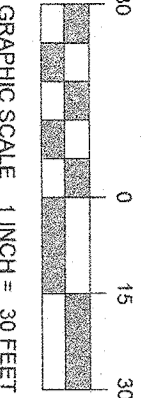


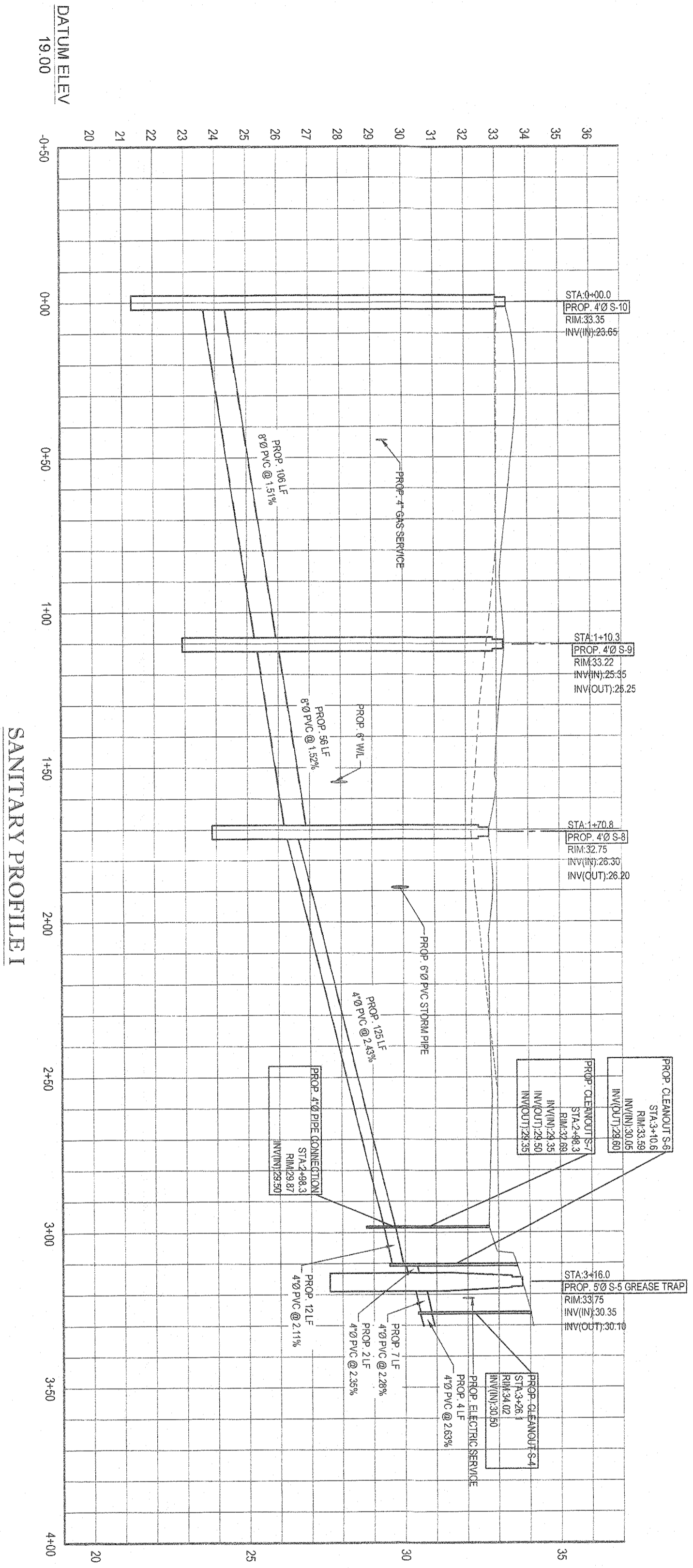
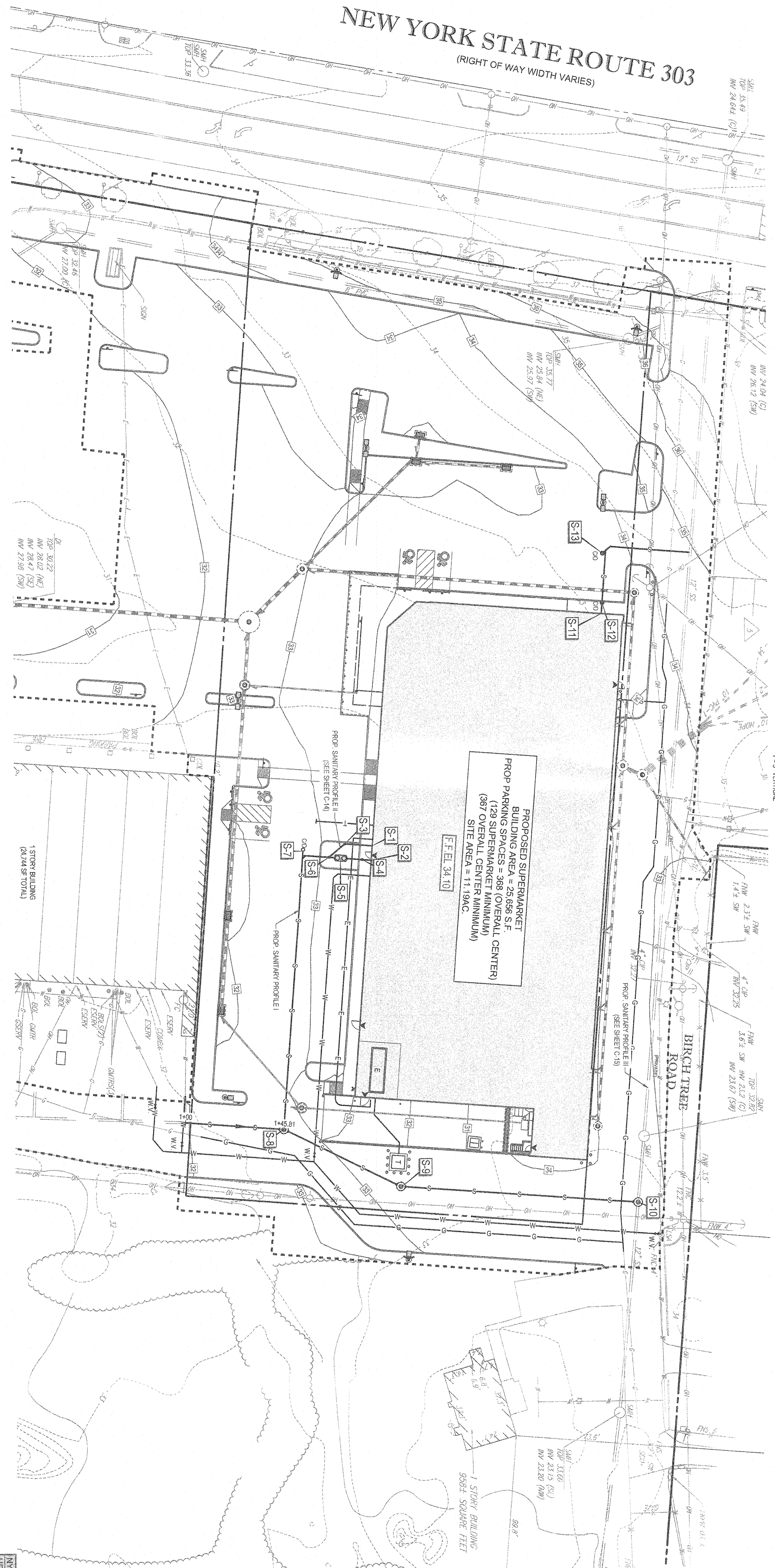
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NEW YORK STATE ROUTE 303

(RIGHT OF WAY WIDTH VARIES)



SANITARY PROFILE I
SCALE: 1" = 3' HORIZONTAL
1" = 3' VERTICAL

PROJECT CASE # N/A
HEATHIER REF # N/A

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REV#	DATE	COMMENT	DESIGNED BY	CHECKED BY
1	12/4/2019	INITIAL TOWN SUBMISSION	RP	RP
2	12/10/2019	CLIENT COMMENTS	RP	RP
3	2/17/2020	TOWN SITE PLAN APPLICATION	RP	BP

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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293 EXPRESSWAY DRIVE NORTH
HAUPPAUGE, NY 11749
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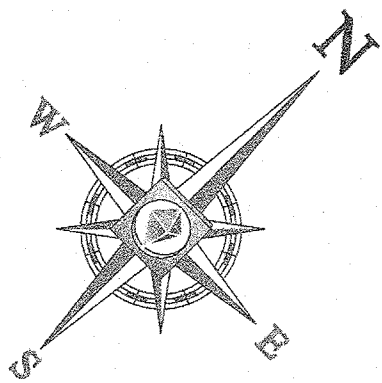
LIDL U.S. OPERATIONS, LLC
PROPOSED
GROCERY STORE #1456
3.58 NYS ROUTE 303
TAPPAN
ROCKLAND COUNTY, NY 10983
SECTION 77.15 BLOCK 1
LOTS 53-57 & 41

STATE OF NEW YORK
REGISTERED PROFESSIONAL ENGINEER
KRISTINA M. BOHLER, EIT
No. 11107

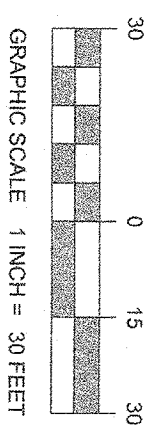
SHEET TITLE:
SANITARY PROFILE I

SHEET NUMBER:
C-13
OF 24

REVISION 3 - 2/17/2020



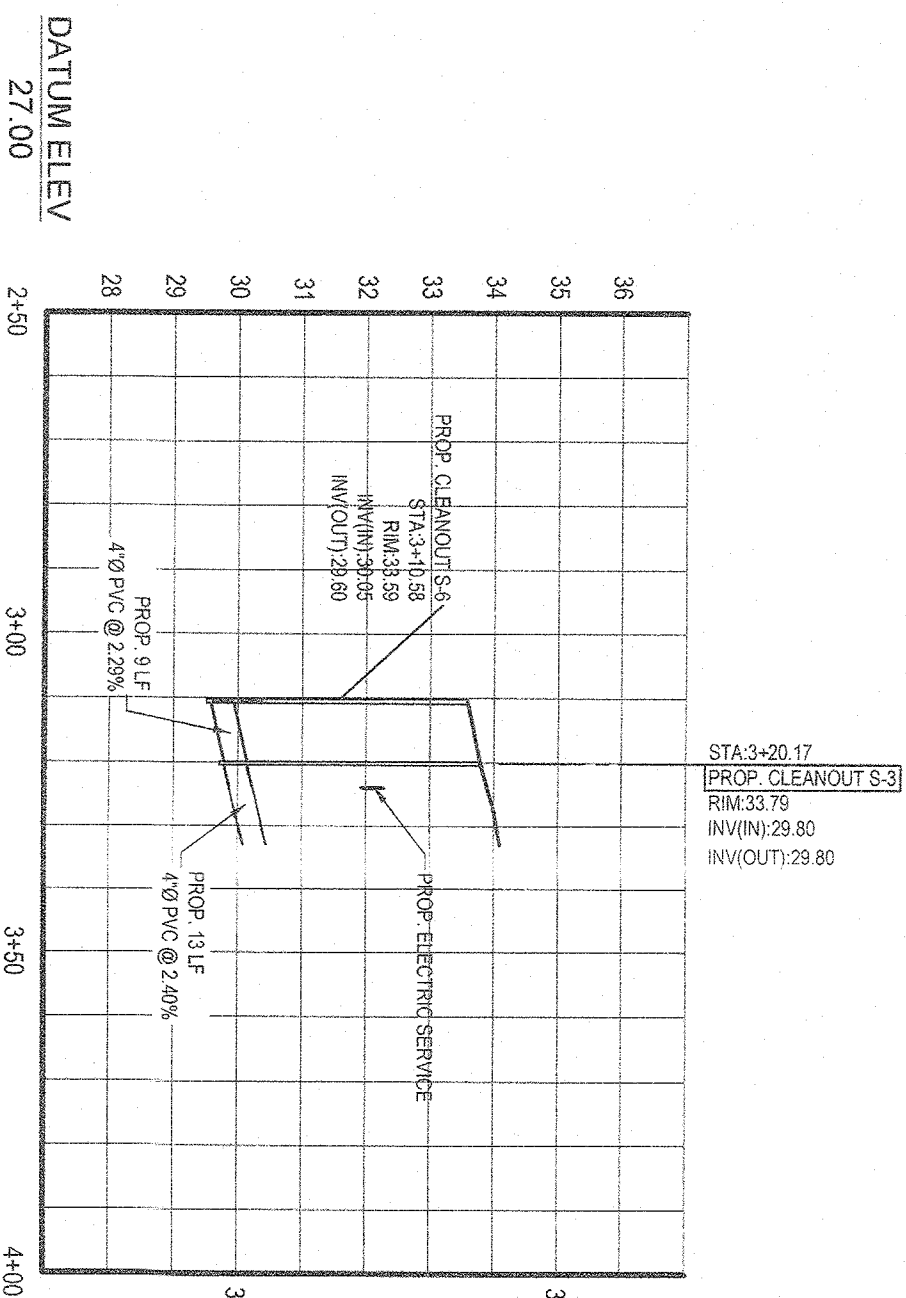
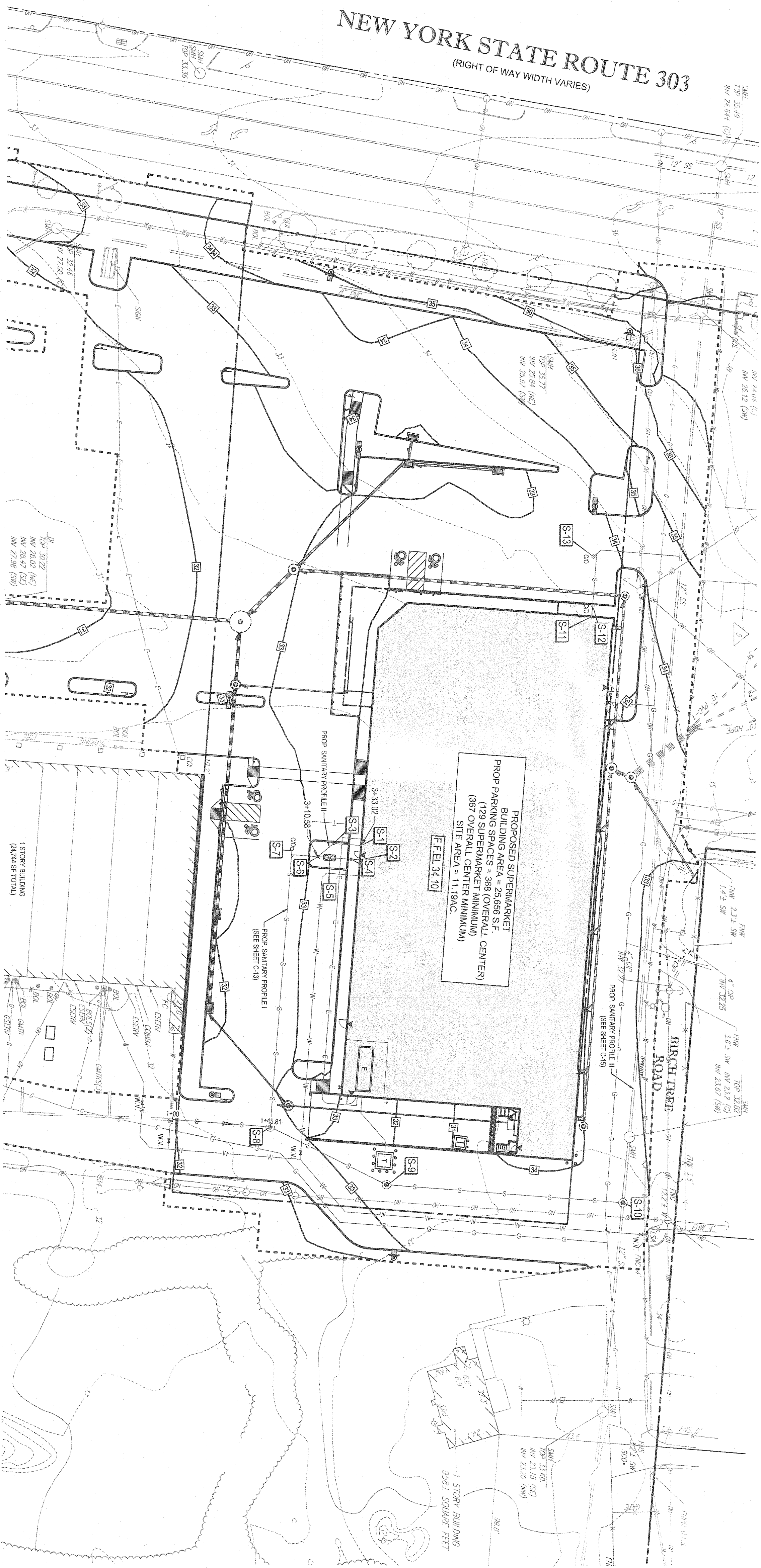
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NEW YORK STATE ROUTE 303

(RIGHT OF WAY WIDTH VARIES)



SANITARY PROFILE II
SCALE: H=30' HORIZONTAL
V=3' VERTICAL

PROJECT CASE # N/A

PROJECT TITLE
SANITARY PROFILE II

SHEET NUMBER
C-14
OF 24

REVISION 3 - 2/17/2020

BOHLER ENGINEERING

2829 EXPRESSWAY DRIVE NORTH
HAUPPAUGE, NY 11789
Phone: (831) 255-9464
Fax: (831) 255-9464
www.BohlerEngineering.com

PROJECT: **SITE DEVELOPMENT PLANS**

FOR: **LIDL U.S. OPERATIONS, LLC**

PROPOSED **GROCERY STORE #1456**
3-58 WYS ROUTE 303
TOWN OF ORANGETOWN,
ROCKLAND COUNTY, NY 10883
SECTION 77.75 BLOCK 1
LOTS 33-37 & 41

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New York
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THE ABOVE REFERENCED REGIONS REQUIRE ANY PERSON PREPARING TO OBTAIN THE ON EARTH SURVEYING LICENSE FROM THE FREEDOM

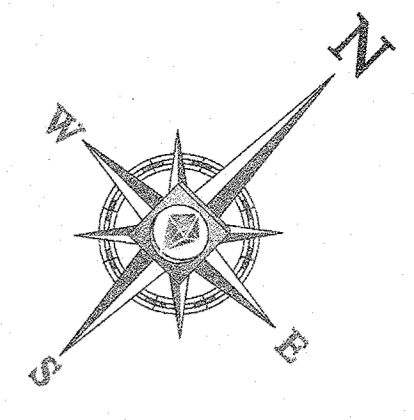
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

REV	DATE	COMMENT	ISSUED BY
1	12/4/2019	INITIAL TOWN SUBMISSION	RP
2	12/10/2019	CLIENT COMMENTS	RP
3	2/17/2020	TOWN SITE PLAN APPLICATION	RP

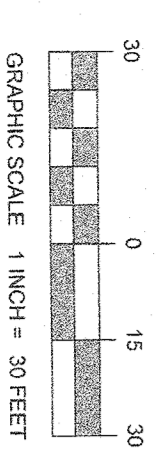
BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
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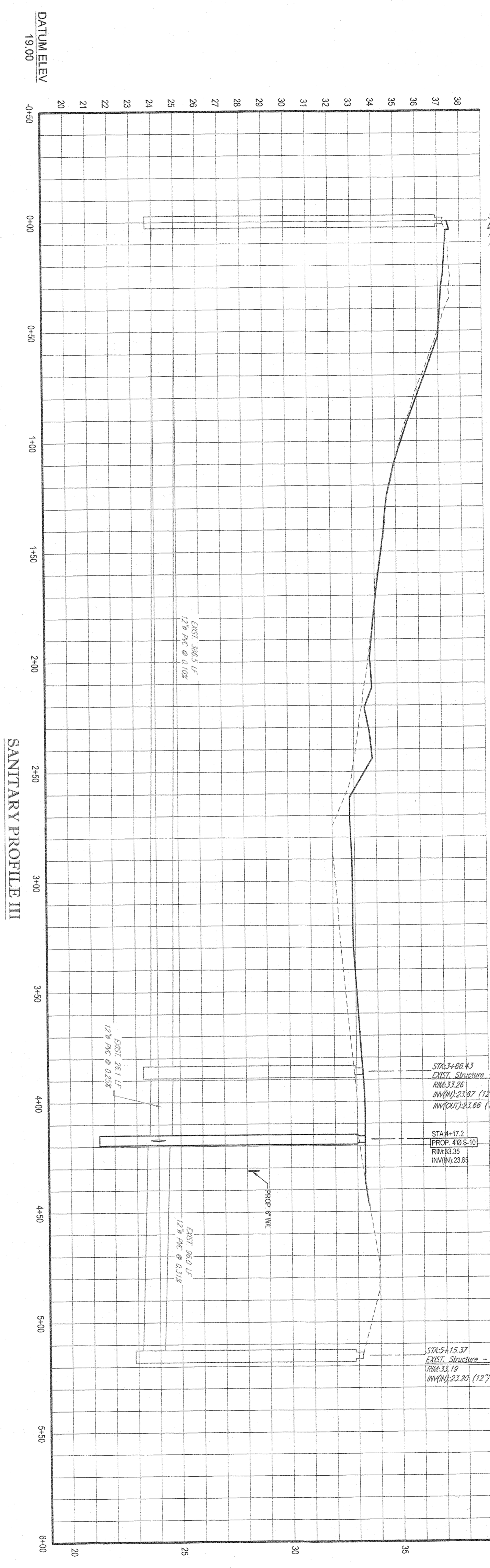
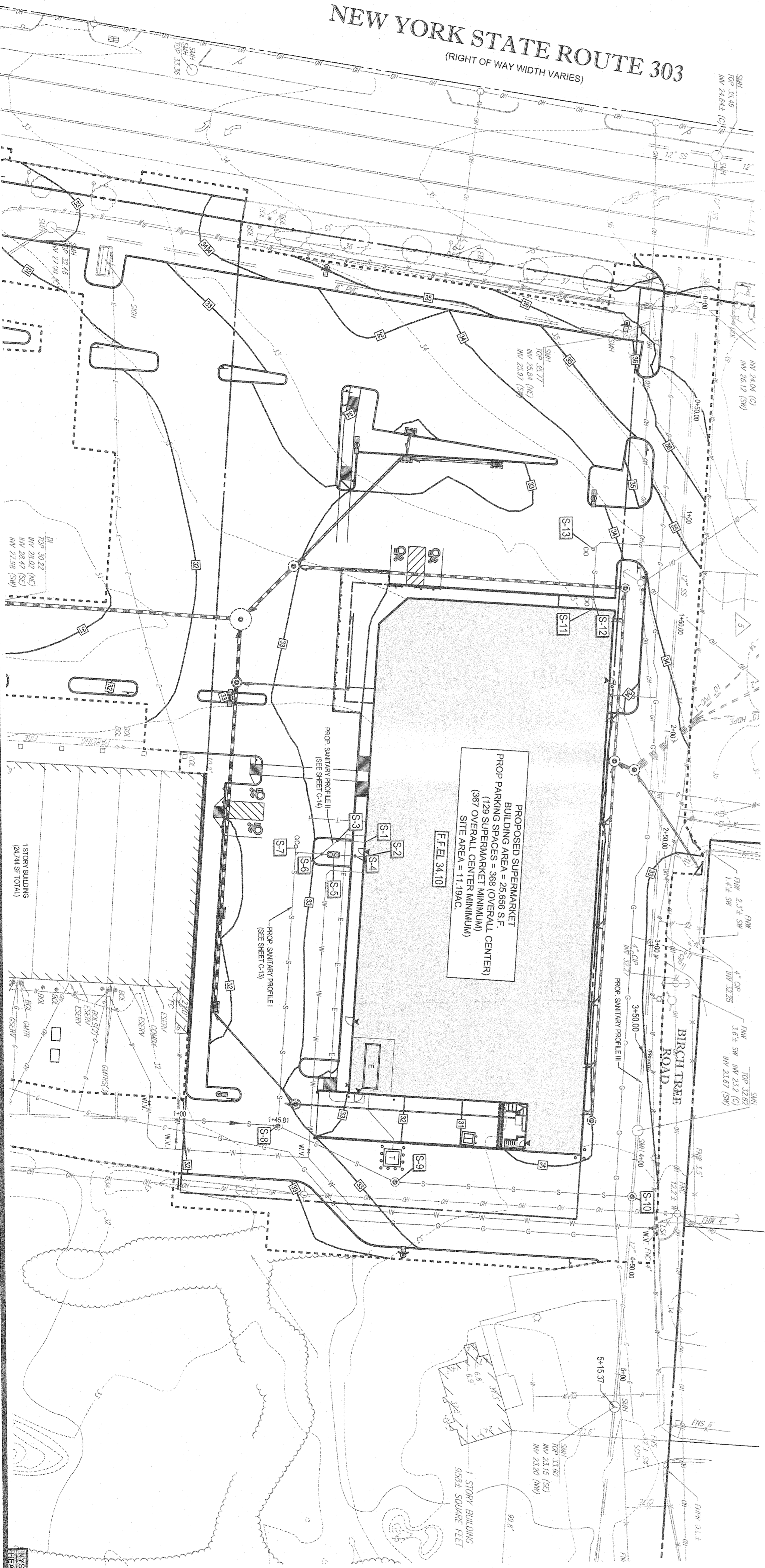
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NEW YORK STATE ROUTE 303

(RIGHT OF WAY WIDTH VARIES)



SANITARY PROFILE III
SCALE 1" = 3' HORIZONTAL
1" = 3' VERTICAL

ANSICOT CASE # N/A
FIELD NUMBER REF. # N/A



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
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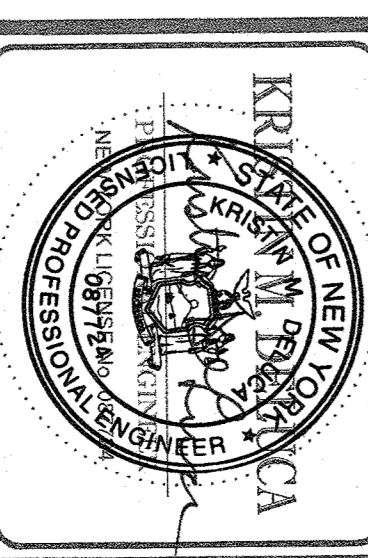
REV.	DATE	COMMENT	BY	CHKD.
1	12/02/19	INITIAL TOWN SUBMISSION	RP	RP
2	12/10/20	CLIENT COMMENTS	RP	KD
3	2/17/2020	TOWN SITE PLAN APPLICATION	RP	BP

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

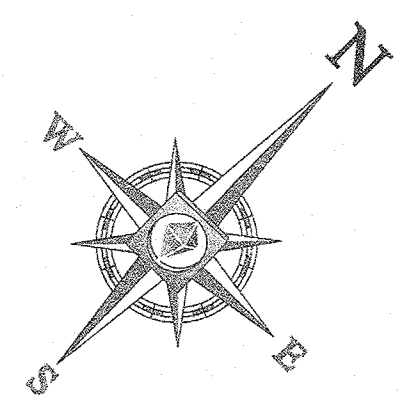
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New York
800-962-7962
www.digsafely.com

PROJECT: SITE DEVELOPMENT PLANS FOR LIDL U.S. OPERATIONS, LLC
PROPOSED GROCERY STORE #1456
3-98 WVS ROUTE 303
136PM SECTION
ROCKLAND COUNTY NY 10983
SECTION 77.15 BLOCK 1
LOTS 33.97 & 41

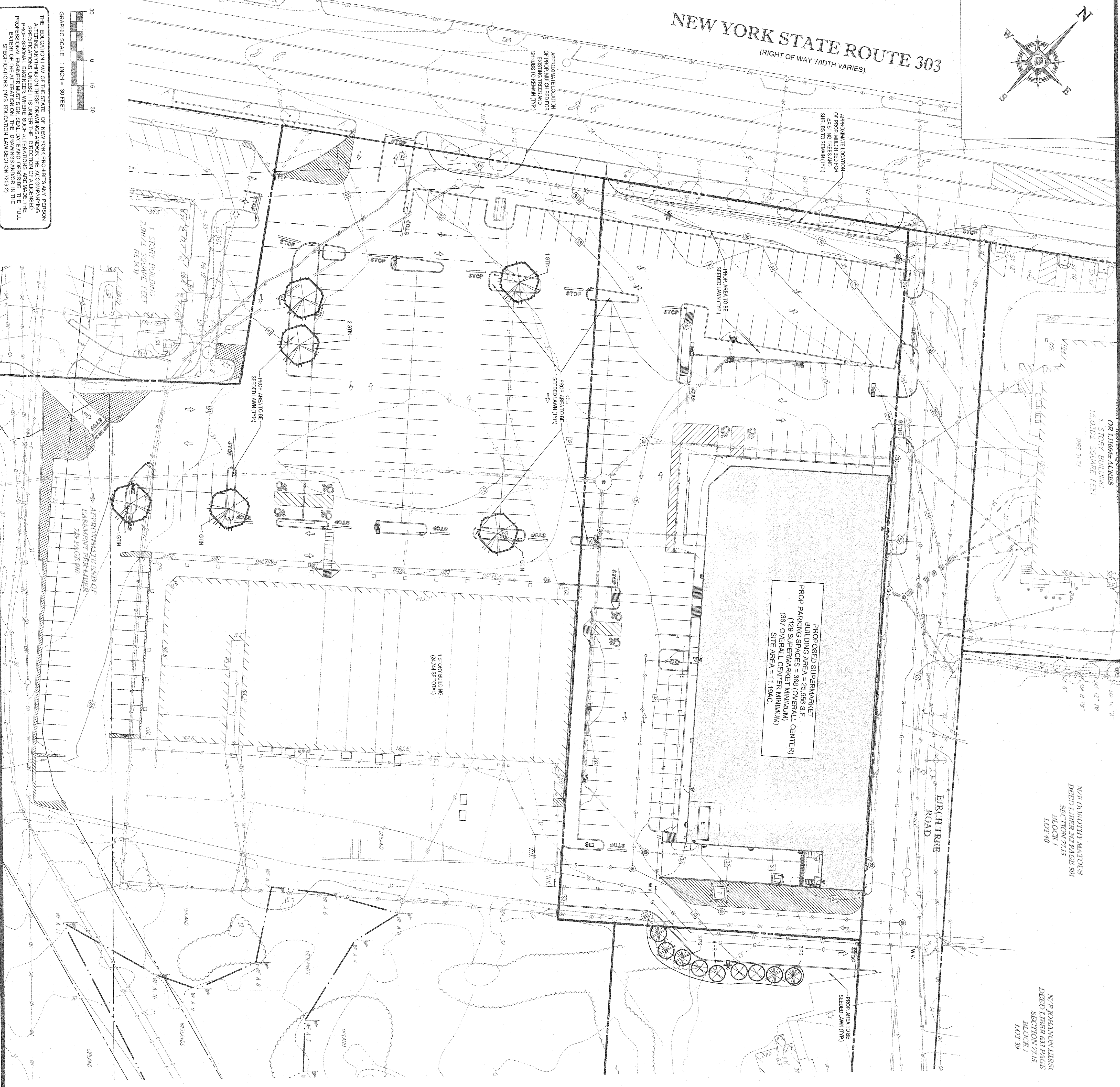
BOHLER ENGINEERING
2929 EXPRESSWAY DRIVE NORTH
HAUPPAUGE, NY 11749
Phone: (631) 285-6664
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SHEET TITLE: SANITARY PROFILE III
SHEET NUMBER: C-15 OF 24
REVISION: 3 - 2/17/2020



NEW YORK STATE ROUTE 303
(RIGHT OF WAY WIDTH VARIES)

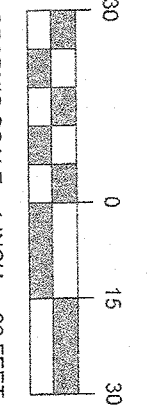


PROPOSED SUPERMARKET
BUILDING AREA = 25,656 S.F.
(129 SUPERAL CENTER MINIMUM)
(387 OVERALL CENTER MINIMUM)
SITE AREA = 11,190 S.F.

OR 11664 ACRES
1 STORY BUILDING
15,030± SQUARE FEET
HRS. 14.2

N/E DONOFRIO MATTOLO
DEED LIBER 262 PAGE 501
SECTION 77.15
BLOCK 1
LOT 40

N/E JOHANON HIRS
DEED LIBER 633 PAGE
SECTION 77.15
BLOCK 1
LOT 39



THE EDUCATION LAW OF THE STATE OF NEW YORK REQUIRES ANY PERSON PREPARING A PROFESSIONAL ENGINEERING DRAWING TO BE A LICENSED PROFESSIONAL ENGINEER, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. THE EXTENT OF THE ALTERATION ON THE DRAWING AND IN THE SPECIFICATIONS (ANSI EDUCATION LAW SECTION 2000)

SECTION	REQUIREMENT	CALCULATIONS	COMPLIANCE
§13.10	EXISTING WOODED AREAS AND PROPOSED WOODED AREAS SHALL BE MAINTAINED OR RESTORED TO ORIGINAL OR BETTER CONDITION. THE DISTRICT OR RESIDENTIAL USE SHALL INCLUDE A VEGETATED BUFFER NATURALLY OCCURRING AND/OR CONVALESCENT SHRUBS AND TREES A MINIMUM AS LISTED UNDER THE PROVISIONS OF § 21.22 OF THE LAND DEVELOPMENT REGULATIONS OF THE DISTRICT AND IN ACCORDANCE WITH THE NOTES TO THE USE AND BULK TABLES. THE VEGETATED BUFFER SHALL NOT BE LESS THAN 25 FEET IN WIDTH. THIS MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER. VEGETATION SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON. THE PLANNING BOARD SHALL AND SIZE OR REAR YARD REQUIREMENTS OF SAID BUFFER. ONLY THE ZONING BOARD MAY AFTER REVIEW AND CONSIDERATION OF THE PROVISIONS OF THIS ORDINANCE.	EXISTING WOODED AREAS AND PROPOSED WOODED AREAS SHALL BE MAINTAINED OR RESTORED TO ORIGINAL OR BETTER CONDITION. THE DISTRICT OR RESIDENTIAL USE SHALL INCLUDE A VEGETATED BUFFER NATURALLY OCCURRING AND/OR CONVALESCENT SHRUBS AND TREES A MINIMUM AS LISTED UNDER THE PROVISIONS OF § 21.22 OF THE LAND DEVELOPMENT REGULATIONS OF THE DISTRICT AND IN ACCORDANCE WITH THE NOTES TO THE USE AND BULK TABLES. THE VEGETATED BUFFER SHALL NOT BE LESS THAN 25 FEET IN WIDTH. THIS MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER. VEGETATION SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON. THE PLANNING BOARD SHALL AND SIZE OR REAR YARD REQUIREMENTS OF SAID BUFFER. ONLY THE ZONING BOARD MAY AFTER REVIEW AND CONSIDERATION OF THE PROVISIONS OF THIS ORDINANCE.	COMPLIES
§13.17	PARKING AREAS SHALL REMAIN SCREENED WITH THE EXISTING SHRUB HEIGHT ALONG NY STATE ROUTE 303 AND ANY LOADING AREAS SHALL BE SCREENED WITH EVERGREEN BUFFER ALONG THE SOUTHERN PROPERTY LINE AREAS.	PARKING AREAS WILL REMAIN SCREENED WITH THE EXISTING SHRUB HEIGHT ALONG NY STATE ROUTE 303 AND ANY LOADING AREAS SHALL BE SCREENED WITH EVERGREEN BUFFER ALONG THE SOUTHERN PROPERTY LINE AREAS.	COMPLIES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHRUB TREES	6	CESTRUM TROBANDIENSE NEROLEA SPICATA	SUNSHINE HONOLULU BUCKLE	2 1/2-3' TALL	140
SUBTOTAL	6				
EVERGREEN TREES	4	PRUNUS BRUNEA	PRINCIPAL	6"	144
FR	5	FRAXINUS VIRGINICA	AMERICAN WHITEBARK	6"	144
SUBTOTAL	9				

NOTE: IF ANY DISCREPANCY OCCURS BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLAN SET, THE PLAN SET WILL GOVERN.

OWNER MAINTENANCE RESPONSIBILITIES

UPON COMPLETION OF THE LANDSCAPE, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTS AND TREES. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MAINTENANCE SCHEDULE TO THE OWNER. THE MAINTENANCE SCHEDULE SHALL INCLUDE THE FOLLOWING: 1. WATERING: THE LANDSCAPE CONTRACTOR SHALL WATER ALL PLANTS AND TREES FOR A PERIOD OF 90 DAYS AFTER INSTALLATION. 2. FERTILIZATION: THE LANDSCAPE CONTRACTOR SHALL FERTILIZE ALL PLANTS AND TREES FOR A PERIOD OF 90 DAYS AFTER INSTALLATION. 3. PRUNING: THE LANDSCAPE CONTRACTOR SHALL PRUNE ALL PLANTS AND TREES FOR A PERIOD OF 90 DAYS AFTER INSTALLATION. 4. WEEDING: THE LANDSCAPE CONTRACTOR SHALL WEED ALL PLANTS AND TREES FOR A PERIOD OF 90 DAYS AFTER INSTALLATION. 5. PEST CONTROL: THE LANDSCAPE CONTRACTOR SHALL CONTROL ALL PESTS AND DISEASES FOR A PERIOD OF 90 DAYS AFTER INSTALLATION. 6. IRRIGATION: THE LANDSCAPE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL IRRIGATION SYSTEMS FOR A PERIOD OF 90 DAYS AFTER INSTALLATION. 7. REPORTING: THE LANDSCAPE CONTRACTOR SHALL REPORT ALL MAINTENANCE ACTIVITIES TO THE OWNER. 8. RECORDS: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL RECORDS OF MAINTENANCE ACTIVITIES FOR A PERIOD OF 90 DAYS AFTER INSTALLATION. 9. INSURANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL INSURANCE COVERAGE FOR A PERIOD OF 90 DAYS AFTER INSTALLATION. 10. LIABILITY: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LIABILITY ARISING FROM MAINTENANCE ACTIVITIES FOR A PERIOD OF 90 DAYS AFTER INSTALLATION.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

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LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REV.	DATE	COMMENT	BY	CHKD.
1	12/20/19	INITIAL TOWN SUBMISSION	KD	KD
2	12/10/2019	CLIENT COMMENTS	RD	RD
3	2/17/2020	TOWN SITE PLAN APPROVAL	RD	RD

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Phone: (631) 728-1200
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LIDL U.S. OPERATIONS, LLC
PROPOSED GROCERY STORE #4456
TOWN OF TAPPAN
ROCKLAND COUNTY, NY 10988
SECTION 77.15 BLOCK 1
LOTS 33, 37 & 41

KRYE & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEER
1087 WEST 10TH STREET
ROCKY HILL, CT 06067
Phone: (860) 514-1111
www.krye.com

LANDSCAPE PLAN
SHEET NUMBER: **C-17**
OF 24
REVISION 3 - 2/17/2020

LANDSCAPE SPECIFICATIONS

- 1. SCOPE OF WORK
A. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
B. TOPSOIL - NATURAL, FRAGILE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT OF 5% TO 10%, A PH RANGE BETWEEN 4.5 - 7.0, IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE (1") WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLOTS.
C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX (6) INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHOD INDICATED WITHIN THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN.
D. WEED BARRIER LANDSCAPE FABRIC-ALL PLANTING AREAS AND PLANTING PITS SHALL BE COVERED WITH WEED BARRIER LANDSCAPE FABRIC EXCEPT FOR WALKWAYS, DRIVEWAYS OR MULCH SHALL TOUCH THE TRUNK OF THE TREE OR SHRUB.
E. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 2" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
F. FERTILIZER
F.a. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
F.b. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
G. PLANT MATERIAL
G.a. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
G.b. IN ALL CASES, TREE AND ALL PLANT MATERIAL SHALL BE TAKEN AT A POINT ON THE TRUNK UP TO AND INCLUDING A FOUR (4) INCH CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
G.c. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
G.d. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISREGISTRATION OR FRESH CUTS OF LIMBS OVER 1/2" IN DIAMETER SHALL NOT BE COMMERCE. THE TREE OR SHRUB AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
G.e. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
G.f. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK UP TO AND INCLUDING A FOUR (4) INCH CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
G.g. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
G.h. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S SITE OR AT PERMITS SHALL NOT BE BURNED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE PRUNED ON A REGULAR BASIS FOR ADDITIONAL MAINTENANCE.
C. RESULTING COMPOST SHALL NOT BE LEFT EXPOSED FOR PERIODS OF MORE THAN 30 DAYS. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
3. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
B. A FORTY-EIGHT (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISIBILITY FENCE, OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE MAINTAINED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
E. CONTRACTORS SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS DISCOVERED DURING THE COURSE OF THE PROJECT TO THE ARCHITECT IMMEDIATELY.
C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOULD BE REVISED BY THE ARCHITECT OR A CERTIFIED SOIL LABORATORY.
D. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12" USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PEICES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
E. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
F. MODIFY EXTREME V SANDY SOILS (MORE THAN 95%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 50% OF THE TOTAL MIX.
7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SURGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SURGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1 1/2").
C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH EVEN AND UNIFORM PLANE WITH NO HARBOR OR COLLECTION AREAS DERIVED WITHIN THIS SET OF DRAWINGS. FINISHED GRADE SHALL BE VERIFIED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX (6) INCH (6") THICK MINIMUM LAYER OF TOPSOIL OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT. IN ALL PLANTING AREAS, TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
B. ONE-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REUSED PRIOR TO CONSTRUCTION, PROVIDED IT IS NOT CONTAMINATED AND IS FREE OF DEBRIS.
C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL. TO BE UTILIZED IN ALL PLANTING AREAS, THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX (6) INCHES. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
a. 20 POUNDS GROU POWER OR APPROVED EQUAL
b. 20 POUNDS NITRO-FORM (COURSE) 35-0-0 BLUE CHIP
E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
9. PLANTING
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNPLANTED MATERIALS FROM FROST AND SHALL NOT REMAIN PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF MORE THAN 30 DAYS. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING. CLEANING SHALL BE REMOVED. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
D. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED PRIOR TO PLANTING. MULCH SHALL BE PLACED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS. MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL SUBMIT TO THE APPROVED LANDSCAPE PLAN, AGENCY THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS:
a. PLANTS PLANTED DURING THE FOLLOWING PLANTING SEASONS:
1. PLANTS: MARCH 15 TO DECEMBER 15
2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
b. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
c. PLANTS: MARCH 15 TO DECEMBER 15
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y. PLANTS: MARCH 15 TO DECEMBER 15
z. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SURVIVING THE PLANT.
B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLANTED WITHIN THREE (3) MONTHS. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
G. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
H. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
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K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING, EXCEPT TO CLEAR LOW HANGING BRANCHES.
L. GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF FUMUS BARKED INTO THE TOP 3" OF PREPARED SOIL PRIOR TO BEING PLANTED. GROUND COVER AREAS SHALL BE MAINTAINED AS PER MANUFACTURER'S RECOMMENDATION.
M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO THE FULL DEPTH OF THE RED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED, BEGINNING IMMEDIATELY AFTER PLANTING. WATERERS SHALL BE BACKFILL EACH TREE AND SHRUB WITH ALL MATERIALS IN THE PLANTING HOLE ARE THROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
12. GUARANTEE
A. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 30 DAY WATERING AND THE GUARANTEE PERIOD. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
D. LAWN SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOVING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, GRASSING, AND RE-PLANTING AS REQUIRED TO MAINTAIN A SMOOTH, ACCEPTABLE LAWN, FREE OF ERROD OR BARE AREAS.
13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE REPRESENTATIVE.
14. GENERAL NOTES
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
B. A FORTY-EIGHT (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISIBILITY FENCE, OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE MAINTAINED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
E. CONTRACTORS SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
F. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS DISCOVERED DURING THE COURSE OF THE PROJECT TO THE ARCHITECT IMMEDIATELY.
G. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOULD BE REVISED BY THE ARCHITECT OR A CERTIFIED SOIL LABORATORY.
H. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12" USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PEICES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
I. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
J. MODIFY EXTREME V SANDY SOILS (MORE THAN 95%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 50% OF THE TOTAL MIX.
K. FINISHED GRADING
L. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
L. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SURGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SURGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1 1/2").
M. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH EVEN AND UNIFORM PLANE WITH NO HARBOR OR COLLECTION AREAS DERIVED WITHIN THIS SET OF DRAWINGS. FINISHED GRADE SHALL BE VERIFIED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
N. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
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V. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNPLANTED MATERIALS FROM FROST AND SHALL NOT REMAIN PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF MORE THAN 30 DAYS. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
W. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
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Z. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS. MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
AA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL SUBMIT TO THE APPROVED LANDSCAPE PLAN, AGENCY THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS:
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1. ACER RUPESTRIS
2. BETULA VARIETIES
3. CARPINUS VARIETIES
4. COELEDONIA VARIETIES
5. ILEX VARIETIES
6. LIRIODENDRON TULIPIFERA
7. PLATANUS X ACERIFOLIA
8. PRUNUS VARIETIES
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12. GUARANTEE
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O. TOPSOILING
P. CONTRACTOR SHALL PROVIDE A SIX (6) INCH (6") THICK MINIMUM LAYER OF TOPSOIL OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT. IN ALL PLANTING AREAS, TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
Q. ONE-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REUSED PRIOR TO CONSTRUCTION, PROVIDED IT IS NOT CONTAMINATED AND IS FREE OF DEBRIS.
R. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL. TO BE UTILIZED IN ALL PLANTING AREAS, THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
S. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX (6) INCHES. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
1. 20 POUNDS GROU POWER OR APPROVED EQUAL
2. 20 POUNDS NITRO-FORM (COURSE) 35-0-0 BLUE CHIP
T. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
U. PLANTING
V. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNPLANTED MATERIALS FROM FROST AND SHALL NOT REMAIN PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF MORE THAN 30 DAYS. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
W. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
X. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING. CLEANING SHALL BE REMOVED. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
Y. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED PRIOR TO PLANTING. MULCH SHALL BE PLACED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
Z. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS. MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
AA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL SUBMIT TO THE APPROVED LANDSCAPE PLAN, AGENCY THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS:
1. PLANTS PLANTED DURING THE FOLLOWING PLANTING SEASONS:
a. PLANTS: MARCH 15 TO DECEMBER 15
b. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
c. PLANTS: MARCH 15 TO DECEMBER 15
d. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
e. PLANTS: MARCH 15 TO DECEMBER 15
f. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
g. PLANTS: MARCH 15 TO DECEMBER 15
h. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
i. PLANTS: MARCH 15 TO DECEMBER 15
j. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
k. PLANTS: MARCH 15 TO DECEMBER 15
l. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
m. PLANTS: MARCH 15 TO DECEMBER 15
n. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
o. PLANTS: MARCH 15 TO DECEMBER 15
p. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
q. PLANTS: MARCH 15 TO DECEMBER 15
r. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
s. PLANTS: MARCH 15 TO DECEMBER 15
t. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
u. PLANTS: MARCH 15 TO DECEMBER 15
v. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
w. PLANTS: MARCH 15 TO DECEMBER 15
x. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
y. PLANTS: MARCH 15 TO DECEMBER 15
z. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
1. ACER RUPESTRIS
2. BETULA VARIETIES
3. CARPINUS VARIETIES
4. COELEDONIA VARIETIES
5. ILEX VARIETIES
6. LIRIODENDRON TULIPIFERA
7. PLATANUS X ACERIFOLIA
8. PRUNUS VARIETIES
9. QUERCUS VARIETIES
10. TILIA TOMENTOSA
11. ZELKOVA VARIETIES
12. GUARANTEE
A. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 30 DAY WATERING AND THE GUARANTEE PERIOD. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
D. LAWN SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOVING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, GRASSING, AND RE-PLANTING AS REQUIRED TO MAINTAIN A SMOOTH, ACCEPTABLE LAWN, FREE OF ERROD OR BARE AREAS.
13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE REPRESENTATIVE.
14. GENERAL NOTES
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
B. A FORTY-EIGHT (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISIBILITY FENCE, OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE MAINTAINED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
E. CONTRACTORS SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
F. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS DISCOVERED DURING THE COURSE OF THE PROJECT TO THE ARCHITECT IMMEDIATELY.
G. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOULD BE REVISED BY THE ARCHITECT OR A CERTIFIED SOIL LABORATORY.
H. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12" USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PEICES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
I. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
J. MODIFY EXTREME V SANDY SOILS (MORE THAN 95%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 50% OF THE TOTAL MIX.
K. FINISHED GRADING
L. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
L. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SURGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SURGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1 1/2").
M. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH EVEN AND UNIFORM PLANE WITH NO HARBOR OR COLLECTION AREAS DERIVED WITHIN THIS SET OF DRAWINGS. FINISHED GRADE SHALL BE VERIFIED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
N. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
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Q. ONE-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REUSED PRI

