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April 27, 2023

Landscape Plan Submittal for the May 8, 2023 Hearing

Via Overnight Mail

Kathy Lenahan – Secretary
Cranford Township Zoning Board of Adjustment
8 Springfield Avenue
Cranford, NJ 07016

Re: Mano – Cranford ZBA (the “Applicant”)
13 Cherokee Road; Block: 618, Lot: 8 (the “Property”)

Dear Ms. Lenahan:

As you are aware, this office represents the above referenced Applicant in connection with their application before the Cranford Zoning Board of Adjustment seeking to construct an in-ground pool, patio, and other associated improvements at the Property. To that end, enclosed please find the following for consideration at the May 8, 2023 hearing:

1. Landscape Plan prepared by HKLA Landscape Architecture dated April 19, 2023 consisting of one (1) sheet (5 copies).

This letter shall also confirm this matter is scheduled to be heard before the Cranford Zoning Board of Adjustment, virtually, via Google Meets, on Monday, May 8, 2023, at 7:45pm.

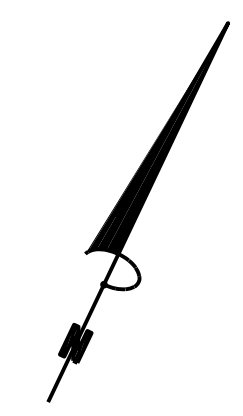
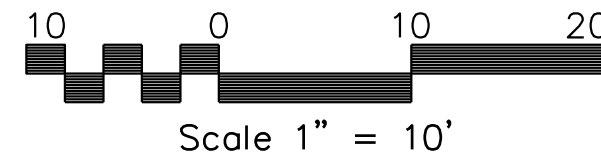
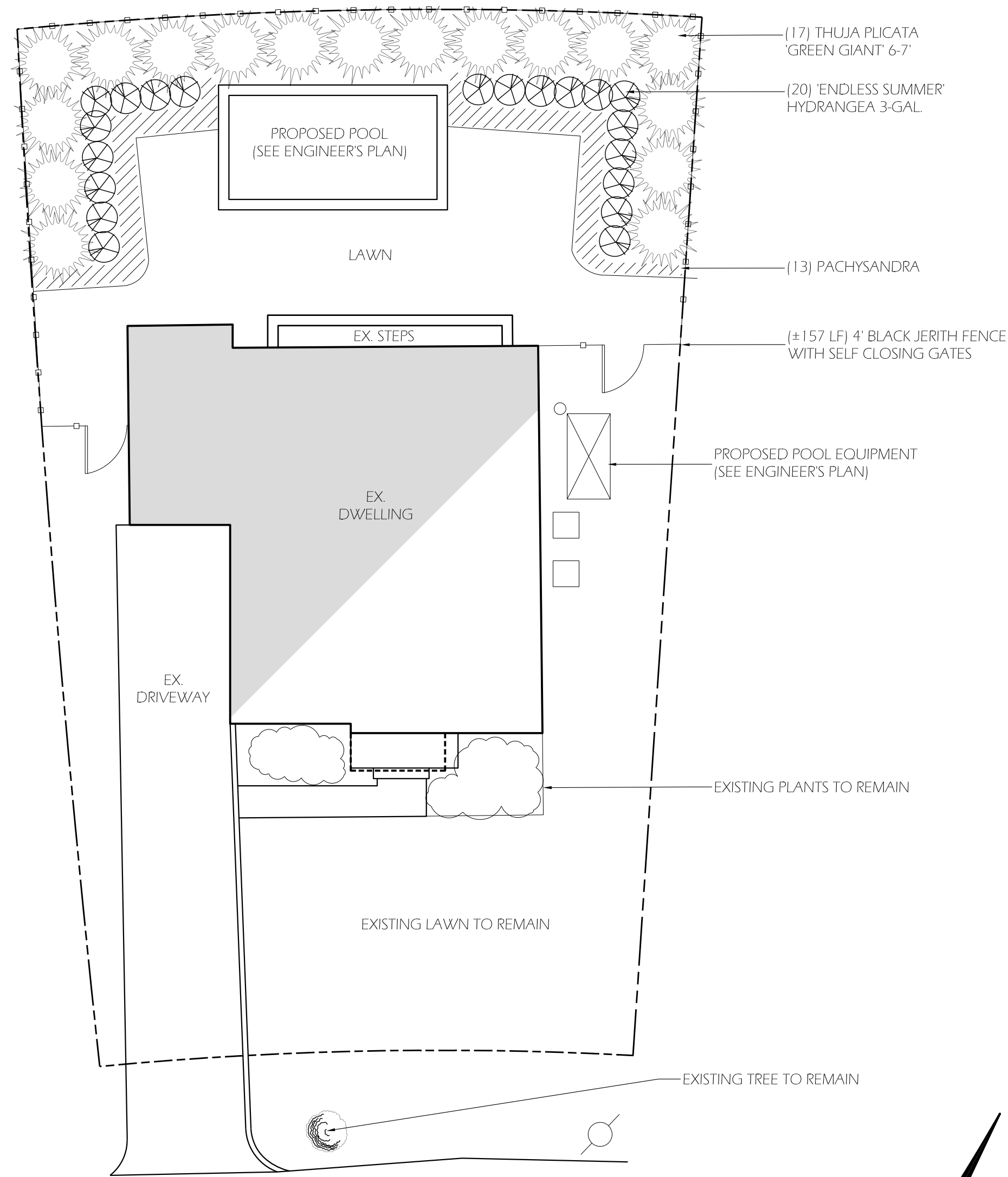
Thank you.

Very truly yours,

Gloria Duby

Gloria Duby, Paralegal

MGC/gd
Enclosures



PLANTING NOTES

NO SUBSTITUTIONS WILL BE PERMITTED UNLESS PRIOR APPROVAL IS GIVEN BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANT MATERIAL SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 'AMERICAN STANDARDS FOR NURSERY STOCK' LATEST REVISION.

THE FINAL LOCATION OF ALL PLANTS TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT.

ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH. MULCH ALL EVERGREEN TREES TO WITHIN 6" OF BRANCH ENDS. TOPSOIL AND SEED ALL DISTURBED AREAS AS A RESULT OF ANY AND ALL CONSTRUCTION OR STORAGE OF EQUIPMENT, WHETHER AREAS ARE SHOWN AS LAWN OR NOT. CONTRACTORS TO FIELD VERIFY AREAS OF SEED. AREAS NOT DIRECTLY RELATED TO DEVELOPMENT WILL BE RETAINED IN THEIR NATURAL STATE.

TOPSOIL SHALL BE SANDY LOAM, FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL - 4% - 5% ORGANIC MATTER - PH 5.0 TO 6.5.

TOPSOIL FOR PLANT BEDS SHALL BE IMPROVED BY MIXING AS FOLLOWS: (3:2:1 MIXTURE)
 50% APPROVED SCREENED SANDY LOAM TOPSOIL
 33% COARSE CONCRETE SAND
 17% SCREENED COMPOST - "ALLGRO" OR EQUAL

PROVIDE THIS IMPROVED TOPSOIL MIXTURE TO DEPTHS AS FOLLOWS:
 6" IN GROUNDCOVER AREAS
 12" IN SHRUB BED AREAS
 2'-6" DEPTH TO WIDTH OF TREE PIT AS SHOWN ON DETAIL

PROVIDE AND SPREAD APPROVED SANDY LOAM TOPSOIL TO 6" DEPTH IN LAWN AREAS. ROTOTILL IMPROVED TOPSOIL MIXTURE INTO TOP 6" FOR LAWN AREAS, AND INTO TOP 18" FOR SHRUB BED AREAS. ROOT BALLS OF PLANTS SHALL BE SET 0" TO 2" ABOVE FINISHED GRADE.

CUT AND REMOVE BURLAP FROM TOP AND SIDES OF BALL. REMOVE ALL NYLON AND PLASTIC. REMOVE ALL NON-ROT BURLAP AND CUT OFF SIDES OF WIRE BASKETS FROM BALL IF PRESENT. DO NOT STAKE ANY PLANTS.

THE OWNERS AND THE LANDSCAPE ARCHITECT WILL DETERMINE AREAS OF SOD. SOD LAWNS SHALL BE A BLUEGRASS FESCUE MIXTURE CONFORMING TO AMERICAN ASSOCIATION OF NURSEYMEN STANDARDS. SEEDED LAWNS SHALL BE SEEDED AT A RATE OF 6-8-LBS/1000 SQ. FT BETWEEN THE DATES OF APRIL 1 - MAY 31 OR AUGUST 16 - OCTOBER 15. LIME AND FERTILIZE LAWN AREAS AS SPECIFIED.

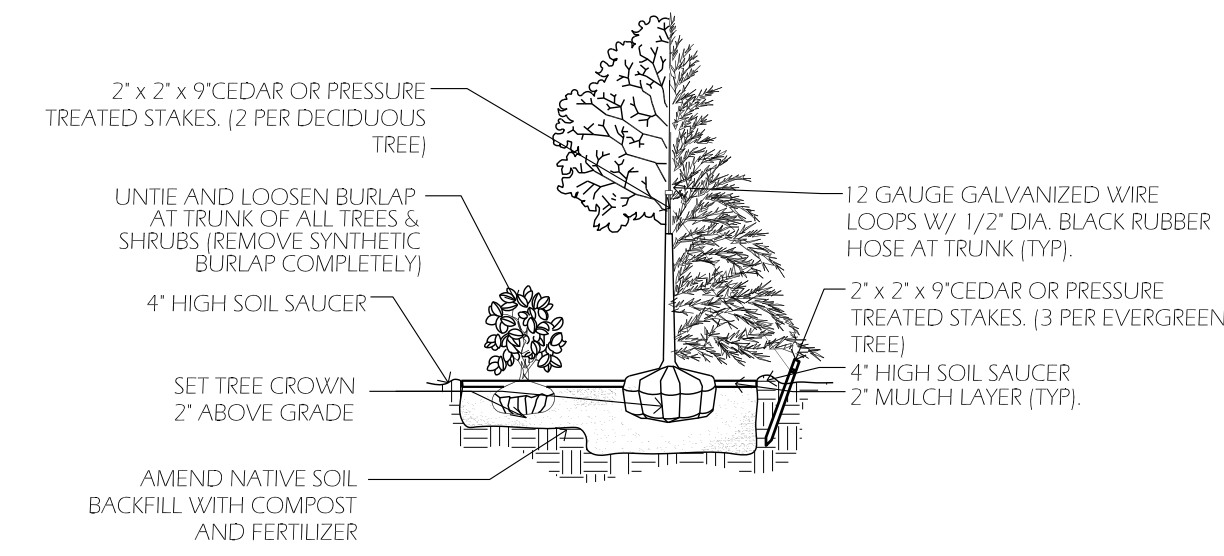
SEED FOR SUNNY ACTIVE AREAS SHALL BE LOFTS SEED INC., OR APPROVED EQUAL:
 40% NASSAU AND PRAKNESS KENTUCKY BLUEGRASS
 20% PRINCETON 105 KENTUCKY BLUEGRASS
 20% PALMER II PERENNIAL RYEGRASS
 20% REBEL II TALL FESCUE

SEED FOR SHADY AREAS SHALL BE LOFTS SEED INC., OR APPROVED EQUAL:
 40% REBEL II TALL FESCUE
 40% BARON KENTUCKY BLUEGRASS
 20% PALMER II PERENNIAL RYEGRASS

SEED MIXTURE FOR STEEP SLOPES AND DETENTION/RETENTION BASINS:
 80% RELIANT II HARD FESCUE
 20% JAMESTOWN II CHEWING FESCUE

PLANT SCHEDULE

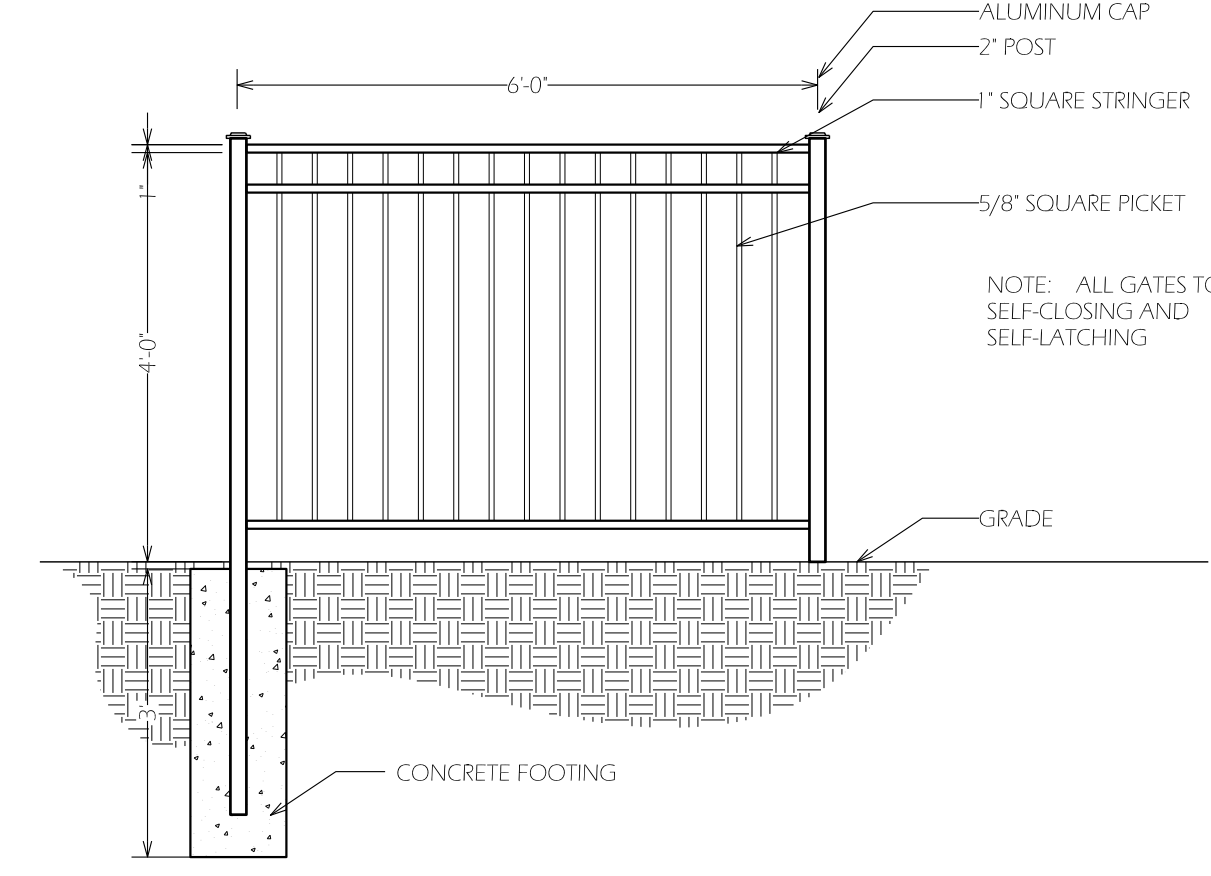
Qty	Latin Name	Common Name	Size	Comments
TREES:				
17	Thuja Plicata 'Green Giant'	Green Giant Arborvitae	6-7'	Heavy, Symmetrical
SHRUBS:				
20	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	3-Gal.	Blue, Summer
PERENNIALS, GRASSES, GROUNDCOVERS:				
13	Pachysandra terminalis	Pachysandra	Flats	Well-rooted



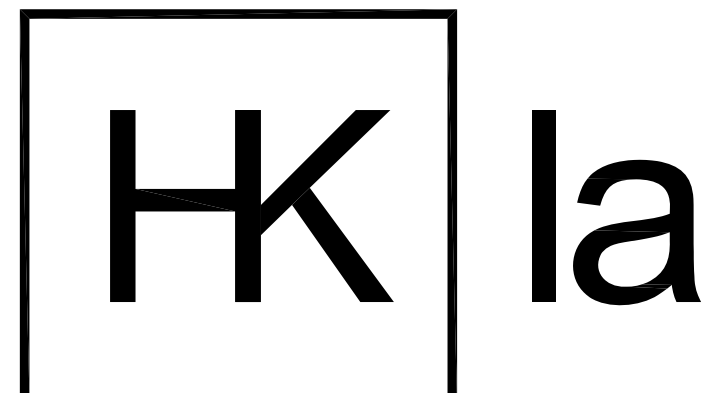
A PLANTING DETAIL (TYP)
 SCALE : 1/2" = 1'

PLANTING NOTES:

- INSTALL PLANTINGS AS PER PLAN
- ALL BEDS TO BE AMENDED WITH COMPOST AS NEEDED
 - ALL MULCH TO BE MINI PINE NUGGETS OR PINE FINES
 - AGRIFORM TABLETS 20-10-5 FOR ALL TREES, EVERGREENS, OR SHRUBS (FOLLOW MANUFACTURERS LABEL INSTRUCTIONS FOR APPLICATIONS)
 - SOIL MOISTURIZER (TERRASORB OR SIMILAR) FOR ALL TREES, EVERGREENS, OR SHRUBS (FOLLOW MANUFACTURERS LABEL INSTRUCTIONS FOR APPLICATIONS)
 - CORRECT FERTILIZER TAB (5 PER BOXWOOD) - (FOLLOW MANUFACTURERS LABEL INSTRUCTIONS FOR APPLICATIONS)



B JERITH ALUMINUM FENCE
 SCALE : 1/2" = 1'



LANDSCAPE ARCHITECTURE
 PROJECT MANAGEMENT

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MANO RESIDENCE
 13 CHEROKEE ROAD
 CRANFORD, NJ
 BLOCK 618, LOT 8

4.19.23

landscape plan

PAGE 1 OF 1
 DRAWN BY: KC
 CHECKED BY: PK
 REVISED:

NOT FOR CONSTRUCTION

Benjamin Ross Heller
 Landscape Architect
 Lic# 21AS00124600