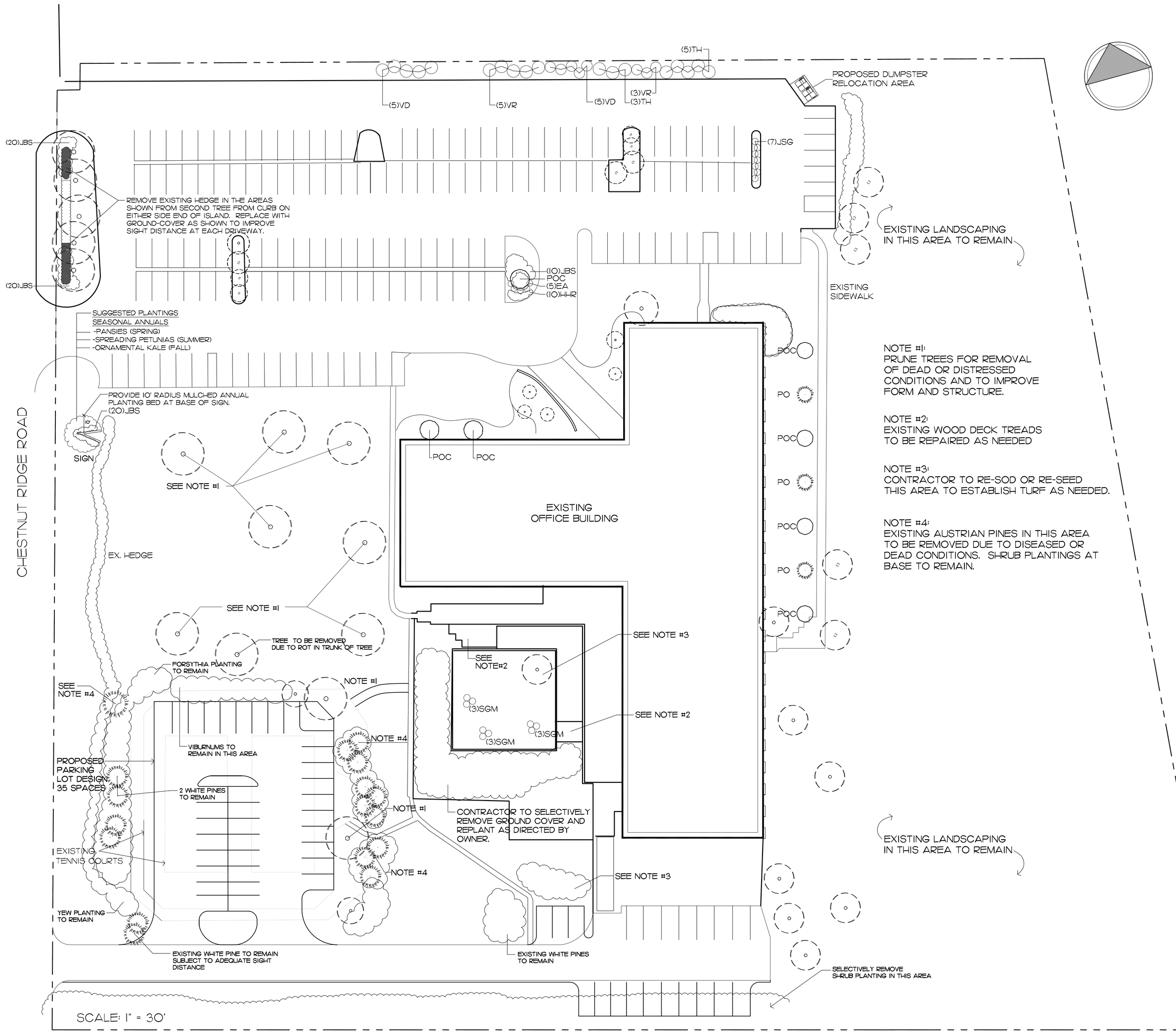


NOTE #1:
PRUNE TREES FOR REMOVAL OF DEAD OR DISTRESSED CONDITIONS AND TO IMPROVE FORM AND STRUCTURE.

NOTE #2:
EXISTING WOOD DECK TREADS TO BE REPAIRED AS NEEDED

NOTE #3:
CONTRACTOR TO RE-SOD OR RE-SEED THIS AREA TO ESTABLISH TURF AS NEEDED.

NOTE #4:
EXISTING AUSTRIAN PINES IN THIS AREA TO BE REMOVED DUE TO DISEASED OR DEAD CONDITIONS. SHRUB PLANTINGS AT BASE TO REMAIN.

Planting Notes

1. Broadleaf and Coniferous Evergreen Trees, Shrubs, Vines, and Ground covers shall be planted between August 15th and November 15th and between April 1st and May 30th. Deciduous Trees, Shrubs, Vines, Ground covers and Perennials shall be planted between September 15th and November 15th and March 15th and May 30th. These planting seasons may be extended or shortened according to prevailing weather conditions; or as directed by the Landscape Architect.
2. Quality and size of plants, spread of roots and size of root balls shall be in accordance with the latest "American Standards for Nursery Stock" as published by the American Association of Nurserymen.
3. GUARANTEE OF PLANT GROWTH: All plants and trees shall be guaranteed by the Contractor to be in vigorous growing condition. Provision shall be made for a growth guarantee of two growing seasons. Replacements shall be made by the end of the next succeeding planting season.
4. All plants shown semi-mature size on plans.
5. The Contractor will examine all field conditions for exact locations of utilities, drainage and irrigation systems and adjust proposed planting accordingly pursuant to Landscape Architect approval.
6. The Contractor will notify the Landscape Architect in writing of all soil or drainage conditions which the Contractor considers detrimental to the growth of plant material or safety. State condition and submit a proposal for correcting condition if feasible.
7. Mulch for planting beds shall be double shredded bark mulch unless otherwise specified on the plans and shall have no leaves, young green growth, branches, twigs greater than 1/2", weeds, shavings or foreign material such as stones, etc..
8. Water applied to seeded or sodded areas; plants or planted areas shall be free from impurities injurious to vegetation and applied at a rate of five gallons of water per square yard of plant pit.
9. If plant availability is restricted, substitutions may be made within plant type to maintain similar growth and ornamental qualities upon notification and approval by the Landscape Architect and municipal Landscape Architect.
10. The staking out of all retaining walls, walkways, patio/deck surfaces, utility, irrigation and plantings will be inspected by the Landscape Architect prior to installation.
11. Areas disturbed by landscape operations shall be graded to match existing. Topsoil and seed as required.
12. Plant locations are diagrammatic and may be adjusted to field conditions pursuant to municipal Landscape Architect approval.
13. Protective fencing for trees to remain shall be placed 10' from the base of the trees and are to remain for the duration of construction.
14. Do not fill within 10' of trees to remain.
15. All required site triangle easements shall be maintained as required by municipal ordinances.

Turf Specifications

1. Seeded turf areas shall be:
   80% Rebel II Tall Fescue 8 lbs. / 1000 s.f.
   20% Nassau Kentucky Blue Grass 4 lbs. / 1000 s.f.
2. Recommended planting dates :
   4/1 to 5/31
   8/16 to 10/15

Soil Preparation

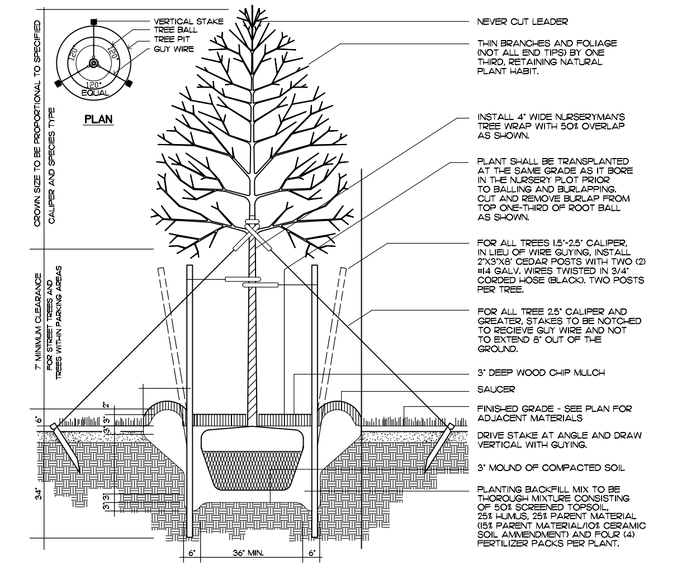
1. Apply 10-20-10 Fertilizer at a rate of 11 lbs/1000 s.f. Apply Dolomitic Limestone at a rate of 135 lbs/100 s.f. Work into the top 3/4 inch of the top soil. These general specifications should be adjusted in accordance with soil testing performed of the top soil installed.
2. Seed mix shall be fresh, clean, new crop seed with guaranteed statement of composition.
3. Finished top soil grade shall be free of acidic marl, sticks, large stones and other objectionable material.
4. Areas which have been compacted shall be tilled friable.

Sod Placement

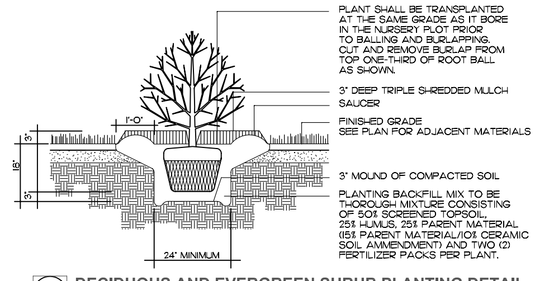
1. All areas designated on the plan shall be sodded with freshly harvested sod.
2. Sod strips shall be placed parallel to the contour of the ground, beginning at the toe of the slope. During periods of high temperature the soil shall be lightly irrigated prior to the laying of the sod.
3. Sod strip joints shall be placed with snug even joints which are staggered.
4. Sod shall be rolled or tamped immediately to ensure proper root contact with soil surface.
5. Sod shall be irrigated immediately following installation until water penetrates the soil surface to a minimum depth of 4". Optimum moisture to be maintained for a period of two weeks and shall be the responsibility of the installation contractor or approved designate.

Plant List

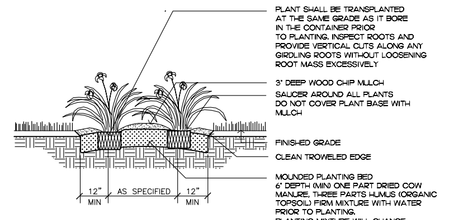
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPEC	REMARKS
EA	5	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	36-42"	B & B	B & B
HH	10	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	600 POT	---	2' O.C.
JBS	70	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	5-6'	#3 CAN	2' O.C.
JSG	7	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30"	#5 CAN	4' O.C.
PO	3	PICEA OMORICA	SERBIAN SPRUCE	8-10'	B & B	B & B
POC	7	PRUNUS X OKAME	OKAME CHERRY	6-7'	B & B	B & B
SGM	9	SPIREA JAPONICA 'GOLD MOUND'	GOLD MOUND SPIREA	3 GAL.	---	3' O.C.
TH	8	THUJA OCCIDENTALIS 'AUREA'	GOLDEN AMERICAN ARBORVITAE	7-8'	B & B	4' O.C
VD	10	VIBURNUM DENTATUM	ARROWHEAD VIBURNUM	36-42"	B & B	B & B
VR	8	VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY'	LEATHERLEAF VIBURNUM	36-42"	B & B	B & B



SHADE / ORNAMENTAL TREE PLANTING DETAIL
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE



PERENNIAL HERBACEOUS PLANTING BED DETAIL
NOT TO SCALE

BURGIS ASSOCIATES, INC.
COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS
25 Westwood Avenue
Westwood, New Jersey 07675
Phone: (201) 666-1811
Fax: (201) 666-2599

Project Title

ACCORDIA - MERITAGE AT MONTVALE, LLC

BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY

Key Map

Scale NOT TO SCALE

Dwg. Legend

NOTES:
EXISTING TREE LOCATIONS ARE APPROXIMATE BASED UPON FIELD INSPECTIONS AND AERIAL PHOTOGRAPHY. THE FINAL PRESERVATION EFFORTS WILL REQUIRE VERIFICATION BY AN EXISTING CONDITIONS SURVEY.

Rev	Description	Date	Dwn	Ckd
3	Rev. as per meeting	8 04 06	CA	
2	Rev. as per owner	7 24 06	CA	
1	Rev. as per owner	6 06 06	CA	

Dwg. Title

LANDSCAPE PLAN

Graphic Scale

0' 15' 30' 60'

EDWARD J SNIECKUS, JR.
LANDSCAPE ARCHITECT
NEW JERSEY LIC. NO. AS000576

Project No.	1808.XX
Sheet No.	-- of --
Date	5-8-06
Drawn	EJS/CBA
ACAD File	1808XXLSP
Dwg. Scale	1"=30'
Dwg. No.	LSP

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