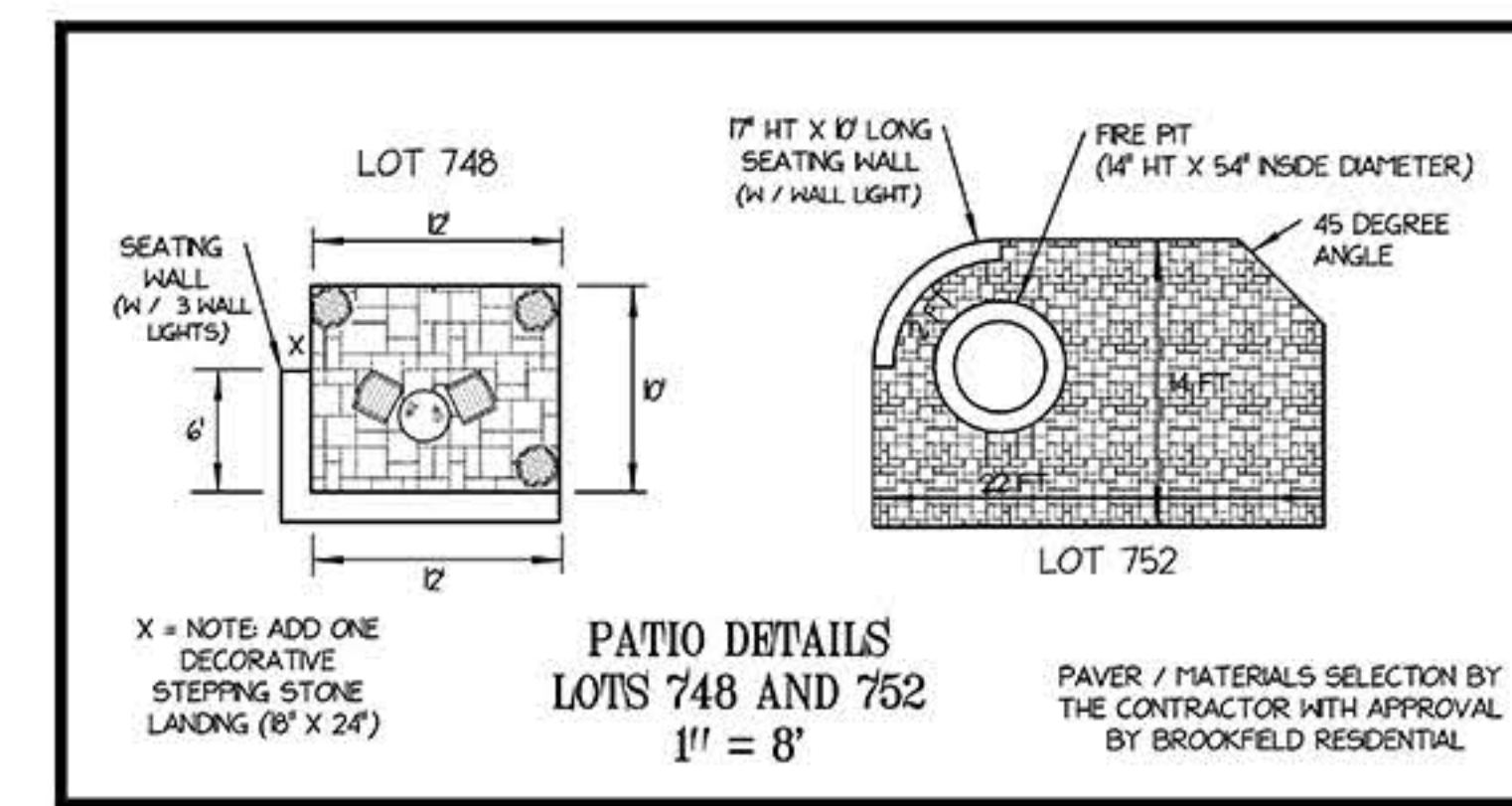


**LANDSCAPE PLAN - GENERAL NOTES:**

- THIS PLAN IS STRICTLY FOR THE CONCEPTUAL IDENTIFICATION AND PLACEMENT OF PLANT MATERIAL ON THE SITE. THE ACTUAL PLACEMENT / LOCATION OF PLANT MATERIALS AND ASSOCIATED IMPROVEMENTS SHOULD BE SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES LISTED WITHIN THESE NOTES AND OTHERWISE WITHIN THIS PLAN.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THE PLANT INSTALLATION INCLUDING BUT NOT LIMITED TO:
  - CONFIRMING SPECIES AVAILABILITY OR REPLACEMENT IN ACCORDANCE WITH PRIOR WRITTEN APPROVAL BY THE CLIENT.
  - CONFIRMATION OF THE APPROPRIATENESS OF THE USE OF THE SELECTED SPECIES FOR THE CLIMATE AND CONDITIONS IN THE HERITAGE SHORES REGION OR REPLACEMENT IN ACCORDANCE WITH PRIOR WRITTEN APPROVAL BY THE CLIENT.
  - CONFIRMATION OF ALL UTILITIES. ALL PROPOSED PLANTINGS SHALL BE ADJUSTED AS NECESSARY TO MAINTAIN ADEQUATE SEPARATION FROM ALL UTILITIES AND / OR OTHER FACILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY SUSPECTED CONFLICT WITH AN EXISTING OR PROPOSED UTILITY (INCLUDING WIRING AND DRAINAGE) PRIOR TO PLANTING. THE CONTRACTOR SHALL BE EXPECTED TO USE PROFESSIONAL JUDGEMENT AND EXPERIENCE IN MAKING THE DECISION TO MAKE ADJUSTMENTS WHERE UTILITIES ARE CONCERNED. THE HEALTH, SAFETY AND WELFARE OF ALL WORKERS SHALL BE THE HIGHEST PRIORITY.
  - CONFIRMATION AND AVOIDANCE OF ANY AND ALL DESIGN CONFLICTS. ADJUSTMENT OF LAYOUT TO MATCH EXISTING FIELD CONDITIONS INCLUDING THE LOCATION OF HVAC UNITS, WALKWAYS, LANDINGS, PATIOS, IRRIGATION LINES, STORM LINES, GAS LINES, ELECTRIC LINES AND OTHER UTILITIES AND / OR CONFLICTS.
- THE LANDSCAPE CONTRACTOR SHALL SPECIFY THE RECOMMENDED SOIL PREPARATION AND / OR AMENDMENTS TO BE PROVIDED FOR EACH PLANT AND / OR PLANTING BID IN ORDER TO PROVIDE THE BEST OPPORTUNITY FOR GROWTH AND SURVIVAL. THIS SHALL NOT BE CONSIDERED THE RESPONSIBILITY OF THE CLIENT OR CLIENT'S LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE WELL ESTABLISHED, WELL BRANCHED, WELL SIZED AND SHALL CONFORM TO THE SPECIFICATIONS OF THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, SPONSORED BY AMERICANHORT (WWW.AMERICANHORT.ORG). PLANTS ARE TO BE INSTALLED IN ACCORDANCE WITH "LANDSCAPE SPECIFICATION GUIDELINES", CURRENT EDITION, BY THE LANDSCAPE CONTRACTORS ASSOCIATION AND SUSSEX COUNTY TOWN OF BROOKFIELD REGULATIONS.
- DEFICIENCY OF THE APPROPRIATE PEST AND DISEASE CONTROL, PROVISION OF ADEQUATE WATERING, FERTILIZING AND PROVISION OF SUITABLE SOIL CONDITIONS ARE NOT UNDER THE CONTROL OF PDSI AND ARE TYPICALLY THE CAUSE OF PLANT FAILURE. PDSI SHALL NOT BE RESPONSIBLE FOR THE HEALTH, REPLACEMENT OR MAINTENANCE OF ANY LANDSCAPING. THE CONTRACTOR SHALL NOTIFY THE CLIENT OF ANY PLANT MATERIAL CONCERNS PRIOR TO OFFERING A PROPOSAL.
- THE OWNER OF THE TITLE TO THE PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED ("OWNER") IN ACCORDANCE WITH THIS LANDSCAPE PLAN SHALL BE RESPONSIBLE FOR THE GENERAL MAINTENANCE AND REPLACEMENT OF PLANT MATERIAL AFTER THE GUARANTEE PERIOD.
- THE GUARANTEE PERIOD SHALL BE IN ACCORDANCE WITH THE AUTHORIZED LANDSCAPE INSTALLATION CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATERING, PLANT MATERIAL AND SOIL UNITS ACCEPTANCE OF COMPLETION BY THE OWNER.
- THE OWNER SHALL BE RESPONSIBLE FOR ALL REGULATORY APPROVALS REGARDING THE LANDSCAPING SHOWN ON THIS PLAN. THE OWNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY REQUIRED OFFSHORE EASEMENTS AND / OR PERMITS. THE OWNER SHALL VERIFY ALL ADA REQUIREMENTS.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE WATERING INSTRUCTIONS TO THE CLIENT.
- DEFINITIONS: OWNER / CLIENT = BROOKFIELD RESIDENTIAL (LOTS 748, 749, 750 AND 752); ADJACENT LOT (NOT INCLUDED) = RYAN HOMES (LOT 750).

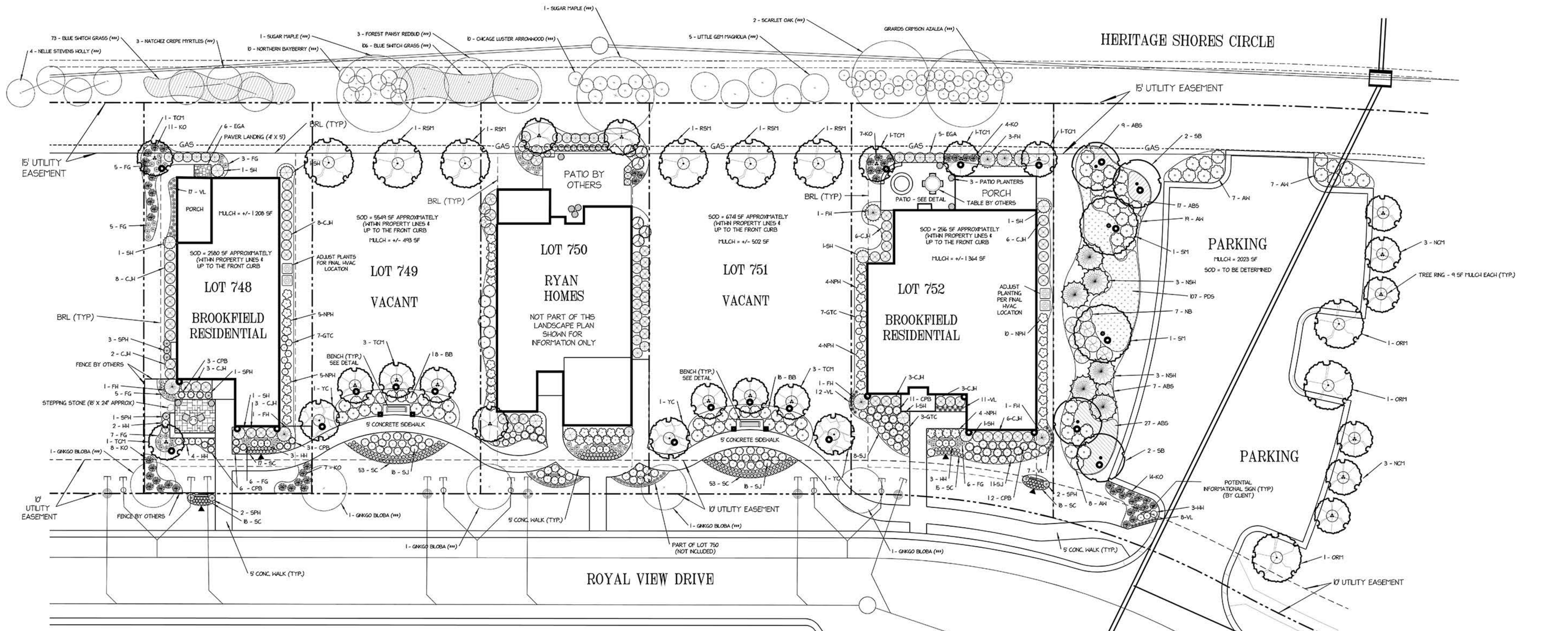
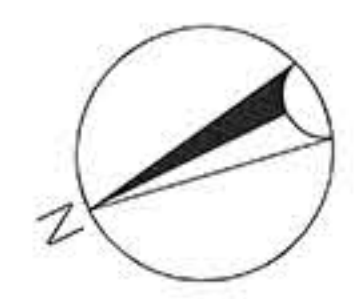
NOTE: LANDSCAPING WITH THE DESIGNATED ( \*\*\* ) THREE ASTERISKS ARE NOT PART OF THIS LANDSCAPE PLAN AND ARE SHOWN FOR REFERENCE ONLY. SAID LANDSCAPING IS PART OF THE HERITAGE SHORE "LANDBAY G" LANDSCAPE PLAN AS PREPARED BY STUDIO 39.



# MODEL COURT - LANDSCAPE PLAN

## EAGLE SPRINGS AT HERITAGE SHORES

MARCH 22, 2015



QTY	SYM.	COMMON NAME	BOTANICAL NAME	SIZE
60	ABS	ARKANSAS BLUE STAR	AMSONIA HUBRICHII	1 GAL (+/- 21" O.C.)
41	AW	CHICAGO LUSTER ARROWWOOD	VIBURNUM DENTATUM "SYNNESTVEDT"	3 GAL (2'-3" HT)
36	BB	COMPACT BURNING BUSH	EUONYMUS ALATUS "COMPACTUS"	3 GAL (18-24" HT)
48	CJH	COMPACT JAP. HOLLY	ILEX CRENATA "COMPACTA"	24" HT
35	CPR	CRIMSON PIGMY BAMBERY	BERBERIS THUNBERGII VAR. ATROPURPUREA	3 GAL (15-18")
11	EGA	EMERALD GREEN ANEMONE	THUISIA OCCIDENTALIS "EMERALD"	6"-7" HT (B&B)
37	FG	DWARF FOUNTAIN GRASS	FENISTEMUS ALPECOQUIDES "HAMELUM"	3 GAL
8	FH	FESTIVE HOLLY	ILEX X "FESTIVE" (RED HOLLY)	5' TO 6' HT
17	GTC	GOLD THREAD CYPRESS	CHAMAECYPARIS PISIFERA FILIFERA	3 GAL (18-24" HT)
15	HH	HELLERI HOLLY	ILEX CRENATA "HELLERI"	3 GAL (18-24")
51	KO	KNOCKOUT ROSES	ROSA "RADRAZZ"	3 GAL
7	NB	NORTHERN BAYBERRY	MYRTICA PENNSYLVANICA	8" TO 10" HT (B&B)
6	NCM	NATCHEZ CREPE MYRTLE	LAGERSTROMIA X "NATCHEZ"	7 GAL (2.5-3' HT)
32	NPH	NEEDLE POINT HOLLY	ILEX CORNUTA "NEEDLEPOINT"	3 GAL (18" MIN HT)
6	NSH	NELLIE STEVENS HOLLY	ILEX X "NELLIE STEVENS"	7'-8" HT B&B
4	ORM	OCTOBER GLORY RED MAPLE	ACER RUBRUM "OCTOBER GLORY"	2.5-3" CAL (B&B)
107	PDS	PRAIRIE DROPS EED	SPOROBOLEUS HETEROLEPIS	1 GAL (+/- 21" O.C.)
6	RSM	RED SUNSET RED MAPLE	ACER RUBRUM "RED SUNSET"	2.5-3" CAL (B&B)
4	SB	AUTUMN BRILLIANCE SERVICEBERRY	AMMANTANCHER X GRANDIFLORA "AUTUMN BRILLIANCE"	10' TO 12' CLUMP B&B
8	SH	STEEDS HOLLY	ILEX CRENATA "STEEDS HOLLY"	7 GAL (4-5' HT)
55	SJ	SARGENT JUNIPER	JUNIPERUS CHINENSIS "SARGENTII"	3 GAL (18-24")
2	SM	SUGAR MAPLE	ACER SACCHARUM "GREEN MOUNTAIN"	3" CAL (B&B)
9	SPH	SKY PENCIL HOLLY	ILEX CRENATA "SKY PENCIL"	7 GAL (3'-4' HT)
11	TCM	TUSCARORA CREPE MYRTLE	LAGERS ILMOLMIA INDICA X FAURIEI	8" TO 10" HT (B&B)
50	VL	VARIEGATED LIRIOPE	LIRIOPE MUSCARI "VARIEGATA"	1 GAL
3	YC	YOSHINO CHERRY	PRUNUS X YEDENSIS	2-2.5" CAL (B&B)
17,386	SOD	SOD IN SQ. FT.		SQ. FT.
5,590	MULCH	BROWN MULCH IN SQ. FT.	HARDWOOD DOUBLE SHREDED	SQ. FT.
N/A	SOIL	SOIL AMENDMENTS	(SEE NOTE 6)	
N/A	HS	HARDSCAPES	(SEE NOTE 3)	
174	SC	SEASONAL COLOR	SEASONAL CHOICES W/ CLIENT APPROVAL	6" POTS

NOTE: FINAL SOD QUANTITIES (INCLUDING PARKING AREA) TO BE DETERMINED IN CONSULTATION WITH BROOKFIELD RESIDENTIAL.

**PLANT LIST NOTES**

- FESTIVE HOLLY CAN BE SUBSTITUTED WITH "OAK LEAF" RED HOLLY ON A NARROW SELECTION OF NELLIE STEVENS HOLLY.
- STEEDS HOLLYS SHALL BE PYRAMIDAL AND MATCHINGS.
- CONTRACTOR TO PROVIDE DETAILED ESTIMATES FOR THE FOLLOWING LANDSCAPE ITEMS:
  - 3-24" POTS WITH PLANTS (LOT 752)
  - 3-24" POTS WITH PLANTS (LOT 748)
  - 4" X 4" PAVER LANDING (LOT 748)
  - PAVER PATIO WITH SEATING WALL AND FIRE PIT ON LOT 752 (SEE DETAIL)
  - PAVER PATIO WITH SEATING WALL ON LOT 748 (SEE DETAIL)
  - 5' CONCRETE SIDEWALKS RUNNING BETWEEN MODS AS SHOWN ON LOTS 749 AND 751
  - 3- BRONCHES WITH BENCH PANS (5' X 8' ON LOTS 749 AND 751)
- SIGNAGE MAY BE FIELD ADJUSTED IN CONSULTATION WITH BROOKFIELD RESIDENTIAL. SIGNAGE TO BE PROVIDED BY BROOKFIELD RESIDENTIAL.
- LOT 750 WITH LANDSCAPING IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT PART OF THIS PLAN.
- VOLUME AND TYPE OF SOIL AMENDMENTS TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
- USE OF KNOCKOUT ROSES COMES WITH THE RISK OF ROSE ROSETTE DISEASE. ONLY CERTIFIED GROWERS SHOULD BE USED.

**LANDSCAPE LIGHTING NOTES**

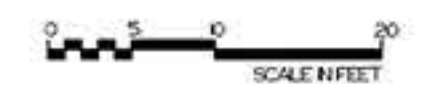
- THE LANDSCAPE LIGHTING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE LIGHTING CONTRACTOR SHALL PROVIDE THE FINAL DETAILS AND FEATURE SELECTIONS IN CONSULTATION WITH BROOKFIELD RESIDENTIAL.
- THE FOLLOWING LANDSCAPE LIGHTING STYLES ARE SHOWN HEREON:
  - UP LIGHT
  - SO. FT.
  - SPOT LIGHT

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TYPICAL BENCH DUMOR MODEL 57 SHOWN (ON 8 FT X 3 FT CONC. PAD)

1 INCH = 10 FEET



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