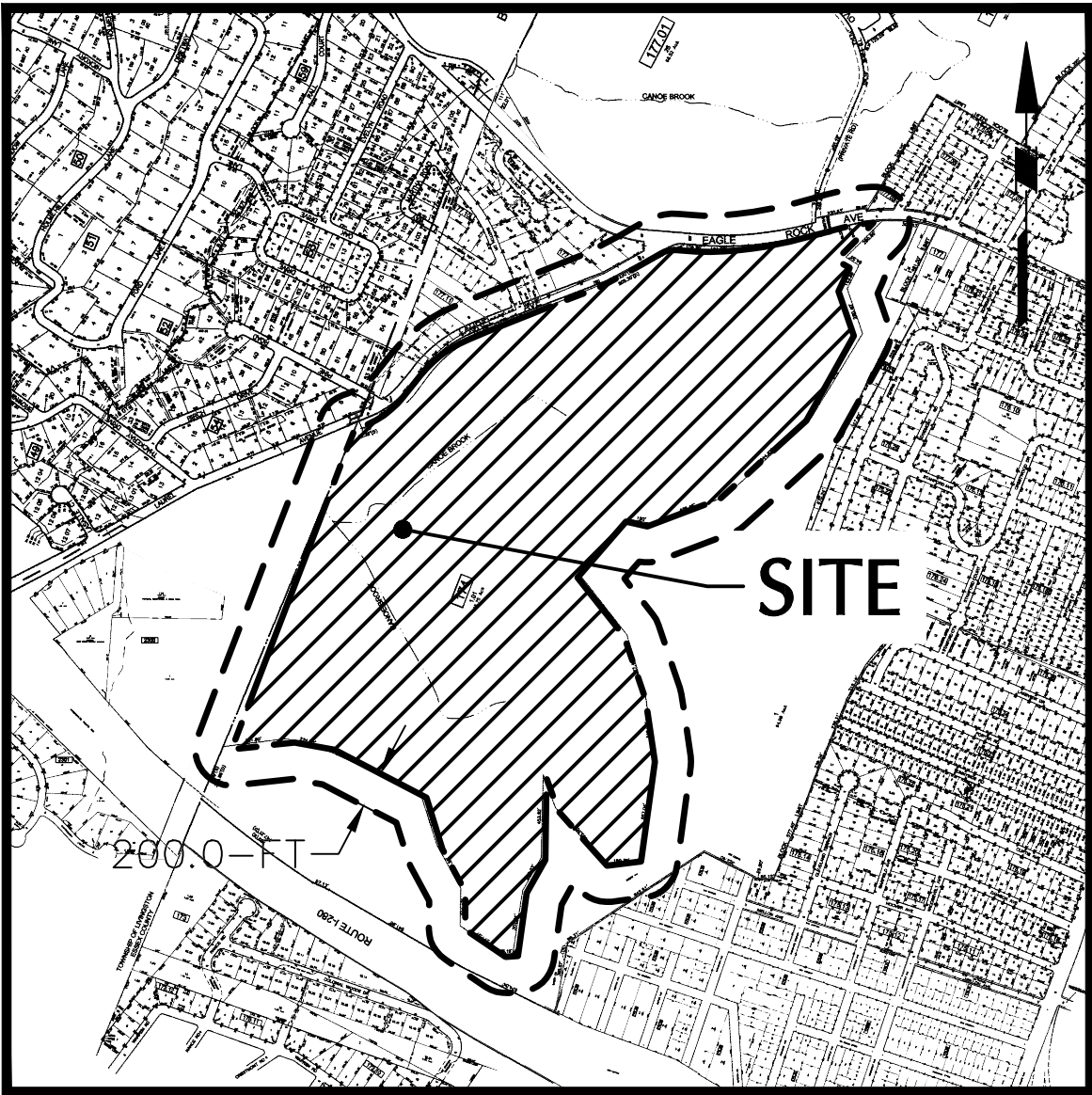


CRESTMONT COUNTRY CLUB TREE RESTORATION PLANS BLOCK No. 174, LOT No. 1.01 WEST ORANGE TOWNSHIP, ESSEX COUNTY, NEW JERSEY

PROJECT CONTACTS	
OWNER / APPLICANT:	CRESTMONT COUNTRY CLUB, INC. 750 EAGLE ROCK AVENUE WEST ORANGE, NEW JERSEY (973) 731-2060
CONTACT:	DANA CANCELLARO
SITE/CIVIL ENGINEER,	LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
LANDSCAPE ARCHITECT,	300 KIMBALL DRIVE
TRAFFIC ENGINEER, SURVEYOR,	PARSIPPANY, NJ 07054
GEOTECHNICAL ENGINEER:	(973) 560-4900
CONTACT:	JOHN COTE, P.E., ASSOCIATE PRINCIPAL

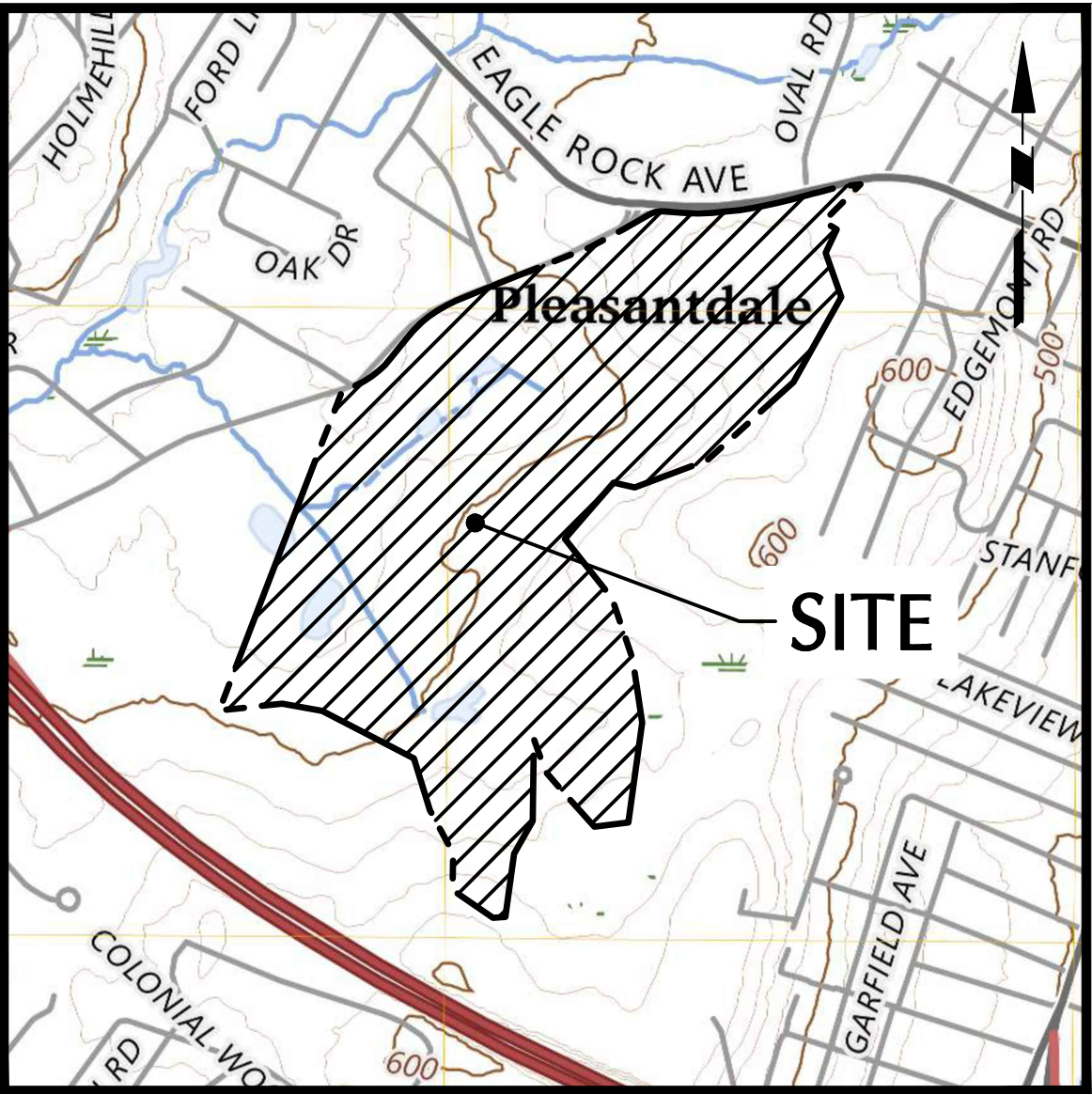
UTILITY AND REGULATORY AGENCY CONTACT LIST	
TOWNSHIP OF WEST ORANGE DEPARTMENT OF PLANNING & DEVELOPMENT 66 MAIN STREET ROOM 214 WEST ORANGE, NJ 07052	WATER SERVICE NEW JERSEY AMERICAN WATER 167 JOHN F KENNEDY PARKWAY SHORT HILLS, NJ 07078
ESSEX COUNTY PLANNING BOARD 900 BLOOMFIELD AVENUE VERONA, NJ 07044	ELECTRIC & GAS SERVICE PUBLIC SERVICE ELECTRIC & GAS COMPANY (PSE&G) 80 PARK PLAZA NEWARK, NJ 07102
HUDSON ESSEX PASSAIC SOIL CONSERVATION DISTRICT 80 ORCHARD STREET BLOOMFIELD, NJ 07003	TELEPHONE SERVICE VERIZON 540 BROAD STREET NEWARK, NJ 07101
SANITARY SEWER TOWNSHIP OF WEST ORANGE DEPARTMENT OF PUBLIC WORKS SEWER DIVISION 25 LAKESIDE AVENUE WEST ORANGE, NJ 07052	CABLE SERVICE COMCAST CABLEVISION 800 RAHWAY AVENUE UNION, NJ 07083
SANITARY SEWER TREATMENT JOINT MEETING OF ESSEX AND UNION COUNTIES 500 SOUTH FIRST STREET ELIZABETH, NJ 07202	



MAP REFERENCED: WEST ORANGE TOWNSHIP, NEW JERSEY TAX MAP SHEET 114, 118, 119, 120, 121, 122, 123, 124, 125, 126 LAST REVISED JUNE 2011, & BOUROUGH OF ROSELAND, NEW JERSEY TAX MAP SHEET 8 REVISED SEPTEMBER 2005 & LIVINGSTON TOWNSHIP, NEW JERSEY TAX MAP SHEET 23 REVISED APRIL 1993

TAX MAP

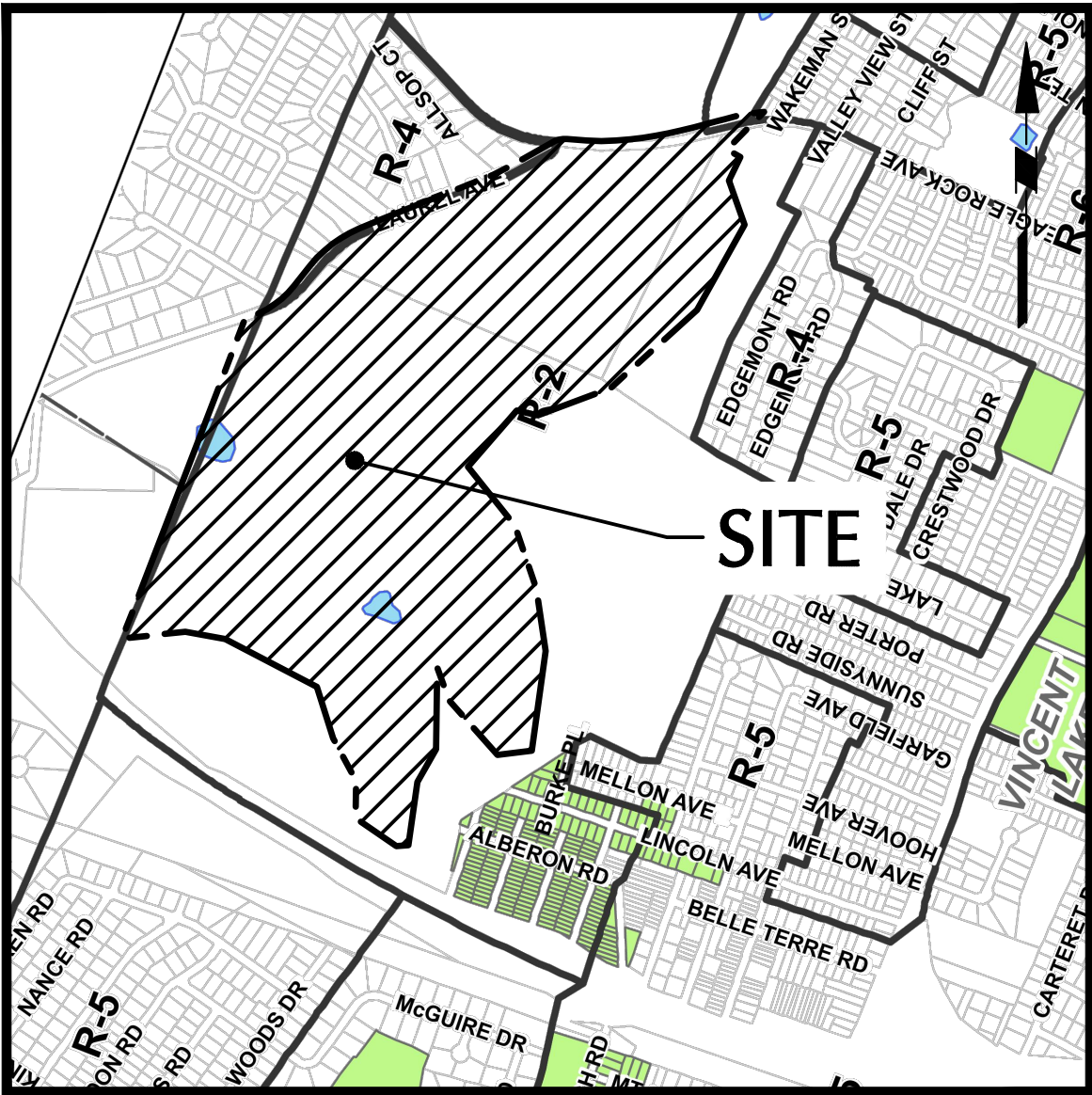
SCALE: 1" = 1000'



MAP REFERENCED: CALDWELL, NJ U.S.G.S. QUADRANGLE MAP, DATED 2023

LOCATION MAP

SCALE: 1" = 1,000'



MAP REFERENCED: WEST ORANGE TOWNSHIP ZONING MAP, LAST REVISED NOVEMBER 2020.

ZONING MAP

SCALE: 1" = 1,000'

DRAWING LIST					
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	DRAWING SCALE	DATE	REVISION DATE
1	LP200	COVER SHEET	AS SHOWN	2/12/2026	-
2	LP201	TREE RESTORATION PLAN I	AS SHOWN	2/12/2026	-
3	LP202	TREE RESTORATION PLAN II	AS SHOWN	2/12/2026	-
4	LP501	LANDSCAPE NOTES AND DETAILS	NTS	2/12/2026	-

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS; AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

GENERAL NOTES:

- BACKGROUND SITE BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY INFORMATION REFERENCED FROM SURVEY PLANS TITLED "RIGHT OF WAY & PARTIAL SITE SURVEY," PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, LLC, DATED FEBRUARY 11, 2026. THE EXTENTS OF THE PARTIAL TOPOGRAPHIC SURVEY INCLUDES THE NORTHERN PORTION OF THE SUBJECT PROPERTY FROM THE EXISTING CLUBHOUSE BUILDING NORTHWARD TO EAGLE ROCK AVENUE; REFER TO THE SURVEY PLANS FOR THE EXTENTS.
- HORIZONTAL DATUM REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATES (NAD 83).
- ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- PROPOSED IMPROVEMENTS AND DESIGN INFORMATION WITHIN THE COUNTY RIGHT-OF-WAY REFERENCED FROM PLANS TITLED "EAGLE ROCK AVENUE ROADWAY IMPROVEMENT PLANS," PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, LLC.

APPROVED BY THE ESSEX COUNTY PLANNING BOARD	APPROVED BY THE WEST ORANGE TOWNSHIP PLANNING BOARD
SIGNATURE CHAIRMAN DATE	SIGNATURE CHAIRMAN DATE
SIGNATURE SECRETARY DATE	SIGNATURE SECRETARY DATE
SIGNATURE ENGINEER DATE	SIGNATURE ENGINEER DATE

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-	-	-
Date	Description	No.

REVISIONS

SIGNATURE **Daniel Badgley** DATE SIGNED

N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00097700

LANGAN
Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certificate of Authorization No. 24GA27996400

Project

CRESTMONT COUNTRY CLUB TREE RESTORATION
BLOCK No. 174, LOT No. 1.01
TOWNSHIP OF WEST ORANGE

ESSEX COUNTY NEW JERSEY
Drawing Title

COVER SHEET

Project No. 101049802	Drawing No. LP200
Date FEBRUARY 12, 2026	
Drawn By LL/CZ	
Checked By DB/MF	Sheet 1 of 4

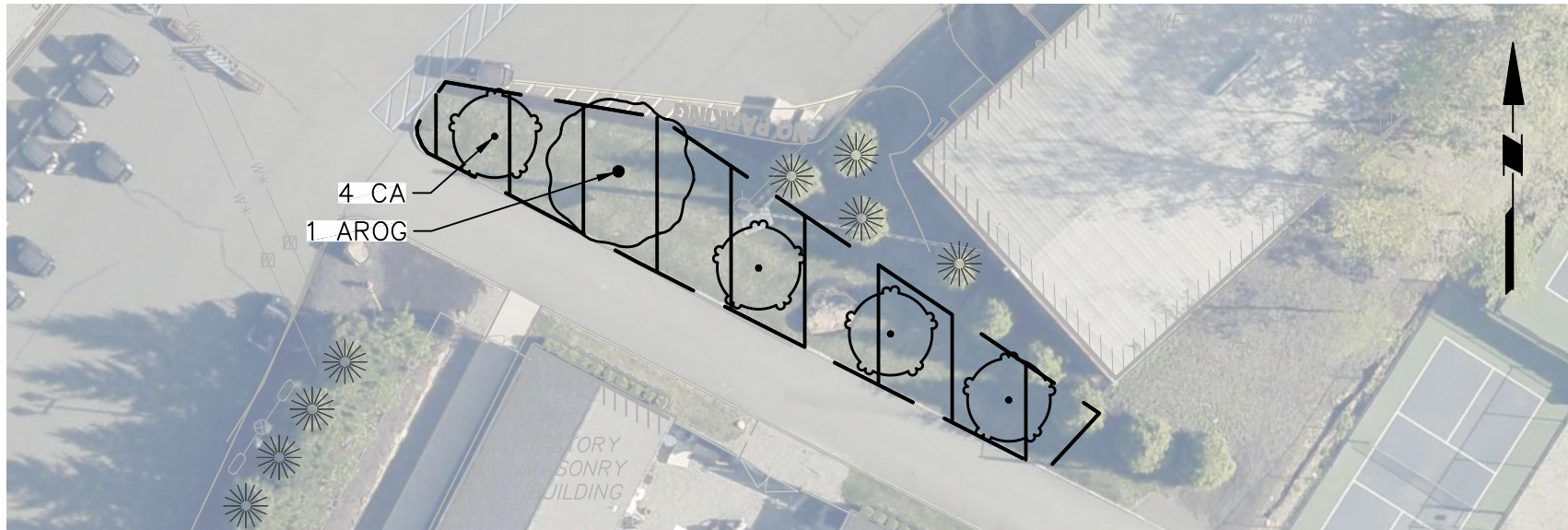
CALL BEFORE YOU DIG TO LOCATE UNDERGROUND UTILITIES
1 (800) 272-1000
FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES
CALL AT LEAST 3 DAYS PRIOR TO GROUND DISTURBANCE



CALL BEFORE YOU DIG

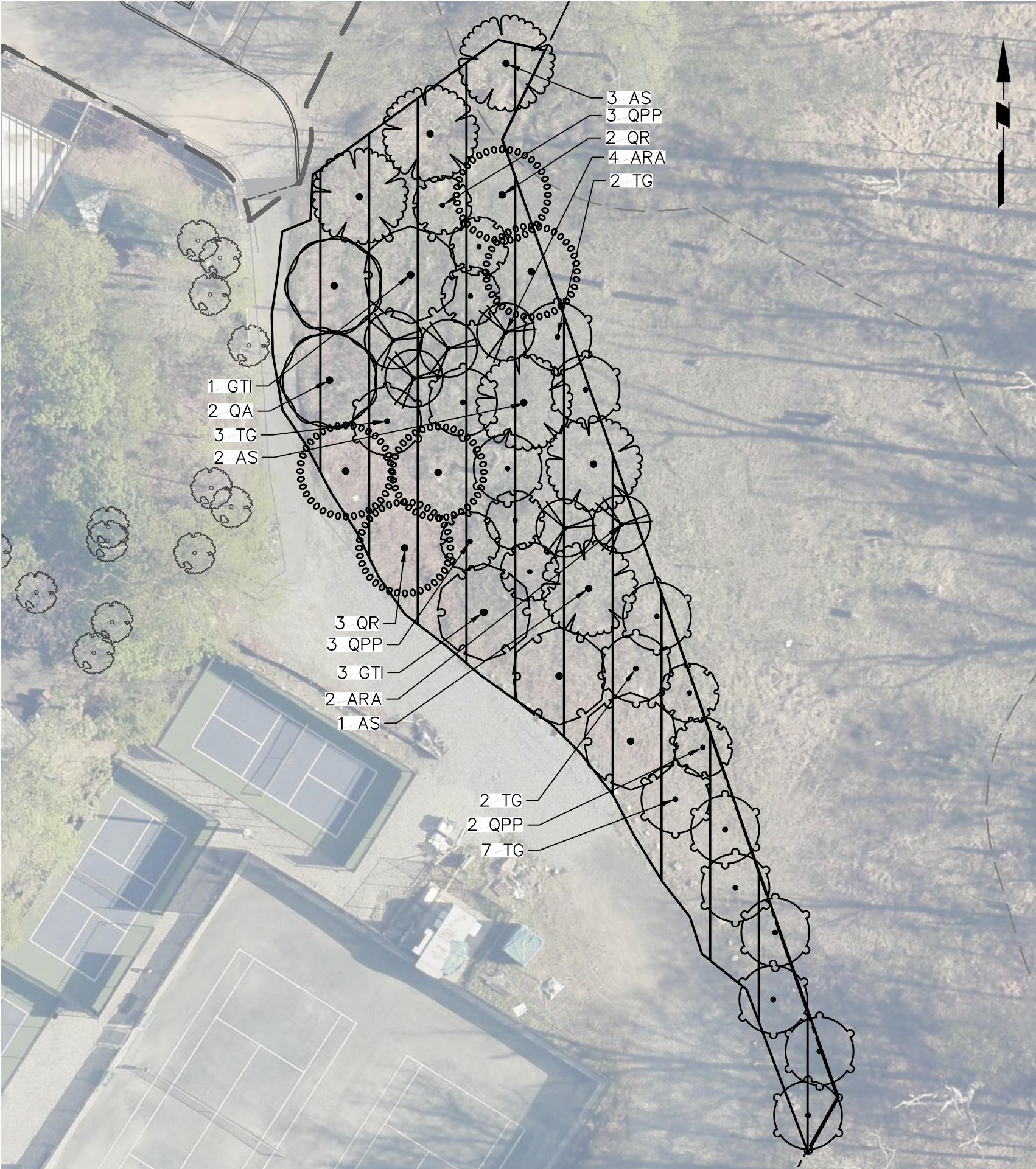


NOTE(S):
REFER TO SHEETS LD101 & LD102 OF THE LATEST CRESTMONT COUNTRY CLUB & EAGLE ROCK AVE IMPROVEMENTS SITE PLAN SET FOR THE TREE REMOVAL PLANS, REPLACEMENT CALCULATIONS, AND SUMMARY.



RESTORATION AREA 'A'

SCALE: 1" = 30'



RESTORATION AREA 'B'

SCALE: 1" = 30'

PLANT SCHEDULE - OVERALL RESTORATION AREAS 'ON-SITE'

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
SHADE TREE(S)					
ARA	47	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	4-4 1/2" CAL.	B&B
AS	25	ACER SACCHARUM	SUGAR MAPLE	4-4 1/2" CAL.	B&B
GTI	23	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	4-4 1/2" CAL.	B&B
QA	23	QUERCUS ACUTISSIMA	SAWTOOTH OAK	4-4 1/2" CAL.	B&B
QPP	45	QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR®PIN OAK	4-4 1/2" CAL.	B&B
QR	31	QUERCUS RUBRA	NORTHERN RED OAK	4-4 1/2" CAL.	B&B
TG	45	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	4-4 1/2" CAL.	B&B
TOTAL	239				

- NOTES:**
- IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
 - APPLICANT TO PLANT REMAINING REQUIRED TREES ON ANOTHER PROPERTY WITHIN THE TOWNSHIP SUBJECT TO COORDINATION WITH THE FORESTER.
 - REFER TO DRAWING LD101 - PARTIAL TREE REMOVAL PLAN WITHIN THE SITE PLAN SET TITLED "CRESTMONT COUNTRY CLUB & EAGLE ROCK AVE IMPROVEMENTS," PREPARED BY LANGAN FOR THE PROPOSED TREE REMOVAL AND REPLACEMENT SUMMARY CALCULATIONS.

- GENERAL NOTES:**
- BACKGROUND SITE BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY INFORMATION REFERENCED FROM SURVEY PLANS TITLED "RIGHT OF WAY & PARTIAL SITE SURVEY," PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, LLC, DATED FEBRUARY 11, 2026. THE EXTENTS OF THE PARTIAL TOPOGRAPHIC SURVEY INCLUDES THE NORTHERN PORTION OF THE SUBJECT PROPERTY FROM THE EXISTING CLUBHOUSE BUILDING NORTHWARD TO EAGLE ROCK AVENUE; REFER TO THE SURVEY PLANS FOR THE EXTENTS.
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REFERENCE NOTE:
AERIAL IMAGERY OBTAINED FROM EAGLEVIEW. IMAGE CAPTURED ON APRIL 28, 2025.

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Date	Description	No.

REVISIONS

SIGNATURE: *Daniel Badgley* DATE: *SIGNED*
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00097700

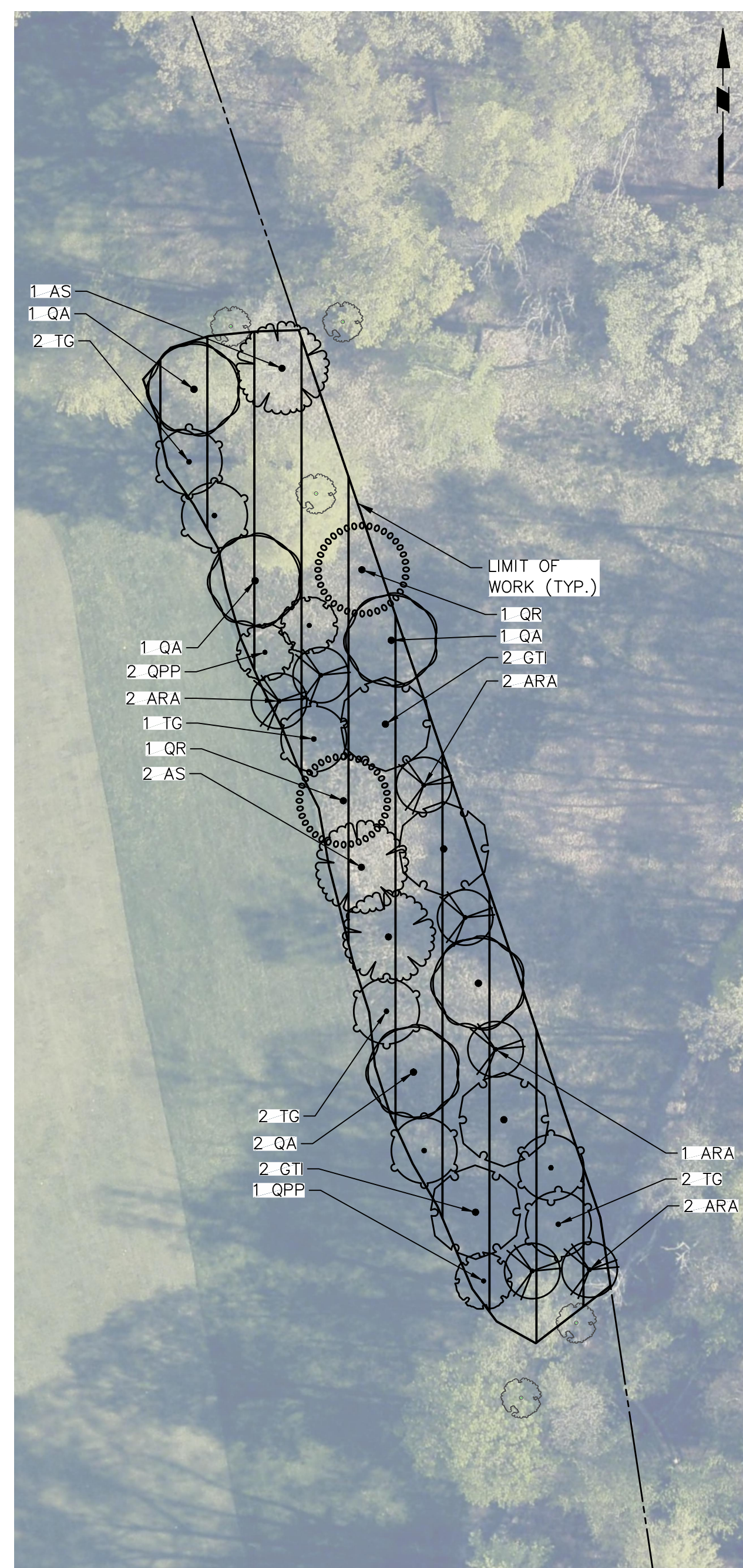
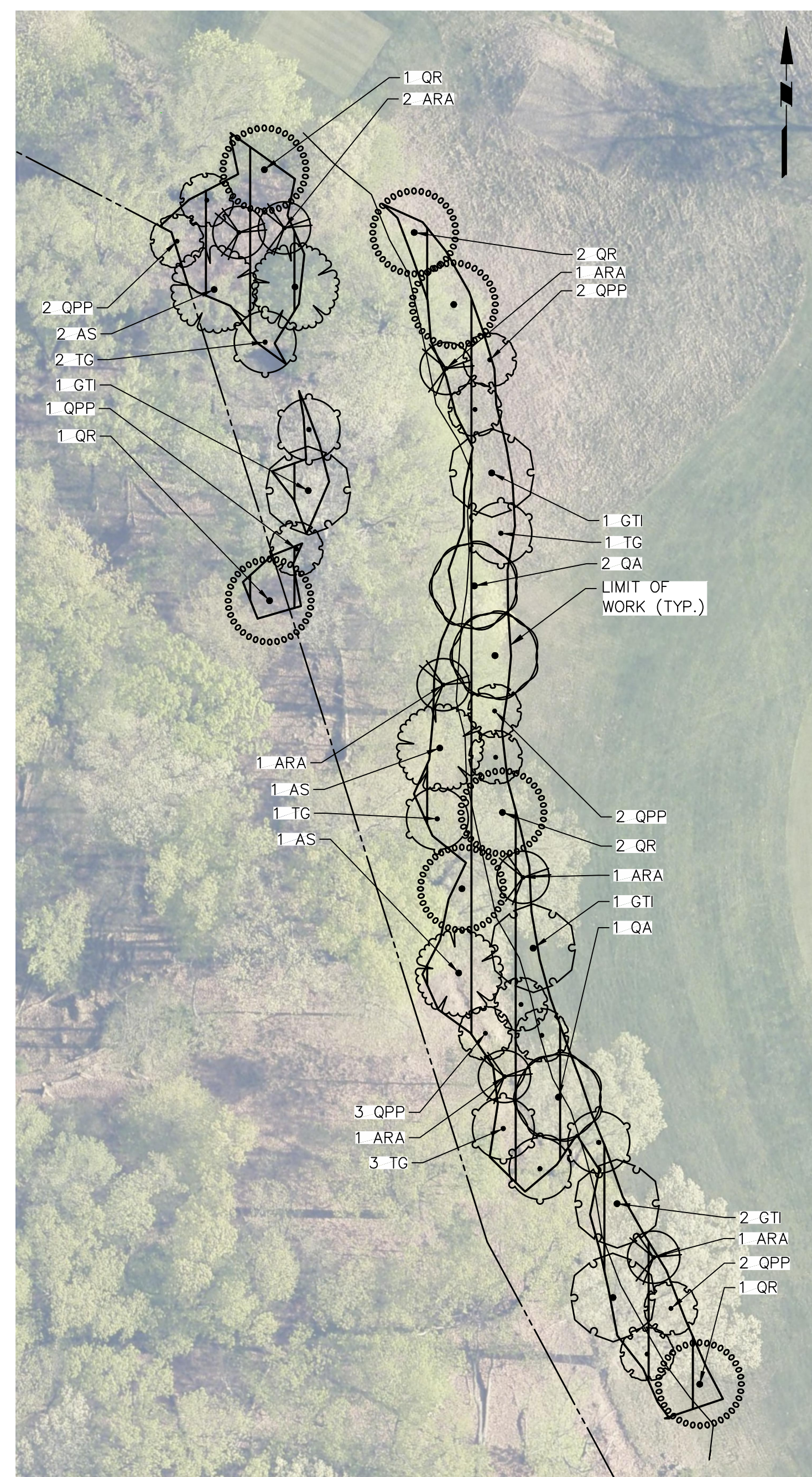
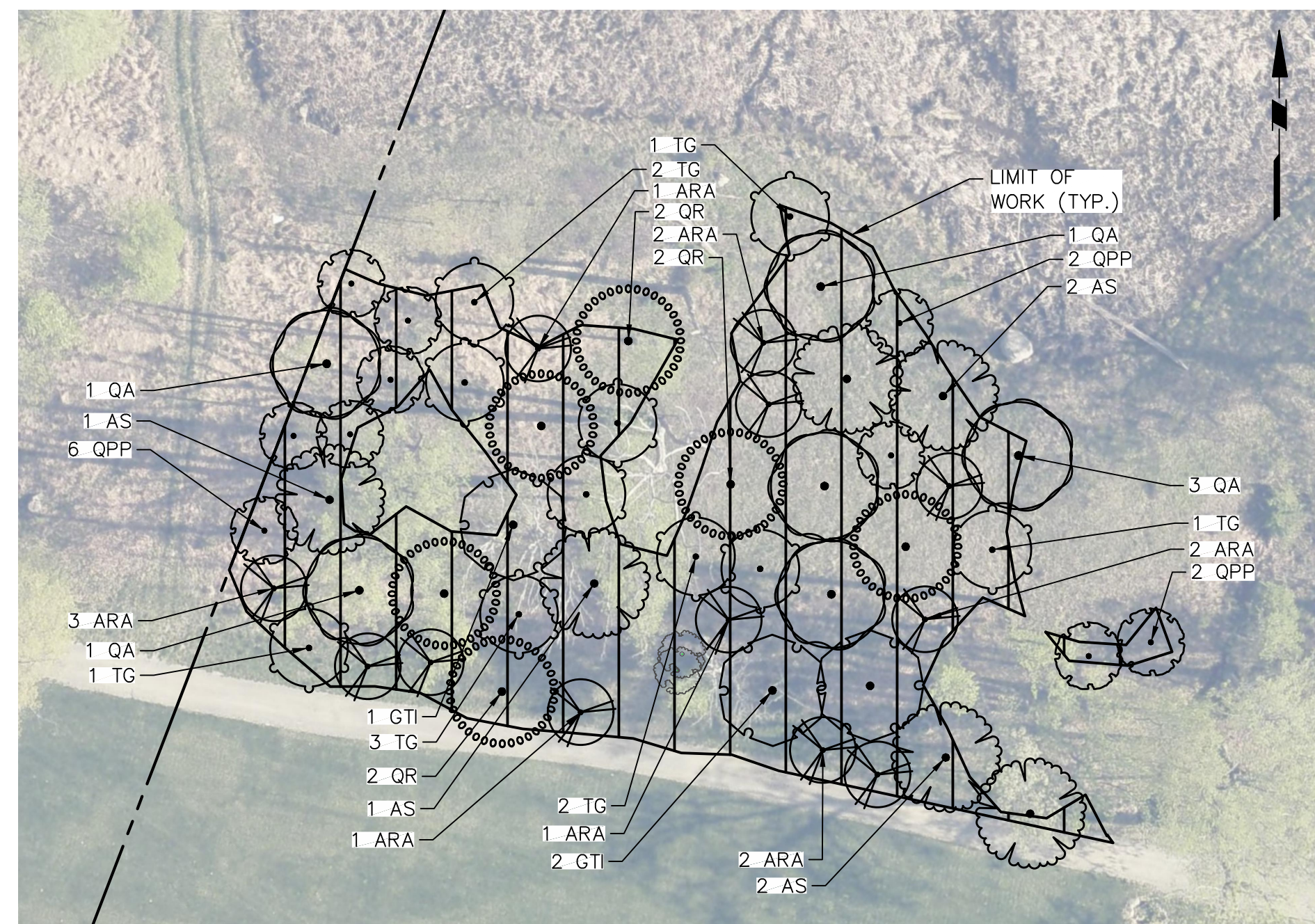
LANGAN
Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certificate of Authorization No. 24GA27996400

Project
CRESTMONT COUNTRY CLUB TREE RESTORATION
BLOCK No. 174, LOT No. 1.01
TOWNSHIP OF WEST ORANGE

ESSEX COUNTY NEW JERSEY
Drawing Title

TREE RESTORATION PLAN I

Project No. 101049802	Drawing No. LP201
Date FEBRUARY 12, 2026	
Drawn By LCZ	
Checked By DB/MF	Sheet 2 of 4



GENERAL NOTES:

1. BACKGROUND SITE BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY INFORMATION REFERENCED FROM SURVEY PLANS TITLED "RIGHT OF WAY & PARTIAL SITE SURVEY," PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, LLC, DATED FEBRUARY 11, 2026. THE EXTENTS OF THE PARTIAL TOPOGRAPHIC SURVEY INCLUDES THE NORTHERN PORTION OF THE SUBJECT PROPERTY FROM THE EXISTING CLUBHOUSE BUILDING NORTHWARD TO EAGLE ROCK AVENUE; REFER TO THE SURVEY PLANS FOR THE EXTENTS.
2. HORIZONTAL DATUM REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATES (NAD 83).
3. ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. PROPOSED IMPROVEMENTS AND DESIGN INFORMATION WITHIN THE COUNTY RIGHT-OF-WAY REFERENCED FROM PLANS TITLED "EAGLE ROCK AVENUE ROADWAY IMPROVEMENT PLANS," PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, LLC.

REFERENCE NOTE:

AERIAL IMAGERY OBTAINED FROM EAGLEVIEW. IMAGE CAPTURED ON APRIL 28, 2025.

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Date	Description	No.

REVISIONS	
 0009771 <i>Daniel L. Badgley</i> SIGNATURE _____ DATE _____ N.J. LICENSED LANDSCAPE ARCHITECT LICENSE NO. 21AS00097700	

Project	
CRESTMONT COUNTRY CLUB TREE RESTORATION	
BLOCK No. 174, LOT No. 1.01 TOWNSHIP OF WEST ORANGE	
ESSEX COUNTY	NEW JERSEY
Drawing Title	

TREE RESTORATION PLAN II	
Project No.	Drawing No.
101049802	LP202
Date	
FEBRUARY 12, 2026	
Drawn By	
LCZ	
Checked By	
DB/MF	Sheet 3 of 4

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON NORTHERN NOMENCLATURE. PLANTS NOT LISTED IN THIS SOURCE WILL NOT BE INCLUDED THEREIN. CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.

2. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR PLANT MATERIALS", PUBLISHED BY THE NATIONAL NURSERY ASSOCIATION. THE QUALITY OF ANY PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASE, INJURY, OR DEFECTS.

3. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS OF THE SAME OR SIMILAR SPECIES. PLANTS OF THE SAME SPECIES, VARIETY, SIZE, AND SPREAD AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR, AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THESE STANDARDS OR DOES NOT MEET THE SPECIFICATIONS. PLANTS THAT HAVE STRONGY TRUNK AND FULL LEAD AND MEET ALL REQUIREMENTS SPECIFIED, ANY TREE THAT LOSES THE TRUNK OR LEAD SHALL BE REJECTED.

4. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.

5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND SUBGRADE DRAINAGE OR PERCOLATION CHARACTERISTICS, WHETHER THE SUBGRADE SOILS ARE EXISTING TO REMAIN OR ARE TO BE REPLACED OR MODIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PLANTED AREAS. DISCREPANCIES SHALL BE ADDRESSED WITH THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANT MATERIALS.

6. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE FINISH GRADING HAS BEEN COMPLETED AND THE SLOPE OR DRAINAGE CORRECTED TO THE DESIRED GRADING.

7. ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 – JUNE 15 OR SEPTEMBER 1 – NOVEMBER 1, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. PLANTING SHALL BE COMPLETED PRIOR TO THE END OF THE GROWING SEASON.

8. ALL FENCE AND GUIDE RAIL INSTALLATIONS SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN OR GRASSES, OR IRRIGATION WORK.

9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES OR CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES OR CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES OR CONFLICTS WITH PROPOSED PLANTING LOCATIONS.

10. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND AVOID DAMAGE TO THE WORK OR TO THE WORK OF OTHERS, (2) TO VERIFY THE LOCATIONS OF UTILITY LINES DURING THE CONSTRUCTION PERIOD (3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE ETC. AND (4) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE ETC. AND (4) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE ETC.

11. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE PROJECT LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.

12. LANDSCAPE CONTRACTOR TO TAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL HAVE THE RIGHT TO REJECT ANY PLANT MATERIAL, AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN SPECIFICATIONS. THEREAFTER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTING.

13. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND SPREAD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE PLANT MATERIALS FOR TYPE AND CONDITION OF BALLS AND ROOT SYSTEM, SPECIES, INJURIES, AND DEFECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE PLANT MATERIALS AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS FROM THE SITE AND PROVIDE PROPER DISPOSAL OF THE SAME SPECIES, VARIETY, SIZE, AND SPREAD.

14. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, MISSING, 25% OR MORE DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK THAT APPLICABLE TO THE SPECIFICATIONS, AND/OR HAVE NOT DEVELOPED NATURAL SHAPE OR HAVE A DELTA BRANCHED, OR OTHER REPEATED DEFECTS, FOR ANY REASON PRIOR TO SUBSTANTIAL COMPLETION SHALL BE PROMPTLY REMOVED FROM THE SITE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND INSTALLATION LOCATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.

16. DELIVERY, STORAGE, AND HANDLING

A. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE KEPT IN CONTAINERS FROM DELIVERY TO PLANTING LOCATIONS.

B. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DEFOLIATE THEM BY SHAKING OR BY OTHER MEANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BALLED AND BURLEPPED STOCK DURING DELIVERY OR HANDLING.

C. ALL PLANTS SHALL BE BALLED AND BURLEPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALLS SHALL BE REMOVED PRIOR TO PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOP OF THE PLANT BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH DOWN 8 INCHES INTO THE PLANTING HOLE, WITH CONTAINER GROWN STOCK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE ROOT BALL SHAPE THROUGH THE SURFACE TWO LOCATIONS.

D. CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER 48 HOURS OF DELIVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY. THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP THEM FROM DRYING OUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PLANTING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PLANTING MATERIALS.

17. ALL LANDSCAPE AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY OBJECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PLANTING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PLANTING MATERIALS.

18. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.

19. CONTRACTOR'S GUARANTEE: ALL PLANTINGS AND PLANTING AREAS SHALL BE PERMANENTLY MAINTAINED. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOR FOR THE FIRST YEAR OF PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PLANTING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PLANTING MATERIALS.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PLANTING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PLANTING MATERIALS.

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PLANTING SOIL, ALTERNATIVELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FINE, WELL-DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUFFICIENT TO SUSTAIN PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODOORS.

2. PLANTING SOIL:

REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL DEBRIS, TRASH, STONE, AND GRAVEL OVER 1" IN DIAMETER AND DELICTERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE THAT THE PLANTING AND TOPSOIL SITE MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.

SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINERD SITES. TOPSOIL OCCURS AT LEAST 1' DEEP DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

AT A MINIMUM, PLANTING SOILS MEETING THESE SPECIFICATIONS MAY BE OBTAINED FROM ALL TYPES OF NON-ROAD CONSTRUCTION SITES. THE CONTRACTOR SHALL OBTAIN CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNBAGGED BAYS OR CONTAINERS, EACH BEARING A NAME, EQUATE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS. ALL MATERIALS MUST BE KEPT SEPARATE TO PREVENT MIXING. MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, TOPSOIL OR MATERIALS SHALL BE COVERED WITH A TARPULIN UNTIL TIME OF ACTUAL USE.

ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR TO THE STATE SOIL CONSERVATION SERVICE, OR TO AN APPROVED CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNERS. THE TOTAL VOLUME OF SOIL SAMPLES MUST BE SUFFICIENT TO ENSURE COMPLIANCE ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TO MINIMIZE COSTS, THE CONTRACTOR SHALL FOLLOW STATE TESTING PROCEDURES. IF TESTING AGENCY DETERMINES THAT IN SOILS ARE NOT IN COMPLIANCE WITH THE SPECIFICATIONS, THE CONTRACTOR SHALL FOLLOW STATE RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR TESTING FOR DELIVERY OF SOIL TO THE PROJECT SITE.

THE FOLLOWING TESTING SHOULD BE PERFORMED AND RESULTS GIVEN TO THE LANDSCAPE ARCHITECT FOR REVIEW:

A. WHERE A PERMANENT IRRIGATION SYSTEM IS PLANNED:

a. 1. SOIL SAMPLE ANALYSIS – SANDY LOAM: 60-75% SAND, 25-40% SILT, AND 5-15% CLAY.
2. GRAVEL CONTENT (2mm): LESS THAN 10%
3. NUTRIENT ANALYSIS: NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM AND MAGNESIUM (0.2 TO 1.0 MMH/CM), NITRAT PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM
4. ORGANIC MATTER CONTENT: 2.5-5% IN NATIVE SOILS, UP TO 10% IN AMENDED SOILS
5. SOIL SUBSTANCE ANALYSIS
6. MATERIAL DRAINAGE RATE: 60% PASSING IN 2 MINUTES, 40% RETAINED
7. NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE

B. WHERE NO PERMANENT IRRIGATION IS PLANNED:

a. 1. SOIL SAMPLE ANALYSIS – SANDY LOAM: 60-75% SAND, 25-40% SILT, AND 5-15% CLAY.
2. GRAVEL CONTENT (2mm): LESS THAN 10%
3. NUTRIENT ANALYSIS: NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM AND MAGNESIUM (0.2 TO 1.0 MMH/CM), NITRAT PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM
4. ORGANIC MATTER CONTENT: 2.5-5% IN NATIVE SOILS, UP TO 10% IN AMENDED SOILS
5. TOXIC SUBSTANCE ANALYSIS
6. MATERIAL DRAINAGE RATE: 60% PASSING IN 2 MINUTES, 40% RETAINED
7. NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE

C. SOILS FOR BASINS (BIO-RETENTION, INFILTRATION, ETC.) AND BIOWALLS SHALL BE TESTED FOR COMPLIANCE WITH THE FOLLOWING ENGINEERING SPECIFICATIONS, OR OTHERWISE THE BEST MANAGEMENT PRACTICES MANUAL FOR THE RESPECTIVE STATE IN WHICH THE LOCATION IS SITUATED.

3. SOIL AMENDMENT FOR PLANT MATERIAL:

IF SOIL AMENDMENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE WOOD FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPLETED. PLANTING SOIL SHALL BE MOISTURE AND NUTRIENT 100% PASSING THROUGH 1" SIEVE; SOULBLE SAT LOAM CONTENT LESS THAN 0.5 MM/HOS/CM; MEETING ALL LOCAL AND ENVIRONMENTAL REQUIREMENTS.

a. ORGANIC MATTER AS A SOIL AMENDMENT: LEAF MOULD WITH 60-90% ORGANIC CONTENT BY WEIGHT; SHREDED LEAF LITTER, COMPOSTED FOR A MINIMUM OF 1 YR. SHOULD BE FREE OF DEBRIS, STONES OVER 1/2", WOOD CHIPS OVER 1".

b. SOIL IN BEDS AND PLANTING ISLANDS OTHER THAN BACKFILL MATERIAL AND TOPSOIL, SHALL BE PLACED IN PLANTING AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH AND TRASH.

c. AMENDMENTS FOR BACK FILL IN TREE AND SHRUB PITs:

a. GROUND MATERIAL, BELOW PLANTING SOILS OF ANALYSIS AND MAGNESIUM (CARBONATES) USED PENDING RESULTS OF SOIL ANALYSIS.
– BRING pH LEVELS TO 5.5 MIN. TO 8.5 FOR NON-ERIGACIOUS PLANTS
– BRING LEVELS TO 6.0 MIN. TO 8.0 FOR ERIGACIOUS PLANTS
b. TERRA-SOIL BY PLANT MATTER: 800-421-8051 (SEE MANUFACTURER FOR RECOMMENDATIONS) USED IN PLANTING MIXTURE WITH TREES.
c. TERRA-SOIL SAYER BY PLANT MATTER: 800-421-8051 (SEE MANUFACTURER FOR RECOMMENDATIONS) USED IN PLANTING MIXTURE WITH TREES.

d. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2% BY WEIGHT) TOPSOIL, AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.

4. CLEAN SOIL FILL IN LANDSCAPE AREAS:

A CONTRACTOR TO PROVIDE SANDY LOAM PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5-7.

5. SOIL PLACEMENT:

a. CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS.

b. SCARIFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY ANALYSE A 6" INCH DEPTH LAYER OF PLANTING SOIL TO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE REPLACED IN 18" LIFT LAYERS TO A MINIMUM DEPTH OF 36" IN TREE PLANTING AREAS. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED, NO SOILS SHALL BE REPLACED IN A PROZEN OR MUDDY CONDITION.

c. PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR SHALL VERIFY THAT THE PLANTING SOIL IS PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.

7. SOIL CONDITIONING:

a. CONTRACTOR TO PROVIDE NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM. LOWER pH USING ELEMENTAL SULFUR (PAST MEAS OR COPPER SULFATE) TO INCREASE ACIDITY TO 5.5 TO 6.0. NUTRIENT ANALYSIS: NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM AND MAGNESIUM (0.2 TO 1.0 MMH/CM), NITRAT PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM CARBONATES AND SHALL HAVE TOTAL TOXIC PASSING THE 10 MESH SIEVE, MINIMUM 60% PASSING 20 MESH SIEVE, AND MINIMUM 60% PASSING 10 MESH SIEVE.

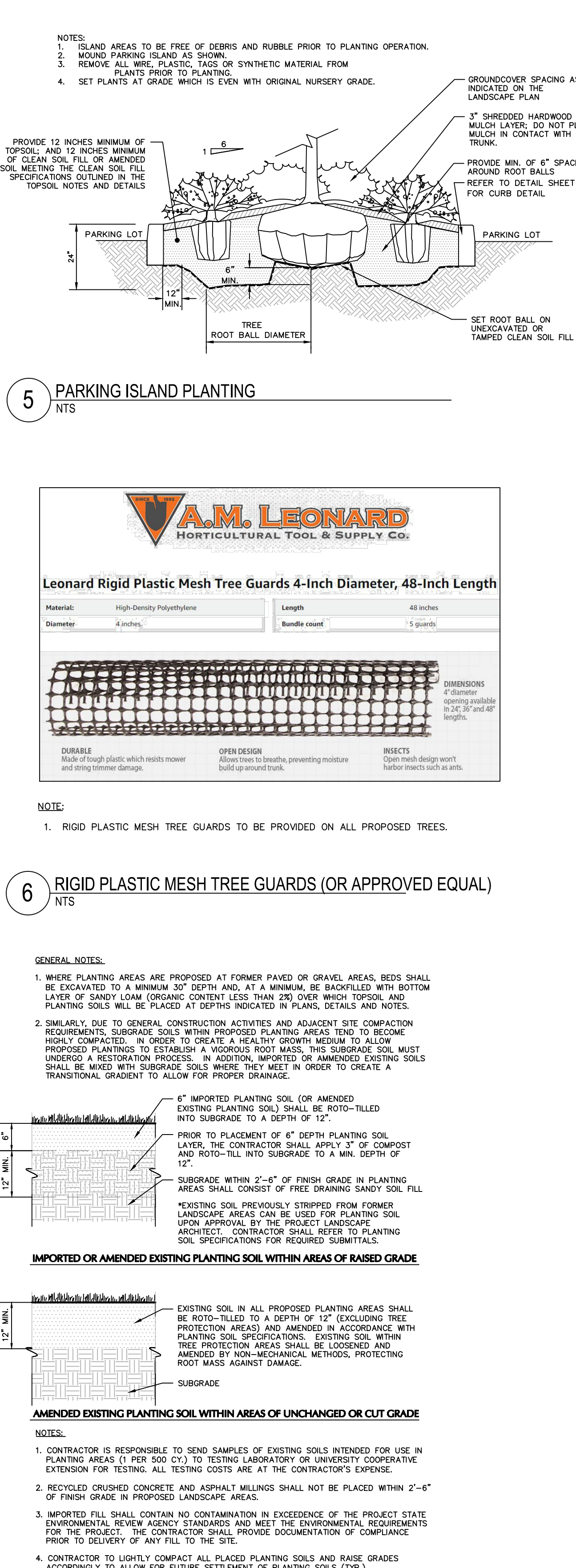
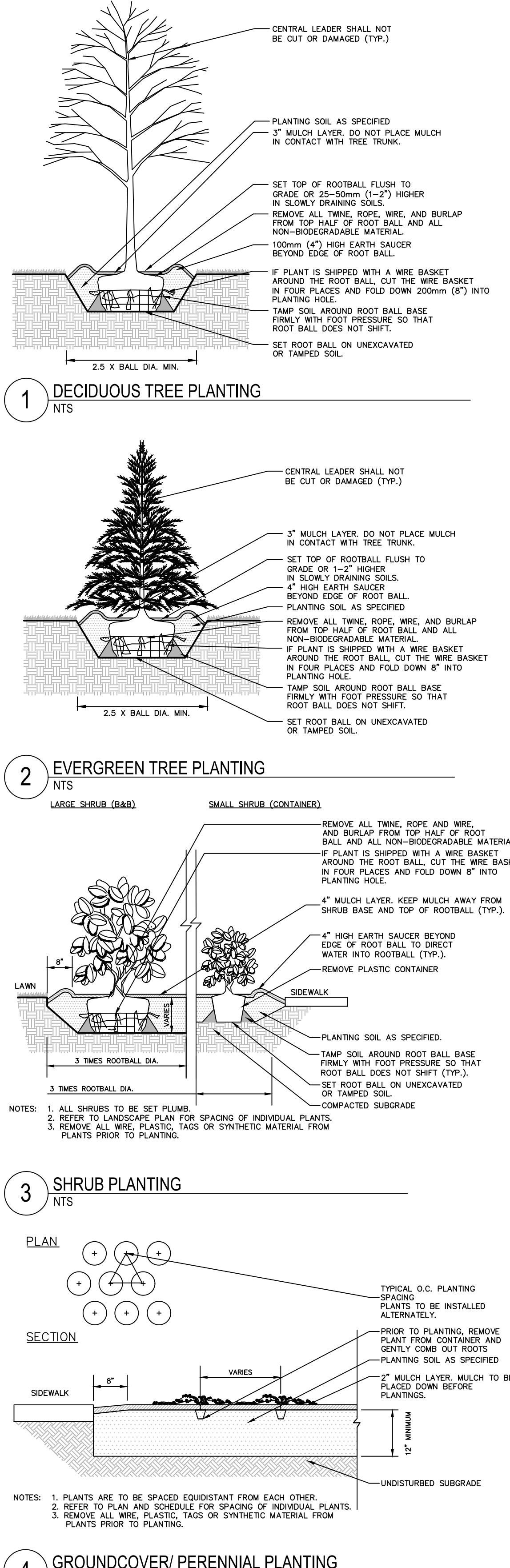
b. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

8. SOIL MODIFICATIONS (PENDING RESULTS OF SOIL ANALYSIS):

a. THOROUGHLY TILL ORGANIC MATTER (LEAF COMPOST) INTO THE TOP 6 TO 12 IN. OF PLANTING SOIL TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND FREE OF DEBRIS WITH IDENTIFIABLE ROOTS OR WOOD STRUCTURE AND SHALL BE REPLACED WITH A pH HIGHER THAN 7.0. PAST MEAS MAY NOT BE USED AS ORGANIC MATTER AMENDMENT.

b. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPNUM. CARBON SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND FRACTION TO MORE THAN 60% OF THE TOTAL MIX. IDENTIFIABLE ROOTS OR WOOD STRUCTURE AND SHALL BE REPLACED ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.

c. 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.

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