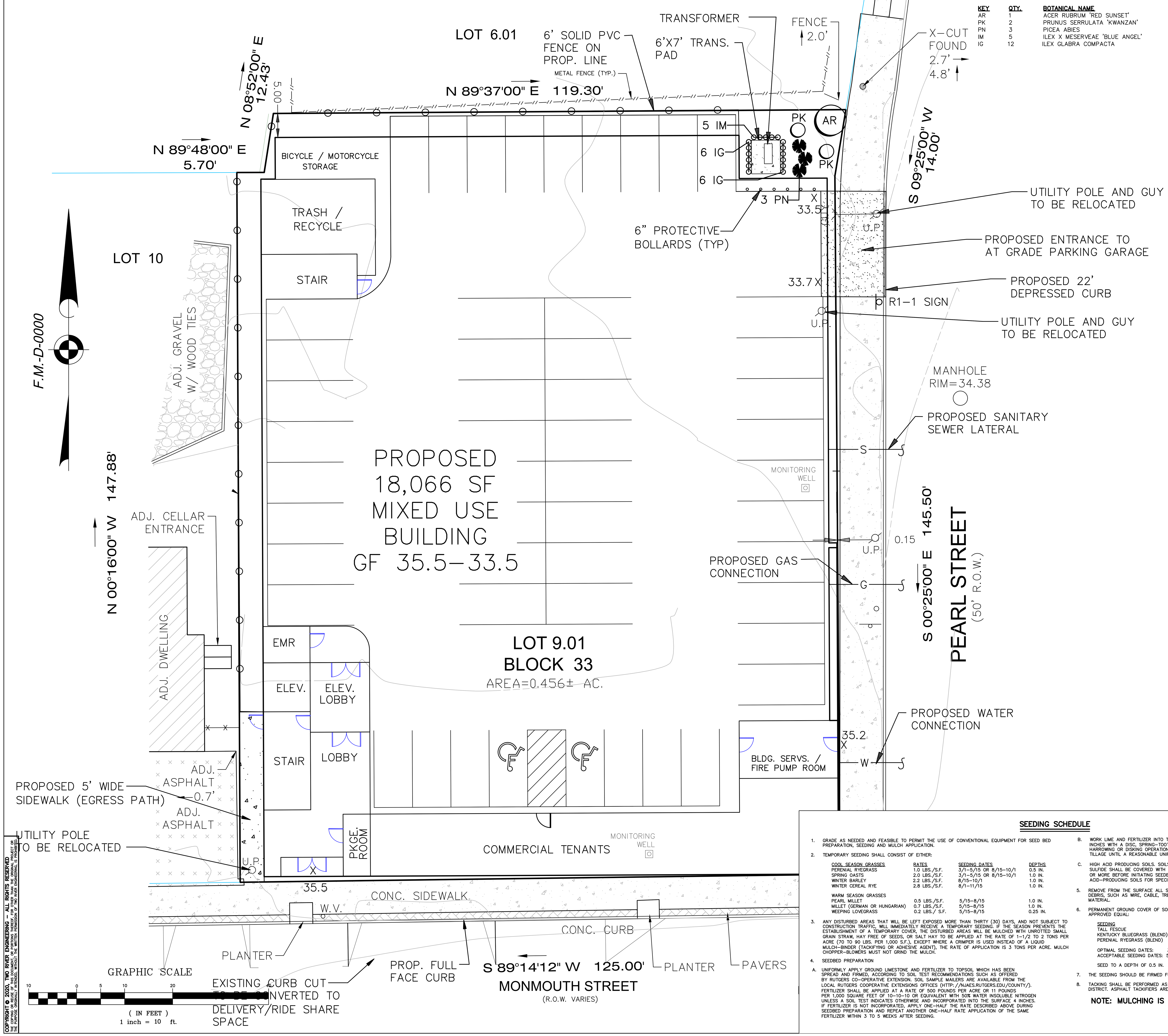
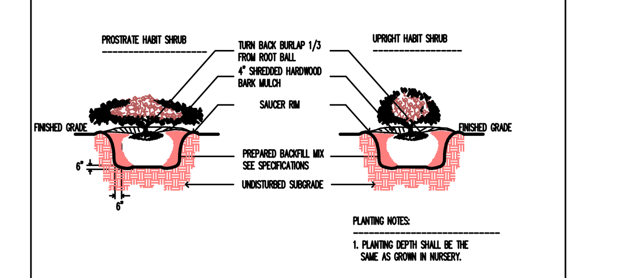
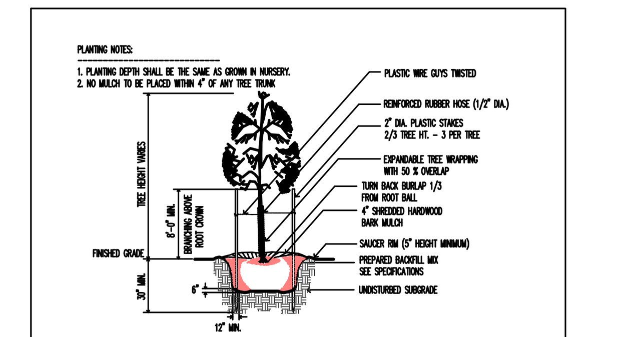


LANDSCAPE MATERIALS

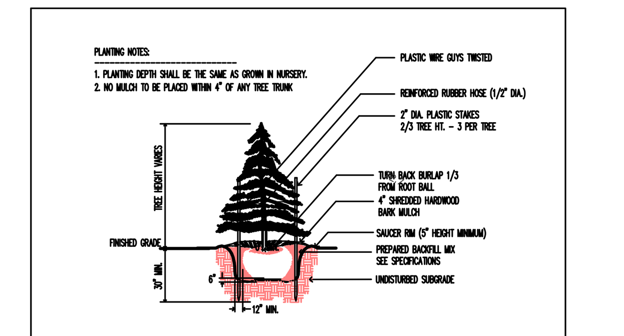
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
AR	1	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	4.5–5" CAL, 17–19', FULL
PK	2	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2.5–3" CAL, FULL HEAVY
PN	3	PICEA ABIES	NORWAY SPRUCE	5–6', B&B (EVERGREENS FULL TO GROUND)
IM	5	ILEX X MESERVEAE 'BLUE ANGEL'	'BLUE ANGEL' HOLLY	18"–24", CONTAINER, HEAVY, SUBSTITUTE 1 MALE
IG	12	ILEX GLABRA COMPACTA	COMPACT INKBERRY	24"–30", CONTAINER, B&B HEAVY



SHRUB PLANING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANING DETAIL
NOT TO SCALE



CONIFEROUS TREE PLANTING DETIAL
NOT TO SCALE

PLANTING NOTES

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. AND NOTIFY THE UNDERSIGNED IN REFERENCE TO ANY DISCREPENCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE.
3. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARDS TO SIZE, SPECIES, VARIETY, ETC. WITHOUT WRITTEN PERMISSION OF THE THE UNDERSIGNED OR TOWNSHIP OFFICIALS. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
4. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS IS APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. NO SHADE TREE, STREET TREE, ORNAMENTAL FLOWERING TREE OR EVERGREEN TREE SHALL BE PLANTED CLOSER THAN 5' FROM ANY SIDEWALK, DRIVEWAY, CURB OR UTILITY LOCATION, OR WITHIN 10' OF A SEPTIC FIELD, UNLESS SPECIFICALLY DIMENSIONED ON THE LANDSCAPE PLAN.
5. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'–0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN ANY SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN ANY SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED AS MENTIONED ABOVE.
6. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
7. ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, WRAPPED AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUY WIRES SHALL BE ATTACHED TO THE TREE AT A HEIGHT OF TWO–THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO NOT TO SPLIT THE TRUNKS OF MULTI–STEMMED TREES. UNLESS OTHERWISE NOTED, PROVIDE THREE TREE STAKES PER TREE. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM TOP ONE–THIRD OF THE ROOT BALL.
8. PROVIDE PLANTING PITS AS INDICATED ON THE PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
9. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE.
10. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
11. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER THE DATE OF FINAL ACCEPTANCE BY THE MUNICIPALITY.
12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 12" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED.
13. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED. SEED MIXTURE SHALL BE AS LISTED IN THE SEEDING SCHEDULE. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
14. ALL PLANTING BEDS SHALL RECEIVE 4" OF SHREDDED HARDWOOD BARK.
15. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. ALL FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING OR CLEARING. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DISEASED, OR DAMAGED BRANCHES.
16. AN IRRIGATION SYSTEM IS NOT PROPOSED. IRRIGATION WILL BE PROVIDED BY INDIVIDUAL LOT OWNERS.

SEEDING SCHEDULE

1. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEED BED PREPARATION, SEEDING AND MULCH APPLICATION.
2. TEMPORARY SEEDING SHALL CONSIST OF EITHER:

COOL SEASON GRASSES	RATES	SEEDING DATES	DEPTHS
PERENIAL RYEGRASS	1.0 LBS./S.F.	3/1–5/15 OR 8/15–10/1	0.5 IN.
SPRING OASTS	2.0 LBS./S.F.	3/1–5/15 OR 8/15–10/1	1.0 IN.
WINTER BARLEY	2.2 LBS./S.F.	8/15–10/1	1.0 IN.
WINTER CEREAL RYE	2.8 LBS./S.F.	8/1–11/15	1.0 IN.
WARM SEASON GRASSES			
PEARL MILLET	0.5 LBS./S.F.	5/15–8/15	1.0 IN.
MILLET (GERMAN OR HUNGARIAN)	0.7 LBS./S.F.	5/15–8/15	1.0 IN.
WEEPING LOVEGRASS	0.2 LBS./ S.F.	5/15–8/15	0.25 IN.

3. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN THIRTY (30) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO BE APPLIED AT THE RATE OF 1–1/2 TO 2 TONS PER ACRE (70 TO 90 LBS. PER 1,000 S.F.), EXCEPT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH–BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER–BLOWERS MUST NOT GRIND THE MULCH.
4. SEEDBED PREPARATION

A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO–OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSIONS OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT A RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10–10–10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE–HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE–HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.

B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICLE TO A DEPTH OF 4 INCHES WITH A DISC, SPRING–TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.

C. HIGH ACID PRODUCING SOILS. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED REPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID–PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

5. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, LUMPS OR ANY OTHER UNSUITABLE MATERIAL.
6. PERMANENT GROUND COVER OF SODDING OR SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL:

SEEDING	RATES
TALL FESCUE	3.7 LBS./1,000 S.F.
KENTUCKY BLUEGRASS (BLEND)	0.5 LBS./1,000 S.F.
PERENIAL RYEGRASS (BLEND)	0.5 LBS./1,000 S.F.

OPTIMAL SEEDING DATES: 3/1–4/30 AND 8/15–11/15
ACCEPTABLE SEEDING DATES: 5/1–8/14

SEED TO A DEPTH OF 0.5 IN.

7. THE SEEDING SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER OR LIGHT DRAG.
8. TACKING SHALL BE PERFORMED AS PER THE CURRENT STANDARDS OF THE FREEHOLD SOIL CONSERVATION DISTRICT. ASPHALT TACKIFIERS ARE NOT ACCEPTABLE.

NOTE: MULCHING IS REQUIRED ON ALL SEEDING

REV.	DATE	DESCRIPTION
1	10–1–2020	REVISED FOR COMPLETENESS

TRE
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■ Forensic Experts
■ Environmental Consultants
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PROJECT NO.: 19079
DATE: APRIL 8, 2020
DRAWING NO.: 19079–01
DRAWN BY: AJG
CLIENT: PARK VALLEY
SCALE: AS SHOWN

LANDSCAPING PLAN
"PARK VALLEY DEVELOPMENT"
PRELIMINARY & FINAL MAJOR SITE PLAN
OF
BLOCK 33
LOT 9.01
TAX MAP SHEET NO. 2
BOROUGH OF RED BANK
MONMOUTH COUNTY
NEW JERSEY

A.J. GARITO, JR.
10–01–20
DATE
N.J. Professional Engineer
License No. 24GE03799700

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