

GENERAL LANDSCAPE NOTES:

1. NO SUBSTITUTIONS IN THE PLANT LIST IS TO BE MADE UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER AND THE TOWNSHIP.
2. ALL DISTURBED AND PERMANENT TURF AREAS SHALL BE SEED WITH A GENERAL PURPOSE MIXTURE SIMILAR TO THE FOLLOWING: 50% SEED MIX #14 (TALL TURF FESCUE, KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS) OR APPROVED EQUAL. SEE SCS DETAIL SHEETS FOR SEEDING SPECIFICATIONS.
3. ALL PLANTING BEDS TO BE MULCHED WITH (3) INCH MINIMUM MULCH (SEE PLANTING NOTE #30). MULCH VOLCANCES (MOUNDS) AROUND TREES ARE PROHIBITED.
4. TOPSOIL PROTECTION: NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. ALL TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AN EVEN COVER AND SHALL BE STABILIZED BY SEEDING OR PLANTING ALL REGRADED TURF AREAS SHALL BE COVERED BY A SIX (6) INCH MINIMUM THICKNESS OF TOPSOIL. IF SUFFICIENT TOPSOIL IS NOT AVAILABLE ON THE SITE, TOPSOIL, MEETING OR EXCEEDING THE MINIMUM REQUIREMENTS OF THE NJDOT SPECIFICATIONS, SHALL BE PROVIDED TO RESULT IN A SIX (6) INCH MINIMUM THICKNESS. ANY IMPORTED TOPSOIL OR SUBSOIL SHALL BE NJDEP CERTIFIED FREE OF ANY TOXINS OR HARMFUL CHEMICALS.
5. LAWN AREAS SHALL MAINTAIN A MINIMUM SLOPE OF 2% AND A MAXIMUM OF (3) FEET HORIZONTAL TO (1) FOOT VERTICAL AND COMPACTED AREAS SHALL BE TILLED TO A DEPTH OF EIGHTEEN (18) INCHES.
6. UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUNSCALDS, MINDURN, DISFIGURING KNOTS, OR FRESH CUTS OF LIMBS OVER 3/4 IN. WHICH HAVE NOT COMPLETELY CALLOSED WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED.
7. ALL PLANT MATERIALS LOCATED WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED NOT TO EXCEED A MAXIMUM OF (36) INCHES ABOVE PAVEMENT AND TREES SHALL BE LIMBED TO MAINTAIN A MINIMUM CLEARANCE OF (7) FEET ABOVE THE TOP OF CURB OR SIDEWALK FOR SIGHT VISIBILITY.
8. THE CONTRACT DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. (1-800-273-0000) ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE LANDSCAPE ARCHITECT. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER SHALL BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION SHALL BE SUPPORTED UNTIL BACKFILL IS IN PLACE.
9. SEE DETAIL SHEETS FOR ADDITIONAL PLANTING NOTES AND DETAILS.
10. ALL SHADE TREES, EVERGREENS, AND FLOWERING TREES SHALL BE PROVIDED WITH "GATOR BAGS" 1m OR EQUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO ALL PLANTINGS AND LAWN AREAS UNTIL FINAL ACCEPTANCE.
11. PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL, SEEDING OR SODDING OF LAWN AREAS, THE CONTRACTOR SHALL OBTAIN PHYSICAL, CHEMICAL AND SOIL FERTILITY TESTING AT AN APPROVED LAB TO DETERMINE SOIL COMPOSITION AND SUITABILITY. THE TESTING SHALL BE A RATE OF EITHER ONE TEST PER 500 CUBIC YARDS OF PLANTING MIX OR ONE TEST PER 19,000 SF OF LANDSCAPE SURFACE AREA. THE SOILS SHALL BE AMENDED IN ACCORDANCE WITH THE TEST RESULTS FOR OPTIMAL PLANT AND LAWN GROWTH. THE RESULTS OF ALL TESTING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW.

PLANT SCHEDULE DELAWARE HEIGHTS

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	MATURE SPREAD	MATURE HT.	CALIPER	PLANTING HT.	TYPE	REMARKS
GLTT	4	ALSTISIA TRIACANTHOS VAR. INERMIS TRUE SHADE	TRUE SHADE THORNLESS HONEY LOCUST	35'	40'	2.5-3" CAL.	12-14'	B1B	STRAIGHT, SYMMETRICAL, FULL CROWN HEAD TO T
NYSY	7	NYSSA SYLVATICA	SOUR OAK	30'	50'	2.5-3" CAL.	12-14'	B1D	STRAIGHT, SYMMETRICAL, FULL CROWN HEAD TO T
GUBI	7	QUERCUS BICOLOR	SWAMP WHITE OAK	30'	60'	3.5-4" CAL.	12-14'	B1B	STRAIGHT, SYMMETRICAL, FULL CROWN HEAD TO T
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	MATURE SPREAD	MATURE HT.	CALIPER	PLANTING HT.	TYPE	REMARKS
CEGA	4	CERCIS CANADENSIS	EASTERN REDBUD	20'	30'	2-2.5" CAL.	4-10'	B4D	(2) STEM CLUMP, SYMMETRICAL, LOW BRANCHED
CHVI	4	CHOISYANTHUS VIRGINICUS	WHITE FRANGETREE	18'	18'	(3) STEM CLUMP	7-8'	B1B	(3) STEM CLUMP, SYMMETRICAL, LOW BRANCHED
MAVI	4	MAGNOLIA VIRGINIANA	SWEET DAT MAGNOLIA	20'	20'	2-2.5" CAL.	4-10'	B1D	STRAIGHT, SYMMETRICAL, FULL CROWN HEAD TO T
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	WIDTH	HEIGHT	PLANTING WIDTH	PLANTING HT.	TYPE	REMARKS
CLAH	20	CLETHRA ALNIFOLIA HUMMINGBIRD	HUMMINGBIRD SUMMERSWEET	5'	5'	3-3.5"	24-30"	#5 CAN	(5) CANES MIN. SYMMETRICAL, DENSE
COAM	15	CORNUS AMOMUM	SILKY DOGWOOD	10'	10'	3-3.5"	3-3.5"	#5 CAN	WELL FURNISHED, DENSE, SPACE EVENLY
ILCL	26	ILEX CRENATA HELLER	HELLER HOLLY	4'	5'	24-30"	3-3.5"	#5 CAN	DENSE, WELL FURNISHED, SYMMETRICAL
ILSH	31	ILEX GLABRA CHAMZIN	NORFOLK HOLLY	4'	4'	3-3.5"	3-3.5"	#5 CAN	WELL FURNISHED, DENSE, LOW BRANCHED, SPACE EVENLY
ILSL	26	ILEX GLABRA	INKBERRY HOLLY	6'	8'	3-4"	3-4"	#7	WELL FURNISHED, DENSE, LOW BRANCHED, SPACE EVENLY
ITVI	5	ITEA VIRGINICA LITTLE HENRY	LITTLE HENRY SWEETSPICE	4'	4'	24-30"	24-30"	#5 CAN	WELL FURNISHED, LOW BRANCHED, DENSE, SPACE EVENLY
MYPE	15	MYRTIA PENSYLVANICA	NORTHERN BAYBERRY	4'	4'	3.5-4"	3.5-4"	B4B	DENSE, WELL FURNISHED, SYMMETRICAL, LOW BRANCHED
VIDE	11	VIBURNUM DENTATUM AUTUMN JAZZ	ARROWWOOD VIBURNUM	10'	12'	5-6"	5-6"	B1B	DENSE, WELL FURNISHED, SYMMETRICAL, LOW BRANCHED
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	MATURE WIDTH	MATURE HT.			
LIMV	42	LIRIOPE MISCARI VARIEGATA	VARIATED LILY TURF	#2 CAN @ 18" OC	2'	1.5'	18" o.c.		(3) FAN CLUMP, WELL ROOTED
PAVI	64	PANICUM VIRGATUM	SWITCH GRASS	#2 CAN @ 24" OC	2.5'	4"	36" o.c.		CLUMP, DENSE, WELL ROOTED
REAL	71	PENNISETUM ALOPECUROIDES HAMELI	HAMELI DWARF FOUNTAIN GRASS	#2 CAN @ 18" OC	2.5'	2.5'	18" o.c.		CLUMP, DENSE, WELL ROOTED
RUFU	29	RUDECKIA FULVIDA GOLDSTURM	GOLDSTURM BLACK-EYED SUSAN	#2 CAN @ 24" OC	2'	2'	24" o.c.		(3) FAN CLUMP, WELL ROOTED

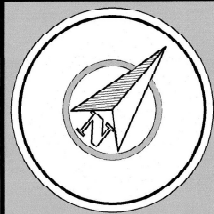
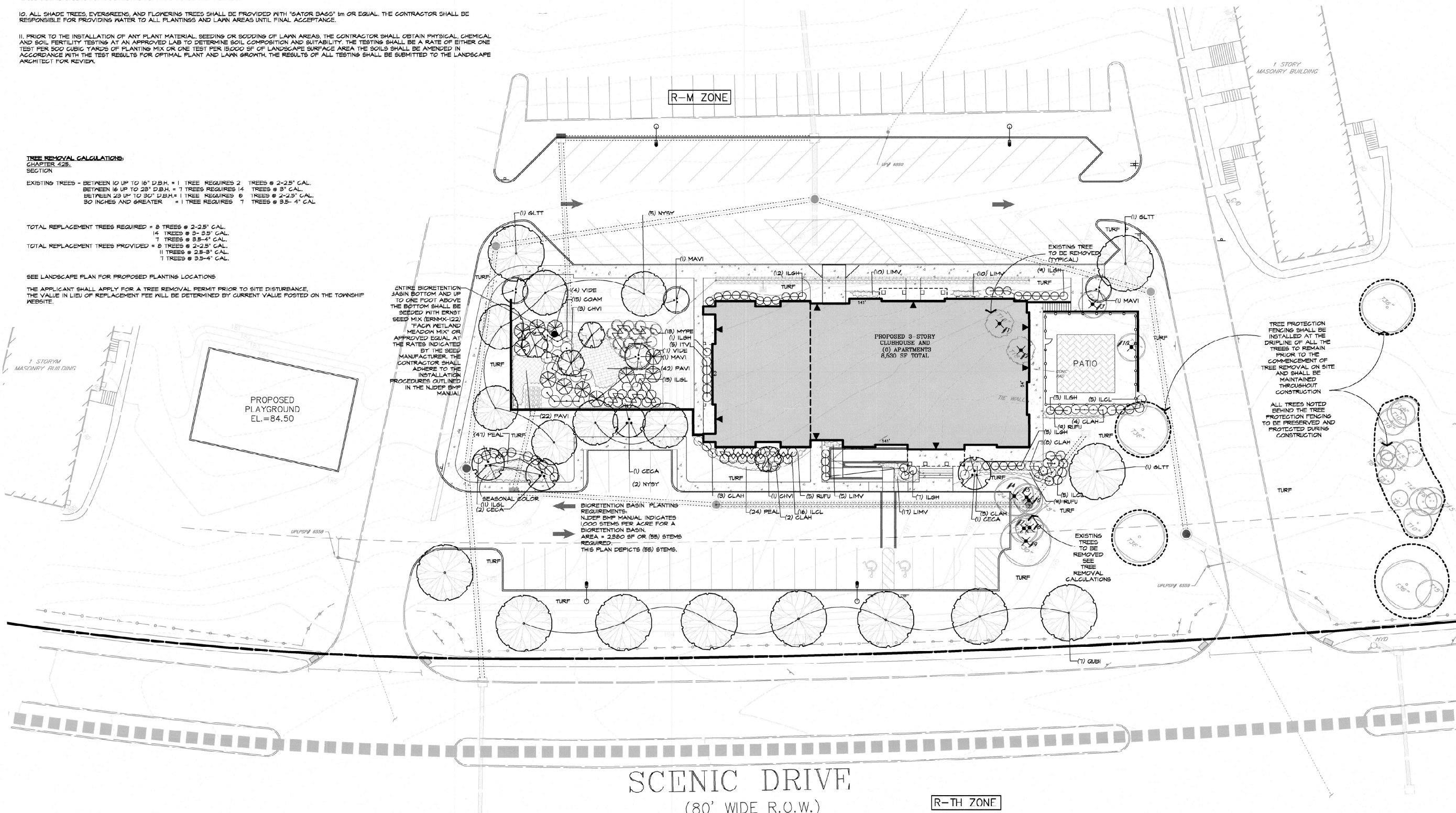
TREE REMOVAL CALCULATIONS: CHAPTER 42B, SECTION

EXISTING TREES - BETWEEN 10 UP TO 16" D.B.H. = 1 TREE REQUIRES 2 TREES @ 2-2.5" CAL.
BETWEEN 16 UP TO 25" D.B.H. = 7 TREES REQUIRES 14 TREES @ 3" CAL.
BETWEEN 25 UP TO 30" D.B.H. = 1 TREE REQUIRES 6 TREES @ 2-2.5" CAL.
30 INCHES AND GREATER = 1 TREE REQUIRES 7 TREES @ 3.5-4" CAL.

TOTAL REPLACEMENT TREES REQUIRED = 3 TREES @ 2-2.5" CAL.
14 TREES @ 3-3.5" CAL.
7 TREES @ 3.5-4" CAL.
TOTAL REPLACEMENT TREES PROVIDED = 6 TREES @ 2-2.5" CAL.
11 TREES @ 2.5-3" CAL.
7 TREES @ 3.5-4" CAL.

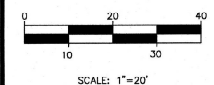
SEE LANDSCAPE PLAN FOR PROPOSED PLANTING LOCATIONS

THE APPLICANT SHALL APPLY FOR A TREE REMOVAL PERMIT PRIOR TO SITE DISTURBANCE. THE VALUE IN LIEU OF REPLACEMENT FEE WILL BE DETERMINED BY CURRENT VALUE POSTED ON THE TOWNSHIP WEBSITE.



HORIZONTAL DATUM : NAD 83

GRAPHIC SCALE



REVISIONS

THIS DRAWING IS FOR PERMIT PURPOSES ONLY. NOT FOR CONSTRUCTION UNTIL THIS BOX HAS BEEN CHECKED AND DATED.

CHKD BY: DATE:



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



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DELAWARE HEIGHTS

TOWNSHIP OF EWING
MERCER COUNTY
NEW JERSEY

BLOCK 423.03
LOT 225
TAX MAP SHEET 97
32.4959 ACRES

LANDSCAPE & TREE REMOVAL PLAN

DRAWN BY: BOS
DESIGNED BY: BOS
APPROVED BY: KRC

THIS WORK PREPARED UNDER MY QUALIFIED SUPERVISION
KENNETH R. GRISEWOOD
LANDSCAPE ARCHITECT NJ
LICENSE #A5000071

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