

LANDSCAPE SPECIFICATIONS

HE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL L'ABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS

A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

- TOPSOIL NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS
- LAWN ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES 1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED. 1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. 1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
- MULCH THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
- E FERTILIZER 1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A
- WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE. 1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY

- 1.1 ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION
- 1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL 1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST
- ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION. 1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 11/4". WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED PLANTS SHALL NOT BE BOUND WITH
- WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. 1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF
- DISEASE, INSECTS, PESTS, EGGS OR LARVAE 1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER. THE
- CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE. 1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH
- 1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL

- A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF
- WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

- A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
- 3. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION: ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
- CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE. STRICT TREE PROTECTION ZONE SHALL BE HONORED.
- B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
- WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
-). AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

- . CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO
- THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY.
- COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY 1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL
- PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5. 1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE
- USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE. 1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY. SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

- UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE
- LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED, THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
- ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

- CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
- 3. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS
- ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA): 1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
- 1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP
- E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

A INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

- B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
- C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
- D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING
- E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
- F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
- 1.1. PLANTS: MARCH 15 TO DECEMBER 15 1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
- G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
- H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY. THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
- PLATANUS X ACERIFOLIA ACER RUBRUM POPULOUS VARIETIES BETULA VARIETIES CARPINUS VARIETIES PRUNUS VARIETIES CRATAEGUS VARIETIES PYRUS VARIETIES KOELREUTERIA QUERCUS VARIETIES LIQUIDAMBER STYRACIFLUA TILIA TOMENTOSA LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES
- PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY: 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME • 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS: A) 2 TABLETS PER 1 GALLON PLANT B) 3 TABLETS PER 5 GALLON PLANT C) 4 TABLETS PER 15 GALLON PLANT

D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK

- J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS: COMPLETE BACKFILL AND
- K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP
- L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE
- M. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
- N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
- O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
- P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

- B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL,
- ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND
- C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
- D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
- E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
- F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

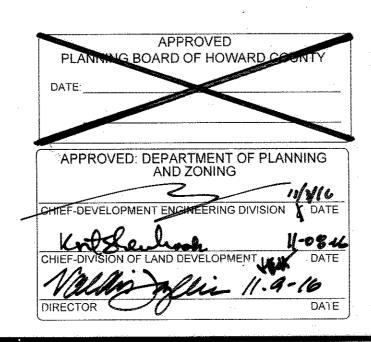
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

- B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
- C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEI A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE

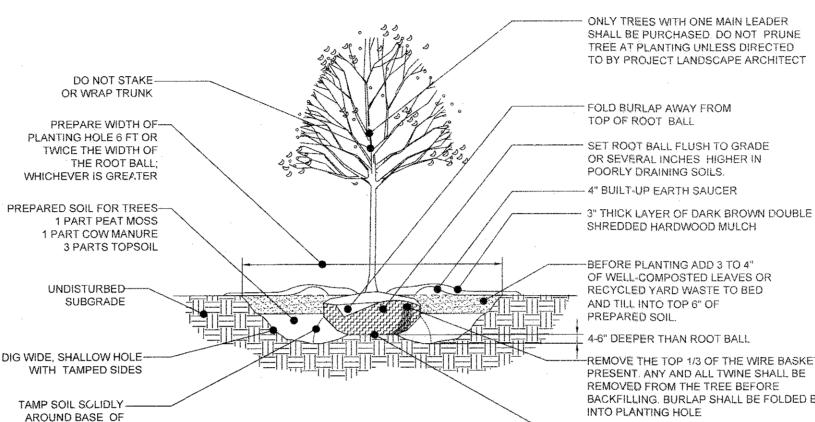
- RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY
- DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION. C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD
- CONDITION AND FREE OF INSECTS AND DISEASE D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

- A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
- B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE



ONLY TREES WITH ONE MAIN LEADER SHALL BE PURCHASED, DO NOT PRUNE TREE AT PLANTING UNLESS DIRECTED TO BY PROJECT LANDSCAPE ARCHITECT DO NOT STAKE OR -FOLD BURLAP AWAY FROM TOP OF WRAP TRUNK ROOT BALL SET ROOT BALL FLUSH TO GRADE OR PREPARE WIDTH OF-SEVERAL INCHES HIGHER IN PLANTING HOLE 6 FT POORLY DRAINING SOILS. OR TWICE THE WIDTH OF THE ROOT BALL - 4" BUILT-UP EART' I SAUCER WHICHEVER IS - 3" THICK LAYER OF DARK GREATER **BROWN DOUBLE SHREDDED** HARDWOOD MULCH PREPARED SOIL FOR-TREES 1 PART PEAT MOSS 1 BEFORE PLANTING ADD 3 TO 4" PART COW MANURE 3 OF WELL-COMPOSTED LEAVES PARTS TOPSOIL OR RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL. 4-6" DEEPER THAN ROOT BALL UNDISTURBED-SUBGRADE REMOVE THE TOP 1/3 OF THE WIRE BASKET IF PRESENT, ANY AND ALL TWINE SHALL BE DIG WIDE, SHALLOW HOLE-REMOVED FROM THE TREE BEFORE WITH TAMPED SIDES BACKFILLING. BURLAP SHALL BE FOLDED TAMP SOIL SOLIDLY AROUND-BACK INTO PLANTING HOLE BASE OF ROOT BALL SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

EVERGREEN TREE PLANTING DETAIL



ROOT BALL

REMOVED FROM THE SHRUB

SHALL BE FOLDED BACK INTO

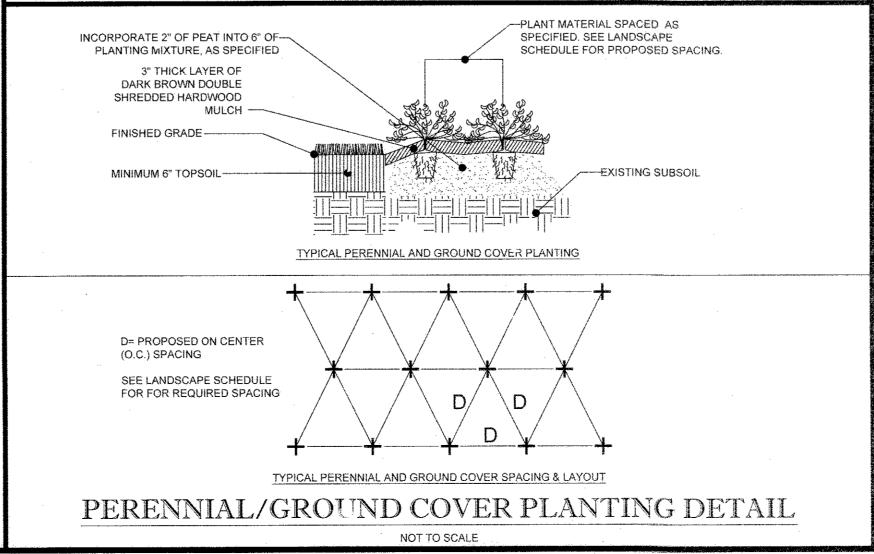
PLANTING HOLE

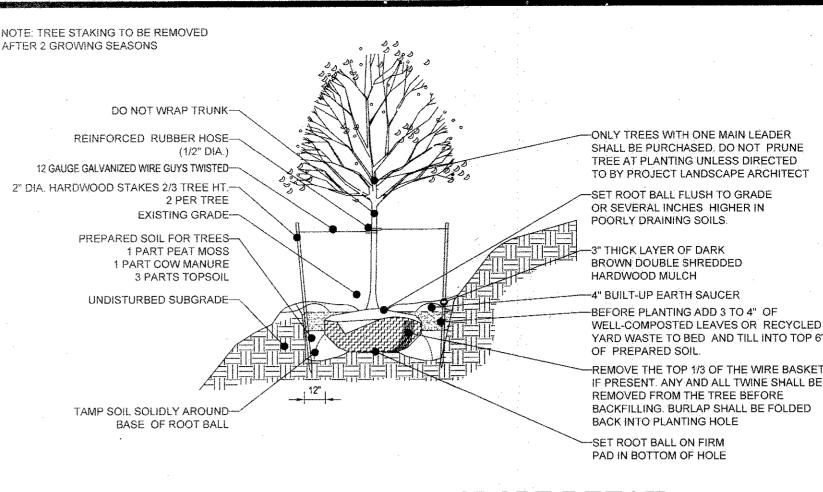
BEFORE BACKFILLING BURLAP

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT DECIDUOUS TREE PLANTING DETAIL

PLANT SHALL BE-FOR CONTAINER-GROWN TRANSPLANTED AT THE SAME SHRUBS, USE FINGER OR GRADE AS IT BORE IN THE SMALL HAND TOOLS TO PULL NURSERY PLOT PRIOR TO THE ROOTS OUT OF THE OUTE BALLING AND BURLAPPING. LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY PLANTING MIX ---ROOTS THAT CIRCLE THE 1 PART PEAT MOSS PERIMETER OF THE CONTAINE 1 PART COW MANURE PARTS TOPSOIL PLANTING 3" THICK LAYER OF DARK MIXTURE WILL CHANGE WITH BROWN DOUBLE SOIL CONDITIONS SHREDDED HARDWOOD MULCH -FINISHED GRADE BEFORE PLANTING, ADD 3 TO 4" -TTT -PLACE SHRUB ON OF WELL-COMPOSTED LEAVES FIRM SOIL IN AND RECYCLED YARD WASTE BOTTOM OF HOLE. TO BED AND TILL INTO TOP 6" OF PREPARED SOIL REMOVE THE TOP 1/3 OF THE -WIRE BASKET IF PRESENT, ANY UNDISTURBED 24" MINIMUM AND ALL TWINE SHALL BE SUBGRADE

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL NOT TO SCALE





TREE PLANTING ON SLOPE DETAIL

NOT TO SCALE

SEEDING SPECIFICATIONS

- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
- PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS
- SEEDING RATES:
 - PERENNIAL RYEGRASS KENTUCKY BLUEGRASS RED FESCUE SPREADING FESCUE FERTILIZER (20:10:10)

MULCH

1 LB/1,000 SQ FT 1 1/2 LBS/1.000 SQ F 1 1/2 LBS/1,000 SQ FT 14 LBS/1,000 SQ FT 90 LBS/1,000 SQ FT

1/2 LB/1,000 SQ FT

GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER'S FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WAI KWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN. ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS

FOR REVISION 4 ONLY

I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME. AND THAT LAM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, ICENSE NO. 44097, EXPIRATION DATE: 6/9/17

DATE: 09/07/16 R: PARCEL 272, LOT 7
WILDE LAKE BUSINESS TRUST C/0 KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000

KIMCO REALTY CORPORATION DEVELOPER. 1954 GREENSPRING DRIVE SHITE 330 TIMONIUM, MD 21093

(410) 684-2000 ONTACT: GREG REE OPOSED STARBUCKS COFFEEHOUS TAX DISTRICT 15, MAP 29, GRID 24, PARCEL 272, LOT 7 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND EX. USE: FAST FOOD RESTAURANT (ABANDONED) PROP. USE: FAST FOOD RESTAURANT (STARBUCKS)

DPZ REF.: SDP-71-41C. SDP-81-156C, SDP-83-058C, FDP-39-A

KIMCO REALTY **CORPORATION** LOCATION OF SITE VILLAGE OF WILDE LAKE 5400 LYNX LANE COLUMBIA, MD

REVISIONS

KNOW WHAT'S BELOV

ALWAYS CALL 811

BEFORE YOU DIG

It's fast. It's free. It's the law.

APPROVED FOR

CONSTRUCTION

PROP

SITE PLAN

MJG

DRAWN BY:

CHECKED BY

SCALE:

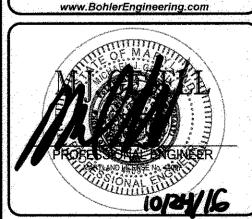
DATE

COMMENT

901 DULANEY VALLEY ROAD **SUITE 801 TOWSON, MARYLAND 21204**

Phone: (410) 821-7900

(410) 821-7987



CONSTRUCTION **DETAILS**

SDP-83-058C

H:120161MD1690031DRAWINGSIPLAN SETSIREDLINED SDPIMD169003RL3.DWG PRINTED 6Y: MGESELL 10.24.16 @ 10.58 AM LAST SAVED BY: MGESELL

OF WELL-COMPOSTED LEAVES OR REMOVE THE TOP 1/3 OF THE WIRE BASKET I PRESENT, ANY AND ALL TWINE SHALL BE REMOVED FROM THE TREE BEFORE

BACKFILLING. BURLAP SHALL BE FOLDED BAC SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

-SOIL SURFACE ROUGHENED

TO BIND WITH NEW SOIL.

REQUIRED TO PROVIDE.

DEVELOPER'S / OWNER'S LANDSCAPE CERTIFICATE

/ WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/ WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

WILDE LAKE BUSINESS TRUST BY: OWL RETAIL HOLDINGS, LLC; ITS TRUSTEE Y: KIMCO FEALTY CORPORATION, ITS MANAGING MEMBER



HOUSING TOP CAP - Removable spun aluminum cap, which provides "Top Access" for relamping is retained by captive stainless steel fasteners and safety cables. Housing and

top cap interface is sealed with one-piece extruded silicone gasket. Tool less entry option LENS Lens is flat tempered glass, which is sealed to the die-cast aluminum housing with an extruded, high temperature, silicone gasket and retained internally by zinc plated

LAMPHOLDER - Matched to the lamp: Glazed porcelain in either medium or mogul base, 4KV pulse rated, with spring-center contact. CFL fixtures have one piece, four pin, thermoplastic lampholders.

LIGHT SOURCE - Pulse Start Metal Halide, Natural White, Metal Halide Reduced Envelope, High Pressure Sodium, Ceramic Metal Halide, and CFL - Compact Fluorescent.

BALLASTS - Ballast is mounted on removable power tray. Tool less option is available.

Electronic HID ballasts are available in select wattages for 120-277V current. Dimmable Electronic HID ballasts are available in select wattages for 120-277V current. Core and coil ballasts are high-power factor designed for -20°F operation. CFL ballasts are universal electronic with 0°F starting, which accommodate current from 120-277V in either 50HZ or 60HZ for worldwide operation. Terminal block, for easy wiring, is standard with all magnetic ballast types.

OPTICS - Four available distributions - Type II, III, V, and Forward Throw for perimeter. applications. Reflectors may be rotated in 90° increments. Lamps are horizontally

FASTENERS - All exposed fasteners are black oxide coated stainless steel. Internal fasteners are stainless steel or zinc electro-plated steel.

FINISH - Extures are finished with WLS DuraGrip* polyester powder coat finishing process. The DuraGrip[®] finish with stands extreme weather changes with out cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, buff, graphite, satin verde green, metallic silver and white.

SHIELDING - Internal house side shields are available.

ŗ.	Approved By:		****	Project Name:		· · · · · · · · · · · · · · · · · · ·
					HE-S POST TOP With 2% RIC \$21 HO	HE-M POST TOP WILD, 2X-BK MPT- BO
	Q-90 Quad	5A	2.8	3.5	(52.17(m);——)	fory, and
	7-90	SA	2.2	2.7	(102mm) (54mm) (54mm) 6725" (127mm)	(102mm) (52mm) (64*) (62mm) (64*) (102mm)
	T-120	SA	2.2	2.8		
	D-96	.SA	1,4	1.8	H A H	
	D-180	SA	1.7.	2.1		(900/mm) (900/mm)
	5 - Single	SA	0.8	1.0		
	D-180	PT	1.6	2.0		
	SSingle	PT	0.8	T:0.	(229-1/4") (5146rnn)	r— (6A8(mm) —
	Conneuration	State	riot-Dens	FIRELEVIS	ter constant	Ø25-1/4"

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER COBE. Refer to example below

SA5 - Side Arm

Mount for 5" Poles WM - Wall

SA5 - Side Arm

PT

HE-S POST TOP WM

Mount for UE (208 - 277)² 4" Pales UEDIM (208 - 277

| 39W | HPS - High Pressure | F - Flat | Fl - Horizontal | PT - Post Top | SA4 - Side | MT - Multi Tap | Tr - Tri-Tap | Heating | Lamp with | Hectronic Ballast | Hect

250W PSMH: Pulse Start F - Flat H - Horizontal PT - Post Top 480 MT - Multi Tap SA4 - Side MT - Multi Tap

LUMINAIRE FINISH

LL - Less Lamp

EQ - Emergency Quartz

SUN - Standby Quartz

SVG - Satin Verde SQT - Standby Quartz

Green White PCH20 - 120V Photocell PCH20 - 120V Photocell PCH20 - 120V Photocell PCH20 - 120V Photocell TE-Toolless critical TE-Toolless critical PCH30 - 120V Photocell TE-Toolless critical Te-Toolless critical PCH30 - 1

(Separate Circuit)

ACCESSORIES

FK120, FK277, FK347

DFK208, DFK240, DFK480 -

IGS - Internal Glare Shield RG - Rock Guard (HE-S only)

SPA - Square Pole Adapter WM - Wall Mount (PT only)

BK MPT BB - Medium Belt

NO / NA

Consider the Impact!

On Bracket (P

BK SPT BO - Small Bolt

PT - Post Top SA4 - Side MT - Mulfi Tap BLK - Black EART MOUNT for Mount for UE (120 - 277) UEDIM (120 - 277) MSV - Metallic Silver

LAMP LIGHT LAMP MOUNTING SERIES DISTRIBUTION WATTAGE SOURCES LENS ORIENTATION STYLE

CMH - Ceramic Metal Halide

MHR - Metal Halide Reduced*

250W NW - Natural White 320W Pulse Start 400W Metal Halide

* In accordance with the 2007 Energy Independence and Security Act (ElSA), fixtures will

to longer be available in Probe Start Wetal Halide with wattages from 150 watts through 500 watts for new installations. Replacement parts for existing focuses are still available.

FOOTNOTES CONTRACTOR

LUMINAIRE EPA CHART

- EMH and CFL only.

Metal Halide Glass (only)

HPS - High Pressure

400W MH F H

26W CFL - Gompact 32W Fluorescent 42W CFL2 - Compact

P.O. Box 100519 * Fort Worth TX 76185 * 800.633.8711 * Fax: 817.735.4824 * www.y/slighting.com

P.O. Box 100519 * Fort Worth, TX 76185 * 800,633.8711 * Fax: 817.735.4824 * www.wislighting.com

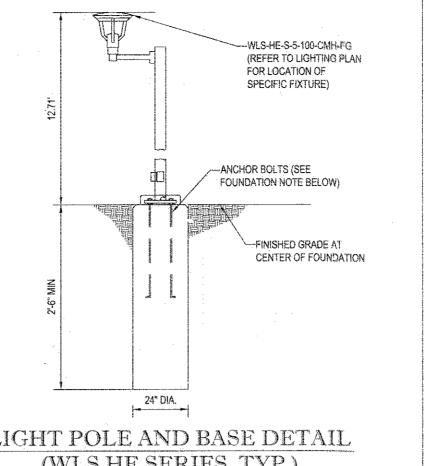
ORDER:

SCHEDULE 'A' - PERIMETER LANDSCAPE EDGE										<u>:</u>	1	
TEGORY (P =	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE! PERIMETER	CREDIT FOR EX. VEGETATION (YES/NO; LF) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR FENCE/WALL/BERM (YES/NO; LF) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED		NUMBER OF PLANTS PROVIDED					
OPERTIES; R = OADWAYS)					SHADE TREES	EVERGREEN TREES	SHRUB	SHADE TREES	EVERGREEN TREES	ORNAMENTAL TREES	SHRUB	Perrania
R	В	105' - 15' (ENTRANCES) = 90'	NO	NO (0)	2	3	0	2	0	0	33.	0
R	В	111'-0"	NO ·	NO (0)	3	3	0	3 (2 EXISTING)	0	0	34	m
Р	С	224'-0"	NO	NO (0)	6	12	0	. 1	. 0	0	174	0
Р	А	140' - 120' (ENTRANCES) = 20'	NO	NO (0)	1	0	0	1	C	. 0	0	0
R	E	118' - 8' (ENTRANCES) = 110'	NO	NO (0)	3	0	28	4	0	0	42	0

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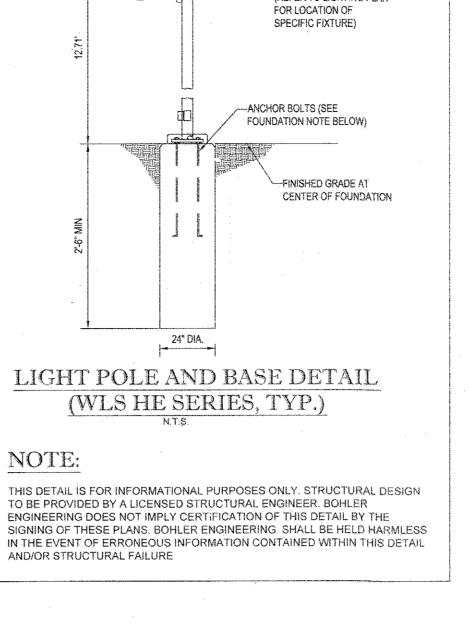
WILDE LAKE BUSINESS TRUST BY: OWL RETAIL HOLDINGS, LLG, ITS TRUSTEE BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER



THIS DETAIL IS FOR INFORMATIONAL PURPOSES ONLY. STRUCTURAL DESIGN TO BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER. BOHLER ENGINEERING DOES NOT IMPLY CERTIFICATION OF THIS DETAIL BY THE SIGNING OF THESE PLANS, BOHLER ENGINEERING SHALL BE HELD HARMLESS IN THE EVENT OF ERRONEOUS INFORMATION CONTAINED WITHIN THIS DETAIL

LIGHTING NOTES

ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ONSITE AWAY FROM ALL ADJOINING RESIDENTIAL PROPERTIES AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS



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KNOW WHAT'S BELOW

ALWAYS CALL 811 **BEFORE YOU DIG**

**

**

REVISIONS

REV DATE

COMMENT

DRAWN BY: CHECKED BY: SCALE:

> PROP. SITE PLAN DOCUMENTS

KIMCO REALTY **CORPORATION**

LOCATION OF SITE VILLAGE OF WILDE LAKE 5400 LYNX LANE COLUMBIA, MD

901 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MARYLAND 21204 Phone: (410) 821-7900 Fax: (410) 821-7987

FOR REVISION 4 ONLY

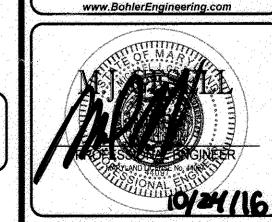
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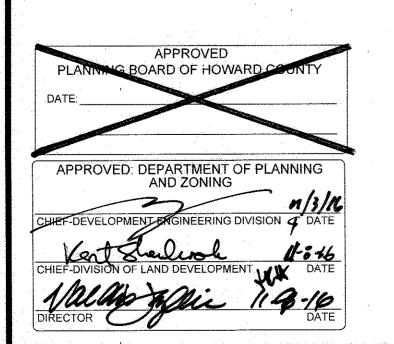
DPZ REF.: SDP-71-41C, SDP-81-156C, SDP-83-058C, FDP-39-A



CONSTRUCTION **DETAILS**

3 of 3

SDP-83-058C



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Specifications subject to change without notice,

THE SYMBOL "@" REPRESENTS PLANT MATERIAL TO MEET PERIMETER REQUIREMENT.

TOTAL