROVED SEEDS; PLANT BETWEEN MARCH I AND MAY 15 OR 4. LIME APPLICATION RATES FOR FERTILIZER AND LIME ARE STANDARD RATES AND SHALL BE ADJUSTED BASED ON SITE BETWEEN AUGUST 15 AND OCTOBER 1. SPECIFIC SOIL TESTS, WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. FERTILIZER FOR PERMANENT SEEDING TALL FESCUE ZONE 6B = 8/15-10/15APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL AREAS SHOULD BE 10-20-10. CHEWINGS FESCUE ZONE 6B = 8/15-10/15BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, 5. CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS AND IMPLEMENT AS REQUIRED PRIOR TO STRONG CREEPING RED FESCUE 1.0 ZONE 6B = 8/15-10/15 MULCH NETTING, OR LIQUID MULCH BINDER). APPLICATION OF SEED. PERENNIAL RYEGRASS 0.25 ZONE 6B = 8/15-10/15PERMANENT SEEDING AND MULCHING: 6. TEMPORARY VEGETATIVE STABILIZATION GRASS MIX (#I) TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED). GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST (C) PERIODIC MOWING (7-14 DAYS), OCCASIONAL FERTILIZATION AND LIME RECOMMENDATIONS. FERTILIZER - APPLY 11 LBS./1.000 SF OF 10-10-10 OR EQUIVALENT WITH 50% PERENNIAL RYEGRASS (D) INFREQUENT OR NO MOWING, FERTILIZATION AND LIME THE FIRST YEAR OF ESTABLISHMENT TO CONTROL AIR CURRENTS AND SOIL BLOWING. WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES 8/15-10/1 OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4". 5. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRE (8 SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED LBS./I,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH I (C) PERIODIC MOWING (7-14 DAYS), OCCASIONAL FERTILIZATION AND LIME SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH AND OCTOBER I (SUMMER SEEDINGS REQUIRE IRRIGATION) (D) INFREQUENT OR NO MOWING, FERTILIZATION AND LIME THE FIRST YEAR OF ESTABLISHMENT OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF COARSE-TEXTURED SOIL.AFTER SEEDING. FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE, MULCH SHALL 7. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE CULTIPACKER SEEDER, EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MULCH NETTING, OR LIQUID MULCH BINDER). MAXIMIZED. INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL 6. APPLY UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO ALL SEEDED AREAS AT THE RATE OF 1 1/2 - 2 TONS PER ACRE OR 70-90 POUNDS PER 1,000 S.F. SPREAD MULCH SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE IS COVERED. 8. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE SOIL CHARACTERISTICS CHART CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. ANCHORING OF MULCH SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. **SEQUENCE OF CONSTRUCTION** 9. MULCHING: APPLY UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO ALL SEEDED AREAS AT THE THIS MAY BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS: PEG AND TWINE, MULCH NETTING, OR LIQUID EVUB - EVESBORO-LIRBANI RATE OF 1 1/2 - 2 TONS PER ACRE OR 70-90 POUNDS PER 1,000 S.F. SPREAD MULCH SO THAT APPROXIMATELY 85% OF THE MULCH-BINDER. 7. IRRIGATE NEWLY SEEDED AREAS WITH A MINIMUM OF 1/4 INCH OF WATER TWICE A DAY (NOT DURING PERIODS OF INTENSE LAND COMPLEX SOIL SURFACE IS COVERED. ANCHORING OF MULCH SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO SUN) UNTIL VEGETATION IS WELL ESTABLISHED. PERCENT OF SITE COVERAGE 100% AND TREE PROTECTION FENCING. (3 DAYS). MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS: PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH-BINDER. HYDROLOGIC SOIL GROUP DEPTH TO RESTRICTIVE LAYER > 80" BUILDING AND SITE CONSTRUCTION. (2 MONTHS). SOIL PERMEABILITY 2.00 IN/HR TO 20.00 IN/HR DEPTH TO WATER TABLE REMOVE SILT FENCE AND SOIL EROSION MEASURES (2 DAYS). NOTE: TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO NEW JERSEY STATE HIGHWAY ROUTE 35 CONSTRUCTION ACCORDINGLY. — LOD - LOD ---- LOD --NIDOT URISDICTIONAL LINE FF = 30.50 FF = 30.50 PROPOSED SILT FENCE (TYP.) PROPOSED 50FT X 24FT STABILIZED PROPOSED 50FT X 24FT STABILIZED CONSTRUCTION ENTRANCE CONSTRUCTION ENTRANCE SOIL \bigcirc STOCKPILE PROPOSED TREE PROTECTION FENCE (TYP.) PROPOSED INLET PROTECTION FILTER (TYP.) (66,659 SF, 1.53 AC)

- <u>VEGETATIVE</u> <u>COVER</u> SEE STANDARD FOR: TEMPORARY /EGETATIVE COVER, PG. 7-1, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION
- TILLAGE TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS, BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT
- 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
- BARRIERS SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND
- INSTALL INLET FILTERS ON EXISTING INLETS (I DAY). INSTALL SILT FENCE, CONSTRUCTION ENTRANCE, SILT FENCING, CLEAR EXISTING LOT, PERFORM DEMOLITION (7 DAYS). ROUGH GRADING AND TEMPORARY SEEDING (21 DAYS). CONSTRUCT BASIN AND STORM PIPING. (21 DAYS). LANDSCAPING IMPROVEMENTS AND FINAL SEEDING (7 DAYS).
- ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE



SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
LOD	PROPOSED LIMIT OF DISTURBANCE
SF	PROPOSED SILT FENCE
—— TPF ———	PROPOSED TREE PROTECTION FENCE
	PROPOSED STOCKPILE &

EQUIPMENT STORAGE

PROPOSED STABILIZED

PROPOSED HAYBALES

I. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL 2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH

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 CORRECTIVE ACTION TAKEN THROUGHOUT

FREEHOLD SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

I. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48)

2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR

TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL

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 RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL

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 JERSEY 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

CURRENT STATE SOIL FROSION AND SEDIMENT CONTROL STANDARDS.

IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK. 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 ½ TONS PER ACRE, ACCORDING TO THE STANDARD

6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO 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 MULCH ANCHOR, IN ACCORDANCE WITH

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 PRELIMINARY GRADING. B. 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 (I" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10')

EQUAL TO THE LOT ENTRANCÉ WIDTH. ALL OTHER ACCESS POINTS SHALL BÉ

9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY. 10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS

II. 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 VEGETATIVE GROUND COVER SHALL BE

REMOVED OR TREATED IN SUCH A WAY THAT IT WILL 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 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

14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE

15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE

SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST 16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING

AND STOCKPILES NOT LOCATED WITHIN THE 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 17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH

18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF

> **GRAPHIC SCALE IN FEET** I" = 20'

TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD

SOIL EROSION AND SEDIMENT CONTROL NOTES

THE COURSE OF CONSTRUCTION AS REQUIRED.

PERMANENT PROTECTION IS ESTABLISHED.

FOR STABILIZATION WITH MULCH ONLY.

WITHIN TEN (10) DAYS AFTER FINAL GRADING.

TREES OR SHRUBS ARE TO BE PLANTED.

FOR DEWATERING.

PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL

SOIL EROSION AND SEDIMENT CONTROL NOTE #6.

CONSTRUCTION OF THE PROJECT.

STATE STANDARDS.

BLOCKED OFF.

LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.

HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.

CONSTRUCTION ENTRANCE

PROPOSED INLET PROTECTION FILTER

T APPROVED FOR CONSTRUCTION

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SED VEL

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PAUL D. MUTCH Jr., P.E. NEW JERSEY LICENSE No. 55094 LICENSED PROFESSIONAL ENGINEER

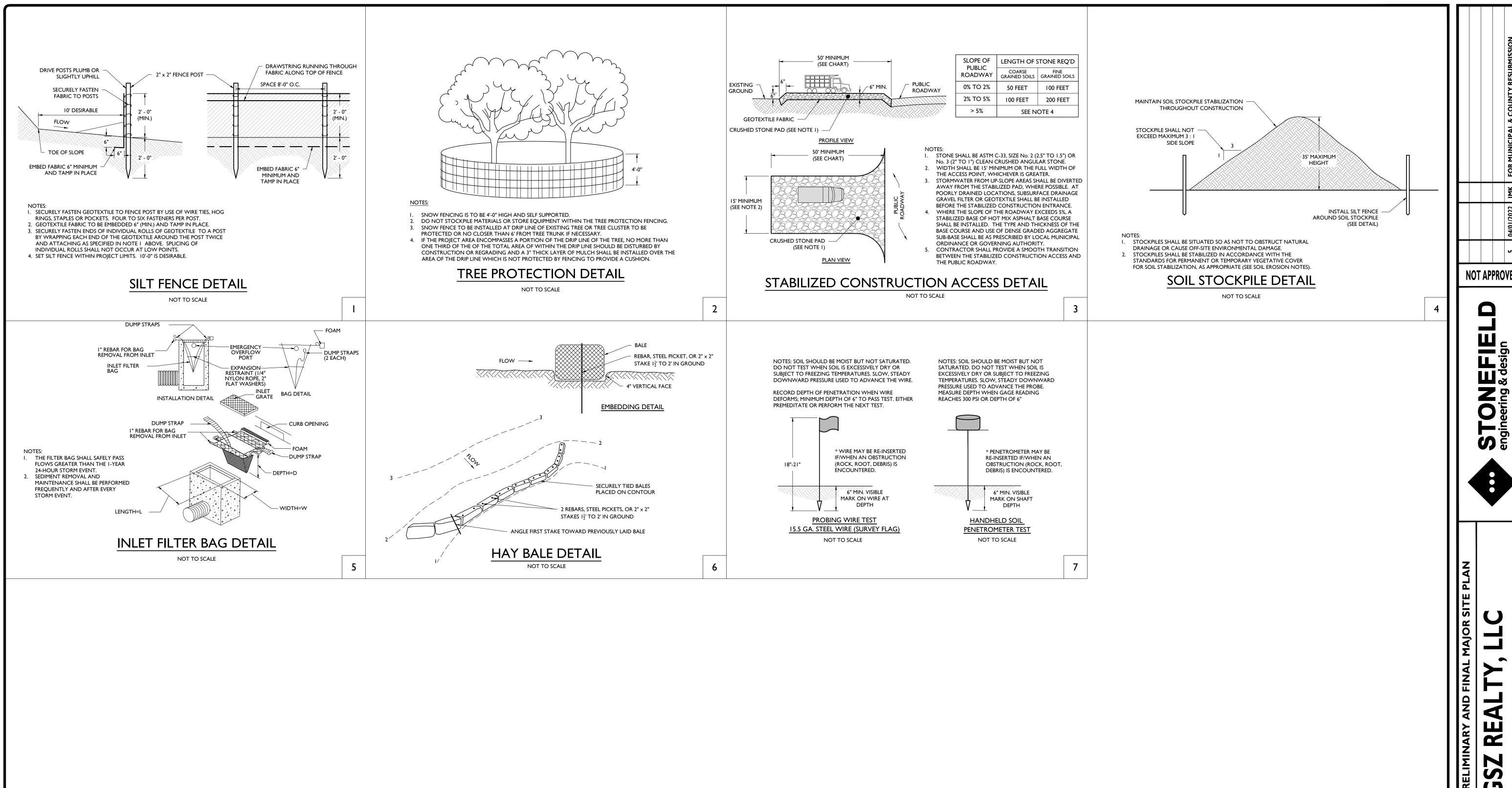


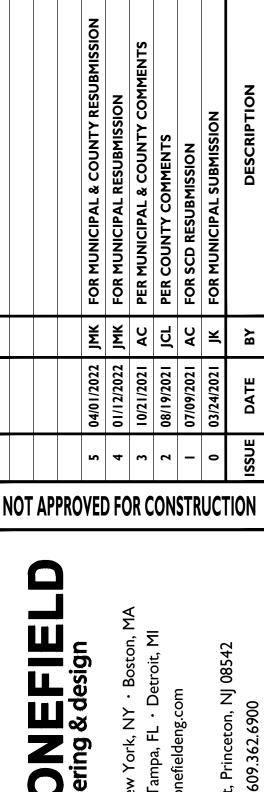
I" = 20' PROJECT ID: PRI-200234

SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING:

C-10





PAUL D. MUTCH Jr., P.E. NEW JERSEY LICENSE No. 55094 LICENSED PROFESSIONAL ENGINEER



SCALE: AS SHOWN PROJECT ID: PRI-200234

SOIL EROSION & SEDIMENT CONTROL DETAILS

DRAWING:

C-II

			PLANT SCH	EDULE			
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
+	CAR BET	7	CARPINUS BETULUS	EUROPEAN HORNBEAM	3" - 3.5" CAL	B&B	MALE VARIETY ONLY
(+)	GIN PSG	14	GINKGO BILOBA `PRINCETON SENTRY`	PRINCETON SENTRY MAIDENHAIR TREE	3" - 3.5" CAL	B&B	AS SHOWN
	GLE TRI	8	GLEDITSIA TRIACANTHOS INERMIS `IMPCOLE` TM	IMPERIAL HONEY LOCUST	2.5" - 3" CAL	B&B	AS SHOWN
+	QUE RUB	10	QUERCUS RUBRA	RED OAK	3" - 3.5" CAL	B&B	AS SHOWN
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	THU SMA	58	THUJA OCCIDENTALIS `SMARAGD`	EMERALD GREEN ARBORVITAE	6` - 7` HT	B&B	AS SHOWN
	THU GRN	3	THUJA X `GREEN GIANT`	GREEN GIANT ARBORVITAE	6` - 7` HT	B&B	AS SHOWN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
0	CEA AME	25	CEANOTHUS AMERICANUS	NEW JERSEY TEA	24" - 30"	POT	AS SHOWN
(+)	CLE ALN	14	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24" - 30"	POT	AS SHOWN
(+)	HYD MAC	23	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	BAILMER HYDRANGEA	24" - 30"	РОТ	AS SHOWN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
0	ICO GLA	25	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	24" - 30"	POT	AS SHOWN
0	MYR MOR	14	MYRICA PENSYLVANICA 'MORTON'	SILVER SPRITE BAYBERRY	24" - 30"	B&B	AS SHOWN

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

			PLANT SCHEDULE	CONTINUED			1
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
SAME.	CAL KAR	36	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	I GAL.	РОТ	AS SHOWN
€3	ERA SPC	53	ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	I GAL.	POT	AS SHOWN
\odot	PAN VIR	24	PANICUM VIRGATUM	SWITCH GRASS	I GAL.	POT	AS SHOWN
↔	SOR NUT	16	SORGHASTRUM NUTANS	INDIAN GRASS	3 GAL.	POT	AS SHOWN
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	JHW WIL	13	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	I GAL.	POT	36" o.c.
	RHU GRO	104	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	I GAL.	POT	36" o.c.
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	ECH KIM	67	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	PURPLE CONEFLOWER	I GAL.	POT	18" o.c.
	RUD FUL	42	RUDBECKIA FULGIDA	CONEFLOWER	I GAL.	РОТ	18" o.c.
	SED AUJ	45	SEDUM X `AUTUMN JOY`	AUTUMN JOY SEDUM	I GAL.	POT	18" o.c.

FENCE, IN-GROUND POOL, OR HOME ADDITION, YOU MUST CALL NEW JERSEY ONE
CALL AT (800) 272-1000 TO REQUEST A MARK OUT OF THE UTILITY SERVICES THAT BEFORE YOU DIG. THE STATE
YOU CALL "BEFORE" YOU DIG OF NEW JERSEY REQUIRES THAT
SO THAT YOU CAN IDENTIFY
UTILITIES ARE LOCATES (SUCH WHERE THE UNDERGROUND AS WATER, GAS, ELECTRIC PHONE, CABLE, ETC.) ONCE THE SERVICES ARE
WITHOUT THE RISK OF
ONE OF THESE UTILITIES, "MARKED OUT", YOU CAN DIG INTERRUPTING SERVICE FROM DAMAGING PROPERTY OR WORK FOR YOU, THEY ARE
CONTACT ONE CALL. UTILITY
OUT WITH PAINT OR A FLAG. THE
HELP YOU IDENTIFY WHAT UTILITY SERVICES ARE MARKED ELECTRIC=RED, GAS/OIL=YELLOW, COMMUNICATION TV=ORANGE, WATER=
BLUE, SEWER=GREEN, TEMPORARY
EXCAVATION=WHITE

CODE SECTION	REQUIRED	PROPOSED	
§ 503.A BUFFER	REQUIRED BUFFERS TO RESIDENTIAL USES: HEIGHT AT TIME OF PLANTING MIN 6 FT	PROVIDED	
	PROPOSED USE: REQUIRED: NON-RESIDENTIAL USE BUFFER BUFFER BUFFER BUFFER BUFFER BUFFER BUFFER BUFFER	10.2 FT	
§ 503.B(I) BUFFER	BUFFERING SHALL CONSIST OF A MINIMUM TEN (10) FOOT WIDE AREA SURROUNDING ALL SIDES OF A PARKING LOT EXPOSED TO VIEW.		
§ 503.B(2) BUFFER	6 FT SCREENING WHERE SUCH PARKING AREA IS LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT.	PROPOSED	
	3 FT WHERE DRIVEWAYS APPROACH SIDEWALKS OR WALKWAYS.		
§ 509.D LANDSCAPING	SIZE OF PLANTING:		
	DECIDUOUS TREES: 3" CALIPER	PROPOSED	
	EVERGREEN TREES: 6 FT HEIGHT	PROPOSED	
	SHRUBS: 24" HEIGHT	PROPOSED	
§ 509.H 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.	PLANTINGS PROVIDED (W	
§ 509.I(I) LANDSCAPING	PERIMETER PARKING LOTS: ALL PARKING LOTS SHALL BE SETBACK FROM ALL REAR AND SIDE LOT LINES BY A MINIMUM OF TEN (10) FEET.	10.2 FT	
§ 509.I(1)(a) LANDSCAPING	PARKING LOT SIDE AND REAR YARDS: MINIMUM HEDGE 6 FT TALL AT PLANTING	PROVIDED	
§ 509.I(3) LANDSCAPING	PARKING LOTS 16 TO 99 SPACES: 5% INTERIOR AREA SHALL BE PLANTING ISLANDS CONTAINING (1) DECIDUOUS TREE FOR EVERY (5) PARKING SPACES.		
	[53 PROPOSED OUTDOOR SPACES = 11 TREES]	II TREES (*)	
	[22,825 INTERIOR ASPHALT AREA * 5% = 1,141.3 SF PLANTING ISLAND]	1,448 SF	
§ 509.I(3)(b) LANDSCAPING	NO MORE THAN 8 PARKING SPACES SHALL BE PLACED IN ONE ROW.	29 SPACES (V)	
	(53 OUTDOOR PARKING SPACES) / (8) = 7 ISLANDS	8 ISLANDS	
§ 523.A STREET TREES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE.	PROVIDED	
§ 523.B STREET TREES	SPACING: I LARGE STREET TREE PER 35 FT		
	[MONROE AVENUE: 167 LF/35 = 5 TREES]	5 TREES	
	[ROUTE 35: 332 LF/35 = 10 TREES]	10 TREES	

(V) VARIANCE
(W) WAIVER
(*) PROPOSED
(**) FOUNDAT

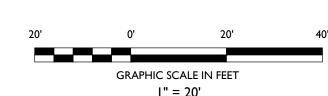
PAUL DEVITTO, L.L.A.
NEW JERSEY LICENSE No. 21AS00123500
LICENSED LANDSCAPE ARCHITECT

[WEST BANGS AVENUE: 166 LF/35 = 5 TREES] 5 TREES

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

- 2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- 3 INCH LAYER OF MULCH . 4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. 5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO



20'	0'	20'	40'		
	GRAPHIC SC	CALE IN FEET			
I" = 20'					

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	E - OH	ROUTE 35 SIGHT TRIANGLE
	9 CEA AME	
——————————————————————————————————————	20 ECH KIM II RUD FUL PROPOSED LAWN AREA	3 GIN PSG 7 CEA AME
	2 RUD FUL 32 ERA SPC 18 RUD FUL 21 PAN VIR 13 ECH KIM 25 EC	CH KIM 5 SOR NUT
	7 HYD I	MAC R 12'
		PROPOSED LARGE DECORATIVE BOULDERS (TYPICAL)
PROPOSED	E + 3 - E + 3	PROPOSED LAWN
LAWN AREA		AREA I
7 SED AUJ	IO STREET	2ND FLOOR (RESIDENTIAL)
14 CLE ALN	IST FLOOR COMMERCIAL SPACE - 4,100 SF GROSS FLOOR AREA:	- 16,938 SF
	UTILITIES - 1,338 SF 49,195 SF TOTAL - 5,438 SF	- 16,938 SF 4TH FLOOR (RESIDENTIAL)
II RUD FUL		- 9,853 SF [15 ERA SPC]
3 MYR MOR		
3 STREET STREET TREES		
STREET TREES		3 QUE RUB
		PROPOSED
		I4 ICO GLA IF PR PPOSED LAWN AFEA
	7 RHU GRO 7 RHU GRO 6 I INTERNAL I INTERNAL I INTERNAL I INTERNAL	IIO CAL KAR
4 ICO GLA	PARKING LOT AND ISLAND TREE	O TREE
		I GIN PSG
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	8 RHU GRO ISLAND TREE	ND TREE ISLAND TREE
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3 ERA SPC	3 MYR MOR 2 GLE TRI	3 PAN VIR
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LANDSCAPING AND BUFFER REQUIREMENTS				
ODE ECTION	REQUIRED	PROPOSED		
503.A UFFER	REQUIRED BUFFERS TO RESIDENTIAL USES: HEIGHT AT TIME OF PLANTING MIN 6 FT	PROVIDED		
	PROPOSED USE: BUFFER REQUIRED: NON-RESIDENTIAL USE 10 FT	10.2 FT		
503.B(I) UFFER	NON-RESIDENTIAL USE 10 FT BUFFERING SHALL CONSIST OF A MINIMUM TEN (10) FOOT WIDE AREA SURROUNDING ALL SIDES OF A PARKING LOT EXPOSED TO VIEW.	10.2 FT		
503.B(2) UFFER	6 FT SCREENING WHERE SUCH PARKING AREA IS LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT. 3 FT WHERE DRIVEWAYS APPROACH SIDEWALKS OR WALKWAYS.	PROPOSED		
509.D ANDSCAPING	SIZE OF PLANTING: DECIDUOUS TREES: 3" CALIPER	PROPOSED		
	EVERGREEN TREES: 6 FT HEIGHT	PROPOSED		
	SHRUBS: 24" HEIGHT	PROPOSED		
509.H ANDSCAPING	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.	PLANTINGS PROVIDED (W) (**)		
509.I(I) ANDSCAPING	PERIMETER PARKING LOTS: ALL PARKING LOTS SHALL BE SETBACK FROM ALL REAR AND SIDE LOT LINES BY A MINIMUM OF TEN (10) FEET.	10.2 FT		
509.I(1)(a) ANDSCAPING	PARKING LOT SIDE AND REAR YARDS: MINIMUM HEDGE 6 FT TALL AT PLANTING	PROVIDED		
509.I(3) ANDSCAPING	PARKING LOTS 16 TO 99 SPACES: 5% INTERIOR AREA SHALL BE PLANTING ISLANDS CONTAINING (I) DECIDUOUS TREE FOR EVERY (5) PARKING SPACES.			
	[53 PROPOSED OUTDOOR SPACES = 11 TREES]	II TREES (*)		
	[22,825 INTERIOR ASPHALT AREA * 5% = 1,141.3 SF PLANTING ISLAND]	1,448 SF		
509.I(3)(b) ANDSCAPING	NO MORE THAN 8 PARKING SPACES SHALL BE PLACED IN ONE ROW.	29 SPACES (V)		
	(53 OUTDOOR PARKING SPACES) / (8) = 7 ISLANDS	8 ISLANDS		
523.A TREET TREES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE.	PROVIDED		
523.B TREET TREES	SPACING: I LARGE STREET TREE PER 35 FT			
	[MONROE AVENUE: 167 LF/35 = 5 TREES]	5 TREES		
	[DOLITE 25, 222 E/25 — 10 TREES]	IN TREES		

PROPOSED TREES WITHIN AND ADJACENT TO PARKING LOT FOUNDATION PLANTINGS PROVIDED ADJACENT TO BUILDING

IRRIGATION NOTE:

- I. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- 3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM
- CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- 6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING

I" = 20' PROJECT ID: PRI-200234

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design

PROI USE

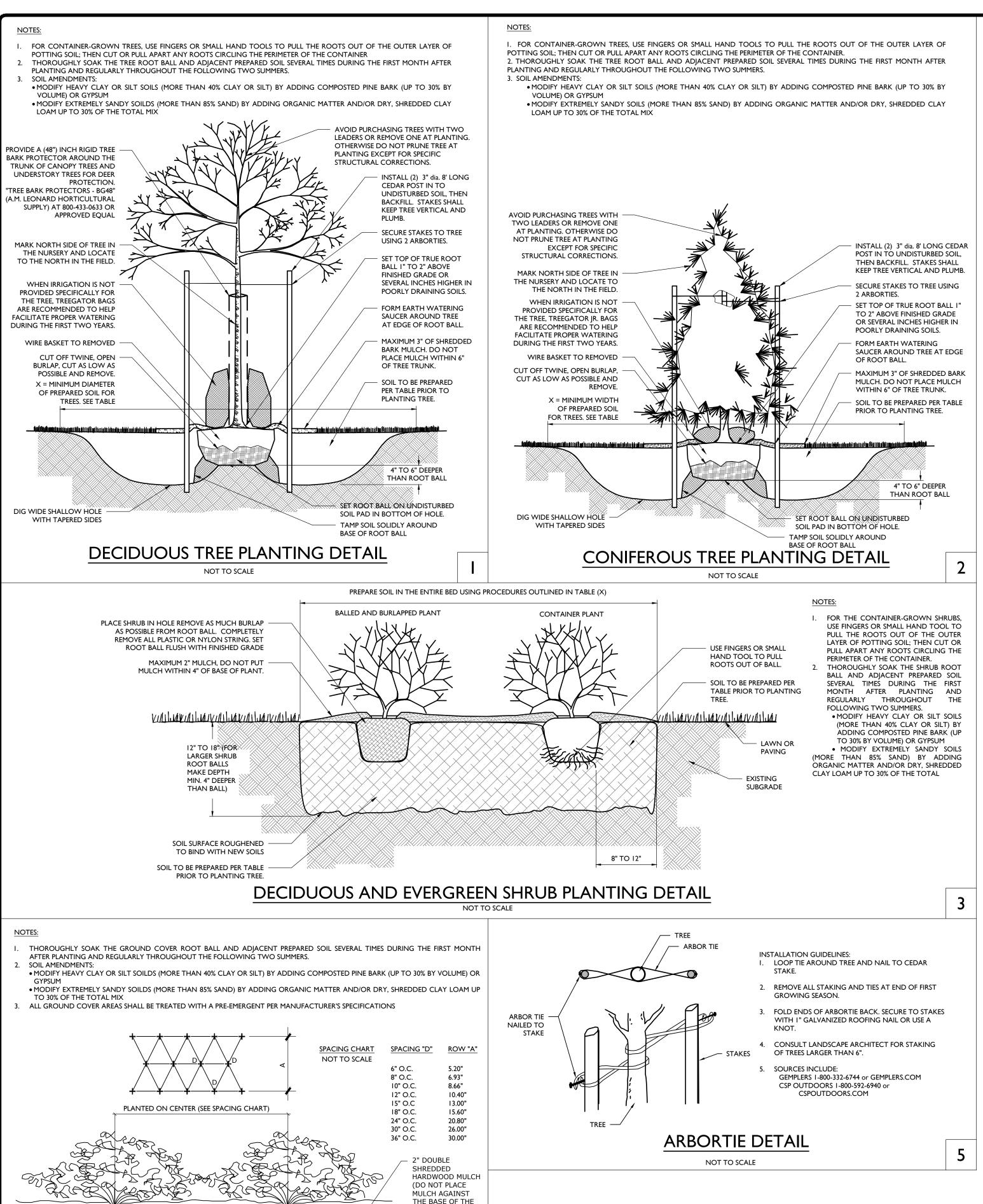
PAUL D. MUTCH Jr., P.E.

NEW JERSEY LICENSE No. 55094 LICENSED PROFESSIONAL ENGINEER

LANDSCAPING PLAN

DRAWING:

C-12



PLANT) GENTLY PULL ROOTS AWAY FROM TOPSOIL MASS WITH

 1 PART SOIL AMENDMENT (BASED ON SOIL TEST)

3 PARTS NATIVE TOPSOIL

FINGERS

GROUND COVER/PERENNIAL/ANNUAL

PLANTING DETAIL

BACKFILL SOIL

GENERAL LANDSCAPING NOTES:

- 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
- 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
- IN ORDER TO AVOID DAMAGE TO ROOTS BARK OR LOWER BRANCHES NO VEHICLE FOLIPMENT 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 FITHER 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 EXCEPDING 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 EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING 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.
- . 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
- 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 WEIGH 5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT
- THE PROIECT SITE. 5. 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 (LES 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 PROIECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL IO. 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

2. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.

- 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
- 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 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.

• FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS. • TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 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. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT I TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

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 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 (I-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 '. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING 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 iniury 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
 - 15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS PLANTS (MARCH 15 - DECEMBER 15)

CERCIS CANADENSIS

CRATAEGUS VARIETIES

CORNUS VARIETIES

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 (STAR

(STARTING SEPTEMBER 15):		
ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
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 (
CEDRUS DEODARA	ILEX OPACA	SALIX WEEPING VARII
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES

MALUS IN LEAF

(NOT Q. PALUSTRIS) KOELREUTERIA PANICULATA TAXODIUM VARIETIES LIQUIDAMBAR VARIETIES TAXUX B REPANDENS LIRIODENDRON VARIETIES TILIA TOMENTOSA VARIETIES 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. 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
- 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 TURE 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 I. 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:

- . SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
- .. 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.

PAUL DEVITTO, L.L.A NEW JERSEY LICENSE No. 21AS0012350 LICENSED LANDSCAPE ARCHITECT

NOT APPROVED FOR CONSTRUCTION

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PAUL D. MUTCH Jr., P.E.

NEW JERSEY LICENSE No. 55094

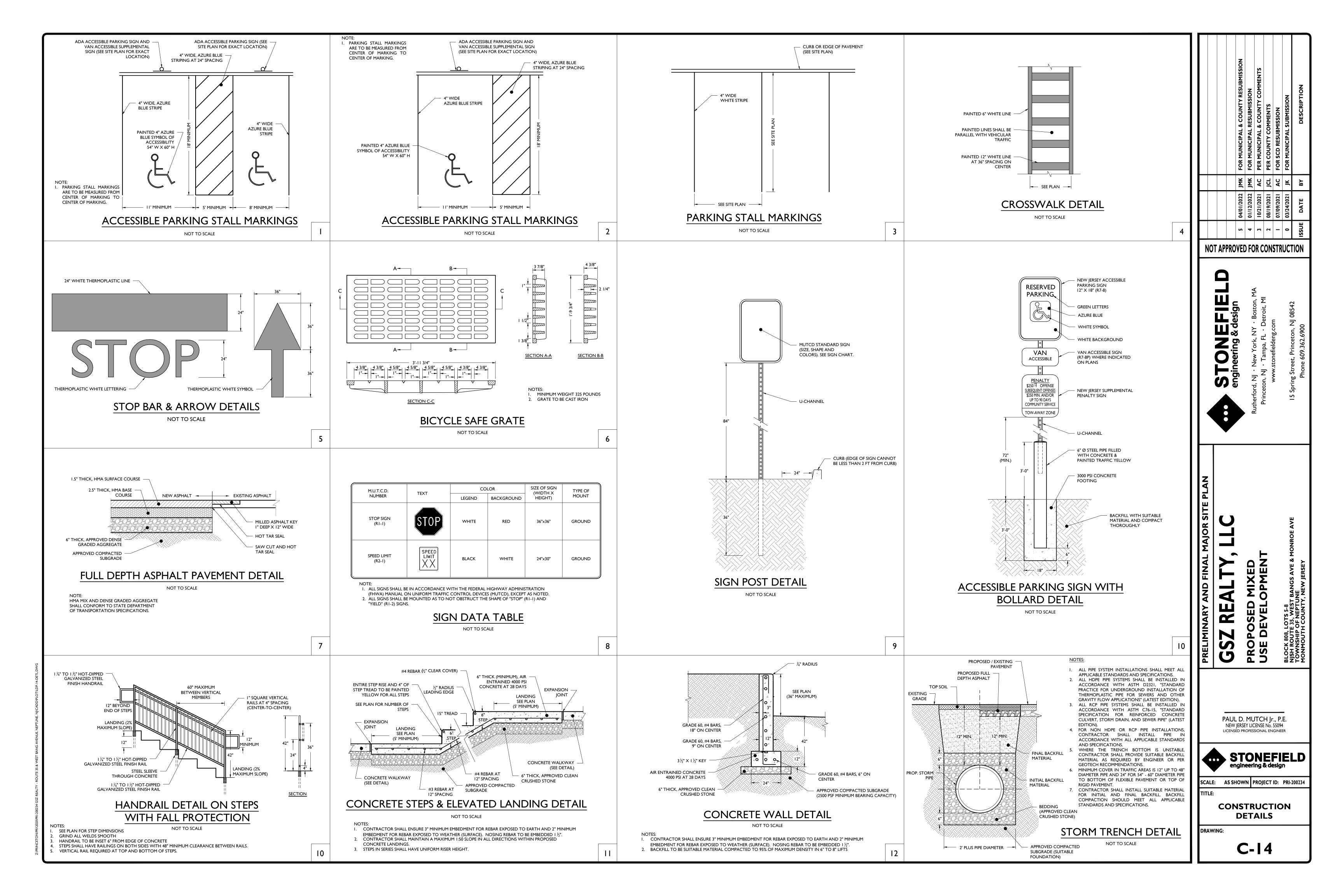
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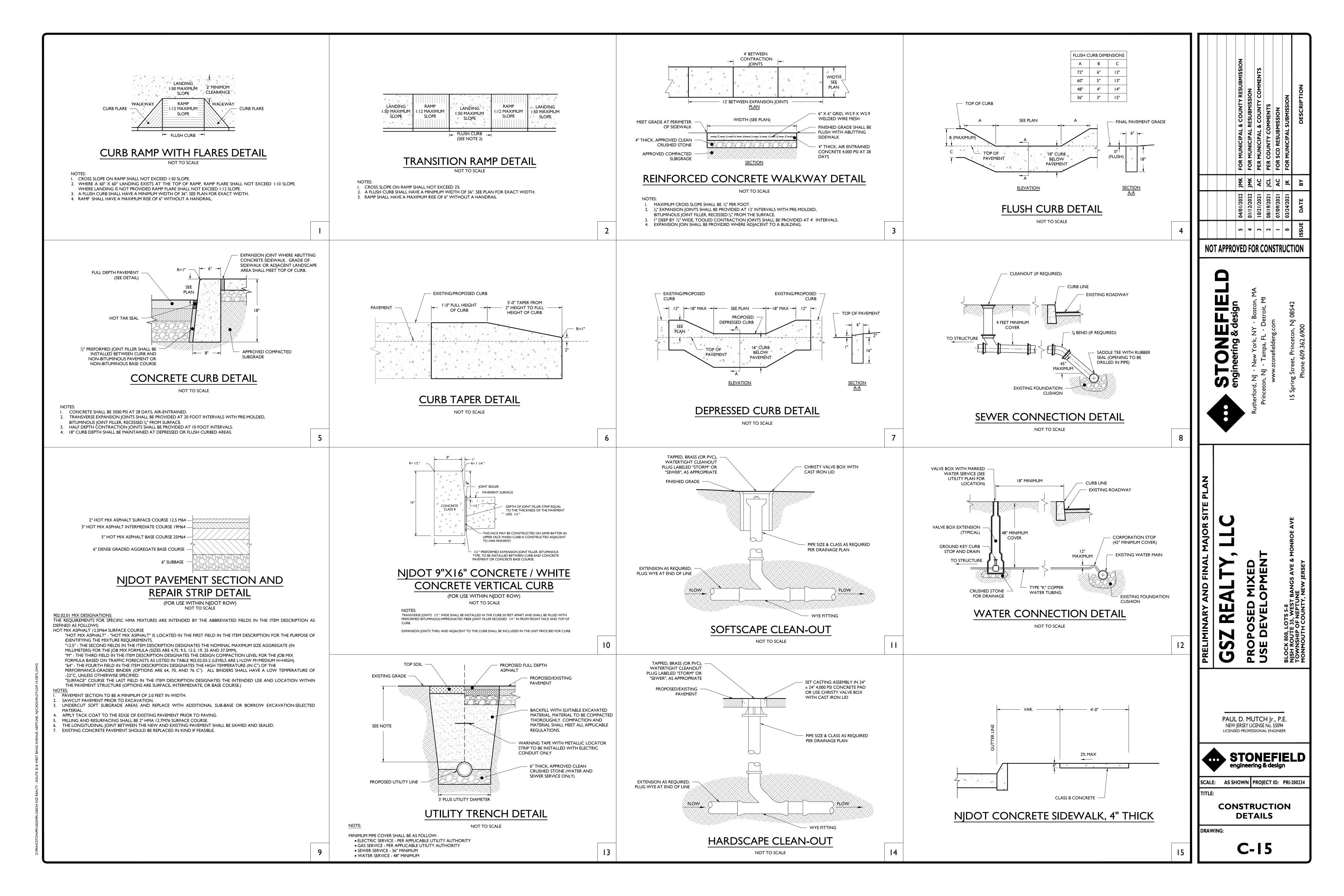


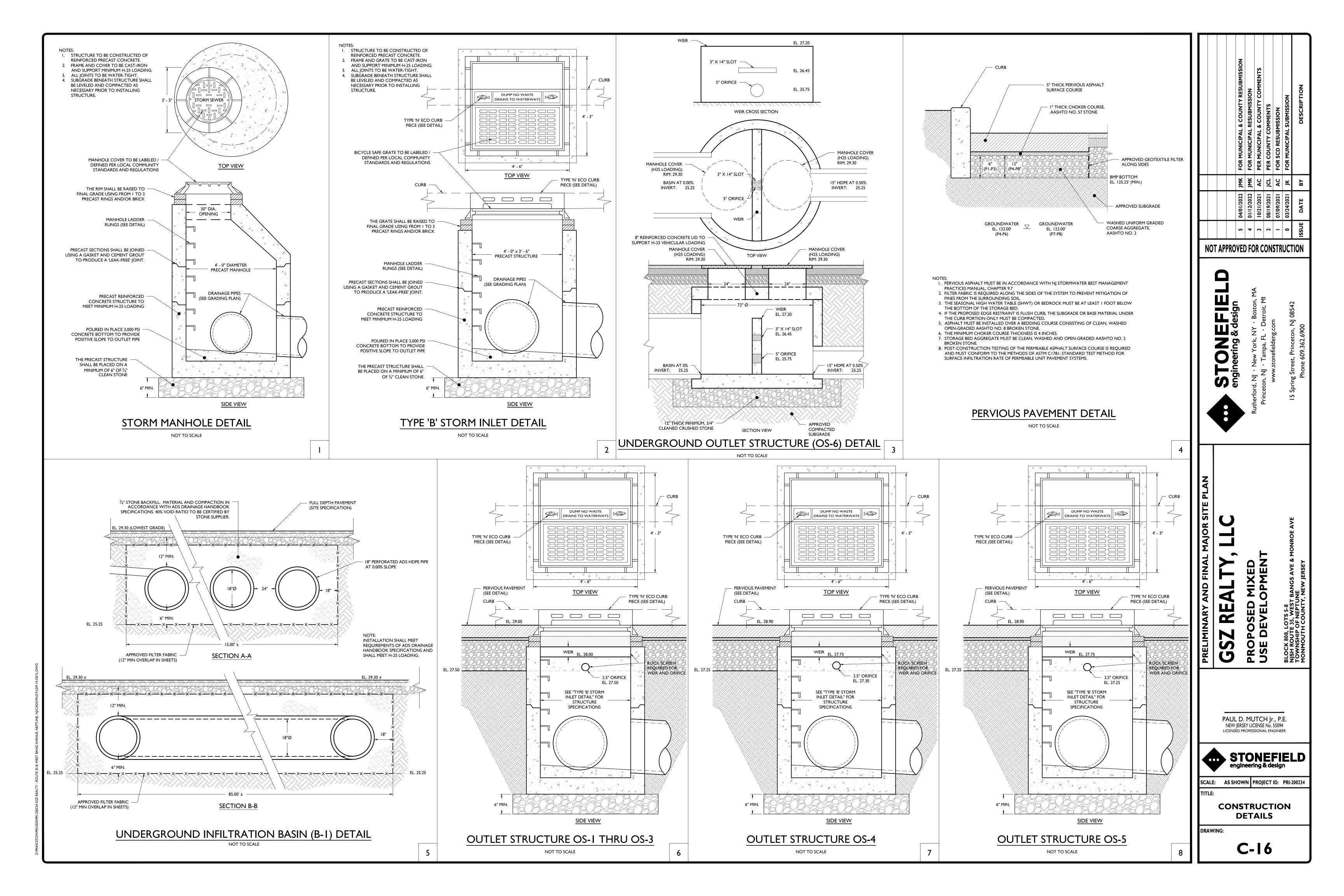
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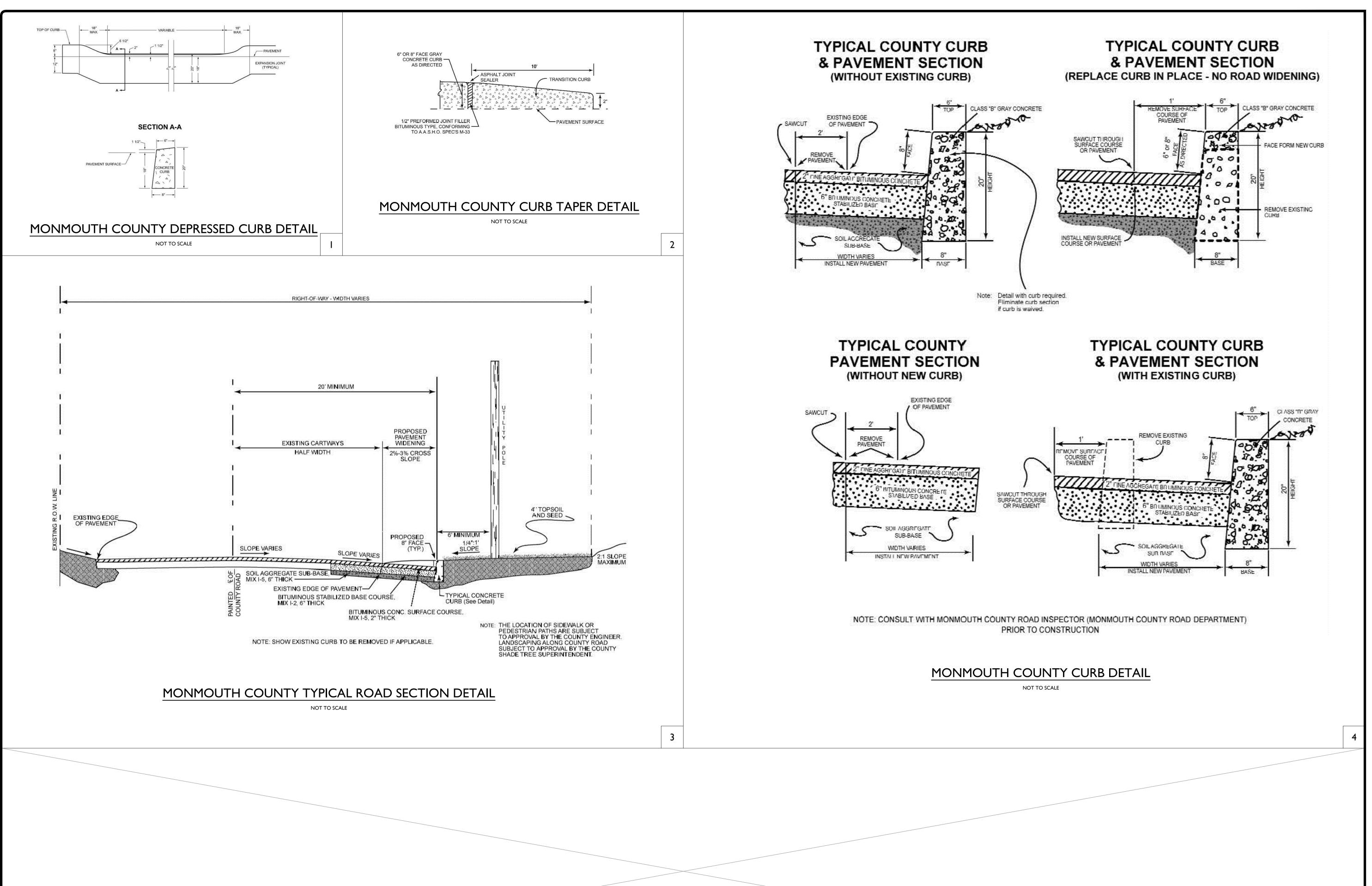
LANDSCAPING DETAILS

DRAWING:









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CONSTRUCTION

DETAILS DRAWING:

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