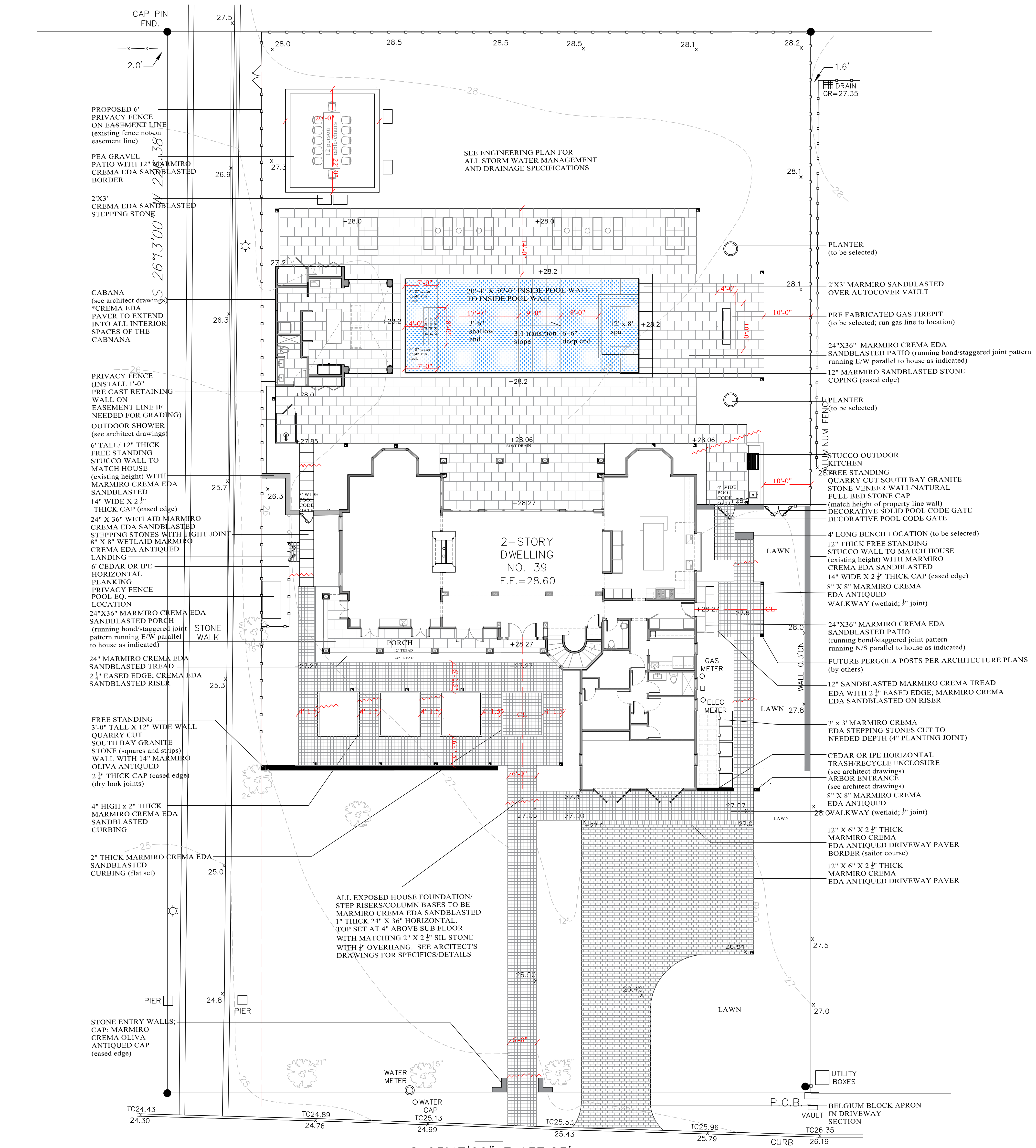
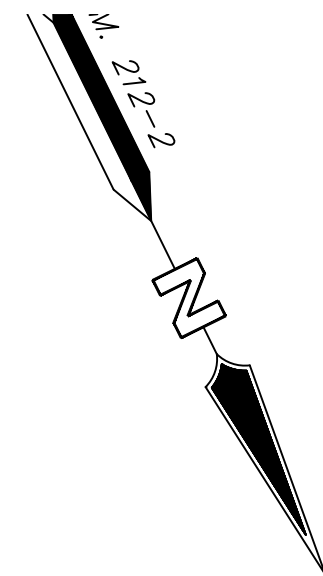


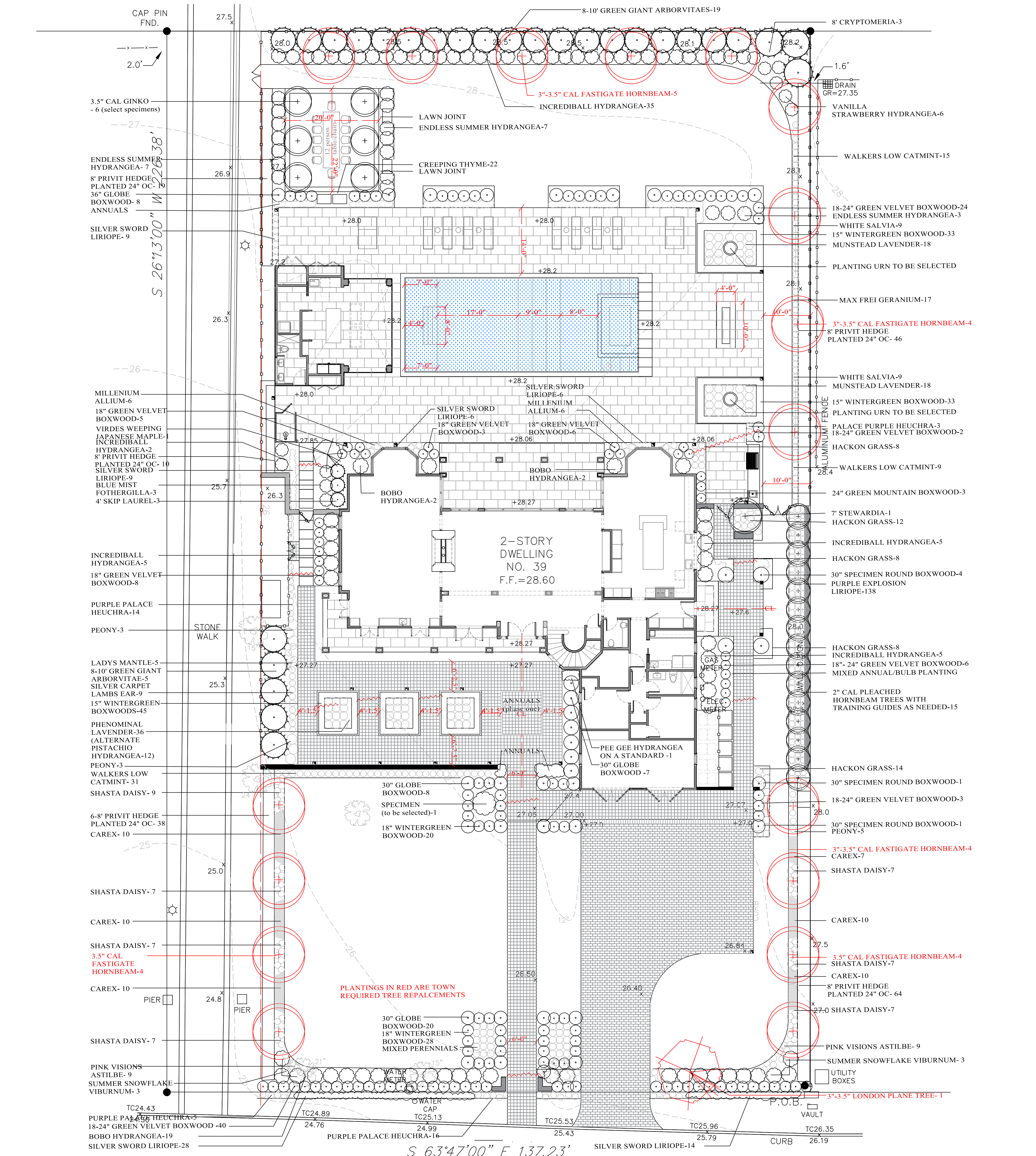
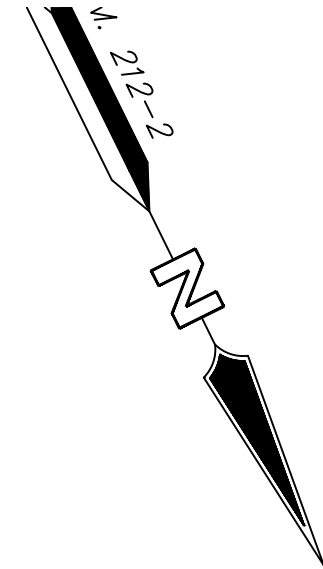


- KEY:**
- EX SPOT ELEVATION
 - PROP SPOT ELEVATION
 - EX TREE TO REMAIN
 - EX TREE TO BE REMOVED
 - PROP DRAIN INLET
 - TWO 4" PVC CONDUITS, SIDE BY SIDE
 - EX DOWNSPOUT
 - TOP OF WALL
 - BOTTOM OF WALL
 - TOP OF CURB
 - BOTTOM OF CURB
 - TYPICAL
 - TOP OF STAIR
 - BOTTOM OF STAIR
 - FIRST FLOOR ELEVATION
 - EXISTING 2' CONTOUR
 - PROPOSED 2' CONTOUR
- GENERAL**
- BOUNDARY INFORMATION TAKEN FROM CHARLES SURMONTE SURVEY DATED 07-02-21 - CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE ANY WORK IS TO BEGIN.
 - CONTRACTOR TO CALL 1800-272-1000 FOR UTILITY MARKOUT FIVE DAYS BEFORE CONSTRUCTION BEGINS.
 - ALL PERMITS ARE THE RESPONSIBILITY OF THE OWNER.
 - ALLOWABLE LOT COVERAGE WILL NEED TO BE CONFIRMED BY SITE ENGINEER. THIS PLAN IS NOT TO BE USED FOR LOT COVERAGE PURPOSES.
 - SEE ENGINEERING PLAN FOR GRADING AND STORM WATER MANAGEMENT. THIS PLAN IS NOT FOR GRADING/DRAINAGE PURPOSES.
- PLANTING**
- USE OF "ROOTS" FERTILIZER OR LIKE RECOMMENDED DURING PLANTING; MIX FERTILIZER WITH TOP HALF OF BACKFILL MIX AROUND EACH ROOTBALL.
 - PERFORM SOIL TEST TO DETERMINE APPROPRIATE FERTILIZER FOR SOIL TYPE AND PIT.
 - DAMAGE BY ANIMALS, DEER, MOTHER NATURE, OR LACK OF PROPER WATERING CANNOT BE THE FAULT OF THE CONTRACTOR AND THEREFORE IS NOT GUARANTEED.
- LAWN**
- NEW SOD LAWN AREAS ARE TO BE PREPARED BY FINE GRADING AND A MIN. 3" THICKNESS OF TOPSOIL IS TO BE APPLIED.

THE DESIGN GROUP
LANDSCAPE ARCHITECTURE
P.O. BOX 846
LAKE HOPATCONG, NJ 07849
TRACYLINTONLANDSCAPEARCHITECT@HOTMAIL.COM
973.668.3884
TRACY LINTON RLA#21AS00104600

HARDSCAPE PLAN

PLAN SCALE: 1"=10'-0"
DATE: 5-18-23
PAGE 1 OF 3
REVISIONS:
7-12-23: removed all pea gravel;
6' front walkway
9-12-23: material changes
10-31-23: added rear patio

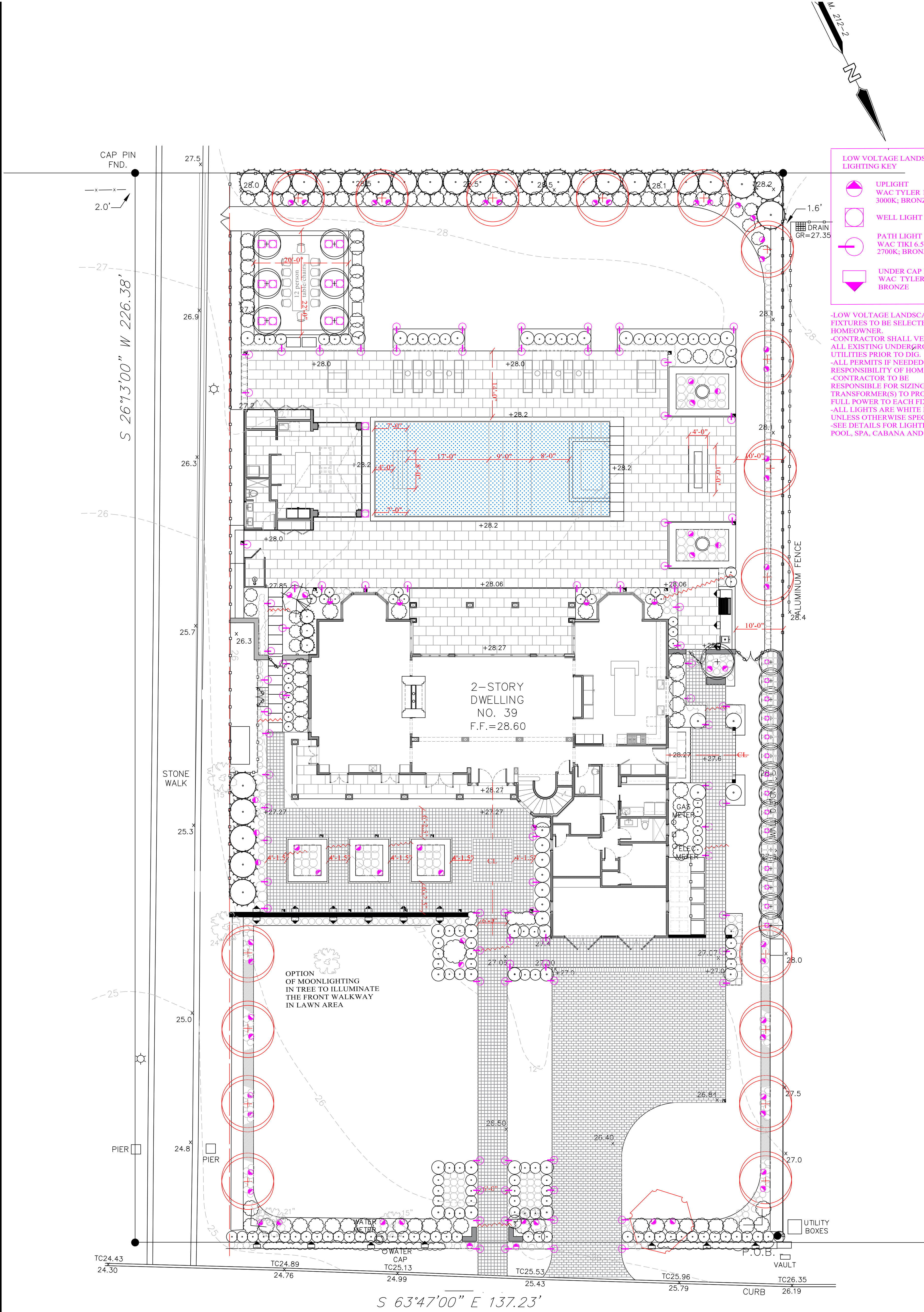


KEY:	
(-0.00')	EX. SPOT ELEVATION
(-0.00')	PROP. SPOT ELEVATION
○	EX. TREE TO REMAIN
⊗	TREE TO BE REMOVED
■	PROP. DRAIN INLET
—	TWO 4" PVC CONDUITS
—	SEE BY SIDE
●	EX. DOWNSPOUT
—	TOP OF WALL
—	BOTTOM OF WALL
—	TOP OF CURB
—	BOTTOM OF CURB
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—	BOTTOM OF STAIR
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LANDSCAPE PLAN

PLAN SCALE: 1"=10'-0"
DATE: 5-18-23
PAGE 2 OF 3
REVISIONS:
10-31-23
11-22-23



LOW VOLTAGE LANDSCAPE LIGHTING KEY

- UPLIGHT
WAC TYLER 18 WATT LED SPOT AND FLOOD
3000K; BRONZE
- WELL LIGHT
- PATH LIGHT
WAC TIKI 6.56" PATH
2700K; BRONZE
- UNDER CAP LIGHT
WAC TYLER 1 6" UNDER CAP STRIP LIGHT
BRONZE

-LOW VOLTAGE LANDSCAPE FIXTURES TO BE SELECTED BY HOMEOWNER.
-CONTRACTOR SHALL VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO DIG.
-ALL PERMITS IF NEEDED ARE RESPONSIBILITY OF HOMEOWNER
-CONTRACTOR TO BE RESPONSIBLE FOR SIZING TRANSFORMER(S) TO PROVIDE FULL POWER TO EACH FIXTURE
-ALL LIGHTS ARE WHITE LIGHTS UNLESS OTHERWISE SPECIFIED
-SEE DETAILS FOR LIGHTING FOR POOL, SPA, CABANA AND HOUSE

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LIGHTING PLAN

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DATE: 5-18-23
PAGE 3 OF 3
REVISIONS:
11-22-23