

Apartments at Verona

Verona, New Jersey

LANDSCAPE PLANS



LANDSCAPE ARCHITECT
MELILLO AND BAUER ASSOCIATES
 200 Union Ave.
 Brielle, New Jersey 08730
 PHONE (732) 528-0664
 FAX (732) 528-1077

OWNER/ APPLICANT
 VERONA LIHTC URBAN RENEWAL LLC
 5 Commerce Way,
 Suite 210E
 Hamilton, NJ 08691
 PHONE: 609-751-9664

ARCHITECT
 Wallace Roberts & Todd, LLC.
 1700 Market Street,
 Suite 2800
 Philadelphia, PA 19103
 PHONE: 215-732-5215

ENGINEER
 ESE Consultants, INC.
 100 Willow Brook Rd.
 Suite 200
 Freehold, NJ 07728
 PHONE: 732-272-0534

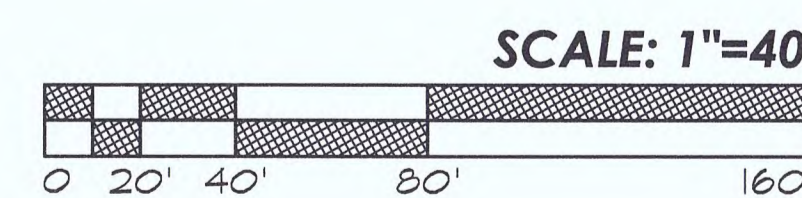


Final Major site Plan
 October 29, 2020

Project: Apartments at Verona (20-107)			
DRAWING LIST		DATE	STATUS
	Cover Sheet		
L-1	Landscape Plan	10/29/2021	Final Major Site Plan
L-2	Site Details	10/29/2021	Final Major Site Plan
L-3	Planting Details	10/29/2021	Final Major Site Plan

GENERAL NOTES:

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
2. ALL ARCHITECTURAL INFORMATION WAS PROVIDED BY WALLACE ROBERTS & TODD, LLC.
3. ALL BASE INFORMATION AND UTILITY LAYOUT WAS PROVIDED BY ESE CONSULTANTS, INC.
4. ALL GRADING SHALL BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION AND SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND CIVIL ENGINEERING.
5. ALL PAVING SURFACES SHALL BE FLUSH AND MEET SMOOTHLY AND EVENLY. NO WALKS SHALL EXCEED 2% OR A 2% CROSS PITCH. ALL WALKS TO BE LAID OUT IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
6. ALL SITE DETAILS SHALL BE REVIEWED AND SUPPLEMENTED BY A PROFESSIONAL LICENSED STRUCTURAL ENGINEER WHO SHALL SPECIFY ALL STRUCTURAL DATE, FOOTINGS, REINFORCEMENT, HARDWARE, ETC. REQUIRED FOR STRUCTURAL INTEGRITY, SAFETY, AND COMPLIANCE WITH LOCAL CODES AND CONDITIONS PRIOR TO CONSTRUCTION.
7. ALL PLANT MATERIAL/LANDSCAPE MATERIALS SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.



PLANT SCHEDULE

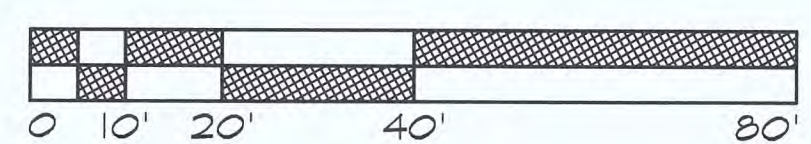
TREES	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	CONT.	COMMENTS
AR3	32	Acer rubrum 'Red Sunset' / Red Sunset Maple	3-3.5" cal.	14'-16'	B&B	Full Specimens, Headed to 7'
GT2	4	Gleditsia triacanthos inermis 'Halka' / Halka Thornless Honey Locust	3-3.5" cal.	14'-16'	B&B	Full Specimens, Headed to 7'
GT3	4	Gleditsia triacanthos inermis 'Halka' / Halka Thornless Honey Locust	3-3.5" cal.	14'-16'	B&B	Full Specimens, Headed to 7'
LSR	5	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum	2.5-3" cal.	13'-15'	B&B	Full Specimens, Headed to 7'
PA2	3	Platanus acerifolia 'Bloodgood' / London Plane Tree	3-3.5" cal.	14'-16'	B&B	Full Specimens, Headed to 7'
PA3	2	Platanus acerifolia 'Bloodgood' / London Plane Tree	3-3.5" cal.	14'-16'	B&B	Full Specimens, Headed to 7'
QP2	2	Quercus palustris / Pin Oak	2.5-3" cal.	14'-16'	B&B	Full Specimens, Headed to 7'
QR3	12	Quercus rubra / Red Oak	3-3.5" cal.	14'-16'	B&B	Full Specimens, Headed to 7'
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	CONT.	COMMENTS
CL2	5	Cupressocyparis leylandii / Leyland Cypress	8'-10"	8'-10"	B&B	Full, uniform specimens, branched to the ground
CL3	3	Cupressocyparis leylandii / Leyland Cypress	10'-12"	10'-12"	B&B	Full, uniform specimens, branched to the ground
PE2	13	Picea abies / Norway Spruce	8'-10"	8'-10"	B&B	Full, uniform specimens, branched to the ground
PE3	10	Picea abies / Norway Spruce	10'-12"	10'-12"	B&B	Full, uniform specimens, branched to the ground
PM2	5	Pseudotsuga menziesii / Douglas Fir	8'-10"	8'-10"	B&B	Full, uniform specimens, branched to the ground
PM3	3	Pseudotsuga menziesii / Douglas Fir	10'-12"	10'-12"	B&B	Full, uniform specimens, branched to the ground
PS2	8	Pinus strobus / White Pine	8'-10"	8'-10"	B&B	Full, uniform specimens, branched to the ground
PS3	6	Pinus strobus / White Pine	10'-12"	10'-12"	B&B	Full, uniform specimens, branched to the ground
TI	7	Thuja x 'Green Giant' / Green Giant Arborvitae	8'-10"	8'-10"	B&B	Full, uniform specimens, branched to the ground
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	CONT.	COMMENTS
AC	8	Amelanchier canadensis / Downy Shadbolt	8'-10"	8'-10"	B&B	Heavy, multi-stemmed specimens
BN	3	Betula nigra 'Heritage' / Heritage River Birch	6'-8"	6'-8"	B&B	Full Specimens, 3 trunk minimum
CXR	6	Cornus x 'Rutcan' / Constellation Flowering Dogwood	2-2.5" cal.	8'-10"	B&B	Full Specimens, single stem
MST	3	Magnolia stellata / Star Magnolia	8'-10"	8'-10"	B&B	Full, Heavy Specimens
PSK	8	Prunus sargentii / Sargent Cherry	2.5-3" cal.	10'-12"	B&B	Full Specimens, single stem
SHRUBS	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	CONT.	COMMENTS
AA	27	Aronia arbutifolia / Red Chokeberry	2-2.5"	#5 cont.	#5 cont.	Full Plants, 3' O.C.
AGL	16	Abelia x grandiflora 'Little Richard' / Little Richard Abelia	2-2.5"	#5 cont.	#5 cont.	Full Plants, 2' O.C.
CAR	52	Clethra alnifolia 'Rosea' / Pink Summersweet	2-2.5"	#5 cont.	#5 cont.	Full Plants, 3' O.C.
EK	23	Eunonymus kiusutschowicus 'Manhattan' / Manhattan Euonymus	2-2.5"	#7 cont.	#7 cont.	Full Plants, 3' O.C.
HE	22	Hydrangea macrophylla 'Bailmer' TM / Endless Summer Hydrangea	2-2.5"	#5 cont.	#5 cont.	Full Plants, 2' O.C.
HPH	27	Hypericum patulum 'Hidcote' / St. John's Wort	18-24"	#5 Can	#5 Can	Full Plants, 2' O.C.
HOP	10	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	2-2.5"	#5 cont.	#5 cont.	Full Plants, 3' O.C.
IGS	99	Ilex glabra 'Shamrock' / Shamrock Inkberry	2-2.5"	#5 Can	#5 Can	Full Plants, 2' O.C.
IP	10	Ilex x meserveae 'Blue Prince/Blue Princess' TM / Blue Prince/Blue Princess Holly	2-2.5"	#5 Can	#5 Can	Full Plants, 3' O.C.
IR	13	Ilex verticillata 'Red Sprite' / Jim Dandy / Red Sprite/Lim Dandy Winterberry	2-2.5"	#7 Can	#7 Can	Full Plants, 3' O.C.
ITH	30	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetgum	2-2.5"	#5 cont.	#5 cont.	Full Plants, 2.5' O.C.
PLO	171	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	2-2.5"	B&B	B&B	Full Plants, 3' O.C.
RFJ	5	Rhododendron x 'FJM' / FJM Rhododendron	2.5-3"	#5 cont.	#5 cont.	Full Plants, 2' O.C.
RXR	70	Rosa x 'Radrazz' / Knock Out Shrub Rose	2.5-3"	#7 cont.	#7 cont.	Full Plants, 2.5' O.C.
VPT	12	Viburnum plicatum tomentosum 'Mariesii' / Mariesii Double File Viburnum	2.5-3"	#7 Can	#7 Can	Full Plants, 2.5' O.C.
GROUND COVER & PERENNIALS	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	CONT.	COMMENTS
CAK	19	Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass	2 Gal.			Full Plants, 2' O.C.
CP	572	Carex pensylvanica / Pennsylvania Sedge	1 Gal.			Full Plants, 18" O.C.
HSD	23	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	2 Gal.			Full Plants, 18" O.C.
HSE	59	Hosta sieboldiana 'Elegans' / Sieboldiana Elegans Hosta	1 Gal.			Full Plants, 18" O.C.
LMB	611	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 Gal.			Full Plants, 12" O.C.
NXF	51	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	2 Gal.			Full Plants, 24" O.C.
OC	63	Osmunda cinnamomea / Cinnamon Fern	1 Gal.			Full Plants, 18" O.C.
PVS	124	Panicum virgatum 'Shenandoah' / Switch Grass	2 Gal.			Full Plants, 2' O.C.
RAG	122	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	18-24"	#5 can	#5 can	Full Plants, 2' O.C.

PLANT HATCH KEY

[Hatch Pattern]	LAWN
[Hatch Pattern]	FESCUE SEED MIX SEE DETAIL 7/L-3 FOR INFORMATION
[Hatch Pattern]	RAIN GARDEN MIX SEE DETAIL 6/L-3 FOR INFORMATION
[Hatch Pattern]	BASIN SLOPE MIX SEE DETAIL 5/L-3 FOR INFORMATION
[Hatch Pattern]	BASIN BOTTOM MIX SEE DETAIL 5/L-3 FOR INFORMATION



NOTE:
SEE SHEET L-2 FOR SITE DETAILS AND
SHEET L-3 FOR PLANTING DETAILS



Landscape Plan

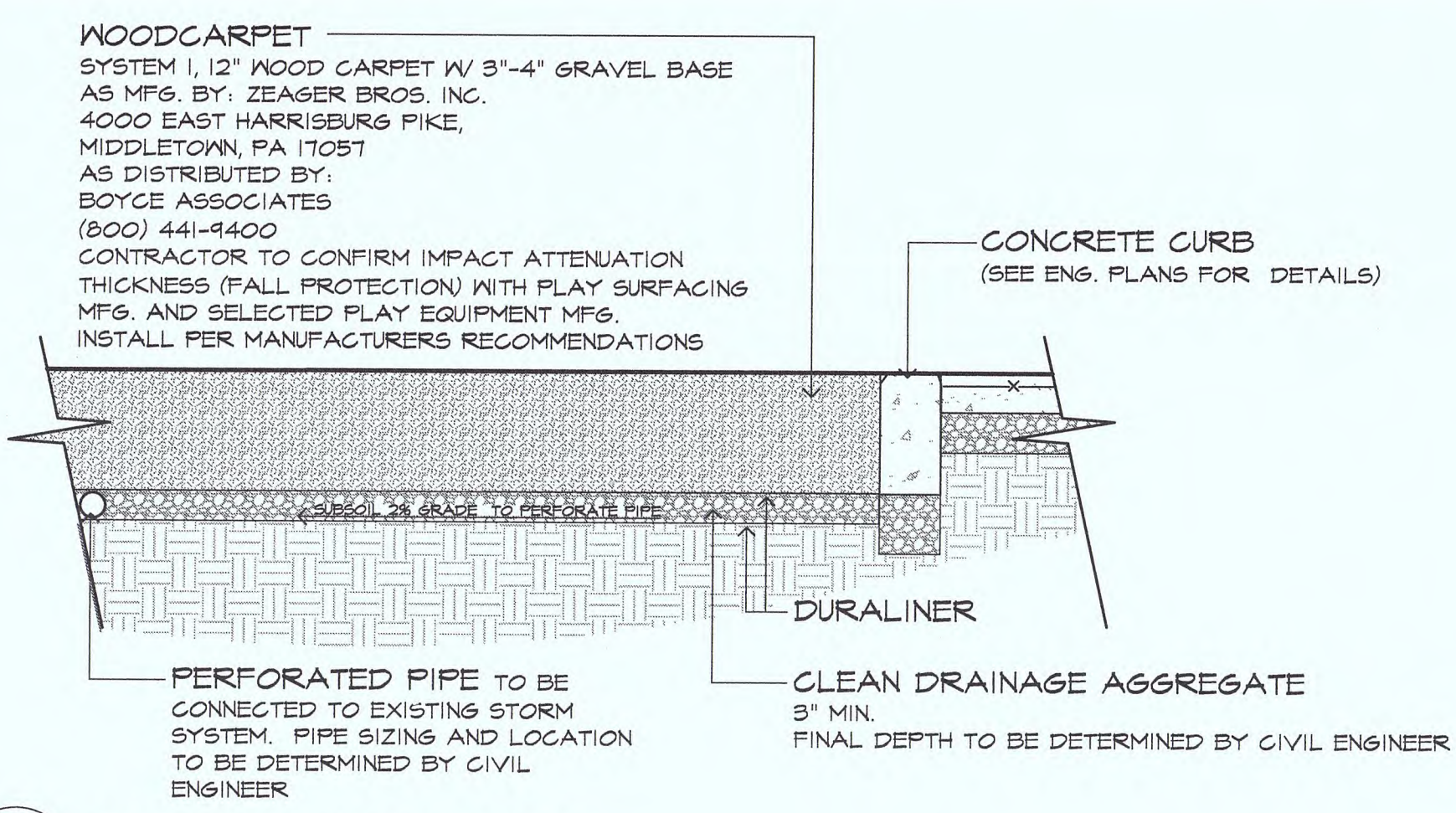
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Verona, New Jersey

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F 732.528.1077

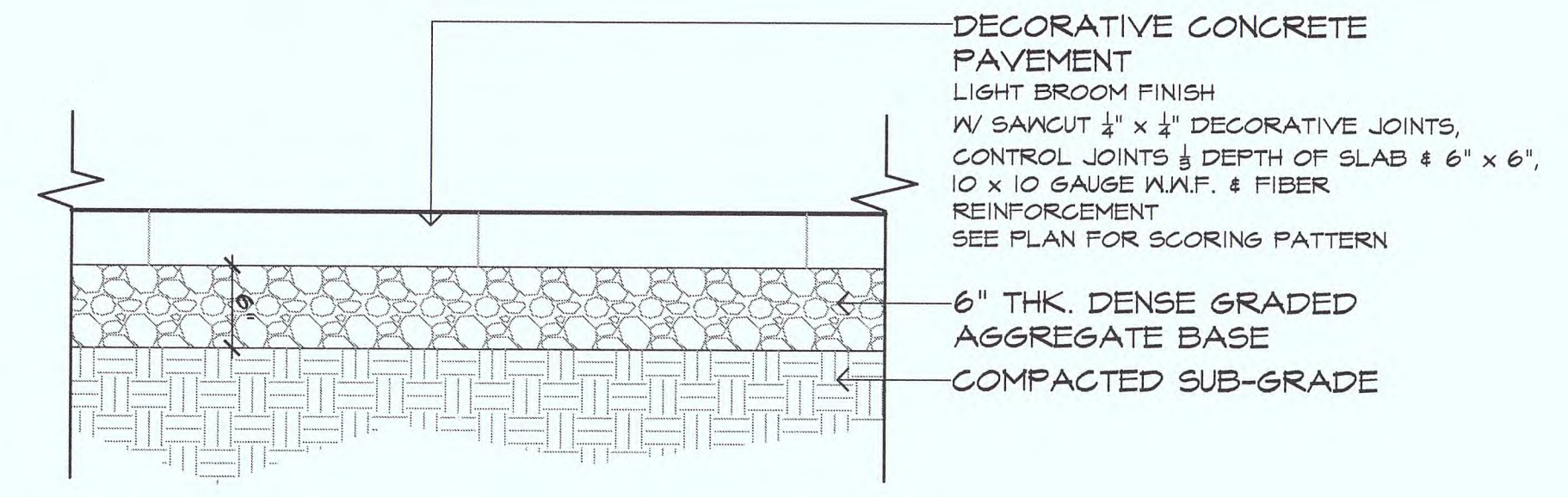
LYNN A. YAHIA
Lynn A. Yahia
N.J. LICENSED
LANDSCAPE ARCHITECT
#21A500059100

NO.	DATE	REVISION
SCALE:	1"=20'	
DATE:	10/29/2021	
JOB NO.:	20-107	

DRAWING NO.
L-1



1 DETAIL: PLAY SURFACE SCALE: 3/4" = 1'-0"

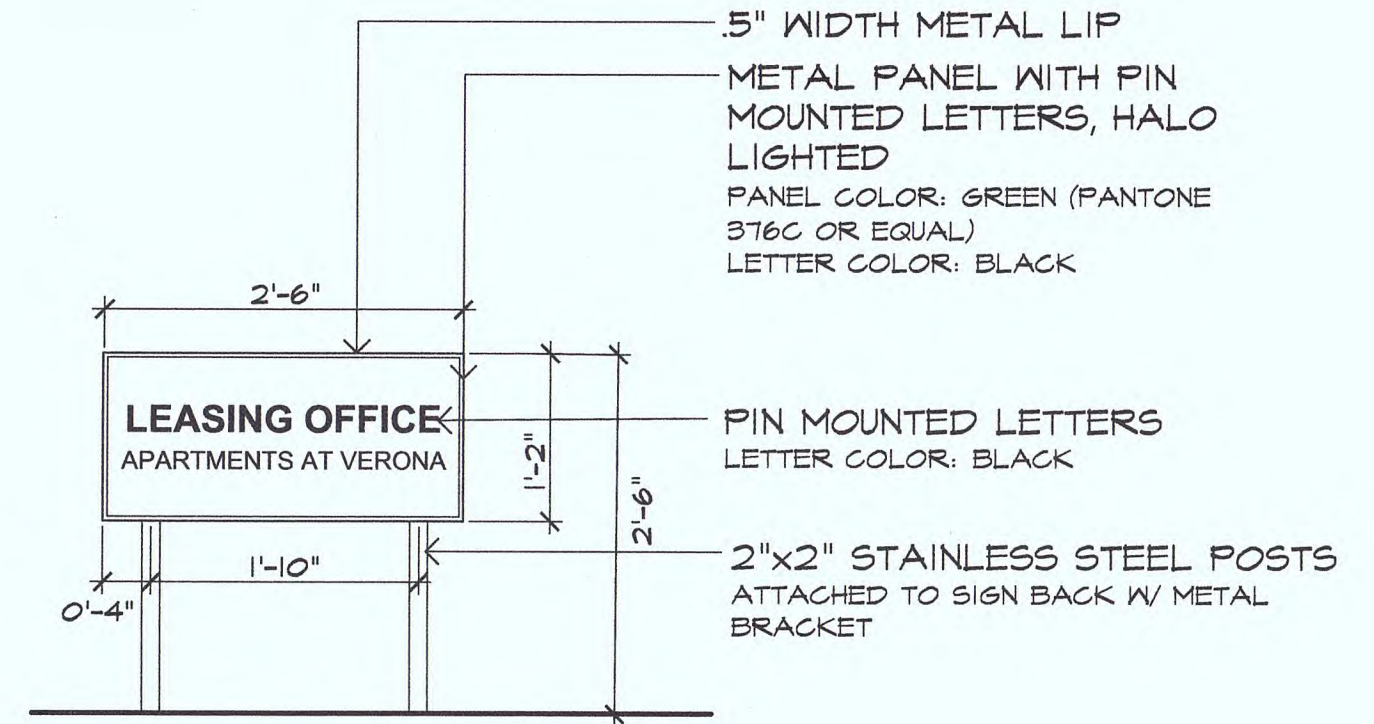


2 DETAIL: CONCRETE PAVEMENT SCALE: 1" = 1'-0"

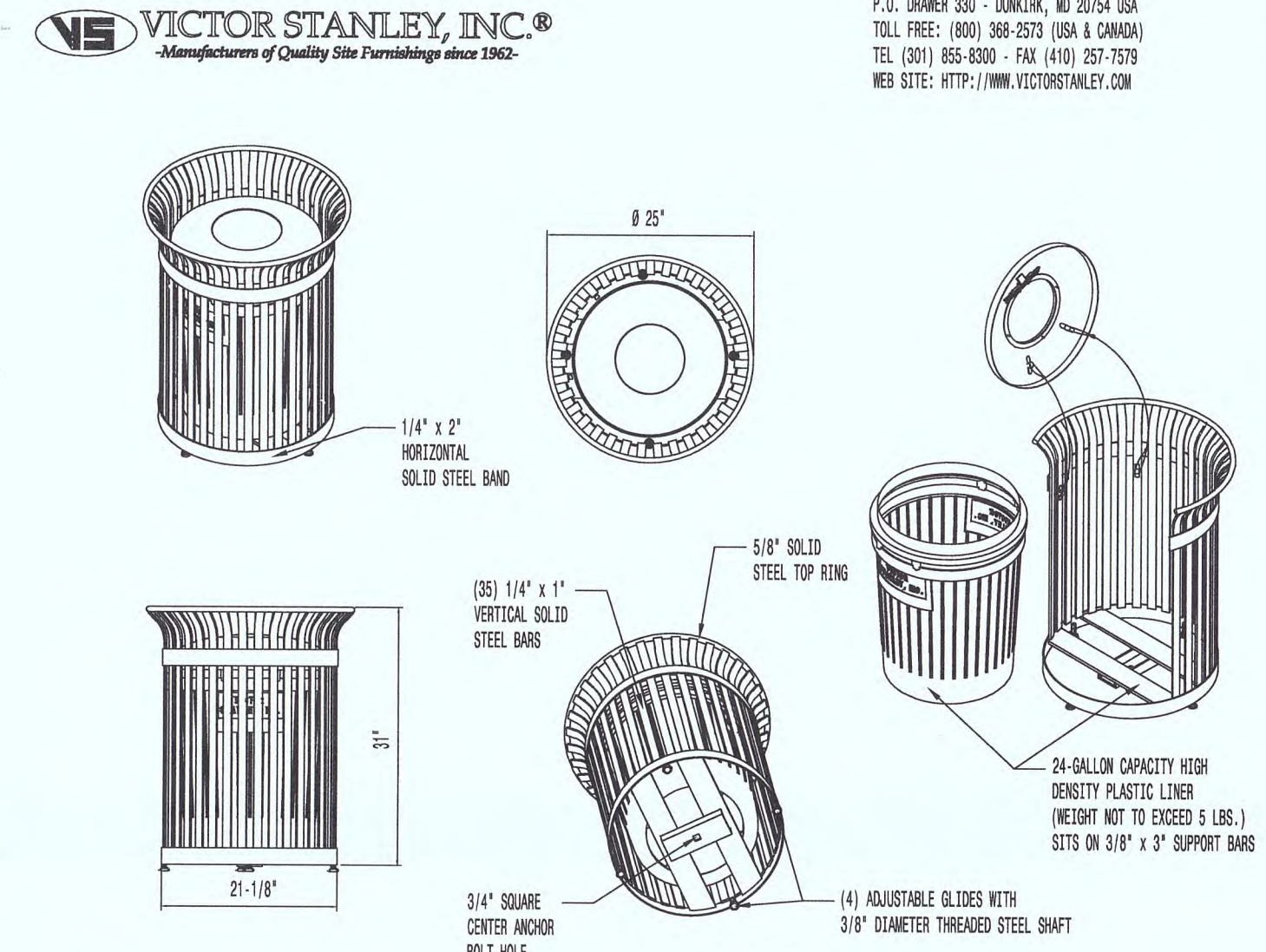


SCHENLEY TABLE SET
4 SEATS, W/ BACK
AS MFG. BY:
KEYSTONE RIDGE DESIGNS, INC.
670 MERCER ROAD
BUTLER, PA 16001
PH: 724-284-1213
WWW.KEYSTONERIDGEDESIGNS.COM
1. INSTALL AS PER MFG. RECOMMENDATIONS.
2. COLOR AND FINISH TO BE SELECTED BY LANDSCAPE ARCHITECT.
3. SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION OR APPROVED EQUAL.

3 DETAIL: TABLE & CHAIR NOT TO SCALE

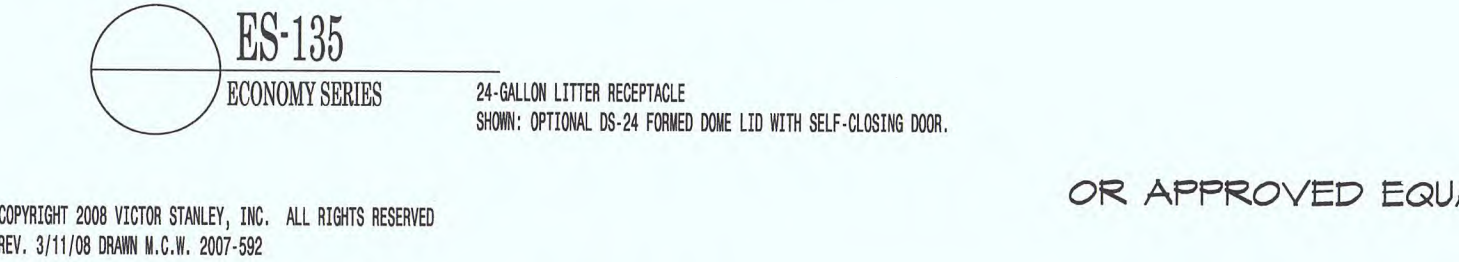


4 LEASING OFFICE SIGN SCALE: 3/4" = 1'-0"

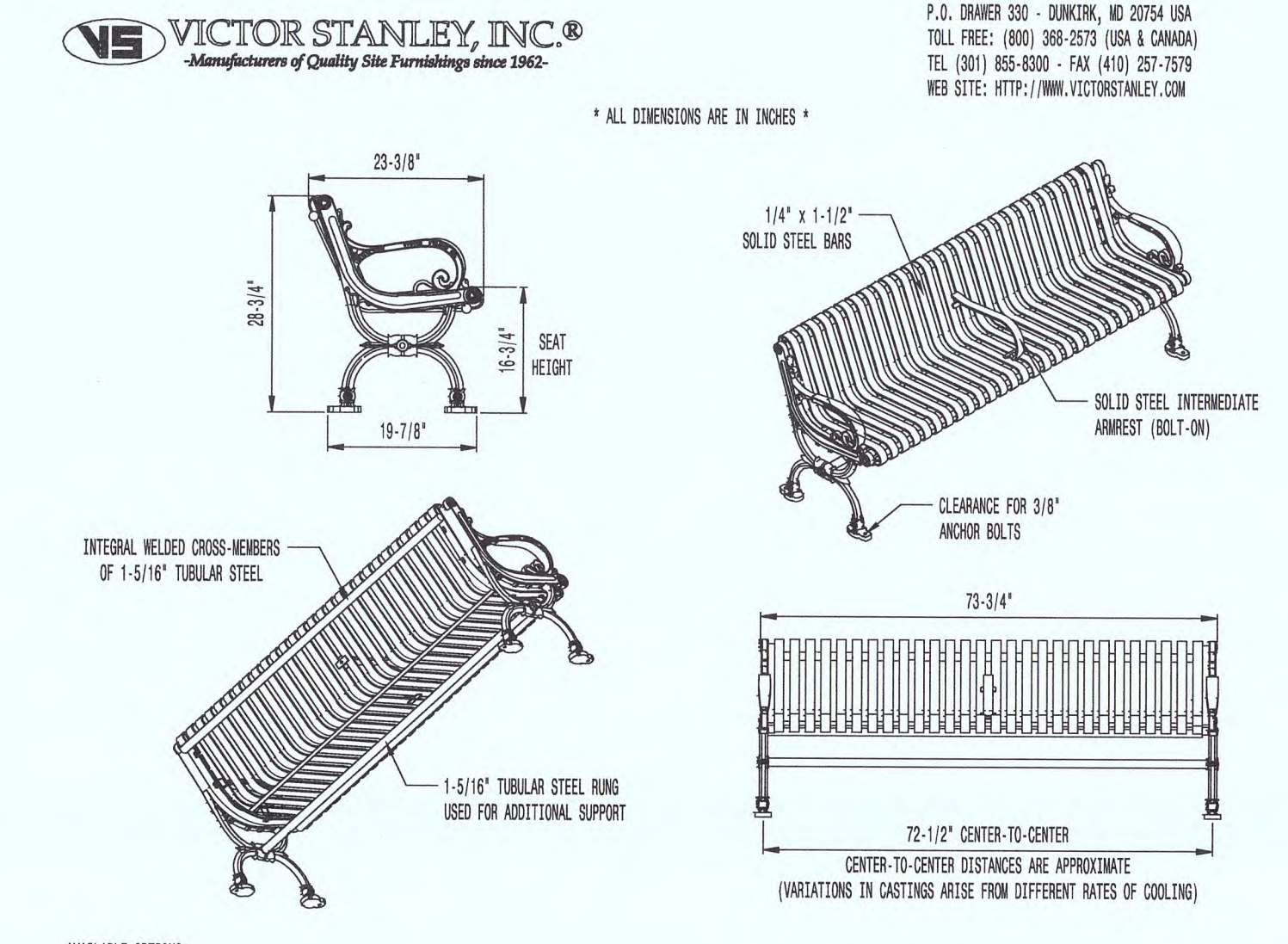


VICTOR STANLEY, INC.
Manufacturers of Quality Site Furnishings since 1962.
P.O. BOXER 300 - DUNELM, MD 20754 USA
TOLL FREE: (800) 368-5752 (USA & CANADA)
TEL: (301) 855-5000 FAX: (301) 257-7075
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

AVAILABLE OPTIONS:
POWDER COATING
13 STANDARD COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE).
CUSTOM PLAKES & SIGLS
AVAILABLE WITH STEEL PLAKES IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL OUTDOOR SIGLS.
LIDS
STANDARD IMPERFORATED LID. AVAILABLE WITH OPTIONAL:
5 1/2\"/>

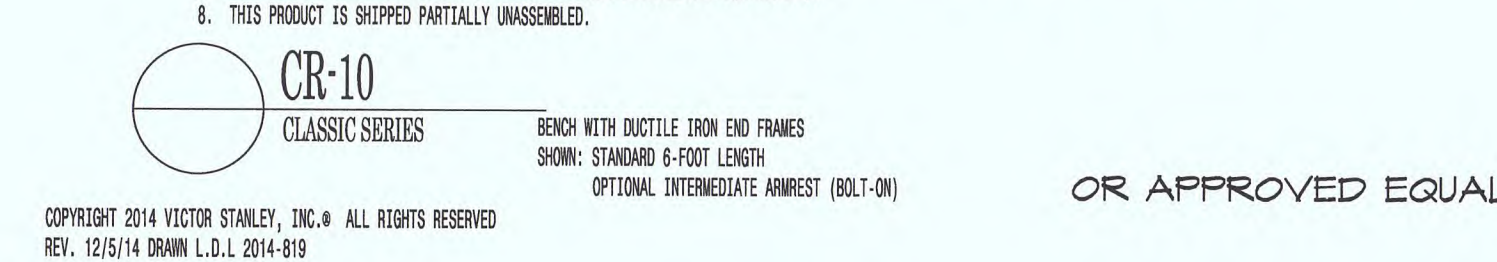


5 DETAIL: TRASH RECEPTACLE SCALE: NTS

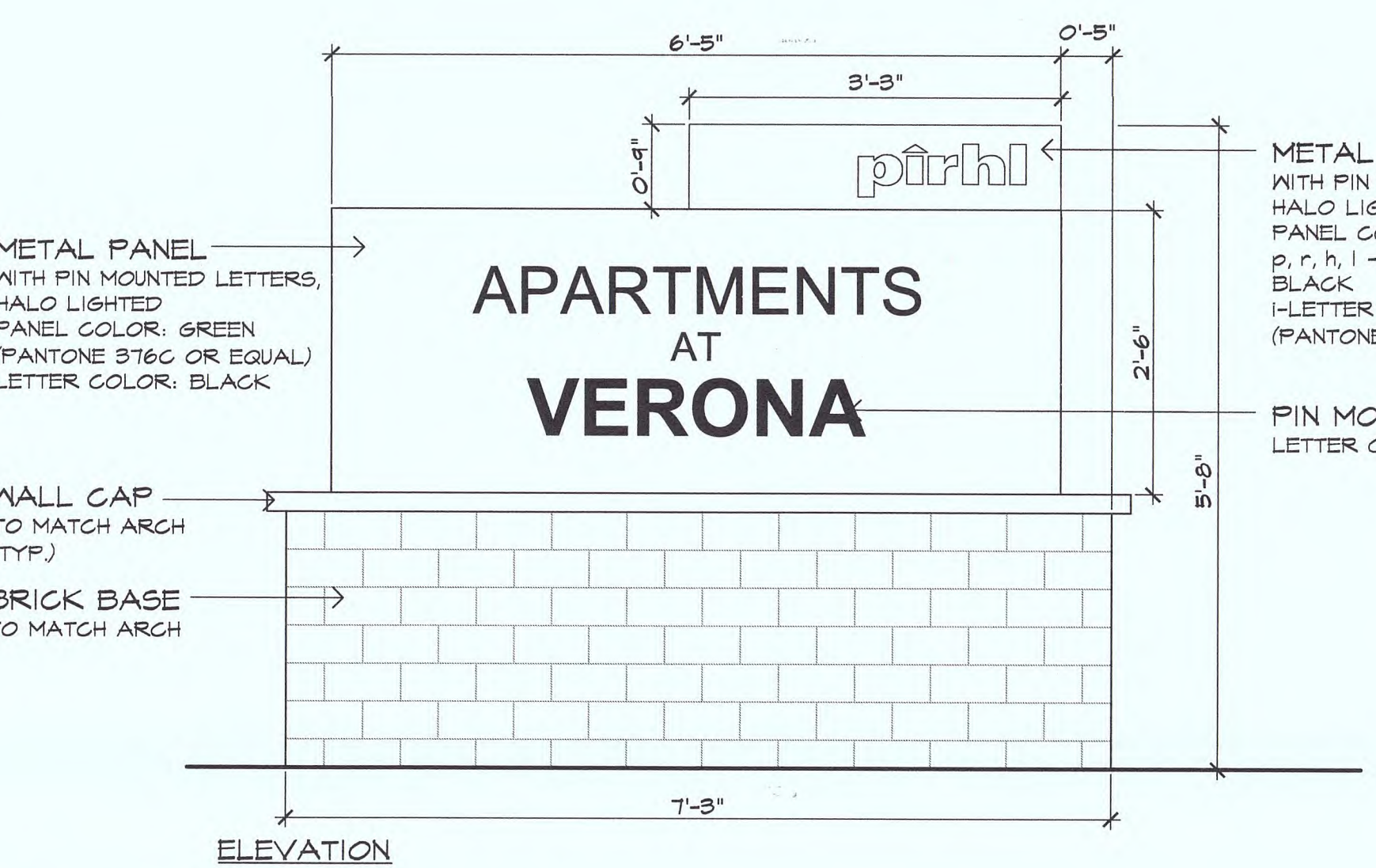


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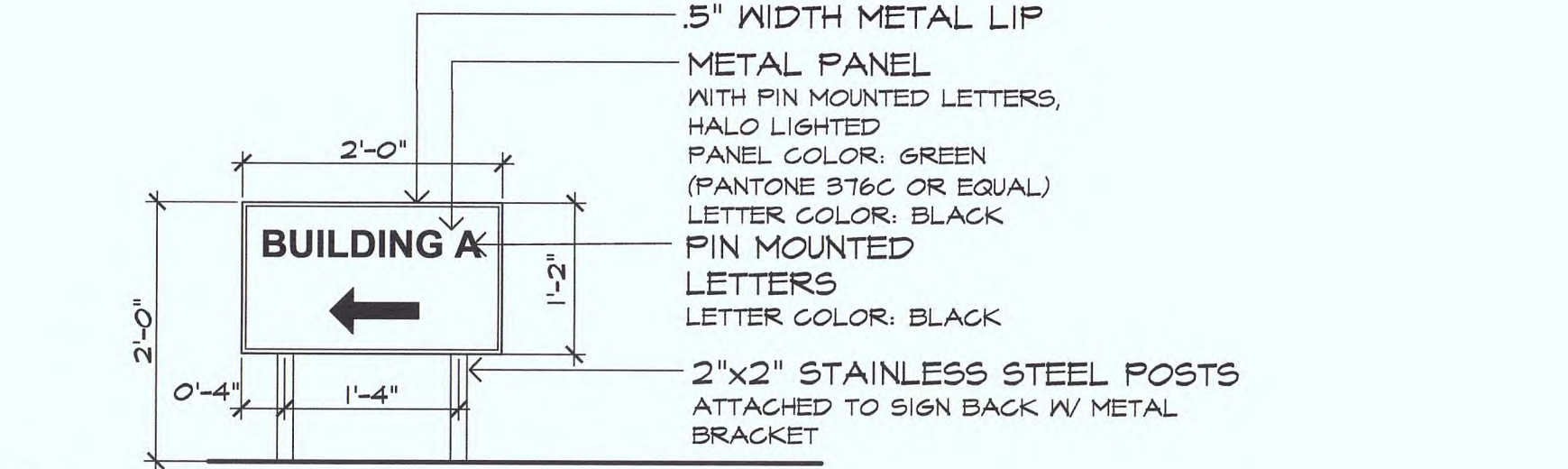
AVAILABLE OPTIONS:
POWDER COATING
13 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE).
CUSTOM PLAKES
ENHANCED CAST BRONZE PLAKES
INTERMEDIATE ARMRESTS (BOLT-ON)
1\", 4\", 8\"/>



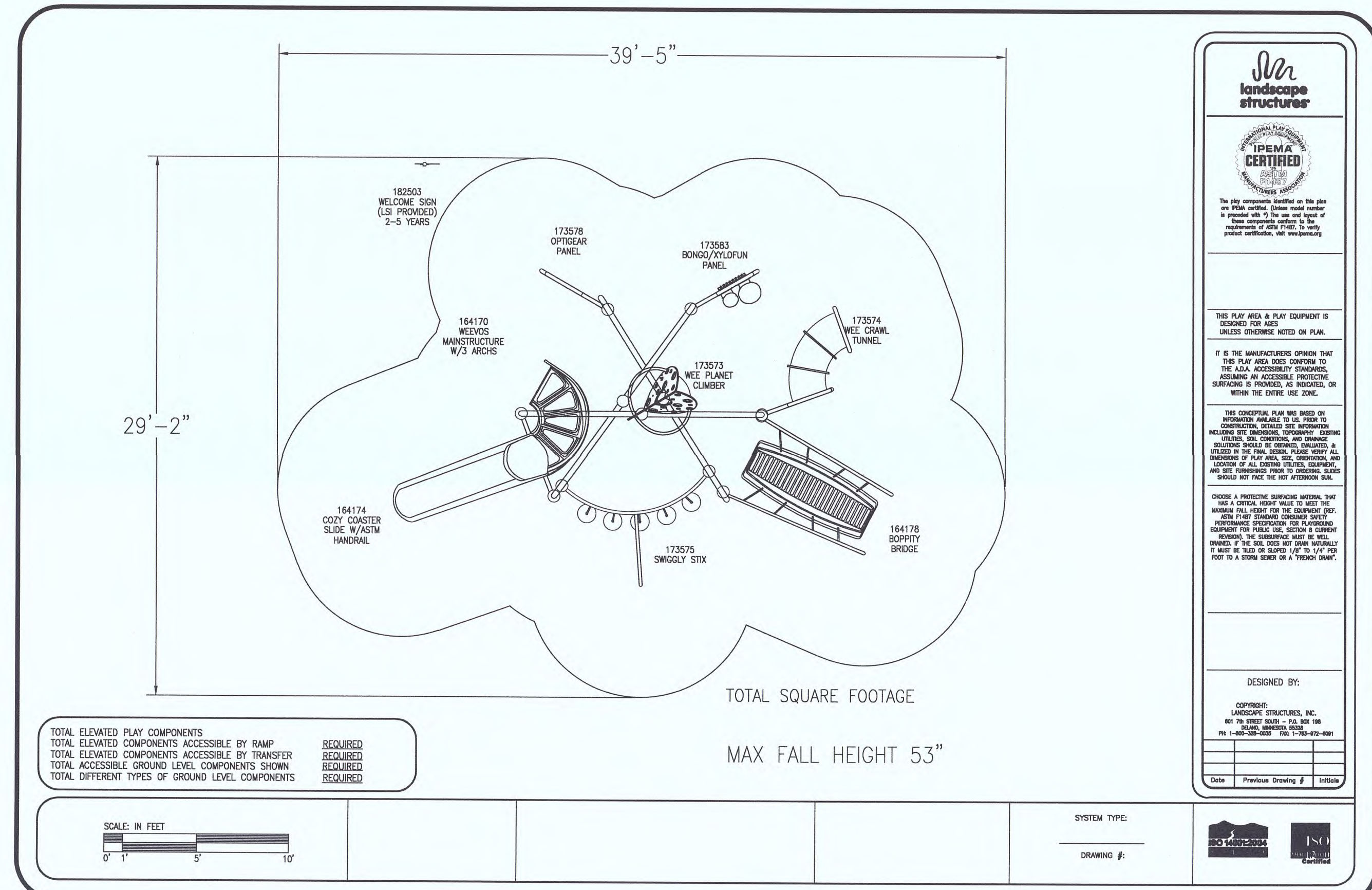
6 DETAIL: BENCH SCALE: NTS



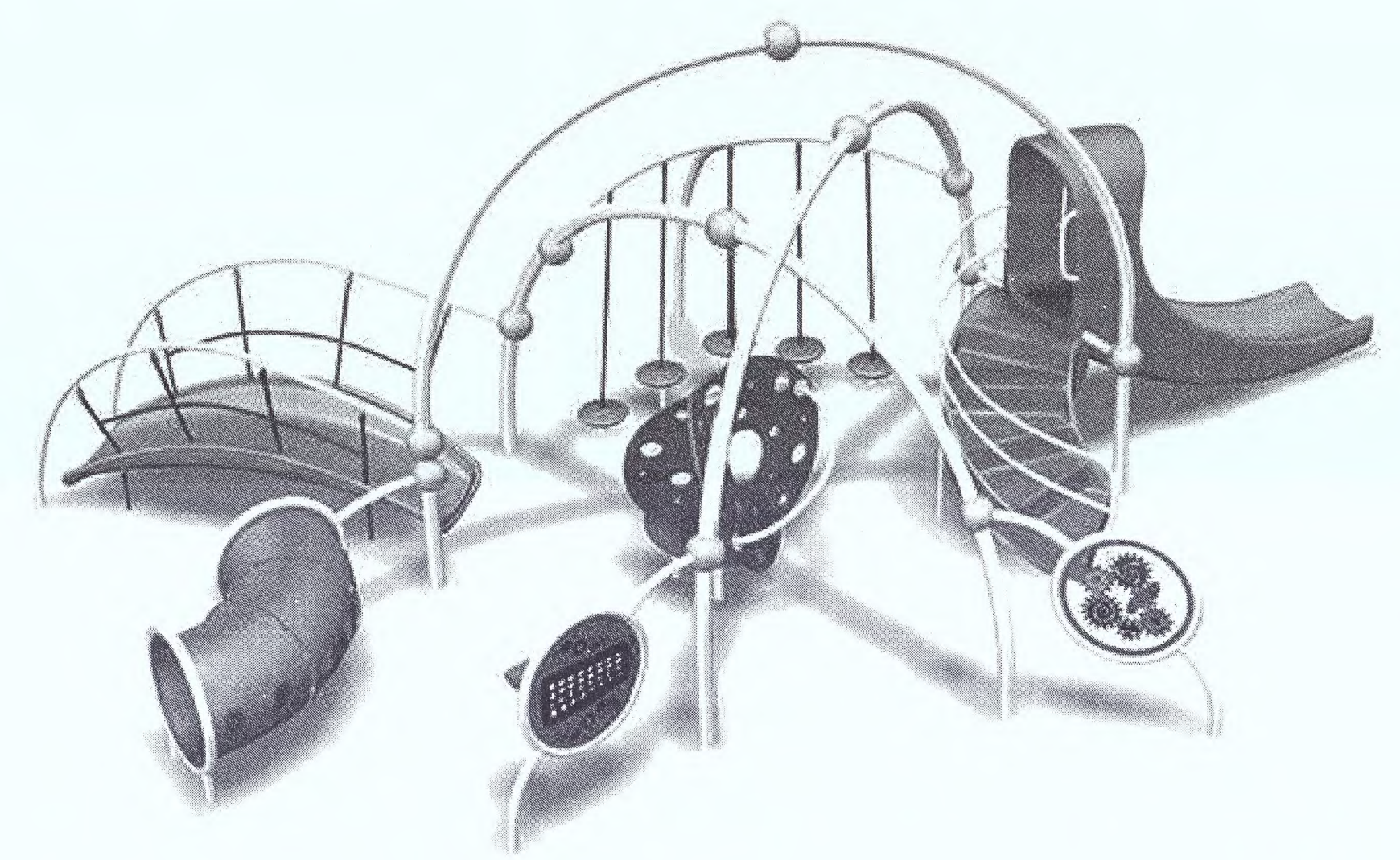
7 DETAIL: PROJECT ENTRY SIGN SCALE: 3/4" = 1'-0"



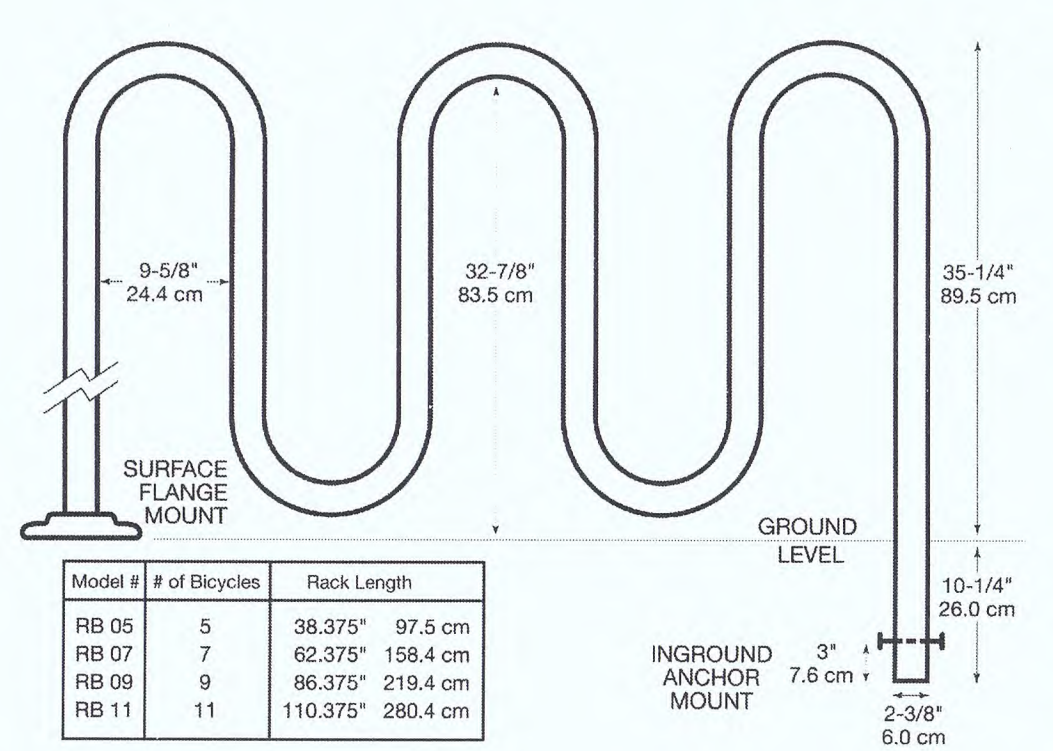
8 WAYFINDING SIGNS SCALE: 3/4" = 1'-0"



9 DETAIL: PLAY EQUIPMENT SCALE: 3/16" = 1'-0"



OR APPROVED EQUAL



10 DETAIL: BIKE RACK NOT TO SCALE

Site Details

Apartments at Verona
Verona, New Jersey

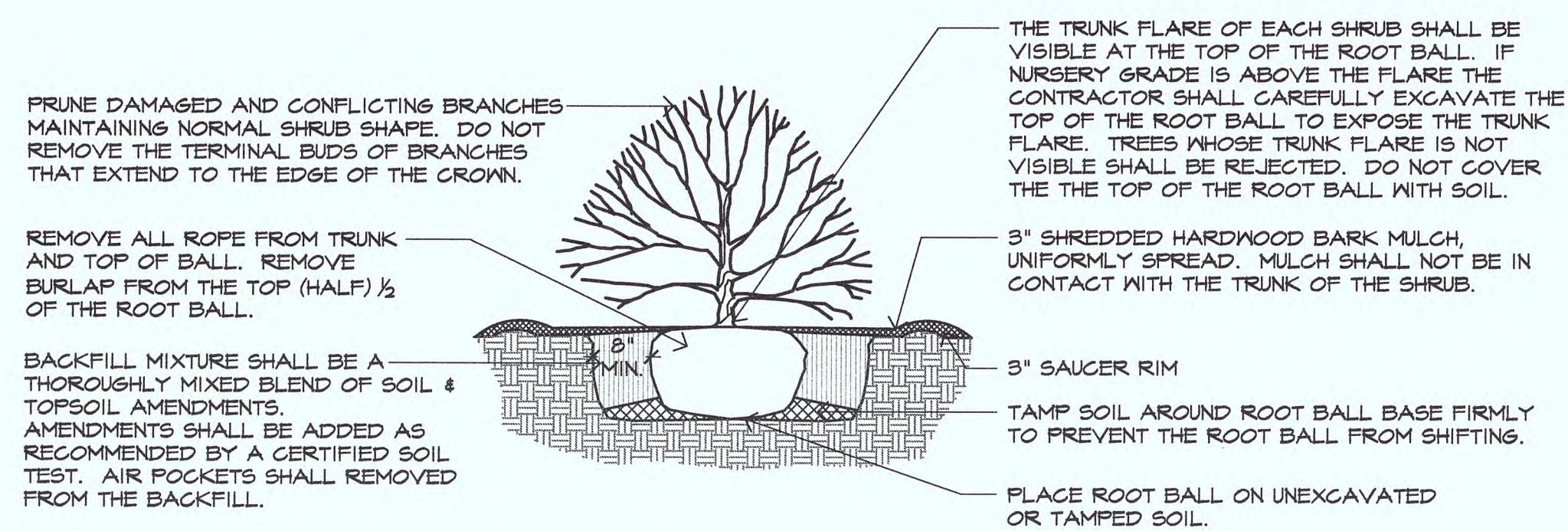


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LANDSCAPE ARCHITECT
#21AS00059100

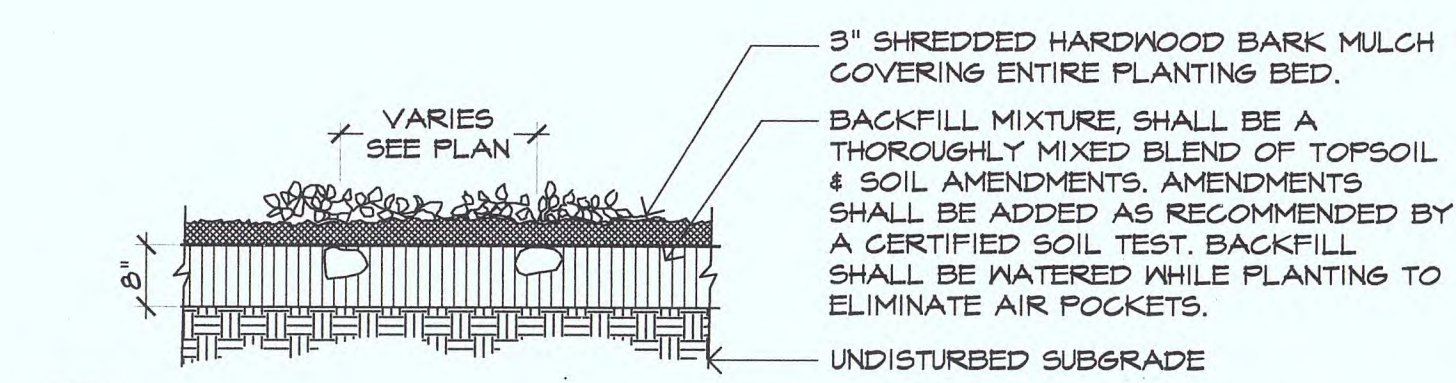
NO.	DATE	REVISION

SCALE: AS SHOWN
DATE: 10/29/2021 JOB NO.: 20-107
DRAWING NO.
L-2



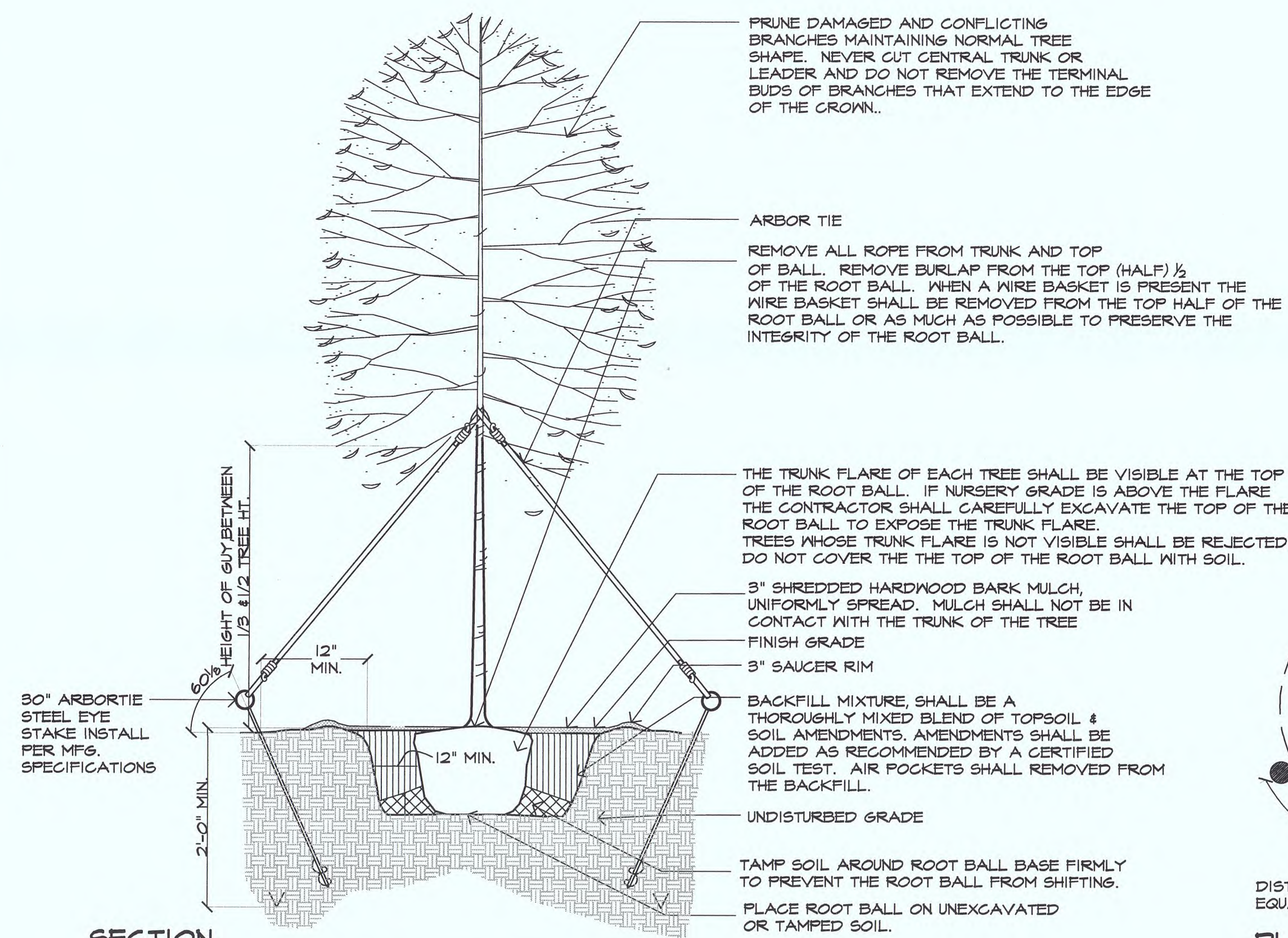
1 DETAIL: SHRUB PLANTING

L-3 N.T.S.



2 DETAIL: PERENNIAL/GROUNDCOVER PLANTING

L-3 N.T.S.

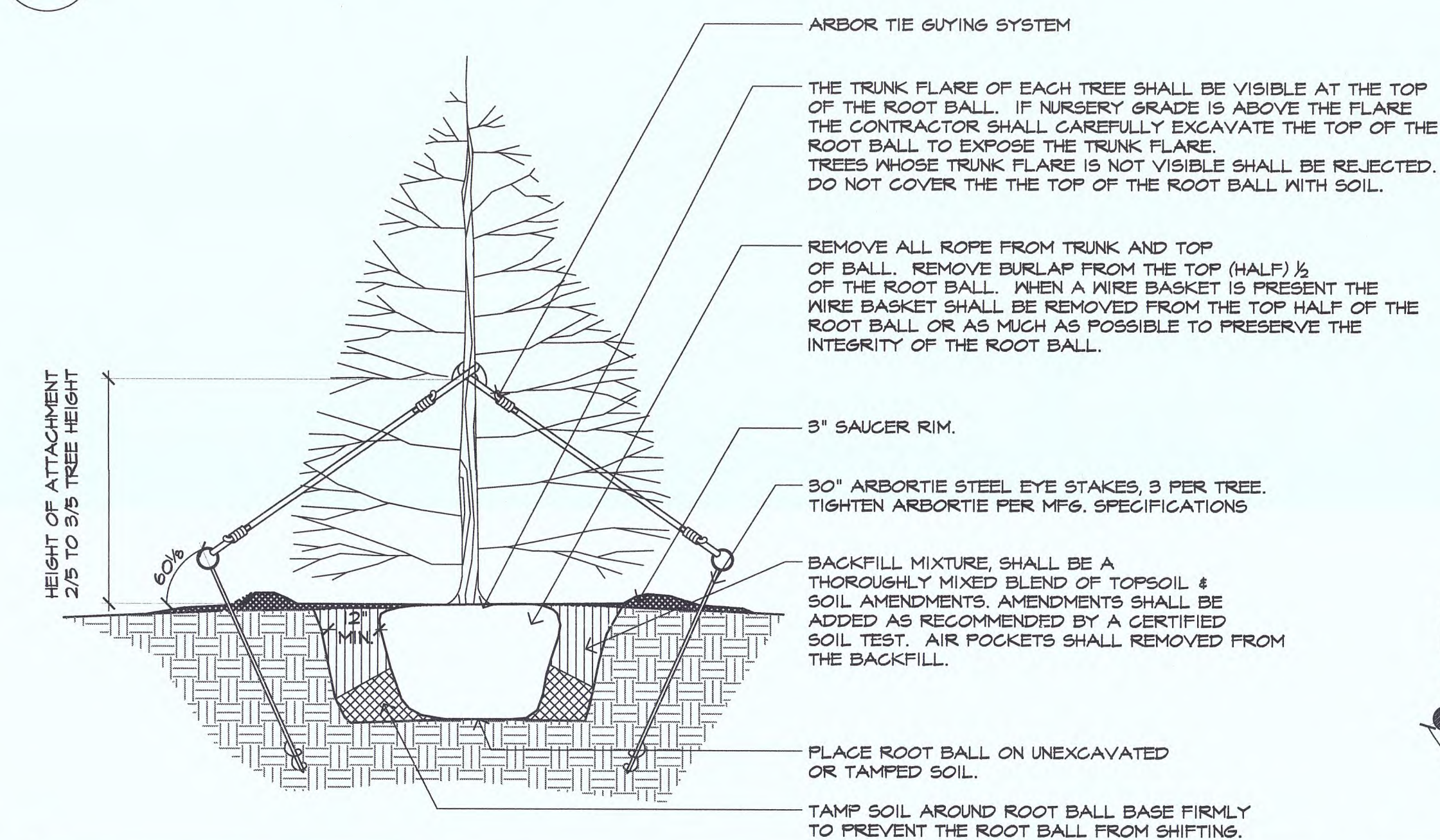


SECTION

NOTES:
 - GUYS ON MULTI-STEM TREES TO BE MADE ON HEAVIEST BRANCHES OF PLANT.
 - ON ALL FALL PLANTINGS THE CONTRACTOR SHALL WRAP THE TREES SPECIFIED BY THE LANDSCAPE ARCHITECT (ACER spp.) FROM THE TRUNK FLARE TO THE FIRST BRANCH. TREE WRAP SHALL BE REMOVED BY APRIL 1. TREE WRAP SHALL BE BREATHABLE AND AS APPROVED BY THE LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF FIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
 - CONTRACTOR SHALL REMOVE STAKING, GUYS AND WRAP AT END OF GUARANTEE PERIOD. ALL PLANTINGS MUST BE GUARANTEED FOR TWO FULL GROWING SEASONS FROM THE TIME OF FINAL ACCEPTANCE BY THE OWNER OR GOVERNING AUTHORITY.

3 DETAIL: DECIDUOUS TREE PLANTING

L-3 N.T.S.



SECTION

NOTES:
 - CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF FIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
 - CONTRACTOR SHALL REMOVE STAKING, GUYS AND WRAP AT THE END OF THE GUARANTEE PERIOD. ALL PLANTINGS MUST BE GUARANTEED FOR TWO FULL GROWING SEASONS FROM THE TIME OF FINAL ACCEPTANCE BY THE OWNER OR GOVERNING AUTHORITY.

4 DETAIL: EVERGREEN TREE PLANTING

L-3 N.T.S.

BASIN BOTTOM MIX COMPOSITION:
 1% ASCLEPIAS INCARNATA
 4% GALAMAGROSSTIS CANADENSIS
 25% CAREX CRINITA
 15% ELYMUS VIRGINICUS
 8% GLYCERIA STRIATA
 1% HELINUM AUTUMNALE
 1% HIBISCUS MOSCHEutos
 14% JUNCUS EFFUSUS
 1% KOSTELETKYTA VIRGINICA
 8% LOBELIA SIFILITICA
 5% MIMULUS RINGENS
 5% SCHOENOPLECTUS ATROVIRENS
 2% SCIRPUS CYPERINUS
 1% VERBENA HASTATA
 2% VERBESINA ALTERNIFOLIA
 1% VERONIA NOVEBORACENSIS
 2% VERONICASTRUM VIRGINICUM

RECOMMENDED SEEDING PERIOD: FALL
SEED RATE: 10 LBS/ACRE
MAINTENANCE MOWING: ANNUALLY IN DECEMBER
 AS SUPPLIED BY FINELANDS NURSERY & SUPPLY, 323 ISLAND ROAD COLUMBUS, NJ 08022, 609-291-4466.
 IF BASIN BOTTOM MIX AREAS DO NOT THRIVE WITHIN 2 YEARS AN ALTERNATIVE GROUNDCOVER PLANTING WILL BE PROVIDED.

5 BASIN BOTTOM MIX & BASIN SLOPE MIX

L-3 N.T.S.

RAIN GARDEN MIX COMPOSITION:
 1% ASCLEPIAS INCARNATA
 4% ASCLEPIAS SYRIACA
 3% CALAMAGROSSTIS CANADENSIS
 3% CAREX CRINITA
 8% ECHINACEA PURPUREA
 8% ELYMUS VIRGINICUS
 5% CONOCLINUM COELESTINUM
 3% HELINUM AUTUMNALE
 10% HELIOPSIS HELIANTHOIDES
 1% KOSTELETKYTA VIRGINICA
 1% LOBELIA CARDINALIS
 1% LOBELIA SIFILITICA
 10% PANICUM VIRSATUM
 4% PENSTEMON DIGITALIS
 8% RUDBECKIA HIRTA
 8% SCHOENOPLECTUS ATROVIRENS
 1% SOLIDAGO JUNCEA
 3% SYMPHYOTRICHUM LAEVE
 1% TRADESCANTIA OHIENSIS
 4% VERBENA HASTATA
 2% VERONIA NOVEBORACENSIS
 2% ZIZIA AUREA

RECOMMENDED SEEDING PERIOD: FALL
SEED RATE: 12 LBS/ACRE
MAINTENANCE MOWING: ANNUALLY IN DECEMBER
 AS SUPPLIED BY FINELANDS NURSERY & SUPPLY, 323 ISLAND ROAD COLUMBUS, NJ 08022, 609-291-4466.
 IF BASIN BOTTOM MIX AREAS DO NOT THRIVE WITHIN 2 YEARS AN ALTERNATIVE GROUNDCOVER PLANTING WILL BE PROVIDED.

6 RAIN GARDEN MIX

L-3 N.T.S.

FESCUE SEED MIX

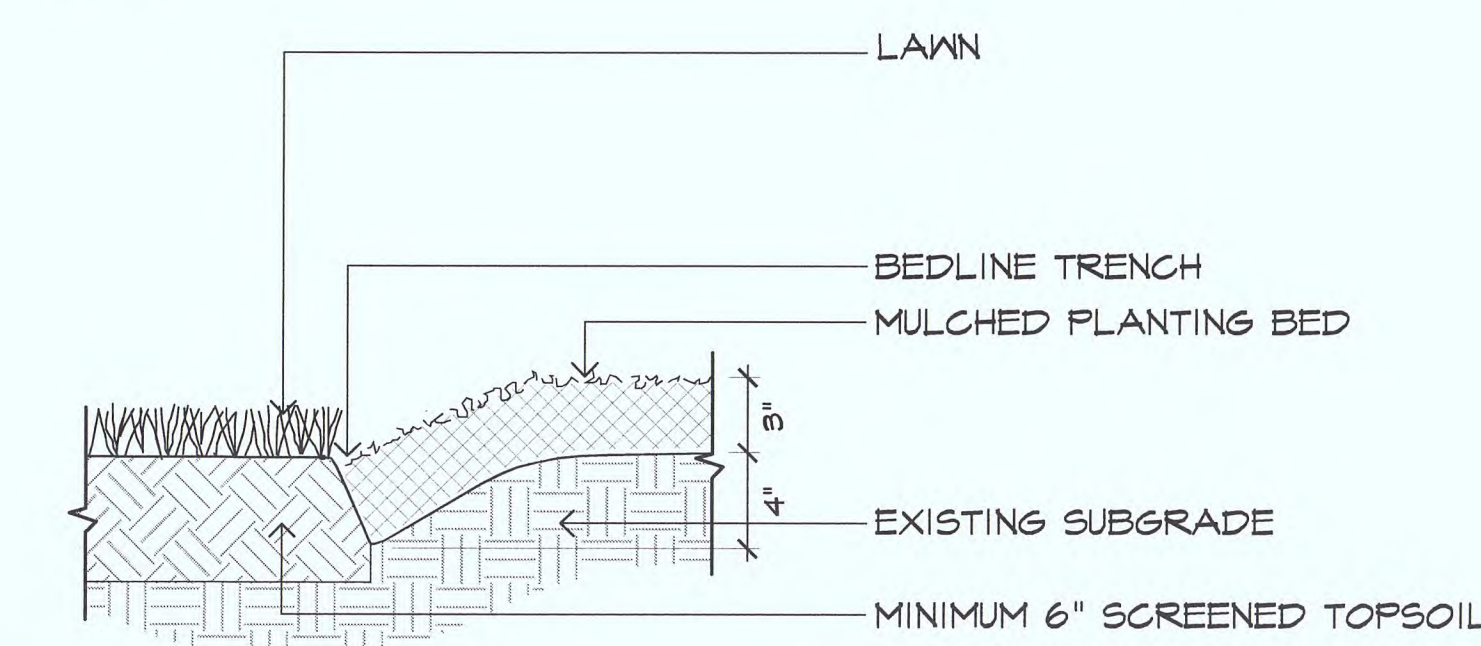
AS MANUFACTURED BY:
 EAST COAST SOD AND SEED INC.
 574 POINTERS AUBURN ROAD
 PILESGROVE, NJ 08048
 PHONE: (856) 761-4555

MIX COMPOSITION:
 34.0% Festuca ovina (Hard Fescue)
 33.0% Festuca rubra (Creeping Red Fescue)
 33.0% Festuca rubra ssp. commutata (Chevings Fescue)

NOTE:
 EAST COAST SOD SEED TO BE APPLIED WITH HYDROSEEDER AT RATES PER MANUFACTURER

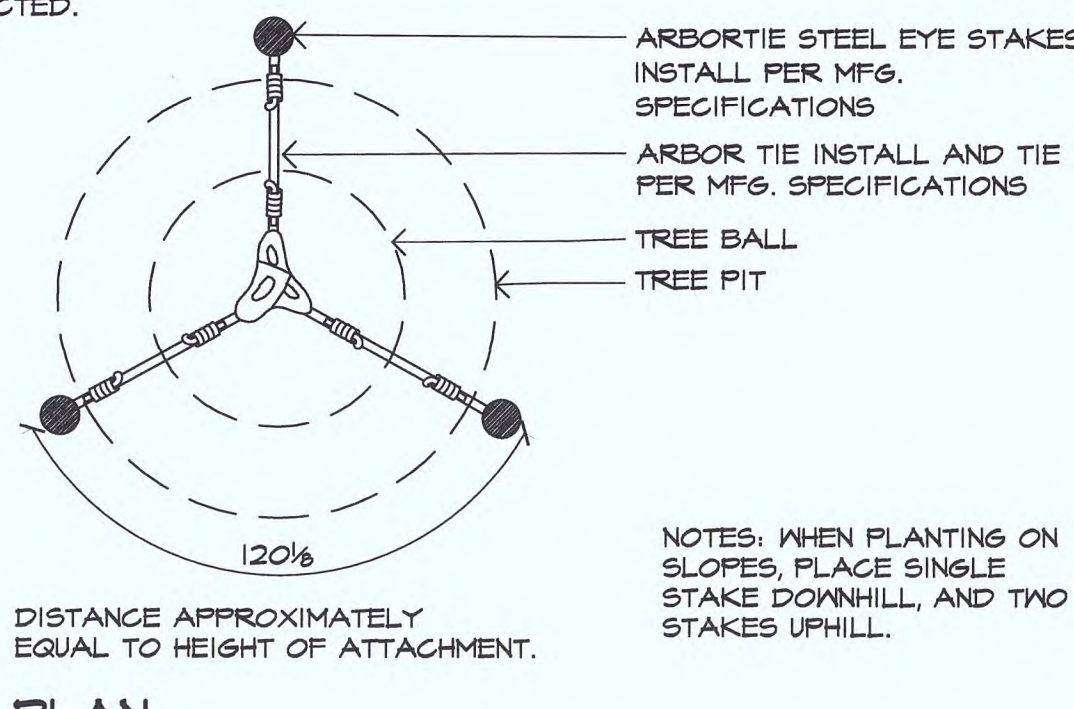
7 FESCUE SEED MIX

L-3 N.T.S.



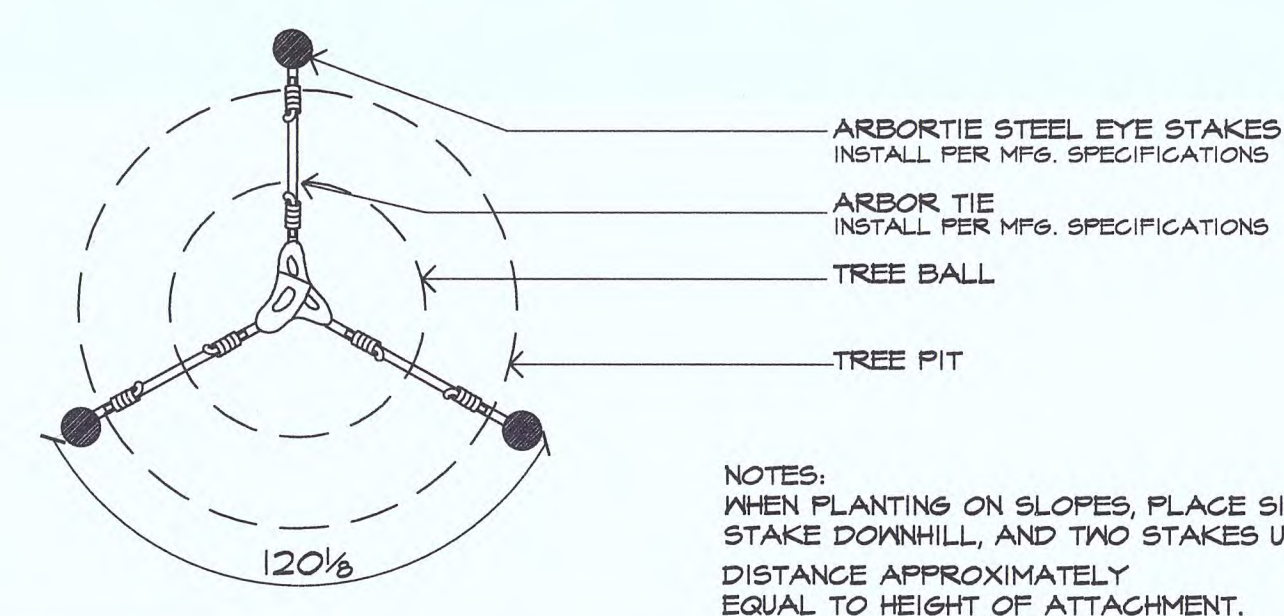
8 MULCH BEDLINE

L-3 N.T.S.



PLAN

NOTES: WHEN PLANTING ON SLOPES, PLACE SINGLE STAKE DOWNHILL, AND TWO STAKES UPHILL.
 DISTANCE APPROXIMATELY EQUAL TO HEIGHT OF ATTACHMENT.



PLAN

NOTES: WHEN PLANTING ON SLOPES, PLACE SINGLE STAKE DOWNHILL, AND TWO STAKES UPHILL.
 DISTANCE APPROXIMATELY EQUAL TO HEIGHT OF ATTACHMENT.

PLANT NOTES:

- THE CONTRACTOR SHALL FURNISH QUANTITIES NECESSARY TO COMPLETE THE PLANTING AS SHOWN ON THE PLANTING PLANS.
- ALL PLANTS SHALL BE MEASURED BEFORE PRUNING. NECESSARY PRUNING SHALL BE PERFORMED AFTER THE PLANT IS UNTIED AND PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY MAJOR PRUNING REQUIREMENTS DUE TO DAMAGE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT NEEDS SIGNIFICANT PRUNING DUE TO DAMAGE FROM SHIPMENT OR HANDLING.
- WHEN FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, STOCK SHALL BE SELECTED FOR UNIFORM HEIGHT AND SPREAD AND LABELED BY NUMBER TO ASSURE SYMMETRY IN PLANTING.
- WHEN ALL PLANT MATERIAL HAS BEEN SELECTED AND PRE-TAGGED BY THE LANDSCAPE ARCHITECT, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN ORDER TO SCHEDULE HIS NURSERY INSPECTION WITH A MINIMUM OF 9 DAYS ADVANCE NOTICE.
- THE CONTRACTOR SHALL HAVE SUFFICIENT ALTERNATE CHOICES TO PREVENT LOSS OF TIME IN THE EVENT THAT SOME TREES FAIL TO MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.
- LOCATIONS OF PLANT MATERIAL SHOWN ON PLANS ARE APPROXIMATE. FINAL LOCATIONS WILL VARY FROM PLAN AND SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL PROVIDE PRE-MARKED, COLOR-CODED FLAGS FOR ALL SHADE TREES, EVERGREEN TREES, AND FLOWERING TREES.
- LANDSCAPE ARCHITECT SHALL PLACE THE COLOR-CODED FLAGS TO INDICATE PLANT LOCATIONS.
- CONTRACTOR SHALL PLACE TREES ABOVE GROUND IN ACCORDANCE WITH THE FLAGGED LOCATION. THE LANDSCAPE ARCHITECT MAY REQUEST THE CONTRACTOR TO MOVE, TURN OR RELOCATE THE PLANT MATERIAL AT THIS TIME. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PRE-DRIB TREE FITS.
- UPON FINAL APPROVAL BY THE LANDSCAPE ARCHITECT OF TREE PLACEMENT, CONTRACTOR SHALL PAINT A CIRCLE AROUND THE BALL OF THE TREE, MOVE TREE AND EXCAVATE TREE PIT.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES; DENSELY FOLIATED; VIGOROUS ROOT SYSTEMS; BE FREE FROM DEFECTS AND INJURIES AND COMPLY WITH ANY SPECIAL INSTRUCTIONS NOTED WITHIN THE PLANT LIST.
- PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT PLANT STOCK WHICH HAS NOT BEEN PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES; DENSELY FOLIATED; VIGOROUS ROOT SYSTEMS; BE FREE FROM DEFECTS AND INJURIES AND COMPLY WITH ANY SPECIAL INSTRUCTIONS NOTED WITHIN THE PLANT LIST.
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- BIB PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3-4 INCHES WITH SHREDDED HARDWOOD BARK MULCH. MULCH SHOULD NOT COME INTO CONTACT WITH THE ROOT COLLAR OF TREES OR SHRUBS. THE TOP OF THE ROOT BALL FOR ALL BIB PLANTS SHALL BE EXCAVATED TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE AT THE TOP OF THE BALL AND PLANTED LEVEL OR 1" ABOVE FINISHED GRADE. ALL BEDLINES SHALL BE CUT FOUR INCHES DEEP INTO A "V" SHAPED GROOVE TO PROVIDE A WELL DEFINED EDGE. THE LAYOUT OF ALL BEDLINES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO CUTTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY MARK OUTS AND COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TREE GUYS, STAKES, SUPPORTS AND MULCH RINGS OR BEDS DURING THE CONSTRUCTION AND MAINTENANCE PERIOD.
- THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PROPOSED PLANT MATERIAL. TREES SHALL BE PRUNED OF ANY BRANCHES THAT INTERFERE WITH PEDESTRIANS, VEHICLES OR SIGNS. SHADE TREES MUST BE SINGLE TRUNK, TREE FORM SPECIMENS. ALL PARKING LOT AND STREET TREES SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET.
- ANY DISCREPANCY BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE RESOLVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- ALL PLANTED AREAS & LAWN AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THROUGH THE USE OF SURFACE OR DRIP IRRIGATION TO PROVIDE ADEQUATE WATER TO PROMOTE HEALTHY PLANT MATERIAL AND SOUND HORTICULTURAL PRACTICE. IRRIGATION CONTRACTOR SHALL SUBMIT PROPOSED IRRIGATION PLANS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE. TREES AND SHRUBS SHOULD BE INSTALLED DURING THE FOLLOWING FALL AND SPRING SEASONS, WITH THE EXCEPTION OF TREES WHICH EXPERIENCE A FALL DIGGING HAZARD WHICH SHOULD ONLY BE PLANTED IN THE SPRING.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF AT LEAST TWO (2) YEARS FROM THE DATE OF LANDSCAPE INSPECTION FOR APPROVAL AND ANY PLANT MATERIAL THAT DOES NOT SURVIVE WITHIN THAT TIME PERIOD OR IS IN POOR CONDITION BASED UPON THE OPINION OF THE TOWNSHIP LANDSCAPE ARCHITECT SHALL BE REPLACED BY PLANT MATERIAL OF THE SAME SIZE AND SPECIES AT THE EXPENSE OF THE DEVELOPER.

FALL	AUG. 15-DEC. 15	EVERGREEN TREES
SPRING	OCT. 15-DEC. 15	DECIDUOUS TREES
	MAR. 1-MAY 15	ALL PLANTS

BELLA DIGGING HAZARD VARIETIES	ILEX OPACA VARIETIES	FRUNIS-ALL STONE FRUITS
FALLA VARIETIES	ALL TREEFORM EVERGREEN ILEX VARIETIES	PYRUS VARIETIES
CARPINUS VARIETIES	LIQUIDAMBAR VARIETIES	QUERCUS-ALL OAKS
CELTIS VARIETIES	LIRIODENDRON TULIPIFERA	EXCEPT Q. PALMISTIS
CERCIDIPHYLLUM VARIETIES	MALUS-IN LEAF	SALIX-KEEPING VARIETIES
CRATAEGUS VARIETIES	NYSSA SYLVATICA	TILLA TOMENTOSA VARIETIES
FAGUS VARIETIES	OSTRYA VARIETIES	ZELKOVA VARIETIES
HALESIA VARIETIES		

Planting Details

Apartments at Verona
 Verona, New Jersey



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 LANDSCAPE ARCHITECT
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NO.	DATE	REVISION
		SCALE: AS SHOWN
	DATE: 10/29/2021	JOB NO.: 20-107

DRAWING NO.
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