

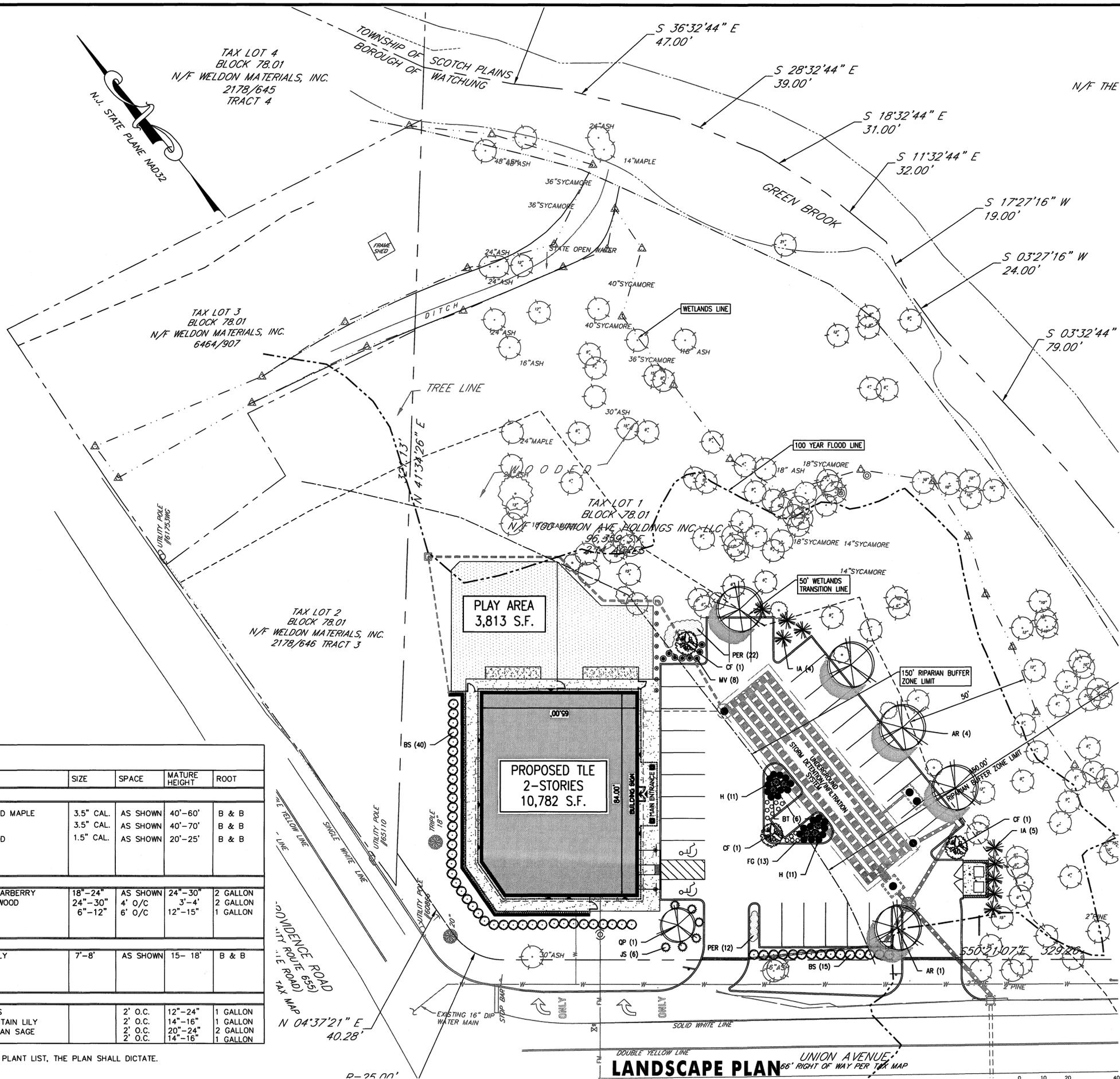
SURVEY REFERENCE:

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOT 1 - BLOCK 78.01, BOROUGH OF WATCHUNG, COUNTY OF SOMERSET, NEW JERSEY" BY KSS, KENNON SURVEY SERVICES INC., OF WARREN NEW JERSEY, DATED 6/5/19.

LANDSCAPING NOTES:

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES," 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED HEREON CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
2. ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY AND DESICCATION.
3. ALL PLANTS SHALL BE PRUNED TO ENSURE MOOR PRIOR TO OR UPON INSTALLATION, WHILE RETAINING THE NATURAL HABIT OF THE PLANTS. THE CENTRAL LEADER SHALL NOT BE CUT. DAMAGED, BROKEN OR CONFLICTING BRANCHES SHALL BE PRUNED CLEARLY WITH THE TRUNK OR BRANCH.
4. BACKFILL MATERIAL FOR PLANTING PITS SHALL BE COMPOSED OF 1 PART PEAT MOSS, 1 PART HUMUS AND 1 PART TOPSOIL FROM THE SITE OR SELECT TOPSOIL. TOPSOIL SHALL BE FREE OF ACIDIC MATERIALS, STICKS, LARGE STONES, DEBRIS OR OTHER OBJECTIONABLE MATERIAL.
5. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF QUANTITIES, SIZES AND OTHER REQUIREMENTS IS SHOWN ON THE SCHEDULE OF PLANT MATERIAL. IN THE EVENT THAT DISCREPANCIES OCCUR BETWEEN THE QUANTITIES OF PLANTS INDICATED IN THE LIST AND THOSE ON THE PLAN, THE PLANT QUANTITIES ON THE PLAN SHALL PREVAIL.
6. AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT COVERED WITHIN A SUBDIVISION OR LAND DEVELOPMENT, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED WITH A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
7. NO PLANT SHALL BE PUT IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE ENGINEER.
8. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL, SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "NURSERY STANDARD FOR NURSERY STOCK," PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS AND FREE FROM DISEASES AND INSECT INFESTATION.
9. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
11. SHADE AND EVERGREEN PLANTS SHALL BE FIELD ADJUSTED TO BE PLANTED AT LEAST 2 (TWO) FEET FROM ANY CURBING, PAVING OR SIDEWALK. WHENEVER POSSIBLE, THIS DIMENSION SHALL BE ADJUSTED TO 4 (FOUR) FEET. THE ENGINEER AND/OR OWNER SHALL ASSIST THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
12. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBSTITUTIONS MUST BE APPROVED BY THE TOWNSHIP. THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE ENGINEER AND TOWNSHIP, TOGETHER WITH A PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
13. THE ENGINEER MAY REVIEW PLANT MATERIALS AT THE SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. THE ENGINEER RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE PROCESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM THE PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
14. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT DOCUMENTS. THE ENGINEER MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
15. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING ACCEPTANCE BY THE TOWNSHIP. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
16. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
17. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE. TREES AND SHRUBS SHOULD BE INSTALLED DURING THE FOLLOWING FALL AND SPRING SEASONS WITH THE EXCEPTION OF TREES WHICH EXPERIENCE A FALL PLANTING HAZARD AND SHOULD ONLY BE PLANTED IN THE SPRING:
 - 17.1. FALL: AUGUST 15 - DECEMBER 15 - EVERGREEN TREES
 - 17.2. OCTOBER 15 - DECEMBER 15 - DECIDUOUS TREES
 - 17.3. SPRING: MARCH 1 - MAY 15 - ALL PLANTS

CONTRACTOR SHALL PROVIDE SPEC IRRIGATION SYSTEM FOR LANDSCAPE AREAS.



PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	MATURE HEIGHT	ROOT
SHADE/FLOWERING TREE(S)							
AR	5	ACER RUBRUM	OCTOBER GLORY RED MAPLE	3.5" CAL.	AS SHOWN	40'-60'	B & B
QP	1	QUERCUS PALUSTRIS	PIN OAK	3.5" CAL.	AS SHOWN	40'-70'	B & B
CF	3	CORNUS FLORIDA	FLOWERING DOGWOOD	1.5" CAL.	AS SHOWN	20'-25'	B & B
SHRUB(S)							
BT	55	BERBERIS THUNBERGI 'CRIMSON PTGM'	DWARF JAPANESE BARBERRY	18"-24"	AS SHOWN	24"-30"	2 GALLON
JS	6	BUXUS MICROPHYLLA	GREEN VELVET BOXWOOD	24"-30"	4' O/C	3'-4'	2 GALLON
JS	6	JUNIPERUS CHINENSIS 'SARGENTI'	SARGENT'S JUNIPER	6"-12"	6' O/C	12'-15'	1 GALLON
EVERGREEN TREE(S)							
IA	9	ILEX AQUIPERNY 'DRAGON LADY'	DRAGON LADY HOLLY	7"-8"	AS SHOWN	15- 18'	B & B
PERENNIAL(S)							
MV	8	MERTENSIA VIRGINICA	VIRGINIA BLUEBELLS	2' O.C.	12"-24"		1 GALLON
H	22	HOSTA X 'FIRE AND ICE'	FIRE AND ICE PLANTAIN LILY	2' O.C.	14"-16"		1 GALLON
PER	34	PEROVSKIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	2' O.C.	20"-24"		2 GALLON
FG	13	FESTUCA GLAUCA	BLUE FESCUE	2' O.C.	14"-16"		1 GALLON

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
ALL TREES SHALL BE BALLED AND BURLAPPED (B & B).
SHADE TREES TO BE BRANCHED AT 7 FEET.

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Architecture
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ISSUE

NO.	DATE	DESCRIPTION	INT.
1.	6.13.19	COMPLETENESS REVIEW	GPG
2.	10.31.19	PLANNING BOARD SUBMISSION	GPG
3.	12.02.19	P.B. RE-SUBMISSION	GPG
4.	3.04.20	P.B. RE-SUBMISSION	GPG

REVISION

NO.	DATE	DESCRIPTION	INT.
1.	10.31.19	PER NIDEP & TECH. REVIEW #1	GPG
2.	12.02.19	REVISED BUILDING LOCATION	APP
3.	3.04.20	MOVED PLANTS OUT OF R.O.W.	GPG

PRINCIPALS

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CHERYL SCHWENKER, AIA	VA	VA-000000000	

THE LEARNING EXPERIENCE
PRELIMINARY AND FINAL SITE PLAN
100 UNION AVENUE
BLOCK 78.01, LOT 1, TAX SHEET # 22
BOROUGH OF WATCHUNG
COUNTY OF SOMERSET, STATE OF NEW JERSEY

Project No: **TLENJ-5-18-295** Scale: **1" = 20'**

Drawn By: **A.P.P.** Approved By: **G.P.G.**

Drawing Name: **LANDSCAPE PLAN**

Drawing Number: **C-600**

Sheet No: **9** of **17**

Initial Date: **MAY 30, 2019**

GERARD P. GESARIO
PROFESSIONAL ENGINEER
N.J. LIC. #08038255

S:\PROJECTS\TLENJ-5-18-295 TLE WATCHUNG UNION AVENUE\CAD\18-295 C-600 LANDSCAPE.DWG GGS&MBO PLOTTED: 03/04/2020