

SOIL COMPACTION EXEMPTION NOTE

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1), UNDER EXISTING CONDITIONS. THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS AN "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	BOONTON LOAM (BoBc)
PERCENT OF SITE COVERAGE	21.0%
HYDROLOGIC SOIL GROUP	C
DEPTH TO RESTRICTIVE LAYER	20 TO 36 INCHES
SOIL PERMEABILITY	0.06 TO 0.20 IN / HR
DEPTH TO WATER TABLE	> 80 INCHES
TYPE OF SOIL	URBAN LAND, BOONTON SUBSTRATUM (URBONB)
PERCENT OF SITE COVERAGE	70.5%
HYDROLOGIC SOIL GROUP	UNRANKED
TYPE OF SOIL	YALEVILLE - HOLYOKE COMPLEX (YaeHk)
PERCENT OF SITE COVERAGE	8.5%
HYDROLOGIC SOIL GROUP	C
SOIL PERMEABILITY	0.57 TO 1.98 IN / HR
DEPTH TO WATER TABLE	> 80 INCHES

SYMBOL

	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 CONSTRUCTION ENTRANCE
	PROPOSED INLET PROTECTION FILTER

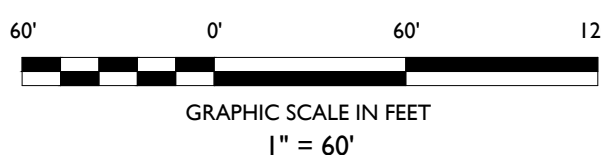
DESCRIPTION

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

HUDSON, ESSEX, & PASSAIC SCD NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7TH EDITION LAST REVISED DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDED AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: SPRING - 3/15-5/15 AND FALL - 8/15-10/1.
4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
6. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRASS STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX - (862) 333-4507 OR EMAIL - INFORMATION@HEPSCD.ORG
9. THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ - DECA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS REQUIRED. AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, LAST REVISED DECEMBER 2017.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2" - 1" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 2". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
14. STEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE SPECIAL MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
15. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

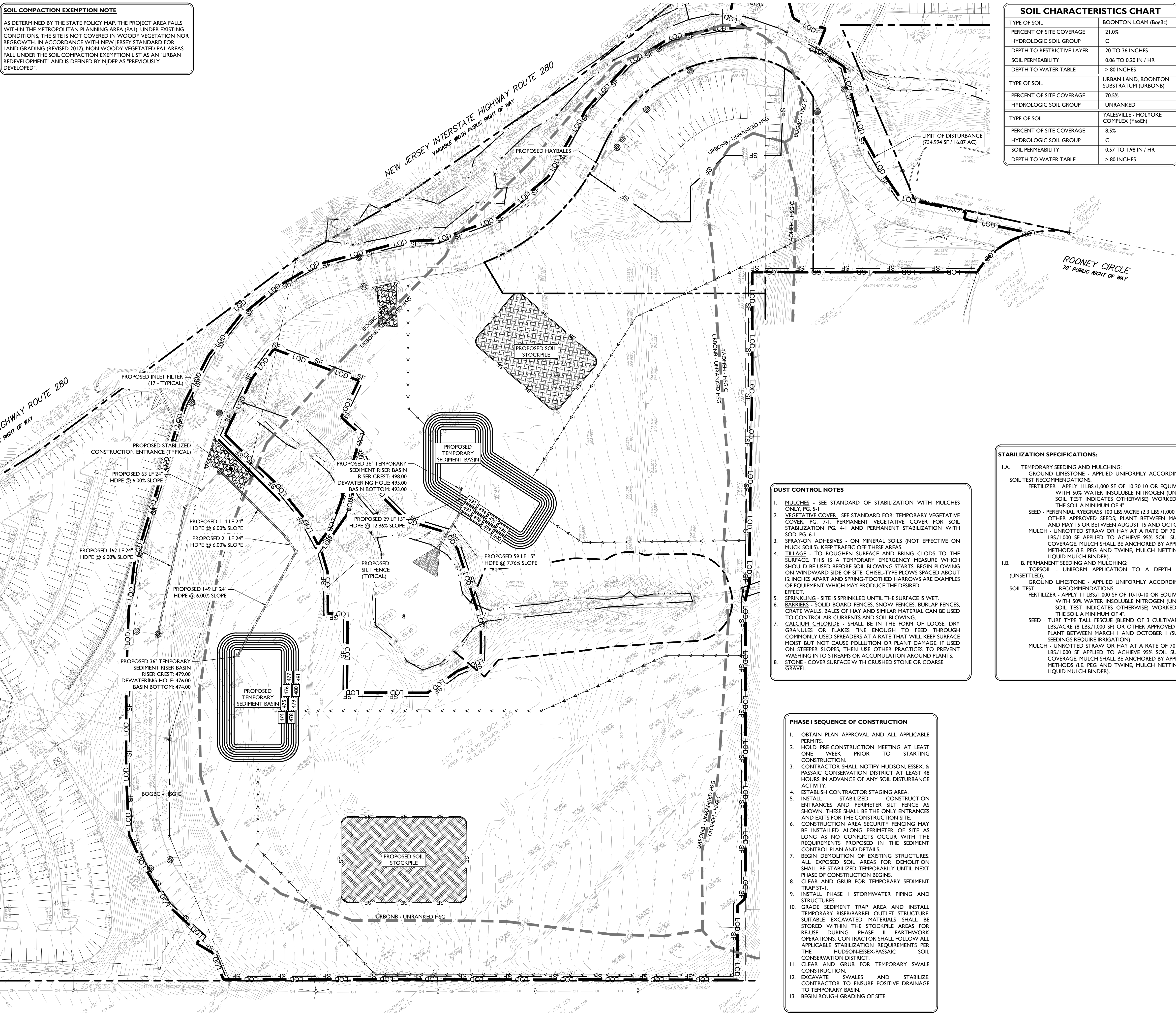


DUST CONTROL NOTES

1. MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 41.
2. VEGETATIVE COVER - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PG. 7-1, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION WITH SOD, PG. 6-1.
3. SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS), KEEP TRAFFIC OFF THESE AREAS.
4. 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 HARKOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
5. SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
6. BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING 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 STEEP SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
7. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

PHASE I SEQUENCE OF CONSTRUCTION

1. OBTAIN PLAN APPROVAL AND ALL APPLICABLE PERMITS.
2. HOLD PRE-CONSTRUCTION MEETING AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR SHALL NOTIFY HUDSON, ESSEX, & PASSAIC CONSERVATION DISTRICT AT LEAST 48 HOURS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITY.
4. ESTABLISH CONTRACTOR STAGING AREA.
5. INSTALL STABILIZED CONSTRUCTION ENTRANCES AND PERIMETER SILT FENCE AS SHOWN. THESE SHALL BE THE ONLY ENTRANCES AND EXITS FOR THE CONSTRUCTION SITE.
6. CONSTRUCTION AREA SECURITY FENCING MAY BE INSTALLED ALONG PERIMETER OF SITE AS LONG AS NO CONFLICTS OCCUR WITH THE REQUIREMENTS PROPOSED IN THE SEDIMENT CONTROL PLAN AND DETAILS.
7. BEGIN DEMOLITION OF EXISTING STRUCTURES. ALL EXPOSED SOIL AREAS FOR DEMOLITION SHALL BE STABILIZED TEMPORARILY UNTIL NEXT PHASE OF CONSTRUCTION BEGINS.
8. CLEAR AND GRUB FOR TEMPORARY SEDIMENT TRAP ST-1.
9. INSTALL PHASE I STORMWATER PIPING AND STRUCTURES.
10. GRADE SEDIMENT TRAP AREA AND INSTALL TEMPORARY RISER/BAREL OUTLET STRUCTURE. SUITABLE EXCAVATED MATERIALS SHALL BE STORED WITHIN THE STOCKPILE AREAS FOR RE-USE DURING PHASE II EARTHWORK OPERATIONS. CONTRACTOR SHALL FOLLOW ALL APPLICABLE STABILIZATION REQUIREMENTS PER THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT.
11. CLEAR AND GRUB FOR TEMPORARY SWALE CONSTRUCTION.
12. EXCAVATE SWALES AND STABILIZE. CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO TEMPORARY BASIN.
13. BEGIN ROUGH GRADING OF SITE.



PRELIMINARY & FINAL MAJOR SITE PLAN

GREEN ESSEX PARTNERS URBAN RENEWAL, LLC

PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT

TAX MAP SHEET 88 BLOCK 155, LOTS 40.02, 42.01, & 42.02
100' - 200' EXECUTIVE DRIVE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

ZACHARY E. CHAPLIN, P.E.
NEW JERSEY LICENSE No. 53605
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 60' PROJECT ID: T-17354

TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN PHASE I

DRAWING:

C-15

STONEFIELD engineering & design

Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddesign.com

584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

NOT APPROVED FOR CONSTRUCTION

ISSUED FOR REVIEW	FT	BY	DATE	ISSUE
			01/19/2021	I

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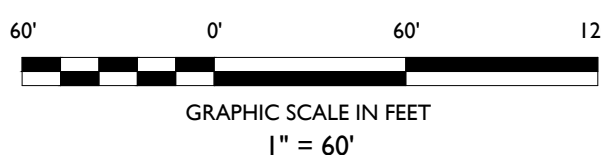
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DUST CONTROL NOTES

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7. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

PHASE II SEQUENCE OF CONSTRUCTION

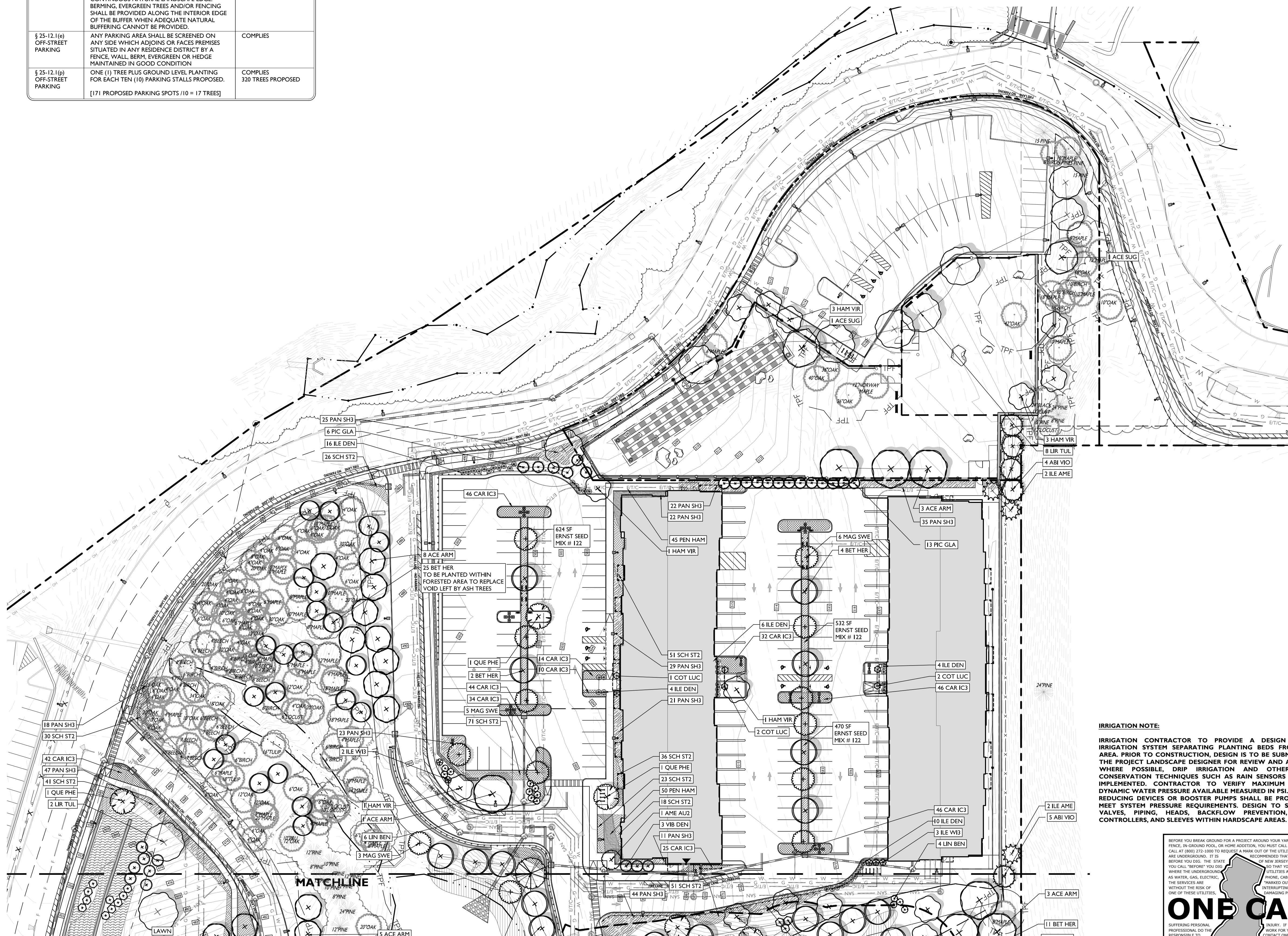
1. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED FOR SEDIMENT BUILDUP AND ADJUSTED AS REQUIRED.
2. INSTALL UNDERGROUND UTILITIES.
3. INSTALL PERMANENT DRAINAGE STRUCTURES AND STORMWATER CONVEYANCE SYSTEMS BEGINNING DOWNSTREAM AT THE ENTRANCE TO SEDIMENT BASIN AND WORKING UPSTREAM. INSTALL INLET FILTER PROTECTION AS INLETS ARE INSTALLED.
4. PROVIDE TEMPORARY AND PERMANENT STABILIZATION AS REQUIRED.
5. UPON COMPLETION OF CONVEYANCE SYSTEM CONSTRUCTION, DECOMMISSIONING OF TEMPORARY BASIN, DURING NON-PRECIPITOUS WEATHER, DEWATER THE TRAP, DREDGE OUT ACCUMULATED SEDIMENT, TILL AND AERATE SOIL, REMOVE SEDIMENT TEMPORARY RISER, AND INSTALL PERMANENT OUTLET STRUCTURE.
6. INSTALL PERMANENT BASIN RETAINING WALL. CONTRACTOR SHALL UTILIZE TEMPORARY SHORINGS AS REQUIRED TO MAINTAIN A STABLE EXCAVATION ALONG PUBLIC RIGHT-OF-WAY.
7. BEGIN CONSTRUCTION OF BUILDINGS.
8. COMMENCE FINE GRADING AND PAVING OF SITE.
9. INSTALL PERMANENT VEGETATION INCLUDING ALL LANDSCAPING AND GRASSED AREAS.
10. UPON COMPLETION OF SITE WORK INCLUDING GRADING, UTILITIES, LANDSCAPING, CONCRETE WORK, ETC., INSTALL FINAL PAVEMENT WEARING COURSE.

STABILIZATION SPECIFICATIONS:

- I.A. TEMPORARY SEEDING AND MULCHING:
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11 LBS./1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED - PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- I.B. 8. PERMANENT SEEDING AND MULCHING:
TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11 LBS./1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRE (8 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 1 (SUMMER SEEDINGS REQUIRE IRRIGATION).
MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 25-11-15 UTILITY SCREENING	UTILITY BOXES SHALL BE SCREENED ON AT LEAST THREE (3) SIDES BY LANDSCAPING THAT WILL CONCEAL THE BOX THROUGHOUT ALL SEASONS OF THE YEAR.	COMPLIES
§ 25-11.3(c) BUFFER STRIP	BUFFER STRIP SHALL BE PLANTED AND MAINTAINED IN PERPETUITY WITH TREES AND SHRUBBERY OF SUCH SIZES AND DENSITIES AS TO ADEQUATELY SCREEN THE BUILDING FROM SUCH ABUTTING RESIDENTIAL DISTRICT	COMPLIES
§ 25-11.3(c) BUFFER STRIP	WHERE EXISTING TREES WOULD BE REMOVED IN BUFFER STRIPS, REPLACEMENT TREES AND LANDSCAPING SHALL BE PROVIDED TO FORM A CONTINUOUS NATURAL LANDSCAPE EDGE. BERMING, EVERGREEN TREES AND/OR FENCING SHALL BE PROVIDED ALONG THE INTERIOR EDGE OF THE BUFFER WHEN ADEQUATE NATURAL BUFFERING CANNOT BE PROVIDED.	COMPLIES
§ 25-121(e) OFF-STREET PARKING	ANY PARKING AREA SHALL BE SCREENED ON ANY SIDE WHICH ADJOINS OR FACES PREMISES SITUATED IN ANY RESIDENCE DISTRICT BY A FENCE, WALL, BERRY, EVERGREEN OR HEDGE MAINTAINED IN GOOD CONDITION.	COMPLIES
§ 25-121(p) OFF-STREET PARKING	ONE (1) TREE PLUS GOOD LEVEL PLANTING FOR EACH TEN (10) PARKING STALLS PROPOSED.	COMPLIES 320 TREES PROPOSED

[17] PROPOSED PARKING SPOTS /15 = 17 TREES



PLANT SCHEDULE						
TREE	CODE	QTY	BOTANICAL NAME	COPPIN NAME	SIZE	REMARKS
	ACE ARM	27	ACER RUBRUM 'HIMSTROM'	HIMSTROM RED MAPLE	(14 TREES AT 22' CAL & 11" DBH)	885
	AME ALJ	10	AMELANCHIER ALABASTRUM 'AUTUMN BRILLANCE'	AUTUMN BRILLANCE SERVICEBERRY	7' H	885
	BAT HER	51	NETALA NIGRA 'HERITAGE'	HERITAGE NYRIS BIRCH	3.5' CAL	885
	HAR VR	30	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	1' 7" CAL	885
	QUF PHE	25	QUERCUS PHILLOUS	YELLOW OAK	(13 TREES AT 22' CAL & 11" DBH)	885
	ACE SLG	18	ACER SACCHARINUM	SUGAR MAPLE	(1 TREES AT 22' CAL & 11" DBH)	885
	SAL BAB	25	SAUX BABILONICA	WEeping WILLOW	3' 5" CAL	885
	HL TUL	21	LIQUIDAMBARY TULIPARIA	SWEEP POKAY	(11 TREES AT 27' CAL & 10" DBH)	885
	MAG DVE	14	MAGNOLIA VIRGINIANA	DIAMANT STAR	1' 7" CAL	885
EVERGREEN TREES						
	CODE	QTY	BOTANICAL NAME	COPPIN NAME	SIZE	REMARKS
	AB MY	14	ABIES CONCOLOR 'VIOLEACEA'	AMERICAN FIR	6' H	885
	LE ANE	32	ILLEX OPCACA	WHITE PINE	6' H	885
	PC GLA	51	PICEA GLAUCA	WHITE SPRUCE	6' H	885
SHRUBS						
	CODE	QTY	BOTANICAL NAME	COPPIN NAME	SIZE	REMARKS
	COT LUC	10	COTONEASTER LUCIDUS	SHINY COTONEASTER	7' GAL	---
	RNA ARO	86	RUNX AROMATICA	FRAGRANT SUPAC	1 GAL	---
	ILE DEN	195	ILEX GLABRA 'ODGA'	INKBERRY HOLL	7 GAL	---
	ILE WIG	135	ILEX VERTICILLATA	WINTERBERRY	7 GAL	---
	SAN BEN	106	SAMBUCUS CANADENSIS	ELDERBERRY	7 GAL	---
	LYN ELD	45	LYONEDIA NENDRA	SPICEBUSH	7 GAL	---
	VIB DEN	37	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	7 GAL	---
	VIB DIA	6	VIBURNUM PEGANUM 'TOPEKA STARGAZ'	SHASTA JAPANESE SNOWBALL	7 GAL	---
SPRING PLANTS						
	CODE	QTY	BOTANICAL NAME	COPPIN NAME	SIZE	REMARKS
	GAB IC3	447	GRABRYUM I. ICE DANCE	ICE DANCE SEDGE	1 GAL	30' GAL
	ELF PER	50	ELKUNTOASTER PERICULTUR	COMMON BONSET	1 GAL	30' GAL
	IRV VER	28	IRIS VERSICOLOR	BLUE FLAG	1 GAL	24' GAL
	PAN SP1	639	PANICUM VIRGATUM 'SHENADOON'	SWITCH GRASS	1 GAL	48" GAL
	RIV HAW	445	REINHEITUM ALGONQUENSIS 'HARDEN'	HARDEN FOURTAIN GRASS	1 GAL	30' GAL
	SCH ST2	1354	SCHIZANTHUS ALBOPURPUREUS 'TRAMPEN OVIATION'	TRAMPEN OVIATION LITTLE BLUESTEM GRASS	1 GAL	30' GAL
	SOL B17	117	SOLIDAGO CANADENSIS 'BART GOLD'	GOLEENBUD	1 GAL	24" GAL

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

 **MESIC TO DRY NATIVE POLLINATOR MIX (ERNMX-105)**
13695 SQFT (.38 ACRES) OF AREA TO BE SEED
SEEDING RATE: EXPECT TO APPLY ABOUT 20 LB PER ACRE.

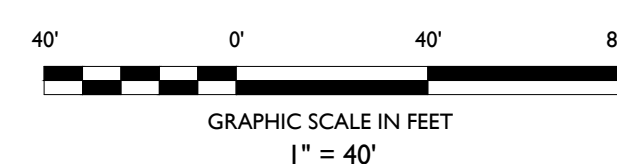
 **FACW WETLAND MEADOW MIX (ERNMX-122)**
9,475 SQFT (.21 ACRES) OF AREA TO BE SEED
SEEDING RATE: 20 LB PER ACRE, OR 1/2 LB PER 1,000 SQ FT

LANDSCAPING NOTES

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

IRRIGATION NOTE:

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, DRAIN IRRIGATION AND OTHER WATER DRAINAGE SYSTEMS CHECKS SHALL BE INSTALLED. WHEN IMPLEMENTED, CONTRACTOR TO VERIFY MAXIMUM WATER DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO HIGH PRESSURE AREAS. CONTRACTOR SHALL PROVIDE VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

[illegible]

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PRELIMINARY & FINAL MAJOR SITE PLAN

**GREEN ESSEX PARTNERS URBAN
RENEWAL, LLC**

**PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**

TAX MAP SHEET 88 BLOCK 155, LOTS 40.02, 42.01, & 42.02
100 - 200 EXECUTIVE DRIVE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

ZACHARY E. CHAPLIN, P.E.
NEW JERSEY LICENSE No. 53605
LICENSED PROFESSIONAL ENGINEER



SCALE:	1" = 40'	PROJECT ID: T-17554
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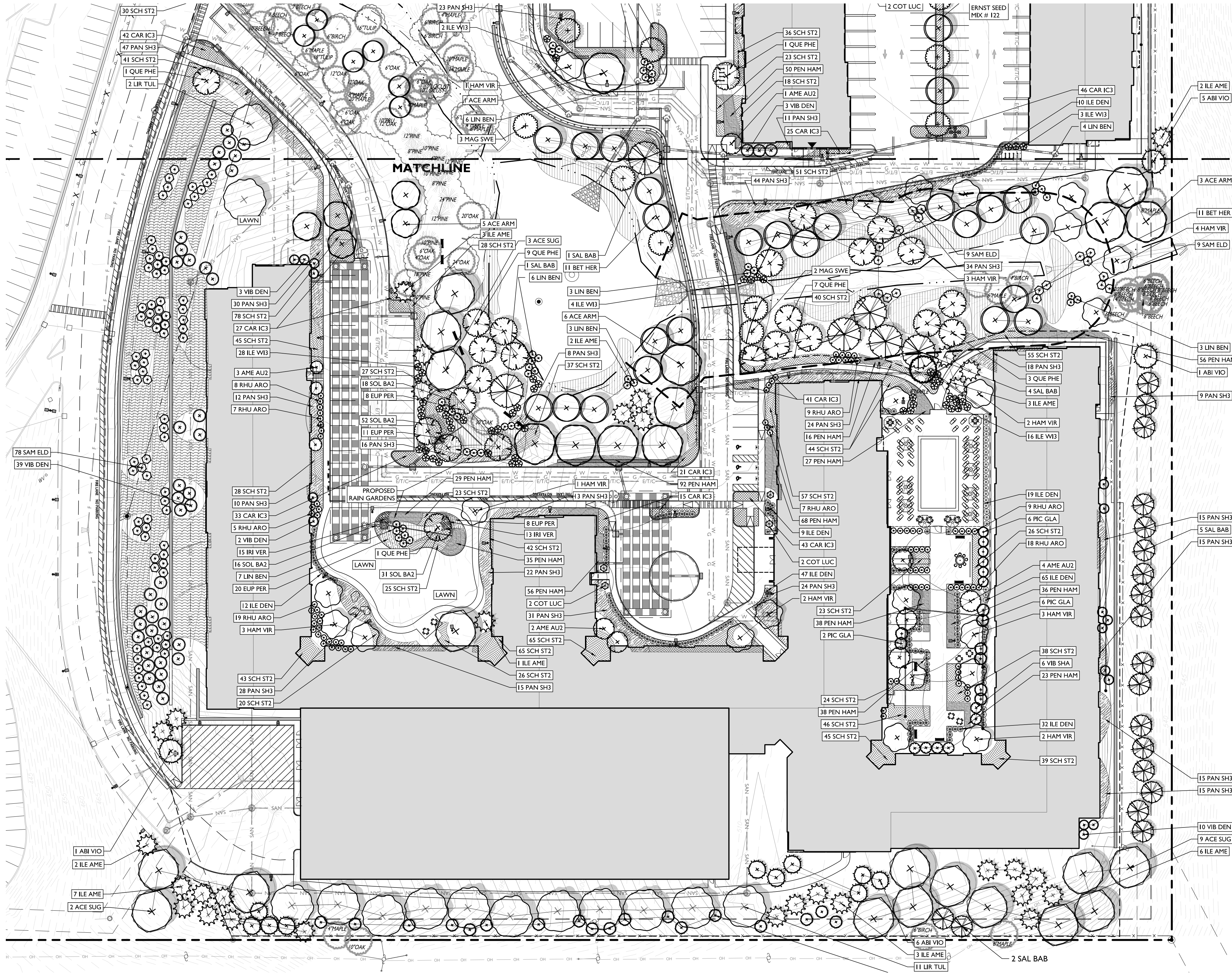
TITLE:

LANDSCAPING PLAN

DRAWING:

C-17

T:\2021\7554 BIRN REAL ESTATE GROUP - 100-200 EXECUTIVE DRIVE, WEST ORANGE, NJ\04-0001\11 LANDSCAPING



PLANT SCHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ACE ARM	27	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	(14 TREES AT 12" CAL & 10 TREES AT 5.5")	848
AME AU2	10	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE DOGWOOD	6" HT	848
BET HER	51	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2.5" CAL	848
HAM VIR	30	HAMMILL VIBURNUM	COMMON WITCH HAZEL	1" CAL	848
QUE PHE	35	QUERCUS PHellos	WILLOW OAK	(13 TREES AT 12" CAL & 9 TREES AT 5.5")	848
ACE SUG	18	ACER SACCHARIN	SUGAR MAPLE	1" TREES AT 12" CAL & 9 TREES AT 5.5"	848
SAL BAB	35	SALIX BABINGTONIA	WEeping WILLOW	1.5" CAL	848
LIR TUL	31	LIRIODENDRON TULIPERA	TULIP POPLAR	(11 TREES AT 12" CAL & 10 TREES AT 5.5")	848
MAG SWE	14	MAGNOLIA VIRGINIANA	SWEET BAY	1" CAL	848
EVERGREEN TREES					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AB VIO	14	ABIES CONCOLOR	VIOLACEA	6" HT	848
LE APE	32	ILEX OPACA	AMERICAN HOLLY	6" HT	848
PG GLA	51	PIRUS GLAUCOA	WHITE PRUNCE	6" HT	848
SHRUBS					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
COT LUC	10	COTYDOSTER LUCIDUS	SHINY COTONMASTER	7 GAL	---
RHJ ARO	86	RHUS AROMATICA	FRAGRANT SUMAC	5 GAL	---
ILE DEN	195	ILEX GLABRA 'DENSE'	INHERENT HOLLY	7 GAL	---
ILE W3	53	ILEX VERTICILLATA	WINTERBERRY	7 GAL	---
SAMP L	106	SAMPULUS CANADENSIS	SLIMBERRY	7 GAL	---
LIR BEN	45	LIRIODENDRON	SPOKESBURY	7 GAL	---
VIB DEN	59	VIBURNUM LENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	7 GAL	---
VIB SHA	6	VIBURNUM PULCATUM 'TORRENTIUM'	SHASTA JAPANESE DOGWOOD	7 GAL	---
SHRUB AREAS					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CAR IC3	647	CAREX X ICE DANCE	ICE DANCE SEDGE	1 GAL	30' x 10'
EUP PER	50	EUPATORIUM FRIGIDULUM	COMMON SCORCHBERRY	1 GAL	30' x 10'
IRI VER	38	IRIS VERISCOLOR	BLUE FLAG	1 GAL	30' x 10'
PAN SH3	639	PANICUM VIRGATUM 'SHERIDAN'	SWITCH GRASS	1 GAL	40' x 10'
PEN HAM	643	PENANETUM ALCOLEBROIDES 'HARLEN'	HARLEN FOUNTAIN GRASS	1 GAL	30' x 10'
SCH ST2	1354	SCHACHARHUR SCORPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUEBERRY GRASS	1 GAL	30' x 10'
SOL BA2	117	SOLDADO CANADENSIS 'BABY GOLD'	GOLDENWOOD	1 GAL	30' x 10'

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

- MESIC TO DRY NATIVE POLLINATOR MIX (ERNMX-105)**
13,695 SQFT (38 ACRES) OF AREA TO BE SEED
SEEDING RATE: EXPECT TO APPLY ABOUT 20 LB PER ACRE.
- FACW WETLAND MEADOW MIX (ERNMX-122)**
9,475 SQFT (21 ACRES) OF AREA TO BE SEED
SEEDING RATE: 20 LB PER ACRE, OR 1/2 LB PER 1,000 SQ FT

BEFORE YOU BREAK GROUND FOR A PROJECT AROUND YOUR YARD, SUCH AS A FENCE, IN-GROUND POOL, OR HOME ADDITION, YOU MUST CALL NEW JERSEY ONE CALL AT 800-272-5800 TO REQUEST A MARK OUT OF THE UTILITY SERVICES THAT ARE UNDERGROUND. IT IS RECOMMENDED THAT YOU CALL 3 DAYS BEFORE YOU DIG. THE STATE OF NEW JERSEY REQUIRES THAT YOU CALL "REPORT" YOU DIG AND THAT YOU CAN IDENTIFY WHERE THE UNDERGROUND UTILITIES ARE LOCATED (SUCH AS WATER, GAS, ELECTRIC, PHONE, CABLE, ETC.). ONCE "MARKED OUT", YOU CAN DIG THE SERVICES ARE WITHOUT THE RISK OF DAMAGING PROPERTY OR.

ONE CALL

SUPPORTING PERSONAL PROFESSIONAL DO THE RESPONSIBLE TO FOLLOWING LIST WILL HAS PERFORMED A MARK

INQUIRY: IF YOU ARE HAVING A WORK FOR YOU, THEY ARE CONTACT ONE CALL. UTILITY OUT WITH PAINT OR A FLAG. THE HIGH UP YOUR JERSEY. WHAT UTILITY OUT:

ELECTRIC-RED, GAS-COLOR-YELLOW, COMMUNICATION-TY-ORANGE, WATER-BLUE, SEWER-GREEN, TEMPORARY SURVEY MARKS-MAGENTA, PROPOSED EXCAVATION-WHITE

- LANDSCAPING NOTES**
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 - THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
 - THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
 - 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.
 - THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
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ISSUED FOR REVIEW		DESCRIPTION	
DATE	BY	DATE	BY
01/19/2021	I		

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PRELIMINARY & FINAL MAJOR SITE PLAN

GREEN ESSEX PARTNERS URBAN RENEWAL, LLC

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

TAX MAP SHEET 88 BLOCK 155, LOTS 40.02, 42.01, & 42.02
100 - 200 EXECUTIVE DRIVE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

ZACHARY E. CHAPLIN, P.E.
NEW JERSEY LICENSE NO. 53605
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 40' PROJECT ID: T-17354

TITLE:

LANDSCAPING PLAN

DRAWING:

C-18

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF THE POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL



1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
2. SOIL AMENDMENTS:
 - 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% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CHAY LOAM UP TO 30% OF THE TOTAL MIX
3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



4



2

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE 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 ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. 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 OBLIGATION 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 VEGETABLE TYPE AND SIZE.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY- EIGHT HOURS (48 HRs) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

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 DRIPLINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLANS AND SPECIFICATIONS. FENCING SHALL BE MAINTAINED THROUGHOUT THE PROJECT. WHEN THE REQUIREMENT IS PROVIDED "TREE PROTECTION FENCE DETAIL," NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

ITEMS 201-202: TRIMMING OF ROOTS, BRANCH OR LOWER BRANCHES, NO VEHICLE EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.

IN PARALLEL WITH THE TREE TRIMMING, CUTTING, OR GRADING IS REQUIRED WITHIN THEIR TRIP-LINE ORS TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:

- TRENCING: WHEN TRENCING 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.
- RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE USED TO RAISE THE GRADE. THE GRADE SHALL BE RAISED TO A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") BELOW THE FINISH GRADE AT THE TREE INSTALLED GRADE BEFORE ANY EARTH FILL IS PLACED. NEARBY FILL SHALL BE LEFT IN CONTACT WITH THE TRUNK OF THE TREE. EXCESSIVE EARTH FILL SHALL BE REMOVED TO PREVENT THE TREE FROM BEING OVERLAIN. IF AVAILABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL".
- LOWERING GRADES: EXISTING TREES LOCATED IN THE PATH OF THE NEW FINISHED GRADE SHALL BE REMOVED. LOWERING GRADES: WHEN THE GRADE IS TO BE INDICATED TO BE LOWERED AFTER THE TREE HAS BEEN REMOVED, THE GRADE SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. EXCESSIVE EARTH FILL SHALL BE REMOVED TO PREVENT THE TREE FROM BEING OVERLAIN. IF AVAILABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL".

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON THE TEST RESULTS, THE RATES OF LINE AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SOIL INCHES (6") OF TOPSOIL. THE LINE AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL ADJUSTMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
 - a. *HEAVY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED NINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 - b. *MODERATELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM (UP TO 30% OF THE TOTAL MIX).
3. TOPSOIL SHALL BE A WELL-DRAINED, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOL 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 TO 8.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREADED IN A SINGLE PASS USING A FRONT END LOADER OR ACHIEVE THE REQUIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. ALL AREAS TO BE PLANTED SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TRUNK OR SHRUBS SHALL BE MULCHED TO GROUND CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR RUNOFF RUNOFF.
9. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
10. TOPSOIL SHALL BE REUSED OR RECYCLED TO THE MAXIMUM EXTENT POSSIBLE. TOPSOILS 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.
11. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT SPECIES.
12. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGUS 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, THERA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND A FERTILIZER.

DIRECTIONS FOR USE: USE 3-0Z PER FEET-ROOT DIAMETER OF THE ROOT BALL, OR 3-0Z 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. DO NOT INJECT. DO NOT APPLY TO THE TRUNK OF THE TREE. DO NOT APPLY TO THE ROOTS EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.

MYCRO® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.

SOIL PH: THE FUNGUS 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 PRODUCTS: DO NOT USE OTHER FUNGICIDES OR FUNGICIDES THAT ARE NOT NORMALLY USED FOR 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 1 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.

SOIL CONDITION	MIN. WIDTH OF PREPARED SOIL (X)	TYPE OF PREPARATION
GOOD SOIL (NOT PREVIOUSLY GRADED OR COMPACTED, TOPSOIL LAYER INTACT)	6 FT. OR TWICE THE WIDTH OF THE ROOT BALL, WHICHEVER IS GREATER.	LOOSEN THE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN ON PLANTING DETAILS.
COMPACTED SOIL (NOT PREVIOUSLY GRADED, TOPSOIL LAYER DISTURBED BUT NOT ELYMINATED)	15 FT.	LOOSEN THE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN ON PLANTING DETAILS; ADD COMPACTED ORGANIC MATTER TO BRING THE CONTENT UP TO 5% DRY WEIGHT.
GRADED SUBSOILS AND CLEAN FILLS WITH CLAY CONTENT BETWEEN 5 AND 35 %	20 FT.	MINIMUM TREATMENT: LOOSEN EXISTING SOILS TO WIDTHS AND DEPTHS SHOWN. ADD COMPACTED ORGANIC MATTER TO BRING ORGANIC CONTENT UP TO 5 % DRY WEIGHT. OPTIMUM TREATMENT: REMOVE TOP 8 TO 10 IN. OR THE EXISTING MATERIAL. LOOSEN EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN IN THE PLANTING DETAILS. ADD 8 -10 IN. OF LOAM TOPSOIL.
POOR QUALITY FILLS, HEAVY CLAY SOILS, SOILS CONTAMINATED WITH RUBBLE OR TOXIC MATERIAL	20 FT.	REMOVE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN. REPLACE WITH LOAM AND TOPSOIL.

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z660-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

2. ALL PLANTS MUST BE IDENTICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER ANY 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 TO THE BEST AVAILABLE STOCK OF THE SAME SPECIES OR VARIETY. ALL VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEMS SHALL BE FREE OF DISEASE, INSEST PESTS, EGGS OR LARVAE.

4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR DEFECTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT BEEN COMPLETELY CALLOUSED SHALL BE REJECTED.

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. ALL ROOT SYSTEMS OF ALL PLANTS MUST BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.

7. ALL PLANTS DESIGNATED BALL AND BURLAP (88B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO SUPPORT THE PLANTS. FIBERED BURLAP SHALL BE USED TO WRAP THE BALLS OF EARTH. THE BURLAP SHALL BE KEPT INTACT AND SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN.

8. PREPARATORY TO OR DURING THE PROCESS OF PLANTING, THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS SHALL BE MOVED WITH THE ROOT SYSTEMS AND BALLS OF EARTH INTACT AND SHALL BE KEPT INTACT AND COVERED WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERRED TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.

9. PLANTS TRANSPORTED TO THE PROJECT ON OPEN VEHICLES SHALL BE COVERED WITH TARP OR OTHER SUITABLE COVERING. ALL PLANTS LOADED OR UNLOADED FROM CLOSURE VEHICLES SHALL BE PROTECTED BY A TIGHTLY CLOSED VEHICLE. ALL VEHICLES ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING UNLOADING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANTS. ALL PLANTS MUST BE KEPT FRESH AND VIGOROUS THROUGHOUT THE ENTIRE PERIOD OF STORAGE. PLANTS THAT ARE DAMAGED WHILE BEING HANDLED, OR ARE IN TEMPORARY STORAGE, SHALL BE REJECTED.

10. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING

10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR AGED WOOD CHIPS. PLANTS SHALL BE WATERED DAILY TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE SHIELDED FROM EXCESSIVE SUNLIGHT AND WIND. PLANTS SHALL BE SHIELDED FROM EXCESSIVE WATER. PLANTINGS SHALL BE UNITED 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.
11. 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 WITH HEIGHT LIMITATIONS, TREES SHALL BE LIMITED AND MAINTAINED TO A HEIGHT OF EIGHT FEET.
15. ABOVE GRADE ROOTS OR BRANCHES, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRASS UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
16. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
 - PLANTS (MARCH 15 - DECEMBER 15)
 - LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
17. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON.

ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ACER BURGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER FREEMONTII	CUPRESSOCYPARIS LETLANDII	PLATANUS VARIETIES
ACER RUBRUM	FAGUS VARIETIES	PONULUS VARIETIES
ACER SACCARINUM	HALESIA VARIETIES	POPULUS VARIETIES
BETULA VARIETIES	ILEX X FOSTERI	QUERCUS VARIETIES (NOT Q. PALustris)
CARPINUS VARIETIES	ILEX NELLIE THOMAS	SALIX SLEEPING VARIETIES
CEDRUS DEODARA	ILEX OPACA	SORBUS VARIETIES
CERTIS VARIETIES	JUNIPERUS VIRGINIANA	SYCAMORE VARIETIES
CORYLORUS VARIETIES	KOLARIA VARIETIES	TAXUS VARIETIES
CERCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TORULUS X REPENDENS
CORNUS VARIETIES	LIRIODENDRON VARIETIES	ULMA TOMENTOSA VARIETIES
CRATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	MYRTUS VARIETIES	YUCCA VARIETIES

17. IF A PROPOSED PLANT IS UNAVAILABLE 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, MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
18. DURING THE COURSE OF THE PROJECT, ALL PLANTS, TREES AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUY'S IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND TRIMMING OF OTHER PLANTS.
22. 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 REQUIRED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS. AN EXAMPLE OF ACCEPTABLE MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
23. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIODS 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 MEAN.
26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE IRRIGATION SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
2. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE.
3. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
4. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST.
5. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
6. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

1. SEED MIXTURE SHALL BE FRESH-LAWN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
2. SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION."
3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEED OR LAID WITH SOD.
4. SEEDING SHALL BE OBTAINED IN IDEAL 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, WASHING, 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.

[illegible]

NOT APPROVED FOR CONSTRUCTION



STONEFIELD
engineering & design

PRELIMINARY & FINAL MAJOR SITE PLAN

**TAX MAP SHEET 88 BLOCK 155, LOTS 40.02, 42.01, & 42.02
100 - 200 EXECUTIVE DRIVE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY NEW JERSEY**

ZACHARY E. CHAPLIN, P.E.
NEW JERSEY LICENSE No. 53605
LICENSED PROFESSIONAL ENGINEER



STONEFIELD
engineering & design

SCALE:	AS SHOWN	PROJECT ID:	T-17554
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TITLE:

LANDSCAPING DETAILS

DRAWING

C-19