

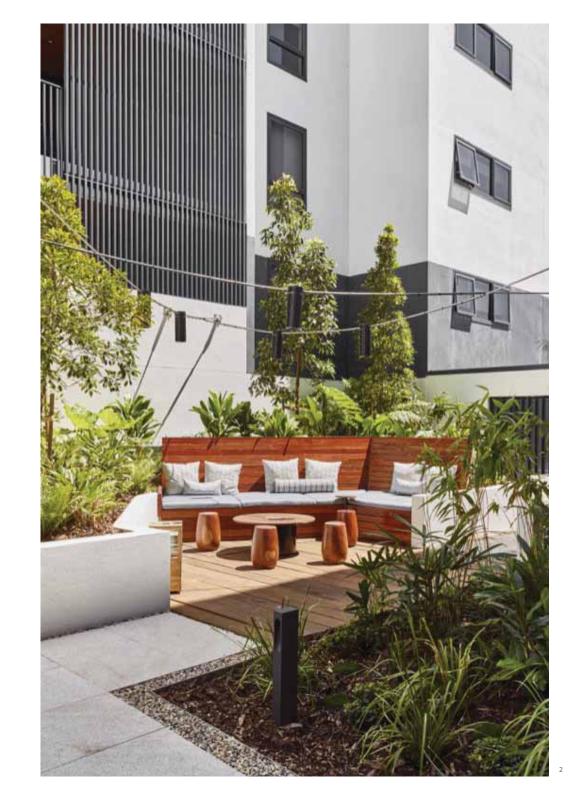
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LANDSCAPE DETAILS AND SPECIFICATION





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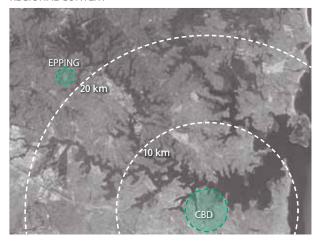
### SITE CONTEXT

The proposed development site lies within the Epping town centre, at the junction of Langston Place and Epping Road, and also faces onto both Pembroke Street and Chambers Crescent. The site forms the south eastern transition between the retail oriented town centre and the residential zone to the east. Epping train station lies in close proximity.

In 2012 Epping was identified as the first Urban Activation Precinct due to its capacity to support high density growth in a well-serviced location.

The proposed development will aim to integrate into the existing urban fabric of landuse, infrastructure, and amenities to create a destinational space for the local community, in addition to providing a significant new residential and retail offering to the existing town centre.

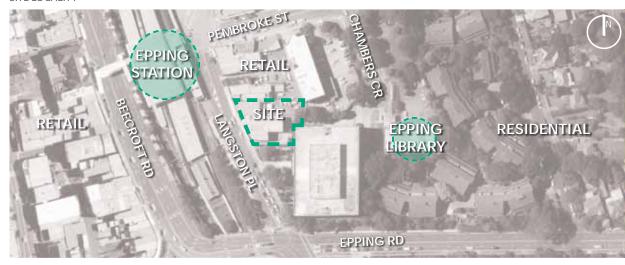
### **REGIONAL CONTEXT**



### LOCAL CONTEXT



### SITE LOCALITY





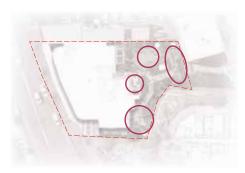
24-36 LANGSTON PLACE
DEVELOPMENT APPLICATION REPORT

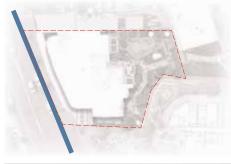
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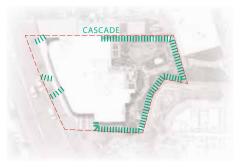
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## LANDSCAPE PRINCIPLES

















### **AMENITY**

A series of diverse recreational spaces will be provided for the residents that will be flexible and social, immersing people into the landscape.

### **INTEGRATION**

The development will be integrated into its surrounding context through the upgrade of the public realm streetscape.

### SOFTENING

a soft green edge will cascade over the perimeter of the building grounding the development into its landscape. A vertical green wall will provide additional streetscape amenity to Langston Place.

### **PRIVACY**

the large level 1 terrace will provide residents with a unique garden experience which will be beautifully screened by soft native vegetation, offering privacy and shelter.



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## LANDSCAPE CHARACTER















## LANDSCAPE CONCEPT MASTER PLAN

ARCADIA



01 / Level 1 podium garden

02/Level 1pergola

03/Level 2 balcony planting

04 / Level 26 cascading gardens



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## LANDSCAPE CONCEPT PLAN | GROUND FLOOR

### **INDICATIVE GREEN WALL PALETTE \***





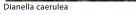
Epipremnum aureum









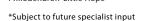






Philodendron scandens

Tradescantia pallida







**ARCADIA** 

**RETAIL ENTRY**  RESIDENTIAL **ENTRY** 

CARPARK **ENTRY** 





01/Street tree planting. Species as per Epping Town Centre Public Domain Guidelines

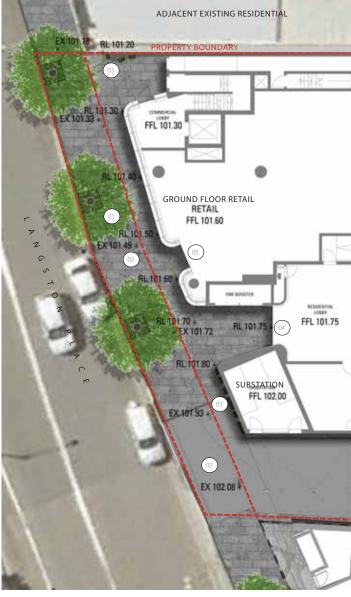
02/ Granite Flagstone paving as per Epping Town Centre

Public Domain Guidelines

03/ Entry Green Wall

04/ Lobby Entry

05/Retail Entry



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# LANDSCAPE CONCEPT PLAN | LEVEL 1



- 01 / Timber lounges
- 02 / BBQ with tabletop bench
- 03 / Dining setting
- 04/Open turf space
- 05 / Raised deck with passive seating edges
- 06 / Pergola with dining setting
- 07/Gathering space
- 08/Screen planting
- 09/ Privacy/safety fence
- 10/ Available access for maintanence to manholes
- 11/Commercial terrace dining space
- 12/ Climbers on overhead pergola





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# LANDSCAPE LEVEL 1 | ADG REQUIREMENTS





300-600MM TURF AND GROUNDCOVERS

600-800MM SHRUBS AND SMALL TREES

800-1100MM MEDIUM TO LARGE TREES



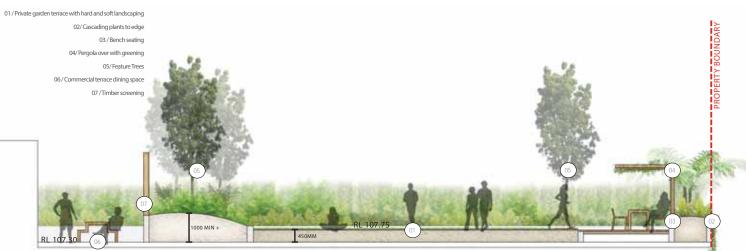
## LANDSCAPE SECTION AA













# LANDSCAPE CONCEPT PLAN | LEVEL 2 + ROOF



ARCADIA



- 01 / Planters with plants cascading over building
- 02 / Raised planter giving additional soil depth for tree
- 03 / Mulched path for access to fan room

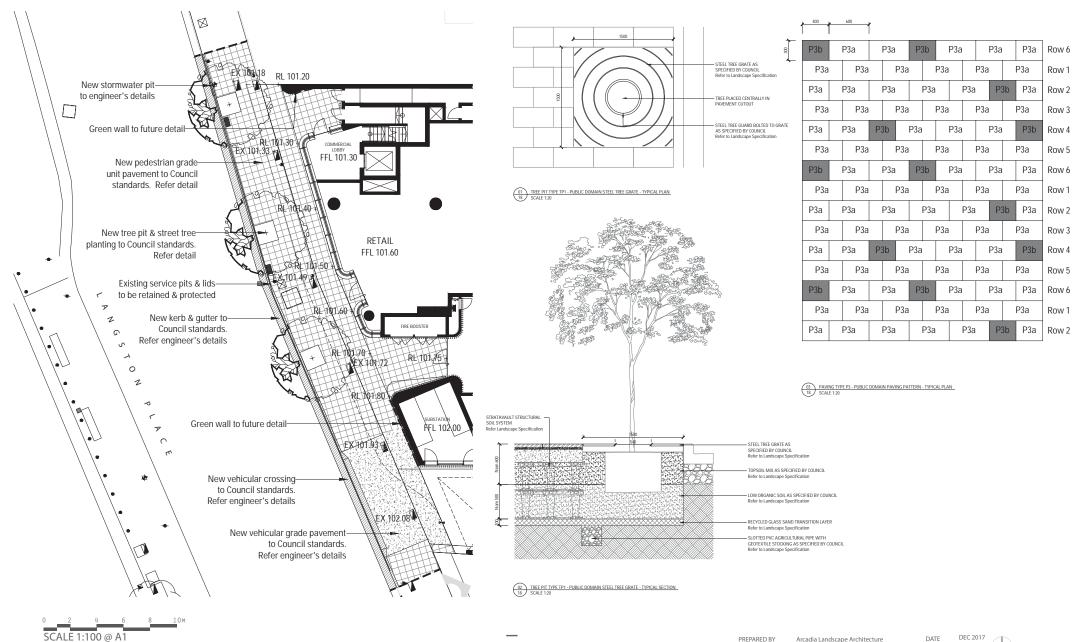


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### LANDSCAPE PUBLIC DOMAIN ALIGNMENT CONCEPT PLAN + DETAILS



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## LANDSCAPE PLANTING PALETTE

### TREES AND FERNS









Elaeocarpus eumundii

Cupaniopsis anacardioides

Lophostemon confertus

Cyathea australis













Doryanthes excelsa

Cycas revoluta

Blechnum gibbon

Aspidistra elatior

Pittosporum tobira

### GROUNDCOVERS AND GRASSES









Carpobrotus glaucescens

Lomandra tanika

Liriope muscari

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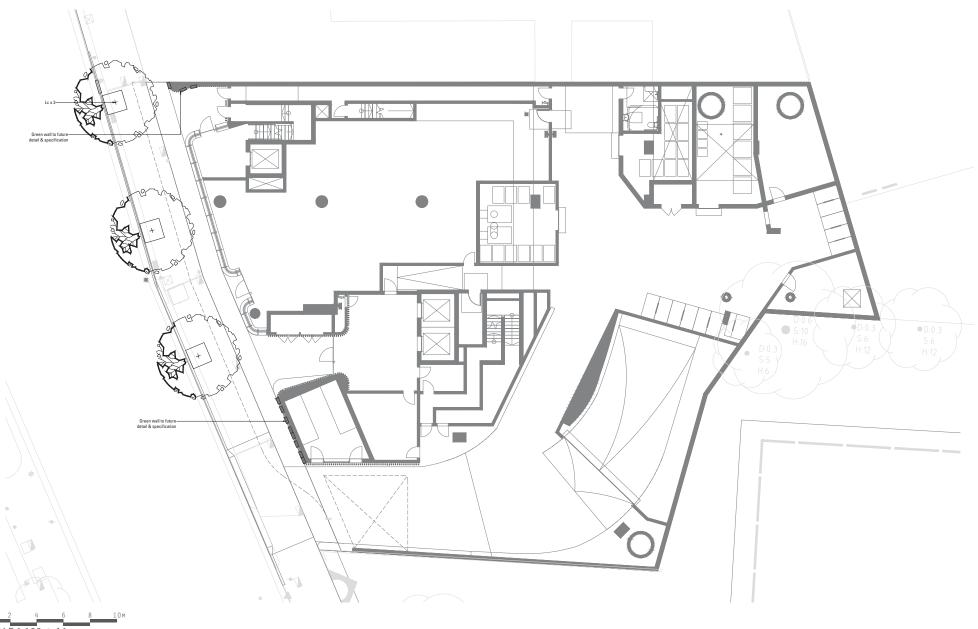
## LANDSCAPE PLANT SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY			
	TREES & PALMS							
Ee	Elaeocarpus eumundii	Eumundi Quandong	10 x 4	2001	5			
Ca	Cupaniopsis anacardioides	Tuckeroo	10 x 5	200L	1			
Lc	Lophostemon confertus	Queensland Brush Box	15 x 10	200L	5			
	SHRUBS & ACCENTS							
Af	Anigozanthos flavidus	Evergreen Kanagroo Paw	1 x 1	300mm	46			
De	Doryanthes excelsa	Gymea Lily	3 x 1.5	300mm	64			
Pt	Pittosporum tobira 'Miss Muffet'	Miss Muffet Pittosporum	1.5 x 1.5	300mm	63			
Sns	Syzygium 'Northern Select'	Scrub Cherry	5 x 1.5	300mm	48			
	GRASSES & RUSHES							
Lm	Liriope muscari	Lilyturf	0.5 x 0.5	150mm	36			
Lt	Lomandra 'Tanika'	Mat Rush	0.6 x 0.6	150mm	309			
	FERNS & CYCADS							
Ae	Aspidistra elatior	Cast Iron Plant	0.5 x 1	200mm	9			
Aa	Asplenium australasicum	Birds Nest Fern	1.5 x 1.5	300mm	37			
Bg	Blechnum Silver Lady Fern	Silver Lady Fern	1.5 x 1.5	200mm	32			
Cau	Cyathea australis	Rough Tree Fern	5 x 2	1.5m Trunk	8			
Cr	Cycas revoluta	Cycad	1.5 x 1	300mm	34			
Px	Philodendron 'Xanadu'	Xanadu	1 x 1	200mm	189			
	GROUNDCOVERS & CLIMBERS							
Cg	Carpobrotus glaucescens	Pig Face	0.25 x spreading	150mm	289			
CgI	Casuarina glauca 'Cousin It'	Cousin It	0.25 x spreading	150mm	239			
Tj	Trachelospermum jasminoides	Star Jasmine	0.25 x 1	150mm	24			
	GREEN WALL PLANTING*							
Dc	Dianella caerula	Flax Lily	0.5 x 0.5	150mm				
Dsf	Dichondra repens 'Silver Falls'	Kidney Weed	0.2 x spreading	150mm				
Ea	Epipremnum aureum	Golden Pothos	0.3 x spreading	150mm				
Hc	Hoya carnosa	Wax Plant	0.2 x spreading	150mm				
Nc	Neomarica caerulea	Walking Iris	0.5 x 0.5	150mm				
PI	Philodendron 'Little Hope'	Little Hope	0.5 x 0.5	150mm				
Ps	Philodendron scandens	Heart Leaf Philodendron	0.3 x spreading	150mm				
Ss	Soleirolia soleirolii	Golden Baby Tears	0.1 x spreading	150mm				
Тр	Tradescantia pallida 'Pupurea'	Purple Spiderwort	0.3 x spreading	150mm				
* NIOTE	Species solection subject to future specialist	1		l l				

<sup>\*</sup> NOTE: Species selection subject to future specialist input



# LANDSCAPE GROUND FLOOR | SOFTWORKS PLAN



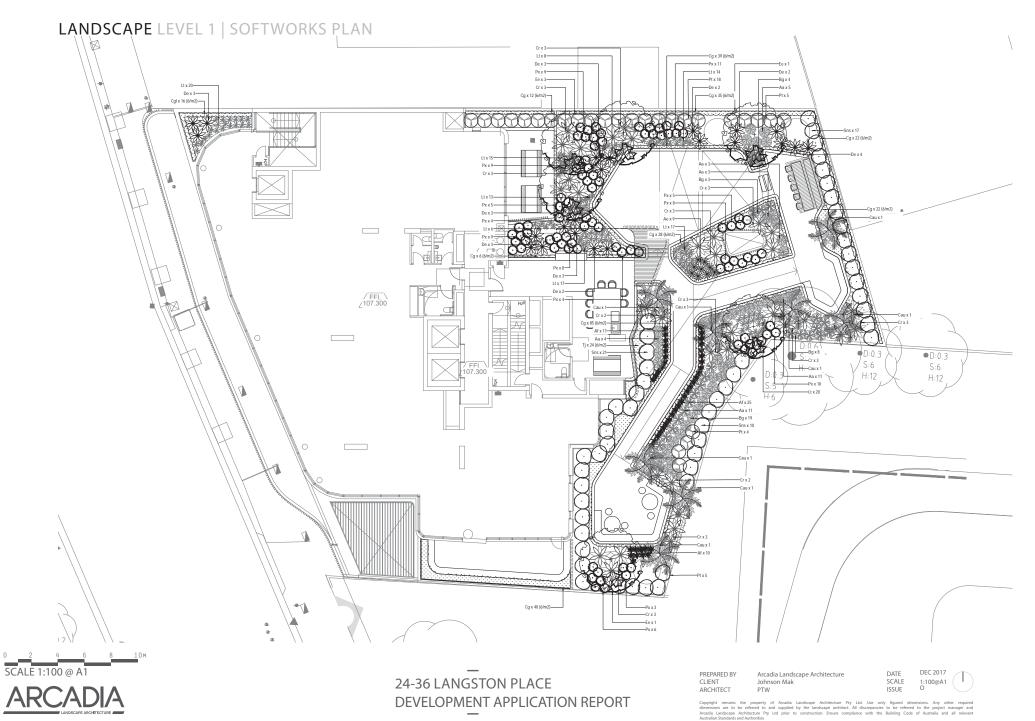
SCALE 1:100 @ A1 **ARCADIA** 

24-36 LANGSTON PLACE **DEVELOPMENT APPLICATION REPORT**  PREPARED BY CLIENT ARCHITECT

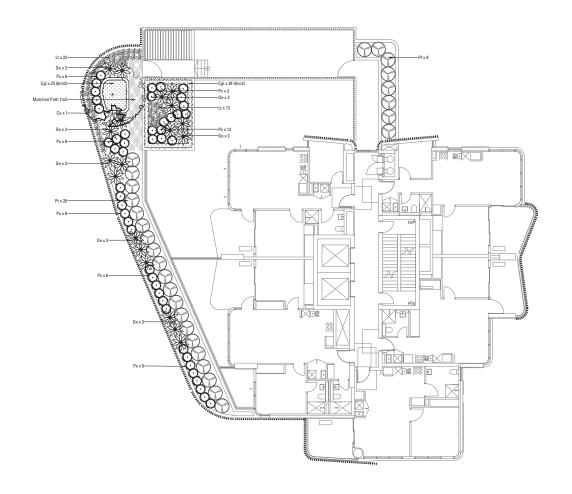
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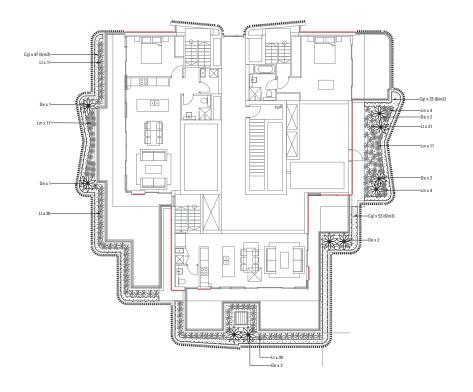
# LANDSCAPE LEVEL 2 | SOFTWORKS PLAN





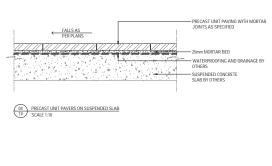
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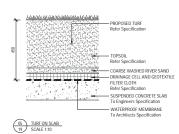
# LANDSCAPE ROOF | SOFTWORKS PLAN

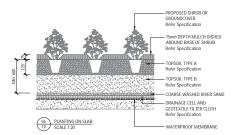


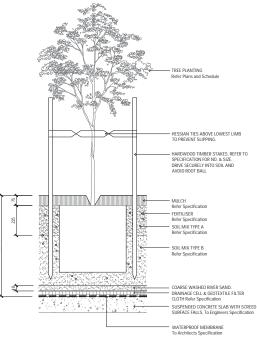


### LANDSCAPE DETAILS AND SPECIFICATIONS









07 75-100L TREE PLANTING ON SLAB 19 SCALE 1:10

### LANDSCAPE SPECIFICATION NOTES

SURVINES.

BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE.

LINES AND PISSURE TREE PHARTING IS CARRIED OUT AT LEAST JIMETRES AWAY FROM THESE SERVICES. SERVICE LIDS, VEHTS

AND PROBANTS SHALL BE LET EXPOSED AND NOT COKRED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS

ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

ABORIST MANAGEMENT OF TREE PROTECTION
A QUALIFIED AND APPROVED ABORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FERNING. AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ABBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

DRAINGE CELL AND RETRE FABOR.

190 ONS AND AREAS NOSTALL AND APPOINTED TRAININGE CELL "PRODUCT TO COMPRIGHENSIVELY COVER THE BOTTOM OF ALL

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APPOINTED COUNTAINED TO CELL RESEARCH AND AREAS AREAS AREAS TO COVER THE DETTION OF ALL PLANTIEST, TRAINED TO SERVINGE TO SERVING AND TARE TO THE OWNER THE APPOINTED AND AREAS A

DIVE SAND 20%

SUIT SESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND

COMPULANCE WITH AUSTRALIAN STANDARDS.

MULCH APPLICATION
PLACE MULCH TO THE REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE
FINISHING ZEMM BELOW AD JOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION

PLANT MINITERAL
ALI PLANTS SUPPLIED AGE TO CONFORM WITH THOSE SPICIES LISTED IN THE PLANT SOURDLE ON THE DEMANDIS.
GREENLY PLANTS SHALL BE VORDICINE, WILL ESTABLESHED, MARCHAED FOR GOOD GORD CONSCISTENT WITH SPICES OR
WHITE THAT STATE CHARGES, THERE STAND BASICS OR PRICE! THE STAY WITH LOBER LIGHT REPORTS AND BOT VIRENANCE
WHITE THAT STAY THE PLANT SHALL BE STORE THAT THE PLANT SHALL BE STORE THAT SHALL

FERTILISER MASS PLANTING AREAS:
FERTILISES SHALL BE "NUTRICOTE" OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT
NUTRIENTS USES A PERIOD OF APPROXIMATELY SINKE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE
RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

SHALL BE SIR WALTER BUFFALO. SHIRLEYS NO. 17 OR APPROVED EQUAL LAWN FOOD SHALL BE THOROUGHLY MIXED INTO THE TOPSOIL PRIOR TO PLACING TURE.

PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS COULD. SHIRLEY'S KOKEI PELLETS, ANALYSIS 6.318.29, XOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, SOMM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER SOMM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE.

E. IDS-GREATER THOU ADELINE 3.3 INDEEDED SOURCE. THES SHALL BE SOMM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT

SUPPLY AND AUDICANATI. WALLERING SYSTEM USING TIKEN DIRECALD IN STEEM OF STREAM OF STR

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENDIDS, PIPE DUMETERS, AND ALL NOZZE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAYIHEAD ANGLE), FOR REVIEW BY THE SUPERINFENDER PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE THE AND SCAPE CONTRACTOR AND LOCATION CONTRIBUTED BY THE SUPERINTENDENT. WITHIN TO CONTRACT REMOTE SOLENOIS LOCATIONS IS TO BE PROVIDED. THE CONTRACTOR AND LOCATIONS CONTRACTOR AND LOCATIONS IS TO BE PROVIDED. THE CONTRACTER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTIONS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION

TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

MBER EDGE: 100 X 25MM CCA TREATED RADIATA PINE TIMBER STAKES: 50 X 50 X 500MM CCA TREATED RADIATA PINE-SHARPENED AT ONE END. INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

THAR ZOMBOSHE ARRESTS SHOWN HE PORUSHE FORWARDS IN ROBATION TO OWNER THE PROVINCE TO TO WELL ARE THE PROVINCE THE REST THAR ZOMBOSHE ARE THE REST TO THE AREA THE REST THE REST THE REST THE REST AREA THE REST TH

TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF VM OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 50MM Ø AND REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD I MIX A B.S.TO A DEPTH OF 100MM AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE I DES INSTAIL FOR DY OTHERS

WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A.B.S.

"TOP DRESS" THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF TOMM WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

### I ANDSCAPE MAINTENANCE PROCRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS SECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE VIDICES UNDER NORMAL IDEE. THIS SHALL IN LIGHDLE BUT SHALL NOT BE LIMITED TO WAITERING, MOWING, FERTILISING, SEESEDINIG, ENTERING, WEEDING, PETSTAND DISEASE CONTROL, STARING AND THING, SEPLATING, CULTIVATION, PRUNING, ABRATING, RENOVATING, TOP DRESSING, MAINTAINING, THE SET HEN A NEXT AND TOP CONTROL TOP. SPECIAL OF THE STAR OF

ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

### WATERING GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL

DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR

AND RESCUE THE REMOUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARREDOUT REGULARLY SO THAT AT WEERLY

INTERVALS THE AREA MAY BE DISSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS
THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE
THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THAT HAS FALLE CONTRACTOR'S COST, REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT, REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT, PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE POLIAGE OR MISCELLANDOUS PRUNING AND BENEFICIAL. TO THE CONDITION OF THE PLANTS, ANY DAMAGED GROWNTH SHALL BE PRUNDED FROM THE SITE.

## OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

# GRASS AND TURF MERAS. THE LANDSAPE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING DR CHIEF OPERATIONS AS INCESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL. SPECIFED MIXTURE. GRASS AND TURF AGENTS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICODE AGAINST BROAD LEAFED WEEDS AS REQUIRED BY THE LANDSAPPE ARCHITECT AND IN ACCORDANCE WITH THE RAMBURGLICIBERS DIRECTION. GANSS AND TIME ABEAS SHALL BE FERFILLESD ONCE A YEAR IN AUTUMIN WITH TYMANIC LETEF FOR LAWNS AT A BATE OF VOKK PER MINDLE FERFILLESS PHALLE BE WATERED IN IMMEDIATELY AFFE APPLICATION. RECOLLARITIES IN THE GRASS AND TURE SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. GRASS AND TURE AREAS SHALL BE KEPT MOWN TO MAINTA AHEALTHY AND URGORDUS SWARD OM/WING HEIGHT. 30 SMM.

WIED SEASON. THE STREAM OF THE

OUR SUBSIDENCE.
WITH SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.

