PR 3 STORY BLDG.
32,400± SF G.F.A
10,800± SF FOOTPRINT
12 UNITS
F.F. ELEV. 152.00

347 HILLSIDE ROAD

MAJOR SUBDIVISION PLAN
COMPREHENSIVE DEVELOPMENT
PLAN AMENDMENT
321 HILLSIDE ROAD
CITY PROJECT #: 18-06-04

LAW OFFICE: 1901 Hickory Hill Road
Chadds Ford   P A 19317
610-388-7758
ellentraceyDESIGNSetc@gmail.com
PROPOSED 60' WIDE RIGHT OF WAY
(TO BE DEDICATED TO PUBLIC USE AND MAINTENANCE)
STORY BLDG.

MAJOR SUBDIVISION PLAN
COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT
321 HILLSIDE ROAD
CITY PROJECT #: 18-06-04

LS-4

CDA ENGINEERING INC
CIVIL & LAND PLANNING
SOUTHWEST CORNER
A 18-06-51
CITY OF NEWARK, NEW JERSEY

DECEMBER 1, 2018

NOTE: FINAL COUNT FOR MITIGATION TREES MAY VARY DEPENDING ON ANALYSIS OF INDIVIDUAL VALUED TREES TO BE REMOVED.
TYPICAL MITIGATION SHRUBS AND TREES

MATCH ONE SHEET 4

STREET TREES - 2.5" CAL. 12' HT. SPACED MIN -30', MAX -40', AVE 35' ON CENTER

PARKING LOT TREES 2.5" CAL. 12' HT.

UNDERSTORY AND FLOWERING ORNAMENTAL TREES

VALUED TREE AND SHRUB MITIGATION

EVERGREEN SCREEN TREES

SMALL SHRUBS AND PERENNIAL GROUND COVERS

SYMBOl KEY

NOTE: FINAL COUNT FOR MITIGATION TREES MAY VARY DEPENDING ON ANALYSIS OF INDIVIDUAL VALUED TREES TO BE REMOVED.

See Sheet 10 for City of Newark Planting Detail, Tree Preservation Plan, and Botanical Nomenclature.

CDA Engineering Inc.
Civil and Land Planning
5 Lakes Avenue
Newark, DE 19711
Tel: 302-995-2626
Fax: 302-995-5384
info@cdainc.com

December 8, 2016

1.12± AC.

PR. 3 STORY BLDG.

8,900± SF G.F.A
2,970± SF FOOTPRINT
5 UNITS (18'x33')

F.F. ELEV. 153.50

F.F. ELEV. 151.50
TYPICAL MITIGATION SHRUB GROUPS

- STREET TREES - 2.5" CAL. 12' HT SPACED MIN -30, MAX -40', AVE 35' ON CENTER
- PARKING LOT TREES 2.5" CAL. 12' HT.
- UNDERSTORY AND FLOWERING ORNAMENTAL TREES
- VALUED TREE AND SHRUB MITIGATION
- EVERGREEN SCREEN TREES
- SMALL SHRUBS AND PERENNIAL GROUND COVERS

SEE SHEET 10 FOR CITY OF NEWARK PLANTING DETAIL, TREE PRESERVATION PLAN, AND BOTANICAL NOMENCLATURE

MATCH LINE SHEET 2
MATCH LINE SHEET 7
TYPICAL MITIGATION SHRUB GROUPS

1. Street Trees - 2.5" CAL. 12' HT SPACED MIN 30', MAX 40', AVE 35' ON CENTER
2. Parking Lot Trees - 2.5" CAL. 12' HT.
3. Understory and Flowering Ornamental Trees
4. Valued Tree and Shrub Mitigation
5. Evergreen Screen Trees
6. Small Shrubs and Perennial Ground Covers

SYMBOL KEY
- Indicates exact plant locations
- Indicates mitigation shrubs
- Indicates 45 smaller growth trees under utility lines - to screen railroad
- Indicates larger growth mitigation trees

1901 Hickory Hill Road
Chadds Ford, PA 19317
610-388-7758
elletraceyDESIGNetc@gmail.com

SEE SHEET 10 FOR CITY OF NEWARK PLANTING DETAIL, TREE PRESERVATION PLAN, AND BOTANICAL NOMENCLATURE
TYPICAL MITIGATION SHRUB GROUPS

STREET TREES - 2.5" CAL. 12' HT SPACED MIN -30, MAX -40', AVE 35' ON CENTER

PARKING LOT TREES 2.5" CAL. 12' HT.

UNDERSTORY AND FLOWERING ORNAMENTAL TREES

VALUE TREE AND SHRUB MITIGATION

EVERGREEN SCREEN TREES

SMALL SHRUBS AND PERENNIAL GROUND COVERS

**MITIGATION SHRUBS**

45 SMALLER GROWTH TREES UNDER UTILITY LINES - TO SCREEN RAILROAD

79 LARGE GROWTH MITIGATION TREES

**LIGHT POLE** INDICATES EXACT PLANT LOCATIONS

SEE SHEET 10 FOR CITY OF NEWARK PLANTING DETAIL, TREE PRESERVATION PLAN, AND BOTANICAL NOMENCLATURE
FIELD LOCATE MITIGATION TREES AROUND EXISTING SHRUBS THAT REMAIN PROVIDE TREE PROTECTION FOR THIS TREE TO REMAIN SEE DETAIL SHEET 10 PROVIDE TREE PROTECTION FOR THESE THREE TREES TO REMAIN SEE DETAIL SHEET 10

PROPOSED CONSTRUCTION

3. STREET TREES - 2.5" CAL. 12' HT. SPACED MIN -30, MAX -40', AVE 35' ON CENTER

PARKING LOT TREES 2.5" CAL. 12' HT.

UNDERSTORY AND FLOWERING ORNAMENTAL TREES

VALUED TREE AND SHRUB MITIGATION

EVERGREEN SCREEN TREES

SMALL SHRUBS AND PERENNIAL GROUND COVERS

TURF

GROUND COVER PLANT LOCATIONS

TURF

TURF

TURF

TURF
TREE 18" OR GREATER TO REMAIN WITH NO DISTURBANCE

S - 20" PINUS STROBUS - WHITE PINE
R - 18" PINUS STROBUS - WHITE PINE
P - 18" PINUS STROBUS - WHITE PINE
N - 18" PINUS STROBUS - WHITE PINE
M - 24" ACER RUBRUM - RED MAPLE
L - 18" PINUS STROBUS - WHITE PINE
K - 26" LIQUIDAMBAR STYRACIFLUA
J - 18" PINUS STROBUS - WHITE PINE
I - 26" PINUS STROBUS - WHITE PINE
H - 18" PINUS STROBUS - WHITE PINE
E - 18" PINUS STROBUS - WHITE PINE

KEY
SIZE     SPECIES

CITY OF NEWARK DELAWARE - REQUIRED TREE PLANTING DETAIL

QUANTITIES LOCATIONS AND SIZES SHOWN ARE APPROXIMATE

GROUND COVER - HERBACEOUS PLANTING DETAIL

CITY OF NEWARK DELAWARE - REQUIRED TREE PLANTING DETAIL

AMENDMENTS
4 - FIELD LOCATION PLANTS TO AVOID CONFLICT WITH SWALES, DRAINAGE AND UTILITIES ABOVE TRANSFORMERS, EXISTING VEGETATION THAT REMAINS, ETC. STOP PLANTING AND CONTACT THE LANDSCAPE ARCHITECT AND OWNER IF SOIL CONDITIONS ARE ENCOUNTERED THAT ARE UNSUITABLE FOR PROPER PLANT GROWTH.
3 - FIELD LOCATION PLANTS TO AVOID CONFLICT WITH SWALES, PIPES, DRAINAGE STRUCTURES, WIRES, UTILITY BOXES AS NEEDED TO AVOID CONFLICT WITH SWALES, PIPES, DRAINAGE, UTILITIES, ETC. STOP PLANTING AND NOTIFY THE OWNER AND LANDSCAPE ARCHITECT.
1 - PLANT IN ACCORDANCE WITH THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND THE AMERICAN STANDARD FOR NURSERY STOCK.
AREA (IE: BUFFERYARDS, PARKING AREAS ETC) BUT SHALL BE FIELD LOCATED TO AVOID UTILITIES OR OBSTRUCTIONS OR ENVIRONMENTAL CONSTRAINTS.
5 - THE QUANTITIES OF PLANTS ON THE PLAN DRAWING FOR CODE REQUIRED AREAS SHALL REMAIN WITH THE SPECIFIC SOIL TOP EVEN WITH FINISHED GRADE.
4 - AND BELOW GROUND, EXISTING VEGETATION ETC.
3 - FIELD LOCATION PLANTS TO AVOID CONFLICT WITH SWALES, DRAINAGE AND UTILITIES ABOVE ARCHITECT AND OWNER IF SOIL CONDITIONS ARE ENCOUNTERED THAT ARE UNSUITABLE FOR PROPER PLANT GROWTH.
2 - LOCATE OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO PLANTING. FIELD ADJUST PLANT LOCATIONS NURSERYMEN, AND THE AMERICAN STANDARD FOR NURSERY STOCK.
1 - PLANT IN ACCORDANCE WITH THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND THE AMERICAN STANDARD FOR NURSERY STOCK.

TREE PROTECTION ZONE FINISH DETAIL

1. O High chain link fence. 
2. Planted on ten foot or greater pants driven in the ground to a depth of 2 feet and extending outward 8 feet from the center of the hole. 
3. 1-1/2" by 1-1/2" by 4'1/2"档木板 (240 x 240 x 114 mm) are placed on each vertical side wall, and mulch is placed on the surface.
4. The signs are to be produced from a material that will not weather, fade or become deformed.
5. Any work within the tree protection zone requires approval from the permits and Code of Delaware.
6. No changes to the approved plan shall be made without written permission of the City of Newark.

IN SOIL AMENDMENTS PER THE PLANTING NOTES
TILL TO A DEPTH OF 12" THROUGHLY MIXED

PLANTING BACKFILL MIX

BACKFILL MIX INTO SOIL PRIOR TO BACKFILLING, .25 LBS ORGANIC FERTILIZER 5-10-5 ORGANIC FERTILIZER

2 - 1.5-2" CAL. BB PER 6" OF CAL. BB
46% OF THE VALUED TREES ON SITE TO REMAIN
16 VALUED TREES TO BE REMOVED
34 VALUED TREES TO REMAIN

OR AS DIRECTED BY THE PARKS DEPARTMENT PROVIDED AS 65 TREES AND 59 GROUPS OF 5 SHRUBS TOTAL REPLACEMENT TREES 124

10 - 34" - QUERCUS PALUSTRIS - PIN OAK 10
15 - 20" QUERCUS BICOLOR - WHITE OAK 8
13 - 24" QUERCUS PHELLOS - WILLOW OAK 8
12 - 26" QUERCUS PHELLOS - WILLOW OAK 8
10 - 28" QUERCUS PHELLOS - WILLOW OAK 8
9 - 32" QUERCUS PHELLOS - WILLOW OAK 10
8 - 24" QUERCUS PALUSTRIS - PIN OAK 8
6 - 20" QUERCUS PALUSTRIS - PIN OAK 6
5 - 26" QUERCUS PHELLOS - WILLOW OAK 8
4 - 40" QUERCUS PHELLOS - WILLOW OAK 12
3 - 18" TAXODIUM DISTICHUM - BALD CYPRESS 6
2 - 19" TAXODIUM DISTICHUM - BALD CYPRESS 6
1 - 18" TAXODIUM DISTICHUM - BALD CYPRESS 6

PROVIDE TREE PROTECTION

PROVIDE MITIGATION FOR THE REMOVAL TREES AS FOLLOWS
40% OF THE VALUED TREES ON SITE TO REMAIN
16- 34" - QUERCUS PALUSTRIS - PIN OAK 10
15- 20" QUERCUS BICOLOR - WHITE OAK 8
13 - 24" QUERCUS PHELLOS - WILLOW OAK 8
12 - 26" QUERCUS PHELLOS - WILLOW OAK 8
10 - 28" QUERCUS PHELLOS - WILLOW OAK 8
9 - 32" QUERCUS PHELLOS - WILLOW OAK 10
8 - 24" QUERCUS PALUSTRIS - PIN OAK 8
6 - 20" QUERCUS PALUSTRIS - PIN OAK 6
5 - 26" QUERCUS PHELLOS - WILLOW OAK 8
4 - 40" QUERCUS PHELLOS - WILLOW OAK 12
3 - 18" TAXODIUM DISTICHUM - BALD CYPRESS 6
2 - 19" TAXODIUM DISTICHUM - BALD CYPRESS 6
1 - 18" TAXODIUM DISTICHUM - BALD CYPRESS 6

Hardwood Bark

Minimum 2" Maximum 3" Shredded

Safety Lagging

Notch and secure stakes with wire, or similar, protect plastic strapping, fiberglass tree tape, or similar, protect...