

GENERAL PLANTING NOTES

- THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSEMEN OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. WEEDS AND GRASSES SHALL BE REMOVED FROM ROOTBALLS & CONTAINERS PRIOR TO DELIVERY TO THE SITE.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARDS TO SIZE, SPECIES OR VARIETY WITHOUT WRITTEN PERMISSION OF TOWNSHIP OFFICIALS. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
- THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. NO SHADE TREE, STREET TREE, ORNAMENTAL, FLOWERING TREE OR EVERGREEN TREE SHALL BE PLANTED CLOSER THAN 10' FROM ANY SIDEWALK, DRIVEWAY, CURB OR UTILITY LOCATION UNLESS SPECIFICALLY DIMENSIONED ON THE LANDSCAPE PLAN.
- ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30' ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW 7'-0". ALL PRUNING TO BE PER NJCTE PRUNING GUIDELINES.
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUYS SHALL ONLY BE USED IN WINDY OR WET LOCATIONS OR IN AREAS OF STEEP SLOPES. IF GUYS ARE USED, THEY MUST BE REMOVED WITHIN ONE YEAR OF PLANTING. ARBOR TIES SHALL BE ATTACHED TO THE TREE AT A HEIGHT OF TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO AS NOT TO SPLIT THE TRUNKS OF MULTI-STEMMED TREES. PROVIDE 2 TREE STAKES PER TREE UNLESS NOTED OTHERWISE. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE.
- PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
- ALL PLANT MATERIAL SHALL BE INSTALLED AT OR SLIGHTLY ABOVE GRADE AS GROWN IN THE NURSERY.
- NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT OF GROWTH AND SURVIVAL OF ALL PLANTS.

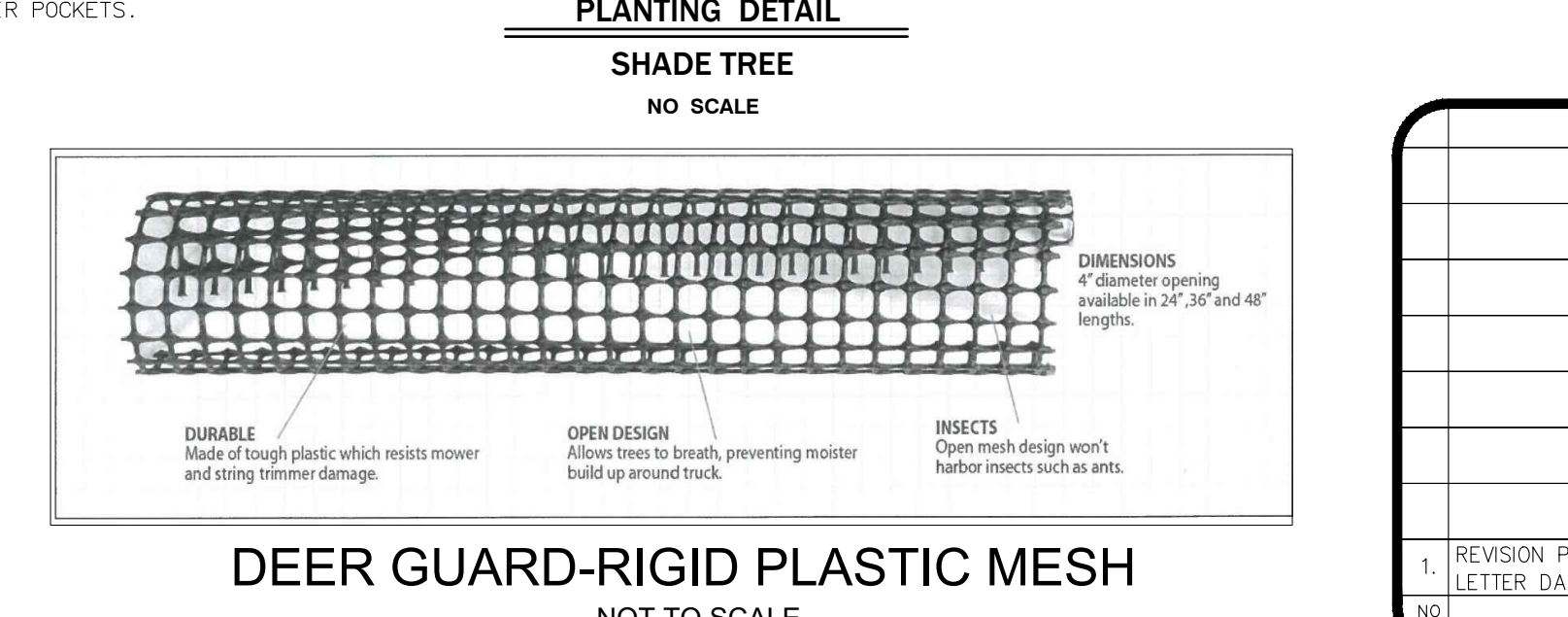
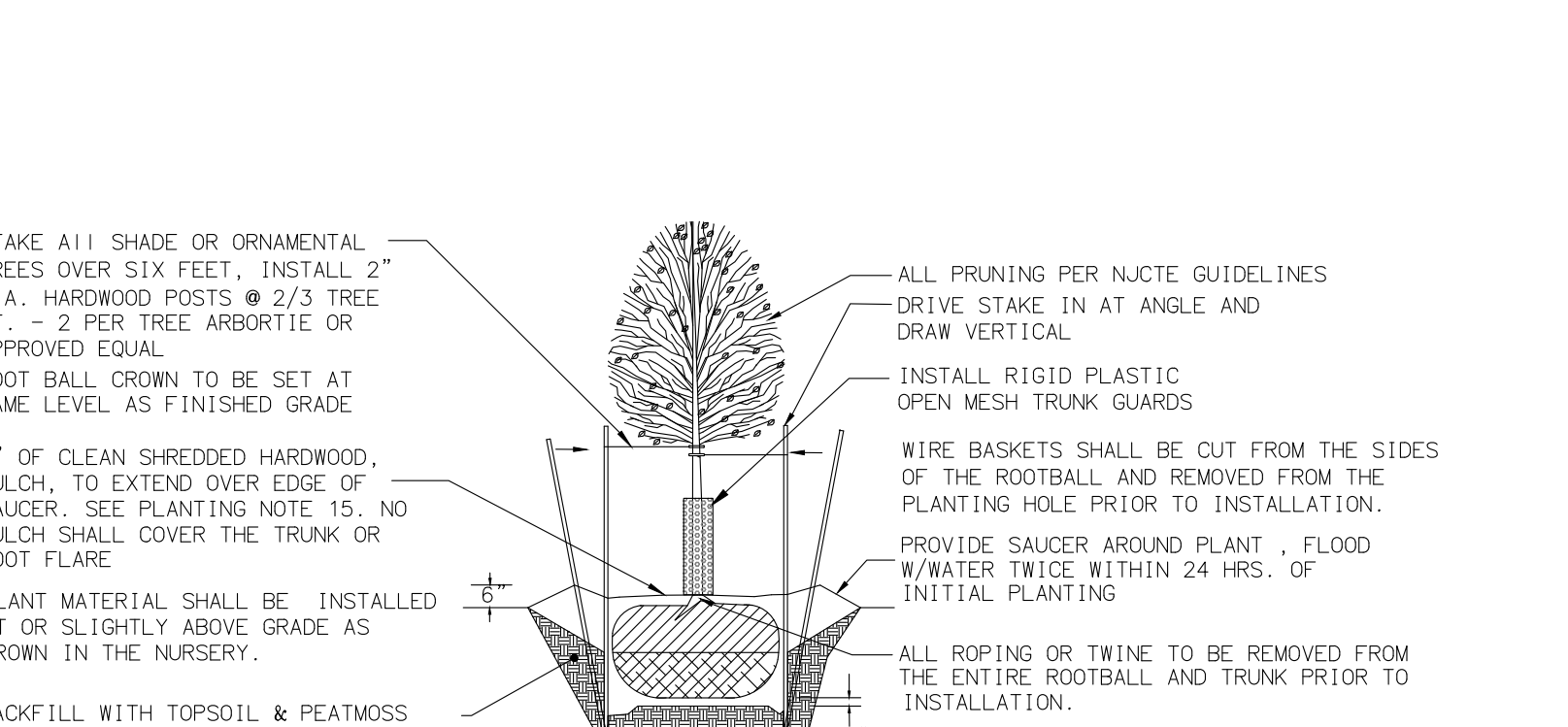
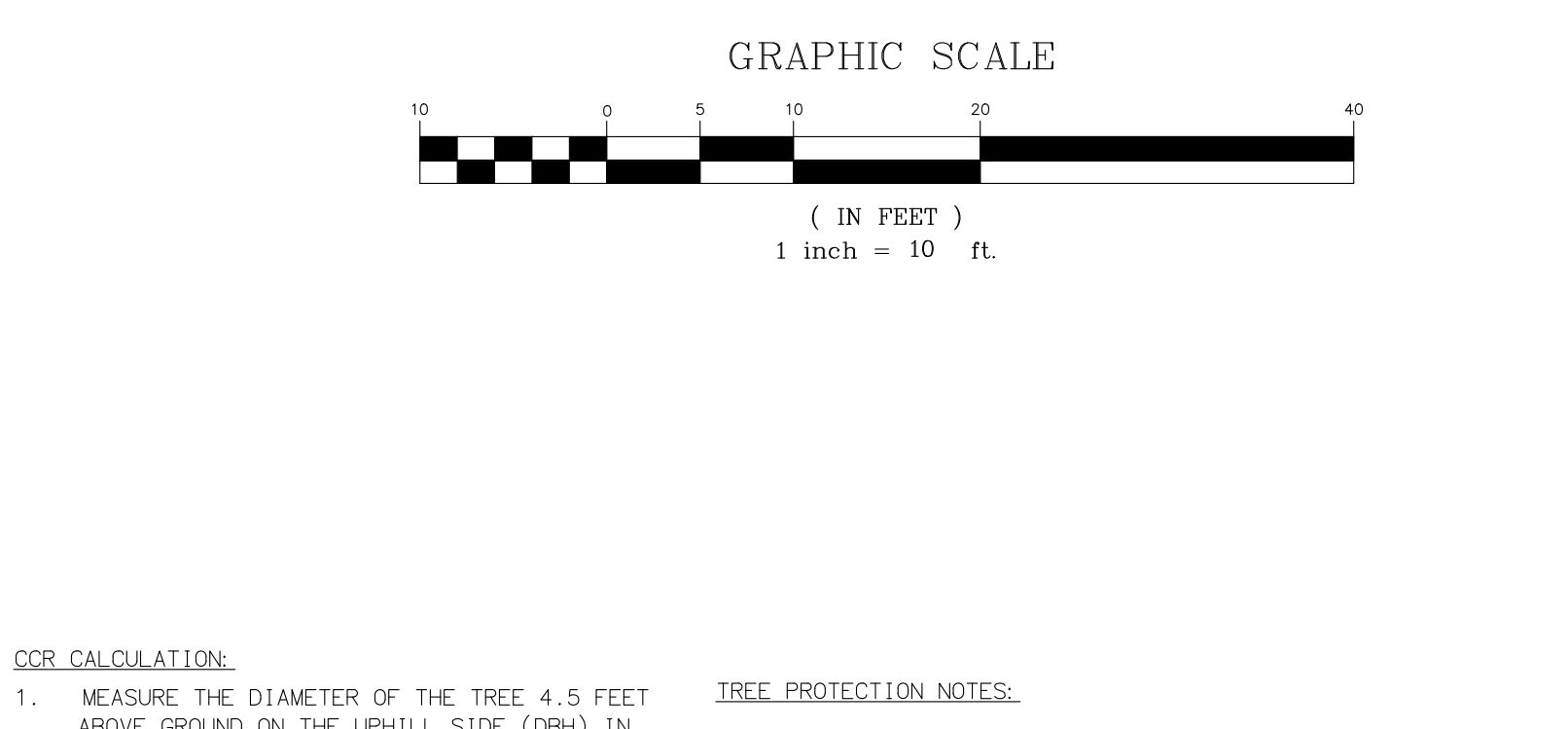
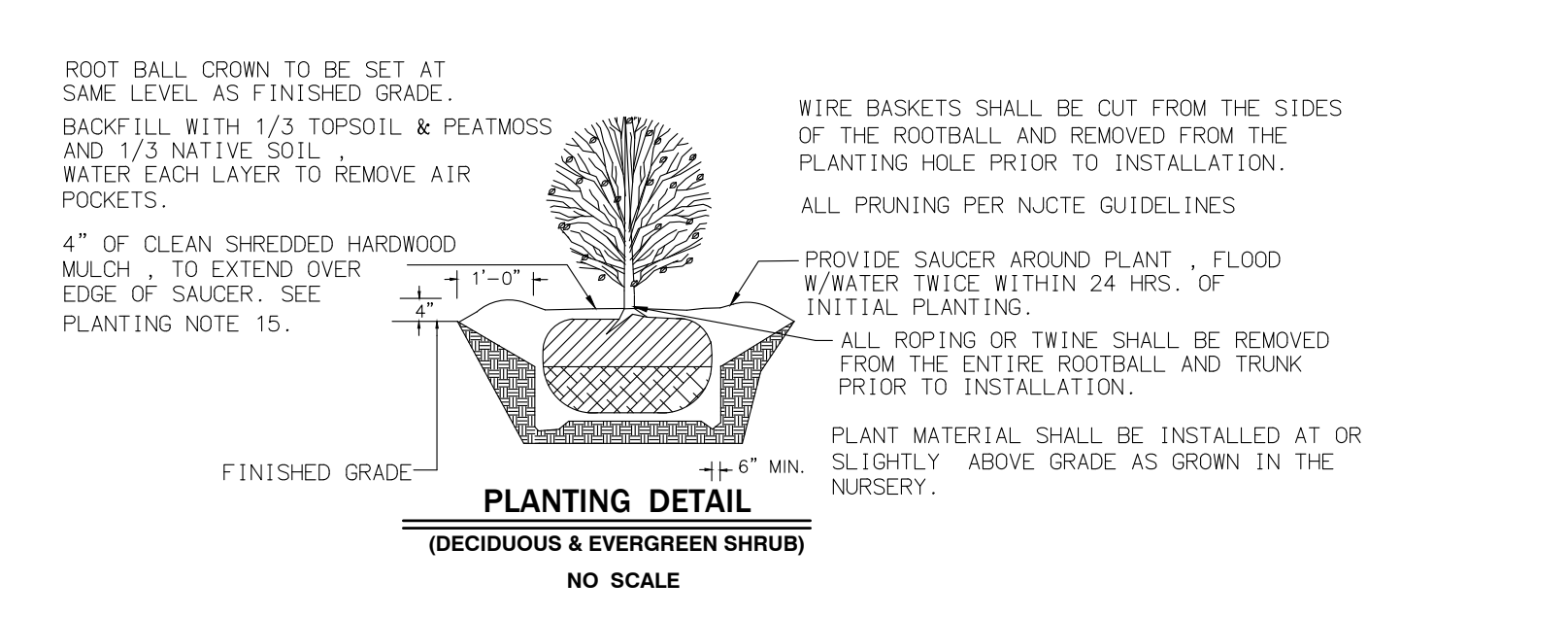
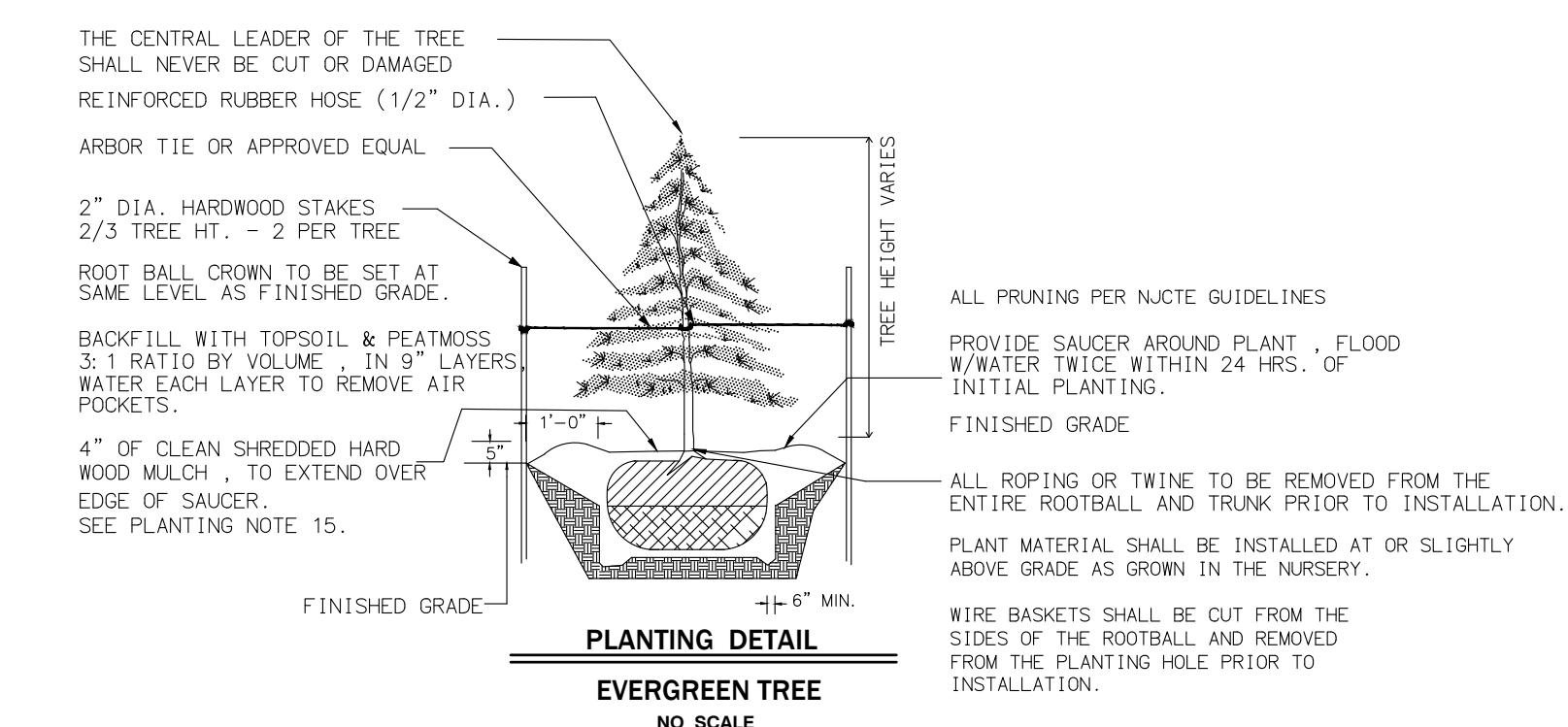
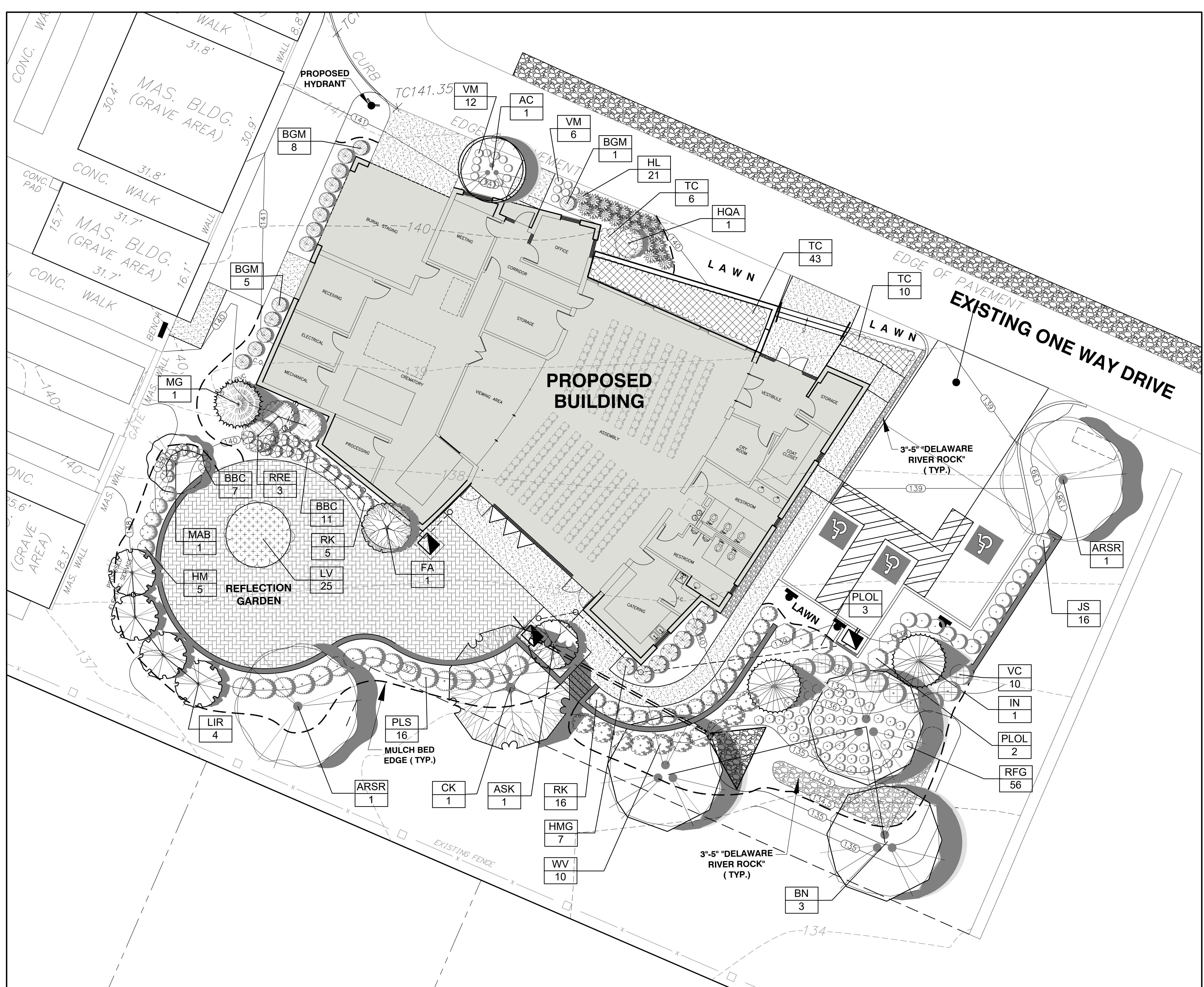
OPTIMAL PLANTING INSTALLATION SCHEDULE:

FALL	SEPT. 15 - DEC. 30	EVERGREEN PLANTS
	OCT. 15 - DEC. 30	DECIDUOUS PLANTS
SPRING	MARCH 1 - MAY 30	ALL PLANTS

- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE BY THE TOWNSHIP OFFICIALS. ANY REPLACEMENT TREES AND SHRUBS SHALL ALSO REQUIRE A TWO YEAR GUARANTEE.
- ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING, INSTALLED PRIOR TO ANY SITE DISTURBANCE AND REMAINING THROUGHOUT ALL PHASES OF CONSTRUCTION. ALL FENCING SHALL BE PLACED A MINIMUM OF 10 FEET OUTSIDE THE INDIVIDUAL TREE CANOPY. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING OR CLEARING. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DISEASED OR DAMAGED BRANCHES PER NJCTE GUIDELINES.
- NO SOIL OR CONSTRUCTION MATERIALS, PERMANENT OR TEMPORARY, SHALL BE PLACED AND NO GRADING OR SOIL REMOVAL SHALL OCCUR WITHIN 10 FEET OF THE DRIP LINE OF THE TREE CANOPY OF ANY TREE.
- ALL TWINE AND WIRE BASKETS SHALL BE REMOVED FROM THE ROOTBALL PRIOR TO INSTALLATION.
- NO MULCH SHALL BE PLACED AGAINST THE TRUNK OR ROOT FLARE OF ANY WOODY PLANT AND NO MORE THAN 4 INCHES OF MULCH SHALL BE PLACED ON TOP OF ROOTBALL.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	NOTE	REMARKS
ORNAMENTAL TREES	AC	1	AMELANCHIER CANADENSIS / SERVICEBERRY	8 B B	5'-6"		SHRUBFORM
	ASK	1	ACER PALMATUM 'SANGO KAKU' / CORAL BARK MAPLE	8 B B	6'-7"		FULL
	FA	1	FRANKLINIA ALATAMAHIA / FRANKLIN TREE	8 B B	6'-7"		SPECIMEN
	LIR	4	LAGERSTROEMIA INDICA / 'RHAPSODY' IN PINK 'CRAPE MYRTLE	7-8"	30 GAL.		
	MAB	1	MAGNOLIA ACUMINATA 'BUTTERFLIES' / BUTTERFLIES MAGNOLIA	8 B B	8-10"		
EVERGREEN TREES	IN	2	ILEX 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	8 B B	5'-6"		
	MG	1	METASEQUOIA GLYPTOSTROBOIDES	8 B B	8-10"		
SHADE TREES	ARSR	2	ACER RUBRUM 'SUNSET RED' / SUNSET RED MAPLE	8 B B	2-1/2' CAL.		FULL
	BN	3	BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	8 B B	2-2-1/2' CAL.		3 STEMS (STRAIGHT)
	CK	1	CLADRASTIS LUTEA / AMERICAN YELLOWWOOD	8 B B	2-2-1/2' CAL.		FULL
SHRUBS	BBC	18	Buddleja 'BLUE CHIP' / DWARF BUTTERFLY BUSH	3 GAL.	15-18"		
	BGM	4	BUXUS MICROPHYLLA 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	8 B B	24-30"		
	HM	5	HYDRANGEA INVOLUCRATA 'BLUE BUNNY' / BRADED HYDRANGEA	5 GAL.	24-30"		
	HMG	7	HYDRANGEA MACROPHYLLA 'GLOWING EMBERS' / BIG LEAF HYDRANGEA	5 GAL.	24-30"		
	HQA	1	HYDRANGEA QUERCIFOLIA 'ALISON' / OAKLEAF HYDRANGEA	7 GAL.	30-38"		
	JS	16	JUNIPERUS SARGENTI / SARGENT JUNIPER	3 GAL.	18-24"		
	PLOL	5	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / COMPACT CHERRY LAUREL	5 GAL.	24-30"		
	PLS	16	PRUNUS LAUROCERASUS 'SCHIPKENSIS' / SCHIPKA LAUREL	7 GAL.	30-38"		
	RRE	3	RHOODODENDRON 'ROSEUM ELEGANS' / ROSEUM ELEGANS RHODODENDRON	24-30', 3 GAL.			
	RK	21	ROSA 'KNOCKOUT' / PINK KNOCKOUT ROSE	3 GAL.			
	RFO	56	RUBROCKIA F. GOLDSTURM / BLACK-EYED SUSAN	1 GAL.			
	VC	10	VIBURNUM CARLISLE / KOREAN SPICE VIBURNUM	3 GAL.	18-24"		
	VM	18	VINCA MINOR / PERIWINKLE GROUNDCOVER	1 GAL.			
	WV	10	WEIGELA VARIEGATA / VARGIEGATE WEIGELA	5 GAL.	24-30"		
GROUND COVER AND PERENNIALS	HL	21	HOSTA 'L'LOVALIST' / L'LOVALIST HOSTA	1 GAL.			
	LV	25	LIRIOPE VARIEGATA / VARGIEGATE LILYTURF	1 GAL.			
	TC	59	TIARELLA CORDIFOLIA / FOAMFLOWER	1 GAL.			



NO.	REVISION	DATE	BY
1	REVISION PER STORMWATER COMMENTS ON REV'S LETTER DATED 4/12/22	6/15/22	CPG
2			
3			

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PRELIMINARY & FINAL MAJOR SITE PLAN
LOT 25
BLOCK 364.01
(TAX MAP SHEET NO. 57)
TOWNSHIP OF NEW JERSEY
MERCER COUNTY, NEW JERSEY

LANDSCAPING PLAN

DATE: 10/21/21
SCALE: 1" = 10'
DRAWN: E.A.D.
CHECKED:
SHEET: 5 OF 8
POCKET:

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