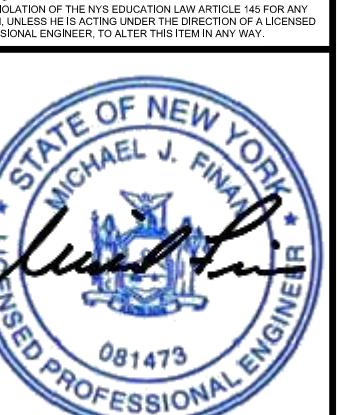




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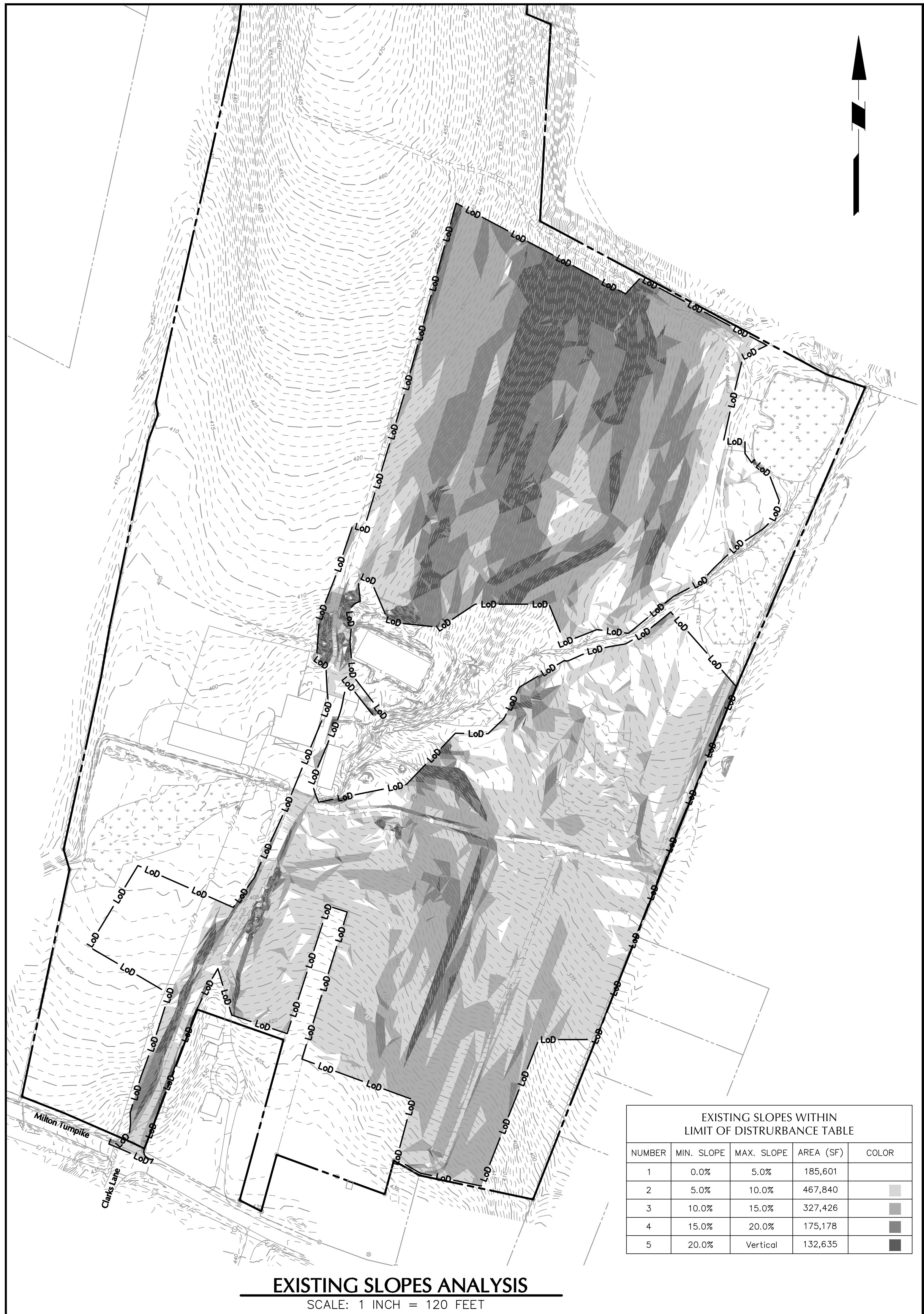
Michael J. Finn
081473
LICENSSED PROFESSIONAL ENGINEER

Project No. 90107001

HIGHLAND SOLAR

SECTION 95.4, BLOCK 3, LOT 7.10, 7.210, & 7.220
TOWN OF MARLBOROUGH
NEW YORK
ULSTER COUNTY

Project



CA101

SLOPES ANALYSIS

PLAN

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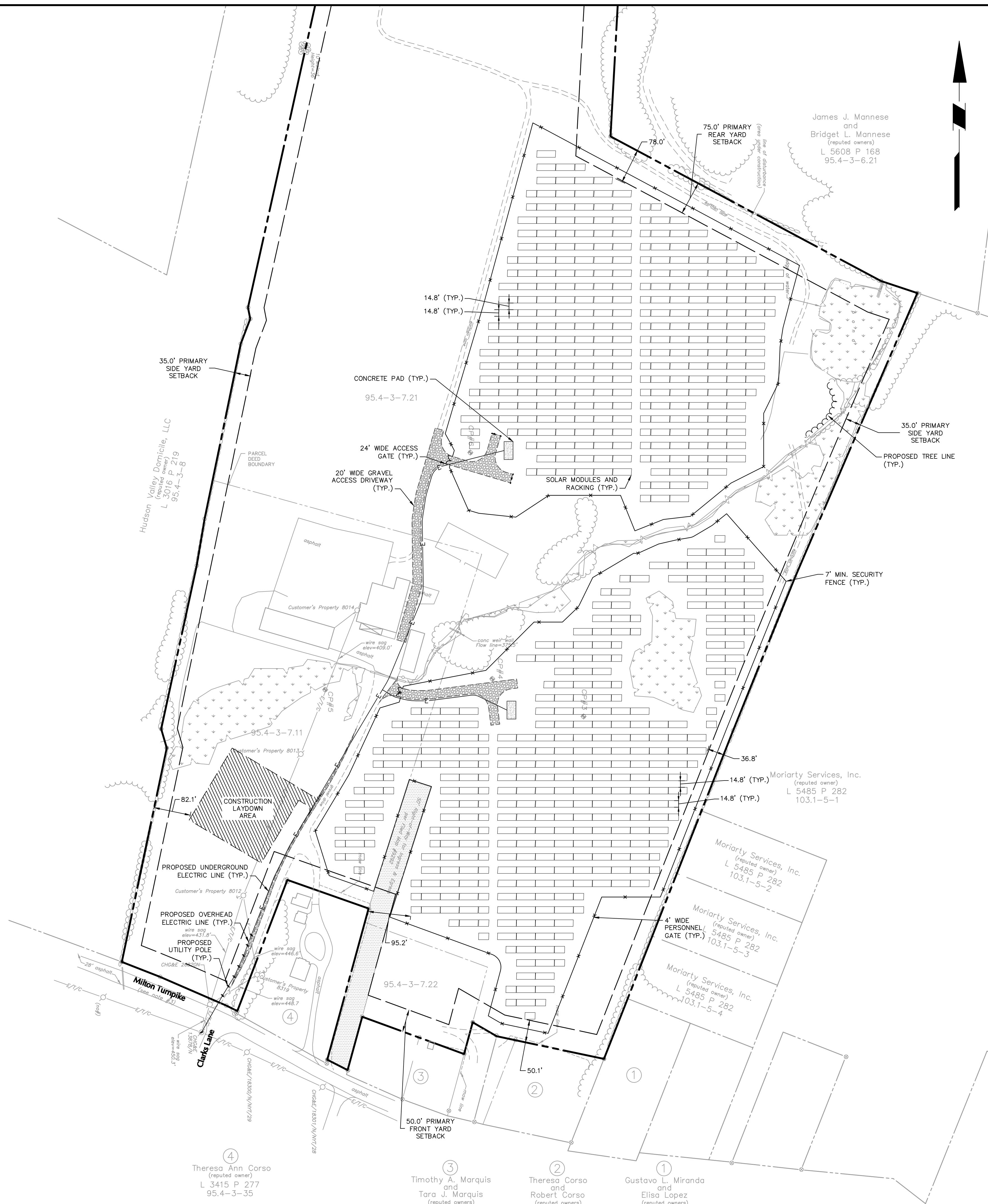
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ZONING COMPLIANCE TABLE		
PROPERTY ADDRESS:	206 MILTON TURNPIKE	
TAX PARCEL:	95.4-3-7.110, 7.210 & 7.220	
ZONING DISTRICT:	RAG-1	
SITE USE:	LARGE SCALE SOLAR ENERGY SYSTEM	
ITEM	REQUIRED ⁽¹⁾	EXISTING
MIN. LOT SIZE	1 ACRE	78.0 ACRES
MIN. LOT WIDTH	150 FEET	1,148.7 FEET
MIN. LOT DEPTH	200 FEET	1,796.6 FEET
MIN. FRONT YARD SETBACK	50 FEET	803.4 FEET
MIN. SIDE YARD SETBACK ONE	35 FEET	170.2 FEET
MIN. SIDE YARD SETBACK BOTH	80 FEET	780.4 FEET
MIN. REAR YARD SETBACK	75 FEET	931.3 FEET
MAX. BUILDING COVERAGE	20%	0.9%
MAX. AREA OF USE ⁽²⁾	20 ACRES	--
MAX. LOT COVERAGE ⁽²⁾	30%	--
MAX. HEIGHT ⁽²⁾	15 FEET	--
MAX. HEIGHT ⁽²⁾	15 FEET	<15 FEET
NOTE:	1. THE REQUIREMENTS SHOWN ARE PER TOWN OF MARLBOROUGH TOWN CODE SECTION 155 2. THE REQUIREMENTS SHOWN ARE PER TOWN OF MARLBOROUGH TOWN CODE SECTION 155.32.2 SOLAR ENERGY, SECTION I.	



LEGEND	
PROPERTY LINE	ADJACENT PROPERTY LINE
EASEMENT LINE	SETBACK LINE
EXISTING WETLAND	EXISTING WETLAND STREAM
PROPOSED FENCELINE	PROPOSED PANELS
PROPOSED GRAVEL ACCESS ROAD	PROPOSED CONCRETE PAD
PROPOSED LAYDOWN AREA	OE PROPOSED OVERHEAD ELECTRIC LINE
E PROPOSED UNDERGROUND ELECTRIC LINE	P PROPOSED UTILITY POLE
PT PROPOSED TREELINE	



HIGHLAND SOLAR

SECTION 95.4, BLOCK 3, LOT 7.110, 7.210, & 7.220
TOWN OF MARLBOROUGH

ULSTER COUNTY

UTILITY NOTES	
1.	THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
2.	THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY (WATER, SEWER, GAS, ELECTRIC, TELEPHONE, ETC.) LOCATIONS AND CONDITIONS AND RECORD ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND RECOMMEND MODIFICATIONS TO THE SITE DESIGN SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION. DIFFERENT UTILITY CONDITIONS THAT ARE ENCOUNTERED BY THE CONTRACTOR THAT REQUIRE MODIFICATION OF SITE DESIGN AND THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT AT HIS SOLE COST.
3.	THE LOCATION OF EXISTING ELECTRIC LINES ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT THE LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION. ALL PROPOSED ELECTRICAL WORK, TRANSFORMER PADS AND ASSOCIATED APPURTENANCES WILL BE IN CONFORMANCE WITH APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL GUIDELINES AND REQUIREMENTS.
4.	MIN. DEPTH OF COVER OVER ELECTRIC SERVICES SHALL BE TWO (2) FT.
5.	PROVIDE A KNOX BOX AT EACH GATED ENTRANCE FOR FIRE DEPARTMENT USE.

GENERAL SITE NOTES	
1.	THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT WHAT ARE INTENDED TO EXPRESS. THE CONTRACTOR IS RESPONSIBLE FOR SITE WORK CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2.	THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS AND CORRELATE THEM WITH THE DRAWINGS. IN THE EVENT OF ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS IF HE/SHE DEEMS NECESSARY. PROVIDED THEY ARE COORDINATED WITH THE OWNER, ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHARGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3.	THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI). THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM, THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4.	INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES, AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
5.	THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
6.	THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
7.	SOLAR RACKING LAYOUT SHOWN IN THIS PLAN SET IS FROM A FILE RECEIVED FROM CARSON POWER TITLED "BASEPLAN" DATED JULY 29, 2024.

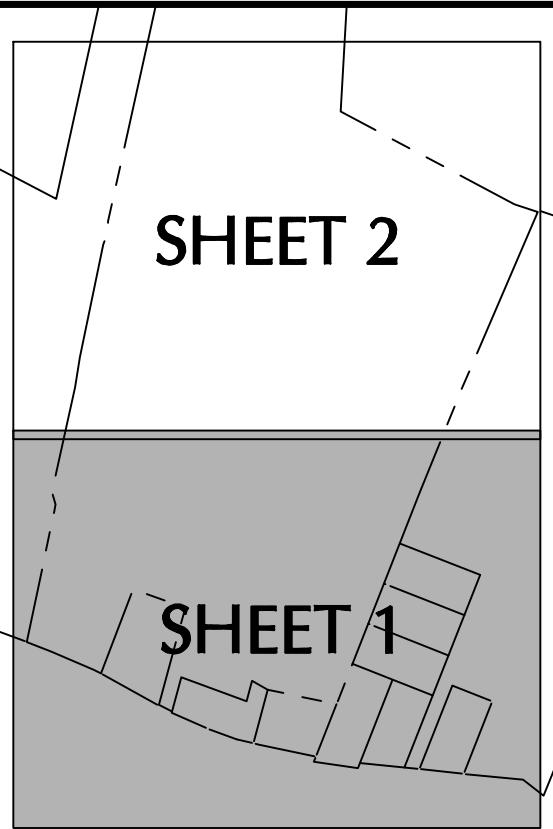
Project	Date	Drawn	Checked	Description

REV	Drawing No.

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OVERALL SITE PLAN
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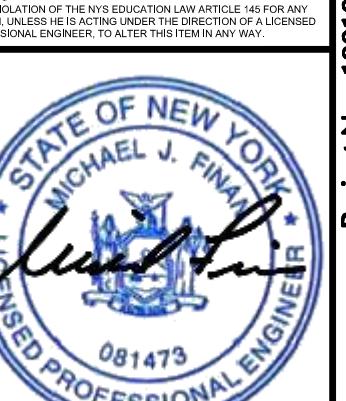
SEE SHEET 2



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Project No. 90107801

KEY MAP

LEGEND	
100	PROPOSED CONTOUR MAJOR
100	PROPOSED CONTOUR MINOR
—	PROPOSED LEVEL SPREADER
=====	PROPOSED WATER BAR
—	PROPOSED HDPE PIPE
—	GRASS FILTER STRIP

APPROXIMATE EARTHWORK QUANTITIES	
FINISHED GRADE TO EXISTING GRADE:	
• CUT:	2,990 CU. YD.
• FILL:	10,550 CU. YD.
• NET (FILL):	7,560 CU. YD.
EARTHWORK ADJUSTMENTS:	
• GRAVEL DRIVEWAY:	1,140 CU. YD.
• DRY SWALE:	220 CU. YD.
• CONCRETE PADS:	35 CU. YD.
• TOTAL ADJUSTMENT (CUT):	1,395 CU. YD.
TOTAL NET = 7,560 - 1,395 = 6,165 CU. YD. (FILL)	
NOTE:	
1. EARTHWORK BASED UPON COMPARING THE FINISHED GRADE ELEVATION TO THE EXISTING GRADES. ANALYSIS DOES NOT ACCOUNT FOR ANY COMPACTION OR EXPANSION OF MATERIAL.	

HIGHLAND SOLAR

SECTION 95.4, BLOCK 3, LOT 210, 7, 210, & 7,220

TOWN OF MARLBOROUGH

NEW YORK

Ulster County

CG101

GRADING PLAN

(1 OF 2)

Sheet 8 of 16

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SCALE: 1 INCH = 60 FEET





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MICHAEL J. FINAN

081473

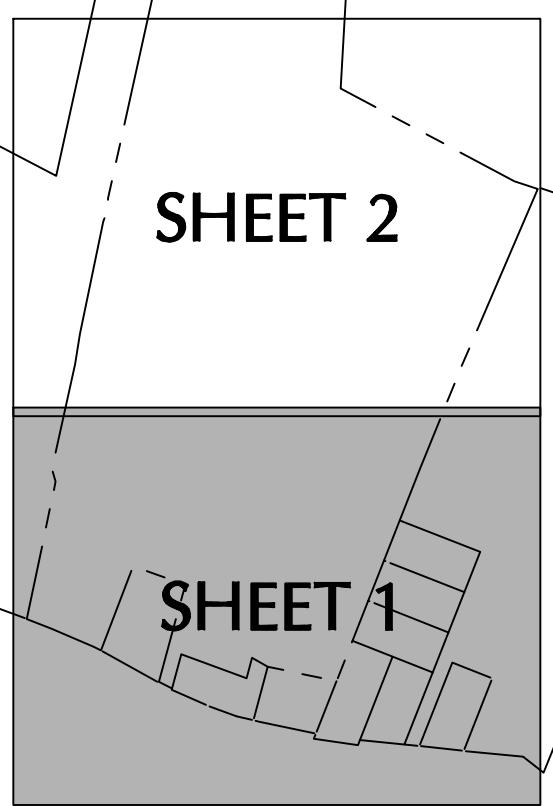
LICENSED PROFESSIONAL ENGINEER

081473

MICHAEL J. FINAN

081473

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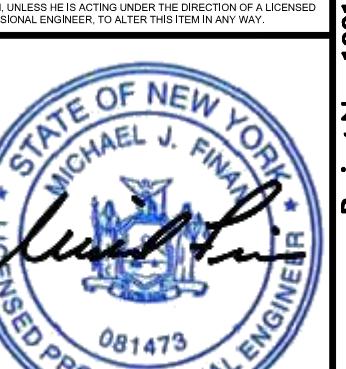


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HIGHLAND SOLAR

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TOWN OF MARLBOROUGH
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ULSTER COUNTY

Project

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DATE

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DESCRIPTION

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EROSION &
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PLAN (1 OF 2)
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SCALE: 1 INCH = 60 FEET



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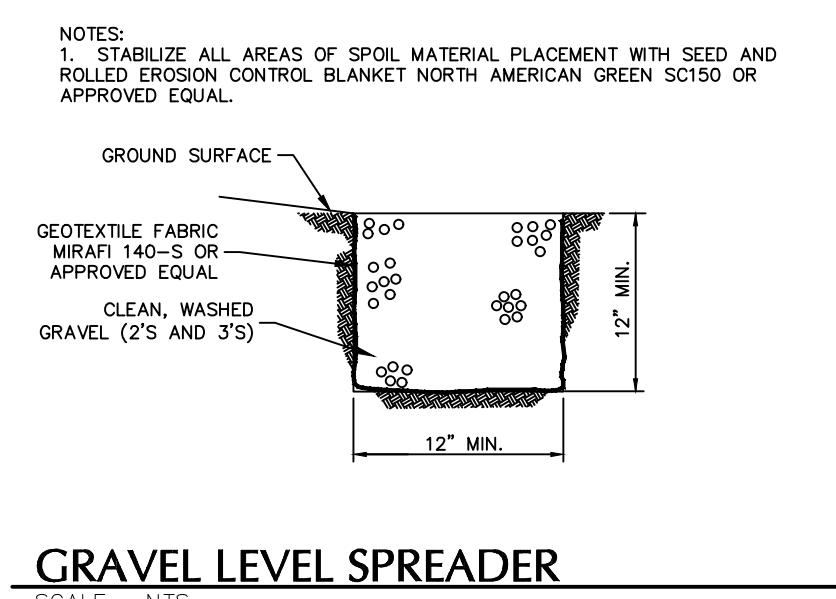


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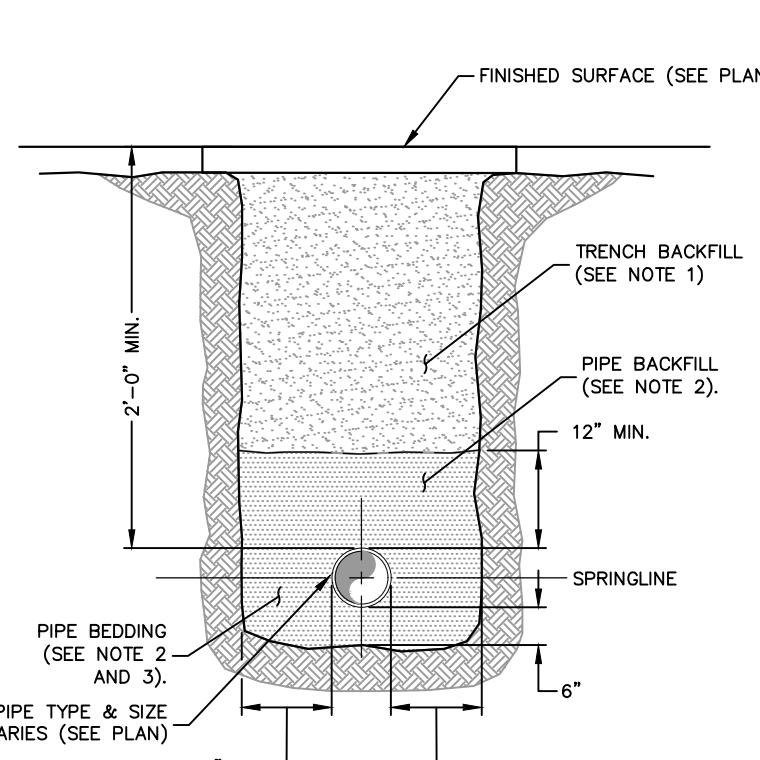
SECTION 95.4, BLOCK 3, LOT 7.10, 7.20, & 7.220
TOWN OF MARLBOROUGH
ULSTER COUNTY

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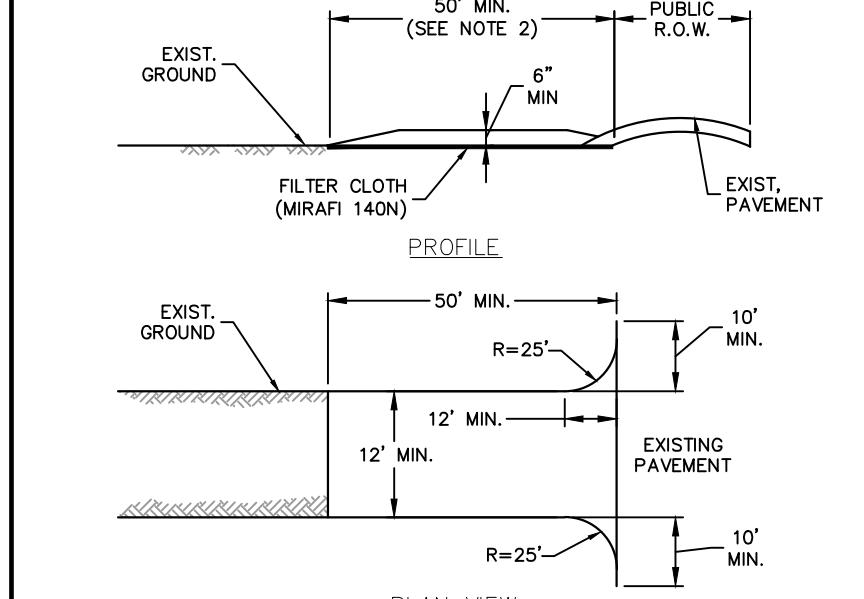
GRAVEL LEVEL SPREADER

SCALE: NTS



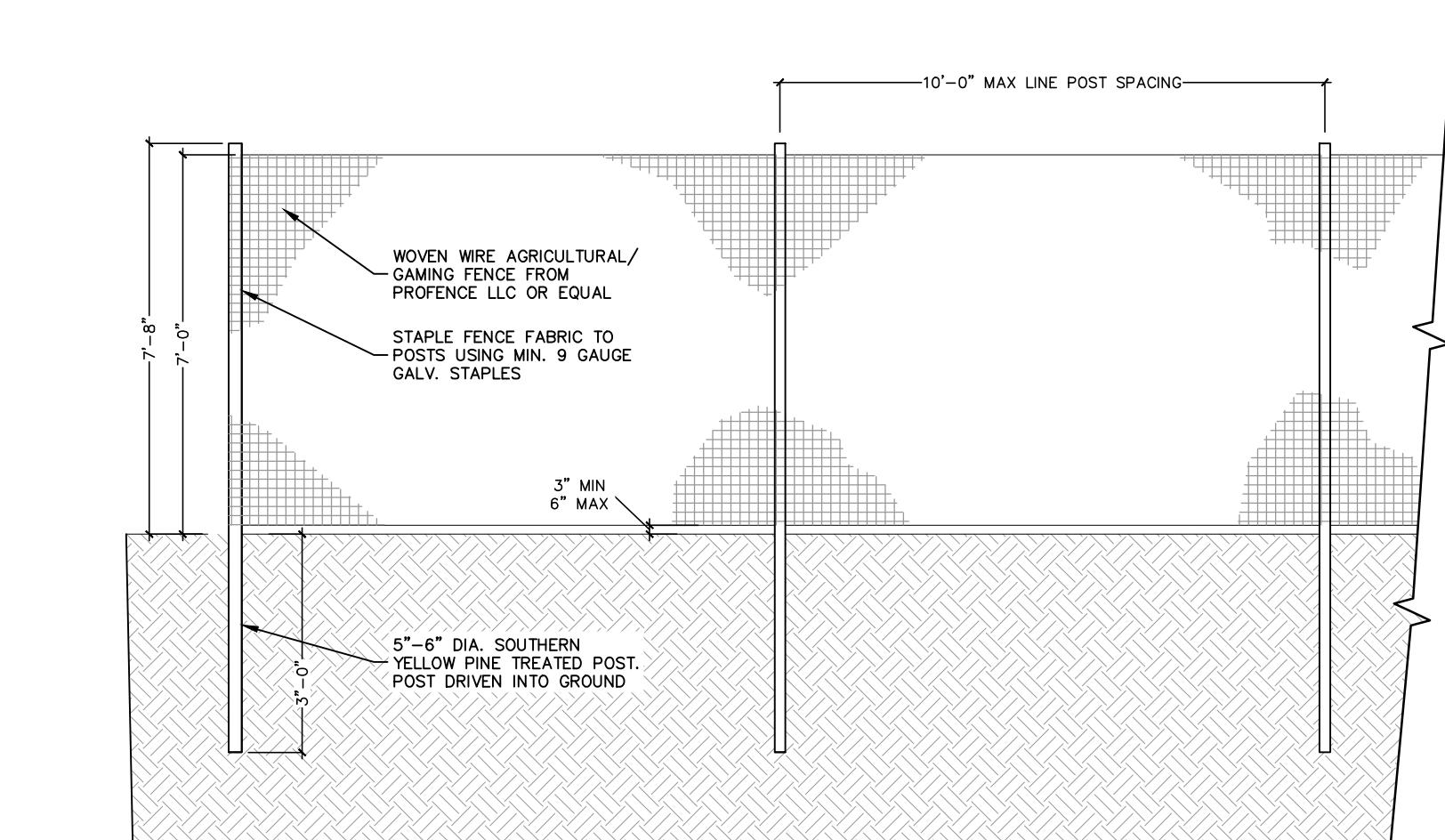
DRAINAGE PIPE TRENCH

SCALE: NTS



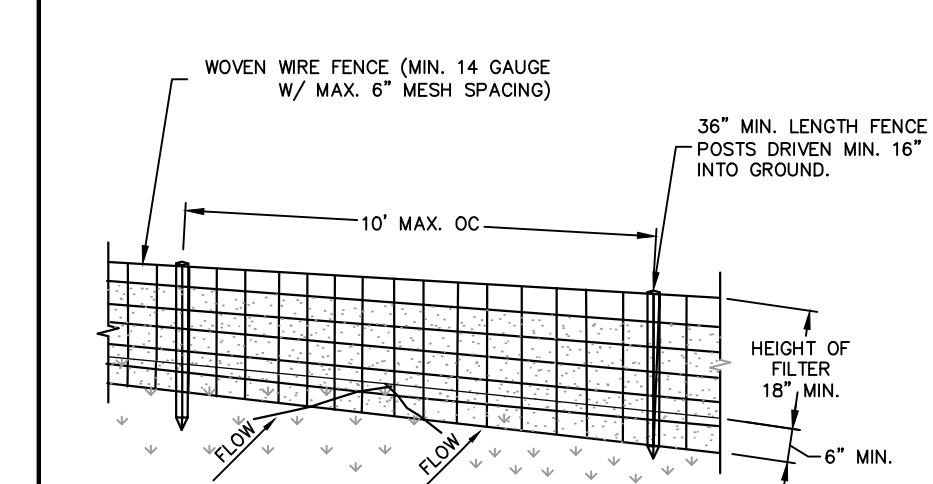
STABILIZED CONSTR. ENTRANCE

SCALE: NTS



AGRICULTURAL/GAMING FENCE

SCALE: NTS



SILT FENCE

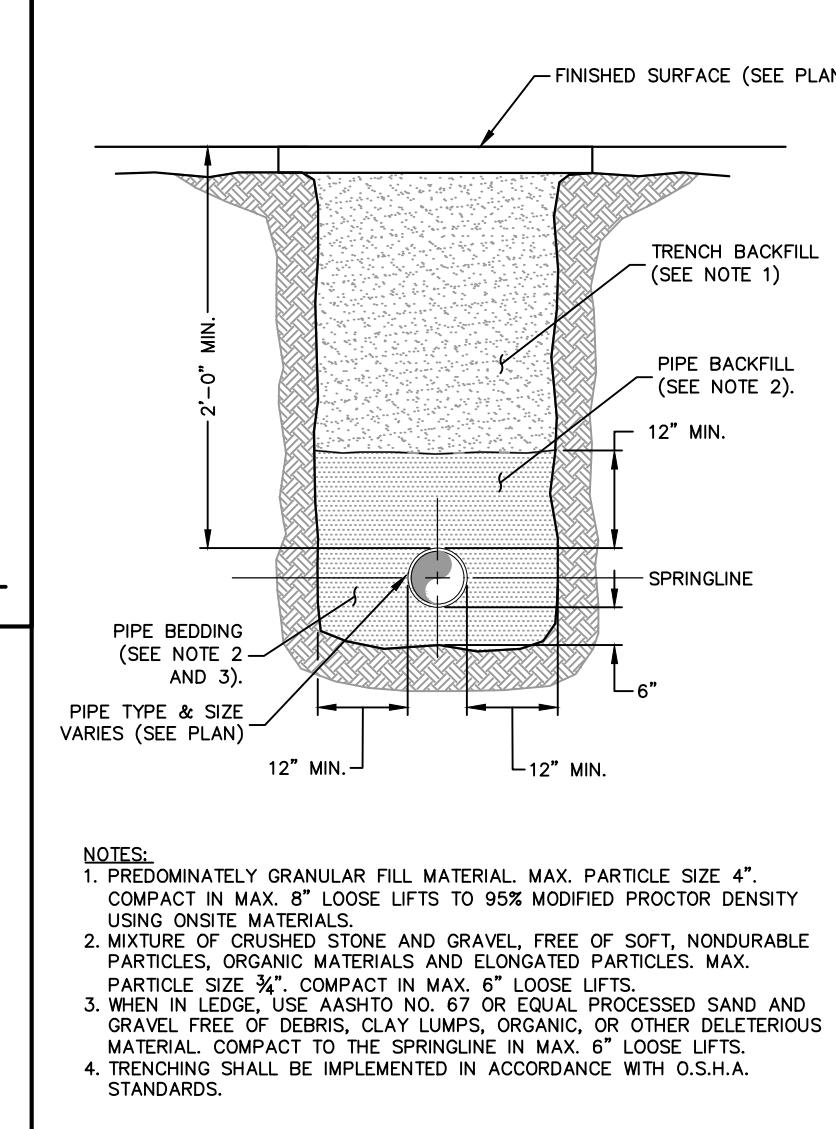
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CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER 1" OR 7" TYPE, OR APPROVED EQUAL.
- FILTER CLOTH TO BE SECURED SECURELY TO WOVEN WIRE FENCE WITH TIES OR STAPLES. POSTS SHALL BE 14 GAUGE, 6" MAXIMUM MESH OPENING.
- WHERE TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE SECURED SECURELY TO THE FENCE.
- FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 1000, STABILUNKA T140N, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.

DETAIL NOTES

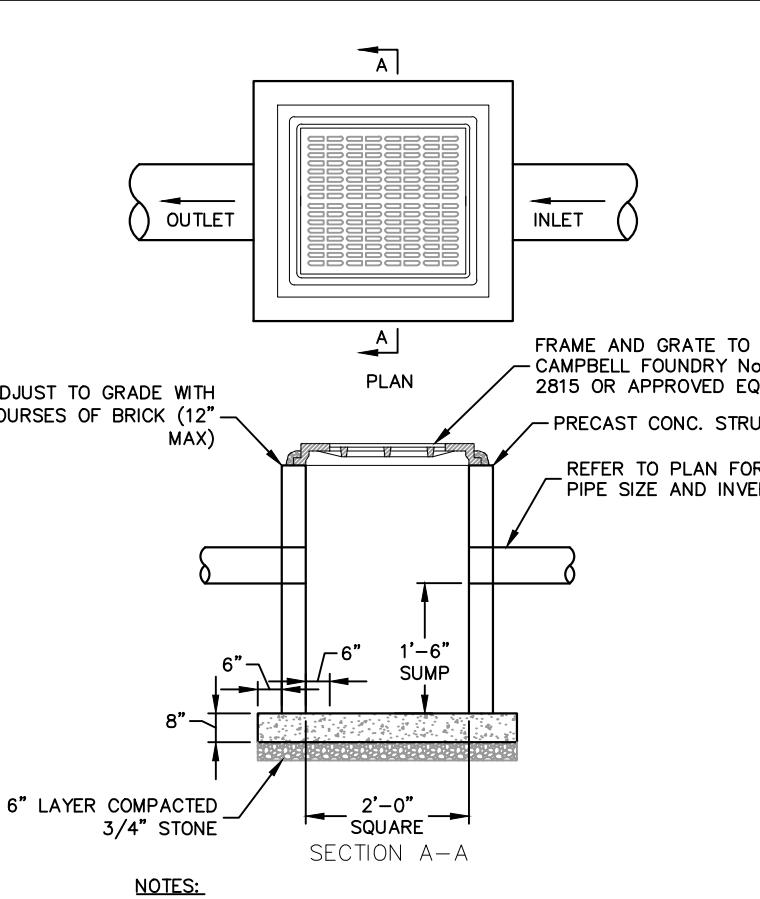
SLOPE	STEEPNESS	STANDARD	REINFORCED	SUPER
<2%	<5:1	300/1500	N/A	N/A
2-10%	50:1 TO 10:1	125/1000	250/2000	300/2500
10-20%	10:1 TO 5:1	100/750	150/1000	200/1000
20-33%	5:1 TO 3:1	60/500	80/750	100/1000
33-50%	3:1 TO 2:1	40/250	70/350	100/500
>50%	>2:1	20/125	30/175	50/250



NOTES

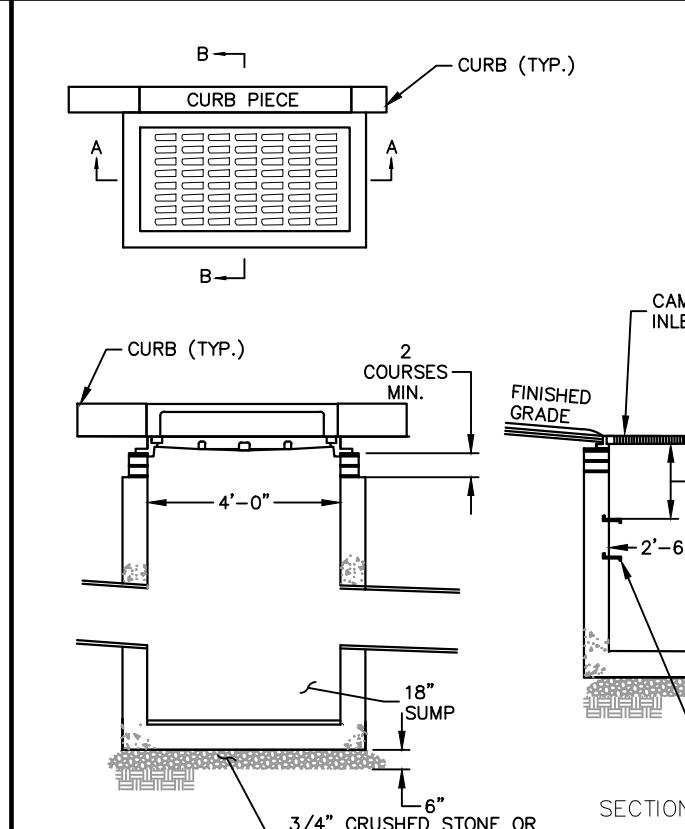
NOTES: 1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.

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YARD DRAIN

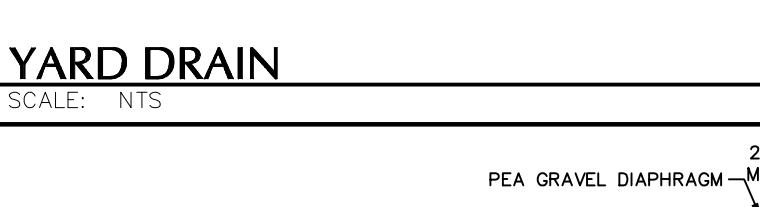
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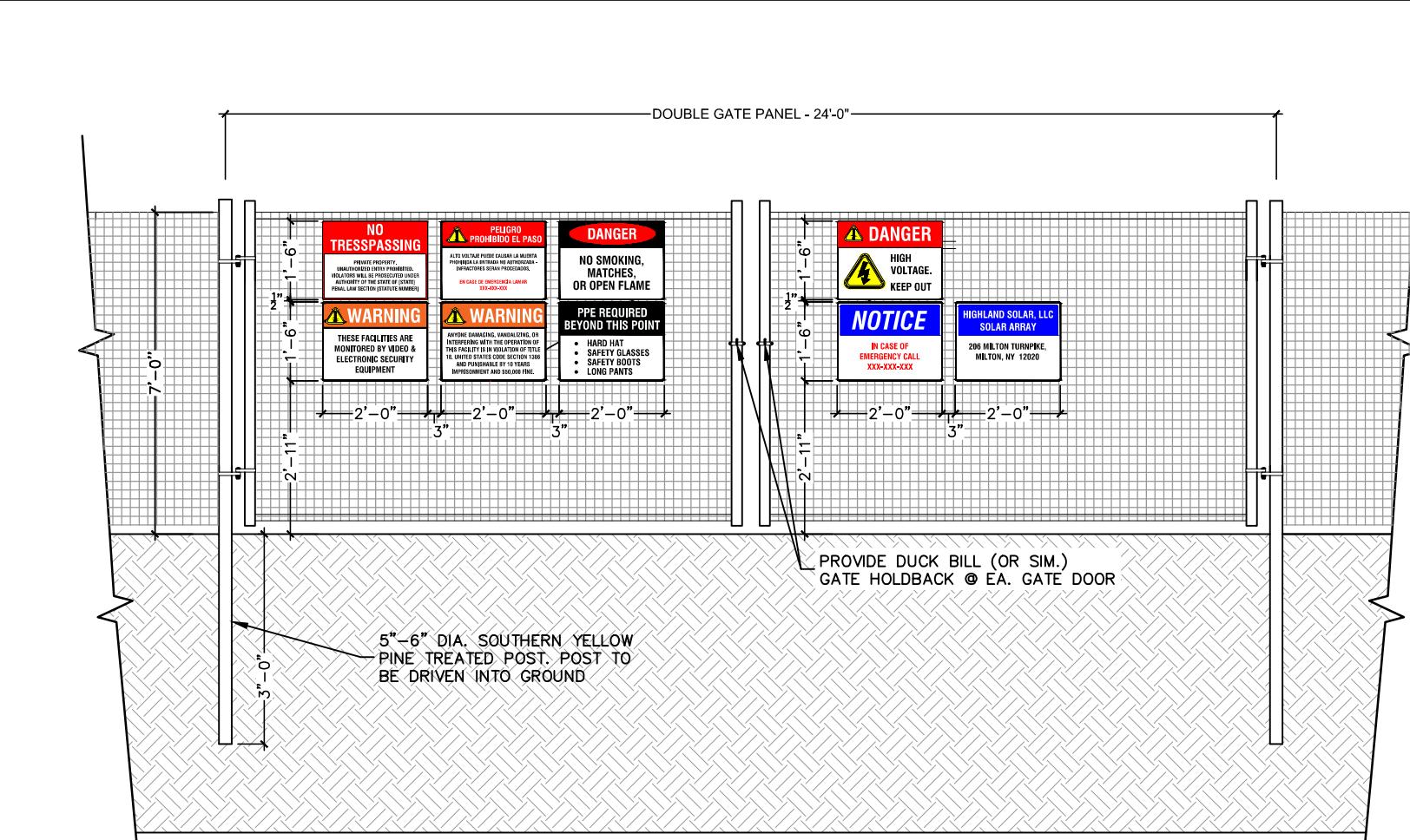
CATCH BASIN

SCALE: NTS

NOTES: 1. FOUNDATION TO BE 4000 PSI CONCRETE.
2. THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
3. FRAMING TO BE APPROVED BY CAMPBELL FOUNDRY CASTING NUMBER 2815.
4. PROVIDE LADDER RUNGS AT 12" CENTER TO CENTER.
5. STEPS NOT REQUIRED FOR STRUCTURES LESS THAN 4' DEEP.
6. STRUCTURAL DESIGN (WALL AND SLATE THICKNESS AND ALL REINFORCING) SHALL BE DETERMINED BY THE CONTRACTOR.
7. MAX. DEPTH OF FOUNDATION INCREASED TO 12' AND THE DEPTH OF FOUNDATION INCREASED TO 12'.

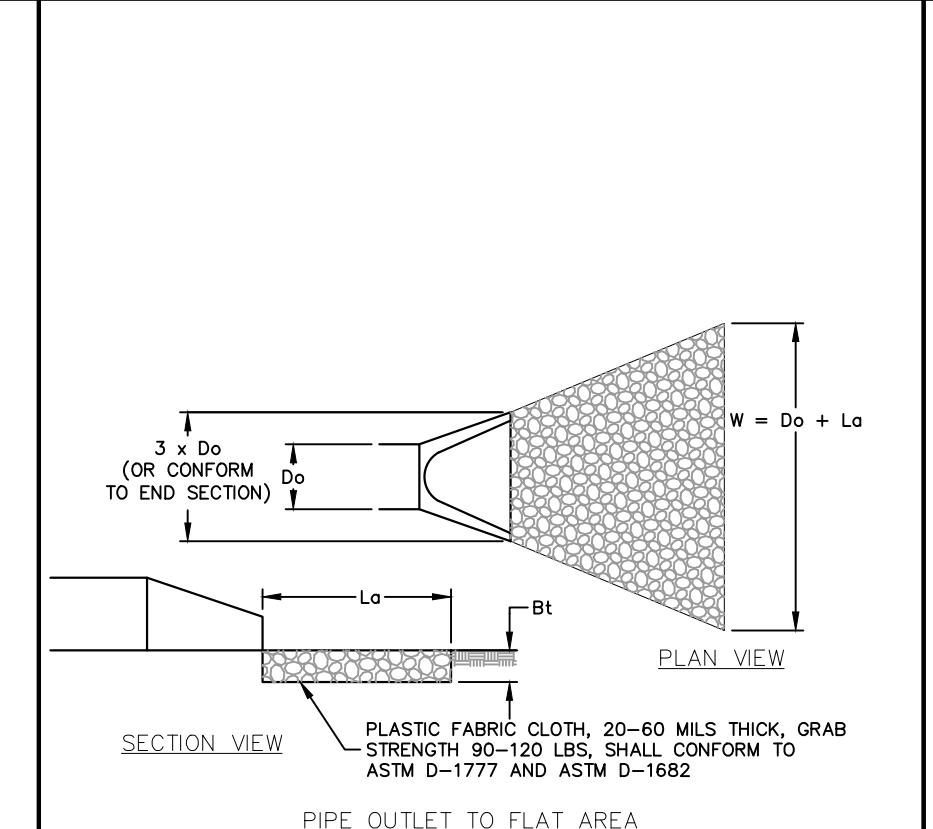


NOTES: 1. SIGN INFORMATION TO BE PROVIDED BEFORE ORDERING.



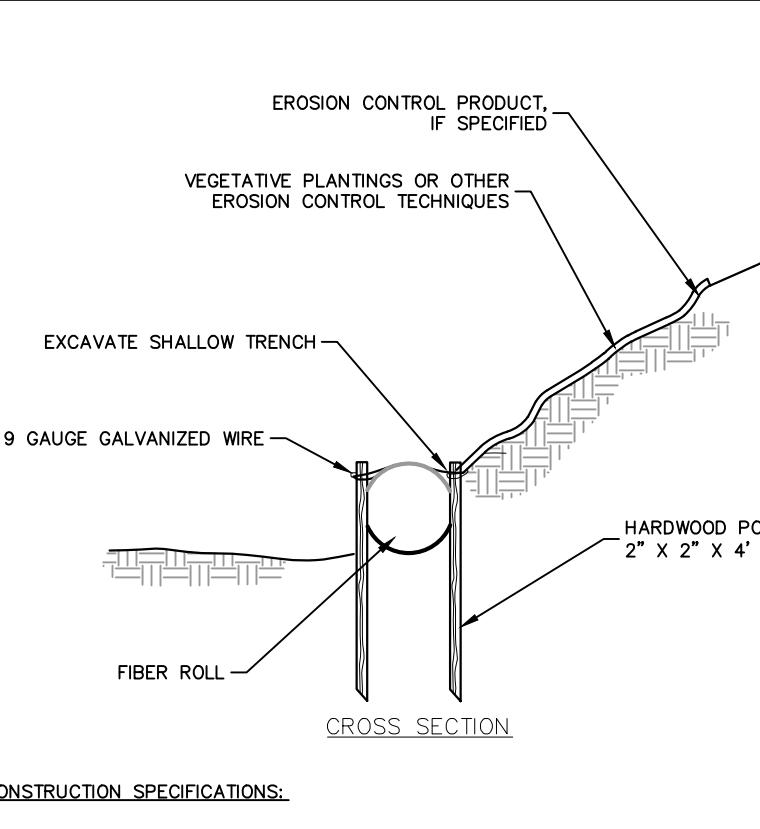
24' WIDE DOUBLE AGRICULTURAL/GAMING FENCE VEHICULAR GATE

SCALE: NTS



RIP RAP OUTLET PROTECTION

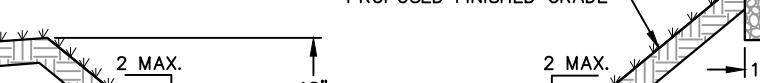
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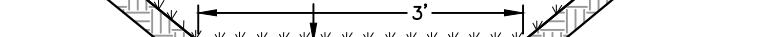
FIBER ROLL

SCALE: NTS

NOTES: 1. EXCAVATE A SHALLOW TRENCH SLIGHTLY BELOW BASELINE OR A 4" TRENCH ON SLOPE CONTOURS.



NOTES: 1. PLACE THE ROLL IN THE TRENCH AND SPACED ALONG THE 2' TO 4' CENTERS. TRIM THE TOP OF THE ROLL TO THE EDGES OF THE TRENCH, IN THE NECESSARY.



NOTES: 1. GALVANIZED WIRE OR 1" DIAMETER BRAIDED NYLON WIRE.



NOTES: 1. PLACE THE ROLL IN THE TRENCH AND SPACED ALONG THE 2' TO 4' CENTERS. TRIM THE TOP OF THE ROLL TO THE EDGES OF THE TRENCH, IN THE NECESSARY.



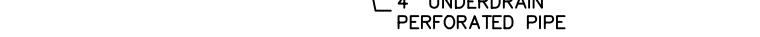
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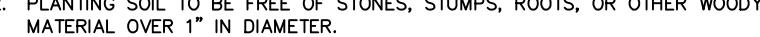
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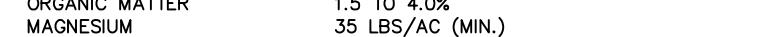
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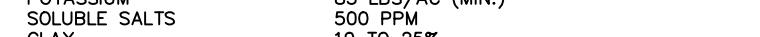
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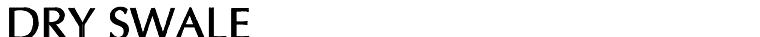
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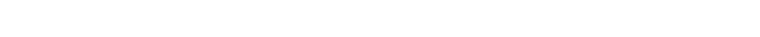
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24th Floor
New York, NY 10038

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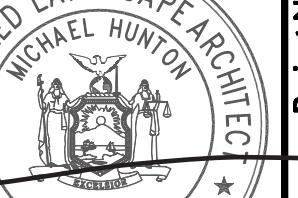
Langan Engineering, Environmental, Surveying,
Landscape Architecture, and Consulting, D.P.C.

One North Broadway, Suite 910
White Plains, NY 10601

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WARNING
THE PRACTICE OF LANDSCAPE ARCHITECTURE IS ACTIVELY REGULATED BY THE STATE OF NEW YORK.
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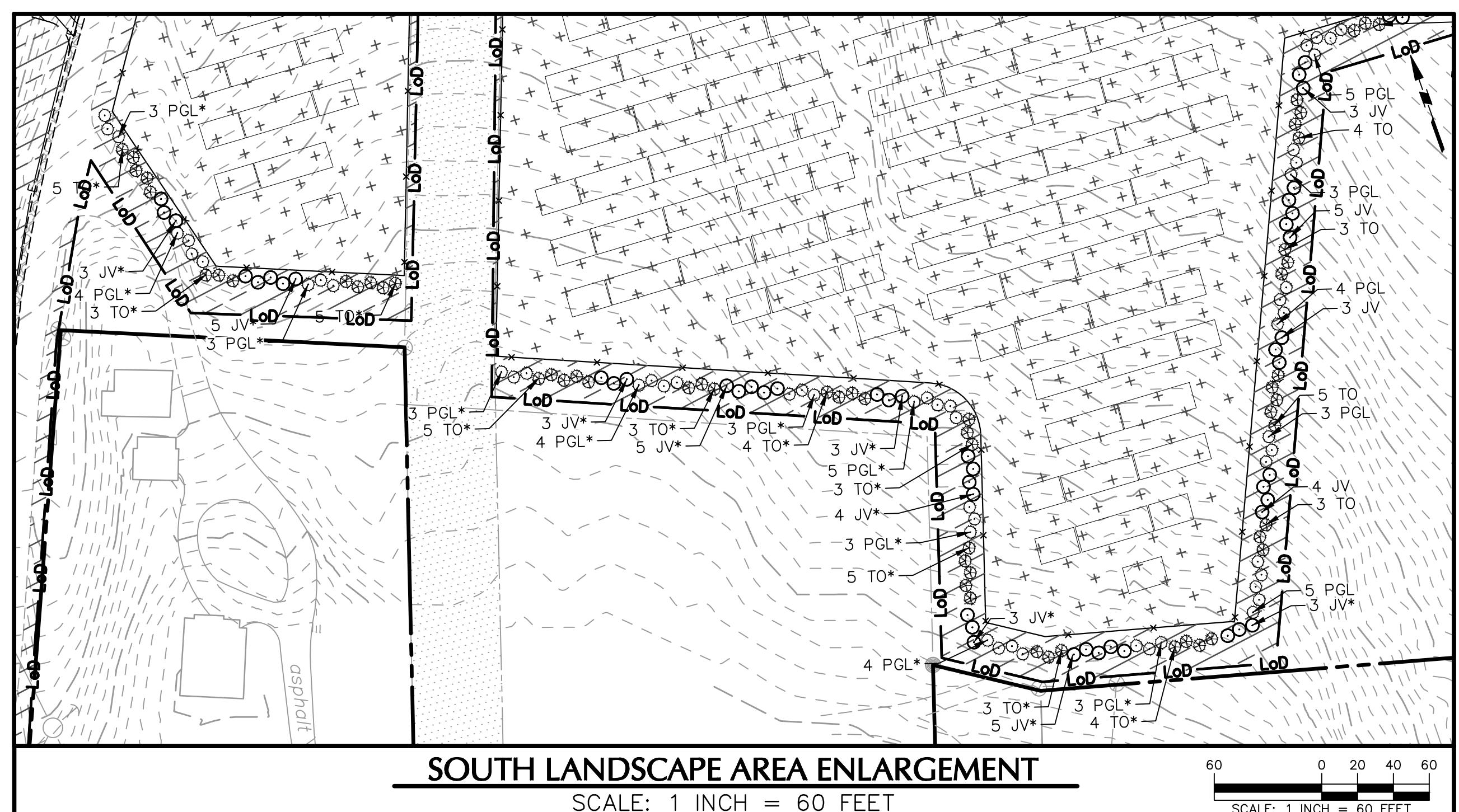
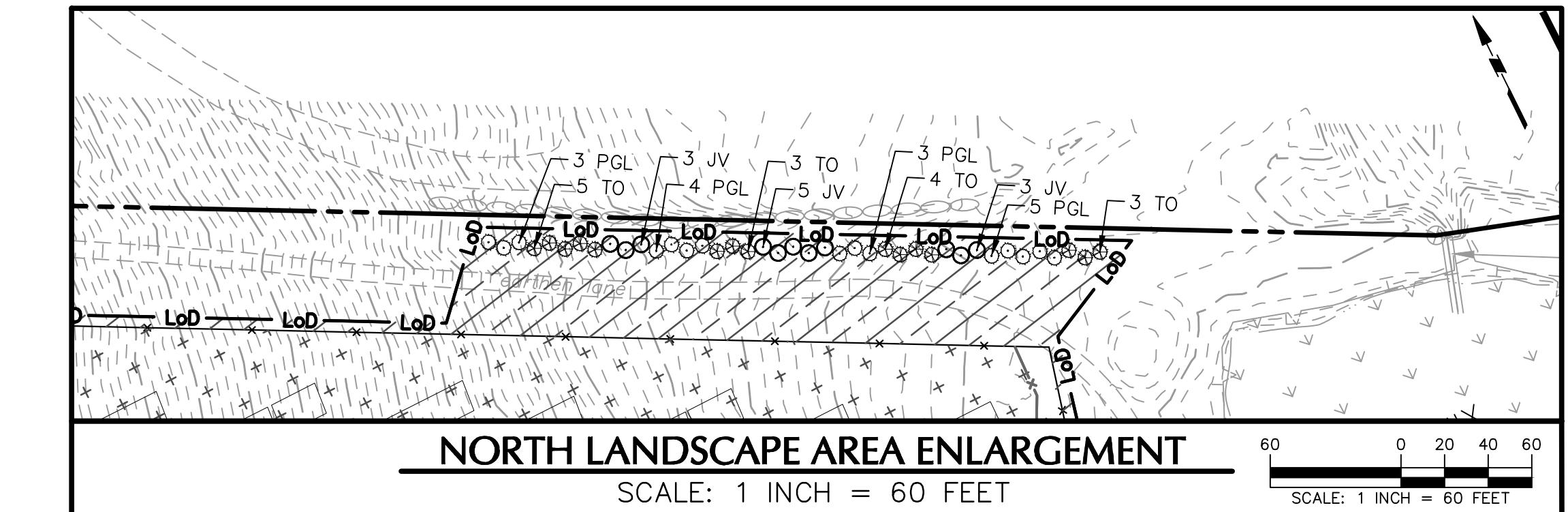
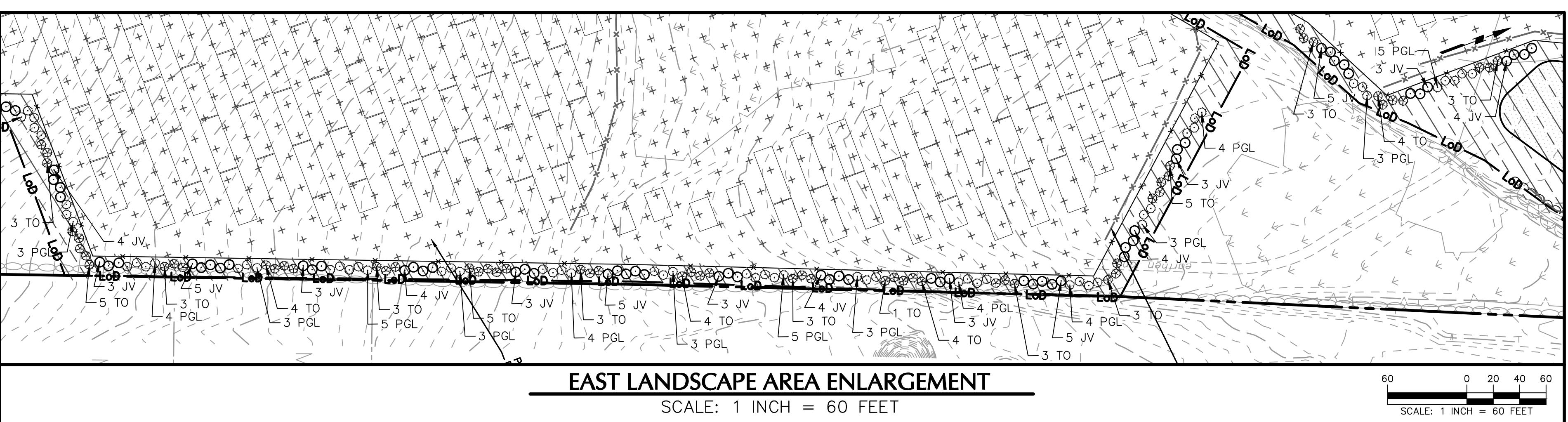
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PLANT SCHEDULE

KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	REMARKS
EVERGREEN TREES					
JV	83	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	5-6' HT.	B&B	-
JV*	38	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	7-8' HT.	B&B	-
PGL	88	PICEA GLAUCA / WHITE SPRUCE	5-6' HT.	B&B	-
PGL*	38	PICEA GLAUCA / WHITE SPRUCE	7-8' HT.	B&B	-
TO	89	THUJA OCCIDENTALIS / AMERICAN ARBORVITAE	5-6' HT.	B&B	-
TO*	40	THUJA OCCIDENTALIS / AMERICAN ARBORVITAE	7-8' HT.	B&B	-

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN
THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.



HIGHLAND SOLAR

SECTION 95.4, BLOCK 3, LOT 7:10, 7:210, & 7:220
TOWN OF MARLBOROUGH
ULSTER COUNTY
NEW YORK

Project

Checked

Drawn

Date

Rev

Drawing No.

LP101

PLANTING PLAN

Sheet 15 of 16

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Date: 9/3/2024 Time: 13:59 User: mjuliana Style Table: Langan.stb Layout: LP101 Document Code: 190107801-0501-LP101-0101

GENERAL LANDSCAPE PLANTING NOTES

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN SHALL CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE ENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED IN THIS PLAN SHALL NOT BE USED.

2. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.

3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.

4. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERY RETAILERS. PLANTS SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.

5. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE PLUMBED AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO APPROVE OR REJECT PLANT MATERIAL.

6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.

7. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.

8. LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER, FOR PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.

9. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS AT THE PLANTING SITE, AND TO REJECT PLANT MATERIAL IF IT IS DETERMINED TO BE UNACCEPTABLE OR DEFECTIVE MATERIAL AT ANY TIME DURING PROCESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

10. DELIVERY, STORAGE, AND HANDLING:

- A. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF LAMINATE. CONTAINERS SHALL BE PROTECTED FROM DEGRADATION DURING DELIVERY, AND WHILE STORED AT SITE.
- B. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PLANT PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT SEND TREES AND SHRUBS IN CONTAINERS OR IN BURLAP. THE CONTRACTOR SHALL REMOVE CONTAINERS AND BURLAP. THE CONTRACTOR SHALL REMOVE THE WIRE BASKET, IF ANY, FROM THE PLANTING HOLE WITH CONTAINER GROWN STOCK. THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS. THE CONTRACTOR SHALL PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 24 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
- C. ALL PLANTS SHALL BE BALED AND BURLED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE ROOTBALL. THE PLANTING HOLE WILL BE BURLED WITH A BURLAP BAG. THE PLANTING HOLE WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS. THE CONTRACTOR SHALL PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 24 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
- D. ALL LANDSCAPED AREAS TO BE CLEARED OF ANY ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAKED SMOOTH ELIMINATING ANY CLUMPS AND AND UNLEVEL SURFACES PRIOR TO PLANTING OR MULCHING.
- E. ALL PLANT MATERIAL SHALL BE PLANTED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
- F. NO PLANT MATERIAL SHALL BE PLANTED TO BE ACTIVE AND IN WORST GROWING CONDITION FOR A PERIOD OF TWO YEARS. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- G. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
- H. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MANTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
- I. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED FOR THE SPECIFICATIONS.
- J. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
- K. MULCH SHOULD NOT BE PLACED AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
- L. ALL FENCE INSTALLATION SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSES, OR IRRIGATION WORK.
- M. FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND PLANTING PLAN THE GRAPHIC QUANTITY SHOWN SHALL GOVERN.
- N. PLANT MATERIALS SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
- O. ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 – JUNE 15 OR SEPTEMBER 1 – OCTOBER 15, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN SEEDING NOTES.

LANDSCAPE MAINTENANCE NOTES

1. MAINTENANCE OPERATIONS BEFORE APPROVAL:

- A. PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
- B. CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, PLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RELOCATING STAKES, SUPPORTS, STANCHES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
- C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.
- D. MAINTENANCE DURING CONSTRUCTION:

 - A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND RELOCATED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT. PLANTING AND SEASON PERIODS.
 - B. IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
 - C. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. PLANTING AND MAINTENANCE SHALL BE REMOVED OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC. AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
 - D. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
 - E. AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.
 - F. LAWN MAINTENANCE:

 - A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
 - B. WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LINING, FERTILIZING AND RE-SEEDING; MOW TO 2 1/2 – 3 INCHES AFTER GRASS REACHES 3 1/2 INCHES IN HEIGHT, AND MOW FREQUENTLY ENOUGH TO KEEP GRASS FROM EXCESSING 3 1/2 INCHES. WEED BY LOCAL SPOT APPLICATION OF SELECTIVE HERBICIDE ONLY AFTER GRASS IS WELL-ESTABLISHED.
 - C. IN ORDER TO REMOVE DEBRIS FROM THE LAWN AREAS, APPLY PRE-EMERGENT HERBICIDE ONCE GRASS IS WELL ESTABLISHED. APPLY POST-EMERGENT HERBICIDE AS NEEDED. NEEDS ARE STILL PRESENT, PER SUPPLIER RECOMMENDATIONS, REFER TO CONTRACTOR FOR PREFERRED TREATMENT METHOD.

PLANTING SOIL SPECIFICATIONS

1. PLANTING SOIL ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2 DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS COADS.

2. PLANTING SOIL:

- A. REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL TEST THE SOILS, AND IF THE TESTS ARE NOT COMPLIANT, THE CONTRACTOR SHALL TEST THE SOILS AGAIN, AND IF THE TESTS ARE NOT COMPLIANT, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.
- B. SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT; OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE CONTAMINATED SITES ARE LOCATED.
- C. CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIAL. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN TOPSOILS PRIOR TO PLACEMENT AND SHALL BE COVERED WITH A TARPULIN UNTIL TIME OF ACTUAL USE.

3. ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST REQUEST FORM TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, FOR PLANTING SOILS. THE CONTRACTOR SHALL FURNISH THE SOIL TEST REQUEST FORM TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, FOR PLANTING SOILS. THE CONTRACTOR SHALL FURNISH THE SOIL TEST REQUEST FORM TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, FOR PLANTING SOILS. THE CONTRACTOR SHALL FURNISH THE SOIL TEST REQUEST FORM TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, FOR PLANTING SOILS.

4. FERTILITY ANALYSIS: pH (5.5-6.5), SOLUBLE SALTS (LESS THAN 2 MMHO/CM), NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM.

5. TOXIC SUBSTANCE ANALYSIS

6. MATERIAL DRAINAGE RATE: 60% PASSING IN 2 MINUTES, 40% RETAINED

7. NOT MORE THAN 7% OF MATERIAL SHALL BE RETAINED BY A #4 SCREEN.

8. 3. MEADOW MIX_A:

9. 3. MEADOW MIX_B:

10. 10.00% AGROSTIS PERENNANS

11. 4.00% ASCLEPIAS TUBEROSA

12. 4.00% CHAMÆCRISTIS FASCICULATA

13. 4.00% COREOPSIS LANCEOLATA

14. 4.00% RUDbeckia Hirta

15. 0.90% PYCNOTHEMUM TENUIFOLIUM

16. 0.80% PENSTEMON DIGITALIS

17. 0.70% AGERATUM HUMILE

18. 0.50% ASTER PREMNAEHOIDES, PA ECOTYPE

19. 0.50% SISYRINCHIUM ANGUSTIFOLIUM

20. 0.50% ZIZIA AUREA

21. 0.10% SOLIDAGO NEMORALIS, PA ECOTYPE

22. 35.00% BOUTELOA CURTIPENDULA, BUTTE

23. 35.00% SCHIZACHYRUM SCOPARIUM

24. 4.00% BUTTE SIDEOATS GRAMA, BUTTE

25. 4.00% FORT INDIANTOWN GAP-PA ECOTYPE LITTLE BLUESTEM, FORT INDIANTOWN GAP-PA ECOTYPE

26. 4.00% ALBANY PINE BUSH-NY ECOTYPE AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE

27. 4.00% BUTTERFLY MILKWEED, PARTIDGE PEAS, PA ECOTYPE

28. 4.00% LANCELEAF COREOPSIS

29. 4.00% BLACKEYED SUSAN

30. 0.80% NARROWLEAF MOUNTAINMINT

31. 0.70% TALL WHITE BEARDTONGUE

32. 0.50% ARROWWOOD, PA ECOTYPE

33. 0.50% ZIGZAG ASTER, PA ECOTYPE

34. 0.50% NARROWLEAF BLUE EYED GRASS

35. 0.50% GOLDENALEXANDERS

36. 0.10% GRAY GOLDENROD, PA ECOTYPE

37. 3.50% SEDUM AUREO-CAeruleum

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