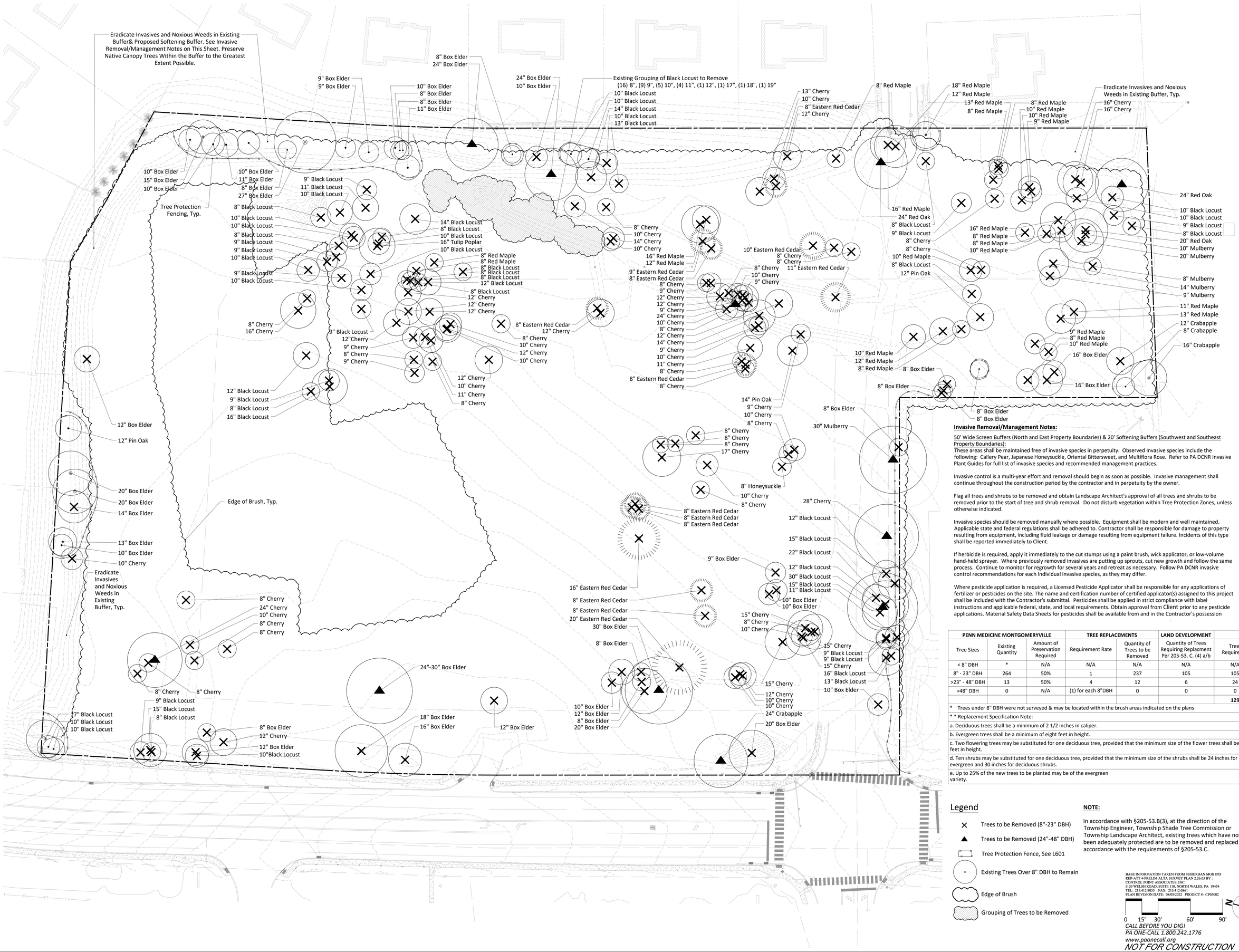


NOTES:
THIS DRAWING IS TO ILLUSTRATE THE WORK TO BE DONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION EXPRESSED OR IMPLIED BY THE CONTRACT DOCUMENTS, AND FOR ALL SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THIS DRAWING SHALL BE CONSTRUED AS ALTERING THAT CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. THE PREPARATION OF THIS DRAWING DOES NOT INCLUDE AN ACKNOWLEDGEMENT OF THESE RESPONSIBILITIES, AND THE CONTRACTOR SHALL NOT RELY ON ANYTHING SHOWN ON THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA WORK WILL BE MADE IF THESE CONDITIONS WILL BE FORTHCOMING.

JONATHAN LANDSCAPE ALDERSON ARCHITECTS, LLC
Post Office Box 661 Wayne, Pennsylvania 19087-0661
(610) 341-9925 Fax (610) 341-9926
e-mail Information@jonathanalderson.com

PENN MEDICINE MONTGOMERYVILLE
DEKALB PIKE
MONTGOMERY COUNTY, PA

Invasive Removal/Management Notes:

50' Wide Screen Buffers (North and East Property Boundaries) & 20' Softening Buffers (Southwest and Southeast Property Boundaries):
These areas shall be maintained free of invasive species in perpetuity. Observed Invasive species include the following: Callery Pear, Japanese Honeysuckle, Oriental Bittersweet, and Multiflora Rose. Refer to PA DCNR Invasive Plant Guides for full list of invasive species and recommended management practices.

Invasive control is a multi-year effort and removal should begin as soon as possible. Invasive management shall continue throughout the construction period by the contractor and in perpetuity by the owner.

Flag all trees and shrubs to be removed and obtain Landscape Architect's approval of all trees and shrubs to be removed prior to the start of tree and shrub removal. Do not disturb vegetation within Tree Protection Zones, unless otherwise indicated.

Invasive species should be removed manually where possible. Equipment shall be modern and well maintained. Applicable state and federal regulations shall be adhered to. Contractor shall be responsible for damage to property resulting from equipment, including fluid leakage or damage resulting from equipment failure. Incidents of this type shall be reported immediately to Client.

If herbicide is required, apply it immediately to the cut stumps using a paint brush, wick applicator, or low-volume hand-held sprayer. Where previously removed invasives are putting up sprouts, cut new growth and follow the same process. Continue to monitor for regrowth for several years and retreat as necessary. Follow PA DCNR invasive control recommendations for each individual invasive species, as they may differ.

Where pesticide application is required, a Licensed Pesticide Applicator shall be responsible for any applications of fertilizer or pesticides on the site. The name and certification number of certified applicator(s) assigned to this project shall be included with the Contractor's submittal. Pesticides shall be applied in strict compliance with label instructions and applicable federal, state, and local requirements. Obtain approval from Client prior to any pesticide applications. Material Safety Data Sheets for pesticides shall be available from and in the Contractor's possession

PENN MEDICINE MONTGOMERYVILLE		TREE REPLACEMENTS		LAND DEVELOPMENT	
Tree Sizes	Existing Quantity	Amount of Preservation Required	Requirement Rate	Quantity of Trees to be Removed	Quantity of Trees Requiring Replacment Per 205-53. C. (4) a/b	Trees Required**
< 8" DBH	*	N/A	N/A	N/A	N/A	N/A
8" - 23" DBH	264	50%	1	237	105	105
>23" - 48" DBH	13	50%	4	12	6	24
>48" DBH	0	N/A	(1) for each 8"DBH	0	0	0
						129

* Trees under 8" DBH were not surveyed & may be located within the brush areas indicated on the plans

* * Replacement Specification Note:

a. Deciduous trees shall be a minimum of 2 1/2 inches in caliper.

b. Evergreen trees shall be a minimum of eight feet in height.

c. Two flowering trees may be substituted for one deciduous tree, provided that the minimum size of the flower trees shall be eight feet in height.

d. Ten shrubs may be substituted for one deciduous tree, provided that the minimum size of the shrubs shall be 24 inches for evergreen and 30 inches for deciduous shrubs.

e. Up to 25% of the new trees to be planted may be of the evergreen variety.

Legend

- Trees to be Removed (8"-23" DBH)
- Trees to be Removed (24"-48" DBH)
- Tree Protection Fence, See L601
- Existing Trees Over 8" DBH to Remain
- Edge of Brush
- Grouping of Trees to be Removed

NOTE:

In accordance with §205-53.B(3), at the direction of the Township Engineer, Township Shade Tree Commission or Township Landscape Architect, existing trees which have not been adequately protected are to be removed and replaced in accordance with the requirements of §205-53.C.

BASE INFORMATION TAKEN FROM SUBURBAN MOB IPD REP-ATT 4-PRELIM ALTA SURVEY PLAN 2.26.03 BY : CONTROL POINT ASSOCIATES, INC.
1120 WELSH ROAD, SUITE 110, NORTH WALES, PA 19454
TEL: 215.412.9055 FAX: 215.412.0861
PLAN REVISION DATE: 08/05/2022 PROJECT #: CP03002

0 15' 30' 60' 90' N

CALL BEFORE YOU DIG!
PA ONE-CALL 1.800.242.1776
www.paonecall.org
NOT FOR CONSTRUCTION

ISSUED:

Land Development	2023-05-02
Land Development	2023-07-28
Land Development	2023-10-06
Land Development	2024-10-04

DATE: 2024-11-04
CHECKED: JA, MN
DRAWN BY: YL
PROJECT #: 0749

SHEET: 1 OF 03

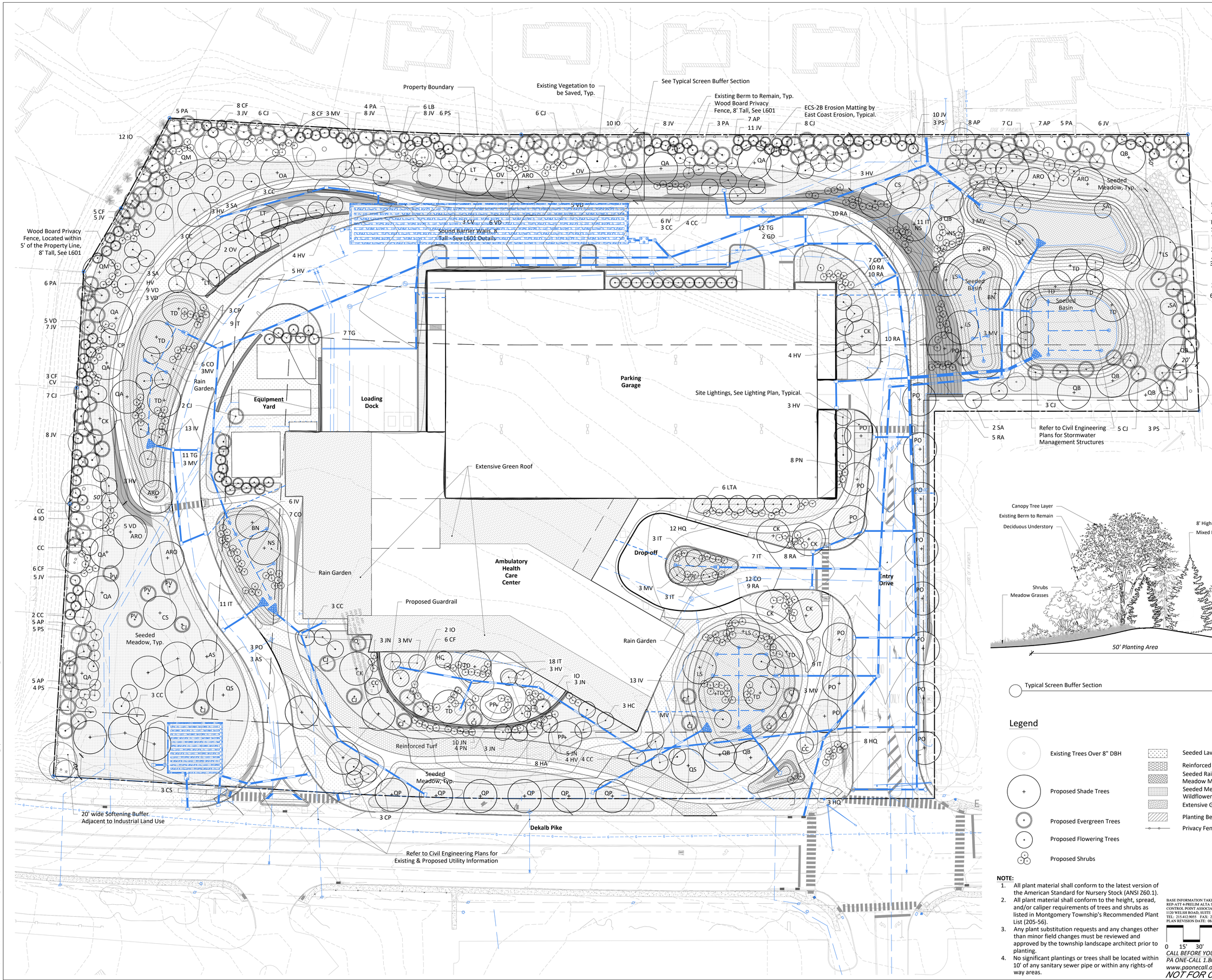
L100

Tree Removals Plan

SCALE: 1" = 30'

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NOTES:
THIS DRAWING IS TO ILLUSTRATE THE WORK TO BE DONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION, AND NOTHING ON THIS DRAWING SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR OF THESE RESPONSIBILITIES, AND FOR KNOWING HOW THEY AFFECT THE WORK. THE CONTRACTOR'S SUBMISSION OF A BID SHALL CONSTITUTE AN ACKNOWLEDGEMENT OF THESE RESPONSIBILITIES, AND THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA COMPENSATION DUE TO THESE CONDITIONS WILL BE FORTHCOMING.



Typical Screen Buffer Section
1/8" = 1'-0"

Legend

- Existing Trees Over 8" DBH
- Proposed Shade Trees
- Proposed Evergreen Trees
- Proposed Flowering Trees
- Proposed Shrubs
- Seeded Lawn
- Reinforced Turf
- Seeded Rain Garden: FACW Meadow Mix - Ernst Mix 122
- Seeded Meadow: Showy Northeast Native Wildflower & Grass Mix - Ernst Mix 153
- Extensive Green Roof
- Planting Beds
- Privacy Fence, See L601

NOTE:
1. All plant material shall conform to the latest version of the American Standard for Nursery Stock (ANSI Z60.1).
2. All plant material shall conform to the height, spread, and/or caliper requirements of trees and shrubs as listed in Montgomery Township's Recommended Plant List (205-56).
3. Any plant substitution requests and any changes other than minor field changes must be reviewed and approved by the township landscape architect prior to planting.
4. No significant plantings or trees shall be located within 10' of any sanitary sewer pipe or within any rights-of way areas.

BASE INFORMATION TAKEN FROM SUBURBAN MOB IPD REP-ATT 4-PRELIM ALTA SURVEY PLAN 2.26.03 BY :
CONTROL POINT ASSOCIATES, INC.
1120 WELSH ROAD, SUITE 110, NORTH WALES, PA 19454
TEL: 215.412.9055 FAX: 215.412.0861
PLAN REVISION DATE: 08/05/2022 PROJECT #: CP03002

0 15' 30' 60' 90' N

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e-mail Information@jonathanalderson.com

PENN MEDICINE MONTGOMERYVILLE
DEKALB PIKE
MONTGOMERY COUNTY, PA

ISSUED:

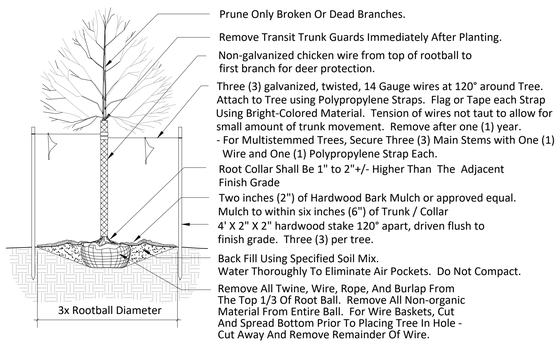
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Land Development	2023-07-28
Land Development	2023-10-06
Land Development	2024-10-04

PENNSYLVANIA LICENSED LANDSCAPE ARCHITECT

DATE:	2024-11-04
CHECKED:	JA, MN
DRAWN BY:	YL
PROJECT #:	0749
SHEET:	2 OF 03

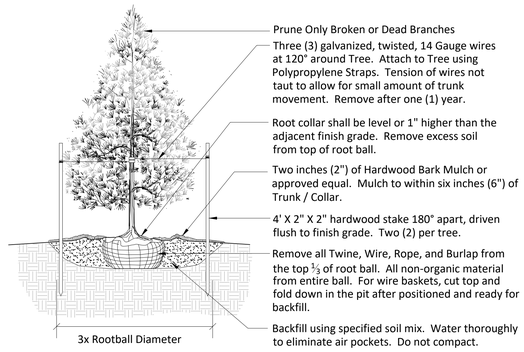
L400
PCSM Planting Plan
SCALE: 1" = 30'

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Deciduous Tree w/ Deer Protection

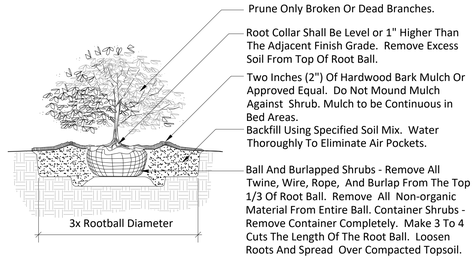
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NOTES
1. Nylon Burlap is unacceptable
2. Apply Anti-Desiccant for all Fall Plantings

Evergreen Tree Detail

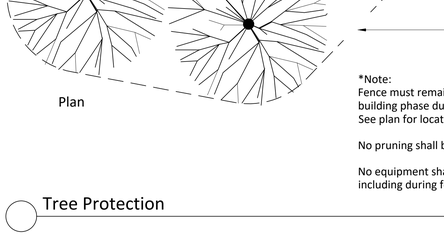
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NOTE: For Evergreen Shrubs Apply Anti-desiccant To Entire Plant At Recommended Rates and Times.

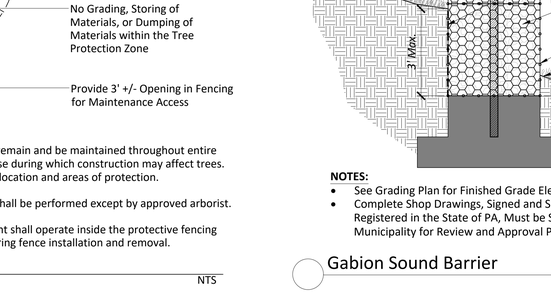
Shrub - Evergreen and Deciduous

NTS



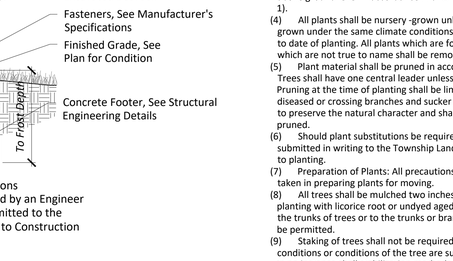
Plug and Container Planting

NTS



Wood Board Fence

Scale 1/2" =1'-0"

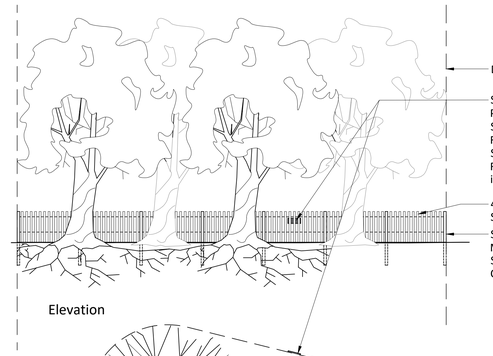


NOTE: Green Roof Components by Riverbend Nursery Live Roof or Approval Equal

Extensive Green Roof

NTS

Total Number of Trees to Meet Replacement Requirements (As Outlined on the Tree Replacements Table on L100)	Proposed Evergreens to Meet Replacement Requirements (Allowed up to 25%)	Adjusted Replacement Number	Partial Number of New Shade Trees to Meet Replacement Requirements	Remaining Number of Shade Trees to be Substituted with Two Flowering Trees	Number of Proposed Flowering Trees	Complies
129	26	103	67	36	72	Yes *
* Note: The number of new flowering trees exceeds the minumum requirement - the Plan shows 74 new flowering trees to satisfy the Replacement Requirements.						
There are 10 SA on the plan that are not counted toward any landscape categories as they are specified as restoration size plants (1-1/2" Cal. Containers)						



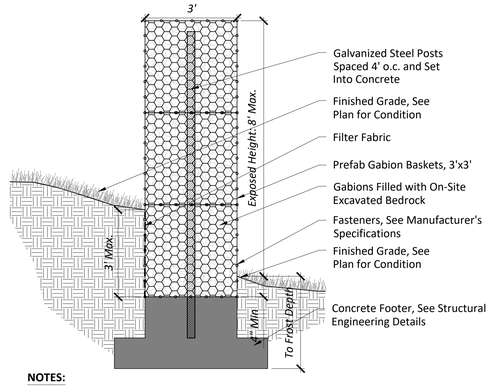
*Note:
Fence must remain and be maintained throughout entire building phase during which construction may affect trees. See plan for location and areas of protection.

No pruning shall be performed except by approved arborist.

No equipment shall operate inside the protective fencing including during fence installation and removal.

Tree Protection

NTS



NOTES:
- See Grading Plan for Finished Grade Elevations
- Complete Shop Drawings, Signed and Sealed by an Engineer Registered in the State of PA, Must be Submitted to the Municipality for Review and Approval Prior to Construction

Gabion Sound Barrier

Scale: 1/2" = 1'-0"

PLANTING NOTES:

1. All plant material to be guaranteed for 18 months from the day of final approval. Any plant material 25% or more of which is dead shall be considered dead. A tree shall be considered dead when the main leader has died or 25% of the crown is dead. Dead plant material shall be replaced and installed according to the standards set forth in the planting notes on this sheet.
2. At the end of the guaranty period, a final inspection by the township shall be performed. The inspections shall be performed when plant materials are in full leaf (May 1st through November 15th).

3. Planting Standards and Guidelines

A. Plant material shall be shown on the plans in accordance with the following standards:

(1) All plant material shall meet or exceed the sizing, grading, quality and other standards specified in the latest edition of the American Standard for Nursery Stock (ANSI Z60. 1) and the height, spread and/ or caliper requirements for trees and shrubs listed in §205- 56, Recommended Plant List. Stock furnished shall be a fair average of the minimum sizes specified or of the range given in the most recent edition of the American Standard for Nursery Stock.

(2) All plants shall be typical of their species or variety; they shall have normal, well developed branches and vigorous fibrous root systems and shall be free of insect and disease problems. Balled and burlapped trees shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible. Burlap and bindings shall be comprised of natural materials and shall be biodegradable. Container stock shall have a well established root system reaching the sides of the container to maintain a firm ball when the container is removed, but shall not have excessive root growth encircling the inside of the container.

(3) Plants shall be measured as they stand in their natural position. Nursery -grown trees of four -inch caliper and less shall be measured at six inches above ground level; nursery - grown trees of greater than four -inch caliper shall be measured 12 inches above ground level in accordance with American Standard for Nursery Stock (ANSI Z60. 1).

(4) All plants shall be nursery -grown unless otherwise stated; they shall have been grown under the same climate conditions as the subject site for at least two years prior to date of planting. All plants which are found unsuitable in growth or condition or which are not true to name shall be removed and replaced with acceptable plants.

(5) Plant material shall be pruned in accordance with ANSI A300 pruning standards. Trees shall have one central leader unless a different form is specified in the plans. Pruning at the time of planting shall be limited to the removal of dead, damaged, diseased or crossing branches and sucker growth, to meet limb height requirements, or to preserve the natural character and shape of the tree. Central leaders shall not be pruned.

(6) Should plant substitutions be required, all proposed substitutions shall be submitted in writing to the Township Landscape Architect for review and approval prior to planting.

(7) Preparation of Plants: All precautions customary in good trade practice shall be taken in preparing plants for moving.

(8) All trees shall be mulched two inches to three inches in depth within three days of planting with licorice root or undyed aged wood mulch. Mulch shall not be applied to the trunks of trees or to the trunks or branches of shrubs. " Volcano mulching" shall not be permitted.

(9) Staking of trees shall not be required, and is recommended only where site conditions or conditions of the tree are such that the tree is anticipated to be unstable. In no instance shall stabilization methods be used to compensate for improperly dug or poor quality plant material. All staking and guying materials shall be removed prior to the end of the maintenance period.

(10) Removal of all planting debris is required. The property must be left in a neat and orderly condition in accordance with good and accepted planting practices.

(11) All plant material shall be guaranteed for 18 months from the day of final approval of the landscape installation by the Board of Supervisors. Any plant material 25% or more of which is dead shall be considered dead. A tree shall be considered dead when the main leader has died or 25% of the crown is dead. Any dead plant material shall be replaced and installed according to the approved planting practices.

(12) Tree wrap shall be used only when necessary for the protection of thin and/ or smooth - barked trees from sunscald or frost cracks. Tree wrap shall be light in color and completely biodegradable. Tree wrap shall be removed prior to the end of the maintenance period

PENN MEDICINE MONTGOMERYVILLE		PLANT SCHEDULE			LAND DEVELOPMENT
ID	#	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
AP	32	*Aesculus parviflora*	Bottlebrush Buckeye	#5	cont.	Deciduous Shrub
ARO	6	*Acer rubrum 'October Glory'*	October Glory Red Maple	3" cal.	B&B	Shade Tree
AS	4	*Acer saccharum 'Green Mountain'*	Green Mountain Sugar Maple	3" cal.	B&B	Shade Tree
BN	3	*Betula nigra 'Heritage'*	Heritage River Birch	8'-10'	B&B	Shade Tree
CF	36	*Calycanthus floridus*	Carolina Allspice	#5	cont.	Deciduous Shrub
CS	5	*Catalpa speciosa*	Northern Catalpa	3" cal.	B&B	Shade Tree
CO	32	*Cephalanthus occidentalis*	Common Buttonbush	#5	cont.	Deciduous Shrub
CC	29	*Cercis canadensis*	Redbud	8'-10'	B&B	Flowering Tree
CK	7	*Cladrastis kentukea*	American yellowwood	3" cal.	B&B	Shade Tree
CP	7	*Cornus alternifolia*	Pagoda Dogwood	8'-10'	B&B	Flowering Tree
CV	4	*Crataegus viridis 'Winter King'*	Green Hawthorn	8'-10'	B&B	Flowering Tree
CJ	58	*Cryptomeria japonica 'Yoshino'*	Yoshino Inscense Cedar	10'-12'	B&B	Evergreen Tree
GD	2	*Gymnocladus dioicus 'Espresso'*	Kentucky Coffeetree	3" cal.	B&B	Shade Tree
HC	4	*Halesia carolina*	Carolina Silverbells	8'-10'	B&B	Flowering Tree
HV	33	*Hamamelis virginiana*	Witchazel	8'-10'	B&B	Flowering Tree; Multistem
HA	8	*Hydrangea arborescens*	Anabelle Hydrangea	#5	cont.	Deciduous Shrub
HQ	23	*Hydrangea quercifolia*	Oakleaf Hydrangea	#5	cont.	Deciduous Shrub
IO	30	*Ilex opaca*	American Holly	8'-10'	B&B	Evergreen Tree
IT	71	*Itea virginica*	Sweetspire	#5	cont.	Deciduous Shrub
IV	38	*Ilex verticillata*	Winterberry	#5	cont.	Deciduous Shrub
JN	24	*Jasminum nudiflorum*	Winter Jasmine	#5	cont.	Deciduous Shrub
JV	79	*Juniperus virginiana*	Eastern Red Cedar	10'-12'	B&B	Evergreen Tree
LB	6	*Lindera benzoin*	Spicebush	#5	cont.	Deciduous Shrub
LS	6	*Liquidambar styraciflua 'Happidaze'*	Sweetgum	3" cal.	B&B	Shade Tree
LT	3	*Liriodendron tulipfera*	Tulip Tree	3" cal.	B&B	Shade Tree
LTA	6	*Liriodendron tulipfera 'Arnold'*	Columnar Tulip Tree	3" cal.	B&B	Columnar Tree
OA	1	*Oxydendrum arboreum*	Sourwood	3" cal.	B&B	Shade Tree
OV	4	*Ostrya virginiana*	American Hophornbeam	3" Cal.	B&B	Shade Tree
MV	28	*Magnolia virginiana*	Sweetbay Magnolia	8'-10'	B&B	Flowering Tree; Multistem
NS	3	*Nyssa sylvatica 'Wildfire'*	Black Gum	3" cal.	B&B	Shade Tree
PP	2	*Parrotia persica*	Persian Ironwood	8'-10'	B&B	Shade Tree
PA	34	*Picea abies*	Norway Spruce	8'-10'	B&B	Evergreen
PN	12	*Physocarpus opulifolius*	Ninebark	#5	cont.	Deciduous Shrub
PO	18	*Platanus occidentalis 'Exclamation'*	Exclamation Plane Tree	3" cal.	B&B	Shade Tree
PS	21	*Pinus strobus*	Eastern White Pine	10'-12'	B&B	Evergreen Tree
PV	4	*Pinus virginiana*	Virginia Pine	8'-10'	B&B	Evergreen Tree
QA	8	*Quercus alba*	White Oak	3" cal.	B&B	Shade Tree
QB	10	*Quercus bicolor*	Swamp White Oak	3" cal.	B&B	Shade Tree
QM	2	*Quercus macrocarpa*	Bur Oak	3" cal.	B&B	Shade Tree
QP	6	*Quercus phellos*	Willow Oak	3" cal.	B&B	Shade Tree
QS	2	*Quercus stellata*	Post Oak	3" cal.	B&B	Shade Tree
SA	10	*Sassafras albiidum*	Sassafras	1-1/2"	cont.	Shade Tree
RA	62	*Rhus aromatica 'Low Grow'*	Low Grow Sumac	#5	cont.	Deciduous Shrub
TG	30	*Thuja Green Giant*	Green Giant Arborviatae	8'-10'	B&B	Evergreen Tree
TD	12	*Taxodium distichum*	Bald Cypress	8'-10'	B&B	Deciduous Conifer
VD	33	*Viburnum dentatum*	Arrowood Viburnum	#5	cont.	Deciduous Shrub
		Seed	**Product**			**Seeding Rate**
		Seeded Rain Garden	FACW Wetland Meadow Mix - Ernst Mix 122			20lbs/acre with cover crop
		Seeded Meadow	Showy Northeast Native Wildflower & Grass Mix - Ernst Mix 153			15lbs/acre with cover crop
		Seeded Lawn				

Notes:
Schedule is for estimation and only to be used as guideline for bed layout, etc. Plant substitutions to be approved by Landscape Architect. Plant layout by contractor- to be approved by Landscape Architect prior to installation. Field verify all existing conditions prior to installation. Notify Landscape Architect of any discrepancies that may significantly affect planting design. All bulbs - Fall planting only. Perennials to be planted in a triangular pattern, do not create straight rows. All plants to be field located by Landscape Architect.

Deer Resistant Plants:
While every effort has been made to select plants that deer avoid, we cannot absolutely guarantee that plants will not be damaged or eaten by deer.

Deer-Protection:
All single stem deciduous trees 6' or over to receive deer protection.

		MONTGOMERY TOWNSHIP LANDSCAPE REQUIREMENTS	LAND DEVELOPMENT	
Code #	Category	Requirement	Proposed	Complies
§ 230-127.A(8)(a)	Freestanding/Monument Signage Landscape	Provide two square feet of landscaped area for each square foot of sign area. Landscaping shall be situated at or near the base of the sign.	See Note 4	N/A
§ 230-75.A(4)(d)[1]	Landscaping and Screening	Planting area no less than 50' in width of grass, lawn, shrubbery, evergreens, and trees shall be provided along property boundaries abutting a residential use.	See Plan	Yes
§ 230-75.A(4)(d)[2]		All off-street loading areas shall be adequately buffered. The buffer shall consist of sound barrier fencing or a combination of fencing and landscaping, not less than 6' in height which will obscure 75% of light emitted from vehicular headlights	See Plan	Yes
§ 205-52-A	Street Trees	Street trees (minimum of 2.5" in caliper, 12'-14' in height) shall be spaced 35-60ft apart along streets. Street trees may be grouped in an informal arrangment, the distance between tree groupings or other street trees may not exceed 80'.	17 Shade Trees	Yes
§ 205-52-B	Softening Buffers	Softening Buffers shall be aligned adjacent to dissimilar land uses as indicated on Table 1. Not required where a Screen Buffer is provided. Where street trees are proposed along existing and proposed streets, only buffer shrubs shall be required. Softening Buffers shall be planted in such a way to create a 50% visual screen within 5 years of planting.	Northwest Property Line Buffer: 24 Shrubs Southeast Property Line Buffer: 7 Shade Trees 12 Flowering Trees 9 Evergreen Trees 35 Shrubs (See Note 2)	Yes
§ 205-52-C	Screen Buffers	Required on the sides of R-2 (Residential) Land Use, and for truck loading, outside storage areas, mechanical equipment and trash receptacles. Trees shall be comprised of 100% Evegreen varieties; Shrubs may be a combination of Evergreen and Deciduous varieties. Plantings shall be arranged so as to provide a 100% visual screen within 4 years of planting.	206 Evergreen Trees 101 Shrubs	Yes
§ 205-52-E	Stormwater Management Facility Landscaping	Basin Floors and Slopes (dry and wet portions) to be seeded in wildflowers and meadow grasses.	See Plan	Yes
		Tree and shrub groupings shall be planted as to allow for a naturalizing effect. Minimum of 50% of the circumference of the facility shall be planted with a mix of trees and shrubs to allow for adequate coverage. Shade, ornamental, and evergreen trees must account for at least 25% of the total stormwater management facility plantings provided. To promote diversity, shade trees may be substituted with ornamental or evergreen trees, where desired.	19 Shade Trees 19 Flowering Trees 15 Evergreen Trees 99 Shrubs	Yes
§ 205-52-F	Steep Slope Landscaping	Steep slope landscaping required on slopes of 15% or greater. Sodded lawn or ground cover plantings are required.	See Note 3	N/A
§ 205-53	Preservation and Protection of Existing Trees	See Tree Replacement Table on L100. See Note 1. Refer to table below for additional detail on the replacement calculation.	67 Shade Trees 74 Flowering Trees 26 Evergreen Trees	Yes
Notes:				
1	Two flowering trees may be substituted for one deciduous tree. (*See Table Below for Detailed Calculation) Ten shrubs may be substituted for one deciduous tree. Up to 25% of the new trees may be Evergreen.			
2	Per Table 1, Softening Buffer plantings are only required in the area adjacent to the property zoned Industrial (Northwest corner of the project property), and utility corridor (Southeast property line). The quantity of shrubs was derived from a projection of the number of shrubs required to meet 50% visual screen in 5 years. These shrubs have been displaced on steep slopes (>15%) for slope stablization. Trees are required along the utility corridor Southeast property line. The quantity of Shade, Flowering, and Evergreen trees was derived from a projection of the number of trees required to meeting 50% visual screen in 5 years. Some evergreen trees have been added to this softening buffer, while the rest of the trees have been displaced throughout the property.			
3	Groupings of shrubs are shown on portions of the steep slopes, however there are areas shown as seeded meadow. The plans show a shaded hatch that indicates the steep slope areas that will be stablized with an organic double net straw blanket (ECS-2B Erosion Matting by East Coast Erosion).			
4	If free standing signs are added to the site, such signage shall be subject to the requirements of the Township Subdivision & Land Development Ordinance pertaining to landscaping for freestanding/monument signage.			

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NOTES:
THIS DRAWING IS TO ILLUSTRATE THE WORK TO BE DONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION AND SAFETY PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION, AND NOTHING ON THIS PLAN SHALL BE CONSTRUED AS REQUIRING THE ENGINEER TO ASSUME RESPONSIBILITY FOR ANY CONSTRUCTION CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND ACKNOWLEDGEMENT OF THESE RESPONSIBILITIES, AND SHALL INDEMNIFY THE ENGINEER AND OWNER AGAINST ANY AND ALL CLAIMS ARISING THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA COMPENSATION FOR ANY OF THESE CONDITIONS WILL BE FORTHCOMING.

JONATHAN LANDSCAPE ALDERSON ARCHITECTS, LLC
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PENN MEDICINE MONTGOMERYVILLE
DEKALB PIKE
MONTGOMERY COUNTY, PA

ISSUED:

Land Development	2023-05-02
Land Development	2023-07-28
Land Development	2023-10-06
Land Development	2024-10-04

DATE:	2024-11-04
CHECKED:	JA, MN
DRAWN BY:	YL
PROJECT #:	0749
SHEET:	3 OF 03

L601

Planting Details

SCALE: AS NOTED

File: H:\PENN MEDICINE-MONTGOMERY\FILES_0749\CAD\DETAILS\PENN-MED-MONTGOMERY FILE_2024-10-02-LD RESUBMIT.dwg Layout Tab: L601_PERMIT Plot Date:10/22/2024 3:10:10 PM Layer/Xuan