

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	389 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 ¹	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/or 2 levels of parking structure, including rooftop mezzanine buildings and structures	14 stories above grade and/or 2 levels of parking structure, including rooftop mezzanine buildings and structures	No
(m) Maximum Principal Building Height	205 FT	172 FT	No
(n) Maximum Side Yard (Accessory Building)	3 FT	N/A ²	No
(o) Maximum Rear Yard (Accessory Building)	3 FT	N/A ²	No
(p) Maximum Height of All Accessory Buildings	15 FT	N/A ²	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. For the redevelopment plan, side lot lines are not present on site.
3. No accessory buildings are proposed.

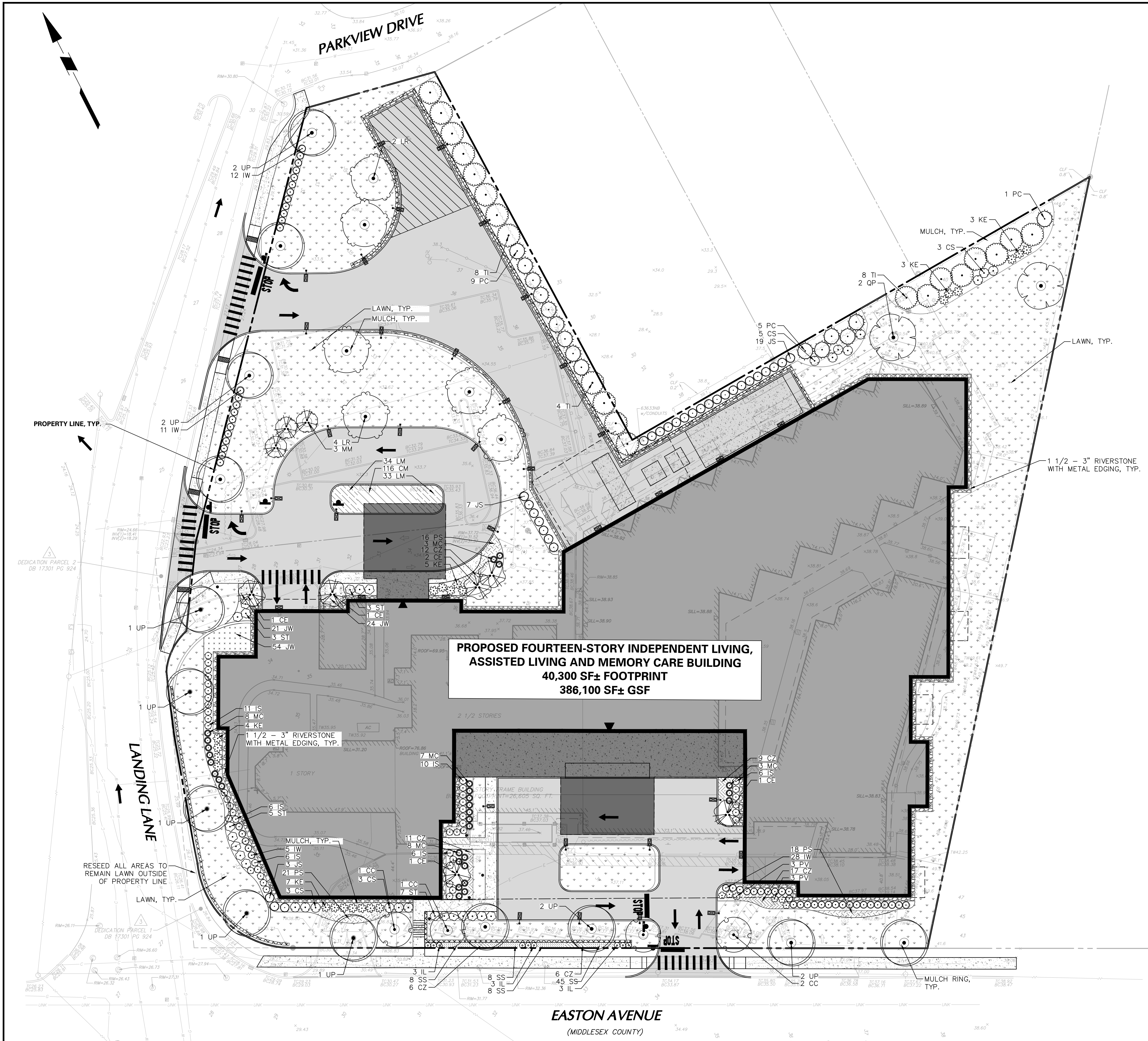
SITE PLAN LEGEND	
	PROPERTY LINE
	PROPOSED BUILDING
	ASPHALT PAVEMENT
	CONCRETE AREA/SIDEWALK
	STRIPING
	ADA RAMP WITH DETECTABLE WARNING SURFACE
	CONCRETE CURB
	RETAINING WALL
	STAIRS
	BUILDING OVERHANG
	DEPRESSED CURB
	CROSSWALK
	SIGN
	DOOR
	BELOW GRADE PARKING DECK LIMITS
	BUILDING SETBACK

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

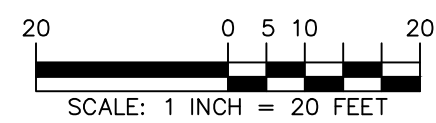
- GENERAL CONSTRUCTION NOTES:
- CONTRACTOR TO COORDINATE ALL UTILITY DISCONNECTS WITH LOCAL AUTHORITIES SO AS TO NOT AFFECT SERVICES BEYOND THE LIMIT OF THE CONSTRUCTION WORK AREA. IN ADDITION, CONTRACTOR SHALL MAINTAIN EXISTING SERVICES UNTIL ALL UTILITY RELOCATIONS HAVE BEEN CONSTRUCTED AND APPROVED BY THE GOVERNING AUTHORITY.
 - CONTRACTOR IS RESPONSIBLE FOR PREVENTING SOIL AND SEDIMENT-LADEN RUNOFF FROM STORMWATER AND DEWATERING ACTIVITIES FROM ENTERING EXISTING OR PROPOSED STORMWATER FACILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF TRAFFIC AND PEDESTRIAN PROTECTION WITH LOCAL AUTHORITIES THROUGHOUT THE DURATION OF THE PROJECT.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIRED LOCAL, CITY, COUNTY, STATE AND FEDERAL PERMIT CONDITIONS.
 - 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 7.28E. 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.
 - CONTRACTOR SHALL DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 8.23-2.21 (E) OF THE UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (F) OSHA COMPETENT PERSON).
 - 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.
 - CONTRACTOR SHALL KEEP ALL STREETS CLEAR OF DIRT AND SEDIMENT AND SHALL BE RESPONSIBLE FOR ANY CLEANING OF THE STREETS NECESSARY DURING THE COURSE OF THE PROJECT.

- CONTRACTOR NOTES:
- THESE PLANS REPRESENT THE OVERALL SITEWORK 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 SITEWORK 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.
 - 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.
 - 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 SITEWORK 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 SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
 - INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. 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.
 - 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.

Date	Description	No.
REVISIONS		
SIGNATURE	CHRISTIAN ROCHE PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 24GE04988100	01/15/2026
LANGAN Langan Engineering and Environmental Services, Inc. 1 University Square Drive, Suite 110 Princeton, NJ 08540 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		
SITE PLAN		
Project No.	Drawing No.	
130230501	CS-101	
Date	01/15/2026	
Drawn By	KMH	
Checked By	CMR	
Sheet 1 of 4		



NOTE: REFER TO SHEET LP-102 FOR PLANTING SCHEDULE AND COMPLIANCE CHART AND SHEET LP-103 FOR LANDSCAPE NOTE AND DETAILS.






Date	Description	No.
REVISIONS		
<div><div><div>Hany Hanafy</div><div><div>NEW JERSEY LANDSCAPE ARCHITECT 21AS00148900</div></div></div><div>SIGNATURE</div><div>01/15/2026</div></div>		
<div><div><div>HANY HANAFY</div><div>NJ LICENSED LANDSCAPE ARCHITECT</div><div>NEW JERSEY LICENSE NO. 21AS00148900</div></div></div>		
<div><div><div>LANGAN</div><div>Langan Engineering and Environmental Services, Inc. 1 University Square Drive, Suite 110 Princeton, NJ 08540 T: 609.282.8000 F: 609.282.8001 www.langan.com</div></div><div>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</div></div>		
Project		
PARKER LANDING LANE		
BLOCK No. 437, LOT No. 8.01		
CITY OF NEW BRUNSWICK		
MIDDLESEX COUNTY		NEW JERSEY
Drawing Title		
LANDSCAPE PLAN		
Project No.		Drawing No.
130230501		LP-101
Date		
01/15/2026		
Drawn By		
PR		
Checked By		Sheet 2 of 4
HH		

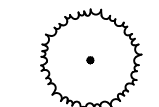
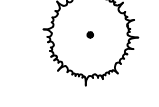
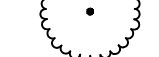
PLANT SCHEDULE

SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
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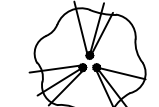

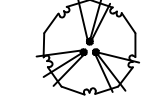
DECIDUOUS TREES

	LR	6	LIQUIDAMBAR STYRACIFLUA '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

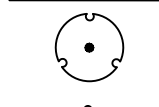
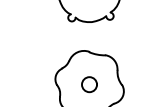
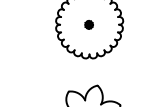

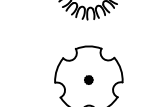
ORNAMENTAL TREES

	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

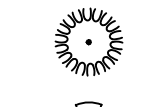

DECIDUOUS SHRUBS

	ST	18	SPIRAEA BETULIFOLIA 'TOR' / WHITE FROST™BIRCHLEAF SPIREA	3 GAL.	CONTAINER
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EVERGREEN SHRUBS


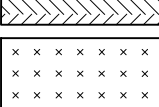


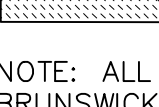
	CS	14	CLETHRA ALNIFOLIA / SWEETPEPPER BUSH	3 GAL.	CONTAINER
	IS	45	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	3 GAL.	CONTAINER
	IL	9	ILEX GLABRA GEM BOX / GEM BOX INKBERRY HOLLY	3 GAL.	CONTAINER
	IW	56	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	3 GAL.	CONTAINER
	KE	22	KALMIA LATIFOLIA 'ELF' / ELF DWARF MOUNTAIN LAUREL	3 GAL.	CONTAINER

ORNAMENTAL GRASS


	MC	29	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	1 GAL.	CONTAINER
	PV	6	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	1 GAL.	CONTAINER

SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
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GROUND COVERS

	CM	116	CAREX MORROWII / JAPANESE SEDGE	1 GAL.	CONTAINER	24" o.c.
	CZ	61	COREOPSIS VERTICILLATA 'ZAGREB' / ZAGREB TICKSEED	1 GAL.	CONTAINER	24" o.c.
	JW	99	JUNIPERUS HORIZONTALIS 'WILTONII' / BLUE RUG JUNIPER	1 GAL.	CONTAINER	24" o.c.
	LM	67	LIRIOPE MUSCARI / LILYTURF	1 GAL.	CONTAINER	24" o.c.
	PS	55	PHLOX SUBULATA / CREEPING PHLOX	1 GAL.	CONTAINER	24" o.c.

ORNAMENTAL GRASSES

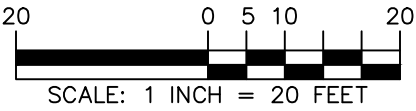
	SS	69	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / STANDING OVATION LITTLE BLUESTEM	1 GAL.	CONTAINER	24" o.c.
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NOTE: ALL PROPOSED PLANTING AREAS SHALL BE SUPPORTED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF NEW BRUNSWICK ORDINANCE 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 ay 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 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.



Date	Description	No.
REVISIONS		
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SIGNATURE		01/15/2026
HANY HANAFY NJ LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. 21AS00148900		
<div>LANGAN Langan Engineering and Environmental Services, Inc. 1 University Square Drive, Suite 110 Princeton, NJ 08540 T: 609.282.8000 F: 609.282.8001 www.langan.com <small>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</small></div>		
Project		
PARKER LANDING LANE		
BLOCK No. 437, LOT No. 8.01 CITY OF NEW BRUNSWICK		
MIDDLESEX COUNTYNEW JERSEY		
Drawing Title		
PLANTING SCHEDULE		
Project No. 130230501		Drawing No. LP-102
Date 01/15/2026		
Drawn By PR		
Checked By HH		
		Sheet 3 of 4

GENERAL LANDSCAPE PLANTING NOTES

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE OF 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 GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES. ALL TREES SHALL 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 DRAINAGE OR PERCOLATION CHARACTERISTICS. WHETHER THE SUBGRADE SOILS ARE EXISTING TO REMAIN OR IMPORTED AND PLACED, CONTRACTOR TO ENSURE POSITIVE VERTICAL DRAINAGE THROUGHOUT 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 BETWEEN APRIL 1 - JUNE 15 OR SEPT 1 - NOVEMBER 1, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN SEEDING NOTES.
8. ALL FENCE AND GUIDE RAIL INSTALLATIONS SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN 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 AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND 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 OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
12. LANDSCAPE CONTRACTOR TO STAKE 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 THE ORDER OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
13. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSUITABLE MATERIAL OR DEFECTIVE MATERIAL 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, 25% OR MORE DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK, THAT APPEAR UNHEALTHY OR UNSIGHTLY 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 IDENTIFY ANALYSIS. MATERIALS SHALL BE PROTECTED FROM DETRIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
 - B. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND THE 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 BURLAPPED STOCK DURING DELIVERY OR HANDLING.
 - C. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8 INCHES INTO THE PLANTING HOLE. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL 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 INSTALLATION IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING 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 IN VIGOROUS GROWING CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING ACCEPTANCE BY THE OWNER. 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 LAWN FOR THE DURATION OF THE GUARANTEED PERIOD. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS 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 OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED 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 WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH. CONTRACTOR SHALL CONFIRM WATER SOURCE WITH OWNER PRIOR TO BID AND ELUCIDATE 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 BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
24. ALL TREES MUST BE GUYED 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 PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST. MULCH SHALL BE A FIBROUS SHREDDED HARDWOOD MULCH. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD 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 SHOWN 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 DEFICIENCIES NOTED IN THE PRIOR PUNCH LIST REPORT HAVE BEEN CORRECTED. THE PUNCH LIST SITE VISIT WILL THEN BE PERFORMED WITHIN 10 BUSINESS DAYS.
28. CONTRACTOR SHALL ASSESS THE NEED FOR DEER PROTECTION ON SITE, IF DEEMED NECESSARY. SHADE AND ORNAMENTAL TREES SHALL BE PROTECTED THROUGH WINTER WITH SPIRAL WRAP TREE GUARDS, OR APPROVED EQUAL. PROTECTION LENGTH TO BE FROM BELOW THE LOWEST BRANCH AND DOWN TO WITHIN A FEW INCHES OF THE GROUND. THE GUARDS CAN BE REMOVED IN SPRING AND SAVED FOR RE-INSTALLATION DURING FOLLOWING WINTERS AS PART OF A MAINTENANCE PROGRAM.
29. 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 NOXIOUS ODOORS.
2. PLANTING SOIL:
 - REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOIL, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED 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.
 - SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN AND REPLACE FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.
 - AT A MINIMUM, PLANTING SOILS MEETING THESE SPECIFICATIONS MAY BE OBTAINED FROM WECARE DENALI, P-888-325-1522, NATURYCLE, P-315-707-8955, OR APPROVED EQUAL.
 - CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER. MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS, SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPULIN UNTIL TIME OF ACTUAL USE.
 - ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY. THE CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

- 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 - SANDY LOAM: 60-75% SAND, 25-40% SILT, AND 5-15% CLAY
 - b. GRAVEL CONTENT (2mm): LESS THAN 10%
 - c. FERTILITY ANALYSIS: pH (6.0-6.8), SOLUBLE SALTS (0.2 to 1.0 MMHO/CM), NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM
 - d. ORGANIC MATTER CONTENT: 2.5-5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS
 - e. TOXIC SUBSTANCE ANALYSIS
 - f. MATERIAL DRAINAGE RATE: 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: 65% SAND, 25-60% SILT, AND 5-20% CLAY.
 - b. GRAVEL CONTENT (2mm): LESS THAN 10%
 - c. FERTILITY ANALYSIS: pH (6.0-6.8), SOLUBLE SALTS (0.2 to 1.0 MMHO/CM), NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM
 - d. ORGANIC MATTER CONTENT: 2.5-5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS
 - e. TOXIC SUBSTANCE ANALYSIS
 - f. MATERIAL DRAINAGE RATE: 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-RETENTION, INFILTRATION, ETC.) AND BIOSWALES 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 ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED, PH RANGE OF 6-8; MOISTURE CONTENT 35-55% BY WEIGHT 100% PASSING THROUGH 1" SIEVE; SOLUBLE SALT CONTENT LESS THAN 0.5 MM HG/CM; MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL.
 - A. ORGANIC MATTER AS A SOIL AMENDMENT: LEAF MOLD WITH 60-90% ORGANIC CONTENT BY WEIGHT, SHREPPED LEAF LITTER, COMPOSTED FOR A MINIMUM OF 1 YR. SHOULD BE FREE OF DEBRIS, STONES OVER 1/2", WOOD CHIPS OVER 1".
 - B. SOIL IN BEDS AND PLANTING ISLANDS OTHER THAN BACKFILL MATERIAL AND TOPSOIL SHOULD BE FRIABLE, WELL DRAINED, AND FREE OF DEBRIS, INCLUDING STONES AND TRASH.
 - C. AMENDMENTS FOR BACK FILL IN TREE AND SHRUB PITS:
 - a. GROUND LIMESTONE (WITH A MIN. OF 88% OF CALCIUM AND MAGNESIUM CARBONATES) USED PENDING RESULTS OF SOIL ANALYSIS:
 - BRING pH LEVELS TO 5.5 MIN. TO 6.5 FOR NON-ERICACEOUS PLANTS
 - BRING pH LEVELS TO 4.5 MIN. TO 5.5 FOR ERICACEOUS PLANTS
 - b. TERRA-SORB BY "PLANT HEALTH CARE" 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN PLANTER BACKFILL MIXTURE WITH TREES AND SHRUBS.
 - c. MYCOR-ROOT SAVER BY "PLANT HEALTH CARE" 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN BACKFILL MIXTURE WITH TREES.

4. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.
5. CLEAN SOIL FILL IN LANDSCAPE AREAS:
 - LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 - 7.
6. SOIL PLACEMENT:
 - A. CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS.
 - B. SCARIFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE PLACED IN 12"-18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.
 - C. PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.
7. SOIL CONDITIONING:
 - A. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM. LOWER pH USING ELEMENTAL SULFUR ONLY. PEAT MOSS OR COPPER SULFATE MAY NOT BE USED. GROUND LIMESTONE AS A SOIL AMENDMENT MATERIAL WILL ONLY BE USED PENDING RESULTS OF SOIL ANALYSIS. PROVIDE WITH MINIMUM 88% CALCIUM AND MAGNESIUM CARBONATES AND SHALL HAVE TOTAL 100% PASSING THE 10 MESH SIEVE, MINIMUM 90% PASSING 20 MESH SIEVE, AND MINIMUM 60% PASSING 100 MESH SIEVE.
 - B. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
 - C. SOIL MODIFICATIONS (PENDING RESULTS OF SOIL ANALYSIS):
 - a. THOROUGHLY TILL ORGANIC MATTER (LEAF COMPOST) INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.0. PEAT MOSS MAY NOT BE USED AS ORGANIC MATTER AMENDMENT.
 - b. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSPUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
 - c. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREPPED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

LAWN SEED MIX

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 1/2" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATE AT 220 POUNDS PER ACRE:
 - 20% PERENNIAL RYEGRASS
 - 20% SPREADING FESCUE
 - 30% KENTUCKY BLUEGRASS
 - 30% RED FESCUE
4. SEEDING DATES FOR THIS MIXTURE SHALL BE BETWEEN MARCH 15TH TO MAY 15TH OR SEPT 1ST TO OCTOBER 30TH.
5. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDBED AREA UNTIL A STAND OF COVER IS ESTABLISHED AND FOUND ACCEPTABLE TO THE OWNER. SEE LAWN WATERING SCHEDULE NOTES.

LAWN WATERING SCHEDULE

THE FOLLOWING WATERING SCHEDULE COVERS ROUGHLY 8 WEEKS TO ESTABLISH A HEALTHY STAND OF GRASS FROM SEED. THE CONTRACTOR SHALL BE OBLIGATED TO ENSURE A HEALTHY STAND OF GRASS AT THE END OF THE MAINTENANCE/BOND PERIOD. ANY BARE OR DEAD AREAS IN THE LAWN SHALL BE PREPARED, RESEEDED AND REESTABLISHED PRIOR TO THE END OF THE MAINTENANCE/BOND PERIOD AND TO THE SATISFACTION OF THE PROJECT LANDSCAPE ARCHITECT AND THE OWNER.

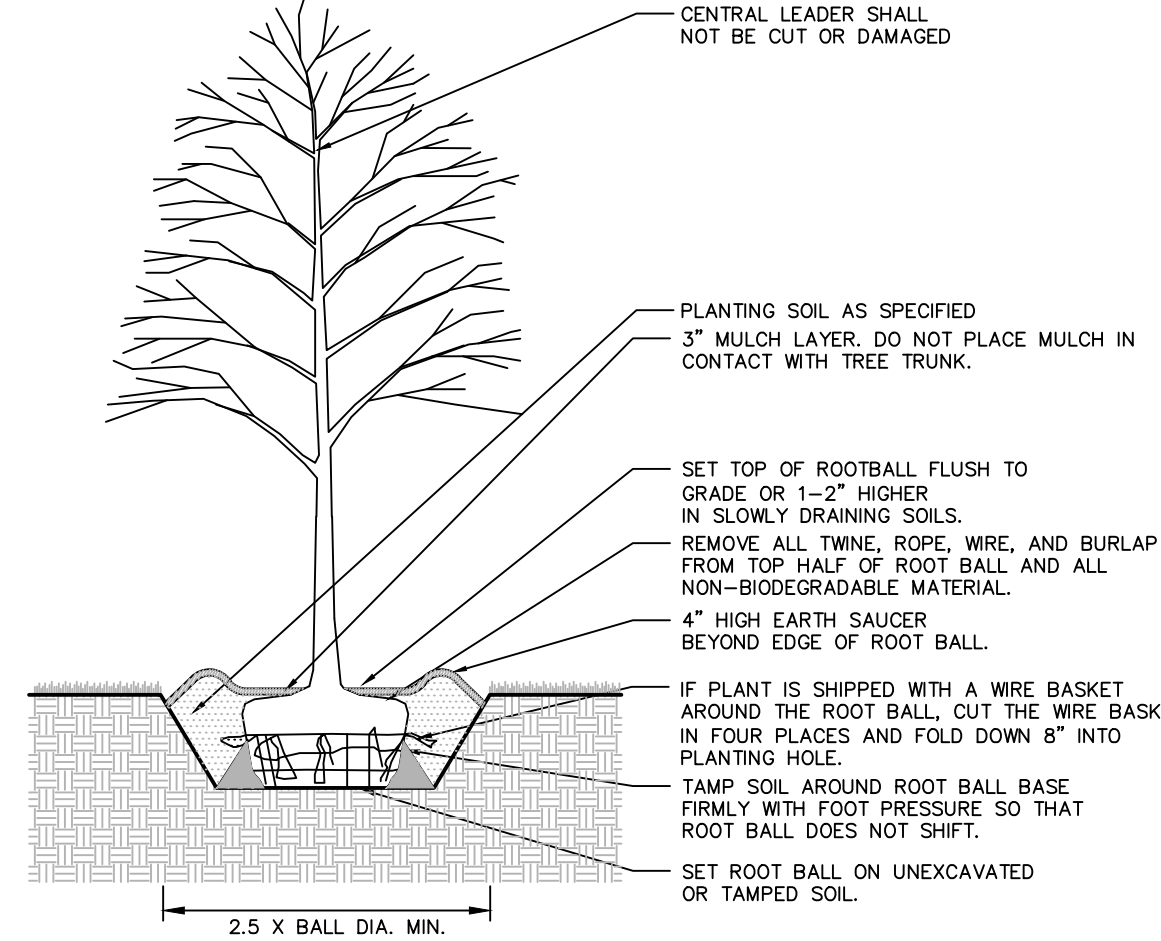
IMPORTANT ASPECTS TO ATTAINING AND SUSTAINING A HEALTHY STAND OF GRASS ARE THE INSTALLATION OF TOPSOIL, SEED BED PREPARATION, ATTAINING OPTIMAL pH FOR THE INTENDED PLANT SPECIES, FERTILIZING, MULCH COVERING, AND SUFFICIENT WATERING PER THESE NOTES AND/OR PROJECT SPECIFICATIONS.

1. SEEDING SHALL BE DONE DURING THE SEASONS SPECIFIED IN THE LAWN SEED MIX NOTES AND/OR PROJECT SPECIFICATIONS.
2. AFTER THE SEEDBED IS PREPARED, SEED IS INSTALLED, AND MULCH IS APPLIED, WATER LIGHTLY TO KEEP THE TOP 2 INCHES OF SOIL CONSISTENTLY MOIST, NOT SATURATED. AT NO TIME SHOULD WATER BE APPLIED TO THE POINT OF RUNOFF OR THE DISPLACEMENT OF SEED.
3. DEPENDING ON SOIL TEMPERATURES, IT MAY TAKE SEVERAL WEEKS FOR GERMINATION TO OCCUR. DIFFERENT SPECIES WITHIN THE MIX GERMINATE AT DIFFERENT TIMES AND THEREFORE CONTRACTOR SHOULD CONTINUE THE LIGHT WATERING, AS DESCRIBED ABOVE, UNTIL THERE IS AT LEAST 2 INCHES OF GROWTH THROUGHOUT.
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.

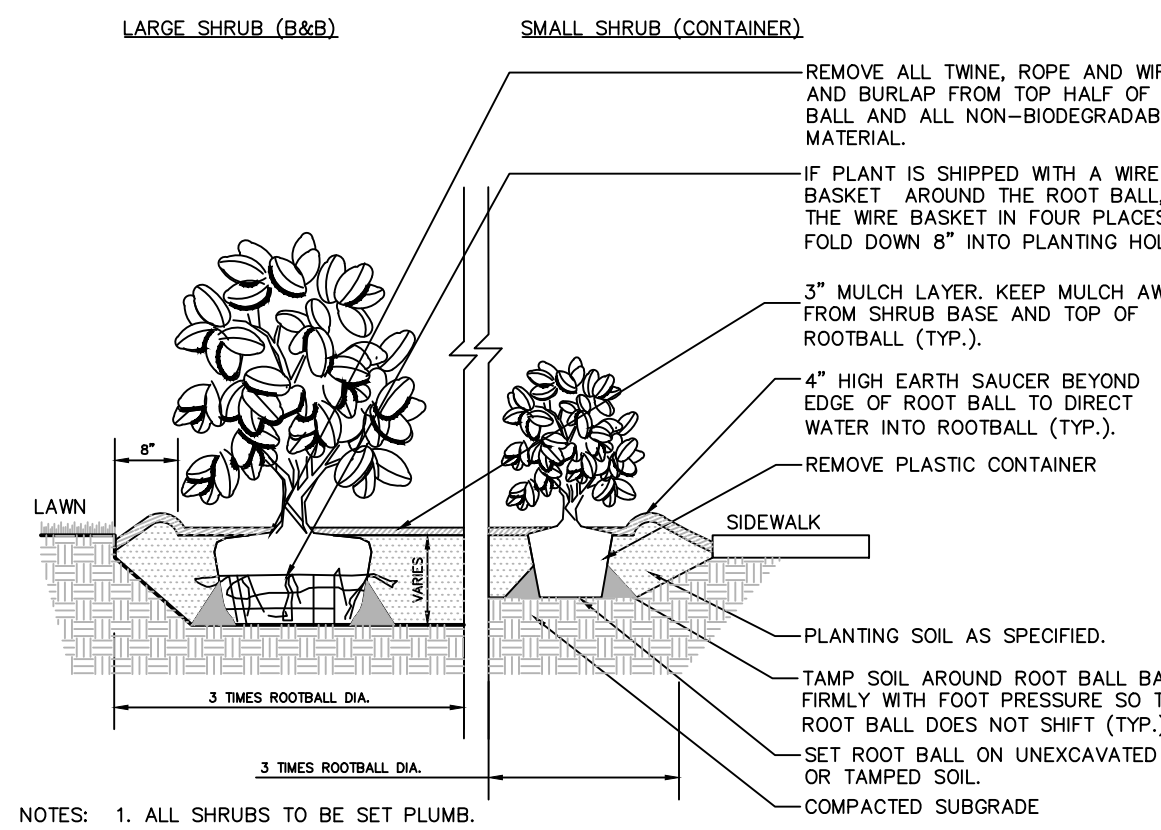
SUBGRADE PERCOLATION TEST NOTES

PERCOLATION TEST RESULTS ARE A GOOD INDICATION OF HOW WELL SUBGRADE SOILS ALLOW WATER TO DRAIN. PERCOLATION TESTS SHALL BE PERFORMED, PRIOR TO PURCHASING ANY PLANTS OR PLACING OR AMENDING ANY PLANTING SOIL, AT ONE LOCATION PER 1,000 SF OF LANDSCAPE AREA, INCLUDING LAWN, AND ANY ADDITIONAL LOCATIONS AS REQUIRED BY THE PROJECT LANDSCAPE ARCHITECT AND/OR OWNER AT NO ADDITIONAL COST TO THE OWNER. FAILURE TO COORDINATE TEST PIT LOCATIONS WITH THE PROJECT LANDSCAPE ARCHITECT MAY BE CAUSE FOR REJECTION OF TEST RESULTS.

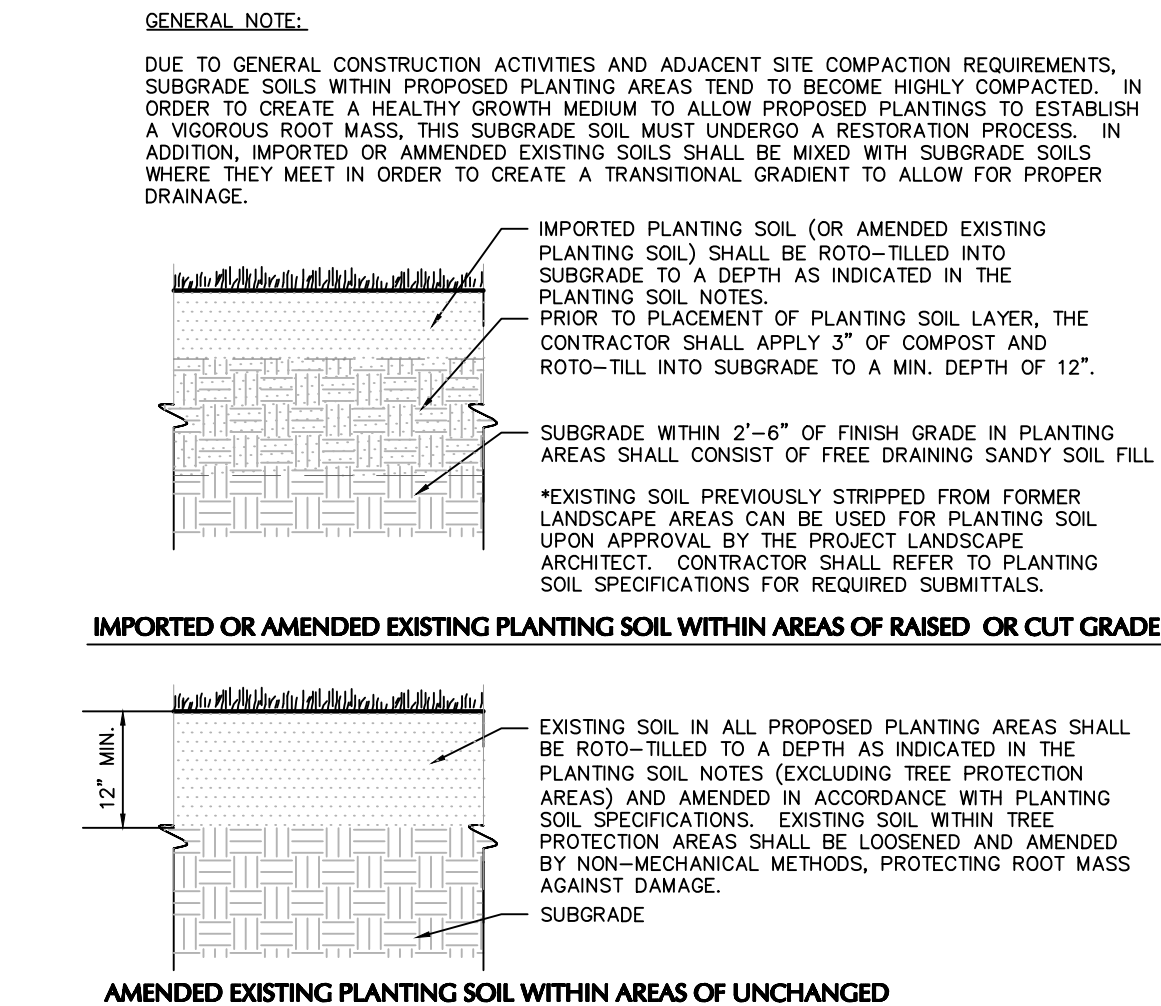
- PERCOLATION TEST PROCEDURE:
1. DIG A HOLE INTO EXISTING SOIL AT LEAST 12 INCHES DIAMETER AND 18-24 INCHES DEEP. LIGHTLY LOOSEN THE EXPOSED SURFACES OF THE HOLE, THEN DRIVE A 4-5" FT LONG STAKE (OR REBAR) INTO THE BOTTOM OF THE HOLE UNTIL SECURE TO PROVIDE A CONSISTENT POINT FROM WHICH TO MEASURE THE WATER LEVEL DROP.
 2. PRE-SOAKING: FILL THE HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY.
 3. REFILL WITH WATER IMMEDIATELY AFTER THE HOLE IS EMPTY. USING A TAPE MEASURE, TAKE READINGS FROM THE TOP OF THE STAKE TO THE WATER LEVEL EVERY 30 MINUTES, NOTING THE LEVEL DROP IN INCHES.
 4. TARGET PERCOLATION RATE IS TWO INCHES PER HOUR. MAKE A SPECIAL NOTE IF DRAINING FAST (1-2 INCHES IN 15 MINUTES OR LESS) OR IF DRAINING SLOW (LESS THAN 2 INCHES PER HOUR).
 5. NOTIFY THE PROJECT LANDSCAPE ARCHITECT IMMEDIATELY IF ANY PERCOLATION TEST RESULTS SHOW A FAST OR SLOW PERCOLATION RATE AS DESCRIBED IN #4 ABOVE. SUBGRADE SOIL AMENDMENTS, ALTERNATIVE PLANT SPECIES FROM THOSE PROPOSED, OR A COMBINATION THEREOF MAY BE REQUIRED PENDING THE RESULTS OF THE PERCOLATION TESTS.



1 DECIDUOUS TREE PLANTING NTS

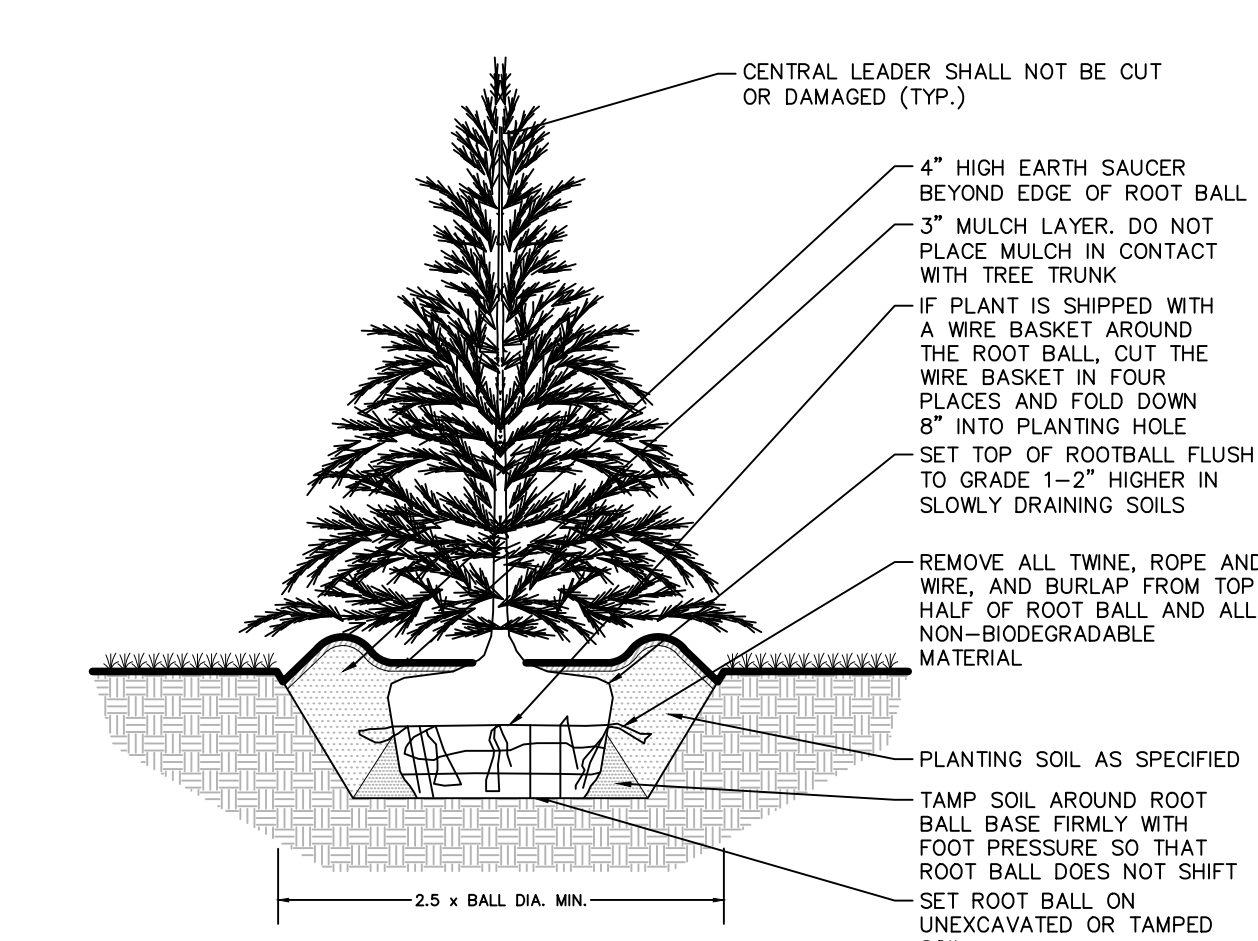


3 SHRUB PLANTING NTS

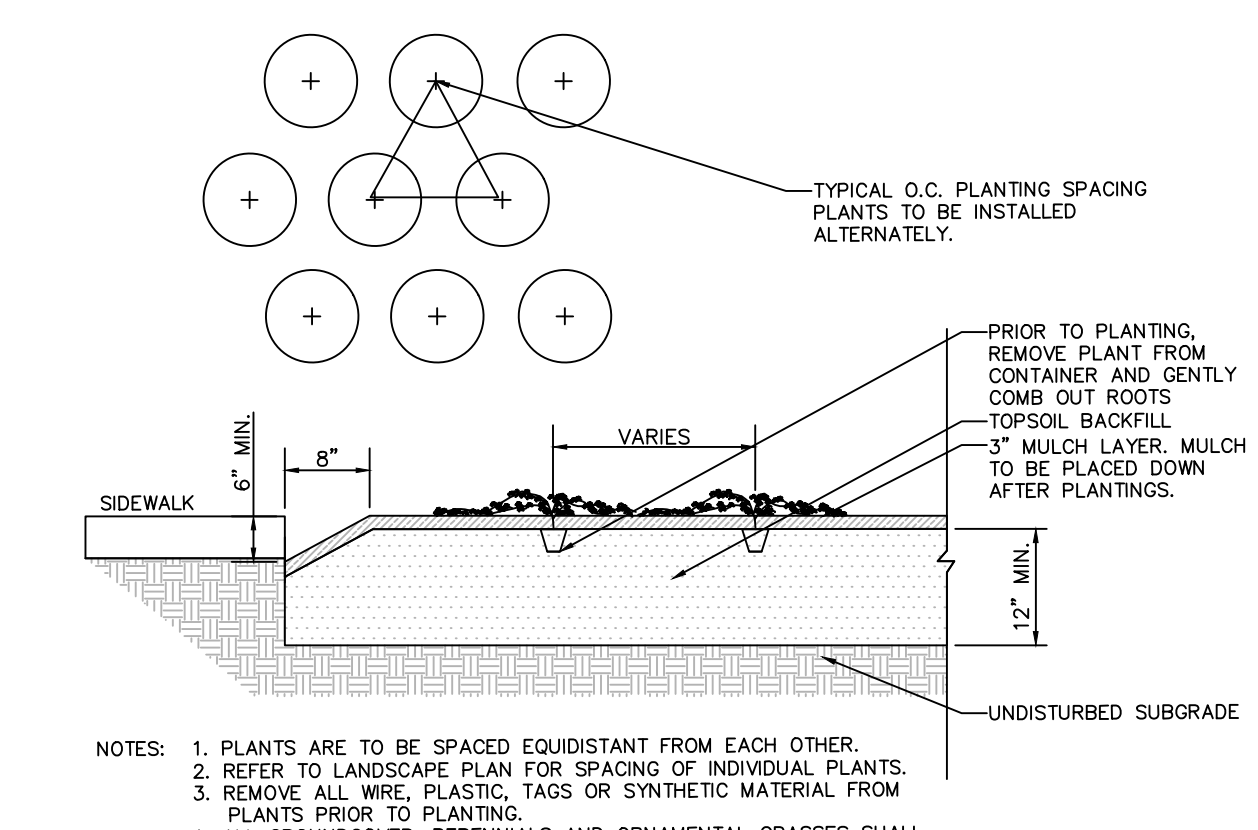


5 PLANTING SOIL NTS

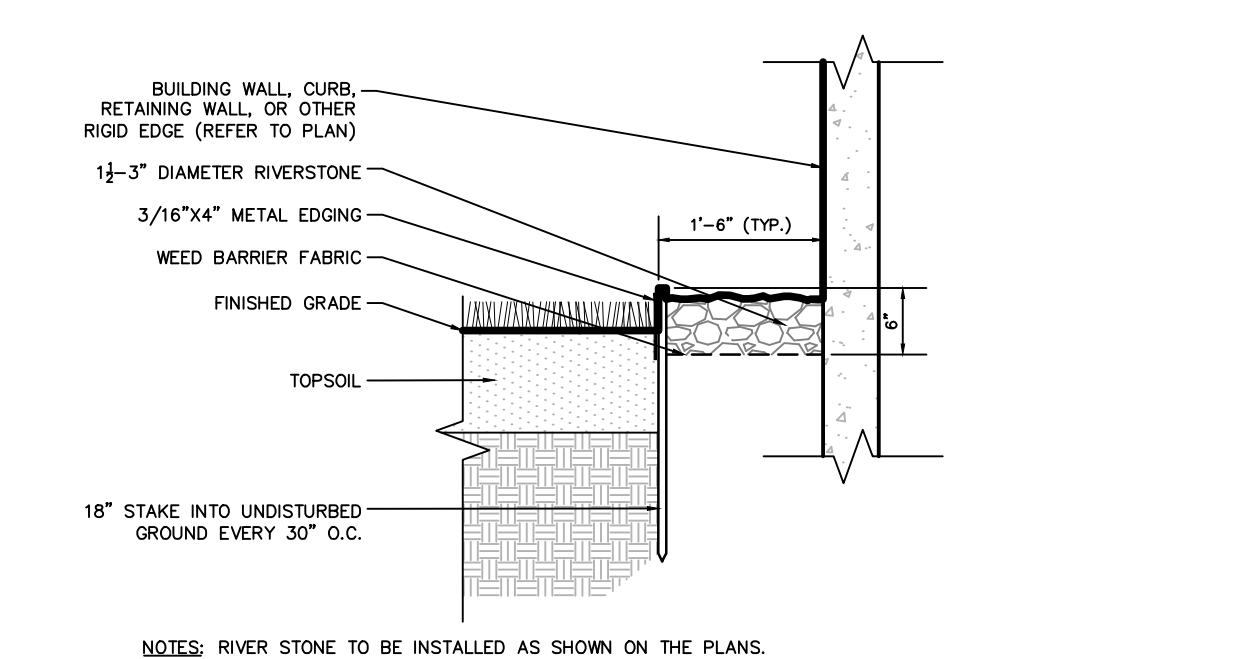
- NOTES:
1. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CY.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
 2. RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'-6" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS.
 3. IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCESS OF THE PROJECT STATE ENVIRONMENTAL REVIEW AGENCY STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
 4. CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.).
 5. NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.



4 PERENNIAL AND GROUNDCOVER PLANTING NTS



6 RIVERSTONE BORDER NTS



Date	Description	No.
REVISIONS		
SIGNATURE 01/15/2026		

HANY HANAFY
NJ LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00148900

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

PARKER LANDING LANE

BLOCK No. 437, LOT No. 8.01
CITY OF NEW BRUNSWICK

MIDDLESEX COUNTY NEW JERSEY
Drawing Title

LANDSCAPE NOTES AND DETAILS

Project No.	Drawing No.
130230501	LP-501
Date	
01/15/2026	
Drawn By	
AMM	Sheet 4 of 4
Checked By	
HH	