

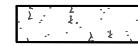
PARKING SUMMARY - BLOCK 437, LOT 8.01			
REQUIREMENTS PER "PARKER LANDING LANE REDEVELOPMENT PLAN"			
Use Type	Parking Requirement	Quantity	Required Parking
Independent Living	1.0 spaces per unit	109 units	109 spaces
Assisted Living	0.5 spaces per unit	30 units	15 spaces
Memory Care	No spaces required	-	0 spaces
Employees	45 total spaces	-	45 spaces
Visitors	40 total spaces	-	40 spaces
		Total Required Parking:	209 spaces
		Total Proposed Parking (Parking Structure):	209 spaces

SCHEDULE OF AREA, YARD, AND BULK REQUIREMENTS			
BLOCK No. 437, LOT 8.01			
CITY OF NEW BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY			
REQUIREMENTS PER "PARKER LANDING LANE REDEVELOPMENT PLAN"			
	Required/Allowable	Proposed	Variance Required?
A. Use	Independent Living, Assisted Living, and Memory-Care Facilities, Office Space, Structured Parking	Independent Living, Assisted Living, and Memory-Care Facilities, Office Space, Structured Parking	No
B. Design Criteria			
(a) Minimum Lot Area	50,000 SF	100,230± SF	No
(b) Minimum Lot Width Along Easton Avenue	200 FT	306 FT	No
(c) Minimum Lot Width Along Landing Lane	200 FT	369 FT	No
(d) Minimum Lot Depth	100 FT	217 FT	No
(e) Minimum Front Yard Building Setback (Easton Ave)	20 FT	22 FT	No
(f) Minimum Front Yard Building Setback (Landing Lane)	15 FT	17 FT	No
(g) Minimum Side Yard Setback	5 FT	N/A ²	No
(h) Minimum Rear Yard Setback	5 FT	6 FT	No
(i) Minimum Principal Building Setback to Residential Lot	25 FT	27 FT	No
(j) Maximum Building Coverage	50%	40%	No
(k) Maximum Impervious Coverage	80%	64%	No
(l) Maximum Stories of Principal Building	14 stories above grade and/over 2 levels of parking structure, including rooftop mezzanine buildings and structures	14 stories above grade and/over 2 levels of parking structure, including rooftop mezzanine buildings and structures	No
(m) Maximum Principal Building Height	200 FT	172 FT	No
(n) Maximum Side Yard (Accessory Building)	3 FT	N/A ³	No
(o) Maximum Rear Yard (Accessory Building)	3 FT	N/A ³	No
(p) Maximum Height of All Accessory Buildings	15 FT	N/A ³	No

Notes:

1. Site is located within the Parker Landing Lane Redevelopment Area, per the Parker Landing Lane Redevelopment Plan, originally adopted 22 September 2025, amended plan revised 18 November 2025 and adopted 17 December 2025.
2. Per the redevelopment plan, side lot lines are not present on site.
3. No accessory buildings are proposed.

SITE PLAN LEGEND

	PROPERTY LINE
	PROPOSED BUILDING
	ASPHALT PAVEMENT
	CONCRETE AREA/SIDEWALK
	STRIPING
	ADA RAMP WITH DETECTABLE WARNING SURFACE
	CONCRETE CURB
	RETAINING WALL
	STAIRS
	BUILDING OVERHANG
	DEPRESSED CURB
	CROSSWALK
	SIGN
	DOOR
	BELOW GRADE PARKING DECK LIMITS
	BUILDING SETBACK

SITE SIGNAGE LEGEND

CITY SIGNAGE LEGEND	
MUTCD NO.	LEGEND
R1-1 30" X 30"	
R3-2 24" X 24"	

Date	Description	No.
REVISIONS		

SIGNATURE **CHRISTIAN ROCHE**
PROFESSIONAL ENGINEER
NEW JERSEY LICENCE No. 24CE01288100
01/15/2026

The logo for Langan Engineering and Environmental Services, Inc. It features the company name 'LANGAN' in a large, bold, black, sans-serif font. Below the name, the company's services are described in a smaller, black, serif font: 'Langan Engineering and Environmental Services, Inc.' The address '1 University Square Drive, Suite 110' and 'Princeton, NJ 08540' are centered below the services description. At the bottom, the contact information 'T: 609.282.8000 F: 609.282.8001' and the website 'www.langan.com' are provided.

PARKER LANDING LANE

CITY OF NEW BRUNSWICK

SITE PLAN

Project No.	Drawing No.
130230501	
Date	01/15/2026
Drawn By	CS-101

CMR

Sheet 1 of 4

GENERAL CONSTRUCTION NOTES

GENERAL CONSTRUCTION NOTES:

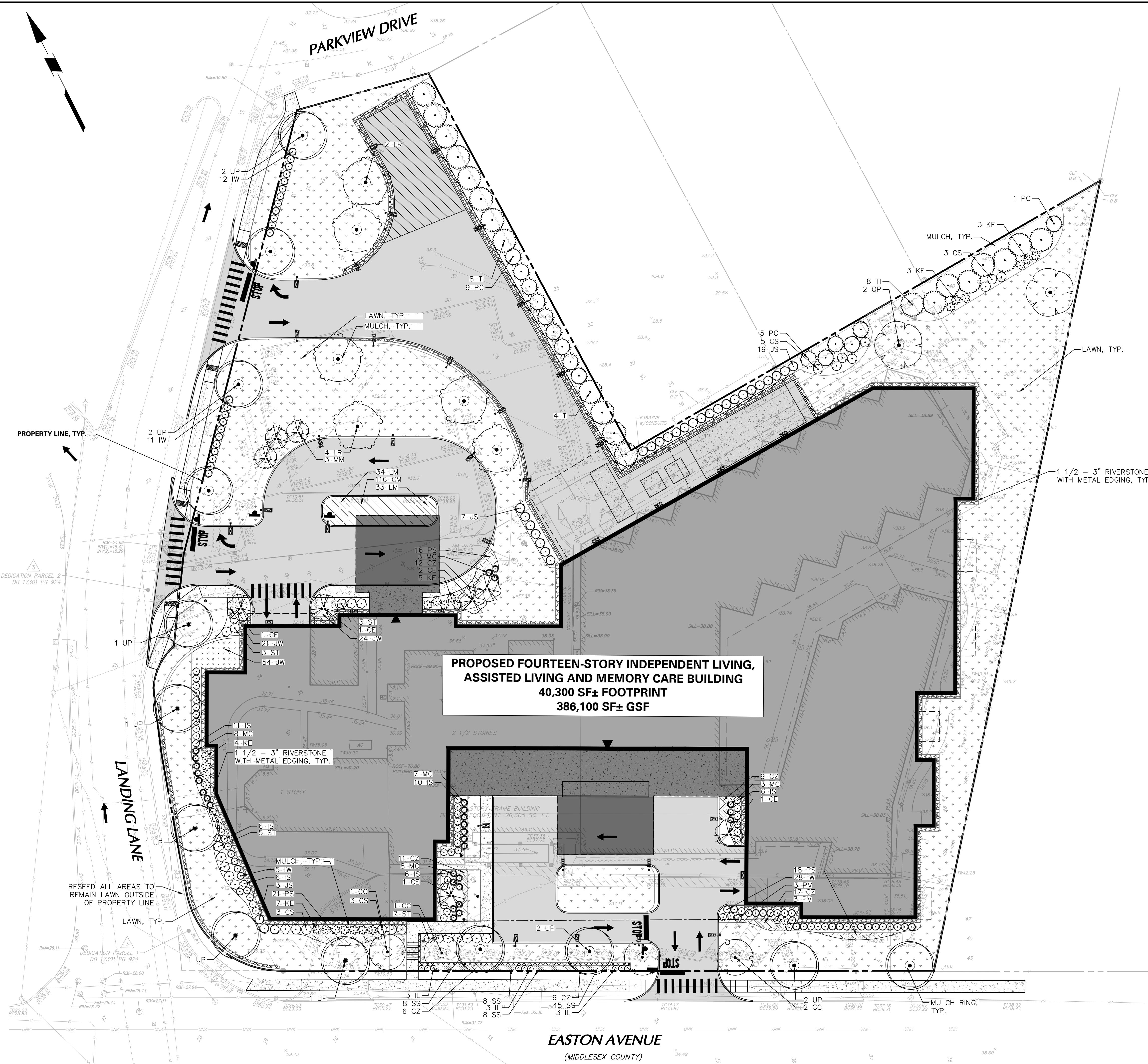
1. CONTRACTOR TO COORDINATE ALL UTILITY DISCONNECTS WITH LOCAL AUTHORITIES SO AS TO NOT AFFECT SERVICES BEYOND THE LIMIT OF THE CONSTRUCTION WORK AREA. IN ADDITION, CONTRACTOR SHALL MAINTAIN EXISTING SERVICES UNTIL ALL UTILITY RELOCATIONS HAVE BEEN CONSTRUCTED AND APPROVED BY THE GOVERNING AUTHORITY.
2. CONTRACTOR IS RESPONSIBLE FOR PREVENTING SOIL AND SEDIMENT-LADEN RUNOFF FROM STORMWATER AND DEWATERING ACTIVITIES FROM ENTERING EXISTING OR PROPOSED STORMWATER FACILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF TRAFFIC AND PEDESTRIAN PROTECTION WITH LOCAL AUTHORITIES THROUGHOUT THE DURATION OF THE PROJECT.
4. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIRED LOCAL, CITY, COUNTY, STATE AND FEDERAL PERMIT CONDITIONS.
5. IMPORTED FILL SHALL BE CLEAN, WELL GRADED GRANULAR SOIL WITH LESS THAN 15% BY WEIGHT PASSING THE #200 SIEVE. THE IMPORTED FILL SHALL ALSO MEET THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) DEFINITION OF "CLEAN FILL" UNDER NEW JERSEY ADMINISTRATIVE CODE (NJAC) SECTION 7:26E. IMPORTED FILL WILL REQUIRE PRE-APPROVAL BY THE OWNER AND OWNER'S ENGINEER PRIOR TO DELIVERY TO THE SITE. CONTRACTOR TO OBTAIN SOIL IMPORTATION PERMIT FROM THE CITY OF NEW BRUNSWICK.
6. CONTRACTOR SHALL DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (E) OF THE UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (F) (OSHA COMPETENT PERSON).
7. CONTRACTOR IS TO PROVIDE AS BUILT PLANS FOLLOWING CONSTRUCTION. THE SITE IS TO BE INSPECTED BY A CITY REPRESENTATIVE TO ASCERTAIN COMPLETENESS AND CORRECTNESS PRIOR TO CERTIFICATE OF OCCUPANCY.
8. CONTRACTOR SHALL KEEP ALL STREETS CLEAR OF DIRT AND SEDIMENT AND SHALL BE RESPONSIBLE FOR ANY CLEANING OF THE STREETS NECESSARY DUE TO THE CONSTRUCTION OF THE PROJECT.

CONTRACTOR NOTES

ACKNOWLEDGMENT

1. THESE PLANS REPRESENT THE OVERALL SITWORK IMPROVEMENTS REQUIRED FOR THE PROJECT CONSTRUCTION. 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 SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC SITE INSTRUCTIONS REQUIRED FOR SITWORK CONSTRUCTION. THE CONTRACTOR SHALL BE 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.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH 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 ANY WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE 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.
3. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIs) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIs SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. 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. CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. 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 CONSTRUCTION.
5. 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.

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PLANT SCHEDULE

SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	LR	6	Liquidambar styraciiflora 'Rotundiloba' / Round-lobed Sweet Gum	2.5" CAL.	B&B
	QP	2	Quercus palustris / Pin Oak	2.5" CAL.	B&B
	UP	13	Ulmus americana 'Princeton' / Princeton American Elm	2.5" CAL.	B&B
EVERGREEN TREES					
	JS	29	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5' HT.	B&B
	PC	15	Picea abies 'Cupressina' / Cupressina Norway Spruce	6' HT.	B&B
	TI	20	Thuja x 'Green Giant' / Green Giant Arborvitae	6' HT.	B&B
ORNAMENTAL TREES					
	CE	6	Cercis canadensis / Eastern Redbud Multi-Trunk	1" CAL.	B&B
	CC	4	Cornus florida 'Cherokee Chief' / Cherokee Chief Dogwood	1" CAL.	B&B
	MM	3	Magnolia stellata / Star Magnolia Multi-Trunk	1" CAL.	B&B
DECIDUOUS SHRUBS					
	ST	18	Spiraea betulifolia 'Tor' / White Frost™ Birchleaf Spirea	3 GAL.	CONTAINER
EVERGREEN SHRUBS					
	CS	14	Clethra alnifolia / Sweetpepper Bush	3 GAL.	CONTAINER
	IS	45	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	3 GAL.	CONTAINER
	IL	9	Ilex glabra Gem Box / Gem Box Inkberry Holly	3 GAL.	CONTAINER
	IW	56	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	3 GAL.	CONTAINER
	KE	22	Kalmia latifolia 'Elf' / Elf Dwarf Mountain Laurel	3 GAL.	CONTAINER
ORNAMENTAL GRASS					
	MC	29	Muhlenbergia capillaris / Pink Muhy Grass	1 GAL.	CONTAINER
	PV	6	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 GAL.	CONTAINER
GROUND COVERS					
	CM	116	Carex morrowii / Japanese Sedge	1 GAL	CONTAINER
	CZ	61	Coreopsis verticillata 'Zagreb' / Zagreb Tickseed	1 GAL.	CONTAINER
	JW	99	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	1 GAL.	CONTAINER
	LM	67	Liriope muscari / Lilyturf	1 GAL.	CONTAINER
	PS	55	Phlox subulata / Creeping Phlox	1 GAL	CONTAINER
ORNAMENTAL GRASSES					
	SS	69	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	1 GAL	CONTAINER

NOTE: ALL PROPOSED PLANTING AREAS SHALL BE SUPPORTED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF NEW BRUNSWICK ORDINANCE REQUIREMENTS. FINAL IRRIGATION DESIGN AND ZONING SHALL BE COORDINATED BY THE CONTRACTOR WITH THE LANDSCAPE ARCHITECT AND/OR IRRIGATION CONSULTANT PRIOR TO INSTALLATION.

PARKER LANDING LANE REDEVELOPMENT PLAN					
CITY OF NEW BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY					
SECTION	REQUIREMENT			CALCULATION	COMPLIANCE
Parker Landing Lane Redevelopment Plan	e	Street Trees, min 2.5" cal shall be provided on all street frontages on 50' centers. If utility lines preclude the planting of such trees in this general location, the species and location of these trees may be modified so these trees can be provided in nearby locations. Where retaining walls are proposed near the site frontage, tree locations may be modified to be in the general front yard area.	Required: 714LF / 50 = 14.24, 15 trees	Provided: 15 trees	Complies
New Brunswick Ordinance	8.48.170.A	See below for required chart.	Required: 221 Trees	Provided: 0 Trees	See Below

EXISTING TREES TO BE REMOVED - INDIVIDUAL TREES										
	<6"	6"-12"	12"-18"	18"-24"	24"-30"	30"-36"	36" or <	TOTAL		
TOTAL NUMBER OF TREES TO BE REMOVED	9	16	9	4	0	0	3	41		
REQUIRED MULTIPLIER PER TREE REMOVED	1	3	4	5	7	10	36			
REQUIRED REPLACEMENT NUMBER OF TREES	9	48	36	20	0	0	108	221		

NOTE: THIS PLAN PROPOSES THE REMOVAL OF 221 EXISTING TREES. IN ACCORDANCE WITH THE NEW BRUNSWICK TOWNSHIP TREE PROTECTION AND REPLACEMENT ORDINANCE, MITIGATION SHALL BE SATISFIED THROUGH A CONTRIBUTION TO THE NEW BRUNSWICK TOWNSHIP TREE REPLACEMENT FUND IN LIEU OF ON-SITE REPLACEMENT PLANTINGS. THE REQUIRED CONTRIBUTION AMOUNT SHALL BE CALCULATED BY THE TOWNSHIP IN ACCORDANCE WITH THE CURRENT FEE SCHEDULE AND PAID PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS.

LANGAN

PROJECT NO. 130230501

Date	Description	No.
REVISIONS		


Hany Hanafy
NJ LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00148900

LANGAN

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Environmental Services, Inc.
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T: 609.282.8000 F: 609.282.8001 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

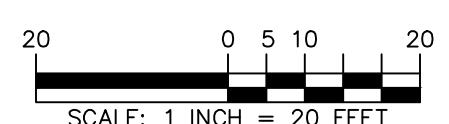
PARKER LANDING LANE

BLOCK No. 437, LOT No. 8.01
CITY OF NEW BRUNSWICK
MIDDLESEX COUNTY
NEW JERSEY
Drawing Title

PLANTING SCHEDULE

Project No.	Drawing No.
130230501	
Date	
01/15/2026	
Drawn By	
PR	
Checked By	
HH	
Sheet 3 of 4	

LP-102



GENERAL LANDSCAPE PLANTING NOTES

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARD PLANT LIST" PUBLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT 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 NURSERY STOCK", PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.

3. NEW PLANT MATERIAL SHALL BE NURSERY GRADE, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE PLANTED IN SOILS WHICH SAME RESEMBLE TO THE SOILS IN WHICH THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND THE LANDSCAPE ARCHITECT HAVE AGREED THAT THE PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL SPECIFIED HABITS OF THAT SPECIES, OR TREES WHICH HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED, ANY TREE THAT LOSES THE MAIN LEADER SHALL BE REPLACED.

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

5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND SUBGRADE DRAINS OR PERCOLATION CHARACTERISTICS, WHETHER THE SUBGRADE SOILS ARE EXISTING TO REMAIN OR IMPORTED AND PLACED. CONTRACTOR TO ENSURE POSITIVE VERTICAL DRAINAGE THROUGH 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 APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.

7. ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BY APRIL 1 – JUNE 15 OR SEPT 1 – NOV 1, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING NOTES IN SEEDING NOTES.

8. ALL FENCE AND GUIDE RAIL INSTALLATIONS SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, PLANT AND 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 COURSE OF CONSTRUCTION. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.

10. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST INFORMATION AVAILABLE AND ARE TO BE CONSIDERED APPROXIMATE. CONTRACTOR IS THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.

11. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT AVAILABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY 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 DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT AND APPROVALS OF THE PROJECT.

13. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE BEING USED. AFTER INSTALLATION, THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR CONFORMITY TO THE PLANTING SPECIFICATIONS, AND TO REJECT DEFECTIVE AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

14. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE. ANY PLANT MATERIAL WHICH IS DISEASED, DEFECTIVE, OR UNHEALTHY SHALL NOT DEVELOP FROM PLANT STOCK THAT APPEARS UNHEALTHY OR UNUSUALLY AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, OR REJECTED FOR ANY OTHER REASON (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS 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 MANUFACTURE. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.

B. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS BUD FOR THE GROWING SEASON. THE CONTRACTOR SHALL NOT MOVE PLANT MATERIAL PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP BALLED AND BURLAP STOCK DURING DELIVERY OR HANDLING.

C. ALL PLANTS SHALL BE BALLED AND BURLAPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN PLANTS SHALL BE PLANTED IN THE GROUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALLOON AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET, THE WIRE BASKET SHALL BE REMOVED AND THE PLANT SHALL BE PLANTED 8 INCHES INTO THE PLANTING HOLE, WITH CONTAINER GROWTH STOCK. THE CONTAINER SHALL BE REMOVED AND THE ROOT BALLOON SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.

D. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, DRAINS, AND PLANT THEM IN THE GROUND AS SOON AS POSSIBLE. PLANT MATERIALS SHALL BE COVERED WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

17. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.

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 VIGOROUS, PROVIDED THAT THE PLANT MATERIAL IS OF THE GRADE AND QUALITY AS PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, PRUNING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWNS FOR THE DURATION OF THE GUARANTEED PERIOD. PLANT MATERIAL FOUND TO BE UNLIVING OR DEFECTIVE DURING THE GUARANTEED PERIOD SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

20. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF ANY ACCUMULATED DEBRIS OR UNPLANTED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.

21. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24+ HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND OWNER. CONTRACTOR SHALL MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH. CONTRACTOR SHALL CONFIRM WATER SOURCE WITH OWNER PRIOR TO BID AND INCLUDE ALTERNATE MEANS OF WATERING IF NECESSARY.

22. ON-SITE WATER SHALL BE FURNISHED BY THE CONTRACTOR. HOSE AND OTHER WATERING EQUIPMENT SHALL BE FURNISHED BY THE CONTRACTOR.

23. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALLOON TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALLOON IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.

24. ALL TREES MUST BE GUED OR STAKED IF REQUIRED BY ORDINANCE, IF LOCATED ON A SLOPE 3:1 OR GREATER, OR IF THE SITE IS LOCATED IN A HIGH WIND ZONE.

25. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE MATERIAL OR SEEDING AS SPECIFIED, SHALL BE COVERED BY 3" OF TOPSOIL FROM A LOCAL SOIL SOURCE IN A SLOW AND MANNER THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST. MULCH SHOULD BE FIBROUS SHREDDED HARDWOOD MULCH. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF THE PLANT. MULCH OR TOPSOIL SHOULD NOT BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.

26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND PLANTING PLAN THE GRAPHIC QUANTITY SHALL GOVERN.

27. LANDSCAPE PUNCH LIST SITE VISITS TO BE PERFORMED BY THE PROJECT LANDSCAPE ARCHITECT, IF UNDER CONTRACT FOR SUCH WORK, WILL NOT BE SCHEDULED UNTIL CONFIRMATION IS RECEIVED THAT ALL PROPOSED LANDSCAPE ITEMS HAVE BEEN INSTALLED, OR DEFECTS HAVE BEEN CORRECTED. PUNCH LIST SITE VISITS WILL THEN BE SCHEDULED IN SPRING AND SAVED FOR RE-INSTALLATION DURING FOLLOWING WINTERS AS PART OF A MAINTENANCE PROGRAM.

28. ALL SLOPES 3:1 OR GREATER AND ALL SIDE SLOPES OF BASINS SHALL REQUIRE AN EROSION CONTROL BLANKET: ERONET SC150 BY NORTH AMERICAN GREEN, OR APPROVED EQUAL.

PLANTING SOIL SPECIFICATIONS

1. PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOVOCIN ODOUR.

2. PLANTING SOIL:

REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA. THIS SPECIFICATION ALTHOUGH TESTED FOR CLEAN SURFACE SOIL, ALL ROOTS, PLANT MATERIAL AND OTHER MATERIALS OF DIAMETER AND LENGTH OF PLANT MATERIAL, IF PLANT MATERIAL IS SHIPPED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.

3. SEEDING RATE AT 220 POUNDS PER ACRE:

20% PERENNIAL RYGRASS
20% SPREADING FESCUE
30% KENYA RED BLENDFESCUE
30% RED FESCUE

4. SEEING DATES FOR THIS MIXTURE SHALL BE BETWEEN MARCH 15TH TO MAY 15TH OR SEPT 1ST TO OCT 1ST.

5. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL A STAND OF COVER IS ESTABLISHED AND FOUND ACCEPTABLE TO THE OWNER. SEE LAWN WATERING SCHEDULE NOTES.

AT A MINIMUM, PLANTING SOILS MEETING THESE SPECIFICATIONS MAY BE OBTAINED FROM WECARE DENALI, P:868-325-1522, NATURCYCLE, P:313-707-8955, OR APPROVED EQUAL.

CONTRACTOR SHALL TEST SOILS FOR CRITERIA STATED IN APPROVED MATERIALS. MATERIALS SHALL BE UNTESTED OR APPROVED, EACH BEARING A NAME, GUARANTEE AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIAL. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY, PROTECTING FROM DISPLACEMENT AND SHELF LIFE. PLANT MATERIALS AND SEEDS SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPALIN UNTIL TIME OF ACTUAL SOWING.

ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL TO DELIVER TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER, A RATE OF ONE SAMPLE PER 1000 SF OF PLANTING AREA. APPROVED SOILS SHALL BE TESTED FOR THE SPECIFIED PLANTING REQUIREMENTS. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND THE CONTRACTOR IS NOTIFIED, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS TO ATTAINING AND SUSTAINING A HEALTHY STAND OF GRASS. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE NOTIFIED OF THE TEST RESULTS.

THE FOLLOWING TESTING SHOULD BE PERFORMED AND RESULTS GIVEN TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION:

A. WHERE A PERMANENT IRRIGATION SYSTEM IS PLANNED:

a. PARTICLE SIZE ANALYSIS – SLANDY LOAM: 60-75% SAND, 25-40% SILT, AND 5-15% CLAY.

b. GRAVEL CONTENT (2mm): LESS THAN 10%

c. PEROXIDE ACTIVITY: 100% PASSING THROUGH 0.01 MMHO/CM.

d. PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM.

e. ORGANIC MATTER CONTENT: 2.5-5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS

f. MATERIAL DRAINS: 60% PASSING IN 2 MINUTES, 40% RETAINED

g. NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE

B. WHERE NO PERMANENT IRRIGATION IS PLANNED:

a. PARTICLE SIZE ANALYSIS – LOAM: 40-65% SAND, 25-60% SILT, AND 5-20% CLAY.

b. GRAVEL CONTENT (2mm): LESS THAN 10%

c. PEROXIDE ACTIVITY: 100% PASSING THROUGH 0.01 MMHO/CM.

d. PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM.

e. ORGANIC MATTER CONTENT: 2.5-5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS

f. MATERIAL DRAINS: 60% PASSING IN 2 MINUTES, 40% RETAINED

g. NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE

C. SOILS FOR BASINS (BIO-RENTENTION, INFILTRATION, ETC.) AND BOSWALLS SHALL BE TESTED FOR COMPLIANCE WITH THE CIVIL ENGINEERING SPECIFICATIONS, OR OTHERWISE THE BEST MANAGEMENT PRACTICES MANUAL FOR THE RESPECTIVE STATE IN WHICH THE PROJECT IS LOCATED.

3. SOIL AMENDMENT FOR PLANT MATERIAL:

IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCORDING TO THE CIVIL ENGINEERING SPECIFICATIONS. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED, PH RANGE 6.0-6.5, TOTAL SALT CONTENT 0.2 TO 1.0 MMHO/CM, NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM CARBONATES.

4. AT THIS POINT, WATERING FREQUENCY MAY BE REDUCED TO EVERY 3 TO 5 DAYS. WATER SHALL BE APPLIED TO WET A 6 INCH MINIMUM SOIL DEPTH TO PROMOTE HEALTHY DEEP ROOTS.

5. BEGIN MOWING ONCE PER WEEK AFTER THE GRASS HAS REACHED 3 INCHES HEIGHT. MOW TO A HEIGHT OF NO LESS THAN 2 1/2 INCHES. AFTER 2 TO 3 WEEKS OF MOWING, CONTINUE TO WATER TO A 6 INCH MINIMUM SOIL DEPTH AS NECESSARY PER WEATHER CONDITIONS, AND SOIL MOISTURE SENSORS IF APPLICABLE.

6. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE BEING USED. AFTER INSTALLATION, THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR CONFORMITY TO THE PLANTING SPECIFICATIONS, AND TO REJECT DEFECTIVE AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

7. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE. ANY PLANT MATERIAL WHICH IS DISEASED, DEFECTIVE, OR UNHEALTHY SHALL NOT DEVELOP FROM PLANT STOCK THAT APPEARS UNHEALTHY OR UNUSUALLY AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, OR REJECTED FOR ANY OTHER REASON (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.

9. DELIVERY, STORAGE, AND HANDLING:

A. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURE. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.

B. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS BUD FOR THE GROWING SEASON. THE CONTRACTOR SHALL NOT MOVE PLANT MATERIAL PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP BALLED AND BURLAP STOCK DURING DELIVERY OR HANDLING.

C. ALL PLANTS SHALL BE BALLED AND BURLAPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN PLANTS SHALL BE PLANTED IN THE GROUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALLOON AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET, THE WIRE BASKET SHALL BE REMOVED AND THE PLANT SHALL BE PLANTED 8 INCHES INTO THE PLANTING HOLE, WITH CONTAINER GROWTH STOCK. THE CONTAINER SHALL BE REMOVED AND THE ROOT BALLOON SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.

D. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, DRAINS, AND PLANT THEM IN THE GROUND AS SOON AS POSSIBLE. PLANT MATERIALS SHALL BE COVERED WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

17. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.

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 VIGOROUS, PROVIDED THAT THE PLANT MATERIAL IS OF THE GRADE AND QUALITY AS PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, PRUNING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWNS FOR THE DURATION OF THE GUARANTEED PERIOD. PLANT MATERIAL FOUND TO BE UNLIVING OR DEFECTIVE DURING THE GUARANTEED PERIOD SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO