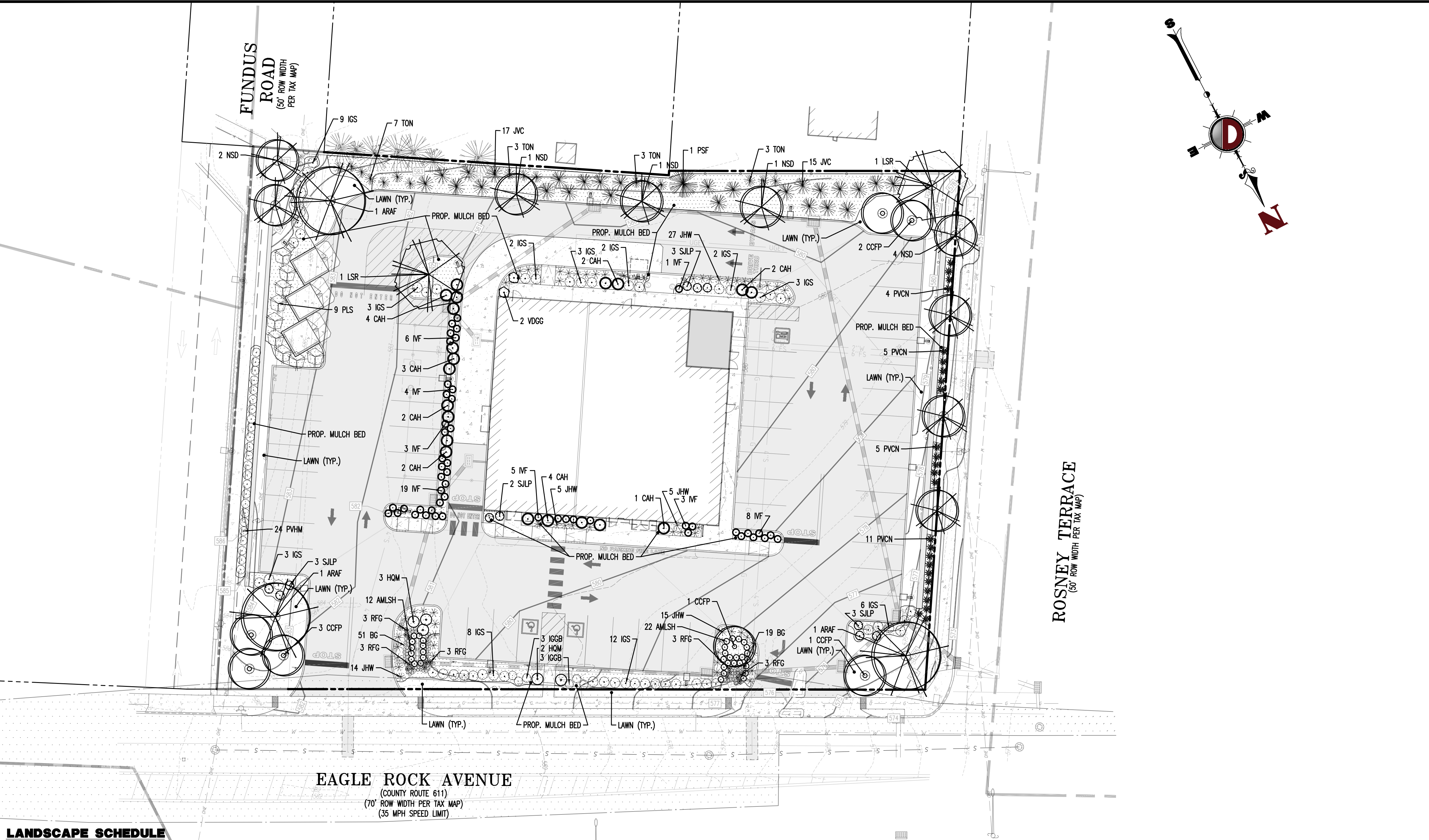


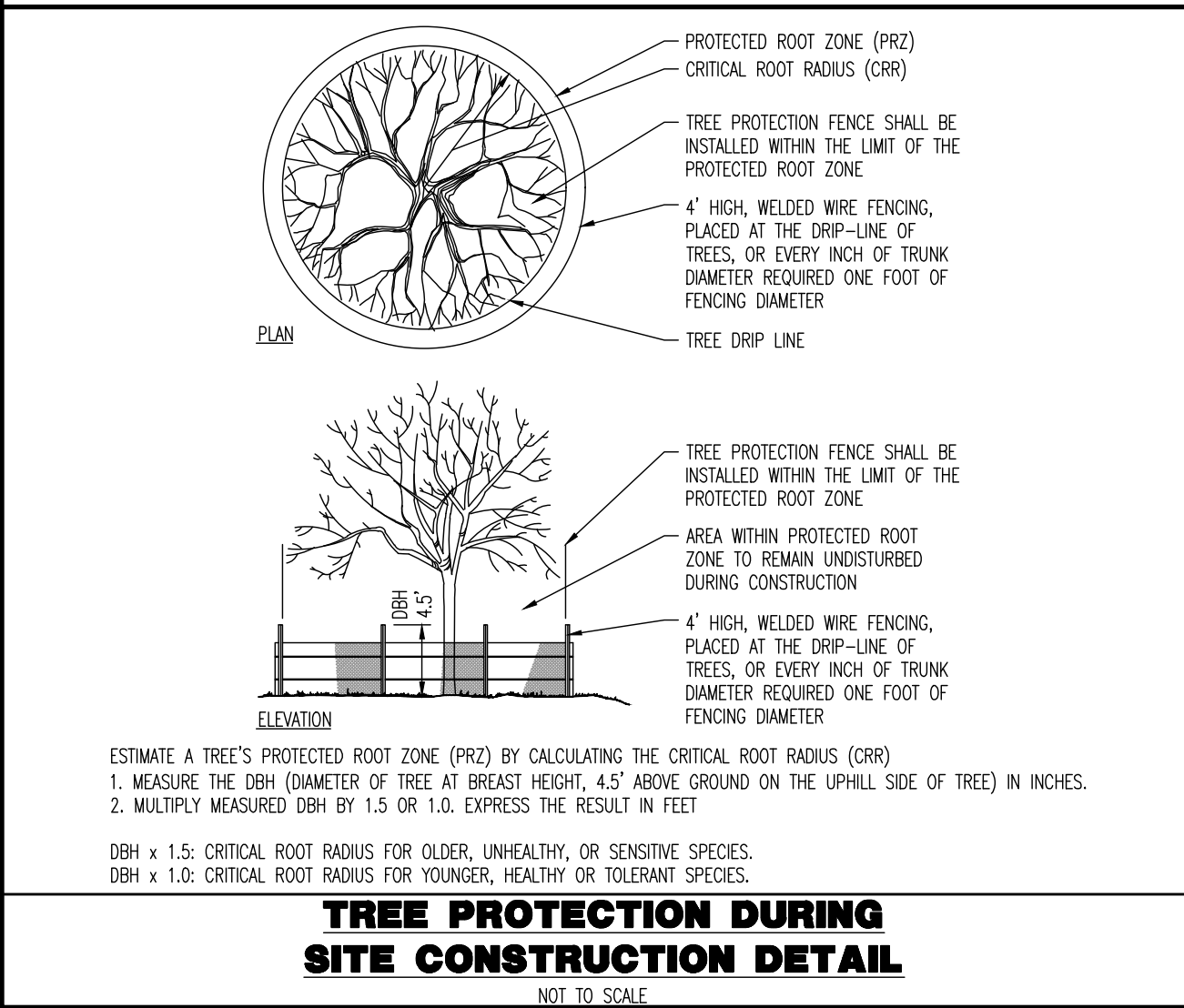
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LANDSCAPE SCHEDULE

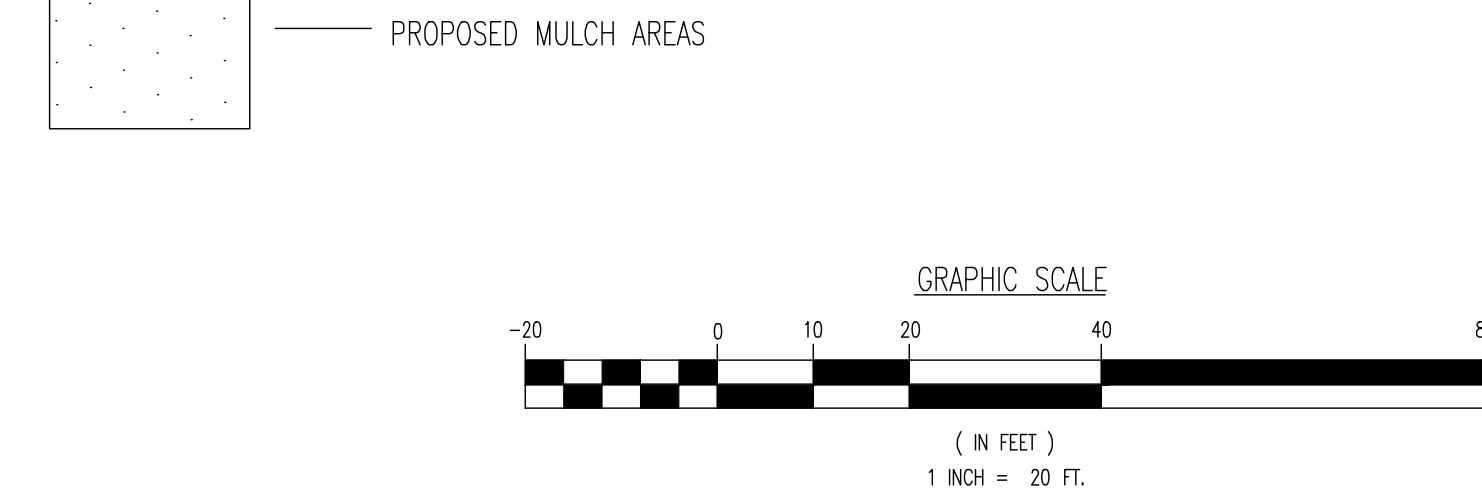
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
ARAF	3	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2 1/2-3" CAL; 12-14'	B+B
LSR	2	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SEEDLESS SWEETGUM	2 1/2-3" CAL; 12-14'	B+B
NSD	9	NYSSA SYLVATICA 'DAVID ODOM'	AFTERBURNER TUPELO	2 1/2-3" CAL; 12-14'	B+B
ORNAMENTAL TREE(S)					
CCFP	7	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2 1/2-3" CAL; 6-8'	B+B
EVERGREEN TREE(S)					
JVC	26	JUNIPERUS VIRGINIANA 'CORCORCOR'	EMERALD SENTINEL RED CEDAR	2 1/2-3" CAL; 6-8'	B+B
PSF	1	PINUS STROBILUS 'FASTIGIATA'	PYRAMIDAL WHITE PINE	2 1/2-3" CAL; 6-8'	B+B
TON	16	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	2 1/2-3" CAL; 6-8'	B+B
EVERGREEN SHRUB(S)					
ICGB	6	ILEX GLABRA 'GEM BOX'	GEM BOX INKBERRY HOLLY	24-30"	#3 CAN
IGS	53	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	#3 CAN
PLS	10	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SKIP CHERRY/LAUREL	30-36"	#5 CAN
DECIDUOUS SHRUB(S)					
AMLSH	34	ARONIA MELANOCARPA 'LOW SCAPE HEDGER'	'LOW SCAPE HEDGER' CHOKEBERRY	18-24"	#3 CAN
CA	20	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	24-30"	#3 CAN
HQM	5	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	24-30"	#3 CAN
IVF	49	ITEA VIRGINICA 'SMANMIM'	'FIZZY MIZZY' SWEETPIRE	18-24"	#3 CAN
SJLP	12	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	15-18"	#3 CAN
VDGG	2	VIBURNUM DENTATUM VAR. DEAMII 'GLITTERS & GLOWSTERS'	GLITTERS & GLOWS ARROWWOOD VIBURNUM	30-36"	#5 CAN
GROUND COVER					
JHW	63	JUNIPERUS HORIZONTALIS 'WILTON'	WILTON'S BLUE RUG JUNIPER	15-18" SPRD	#3 CAN
PERENNIAL(S)					
RFG	15	RUDEBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM/BLACK-EYED SUSAN	2 GAL.	CONTAINER
ORNAMENTAL GRASS(ES)					
BG	70	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	2 GAL.	CONTAINER
PVCN	25	PANICUM VIRGATUM 'CLOUD NINE'	CLOUD NINE SWITCH GRASS	2 GAL.	CONTAINER
PVHM	24	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	2 GAL.	CONTAINER
TT9					

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



LANDSCAPING REQUIREMENTS

- UTILITY BOXES AND OTHER GROUND LEVEL UTILITY STRUCTURES SHALL BE SCREENED ON AT LEAST THREE (3) SIDES BY LANDSCAPING THAT WILL CONCEAL THE BOX THROUGHOUT ALL SEASONS OF THE YEAR, WHILE PERMITTING ACCESS BY THE UTILITY COMPANY. (825-8.1.5) (COMPLIES)
- ON WOODED SITES, EXISTING TREES SHOULD BE SAVED WITHIN BUFFER STRIPS TO THE MAXIMUM EXTENT POSSIBLE. WHERE EXISTING TREES WOULD BE REMOVED IN BUFFER STRIPS, REPLACEMENT TREES AND LANDSCAPING SHALL BE PROVIDED TO FROM A CONTINUOUS NATURAL LANDSCAPE EDGE. BERING, EVERGREEN TREES AND/OR FENCING SHALL BE PROVIDED ALONG THE INTERIOR EDGE OF THE BUFFER (I.E., CLOSEST TO NEW DEVELOPMENT ON THE SITE) WHEN ADEQUATE NATURAL BUFFERING CANNOT BE PROVIDED. (825-11.3.4) (COMPLIES)
- UNDERGROUND STORMWATER MANAGEMENT FACILITIES SHALL NOT BE PERMITTED IN THE BUFFER STRIPS. (825-11.3.4) (COMPLIES)
- ANY PARKING AREA SHALL BE SCREENED ON ANY SIDE WHICH ADJACENT TO A RESIDENCE DISTRICT BY A FENCE, WALL, BERM, EVERGREEN OR HEDGE MAINTAINED IN GOOD CONDITION AS REQUIRED. (825-12.1.4) (COMPLIES)
- LANDSCAPED PLANTS SHALL BE SUBMITTED FOR DETAILED PLANTING WITHIN THE PARKING AREA, IN PARKING AREAS WITH 30 OR MORE PARKING SPACES, THERE SHALL BE A MINIMUM OF ONE TREE PLUS GROUND LEVEL PLANTING FOR EACH TO PARKING SPACES, WHICH MAY BE PROVIDED WITHIN AND/OR ON THE PERIMETER OF THE PARKING AREA. THE MAXIMUM LENGTH OF A SINGLE ROW OF PARKING SPACES SHALL BE 20 SPACES. AT WHICH POINT A LANDSCAPED AREA WITH A MINIMUM WIDTH OF EIGHT FEET SHALL BE PROVIDED. (825-12.1.6) (COMPLIES)
- PRIOR TO CONSTRUCTION, SNOW FENCING OR OTHER PROTECTIVE BARRIERS ACCEPTABLE TO THE TOWN OFFICIAL SHALL BE PLACED AROUND TREES THAT ARE NOT TO BE REMOVED. THE PROTECTIVE BARRIERS SHALL BE PLACED BEYOND THE Drip Line, BUT IN NO EVENT LESS THAN TEN (10) FEET FROM THE TRUNK, OF ANY TREE AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITY IS TERMINATED. ANY LANDSCAPING ACTIVITIES SUBSEQUENT TO THE REMOVAL OF THE BARRIERS SHALL BE ACCOMPLISHED WITH LIGHT MACHINERY OR HAND LABOR. (825-27.9.4) (COMPLIES)
- PRESERVE FIFTY (50%) PERCENT OF THE TREE CANOPY ON EACH DEVELOPED LOT, AND SEVENTY (70%) PERCENT OF ANY UNDEVELOPED LOT. (828-4.6.1) (WATER)
- ALL PARKING LOT OWNERS SHALL MAINTAIN TREES IN COMPLIANCE WITH TOWNSHIP CODE 825-12.1(6) AND SHALL CREAT SOX SHADE IN THE PARKING LOTS WITHIN TWENTY-FIVE (25) YEARS. (828-4.6.8) (WATER)
- LANDSCAPING AND/OR FENCING SHALL BE PROVIDED AROUND ANY OUTDOOR RECYCLING AREA AND SHALL BE DEVELOPED IN AN AESTHETICALLY PLEASING MANNER. (832-13.7) (COMPLIES)



THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

PLANTING NOTES

- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST TWO (2) YEARS FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- INsofar AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BE PLANTED IN MOUND OR SOLE AND NOT TIME SO THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS.
- LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONS AS STATED IN PLANTING SPECIFICATIONS.
- PLANTS SHALL NOT BE DAMAGED BY MOWERS OR SOLE AND NOT TIME SO THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PROOF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
- NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET ALL PLANTS PLANTS AND SHRUBS SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
- ALL INJURED TREES SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (17" GAUPEL AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF THE ENTIRE LINE OF ANY DAMAGED BRANCHES SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE OR DISPOSED OF.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDED HARDWOOD BARK MULCH. NO MULCH SHALL COME INTO CONTACT WITH THE ROOT FLOOR.
- NEW PLANTING AREAS AND SOIL SHALL BE ACCURATELY IRRIGATED OR WATERED.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. CONSIDERATIONS IN THIS REGARD AS TO THE SEASON, THE TIME OF DAY, THE WEATHER, THE TYPE OF PLANTING, THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

PLANTING SPECIFICATIONS

- SCOPE OF WORK
A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPROPRIATE NECESSARY FOR THE COMPLETION OF THIS PROJECT.
- MATERIALS
A. GENERAL - ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.
B. PLANTS - ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
C. TOPSOIL - LOAMY SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 3%, PH RANGE BETWEEN 4.5 - 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
D. MULCH - FOUR (4") THICK DOUBLE SHREDED HARDWOOD BARK MULCH.
E. FERTILIZER AND SOIL CONDITIONER - PLANTED AREAS
F. ORGANIC FERTILIZER - SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHUMUS'.
G. ORGANIC FERTILIZER SHALL HAVE AN ORGANIC CONTENT OF 10% AND BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS. SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%, PHOSPHATE 3%, POTASH 1%, 50% HUMUS AND 15% HUMIC ACIDS.
H. PLANTING PROCEDURES
I. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN AND ORDERLY CONDITION AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEEP CLEAN AT THE END OF EACH DAY'S WORK.
J. WEEDING
K. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
L. TOPSOILING
M. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL USED IN PLANTING AREAS. ANALYSIS TO INCLUDE pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
N. SOIL CONDITIONING
O. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 8". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TOP (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
20 POUNDS ACROBOLIC GYPSUM
20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP
SOIL MODIFICATIONS:
P. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
Q. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSIDIARY DRAINAGE LINES.
R. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
S. PLANTING
T. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
U. EXCAVATING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
1 PART COM MANURE BY VOLUME
3 PARTS TOPSOIL BY VOLUME
21 GRAM 'ACROFORM' PLANTING TABLETS AS FOLLOWS:
LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER
4 TABLETS PER 1/2" CAL. PLANT
3 TABLETS PER 1/4" CAL. PLANT
2 TABLETS PER 1/8" CAL. PLANT
1 TABLET PER 1/16" CAL. PLANT
B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.
C. ALL PLANTS SHALL BE SET SO THAT THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
D. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
E. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
G. GROUND COVER
H. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS BAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
I. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
J. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
K. ALL GROUND COVER AREAS SHALL BE PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
L. FINISH GRADING
M. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS 1 FOOT OF FINISH GRADE.
N. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
O. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
P. GUARANTEE
Q. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF TWO (2) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNER'S REPRESENTATIVE.
R. CLEANUP
S. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
T. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPOUT WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
U. MAINTAIN LAWN BY WEEDING, FERTILIZING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
V. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE:

PROJECT: **MPB REALTY, LLC**
PROPOSED POPEYE'S & IHOP RESTAURANT

DRAWN BY: **TNH**

DESIGNED BY: **DC/MW**

CHECKED BY: **MJB**

CHECKED BY: **-**

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 54522

LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE NO. 5053700

JOB NO: 1021-99-025

DATE: 03/06/2026

SCALE: (H) 1"=20'
(V)

SHEET NO: **2**

Rev. # 0

Rev.

Date

Comments

Rev.

Date

Comments