

MINOR SITE PLAN APPLICATION  
OF  
PARKING LOT EXPANSION  
FOR  
THE RESEARCH COLLECTIONS AND  
PRESERVATION CONSORTIUM, INC.

BLOCK 701, 31  
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

OWNER/APPLICANT:

**THE RESEARCH COLLECTIONS AND  
PRESERVATION (RECAP) CONSORTIUM, INC.**  
C/O STEVENS & LEE A PA, P.C.  
100 LENOX DRIVE, SUITE 200  
LAWRENCEVILLE, NJ 08648

PROJECT MANAGEMENT:

**AEGIS PROPERTY GROUP**  
1600 MARKET STREET  
PHILADELPHIA, PA 19103

LAND USE ATTORNEY:

**STEVENS & LEE, A PENNSYLVANIA PROFESSIONAL CORPORATION**  
PRINCETON PIKE CORPORATION CENTER  
100 LENOX DRIVE, SUITE 200,  
LAWRENCEVILLE, NJ 08648

ENGINEER-SURVEYOR:

**VAN NOTE-HARVEY, DIVISION OF PENNONI**  
103 COLLEGE ROAD EAST  
PRINCETON, NEW JERSEY 08540

LANDSCAPE ARCHITECT:

**ETM ASSOCIATES, LLC**  
1202 RARITAN AVE  
HIGHLAND PARK, NJ 08904

**SHEET INDEX**

CIVIL ENGINEERING PLANS:

SHEET NO.	TITLE
CE-1	COVER SHEET
CE-2	VICINITY PLAN AND KEY MAP
CE-3	OVERALL SITE PLAN
CE-4	DEMOLITION PLAN AND SITE LAYOUT PLAN
CE-5	SITE GRADING & DRAINAGE PLAN
CE-6	CONSTRUCTION DETAILS
1	EXISTING CONDITIONS PLAN

LANDSCAPE ARCHITECT PLANS:

SHEET NO.	TITLE
L100	PLANTING PLAN

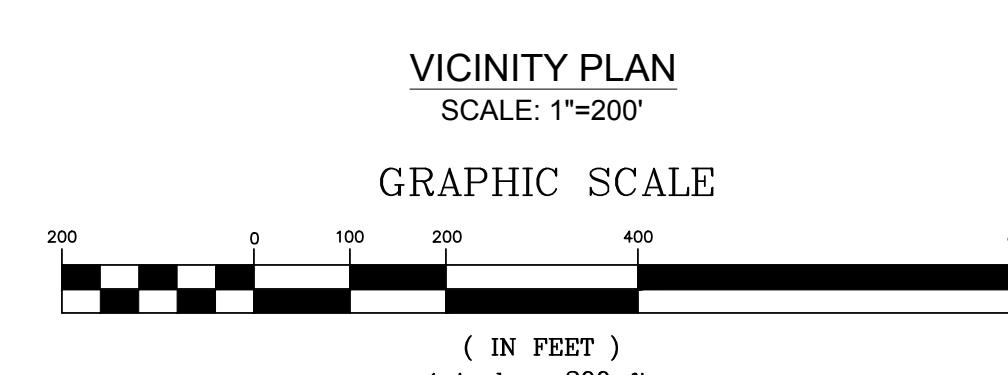
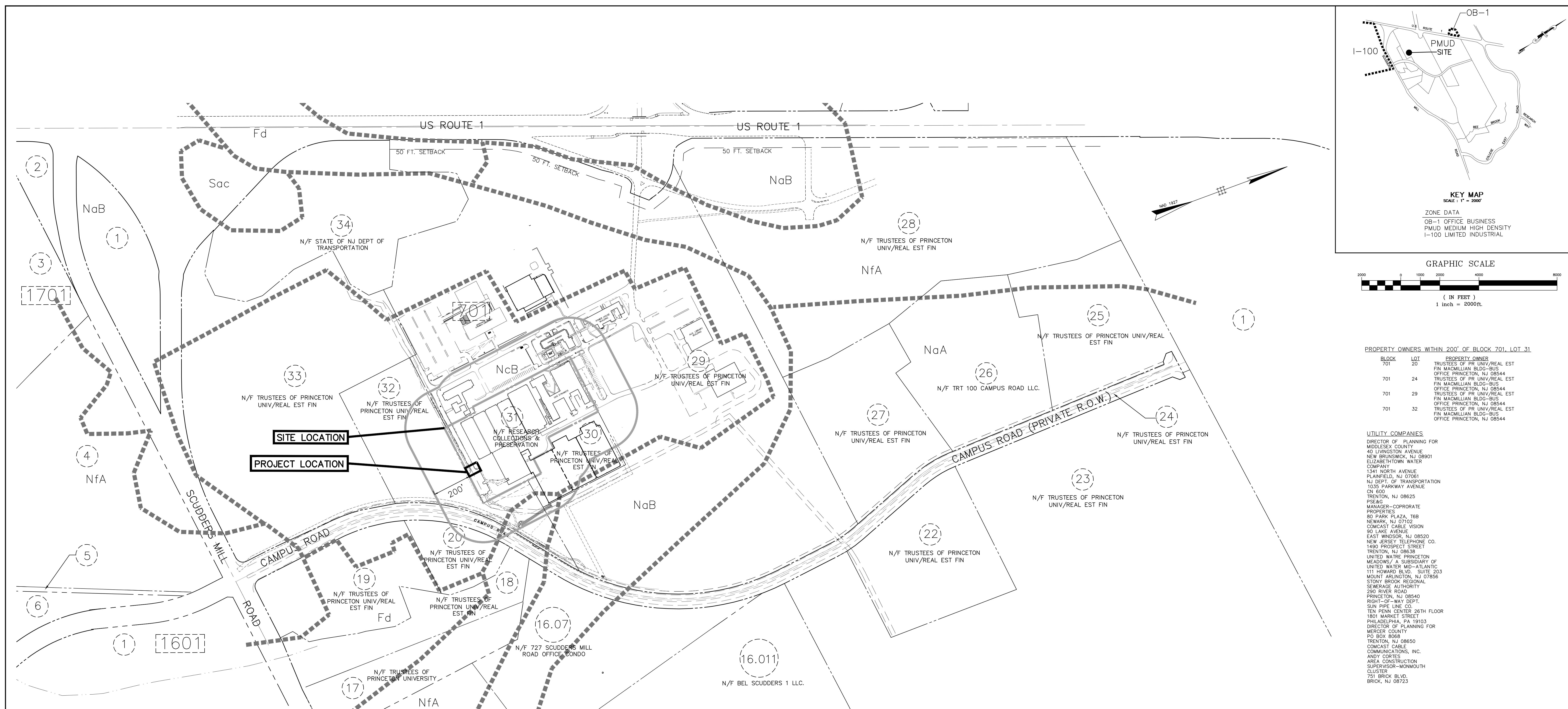
MINOR SITE PLAN APPLICATION APPROVED BY:

PLANNING BOARD CHAIRMAN

PLANNING BOARD SECRETARY

PLAINSBORO TOWNSHIP APPLICATION NUMBER: \_\_\_\_\_

ORDER No. 45181-800  
FILE No. 01  
SHEET No. CE-1



## REFERENCE PLANS

GENERAL PROPERTY PARCEL MAP, ROUTE U.S. 1 (1955)  
SECTION 3, AUGUST 1988.

2. PRELIMINARY AND FINAL PLAN, P.M.U.D. SUBDIVISION  
OF PROPERTY OF THE TRUSTEES OF PRINCETON UNIVERSITY  
SCALE AS SHOWN, SEPTEMBER 30, 1987, BY NASSAU  
SURVEYING COMPANY FILED IN THE MIDDLESEX COUNTY  
CLERKS OFFICE ON 5/20/88 AS MAP No. 5250 FILE No. 97

3. NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL

3. NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL PROPERTY PARCEL MAP, ROUTE U.S. 1 (1953) SECTION 3H, ROUTE U.S. 1 / SCUDDERS MILL ROAD INTERCHANGE, 1993.

PLAINSBORO TOWNSHIP TAX MAP INFORMATION  
ZONE PMUD  
SHEET 7  
BLOCK 701  
EXISTING LOTS 31

## EXISTING LOTS 51

## VICINITY PLAN LEGEND

**[301]** DENOTES EXISTING BLOCK N.

✓ = DENOTES EXISTING BLOCK NO.

( 40 ) = DENOTES EXISTING LOT No.

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SOIL TYPES


Fb – FALLSINGTON LOAM  
Fd – FALLSINGTON VARIANT LOAM  
NaA – NIXON LOAM (0% to 2% SLOPES)  
NaB – NIXON LOAM (2% to 5% SLOPES)  
NcB – NIXON URBAN LAND COMPLEX (0% to 5% SLOPES)  
NfA – NIXON VARIANT LOAM (0% to 2% SLOPES)  
SaC – SASSAFRAS SANDY LOAM (0% to 2% SLOPES)

SOURCE: UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION  
SERVICE, SOIL SURVEY OF MIDDLESEX COUNTY, NEW JERSEY, ISSUE  
APRIL, 1987.

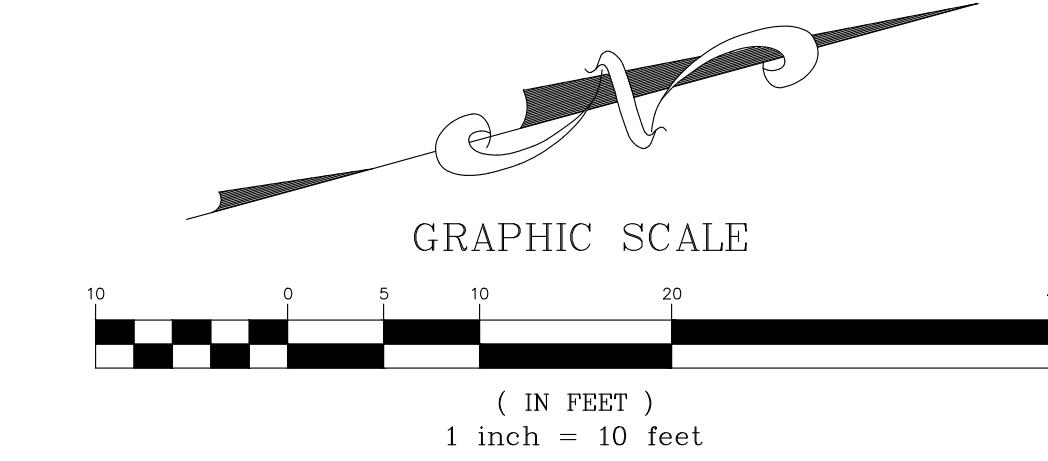
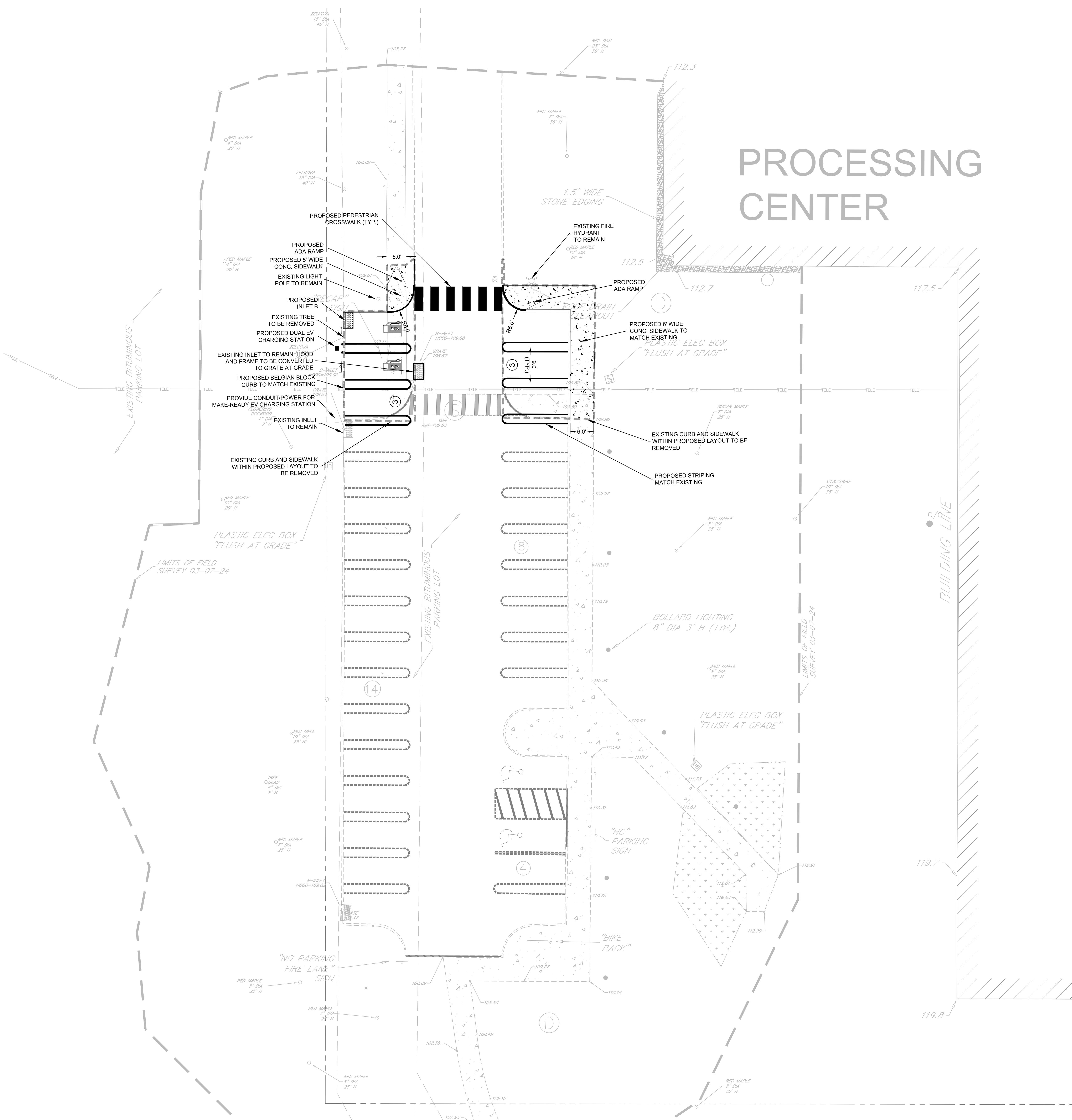
SOIL BOUND

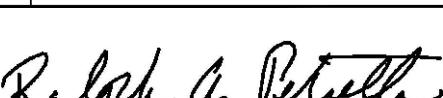
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REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
 <u>07/24/24</u> DATE OF SIGN.				
<b>RALPH A. PETRELLA</b> <b>N.J. PROFESSIONAL ENGINEER LIC. NO. GE 46160</b>				
<b>van note-harvey associates, inc.</b> <b>consulting engineers, planners &amp; land surveyors</b> 103 College Road East • Princeton, NJ 08540 • 609-987-2323 211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-465-2600 <a href="http://www.vannoteharvey.com">www.vannoteharvey.com</a> <b>Certificate of Authorization</b> No. 24GA28271300				
 <b>van note-harvey associates</b> <i>- Since 1894 -</i>				
<b>VICINITY PLAN AND KEY MAP</b> <b>OF</b> <b>PARKING LOT EXPANSION</b> <b>PREPARED FOR</b> <b>THE RESEARCH COLLECTIONS AND</b> <b>PRESERVATION CONSORTIUM</b> <b>SITUATED IN</b>				
<b>PLAINSBORO TOWNSHIP</b> <b>SCALE 1" = 200'</b>				
<b>MIDDLESEX CO., N.J.</b> <b>JULY 24, 2024</b>				
DRAWN BY <b>KAP</b> DATE <b>07/24/24</b>		FIELD BK PAGE	ORDER No. <b>45181- 800-01</b>	FILE No. <b>CE-2</b>
CHECKED BY <b>RAP</b>				

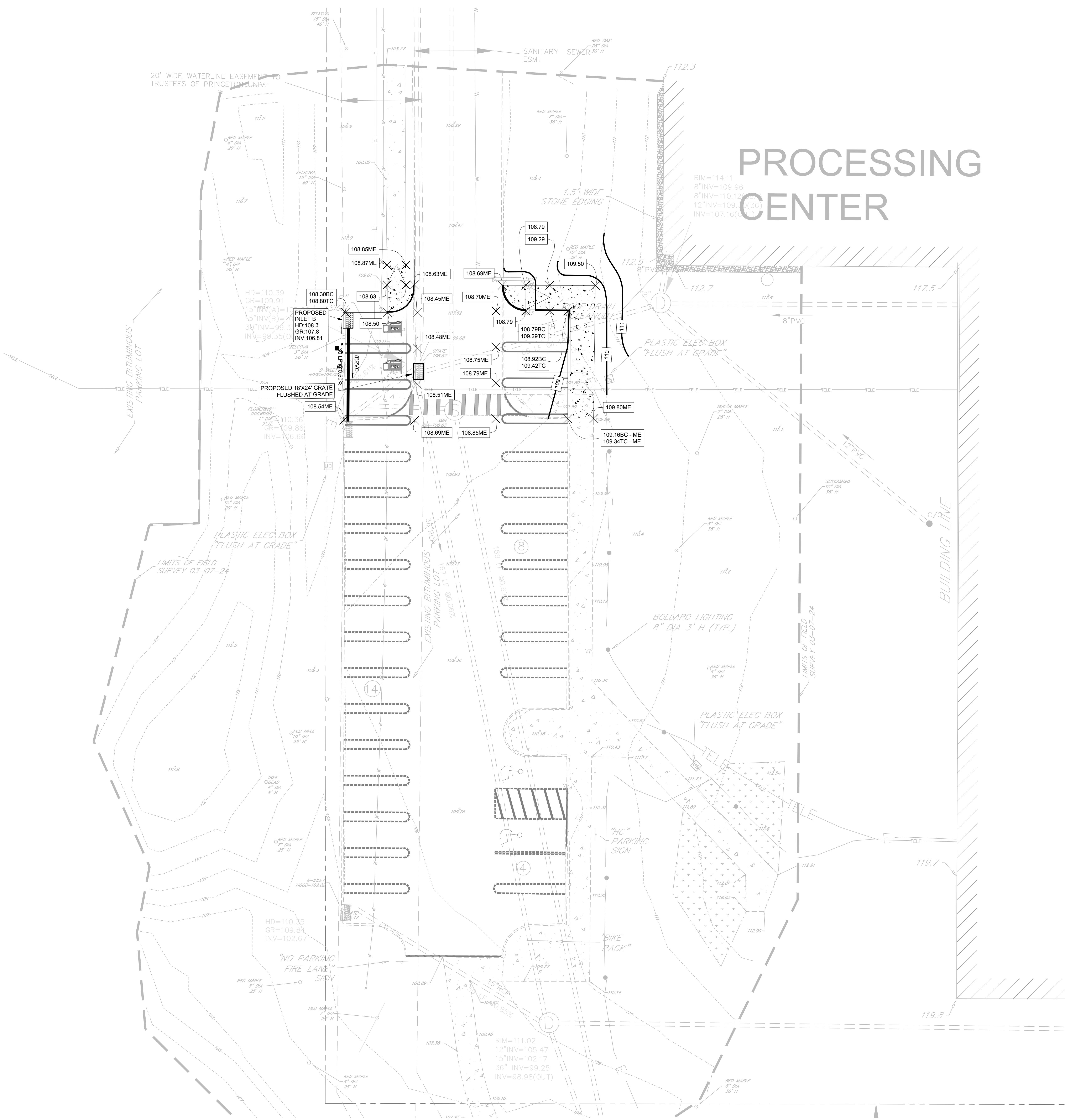


# PROCESSING CENTER



REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY	
					<p>07/24/24 DATE OF SIGN.</p> <p><b>RALPH A. PETRELLA</b> N.J. PROFESSIONAL ENGINEER LIC. NO. GE 46160</p>
<p><b>van note-harvey associates, inc.</b> consulting engineers, planners &amp; land surveyors</p> <p>103 College Road East • Princeton, NJ 08540 • 609-987-2323 211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-465-2600 <a href="http://www.vannoteharvey.com">www.vannoteharvey.com</a></p> <p><b>Certificate of Authorization</b> No. 24GA28271300</p>					 <p>- Since 1894 -</p>
<p>DEMOLITION PLAN AND SITE LAYOUT PLAN OF PARKING LOT EXPANSION PREPARED FOR THE RESEARCH COLLECTIONS AND PRESERVATION CONSORTIUM SITUATED IN</p> <p>PLAINSBORO TOWNSHIP SCALE 1" = 10'</p> <p>MIDDLESEX CO., N.J. JULY 24, 2024</p>					
<p>DRAWN BY KAP DATE 07/24/24</p> <p>CHECKED BY RAP DATE 07/24/24</p>		<p>FIELD BK PAGE</p> <p>45181- 800-01</p>	<p>ORDER No.</p>	<p>FILE No.</p>	<p>SHEET No.</p> <p><b>CE-4</b></p>

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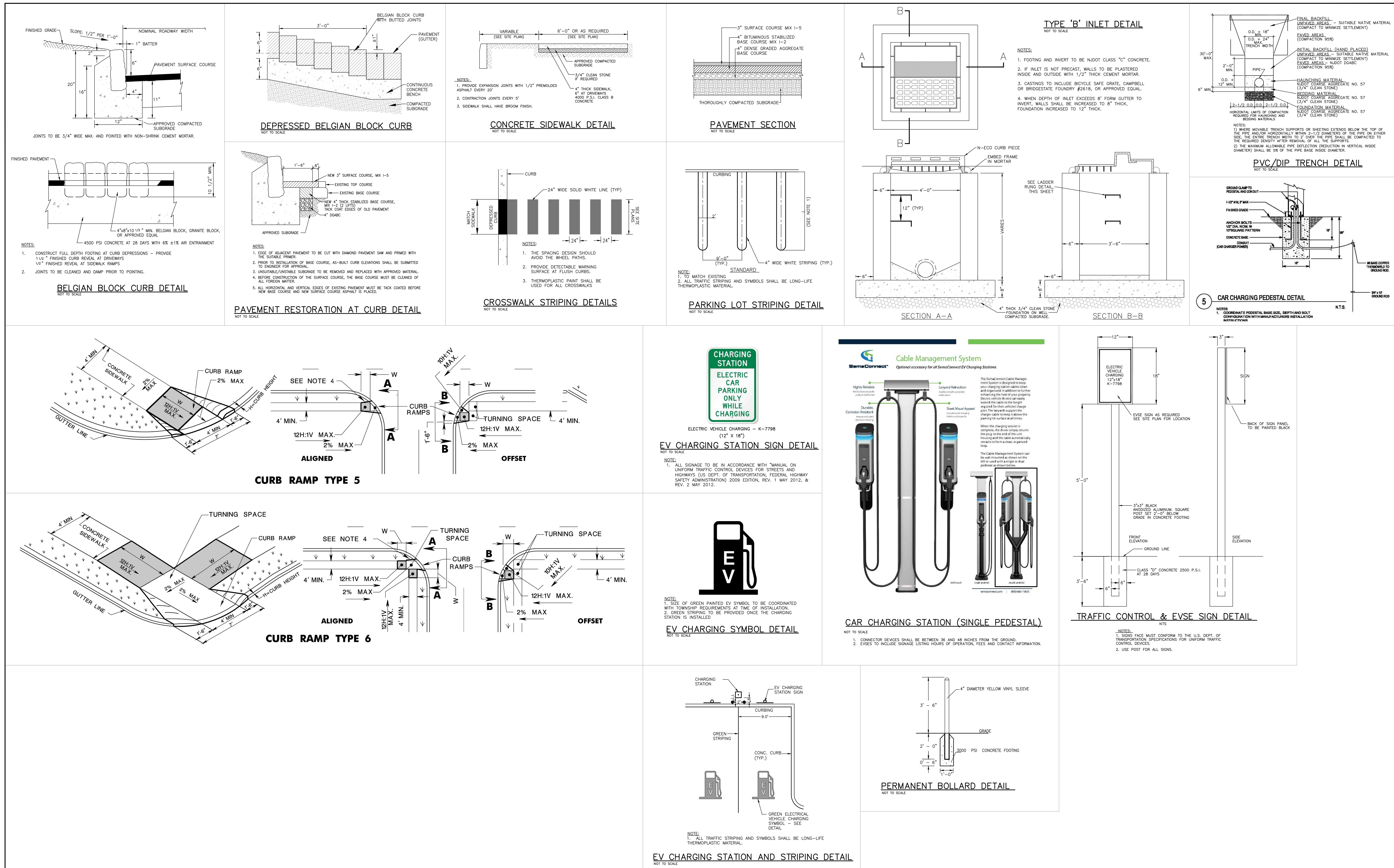


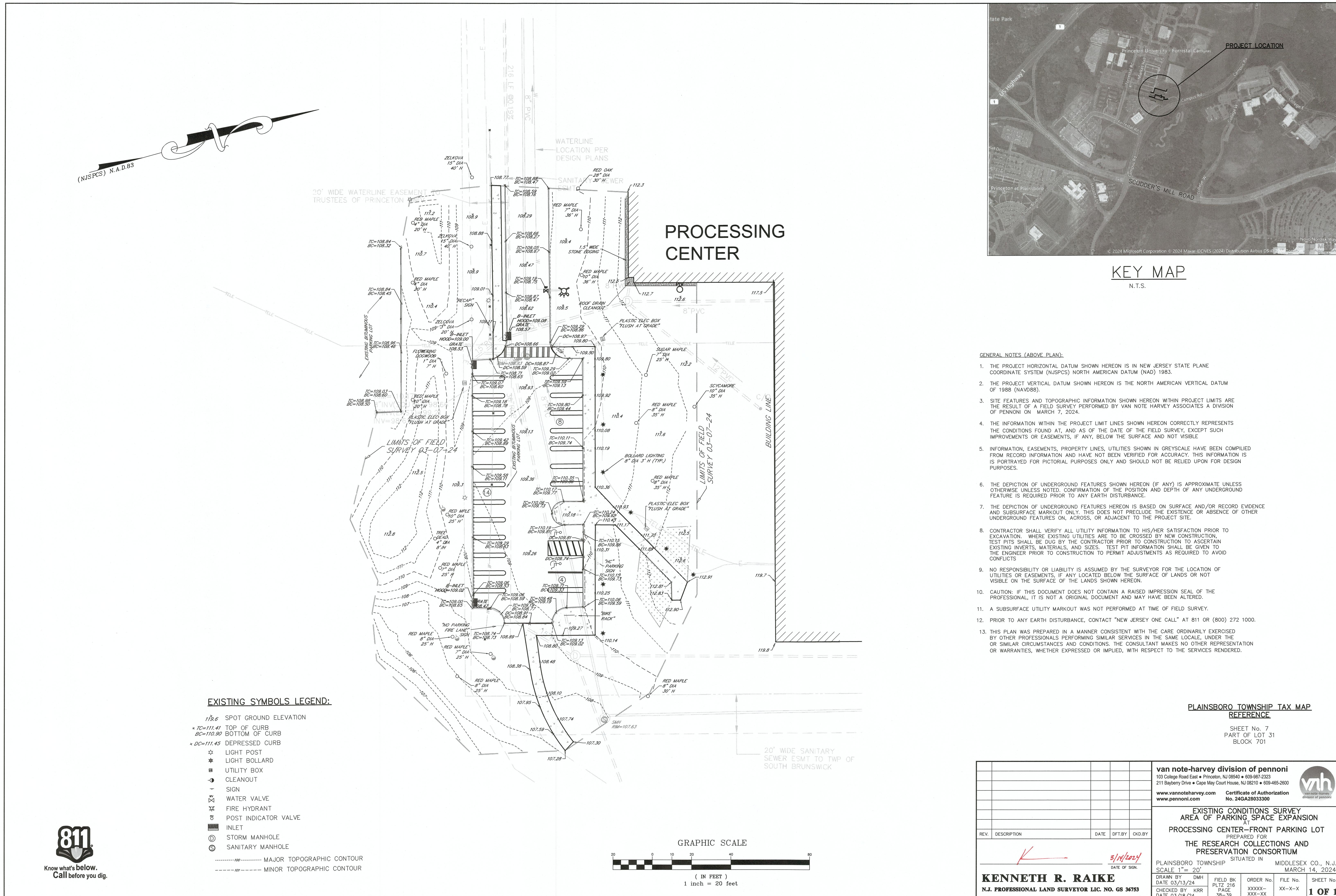
REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
				
07/24/24				
Ralph A. Petrella				
SITE GRADING AND DRAINAGE PLAN OF PARKING LOT EXPANSION PREPARED FOR THE RESEARCH COLLECTIONS AND PRESERVATION CONSORTIUM SITUATED IN PLAINSBORO TOWNSHIP MIDDLESEX CO., N.J. SCALE 1" = 10'				
KAP	FIELD BK	ORDER NO.	FILE NO.	SHEET NO. <b>CE-5</b>
DATE 07/24/24	PAGE	45181-800-01		
CHECKED BY RAP				
DATE 07/24/24				

van note-harvey associates, inc.  
consulting engineers, planners & land surveyors  
103 College Road East • Princeton, NJ 08540 • 609-972-2323  
211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-465-2620  
[www.vannoteharvey.com](http://www.vannoteharvey.com) Certified by Authorization  
No. A-10000 Since 1944

SITE GRADING AND DRAINAGE PLAN  
OF  
PARKING LOT EXPANSION  
PREPARED FOR  
THE RESEARCH COLLECTIONS AND  
PRESERVATION CONSORTIUM  
SITUATED IN  
PLAINSBORO TOWNSHIP MIDDLESEX CO., N.J.  
SCALE 1" = 10'

07/24/24  
Ralph A. Petrella  
N.J. PROFESSIONAL ENGINEER LIC. NO. GE 46160  
KAP FIELD BK ORDER NO. FILE NO.  
DATE 07/24/24 PAGE  
CHECKED BY RAP DATE 07/24/24  
DATE 07/24/24  
FILE NO. SHEET NO.  
**CE-5**





# THE RESEARCH COLLECTIONS AND PRESERVATION (RECAP) CONSORTIUM PARKING LOT EXPANSION

400 Forrestal Road, Plainsboro Township, New Jersey

## PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	UNIT	QUANTITY	COMMENTS
2	Zelkova serrata	Japanese Zelkova	EA	1	Relocate existing tree (recent B+B planting)
0	Forsythia x intermedia	Forsythia	EA	8	Baled and burlapped (or large container)

BOTANICAL NAME	COMMON NAME	UNIT	QUANTITY/AREA	COMMENTS
Turfgrass Seed Mix	Turfgrass Seed Mix	SF	all disturbed areas	Seed Rate 6-8 LB/1,000 SF

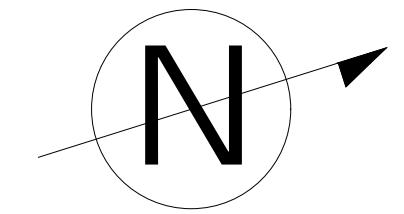
  

KEY	MATERIAL	AREA	QUANTITY	COMMENTS
1	HARDWOOD MULCH	200 SF AT 3" DEPTH	2 CY	tree and shrub planting areas

## PLANTING NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AS ESTABLISHED BY AMERICAN HORT (FORMERLY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION), LATEST EDITION.
- ALL PLANT MATERIAL SHALL BE VIGOROUS AND FREE OF INJURY, INSECTS, OR DEFECTS. PLANT MATERIAL SHALL BE STOCK FROM A RECOGNIZED NURSERY WITHIN THE NORTHEAST REGION.
- CONTRACTOR SHALL VERIFY QUANTITIES AS SHOWN ON THE CONTRACT DRAWINGS. IF A DISCREPANCY EXISTS BETWEEN THE PLANT COUNT AS SHOWN ON THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN SHALL TAKE PRECEDENCE.
- THE LANDSCAPE ARCHITECT MAY REJECT ANY MATERIAL WHICH DOES NOT MEET THE PLANT SPECIES AS OUTLINED IN THE PLANT LIST.
- ALL PLANT MATERIAL SHALL BE PLANTED IN A FRESH, SOILLESS MEDIUM AS OUTLINED IN THE PLANTING PLAN.
- ALL TREES SHALL BE PLANTED SO THAT THE ROOT FLARE IS 1-1/2" TO 2" ABOVE FINISHED GRADE. CONTRACTOR SHALL VERIFY ROOT FLARE PRIOR TO PLANTING. REMOVE EXCESS SOIL OVER THE ROOTBALL AS REQUIRED TO EXPOSE THE ROOT FLARE ONLY AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANTINGS SHALL BE WATERED BY THE CONTRACTOR ON A DAILY BASIS DURING PERIODS OF EXCESSIVE HEAT. TREES SHALL RECEIVE 7-10 GALLONS PER CALIPER PER WEEK OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. A TEMPORARY IRRIGATION SYSTEM IS TO BE INSTALLED ALONG THE ENTIRETY OF THE PLANTED SWALE AND IRRIGATED ON A DAILY BASIS (DURING PERIODS WITHOUT IRRIGATION, CONTRACTOR SHALL ENSURE PROPER PLANT ESTABLISHMENT).
- TREES SHALL BE GUED OR STAKED AS INDICATED ON THE DRAWING. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL GUED/STAKING FOR A PERIOD OF ONE YEAR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL GUED/STAKING AFTER THIS PERIOD UPON DIRECTION OF LANDSCAPE ARCHITECT.
- PLAN INDICATES APPROXIMATE LOCATION OF ALL TREES, SHRUBS, AND PERENNIALS. STAKE LOCATIONS OF ALL PROPOSED PLANTING FOR FINAL DETERMINATION IN THE FIELD BY LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE PLANTED IN A FRESH, SOILLESS MEDIUM AS OUTLINED IN THE PLANTING PLAN.
- ALL PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITH MATERIAL OF SAME SIZE AND SPECIES.
- ALL PLANT MATERIAL SHALL BE PROPERLY GUED, STAKED, WRAPPED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL TREE PLANTING DETAIL. GUY WIRE SHALL BE ATTACHED TO THE TREES AT TWO-THIRD THE HEIGHT OF THE TREE AND SHALL BE LOCATED AT POINTS SO AS NOT TO SPLIT THE TRUNKS AND NOT STRETCH TREES.
- 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.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 1" LAYER OF TOPSOIL IN ALL SEEDED AREAS. THE CONTRACTOR SHALL PERFORM A FULL SOIL ANALYSIS PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENTS REQUIRED.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
- ALL PLANT MATERIAL SHALL BE PLANTED IN THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES; DENSELY FOLIATED VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- THE LANDSCAPE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETERIMENTAL TO THE GROWTH OF PLANT MATERIALS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CONDITION(S) THAT WOULD PREVENT THE HEALTHY GROWTH OF PLANT MATERIALS. THIS WOULD INCLUDE, BUT NOT BE LIMITED TO: SHALLOW BEDROCK, COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, CONTAMINATED SOIL, DISRUPTION FROM CONSTRUCTION ACTIVITIES, ETC.
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- RESTORATION OF ALL LAWN AND OTHER PLANTING AREAS THAT ARE DISTURBED BY THE NEW CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.
- ALL QUANTITIES ARE APPROXIMATIONS. CONTRACTOR SHALL VERIFY QUANTITIES AS SHOWN ON THE CONTRACT DRAWINGS. IF A DISCREPANCY EXISTS THE PLANTING PLAN SHALL TAKE PRECEDENCE.

SCALE: 1:5' 5' 10' 20'



**ETM ASSOCIATES L.L.C.**  
PUBLIC SPACE DESIGN  
PUBLIC SPACE MANAGEMENT  
PROJECT MANAGEMENT  
1202 Randolph Avenue  
Highland Park, NJ 08904  
609-732-6266  
609-732-7161  
etmassociatesllc.com

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GIOVANNI MANILIO  
47562  
DRAWN  
CHECKED

E. TIMOTHY MARSHALL  
AS09972  
DRAWN  
CHECKED

PLANTING PLAN  
DRAWING TITLE  
SHEET NO.

L100

## PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	UNIT	QUANTITY	COMMENTS
2	Zelkova serrata	Japanese Zelkova	EA	1	Relocate existing tree (recent B+B planting)
0	Forsythia x intermedia	Forsythia	EA	8	Baled and burlapped (or large container)

BOTANICAL NAME	COMMON NAME	UNIT	QUANTITY/AREA	COMMENTS
Turfgrass Seed Mix	Turfgrass Seed Mix	SF	all disturbed areas	Seed Rate 6-8 LB/1,000 SF

KEY	MATERIAL	AREA	QUANTITY	COMMENTS
1	HARDWOOD MULCH	200 SF AT 3" DEPTH	2 CY	tree and shrub planting areas

## PLANTING NOTES

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TURF GRASS SEED MIX:  
Custom Seed Mix (Ernst Conservation Seeds Inc.)  
Seeding Rate 6-8LB/1,000 SF

45% Tall Fescue, 'Cochise III' (Festuca arundinacea 'Cochise III')  
45% Tall Fescue, 'Cortex II' (Festuca arundinacea 'Baron')  
5% Perennial Ryegrass, 'Amazing GS' (Lolium perenne 'Amazing GS')  
5% Kentucky Bluegrass, 'Baron' (Poa pratensis 'Baron')  
Total: 100%

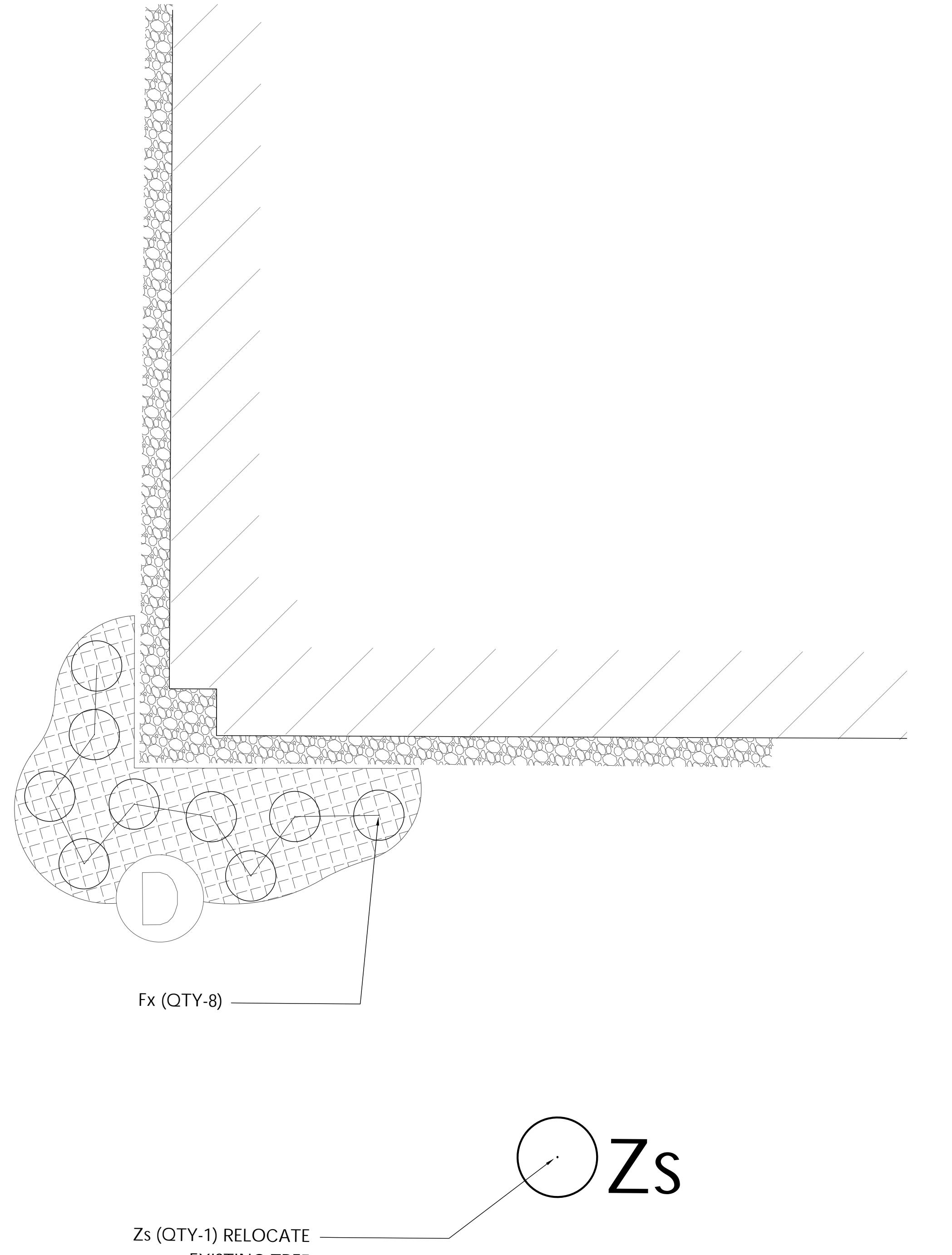
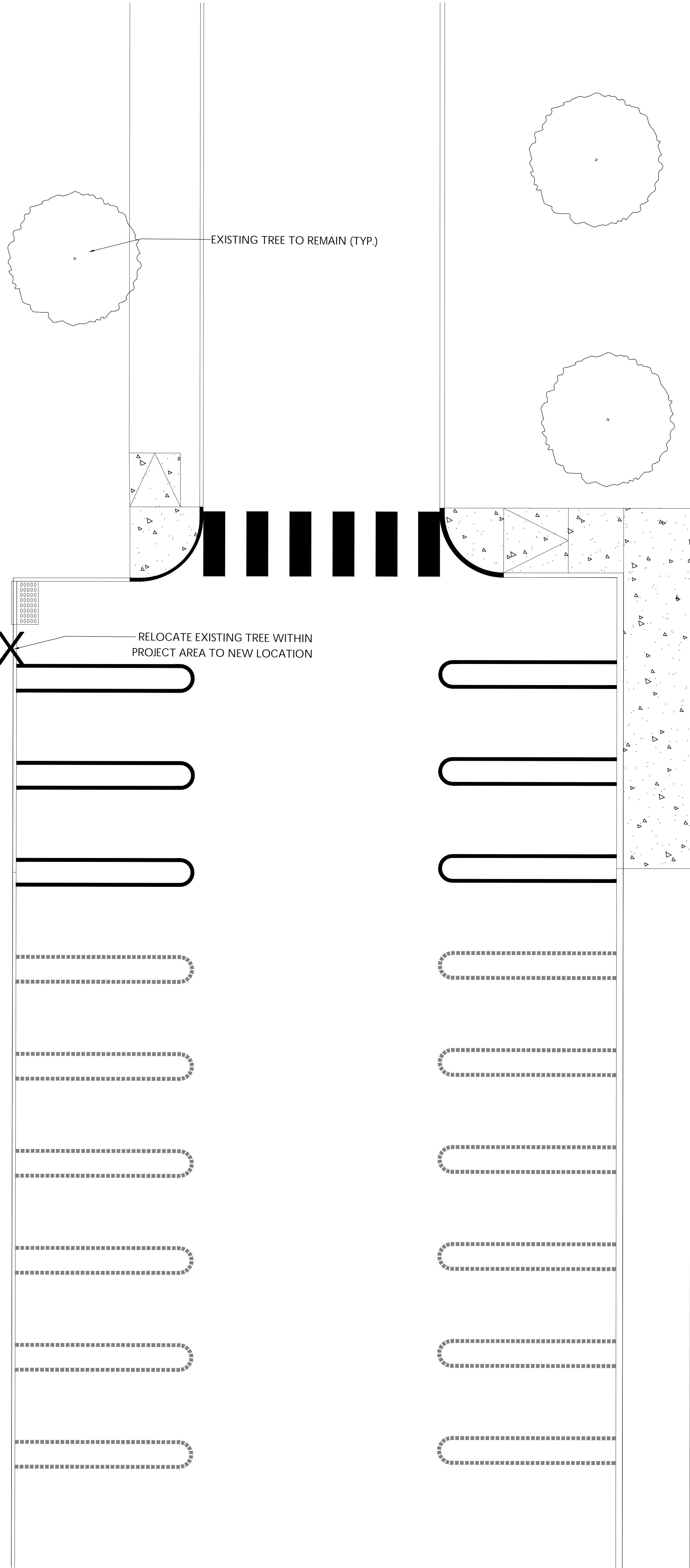
NOTE: RECOMMENDED SEED MIXES ARE SUBJECT TO CHANGE AND SEED PROVIDER SHOULD VERIFY SEED SELECTION BASED ON AVAILABILITY OF EXISTING AND NEW PRODUCTS. WHILE THE EXACT FORMULA MAY CHANGE, THE GUIDING PHILOSOPHY AND FUNCTION OF THE MIX WILL NOT.

NOTE: TURF GRASS AND TALL GRASS AREAS TO BE SEDED WITH SAME SEED MIX. TALL GRASS TO BE MOWED LESS FREQUENTLY THAN TURF GRASS DURING DEFINED MAINTENANCE PERIOD. EXACT SCHEDULE TO BE DEFINED BY LANDSCAPE ARCHITECT.

2  
L-100  
TURF LAWN SPECIES MIX  
N.T.S.

SPACING VARIES, SEE PLANTING PLAN  
ROOTBALL TO BE 1"  
ABOVE GRADE FROM TILLED SOIL  
CONTAINERS TO BE FLUSH  
MEDIUM RIVER STONE MULCH, 3" DEPTH  
EXISTING SOIL TILLED TO A MINIMUM DEPTH OF 8"  
AND AMENDED AS PER RESULTS OF SOIL ANALYSIS REPORT  
BASE SOIL UNTILLED

3  
L-100  
1/2" = 1'-0"  
MULTISTEM SHRUB PLANTING DETAIL - BALLED & BURLAPPED



1  
L-100  
1/2" = 1'-0"  
NEW TREE PLANTING (SINGLE TRUNK) - BALLED & BURLAPPED