

PLAN INDEX:

NO.	DESCRIPTION	START DATE	REVISION DATE
1 OF 5	EXISTING FEATURES / DEMOLITION PLAN	JANUARY 25, 2016	MARCH 9, 2016
2 OF 5	SITE PLAN	JANUARY 25, 2016	MARCH 9, 2016
3 OF 5	CONSTRUCTION IMPROVEMENTS PLAN	JANUARY 25, 2016	MARCH 9, 2016
4 OF 5	LANDSCAPE PLAN	JANUARY 25, 2016	MARCH 9, 2016
5 OF 5	LANDSCAPE DETAIL SHEET	JANUARY 25, 2016	FEBRUARY 5, 2016

GENERAL NOTES:

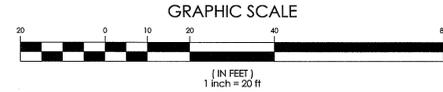
- THIS PLAN IS BASED ON A BOUNDARY SURVEY PREPARED BY NAVE NEWELL, INC., SUMMER, 2012 AND LAST UPDATED IN 2015. ADDITIONAL INFORMATION WAS OBTAINED FROM AERIAL PHOTOGRAPHIC AND LOCATION SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. FOR DARDEN RESTAURANTS DATED JULY 9, 2105.
- PLANIMETRICS AND TOPOGRAPHY WERE TAKEN FROM AERIAL MAPPING PROVIDED BY AXIS GEOSPATIAL, INC., DATE OF FLIGHT MARCH 6, 2012, AND SUBSEQUENT FIELD SURVEYS BY NAVE NEWELL, INC. LAST UPDATED NOVEMBER, 2015. AREAS OBSCURED BY DENSE VEGETATION MAY NOT CONFORM TO NATIONAL MAP ACCURACY STANDARDS.
- THIS SURVEY REPRESENTS CONDITIONS AS OF THE DATE OF THE SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, ON THE SURFACE OF THE LANDS OR ABOVE THE SURFACE OF THE LANDS AND NOT VISIBLE.
- TITLE TO THE SUBJECT PROPERTY IS FILED IN THE MONTGOMERY COUNTY COURT HOUSE IN THE DEED BOOK 4768, PAGE 2444, IN THE TOWNSHIP OF UPPER MERION, COUNTY OF MONTGOMERY, PENNSYLVANIA.
- HORIZONTAL DATUM IS PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, BEARINGS AS SHOWN ARE BASED ON THE DEEDS AND PLANS OF RECORD. THE BEARING BASIS SHOWN IS ROTATED 04°42'00" CLOCKWISE FROM NAD 83. VERTICAL DATUM IS NAVD 83 DATUM AS DERIVED FROM GPS OBSERVATIONS.
- UNIT AND BLOCK NUMBERS REFER TO THE OFFICIAL TAX MAPS OF UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PA.
- PROPERTY FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 42091C0334 F, REVISED AUGUST 9, 1999).
- PURSUANT TO ACT 187 "PENNSYLVANIA ONE CALL, INC." WAS PLACED FOR THIS PROJECT ON MARCH 6, 2012 AND ASSIGNED SERIAL NO. 2012062410, 2012062411, 2012062412, 2012062413, 2012062414, 2012062415, 2012062416, 2012062417, 2012062418, 2012062419, 2012062420, 2012062421, 2012062422, 2012062423, 2012062424, 2012062425, 2012062426, 2012062427, 2012062428, 2012062429, 2012062430, 2012062431, 2012062432, 2012062433, 2012062434, 2012062435, 2012062436, 2012062437, 2012062438, 2012062439, 2012062440, 2012062441, 2012062442, 2012062443, 2012062444, 2012062445, 2012062446, 2012062447, 2012062448, 2012062449, 2012062450, 2012062451, 2012062452, 2012062453, 2012062454, 2012062455, 2012062456, 2012062457, 2012062458, 2012062459, 2012062460, 2012062461, 2012062462, 2012062463, 2012062464, 2012062465, 2012062466, 2012062467, 2012062468, 2012062469, 2012062470, 2012062471, 2012062472, 2012062473, 2012062474, 2012062475, 2012062476, 2012062477, 2012062478, 2012062479, 2012062480, 2012062481, 2012062482, 2012062483, 2012062484, 2012062485, 2012062486, 2012062487, 2012062488, 2012062489, 2012062490, 2012062491, 2012062492, 2012062493, 2012062494, 2012062495, 2012062496, 2012062497, 2012062498, 2012062499, 2012062500.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION AND/OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- ALL DIMENSIONS SHOWN ON THESE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN. ANY SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY NAVE NEWELL, INC.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- ALL CONSTRUCTION TO BE IN COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS OF UPPER MERION TOWNSHIP. ALL CONSTRUCTION AND MATERIALS SHALL BE IN CONFORMANCE WITH PENNDOT 408.

DEMOLITION NOTES:

- LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS, PLANS BY OTHERS, ABOVE GROUND EXAMINATION OF THE SITE AND/OR PRIVATE UTILITY LOCATION COMPANY. THE COMPLETENESS OR ACCURACY OF THE LOCATIONS ARE NOT GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED, THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE START OF WORK.
- PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA ARE TO BE LOCATED. THE USER NOTIFIED, AND MEASURES TAKEN TO PROTECT THE LINES IN ACCORDANCE WITH PA ACT 497, AS AMENDED. CONTRACTORS ARE TO IMMEDIATELY NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THE PLAN INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA "ONE-CALL" AT LEAST 72 HOURS TO ANY EXCAVATION OR DEMOLITION ON-SITE.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.
- THE EXISTING ASPHALT TO BE RESURFACED SHALL BE PATCHED, FILLED AND/OR REPAIRED AS NECESSARY PRIOR TO THE APPLICATION OF THE WEARING COURSE.
- IN ALL AREAS WHERE FINISHED PAVING IS TO BE PROVIDED, THE CONTRACTOR IS TO MILL EXISTING ASPHALT TO EXISTING SUBBASE STONE. FOLLOWING MILLING, THE EXPOSED SUBGRADE SHALL BE INSPECTED FOR ITS SUITABILITY AS PAVEMENT SUBBASE. IN AREAS WHERE EXISTING ASPHALT WILL BE CONVERTED TO GREEN SPACE OR BUILDING, THE CONTRACTOR IS TO MILL OUT THE EXISTING ASPHALT FOR ITS REUSE ON-SITE AS SUBBASE IN PROPOSED ASPHALT PAVEMENT AREAS.
- WHERE IMPROVEMENTS ARE PROPOSED TO TIE INTO EXISTING FEATURES, THE EXISTING FEATURES SHALL BE FIELD VERIFIED FOR ELEVATION AND LOCATION. IF FIELD LOCATED DATA IS DIFFERENT THAN THE DATA CONTAINED WITH THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY NAVE NEWELL, INC. PRIOR TO ANY DESIGN CHANGES.
- THE PAVEMENT SECTION AREA DELINEATED ON THE PLANS TO BE MODIFIED SHALL BE USED AS GUIDANCE. EXPAND OR CONTRACT THIS AREA AT THE FIELD LOCATION TO EXISTING PAVEMENT, SIDEWALK, DRIVEWAY APRONS, AND LOADING AREAS AS THE FIELD CONDITIONS WARRANT. ALL PAVEMENT SEAMS SHALL BE SEALED.
- SITE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE DISCONNECTION, ABANDONMENT, RELOCATION AND/OR REMOVAL OF ALL APPLICABLE ON-SITE UTILITIES, IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AS WELL AS ANY REQUIREMENTS FROM THE RELEVANT UTILITY COMPANY.
- ALL DEMOLITION SHALL BE PERFORMED BY A QUALIFIED, LICENSED CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- THIS PLAN IS NOT INTENDED TO DEPICT ALL FACETS AND ITEMS TO BE ADDRESSED DURING THE COURSE OF DEMOLITION ACTIVITIES. THIS PLAN IS INTENDED TO REPRESENT ONLY THE READILY VISIBLE, EXISTING IMPROVEMENTS ON-SITE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITION PRIOR TO FINALIZING HIS BID AND PROVIDE ALL NECESSARY DEMOLITION SERVICES REQUIRED TO COMPLETE THE SCOPE OF WORK OUTLINED ON THESE DRAWINGS. UPON INITIATION OF DEMOLITION, CONTRACTOR SHALL ADVISE THE ENGINEER OF RECORD IMMEDIATELY. SHOULD CONFLICTS ARISE IN THE FIELD.
- CONTRACTOR TO EXERCISE CARE WHEN REMOVING PAVEMENT OVER EXISTING PIPES TO REMAIN. DURING CONSTRUCTION, CONTRACTOR SHALL TAKE STEPS TO MAINTAIN ADEQUATE COVER OVER ALL EXISTING PIPES TO REMAIN AND TO PREVENT CONSTRUCTION TRAFFIC FROM DAMAGING SAID PIPES. IF THE EXISTING PIPES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM IN KIND AT THEIR COST.
- ALL PAVEMENT WITHIN THE LIMITS OF DISTURBANCE NOT SCHEDULED TO BE REMOVED SHALL BE MILLED AND OVERLAID WITH 1.5" ID-2 BITUMINOUS WEARING COURSE. MILLING AND OVERLAYING SHALL BE PERFORMED TO MAKE PATCHING NONVISUAL WHEN COMPLETED.
- CONTRACTOR SHALL USE EXTREME CAUTION WHEN REMOVING EXISTING UTILITIES TO PREVENT ANY DISTURBANCE TO UTILITIES THAT ARE TO REMAIN. IF SAID REMAINING UTILITY IS DAMAGED, THE CONTRACTOR SHALL REPAIR THE UTILITY AT THEIR COST.

LEGEND

	EXISTING BUILDING
	EXISTING EASEMENT
	EXISTING CURB
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING SANITARY SEWER LATERAL
	EXISTING SANITARY MANHOLE / CLEANOUT
	EXISTING WATER VALVE / FIRE HYDRANT / WATER STRUCTURE
	EXISTING LIGHT
	EXISTING STORMWATER INLET
	EXISTING SIGN
	EXISTING MANHOLE
	PROPOSED DEMISING WALL (BY LANDLORD)
	PROPOSED CURB (BY LANDLORD)
	PROPOSED FLUSH CURB (BY LANDLORD)
	PROPOSED SIGN (BY LANDLORD)
	PROPOSED CONCRETE (BY LANDLORD)
	UGE
	PROPOSED TRANSFORMER / ELECTRIC SERVICE / ELECTRIC METER (BY LANDLORD)
	PROPOSED SANITARY SEWER STRUCTURES (BY LANDLORD)
	PROPOSED WATER STRUCTURES (BY LANDLORD)
	PROPOSED GAS METER (BY LANDLORD)



Nave NEWELL
Where Ideas Get Down to Earth

900 West Valley Road, Suite 1100
P.O. Box 8323, King of Prussia, PA 19151-8323
P: 610.265.8323 F: 610.265.4299
www.navenewell.com

NO.	DESCRIPTION	DATE	BY	CHK'D BY
1	REVISED PER GARDEN'S COMMENTS AND NEW LAYOUT	1/28/16	KJM	MMB
2	ISSUED FOR BUILDING PERMIT	2/9/16	KJM	VR
3	REVISED DECK LAYOUT	3/9/16	KJM	MMB

SEAL:

KEITH J. MARSHALL
Professional Engineer
Pennsylvania License No. PE 072568

EXISTING FEATURES / DEMOLITION PLAN

YARD HOUSE KING OF PRUSSIA MALL

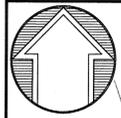
DRAWING NAME: UPPER MERION TWP., MONTGOMERY COUNTY, PA

LOCATION: UPPER MERION TWP., MONTGOMERY COUNTY, PA

project no. 2012-009.13
date: 1/25/16
scale: 1" = 20'

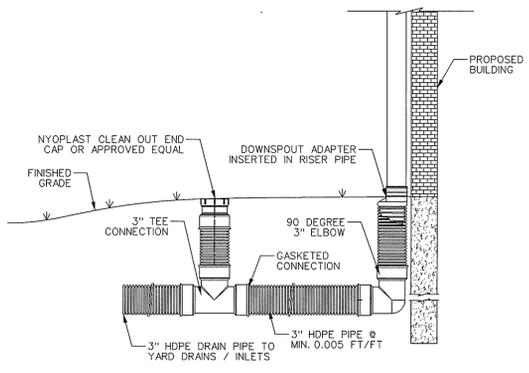
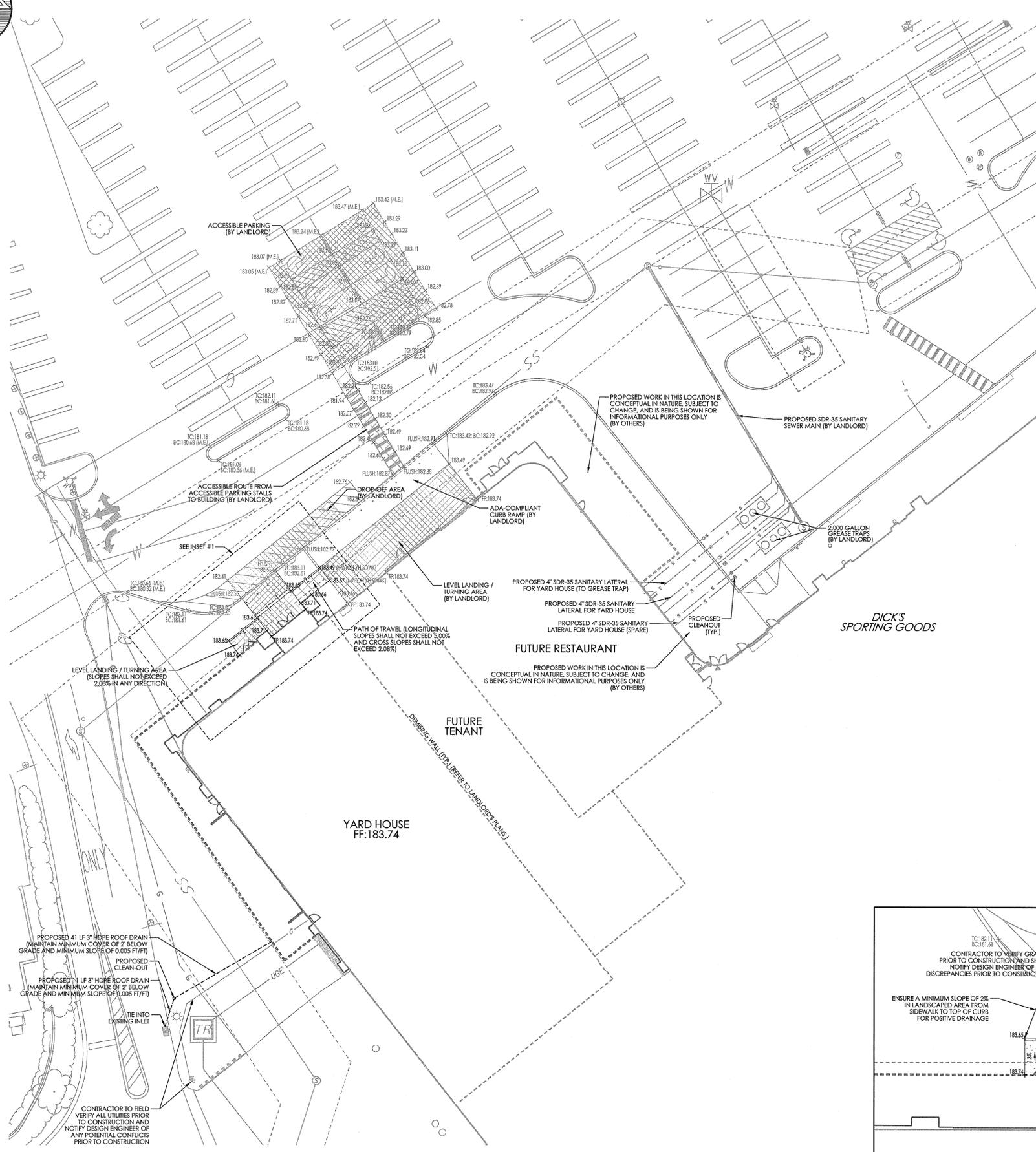
drawn by: VR
chk'd by: KJM
approved by: KJM

sheet no. **1 of 5**



A
B
C
D
E
F

1 2 3 4 5 6 7 8



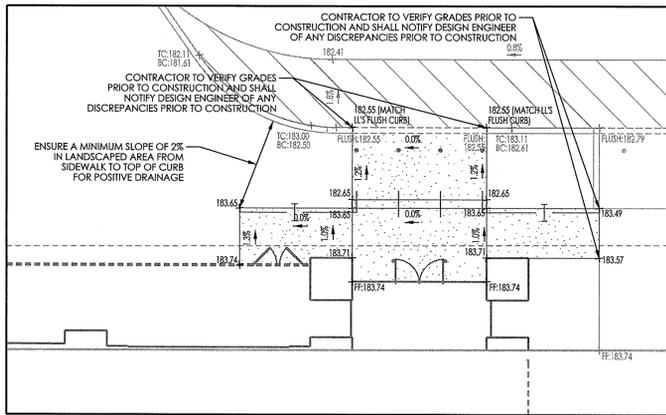
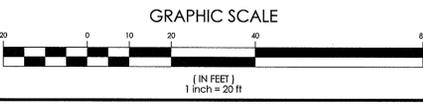
ROOF DRAIN DETAIL
N.T.S.
NOTES:
1. ALL JOINTS ARE TO BE WATERTIGHT.

LEGEND

- EXISTING BUILDING
- EXISTING EASEMENT
- EXISTING CURB
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY MAIN
- EXISTING SANITARY SEWER LATERAL
- EXISTING SANITARY MANHOLE / CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING VEGETATION
- EXISTING LIGHT
- EXISTING WATER VALVE
- EXISTING STORMWATER INLET / MANHOLE
- EXISTING TELECOMM MANHOLE
- EXISTING SIGN
- EXISTING MANHOLE
- PROPOSED EASEMENT (BY LANDLORD)
- PROPOSED SANITARY STRUCTURES (BY LANDLORD)
- PROPOSED WATER STRUCTURES (BY LANDLORD)
- PROPOSED TRANSFORMER / ELECTRIC SERVICE / ELECTRIC METER (BY LANDLORD)
- PROPOSED GAS METER (BY LANDLORD)
- PROPOSED SPOT ELEVATION AND SLOPE (GRADING BY LANDLORD)
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED SPOT ELEVATION AND SLOPE (GRADING BY YARD HOUSE)
- PROPOSED ROOF DRAIN
- LEVEL LANDING / TURNING AREA (SLOPES SHALL NOT EXCEED 2.08% IN ANY DIRECTION)
- PATH OF TRAVEL (LONGITUDINAL SLOPE SHALL NOT EXCEED 5.00% AND CROSS SLOPE SHALL NOT EXCEED 2.08%)

NOTES

1. CONTRACTOR SHALL ENSURE A MAXIMUM LONGITUDINAL SLOPE OF 1:20 (5.00%) AND A MAXIMUM CROSS SLOPE OF 1:48 (2.08%) ON ALL SIDEWALKS.
2. CONTRACTOR SHALL ENSURE A MAXIMUM SLOPE OF 1:48 (2.08%) IN ANY DIRECTION WITHIN LANDING AREAS AND WHERE TURNING MANEUVERS ARE REQUIRED.



INSET #1
SCALE: 1" = 10'

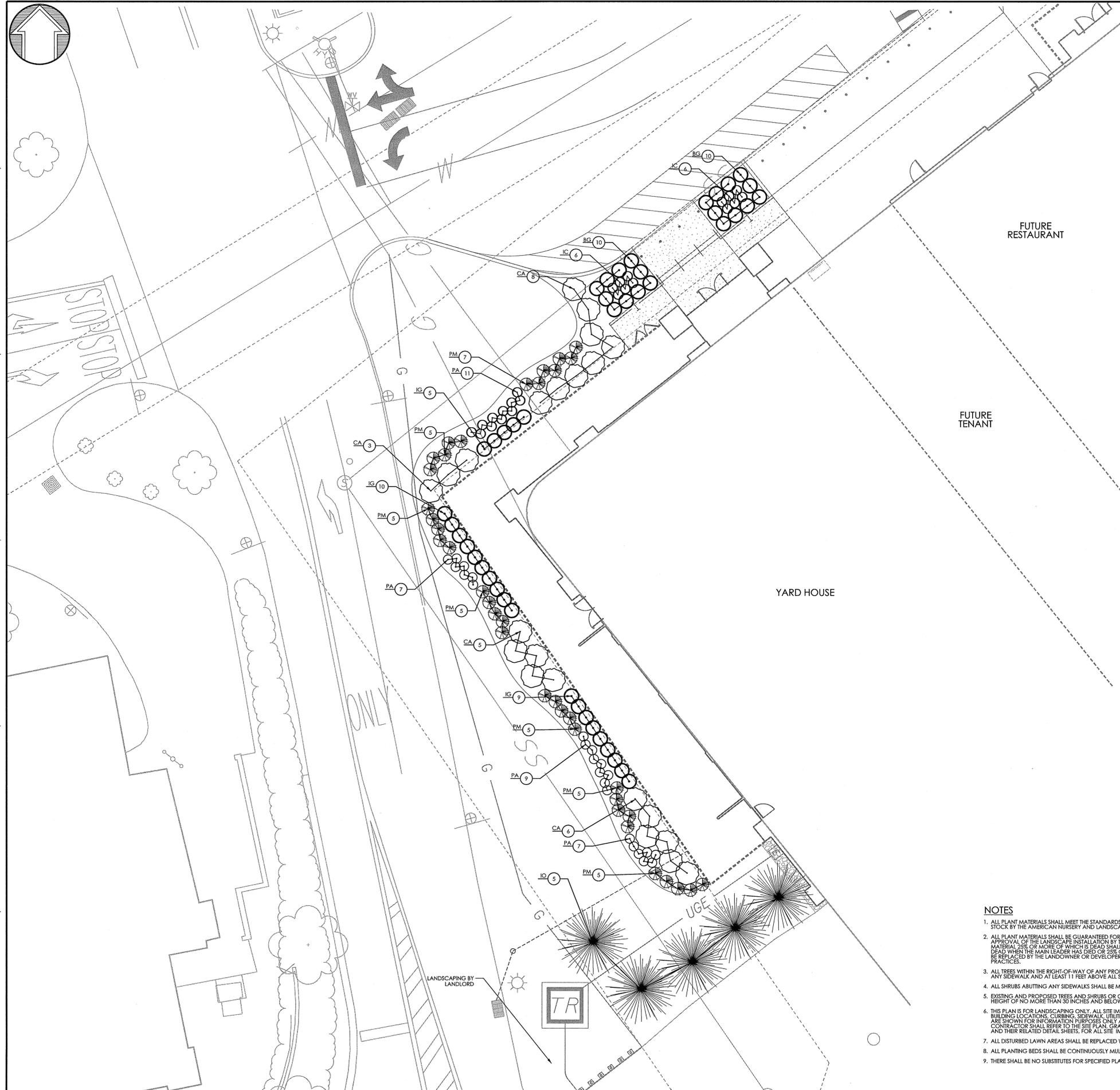
Nave NEWELL
Where Ideas Get Down to Earth
900 West Valley Road, Suite 1100
Prussia, PA 19064
p: 610.285.4299
www.navenewell.com

no.	description	chk'd by
1	REVISED PER DARDEN'S COMMENTS AND NEW LAYOUT	KJM / VR
2	ISSUED FOR BUILDING PERMIT	KJM / VR
3	REVISED DECK LAYOUT	KJM / VR

SEAL
Professional Engineer
KEITH J. MARSHALL
Professional Engineer License No. PE 032628

CONSTRUCTION IMPROVEMENTS PLAN
YARD HOUSE
KING OF PRUSSIA MALL
DRAWING NAME: CONSTRUCTION IMPROVEMENTS PLAN
LOCATION: UPPER MERION TWP., MONTGOMERY COUNTY, PA

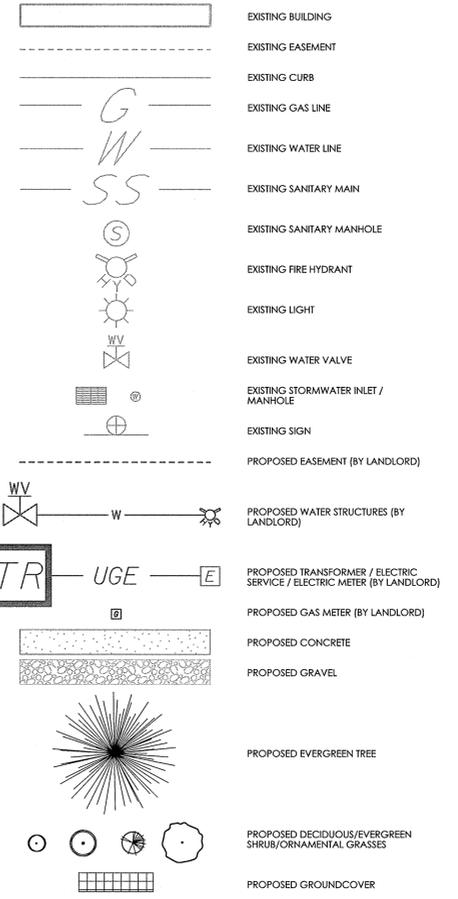
project no.	2012-009.13	drawn by:	MMB
date:	1/25/16	chk'd by:	KJM
scale:	1" = 20'	approv. by:	KJM
sheet no.	3 of 5		



LANDSCAPE SCHEDULE

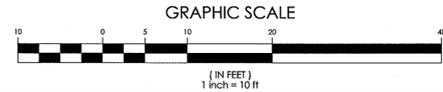
QTY.	SYM.	SCIENTIFIC NAME (COMMON NAME)	HEIGHT	SPREAD	CALIPER	ROOT
EVERGREEN TREES						
5	IO	ILEX OPACA (AMERICAN HOLLY)	10' MIN			B&B
EVERGREEN SHRUBS						
24	IG	ILEX GLABRA 'SHAMROCK' (SHAMROCK INKBERRY HOLLY)	36" MIN			#5 CONT.
37	PM	PINUS MUGO MUGUS (DWARF MUGO PINE)	24" MIN			#3 CONT.
12	IC	ILEX CRENATA 'SKY PENCIL' (SKY PENCIL HOLLY)	18" MIN			#3 CONT.
DECIDUOUS SHRUBS						
22	CA	CORNUS ALBA 'SIBIRICA' (SIBERIAN DOGWOOD)	6' MIN			B&B
20	BG	BERBERIS X GLADWYNSIS 'WILLIAM PENN' (WILLIAM PENN BARBERRY)	36" MIN			#5 CONT.
ORNAMENTAL GRASSES						
34	PA	PENNISETUM ALOPECUROIDES 'HAEMEL' (DWARF FOUNTAIN GRASS)	12" MIN			#1CONT.

LEGEND



NOTES

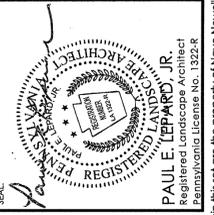
- ALL PLANT MATERIALS SHALL MEET THE STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (2004), OR MORE RECENT EDITION.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 18 MONTHS FROM THE DAY OF FINAL APPROVAL OF THE LANDSCAPE INSTALLATION BY THE TOWNSHIP LANDSCAPE ARCHITECT. ANY PLANT MATERIAL 25% OR MORE OF WHICH IS DEAD SHALL BE CONSIDERED DEAD. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR 25% OF THE CROWN IS DEAD. ANY DEAD PLANT MATERIAL SHALL BE REPLACED BY THE LANDOWNER OR DEVELOPER AND INSTALLED ACCORDING TO THE APPROVED PLANTING PRACTICES.
- ALL TREES WITHIN THE RIGHT-OF-WAY OF ANY PROPERTY SHALL BE KEPT TRIMMED AT LEAST NINE FEET ABOVE ANY SIDEWALK AND AT LEAST 11 FEET ABOVE ALL STREETS.
- ALL SHRUBS ABUTTING ANY SIDEWALKS SHALL BE MAINTAINED AT LEAST SIX INCHES FROM THE EDGE OF SIDEWALK.
- EXISTING AND PROPOSED TREES AND SHRUBS OR OTHER LANDSCAPE TREATMENT SHALL BE MAINTAINED AT A HEIGHT OF NO MORE THAN 30 INCHES AND BELOW 10 FEET WITHIN THE REQUIRED CLEAR SIGHT TRIANGLE.
- THIS PLAN IS FOR LANDSCAPING ONLY. ALL SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATIONS, CURBING, SIDEWALK, UTILITIES, AND THEIR ANCILLARY APPURTENANCES, ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION AND REVISION. CONTRACTOR SHALL REFER TO THE SITE PLAN, GRADING PLAN, AND UTILITY PLANS, AND THEIR RELATED DETAIL SHEETS, FOR ALL SITE IMPROVEMENTS OTHER THAN LANDSCAPING.
- ALL DISTURBED LAWN AREAS SHALL BE REPLACED WITH SOIL.
- ALL PLANTING BEDS SHALL BE CONTINUOUSLY MULCHED.
- THERE SHALL BE NO SUBSTITUTES FOR SPECIFIED PLANTS.



Nave NEWELL
Where Ideas Get Down to Earth

900 West Valley Road - Suite 1100
P.O. Box 255833 - Philadelphia, PA 19125-5833
P: 610.255.8323 F: 610.255.4299
www.navenewell.com

date:	no.	description	checked by:
1/27/16	1	REVISED LANDSCAPING NEAR CURB RAMP	JFL SPW
1/28/16	2	REVISED PER GARDEN COMMENTS AND NEW LAYOUT	JFL SPW
2/9/16	3	ISSUED FOR BUILDING PERMIT	JFL VPR
3/9/16	4	REVISED DECK LAYOUT	JFL SPW



LANDSCAPE PLAN

YARD HOUSE
KING OF PRUSSIA MALL

LOCATION: UPPER MERION TWP., MONTGOMERY COUNTY, PA

project no.	2012-009.13	drawn by:	SPW
date:	1/25/16	chk'd by:	JFL
scale:	1" = 10'	approved by:	PEL
sheet no.	4 of 5		

GENERAL PLANTING

SUBMITTALS: TOPSOIL - A SOIL ANALYSIS REPORT SHALL BE SUBMITTED AND SHOW THE PERCENTAGE OF EACH CONSTITUENT, PH, AND OTHER PERTINENT SOIL CHARACTERISTICS. RECOMMENDATIONS SHOULD INCLUDE QUANTITIES OF EACH SOIL AMENDMENT AND FERTILIZER REQUIRED TO ACHIEVE OPTIMUM SOIL CONDITIONS.

PLANTING SCHEDULE - ALL PLANT MATERIAL SHALL BE DELIVERED NO EARLIER THAN APRIL 15 AND MAY CONTINUE THROUGH JUNE 15 OR BEGIN SEPTEMBER 1 BUT CONTINUE NO LATER THAN OCTOBER 15. DO NOT INSTALL PLANT MATERIALS WHEN THE TEMPERATURE IS BELOW 35 DEGREES FAHRENHEIT OR ABOVE 70 DEGREES FAHRENHEIT.

MAINTENANCE - WRITTEN INSTRUCTIONS FOR THE OWNER'S MAINTENANCE OF LANDSCAPING, INCLUDING INITIAL MAINTENANCE RECOMMENDATIONS, 12 MONTHS, AND LONG TERM RECOMMENDATIONS MUST BE SUBMITTED PRIOR TO ACCEPTANCE OF LANDSCAPING.

QUALITY ASSURANCE: GENERAL - ALL MATERIAL MUST COMPLY WITH AMERICAN ASSOCIATION OF NURSERY NEW STANDARDS APPLICABLE TO LANDSCAPING. MATERIAL MUST BE PROVIDED AS INDICATED WITH NO SUBSTITUTIONS PERMITTED. PLANT MATERIAL PROVIDED MUST COMPLY WITH ANSI Z60.1.

INSPECTION - THE ENGINEER/LANDSCAPE ARCHITECT RETAINS THE RIGHT TO INSPECT PLANTING MATERIALS AT ANY TIME FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, REGARDING, BUT NOT LIMITED TO, LATENT DEFECTS, AND LACK OF PROTECTION OF MAINTENANCE, AND MAY REQUEST DEFECTIVE MATERIAL. DEFECTIVE MATERIAL MUST BE IMMEDIATELY REMOVED AND DISPOSED OF THE SITE. CONTRACTOR SHALL SCHEDULE PLANT INSPECTION WITH ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF ALL PLANT MATERIALS.

DELIVERY, STORAGE, AND HANDLING: PACKAGED MATERIALS - MATERIAL MUST BE DELIVERED IN ORIGINAL UNOPENED CONTAINERS DISPLAYING WEIGHT, GUARANTEED CHEMICAL ANALYSIS, AND MANUFACTURER'S NAME OR FURNISH IN BULK WITH APPROPRIATE CERTIFICATES AND PROTECTED FROM DETRIORATION.

SOD - DELIVERY OF SOD SHALL BE TIMED SO THAT IT WILL BE INSTALLED WITHIN 24 HOURS AFTER DELIVERY. SOD SHALL BE PROTECTED AGAINST DRYING AND BREAKAGE.

GROUND COVER AND PLANTS - DELIVERY SHALL BE SCHEDULED TO AVOID ON SITE STORAGE. IF PLANTING DOES NOT OCCUR ON SAME DAY AS DELIVERY, STORE IN LOCATION PROTECTED FROM SUN AND WEATHER. ALL TREES AND SHRUBS SHALL NOT BE PRUNED BEFORE DELIVERY IN ORDER TO PREVENT SHOCK. STOCK MUST BE COVERED FOR PROTECTION DURING TRANSPORTATION. STOCK SHALL BE BOUND TO PROTECT BRANCHES, BARK, AND OVERALL SHAPE DURING TRANSPORT. ANY BALLED AND BURLAPPED STOCK MUST BE PRESERVED DUE TO UNLESS OTHERWISE APPROVED. STOCK MUST NOT BE DROPPED. STOCK MUST BE DELIVERED ONLY AFTER SOIL HAS BEEN PREPARED.

HARVEST SCHEDULING WITH DELIVERY IN QUANTITIES SUITABLE FOR IMMEDIATE PLANTING UPON ARRIVAL. PLANTING CANNOT BE ACCOMPLISHED IMMEDIATELY. PROVIDE SHADE PROTECT FROM WIND. PROTECT BALLS OR ROOTS FROM DRYING BY COVERING AT ALL TIMES WITH MOIST SAW DUST, WOOD CHIPS, SHREDDED BARK OR OTHER SIMILAR MULCHING MATERIAL. ALL PLANT MATERIAL SHALL BE SUITABLY WATERED DURING ON SITE STORAGE.

PROJECT CONDITIONS: WORK COORDINATION - ALL WORK SHALL BE SCHEDULED AND COORDINATED WITH WORK OCCURRING IN OTHER SECTIONS AND LOCAL SEASONS. ALL UNDERGROUND UTILITIES MUST BE LOCATED TO AVOID DAMAGE AND INJURY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS TO ANY UTILITY DAMAGES ASSOCIATED WITH EXCAVATION AND PLANTING.

SEQUENCING - FINAL GRADES MUST BE ESTABLISHED BEFORE PLANTING TREES AND SHRUBS. LAWN MAY THEN BE PLANTED UNLESS OTHERWISE APPROVED. EARLIER PLANTINGS MUST BE PROTECTED FROM LATER PLANTING OPERATIONS AND REPAIRS MADE TO ANY RESULTING DAMAGE OR INCONSISTENCIES.

WARRANTIES: GENERAL - WARRANTIES SHALL BE IN ADDITION TO, AND NOT A LIMITATION OF, OTHER RIGHTS THE OWNER MAY HAVE AGAINST THE CONTRACTOR UNDER THE CONTRACT DOCUMENTS.

LAWS - WARRANT LAWS UNTIL TURF EXHIBITS VIGOROUS GROWTH FOR EIGHTEEN (18) MONTHS. TREES AND SHRUBS - WARRANT TREES AND SHRUBS FOR TWENTY-FOUR (24) MONTHS AFTER FINAL APPROVAL BY TOWNSHIP LANDSCAPE ARCHITECT. WARRANTY SHALL COVER DEATH, AND UNSATISFACTORY GROWTH, NEGLIGENCE, AND/OR ACTS OF GOD. IF COMPLETION OF LANDSCAPING WORK IS MATERIALLY DELAYED BEYOND THE DATE OF SUBSTANTIAL COMPLETION, PROVIDE WARRANTY COMMENCING ON DATE OF ACCEPTANCE BY THE PROJECT ENGINEER/LANDSCAPE ARCHITECT.

UNSATISFACTORY MATERIAL - REPLACE UNSATISFACTORY MATERIAL WITH MATCHING, HEALTHY, VIGOROUS PLANTS. PLANT ONLY DURING NEXT OCCURRING PLANTING SEASON. AT THE DIRECTION OF THE PROJECT ENGINEER/LANDSCAPE ARCHITECT, EITHER REPLACE MATERIALS EXHIBITING POOR QUALITY, MARGINAL CONDITION OR EXTEND THE WARRANTY COVERING SUCH MATERIALS FOR ONE FULL GROWING SEASON. ANY PLANT MATERIAL WHICH 25% OR MORE IS DEAD SHALL BE CONSIDERED DEAD. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR IF 75% OF THE CROWN IS DEAD. ANOTHER INSPECTION WILL BE CONDUCTED AT THE END OF THE EXTENDED WARRANTY PERIOD(S), IF ANY, TO DETERMINE ACCEPTANCE OR REJECTION. ONLY ONE REPLACEMENT WILL BE REQUIRED AT THE END OF THE WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.

MAINTENANCE: LAWS - MAINTAIN LAWS FROM IMMEDIATELY AFTER PLANTING UNTIL AN ACCEPTABLE LAWN IS ESTABLISHED. AT THE END OF THE MAINTENANCE PERIOD, SODDED LAWNS SHALL BE UNIFORM IN TEXTURE, DENSITY AND COLOR; SUBSTANTIALLY WEED-FREE, WITHOUT GRAPS OR BARS; AND WITH VIGOROUS GROWTH OF PROPER SPECIES AND VARIETY. WATER REGULARLY AND AT SUCH TIMES AND RATES AS NECESSARY FOR OPTIMUM GROWTH AND TO AVOID WILTING, PUDDLING, RUNOFF, OR EROSION. MOW GRASS AT REGULAR INTERVALS TO MAINTAIN A MAXIMUM HEIGHT OF 1 1/2 INCHES. DO NOT CUT MORE THAN 1/3 OF GRASS BLADE AT ANY ONE MOWING. TRIM EDGES AND CLIP BY HAND WHERE NECESSARY. IMMEDIATELY REMOVE CLIPPINGS AFTER MOWING AND TRIMMING. FERTILIZE AFTER ONE MONTH OF GROWTH AND APPLY 1/2 POUND OF AVAILABLE NITROGEN PER 1000 SQUARE FEET. CONTROL THE GROWTH OF WEEDS BY APPLYING HERBICIDES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMEDY ANY DAMAGE RESULTING FROM THE USE OF HERBICIDES. REGRADE AND REPLANT AREAS TO CORRECT RUTTED, DAMAGED, OR IMPROPERLY GRADED AREAS.

TREES AND SHRUBS - MAINTAIN TREES AND SHRUBS FROM IMMEDIATELY AFTER PLANTING THROUGH THE WARRANTY PERIOD. PROVIDE ALL MAINTENANCE NECESSARY TO ACHIEVE HEALTHY PLANT GROWTH SUCH AS WATERING REGULARLY AND ON A TIMELY BASIS, AND REMOVE WEEDS. REPLACE MULCH AND RESTORE ERODED WATERING BASIN AROUND TRUNKS IF NEEDED. ADJUST STAKES AND GUYS TO PROVIDE PROPER SUPPORT AND REPLANT TREES AND SHRUBS TO VERTICAL POSITION IF NECESSARY. REMOVE WRAPPINGS IF DAMAGED. APPLY INSECTICIDES OR FERTILIZERS IF NECESSARY TO PREVENT OR CORRECT INSECT INFESTATION AND DISEASE.

GROUND COVER AND SMALL PLANTS - MAINTAIN GROUND COVER AND SMALL PLANTS FROM IMMEDIATELY AFTER PLANTING THROUGH THE WARRANTY PERIOD. PROVIDE THE FOLLOWING MAINTENANCE NECESSARY TO ACHIEVE HEALTHY PLANT GROWTH: WATER REGULARLY AND ON A TIMELY BASIS, REMOVE WEEDS, AND REPLACE MULCH IF NEEDED, AND SPRAY AS REQUIRED TO KEEP GROUND COVER AND SMALL PLANTS FREE OF INSECTS AND DISEASE.

PRODUCTS: TOPSOIL: TOPSOIL AT SITE - VERIFY SUITABILITY AND QUANTITY OF TOPSOIL STOCKPILED AT SITE. IF SUFFICIENT QUANTITIES OF SUITABLE TOPSOIL ARE NOT AVAILABLE AT SITE, PROVIDE TOPSOIL FROM APPROVED SOURCE. FERTILIZER - FERTILIZER TYPICAL FOR LOCALITY. CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND LAWN FROM A DRAINED SITE. FREE OF HAZARDOUS ROCKS LARGER THAN 2 INCHES IN DIAMETER, CLAY, TOXIC MATTER, PLANTS, WEEDS, AND ROOTS.

SOIL AMENDMENTS: LIME - PULVERIZED DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85 PERCENT TOTAL CARBONATES WITH A MINIMUM OF 30 PERCENT MAGNESIUM CARBONATES; MINIMUM 90 PERCENT PASSING A 10-MESH SIEVE AND MINIMUM 50 PERCENT PASSING A 100-MESH SIEVE.

HUMUS - SHALL BE DECOMPOSED ORGANIC MATTER; PH SUITABLE FOR INTENDED USE. SAND - SHALL BE CLEAN WASHED SAND FREE OF TOXIC MATERIALS. PERLITE - HORTICULTURAL PERLITE OF SOIL AMENDMENT GRADE.

COMMERCIAL FERTILIZER - GRANULAR, COMMERCIAL GRADE, PH NEUTRAL, COMPRISED OF BOTH SLOW AND FAST RELEASE ELEMENTS AND CONTAINING THE FOLLOWING MINIMUM CONTENT OF AVAILABLE PLANT NUTRIENTS:

- TREES AND SHRUBS - 5% TOTAL NITROGEN, 10% PHOSPHORIC ACID, 5% SOLUBLE POTASH.
- GROUND COVER AND PLANTS - 3% TOTAL NITROGEN, 10% PHOSPHORIC ACID, 5% SOLUBLE POTASH.
- LAWS - AVAILABLE NITROGEN CONTENT AS REQUIRED TO PROVIDE 1 POUND PER 1000 SQUARE FEET AT NORMAL APPLICATION RATE, MINIMUM 4% PHOSPHORIC ACID, AND MINIMUM 2% SOLUBLE POTASH.

SEEDING: APPLY SEED AT A RATE OF 4 LBS. PER 1000 SQUARE FEET EVENLY IN TWO INTERSECTING DIRECTIONS. RAKE IN SLIGHTLY. DO NOT SEED AREAS IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. IMMEDIATELY FOLLOWING SEEDING, APPLY EVEN LAYER OF HAY MULCH. MAINTAIN CLEAR OF SHRUBS AND TREES. APPLY WATER WITH A FINE SPRAY IMMEDIATELY AFTER AREA HAS BEEN MULCHED. SATURATE TO 4 INCHES OF SOIL.

SEED SPECIFICATIONS: TURF MIXTURE: 15% KENTUCKY BLUEGRASS, 35% KENTUCKY 31 FESCUE, 15% CHENOPODIUM, 15% PERENNIAL RYE GRASS, 10% RECLEANED REDTOP.

HYDROSEEDING: APPLY SEEDING SLURRY WITH A HYDRAULIC SEEDER AT A RATE OF 4 LBS OF SEED PER 1000 SQUARE FEET EVENLY IN TWO INTERSECTING DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. IMMEDIATELY FOLLOWING SEEDING, APPLY EVEN LAYER OF HAY MULCH. MAINTAIN CLEAR OF SHRUBS AND TREES. APPLY WATER WITH A FINE SPRAY IMMEDIATELY AFTER AREA HAS BEEN MULCHED. SATURATE TO 4 INCHES OF SOIL.

SEED PROTECTION: COVER SEEDING SLOPES WHERE GRADE EXCEEDS 1' IN 5' OR GREATER WITH EROSION FABRIC. ROLL FABRIC ONTO SLOPES WITHOUT STRETCHING OR PULLING. LAY FABRIC SMOOTHLY ON SURFACE. BURRY TOP END OF EACH SECTION OF 12 INCH OVERLAP TOPSOIL TRENCH. PROVIDE 12 INCH OVERLAP OF ADJACENT ROLLS. BACKFILL TRENCH AND RAKE SMOOTH, LEVEL WITH ADJACENT SOIL. SECURE OUTSIDE EDGES AND OVERLAPS AT 36 INCH INTERVALS WITH STAKES. LIGHTLY DRESS SLOPES WITH TOPSOIL TO ENSURE CLOSE CONTACT BETWEEN FABRIC AND SOIL. AT SIDES OF DITCHES, LAY FABRIC LAPS IN DIRECTION OF WATER FLOW. LAP ENDS AND EDGES MINIMUM 6 INCHES.

SPECIFICATIONS

TREES AND SHRUBS: GENERAL - PROVIDE NURSERY OR PLANTATION GROWN STOCK CONFORMING TO THE AMERICAN STANDARD FOR NURSERY STOCK. ALL VEGETATION SHALL BE NURSERY GROWN, WELL-BRANCHED AND UNIFORM IN SOUND, VIGOROUS, HEALTHY, AND FREE FROM DISEASE, SUNSCALD, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED AND UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTABLE DISFIGUREMENTS. CONIFEROUS EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL CANOPIES WITH UNIFORM SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES. STOCK COMPLYING IN ALL RESPECTS WITH ANSI Z60.1 AND IN SIZES INDICATED, MEASURED IN ACCORDANCE WITH ANSI Z60.1. LARGER SIZES WITH LARGER ROOTS AND ROOT CONTAINMENT MAY BE FURNISHED, IF APPROVED BY THE LANDSCAPE ARCHITECT. DO NOT MEASURE OR COMPRESS BRANCHES WHEN MEASURING. MEASURE MAIN BODY OF BRANCHES; DO NOT MEASURE EXTREME TIP TO TIPS OF SINGLE BRANCHES. PRUNING TO SIZE IS NOT ACCEPTABLE. SHADE AND FLOWERING TREES, DECIDUOUS, SHRUBS, AND CONIFEROUS EVERGREENS SHALL BE BALLED AND BURLAPPED (B&B).

PLANTS: GENERAL - PROVIDE FIELD-GROWN OR ACCLIMATIZED CONTAINER-GROWN PLANTS FROM A COMMERCIAL NURSERY, HEALTHY, VIGOROUS, OF SIZES INDICATED AND IN ACCORDANCE WITH ANSI Z60.1, SECTION 6, "YOUNG PLANTS".

GRASS MATERIALS: SOD - PROVIDE VIABLE (NOT DORMANT) CERTIFIED TURF GRASS COMPLYING WITH ASPA SPECIFICATIONS FOR THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, MOWED HEIGHT, TIME BETWEEN HARVEST AND TRANSPLANTING, THATCH, DISEASE, NEMATODES, INSECTS, AND WEEDS. SOD TYPE SHALL BE KENTUCKY BLUEGRASS (POA PRATENSIS).

MISCELLANEOUS LANDSCAPE MATERIAL: DECORATIVE MULCH - SHALL BE FREE OF HARMFUL MATERIALS, SUITABLE FOR TOP DRESSING OF PLANTINGS, AND CONSISTING OF DOUBLE SHREDDED HARDWOOD.

ANTIDESICCANT - IS A FILM - FORMING EMULSION, PERMEABLE TO TRANSPIRATION YET RETARDING TO EXCESSIVE MOISTURE LOSS.

STAKING AND GUYING MATERIALS - STAKES SHALL BE PRESSURE-PRESERVATIVE TREATED LUMBER OF SIZES INDICATED; SOUND, UNKNOTTED AND KNOTS LARGER THAN 1/4 OF THE LEAST NOMINAL DIMENSION OF THE PIECE. SHARPEN END AND CHAMFER SIDES OF DRIVEN END TO PREVENT SPLITTING FROM OFF-CENTER HAMMER STRIKES. THE WIRE WILL BE A GALVANIZED MILB STEEL WIRE WITH DOUBLE STRANDS. MEASURE MAIN BODY OF BRANCHES; DO NOT MEASURE EXTREME TIP TO TIPS OF SINGLE BRANCHES. PRUNING TO SIZE IS NOT ACCEPTABLE. SHADE AND FLOWERING TREES, DECIDUOUS, SHRUBS, AND CONIFEROUS EVERGREENS SHALL BE BALLED AND BURLAPPED (B&B).

PLANTING SOIL: SOIL MIX - PROVIDE PLANTING SOIL MIX, CONSISTING OF TOPSOIL AND AMENDMENTS AS RECOMMENDED BY SOILS ANALYST LABORATORY REPORT.

MIXING - MIX TOPSOIL AND AMENDMENTS THOROUGHLY TO PROVIDE UNIFORM MIXTURE USING A DRUM-TYPE MECHANICAL MIXER, POWERED ROTARY TILLER, OR OTHER MEANS ACCEPTABLE TO THE LANDSCAPE ARCHITECT.

EXECUTION: PREPARATION: LAYOUT - LAY OUT PLANTING LOCATIONS, MARK WITH STAKES, ADJUST LOCATIONS IF REQUESTED, AND OBTAIN THE LANDSCAPE ARCHITECTS APPROVAL OF LOCATIONS BEFORE PROCEEDING WITH INSTALLATION.

PREPARATION FOR PLANTING SOIL - PRIOR TO MIXING DRUM-TYPE MIXER OR DURING TILLAGE OPERATIONS, CLEAN TOPSOIL OF STICKS, STONES, CLAY LUMPS, VEGETABLE MATTER, AND OTHER OBJECTABLE MATERIALS. WORKING FIRST LIFT INTO SUBGRADE BEFORE PLACING SECOND LIFT. SPREAD SECOND LIFT TO COMPLY WITH FINISHED LINES, GRADES, AND ELEVATIONS REQUIRED AFTER ALLOWING FOR SETTLEMENT. TO PREPARE FOR UNCHANGED GRADES, PREPARE YET UNSTRIPPED AREAS AS FOLLOWS: REMOVE EXISTING VEGETATION INCLUDING GRASSES AND DISPOSE OF OFF SITE. TILL SOIL TO A DEPTH OF AT LEAST 6 INCHES. CLEAN TOPSOIL OF STICKS, STONES, CLAY LUMPS, VEGETABLE MATTER, AND OTHER OBJECTABLE OBJECTS. FINE-GRADE ROLL, RAKE, AND DRAG LAWN AREAS CUTTING DOWN HIGH SPOTS AND FILLING LOW SPOTS, LEAVING A SMOOTH, EVEN SURFACE OF FINE-TEXTURED SOIL COMPLYING WITH REQUIRED GRADES. IF DRY, WATER FILL DEPTH OF TOPSOIL THOROUGHLY BUT NOT EXCESSIVELY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING. JUST BEFORE PLANTING, CORRECT ANY LAWN AREAS THAT HAVE BEEN ERODED, RUTTED, OR SETTLED.

PREPARATION FOR PLANTING LAWS - PREPARE ONLY THOSE AREAS THAT WILL BE PLANTED PRESENTLY. ALLOW FOR SOD THICKNESS IN AREA TO BE SODDED. FOR PREPARATION OF STRIPPED AREAS, TILL SUBGRADE TO A DEPTH OF AT LEAST 4 INCHES. PLACE TOPSOIL IN TWO APPROXIMATELY EQUAL LIFTS, WORKING FIRST LIFT INTO SUBGRADE BEFORE PLACING SECOND LIFT. SPREAD SECOND LIFT TO COMPLY WITH FINISHED LINES, GRADES, AND ELEVATIONS REQUIRED AFTER ALLOWING FOR SETTLEMENT. TO PREPARE FOR UNCHANGED GRADES, PREPARE YET UNSTRIPPED AREAS AS FOLLOWS: REMOVE EXISTING VEGETATION INCLUDING GRASSES AND DISPOSE OF OFF SITE. TILL SOIL TO A DEPTH OF AT LEAST 6 INCHES. CLEAN TOPSOIL OF STICKS, STONES, CLAY LUMPS, VEGETABLE MATTER, AND OTHER OBJECTABLE OBJECTS. FINE-GRADE ROLL, RAKE, AND DRAG LAWN AREAS CUTTING DOWN HIGH SPOTS AND FILLING LOW SPOTS, LEAVING A SMOOTH, EVEN SURFACE OF FINE-TEXTURED SOIL COMPLYING WITH REQUIRED GRADES. IF DRY, WATER FILL DEPTH OF TOPSOIL THOROUGHLY BUT NOT EXCESSIVELY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING. JUST BEFORE PLANTING, CORRECT ANY LAWN AREAS THAT HAVE BEEN ERODED, RUTTED, OR SETTLED.

PREPARATION FOR PLANTING BEDS - TILL PLANTING BED AREA TO A DEPTH OF AT LEAST 6 INCHES. CLEAN, AND ADD SOIL AMENDMENTS NECESSARY TO ACHIEVE OPTIMUM GROWING CONDITIONS AND TILL THOROUGHLY.

EXCAVATION FOR TREES AND SHRUBS - PITS, BEDS, AND TRENCHES: EXCAVATE WITH SIDES VERTICAL, BOTTOM FLAT BUT WITH HIGH CENTER FOR DRAINAGE. DEGLAZE SIDES AND LOOSEN BOTTOM. MINIMUM DIMENSIONS FOR INDIVIDUAL PITS:

- DIAMETER: - BALL OR ROOT SPREADS UP TO 2 FEET: 1-1/2 TIMES ROOT SPREAD.
- BALL OR ROOT SPREADS 2 TO 4 FEET: 1-1/2 TIMES ROOT SPREAD.
- BALL OR ROOT SPREADS OVER 4 FEET: ROOT BALL DIAMETER PLUS EIGHTEEN (18) INCHES. ALL EXCAVATED SUBSOIL FROM THE PITS SHALL BE MIXED WITH APPROPRIATE VOLUMES OF SOIL AMENDMENTS AS RECOMMENDED BY SOILS ANALYST LABORATORY REPORT AS INDICATED ON PLANS PRIOR TO USE AS PLANTING BACKFILL.

PLANTING TREES AND SHRUBS: BALLED AND BURLAPPED STOCK - SET PLANTS IN EXCAVATION WITH TOP OF BALL TO MATCH ADJACENT FINISHED GRADE. ADD SOIL AS REQUIRED UNDER BALL TO ACHIEVE PLUMB. REMOVE BURLAP FROM TOP AND TOP 1/3 OF BALL; RETAIN BURLAP ON BOTTOM OF BALL. PLACE BACKFILL IN 3 TO 4 INCH LAYERS. WORK EACH LAYER BY HAND TO COMPACT BACKFILL AND ELIMINATE VOIDS. MAINTAIN PLUMB DURING BACKFILLING. WHEN BACKFILLING IS APPROXIMATELY 3/4 COMPLETE, SATURATE BACKFILL WITH WATER AND REPEAT UNTIL SUITABLY FILLED AND COMPACTED. ADD REMAINDER OF BACKFILL AND WATER AGAIN, PROVIDE EARTH WATERING BASIN SAUCER, AS INDICATED ON THE PLANS, AND WATER STOCK. CONTAINER-GROWN PLANT - IMMEDIATELY BEFORE PLACING, REMOVE CONTAINER, OR CAN. SET AND PLUMB PLANTS. PLACE INITIAL BACKFILL AND REMOVE SIDES OF CONTAINER, TAKING CARE TO AVOID DAMAGE TO ROOT SYSTEM.

BASIN - FORM EARTHEN WATERING BASIN AROUND EXCAVATION AREA WITH BACKFILL HOLDING AT LEAST 2 1/2 GALLONS FOR SHRUBS AND 5 GALLONS FOR TREES. APPLY MULCH.

ANTIDESICCANT - SPRAY - APPLY, COVERING ALL PORTIONS OF PLANT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. IF IN FULL LEAF, SPRAY DECIDUOUS TREES OR SHRUBS AT NURSERY JUST BEFORE TRANSPORTATION, AND 2 WEEKS AFTER TRANSPLANTING.

PRUNING - REMOVE DEAD OR BROKEN BRANCHES. PRUNE TO RETAIN TYPICAL GROWTH HABIT OF PLANTS WITH AS MUCH HEIGHT AND SPREAD AS PRACTICAL. MAKE CUTS WITH SHARP INSTRUMENTS AND FLUSH WITH TRUNK OR ADJACENT BRANCH. DO NOT REMOVE LEADERS FROM TREES.

STAKING AND GUYING OF TREES: PROTECTION OF TREES - INSPECT AND, IF NECESSARY, REPLACE TREES SHOWING SIGNS OF PHYSICAL DAMAGE OR INSECT INFESTATION. GUY AND STAKE TREES THE SAME DAY AS PLANTING. REFER TO DRAWINGS AND SCHEDULE FOR GUYING AND STAKING REQUIREMENTS.

MISCELLANEOUS MATERIALS: DECORATIVE MULCH - APPLY A UNIFORM THREE INCH (3") THICK LAYER OF DOUBLE SHREDDED HARDWOOD MULCH IN THE FOLLOWING AREAS: INDIVIDUAL PLANTING PITS AND PLANTING BEDS. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE CONTRACTOR IS REQUIRED TO APPLY NEW MULCH AS NECESSARY DUE TO EROSION, SETTLING OR AS REQUIRED BY THE LANDSCAPE ARCHITECT.

DEEP ROOT BARRIER: TO BE USED ALONG THE EDGE OF THE SIDEWALK WHERE THE TREES ARE IN CLOSE PROXIMITY TO IT. SEE MANUFACTURER'S SPECIFICATIONS.

GENERAL NOTE: IT IS AGREED THAT THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL DO NOT EXTEND TO OR INCLUDE THE REVIEW OR SITE OBSERVATION OF THE CONTRACTOR'S WORK OR REINFORCING, UNLESS OTHERWISE SPECIFIED AND AGREED.

NOTE:

TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.

PRUNE TO THIN AND SHAPE TREE CANOPY; DO NOT PRUNE CENTRAL LEADER.

SET STAKES VERTICAL AND AT SAME HEIGHT.

STAKES OR GUYS TO BE SET 2/3 UP TREE OR ABOVE FIRST BRANCHES

STAKES AND GUYS TO BE REMOVED AT END OF GUARANTEE PERIOD.

3" OF MULCH, NOT TO COME IN CONTACT WITH TREE BARK MOUND TO FORM SAUCER

REMOVE BURLAP FROM TOP 1/3 OF BALL, NON-BIO-DEGRADABLE MATERIALS SHALL BE ENTIRELY REMOVED.

PLANT MIXTURE AS SPECIFIED

STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED GROUND

1 DECIDUOUS TREE PLANTINGS

N.T.S.

NOTE:

DO NOT PRUNE EVERGREENS EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES.

REMOVE BURLAP FROM TOP 1/3 OF BALL, OR WITH CONTAINER PLANTS REMOVE CONTAINERS AS SPECIFIED. NON-BIO-DEGRADABLE MATERIALS TO BE REMOVED ENTIRELY.

SET ROOT COLLAR AT FINISHED GRADE

3" OF MULCH MOUND TO FORM SAUCER

PLANT MIXTURE AS SPECIFIED

BALLED AND BURLAPPED SHRUBS

2 SHRUB PLANTING DETAIL

N.T.S.

NOTE:

TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.

PRUNE TO THIN AND SHAPE TREE CANOPY; DO NOT PRUNE CENTRAL LEADER.

SET STAKES VERTICAL AND AT SAME HEIGHT.

STAKES OR GUYS TO BE SET 2/3 UP TREE OR ABOVE FIRST BRANCHES

STAKES AND GUYS TO BE REMOVED AT END OF GUARANTEE PERIOD.

3" OF MULCH, NOT TO COME IN CONTACT WITH TREE BARK MOUND TO FORM SAUCER

REMOVE BURLAP FROM TOP 1/3 OF BALL, NON-BIO-DEGRADABLE MATERIALS SHALL BE ENTIRELY REMOVED.

PLANT MIXTURE AS SPECIFIED

STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED GROUND

3 EVERGREEN PLANTING DETAIL

N.T.S.

PLANT MIX AS SPECIFIED

1" FINELY SHREDDED COMPOSITE BARK

FINISHED GRADE

MINIMUM 4" TOPSOIL

4 GROUND COVER/PERENNIAL PLANTING DETAIL

N.T.S.

120 120 120

DOWNHILL SLOPE

STAKING/GUYING PLAN SCHEMATIC

RUBBER HOSE CHAINING GUARD, 2 PLY, COLOR BLACK

RUBBER HOSE CHAINING GUARD, 2 PLY, COLOR BLACK

GUYING CABLE SECURED WITH CLAMPS, AS SPECIFIED

TURNBUCKLE AS SPECIFIED

GUYING CABLE DETAIL

RUBBER HOSE CHAINING GUARD, 2 PLY, COLOR BLACK

DOUBLE STRAND #12 GAL. WIRE NEATLY TWISTED W/ WHITE FLAG ON EACH TO INCREASE VISIBILITY.

STAKES AS SPECIFIED 3 PER TREE

5 TREE STAKING AND GUYING DETAIL

N.T.S.

PROPOSED BUILDING

SEE PLAN

3/8"x5/8" ALUMINUM EDGING

PROPOSED GRADE

18" STAKE INTO UNDISTURBED GROUND EVERY 36" O.C.

3/4" - 1" DIA. RIVER ROCK

WEED BARRIER AND PRE-EMERGENT HERBICIDE

6 BUILDING GRAVEL BED DETAIL

N.T.S.

NOTES: 1. ALL STONE BEDS ARE TO BE EDGED WITH 5 1/2" ALUMINUM LANDSCAPE EDGING, ALUMINUM EDGING IS TO BE CLEANLINE 3/16" X 5 1/2" X 18" BY PERMALOC. (800-358-9860. //WWW.PERMALOC.COM.) PER MANUFACTURERS INSTALLATION DIRECTIONS, OR SIMILAR.

SAFETY POST, FIBERGLASS OR METAL - MAX. 15 FEET APART

ORANGE FLEXIBLE LIGHTWEIGHT POLYETHYLENE BARRIER (ADDPURETHENE 3/4" WARNING BARRIER OR EQUAL).

7 BARRIER FENCE DETAIL

N.T.S.

Nave NEWELL logo and contact information: 900 West Valley Road • Suite 1100 P.O. Box 10000 • West Chester, OH 45382 • P: 610.265.8323 • F: 610.265.4299 • www.navenewell.com

Revisions table with columns: no., description, date, and revision details.

Professional seal for Paul E. Lepard, Jr., Registered Landscape Architect, Pennsylvania License No. 12224.

LANDSCAPE DETAIL SHEET for YARD HOUSE KING OF PRUSSIA MALL. Includes project name, location (UPPER MERION TWP., MONTGOMERY COUNTY, PA), project no. (2012-009.13), date (1/25/16), and sheet no. (5 of 5).