

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

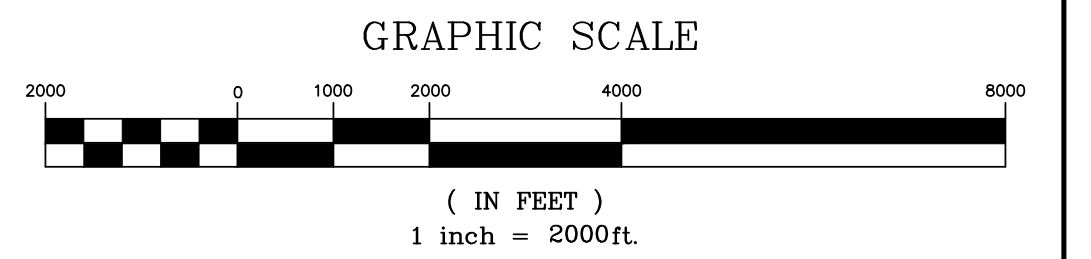
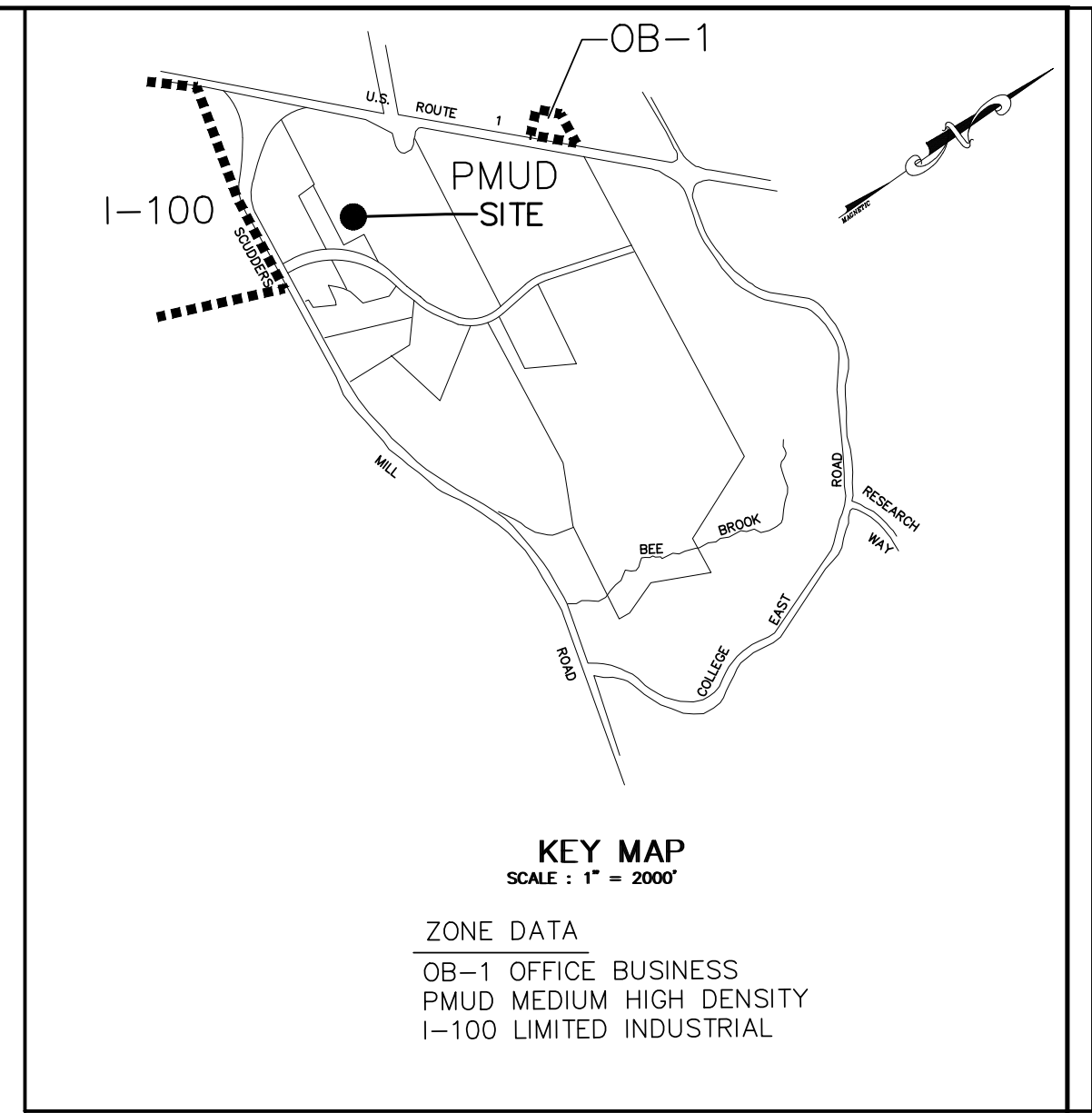
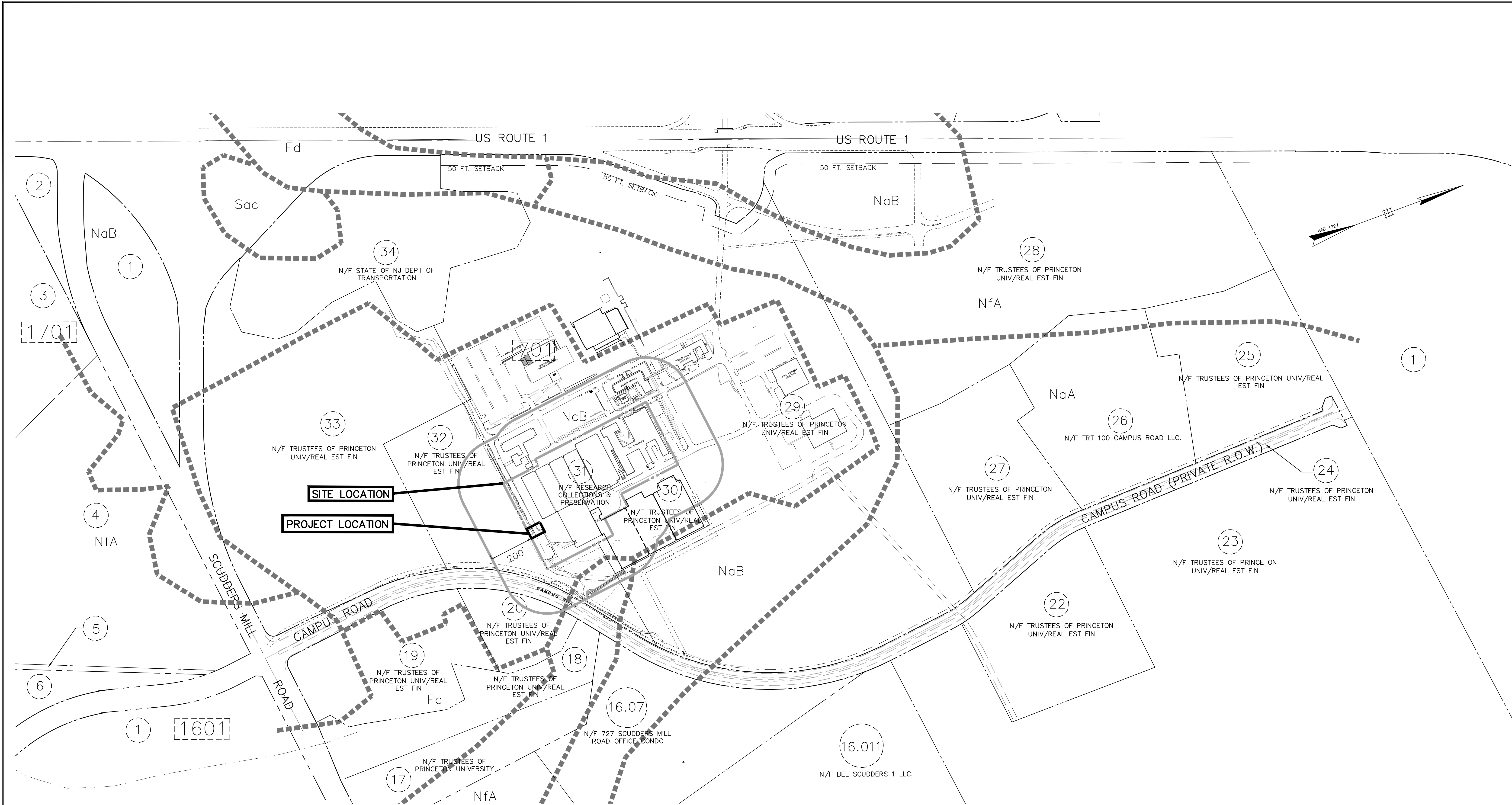
SHEET INDEX	
CIVIL ENGINEERING PLANS:	
SHEET NO.	TITLE
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CE-2	VICINITY PLAN AND KEY MAP
CE-3	OVERALL SITE PLAN
CE-4	DEMOLITION PLAN AND SITE LAYOUT PLAN
CE-5	SITE GRADING & DRAINAGE PLAN
CE-6	CONSTRUCTION DETAILS
1	EXISTING CONDITIONS PLAN
LANDSCAPE ARCHITECT PLANS:	
SHEET NO.	TITLE
L100	PLANTING PLAN

MINOR SITE PLAN APPLICATION APPROVED BY:

PLANNING BOARD CHAIRMAN

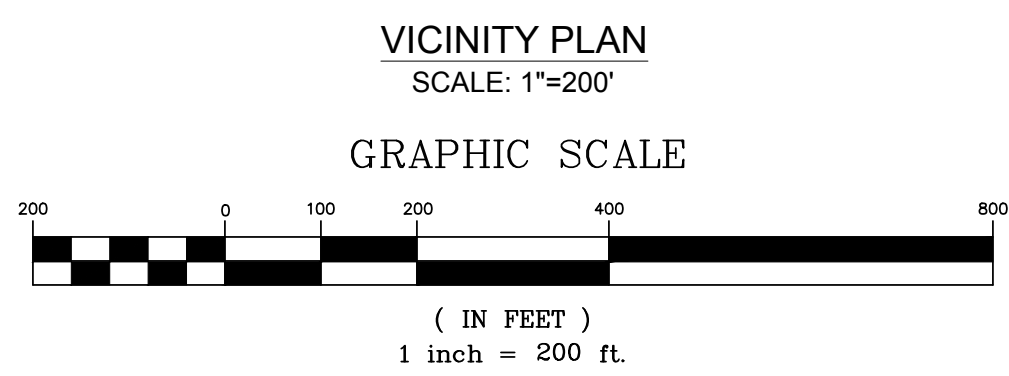
PLANNING BOARD SECRETARY





PROPERTY OWNERS WITHIN 200' OF BLOCK 701, LOT 31	
BLOCK	LOT
701	20
701	24
701	29
701	32

UTILITY COMPANIES  
DIRECTOR OF PLANNING FOR  
MIDDLESEX COUNTY  
40 LIVINGSTON AVENUE  
NEW BRUNSWICK, NJ 08901  
ELIZABETHTOWN WATER  
COMPANY  
1341 NORTH AVENUE  
PLAINFIELD, NJ 07061  
NJ DEPT. OF TRANSPORTATION  
1035 PARKWAY AVENUE  
CN 600  
TRENTON, NJ 08625  
PSE&G  
MANAGER-CORPORATE  
PROPERTIES  
80 PARK PLAZA, 16B  
NEWARK, NJ 07102  
COMCAST CABLE VISION  
90 LAKE AVENUE  
EAST WINDSOR, NJ 08520  
NEW JERSEY TELEPHONE CO.  
1480 PROSPECT STREET  
TRENTON, NJ 08638  
UNITED WATER PRINCETON  
MEADOWS/ A SUBSIDIARY OF  
UNITED WATER MID-ATLANTIC  
111 HOWARD BLVD. SUITE 203  
MOUNT ARLINGTON, NJ 07856  
STONY BROOK REGIONAL  
SEWERAGE AUTHORITY  
280 RIVER ROAD  
PRINCETON, NJ 08540  
RIGHT-OF-WAY DEPT.  
SUN PIPE LINE CO.  
TEN PENN CENTER 26TH FLOOR  
PHILADELPHIA, PA 19103  
DIRECTOR OF PLANNING FOR  
MERGER COUNTY  
P.O. BOX 8068  
TRENTON, NJ 08650  
COMCAST CABLE  
COMMUNICATIONS, INC.  
ANDY CORTES  
AREA CONSTRUCTION  
SUPERVISOR-MONMOUTH  
CLUSTER  
751 BRICK BLVD.  
BRICK, NJ 08723



REFERENCE PLANS  
1. NEW JERSEY DEPARTMENT OF TRANSPORTATION,  
GENERAL PROPERTY PARCEL MAP, ROUTE U.S. 1 (1953)  
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  
CLERK'S OFFICE ON 5/20/88 AS MAP No. 5250 FILE No. 976  
3. NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL  
PROPERTY PARCEL MAP, ROUTE U.S. 1 (1953) SECTION  
34, ROUTE U.S. 1 / SCUDDERS MILL ROAD INTERCHANGE,  
1993.

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

VICINITY PLAN LEGEND  
[701] = DENOTES EXISTING BLOCK No.  
[40] = DENOTES EXISTING LOT No.

#### SOIL TYPES

Fb - FALLSINGTON LOAM  
Fd - FALLSINGTON VARIANT LOAM  
NgA - NIXON LOAM (0% to 2% SLOPES)  
NgB - NIXON LOAM (2% to 5% SLOPES)  
NgB - NIXON URBAN LAND COMPLEX (0% to 5% SLOPES)  
NfA - NIXON VARIANT LOAM (0% to 2% SLOPES)  
SoC - SASSAFRAS SANDY LOAM (0% to 2% SLOPES)

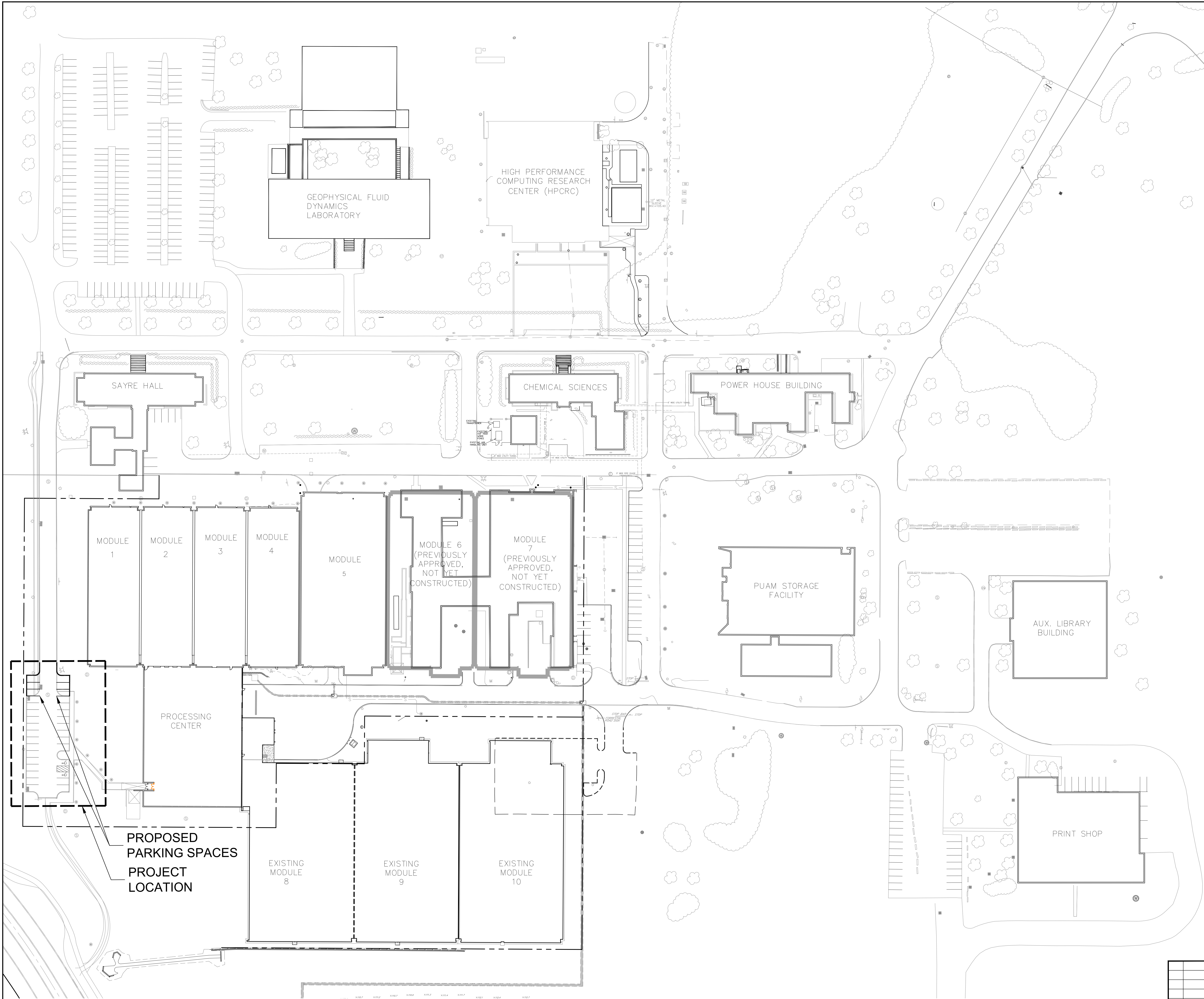
SOURCE: UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION  
SERVICE, SOIL SURVEY OF MIDDLESEX COUNTY, NEW JERSEY, ISSUED  
APRIL, 1987.

SOIL BOUNDARY

REV. DESCRIPTION				DATE	DFT.BY	CHK.BY
Ralph A. Petrella				07/24/24		
Ralph A. Petrella				07/24/24		
N.J. PROFESSIONAL ENGINEER LIC. NO. GE 46160						

van note-harvey associates, inc. consulting engineers, planners & land surveyors 103 College Road East • Princeton, NJ 08540 • 609-987-2323 211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-455-2600 www.vannoteharvey.com Certificate of Authorization No. 35450107100				VICINITY PLAN AND KEY MAP OF PARKING LOT EXPANSION PREPARED FOR THE RESEARCH COLLECTIONS AND PRESERVATION CONSORTIUM SITUATED IN PLAINSBO TOWNSHIP SCALE: 1" = 200' DRAWN BY: KAP DATE 07/24/24 CHECKED BY: RAP DATE 07/24/24		MIDDLESEX CO., N.J. JULY 24, 2024 FIELD BK ORDER No. PAGE 45181- 600-01 SHEET No. CE-2	
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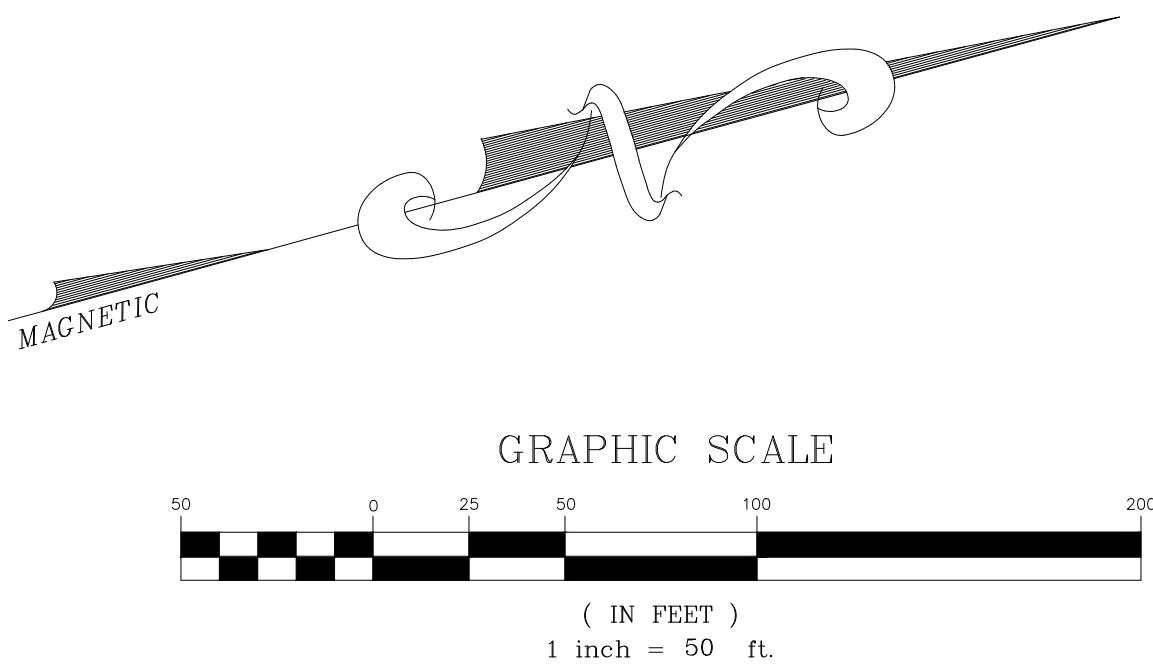




ZONING DATA: ZONE: PMUD			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT DIMENSIONS			
LOT AREA	500 AC.	2,946 AC.±	UNCHANGED
LOT WOTH	N/A	480 FT±	UNCHANGED
LOT FRONTAGE	N/A	480 FT±	UNCHANGED
LOT DEPTH	N/A	480 FT±	UNCHANGED
SETBACKS			
MAIN BUILDING FRONT	50FT (US ROUTE 1)	1,600 FT±	UNCHANGED
MAIN BUILDING REAR	N/A	7 FT	UNCHANGED
MAIN BUILDING SIDE	N/A	4 FT	UNCHANGED
BUILDING FEATURE			
BUILDING COVERAGE (%)	N/A	84.28%	UNCHANGED
BUILDING HEIGHT	60 FT.	43 FT	UNCHANGED
FLOOR AREA	N/A	105,741 SF/2.43 AC.	UNCHANGED
FLOOR AREA RATIO (%)	N/A	82.48%	UNCHANGED

PARKING SPACES:			
REQUIRED BY CODE:	26 PARKING SPACES	26 SPACES	32 SPACES
HANDICAP SPACES:			
REQUIRED BY CODE:	2 PARKING SPACES	2 SPACES	2 SPACES

\*SEE SHEET CE-6 FOR VISUAL EXISTING AND PROPOSED PARKING CONFIGURATIONS.

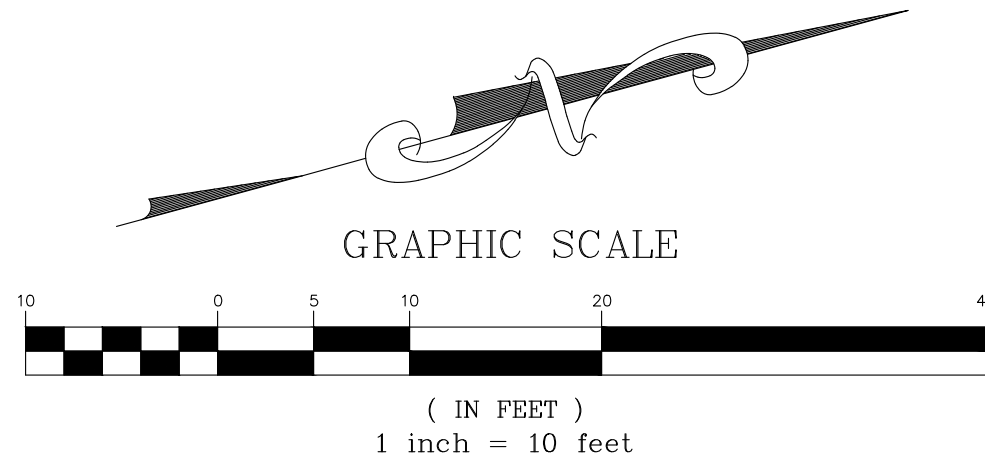
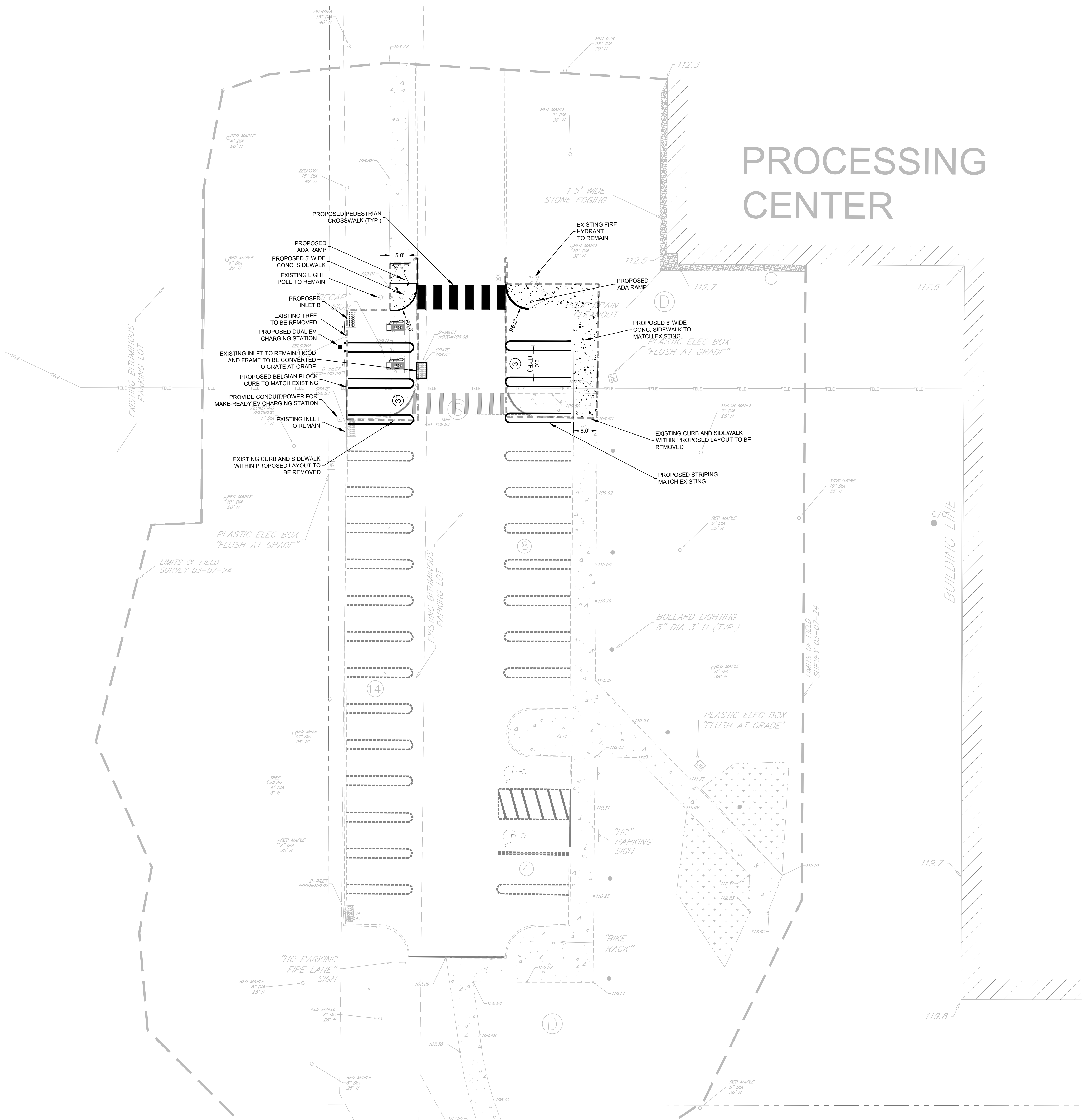


- REFERENCE PLANS:
1. A PLAN ENTITLED: "NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL PROPERTY PARCEL MAP, ROUTE U.S. 1 (1953)", SECTION 3, DATED AUGUST 1988, PREPARED BY THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
  2. A PLAN ENTITLED: "PRELIMINARY AND FINAL PLAN, P.M.U.D. SUBDIVISION OF PROPERTY OF THE TRUSTEES OF PRINCETON UNIVERSITY, SCALE AS SHOWN", DATED SEPTEMBER 30, 1987, BY NASSAU SURVEYING COMPANY FILED IN THE MIDDLESEX COUNTY CLERKS OFFICE ON 5/20/1988 AS MAP NO. 5250, FILE NO. 976.
  3. A PLAN ENTITLED "GENERAL PROPERTY PARCEL MAP, ROUTE U.S. 1 (1953) SECTION 3H, ROUTE U.S. 1 / "SCODDERS MILL ROAD INTERCHANGE", PREPARED BY THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, DATED 1993.

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OVERALL SITE PLAN OF PARKING LOT EXPANSION PREPARED FOR THE RESEARCH COLLECTIONS AND PRESERVATION CONSORTIUM SITUATED IN PLAINSBORO TOWNSHIP MIDDLESEX CO., N.J. SCALE: 1" = 50' DRAWN BY: KAP DATE 07/24/24 CHECKED BY: RAP DATE 07/24/24			
Ralph A. Petrella N.J. PROFESSIONAL ENGINEER LIC. NO. GE 46160		FIELD BK PAGE	ORDER No. 45181- 800-01
		FILE No. JULY 24, 2024	SHEET No. CE-3



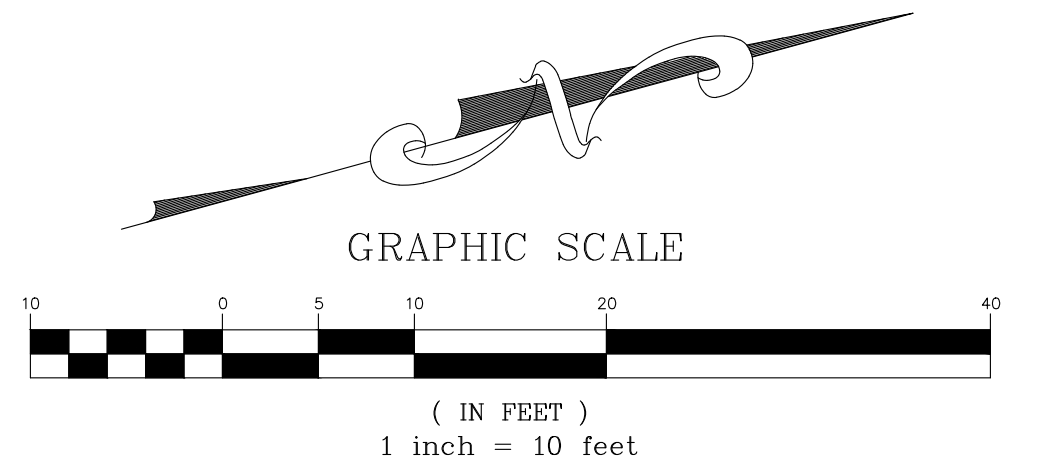
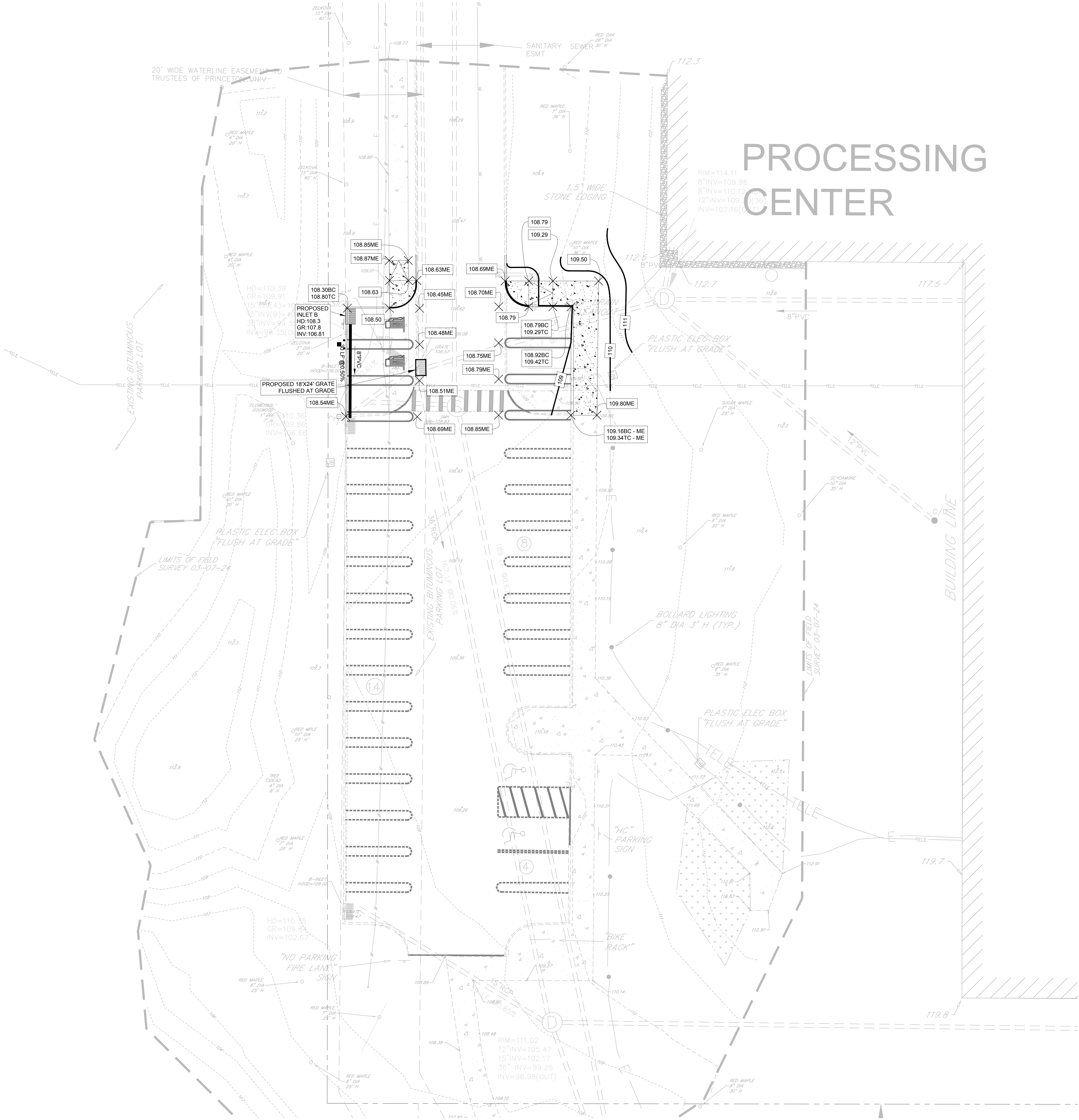
PROCESSING  
CENTER




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DEMOLITION PLAN AND SITE LAYOUT PLAN OF PARKING LOT EXPANSION PREPARED FOR THE RESEARCH COLLECTIONS AND PRESERVATION CONSORTIUM SITUATED IN PLAINSBORO TOWNSHIP MIDDLESEX CO., N.J. JULY 24, 2024			
REV. DESCRIPTION		DATE	DFT. BY
Ralph A. Petrella		07/24/24	
Ralph A. Petrella N.J. PROFESSIONAL ENGINEER LIC. NO. GE 46160		DATE OF SIGN.	
DRAWN BY: KAP	FIELD BK:	ORDER No:	FILE No:
DATE 07/24/24	PAGE	45181-01	8000-01
CHECKED BY: RAP			CE-4
DATE 07/24/24			

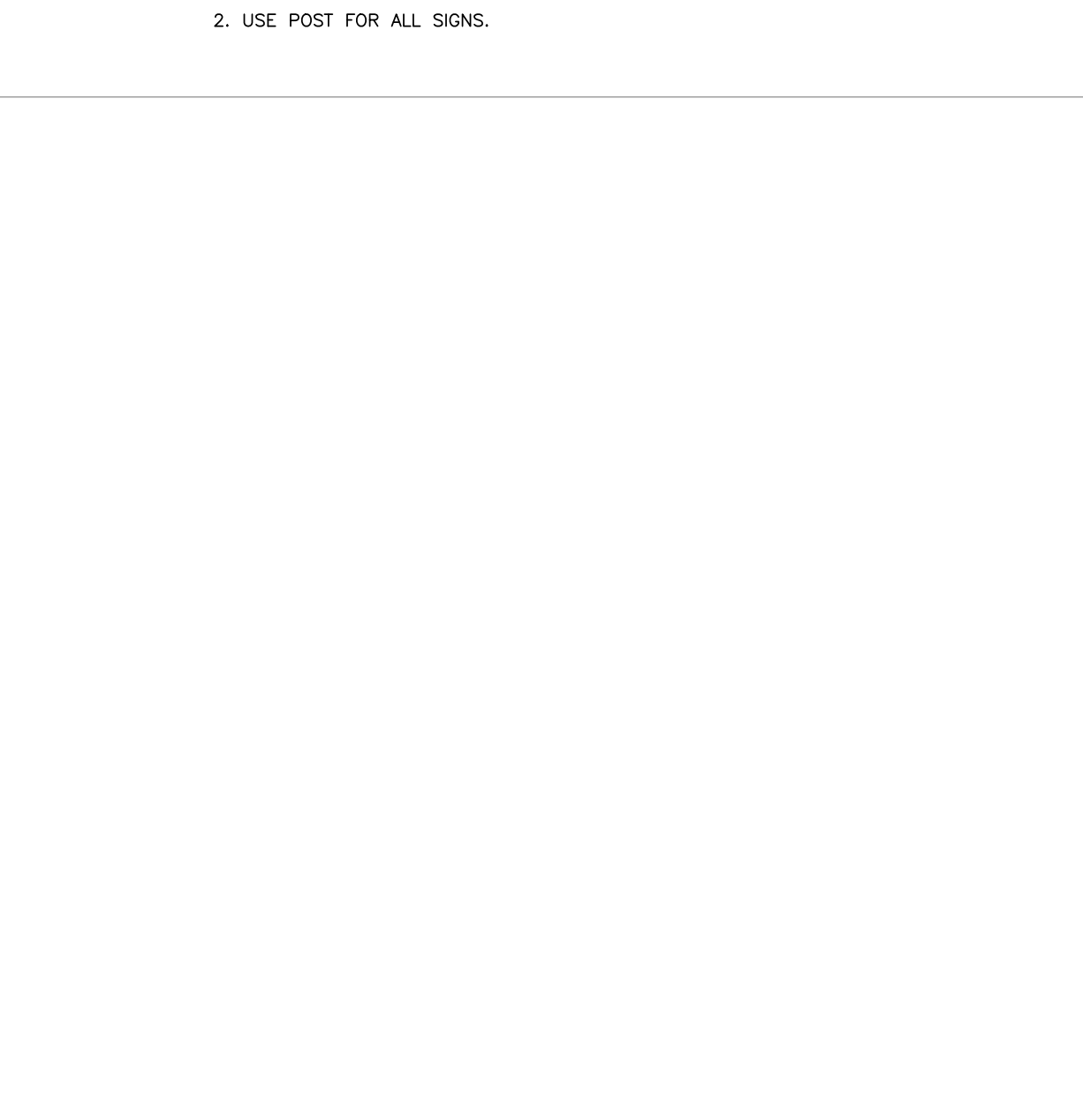
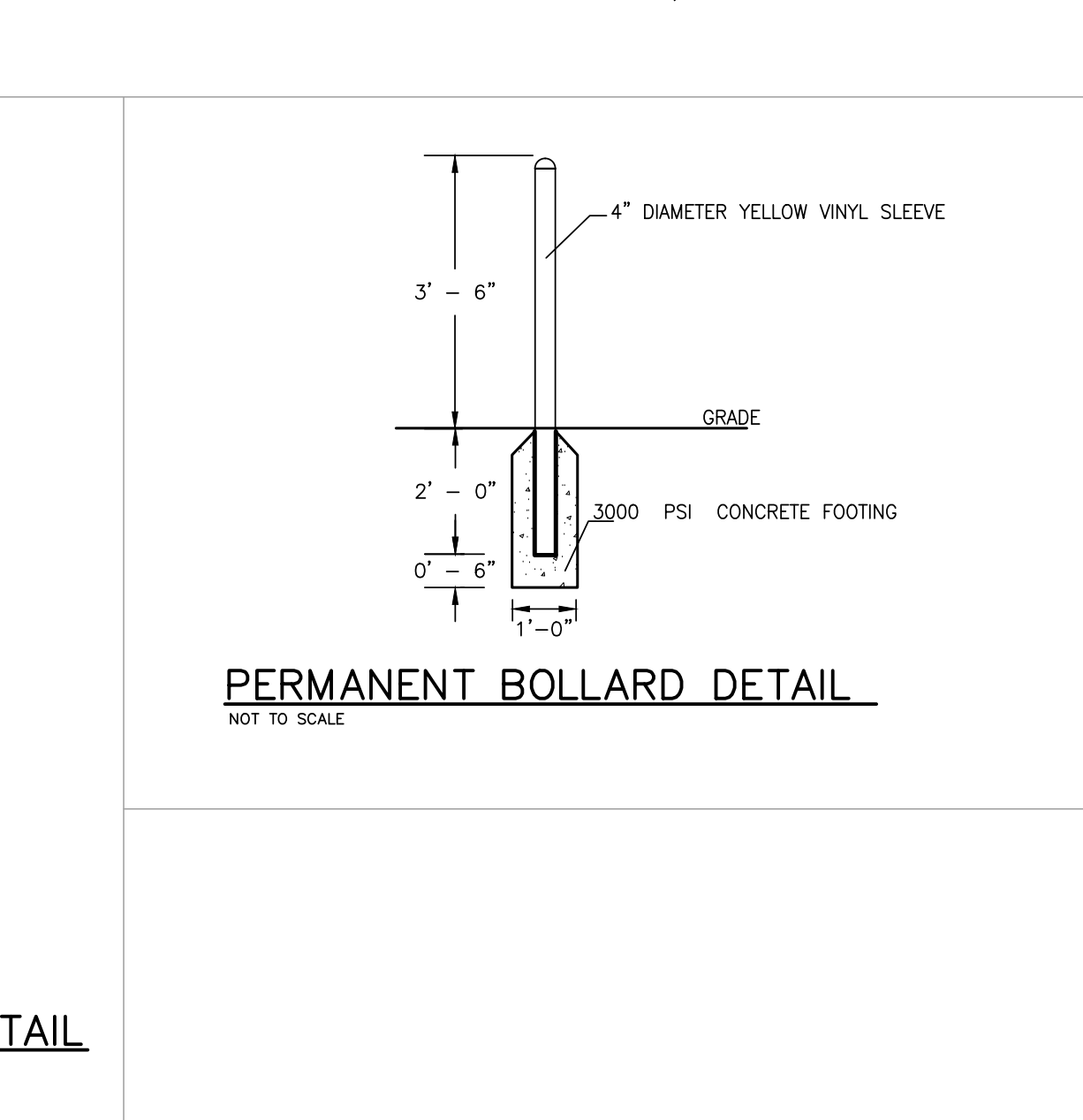
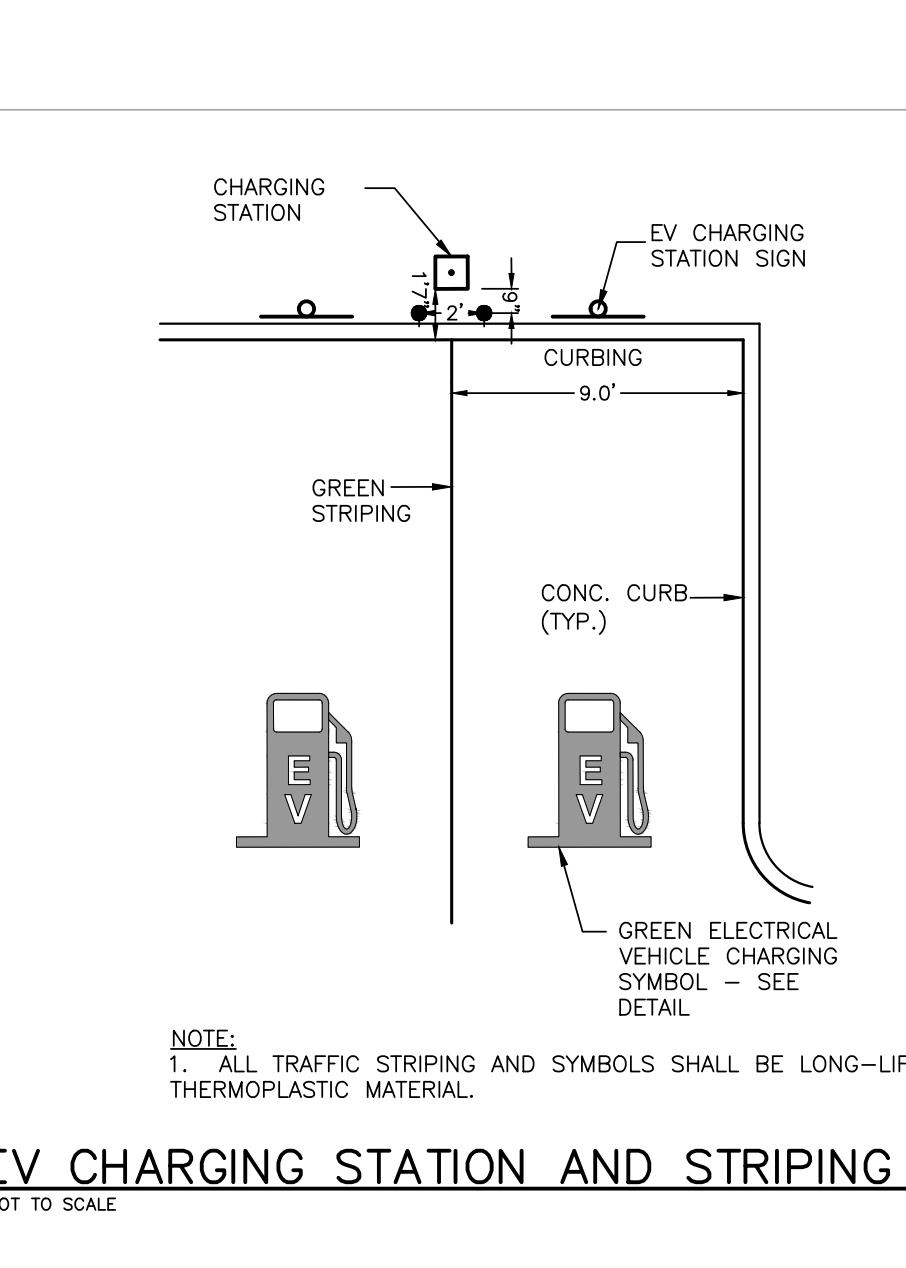
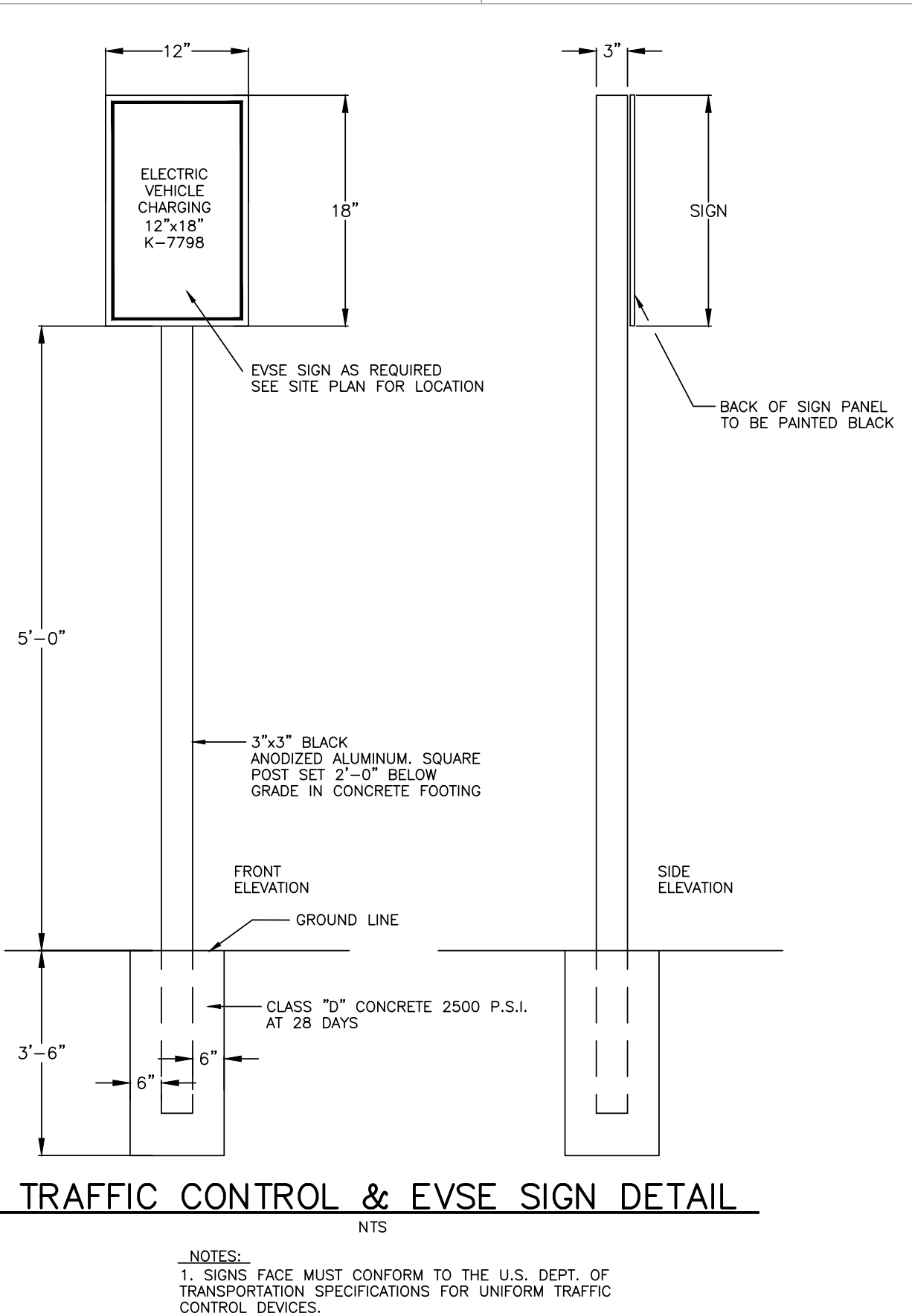
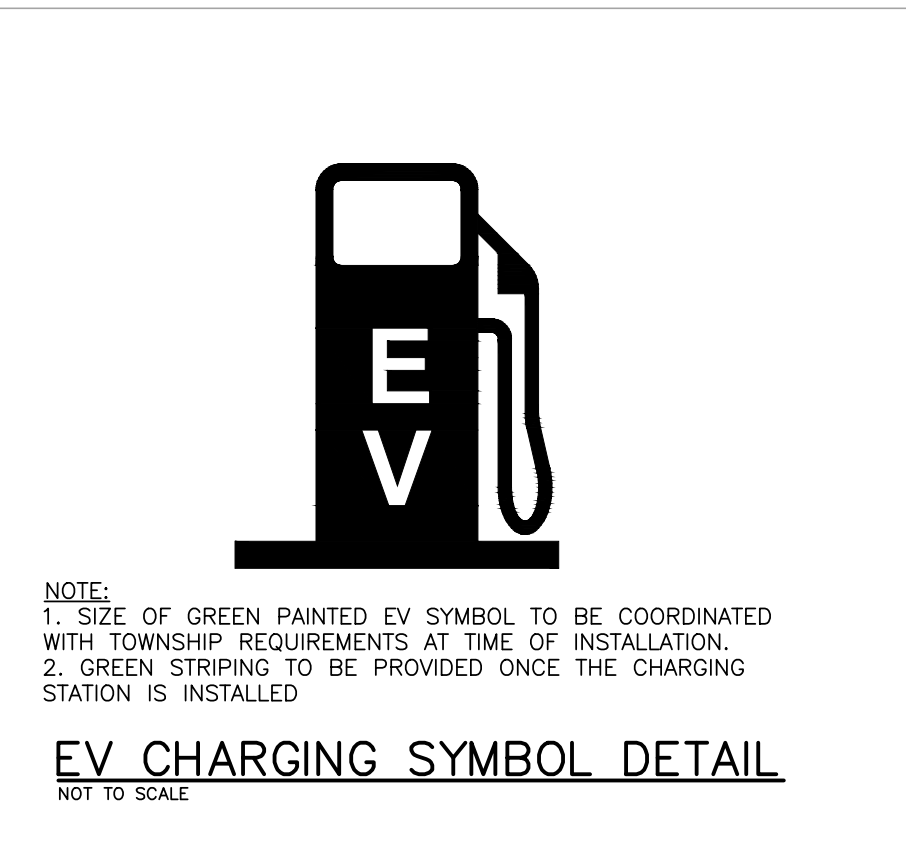
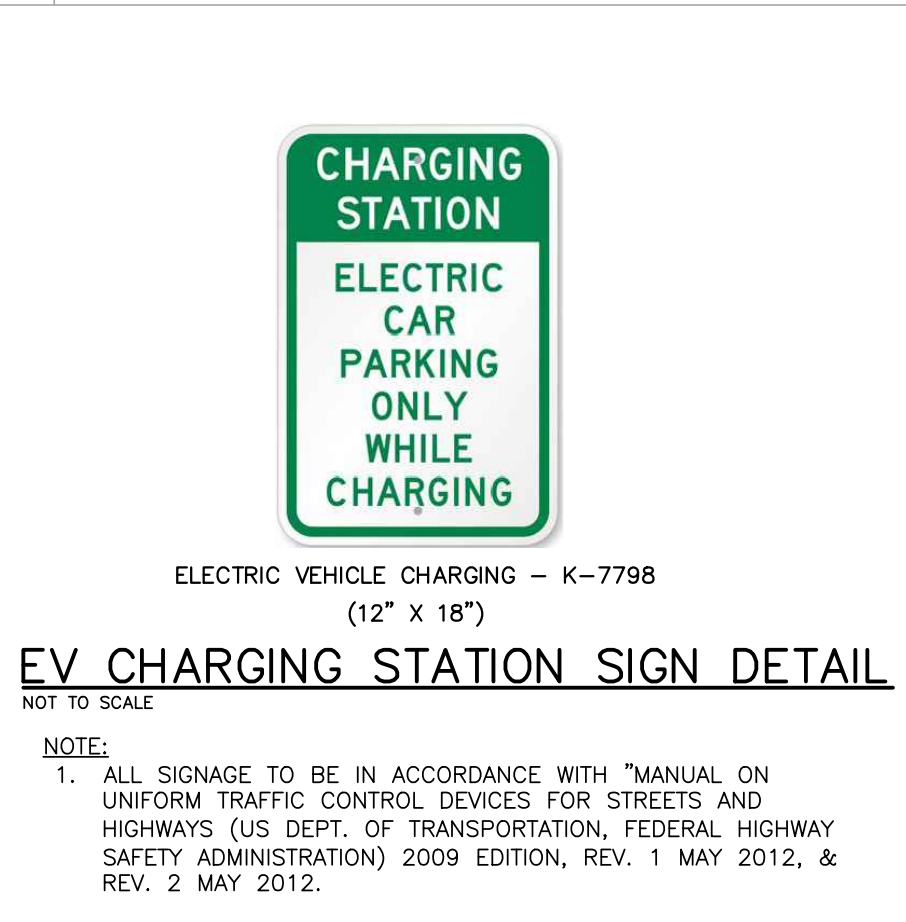
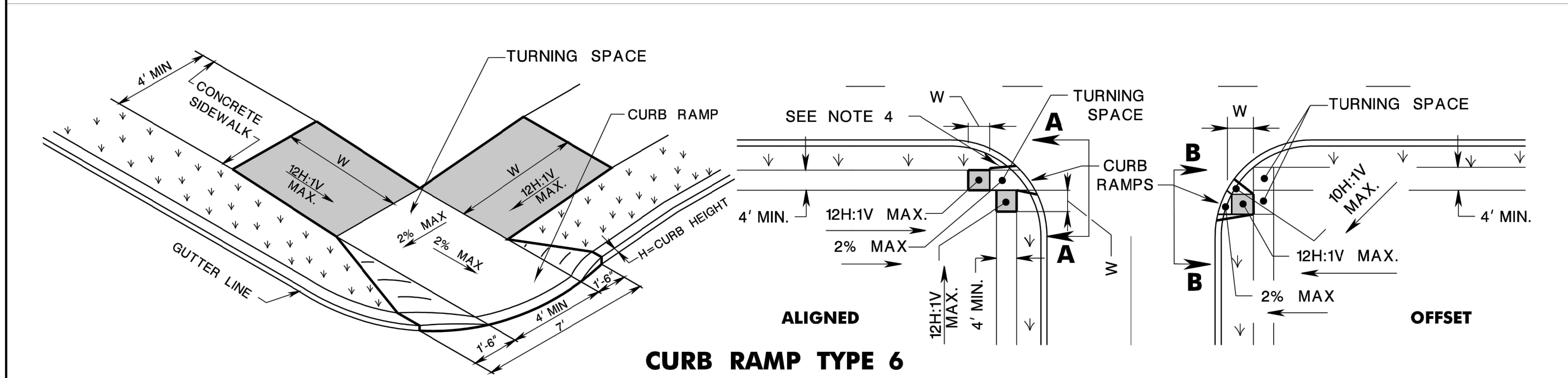
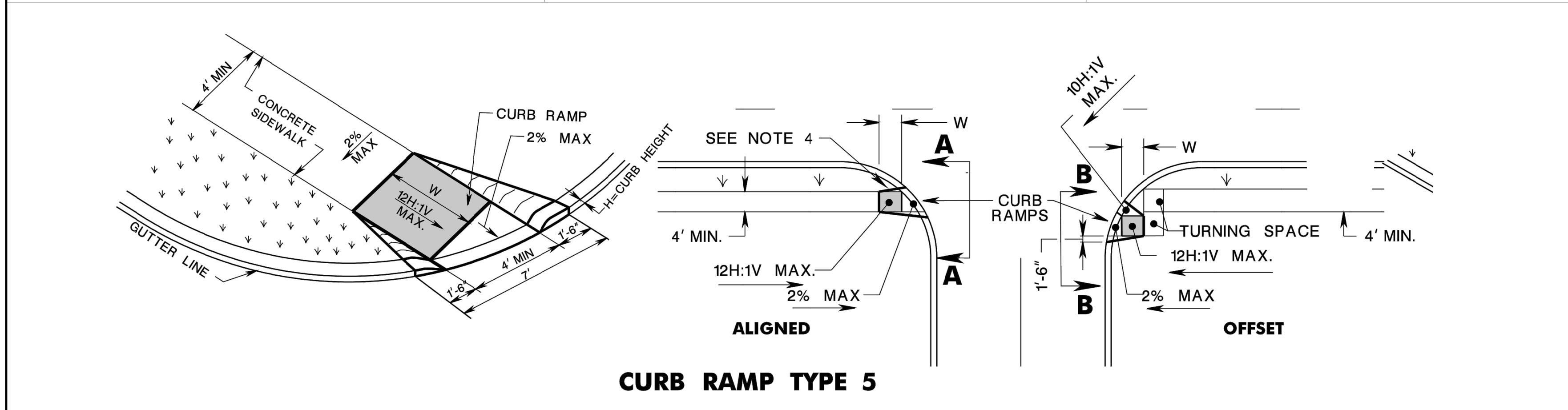
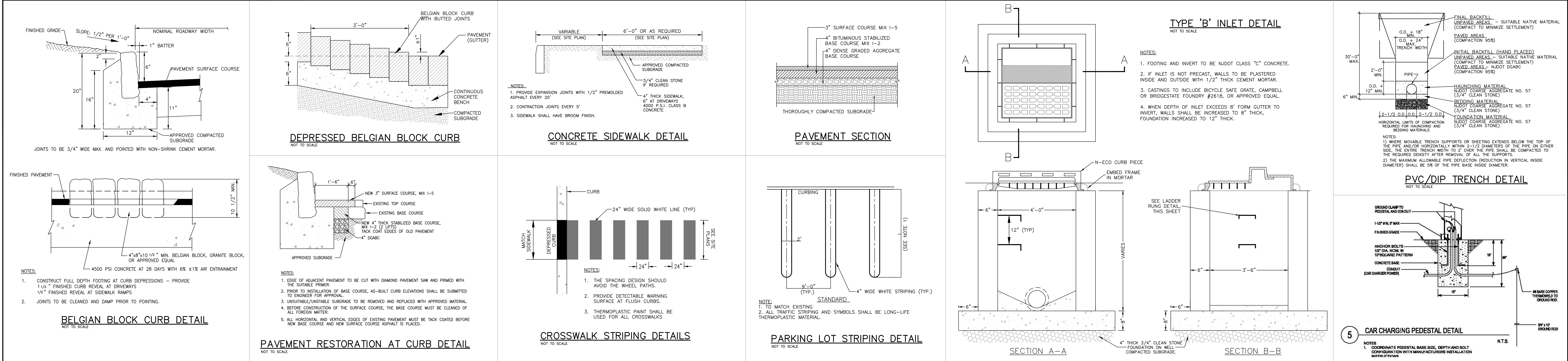



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CENTER



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					SITE GRADING AND DRAINAGE PLAN OF PARKING LOT EXPANSION PREPARED FOR THE RESEARCH COLLECTIONS AND PRESERVATION CONSORTIUM SITUATED IN												
REV.		DESCRIPTION			DATE		DFT. BY		CHK. BY								
					07/24/24 DATE OF SIGN.					PLAINSBORO TOWNSHIP SCALE: 1" = 10'							
					DRAWN BY: KAP DATE 07/24/24					FIELD BK		ORDER NO. 45181- 800-405		FILE NO.		SHEET NO.	
					CHECKED BY: RAP DATE 07/24/24					PAGE		45181- 800-405				CE-5	





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				<b>CONSTRUCTION DETAILS</b> OF <b>PARKING LOT EXPANSION</b> PREPARED FOR <b>THE RESEARCH COLLECTIONS AND PRESERVATION CONSORTIUM</b> SITUATED IN <b>PLAINSBORO TOWNSHIP MIDDLESEX CO., N.J.</b> <b>NOT TO SCALE JULY 24, 2024</b>										
REV.	DESCRIPTION	DATE	DFI BY	CKD BY										
<i>Ralph A. Petrella</i>				07/24/24										
				DATE OF SIGN										
<b>RALPH A. PETRELLA</b>				DATE 07/24/24	DRAWN BY	KAP	FIELD BK	ORDER No.	FILE No.	SHEET No.				
N.J. PROFESSIONAL ENGINEER LIC. NO. GE 46160				DATE 07/24/24	CHECKED BY	KAP	PAGE	45181-800-01				<b>CE-6</b>		
				DATE 07/24/24										






















## KEY MAP

N.T.S.



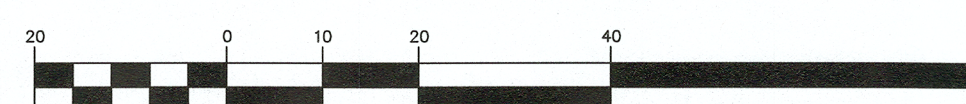
1. THE PROJECT HORIZONTAL DATUM SHOWN HEREON IS IN NEW JERSEY STATE PLANE COORDINATE SYSTEM (NJSPCS) NORTH AMERICAN DATUM (NAD) 1983.
2. THE PROJECT VERTICAL DATUM SHOWN HEREON IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. SITE FEATURES AND TOPOGRAPHIC INFORMATION SHOWN HEREON WITHIN PROJECT LIMITS ARE THE RESULT OF A FIELD SURVEY PERFORMED BY VAN NOTE HARVEY ASSOCIATES A DIVISION OF PENNONI ON MARCH 7, 2024.
4. THE INFORMATION WITHIN THE PROJECT LIMIT LINES SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.
5. INFORMATION, EASEMENTS, PROPERTY LINES, UTILITIES SHOWN IN GREYSCALES HAVE BEEN COMPILED FROM RECORD INFORMATION AND HAVE NOT BEEN VERIFIED FOR ACCURACY. THIS INFORMATION IS IS PORTRAYED FOR PICTORIAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR DESIGN PURPOSES.
6. THE DEPICTION OF UNDERGROUND FEATURES SHOWN HEREON (IF ANY) IS APPROXIMATE UNLESS OTHERWISE UNLESS NOTED CONFIRMATION OF THE POSITION AND DEPTH OF ANY UNDERGROUND FEATURE IS REQUIRED PRIOR TO ANY EARTH DISTURBANCE.
7. THE DEPICTION OF UNDERGROUND FEATURES HEREON IS BASED ON SURFACE AND/OR RECORD EVIDENCE AND SUBSURFACE MARKOUT ONLY. THIS DOES NOT PRECLUDE THE EXISTENCE OR ABSENCE OF OTHER UNDERGROUND FEATURES ON, ACROSS, OR ADJACENT TO THE PROJECT SITE.
8. CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS/HER SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY NEW CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS
9. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION OF UTILITIES OR EASEMENTS, IF ANY LOCATED BELOW THE SURFACE OF LANDS OR NOT VISIBLE ON THE SURFACE OF THE LANDS SHOWN HEREON.
10. CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT A ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
11. A SUBSURFACE UTILITY MARKOUT WAS NOT PERFORMED AT TIME OF FIELD SURVEY.
12. PRIOR TO ANY EARTH DISTURBANCE, CONTACT "NEW JERSEY ONE CALL" AT 811 OR (800) 272 1000.
13. THIS PLAN WAS PREPARED IN A MANNER CONSISTENT WITH THE CARE ORDINARILY EXERCISED BY OTHER PROFESSIONALS PERFORMING SIMILAR SERVICES IN THE SAME LOCALE, UNDER THE OR SIMILAR CIRCUMSTANCES AND CONDITIONS. THE CONSULTANT MAKES NO OTHER REPRESENTATION OR WARRANTIES, WHETHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE SERVICES RENDERED.

EXISTING SYMBOLS LEGEND:

- |   |                           |
|---|---------------------------|
|  | SPOT GROUND ELEVATION     |
|  | TOP OF CURB               |
|  | BOTTOM OF CURB            |
|  | DEPRESSED CURB            |
|  | LIGHT POST                |
|  | LIGHT BOLLARD             |
|  | UTILITY BOX               |
|  | CLEANOUT                  |
|  | SIGN                      |
|  | WATER VALVE               |
|  | FIRE HYDRANT              |
|  | POST INDICATOR VALVE      |
|  | INLET                     |
|  | STORM MANHOLE             |
|  | SANITARY MANHOLE          |
|  | MAJOR TOPOGRAPHIC CONTOUR |
|  | MINOR TOPOGRAPHIC CONTOUR |



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 feet

PLAINSBORO TOWNSHIP TAX MAP  
REFERENCE

SHEET No. 7  
PART OF LOT 31  
BLOCK 701

**van note-harvey division of pennoni**  
103 College Road East • Princeton, NJ 08540 • 609-987-2323  
211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-465-2600  
[www.vannoteharvey.com](http://www.vannoteharvey.com) Certificate of Authorization  
[www.pennoni.com](http://www.pennoni.com) No. 24GA28033300



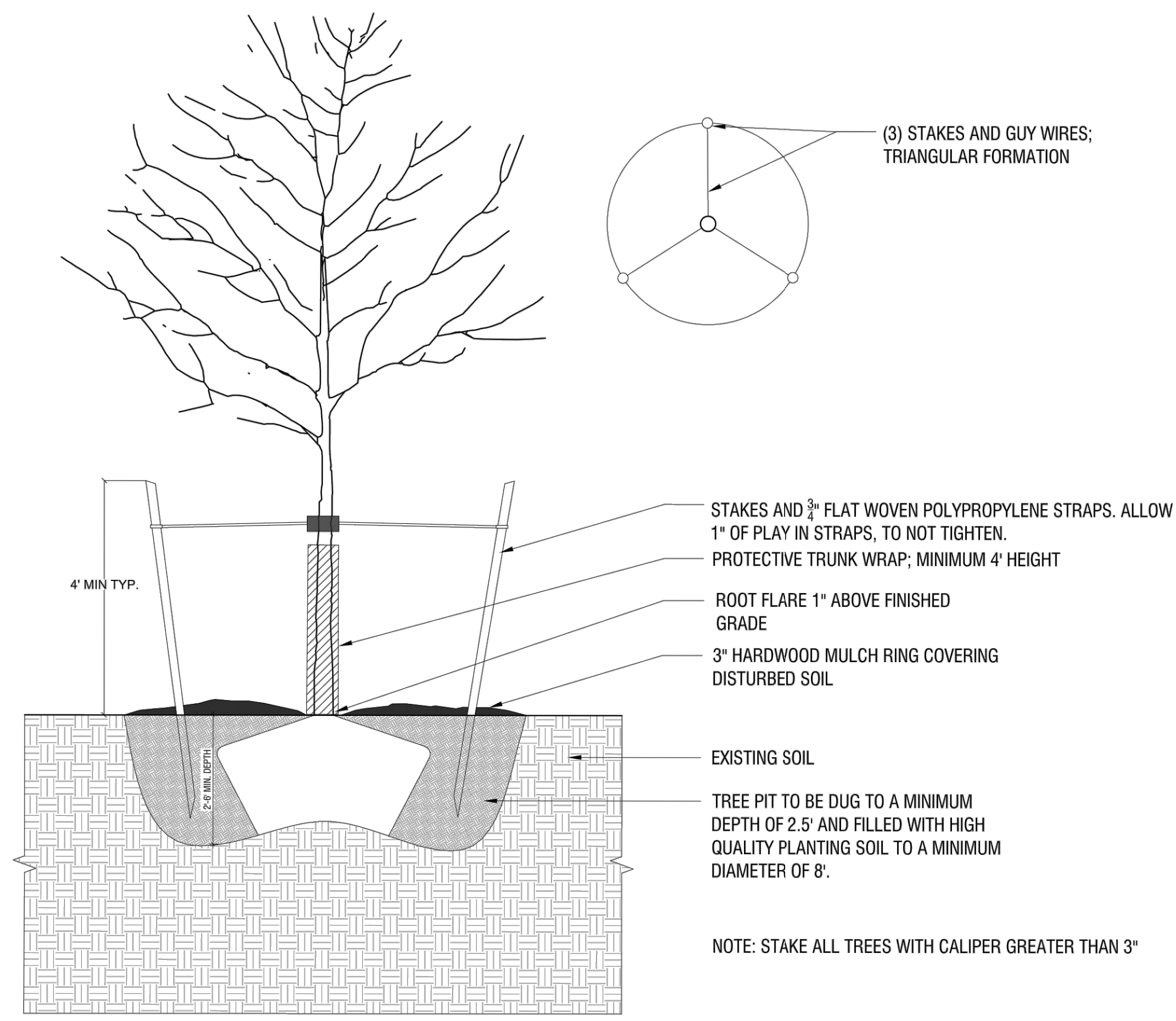
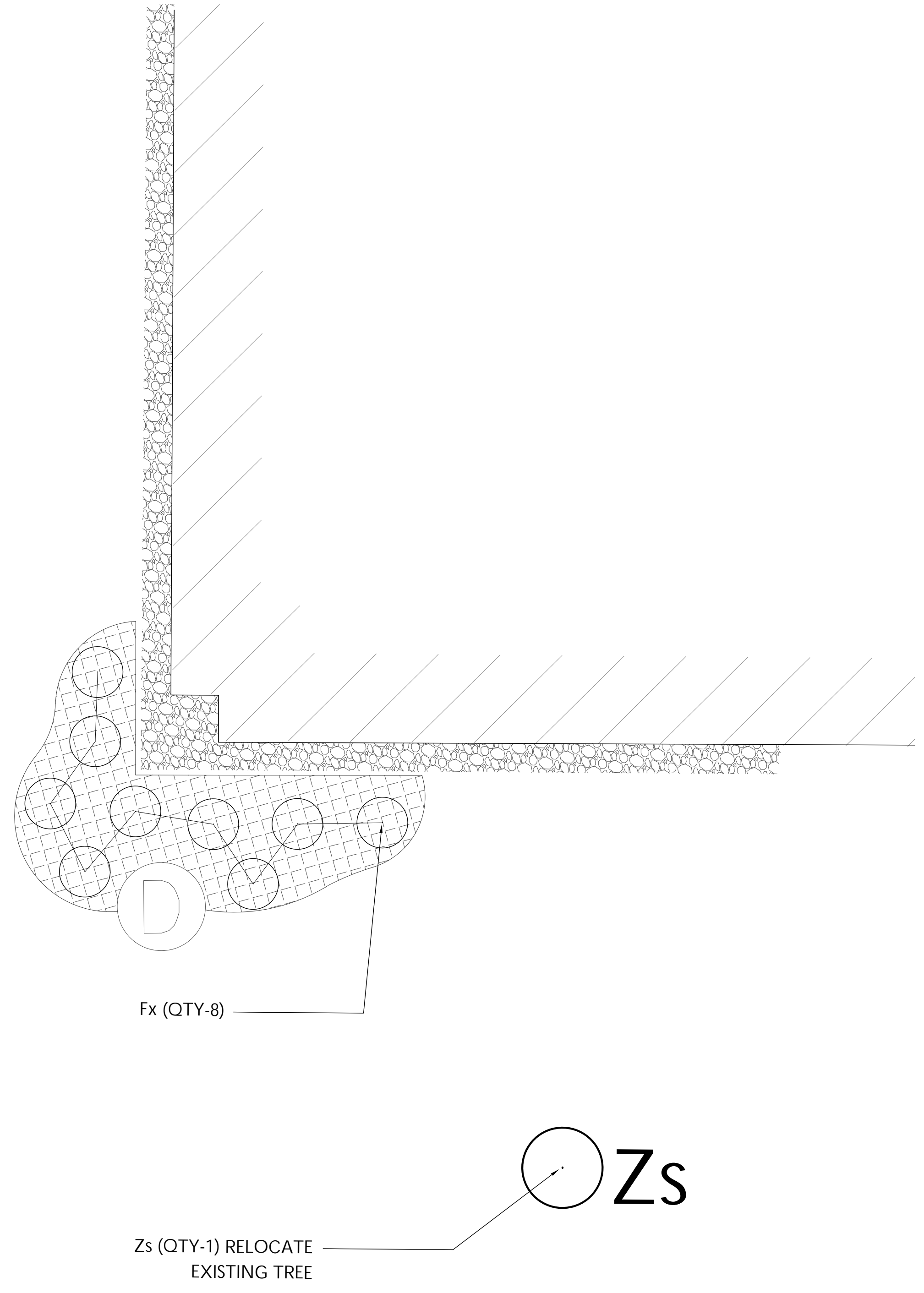
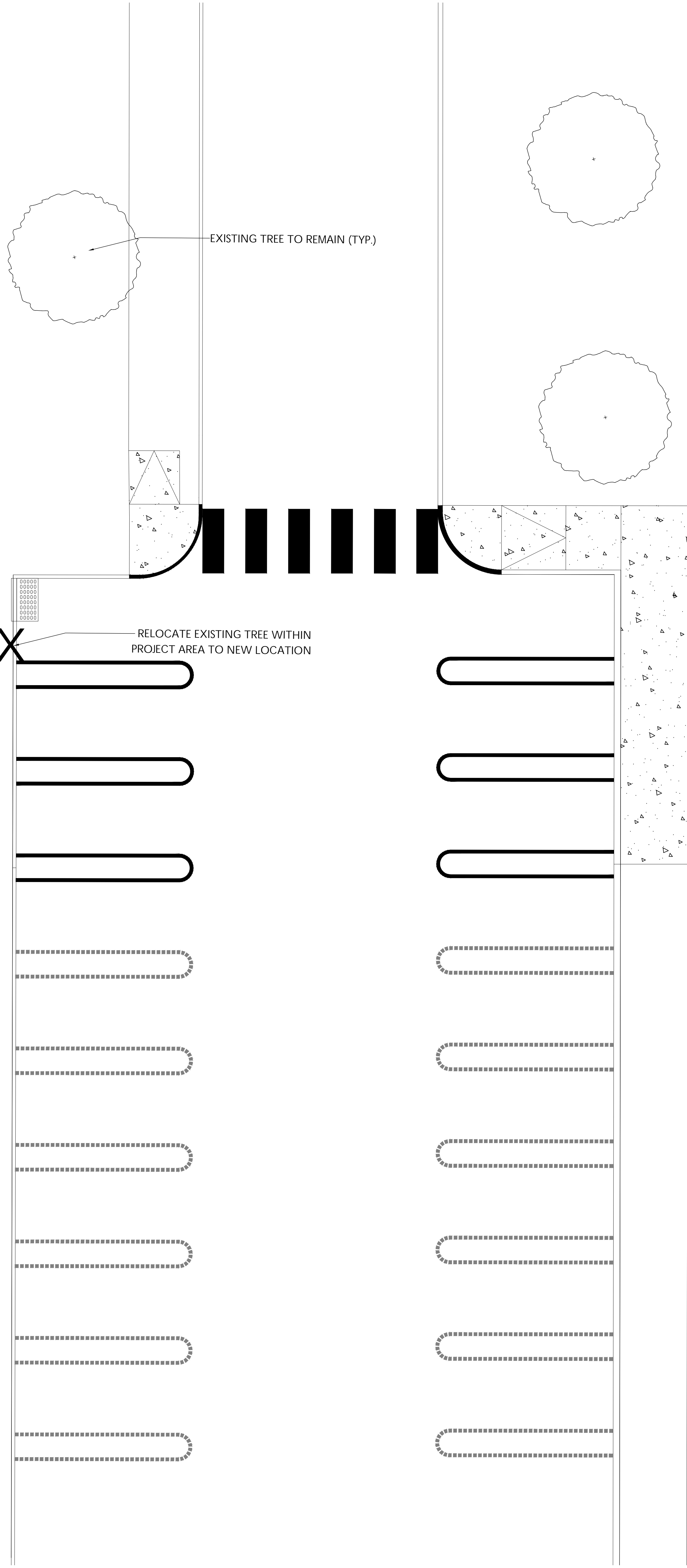
EXISTING CONDITIONS SURVEY  
AREA OF PARKING SPACE EXPANSION  
AT  
PROCESSING CENTER—FRONT PARKING LOT  
PREPARED FOR  
THE RESEARCH COLLECTIONS AND  
PRESERVATION CONSORTIUM

PLAINSBORO TOWNSHIP SITUATED IN MIDDLESEX CO., N.J.  
SCALE 1"= 20' MARCH 14, 2024

DRAWN BY DMH DATE 03/13/24	FIELD BK PLTZ 216	ORDER No. XXXXX- XXX-XX	FILE No. XX-X-X	SHEET No. <b>1 OF 1</b>
CHECKED BY KRR DATE 03/18/24	PAGE 38-39			

N:\P\44093\DWG\\_SUR\PEN\_RCECP21001\EXISTING CONDITIONS.DWG.DWG





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

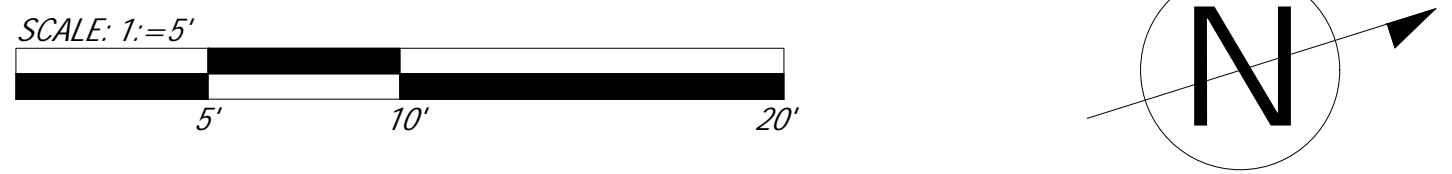
PLANTING SCHEDULE

TREES AND SHRUBS					
KEY	BOTANICAL NAME	COMMON NAME	UNIT	QUANTITY	COMMENTS
Zs	Zelkova serrata	Japanese Zelkova	EA	1	Relocate existing tree (recent B+B planting)
O	Forsythia x intermedia	Forsythia	EA	8	Balled 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
	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 REPRESENT SPECIES AS OUTLINED IN THE PLANT LIST.
  - NO SUBSTITUTION WILL BE MADE UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
  - ALL TREES SHALL BE PLANTED SO THAT THE ROOT FLARE IS 1" 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.
  - NEW OR RELOCATED TREES TO RECEIVE GATOR BAGS: PROVIDED AND MAINTAINED BY THE CONTRACTOR THRU SUBSTANTIAL COMPLETION AND APPROVAL. ALL PLANTINGS SHALL BE WATERED BY THE CONTRACTOR AT INSTALLATION, WHEN RAINFALL IS LESS THAN 1" PER WEEK AND 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 SIGNIFICANT RAINFALL) TO ENSURE PROPER PLANT ESTABLISHMENT.
  - TREES SHALL BE GUYED OR STAKED AS INDICATED ON THE DRAWING. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL GUYING/STAKING FOR A PERIOD OF ONE YEAR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL GUYING/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 THE LANDSCAPE ARCHITECT.
  - ALL BURLAP, METAL CAGES, AND NAILS MUST BE REMOVED PRIOR TO PLANTING. ANY TRUNK PROTECTIVE WRAP, SUPPORTS, ROPE MUST BE REMOVED AFTER PLANTING.
  - ALL PLANT SIZES MUST REPRESENT THE AVERAGE OF SIZE INDICATED.
  - THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL PLANT MATERIALS FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF PLANTING. ANY PLANT MATERIAL THAT DIES WITHIN THIS PERIOD MUST BE REMOVED AND REPLACED WITH MATERIAL OF SAME SIZE AND SPECIES.
  - ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, WRAPPED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL TREE PLANTING DETAIL. GUY WIRES SHALL BE ATTACHED TO THE TREES AT TWO-THIRDS THE HEIGHT OF THE TREE AND SHALL BE LOCATED AT POINTS SO AS NOT TO SPLIT THE TRUNKS OF MULTI-STEMMED 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 6" 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.
  - PLANTS SHALL BE TYPICAL OF 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 TOT HE LANDSCAPE ARCHITECT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL 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 OPERATIONS, OVERHEAD OR UNDERGROUND UTILITIES, AND OTHER OBSTRUCTIONS.
  - NEWLY INSTALLED PLANT MATERIAL SHALL RECEIVE REGULAR WATERING FROM THE TIME OF INSTALLATION THROUGH THE GUARANTEE PERIOD TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF THE PLANTS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS, IRRIGATION AND LAWN MAINTENANCE DURING CONSTRUCTION AND UNTIL THE OWNER TAKES OVER MAINTENANCE OPERATIONS.
  - ALL DEBRIS FROM PLANTING OPERATIONS SHALL BE REMOVED FORM THE SITE AFTER PLANTING IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR DAILY CLEN-UP, WALKS, DRIVES, AND PARKING AREAS SHALL BE SWEEP BROOM-CLEAN. THE SITE AND PROPERTY IS TO BE LEFT IN A NEAT AND ORDERLY CONDITION.
  - RESTORATION OF ALL LAWN AND OTHER PLANTING AREAS THAT ARE DISTURBED BY THE NEW CONSTRUCTION SHALL BE RESTORE 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.



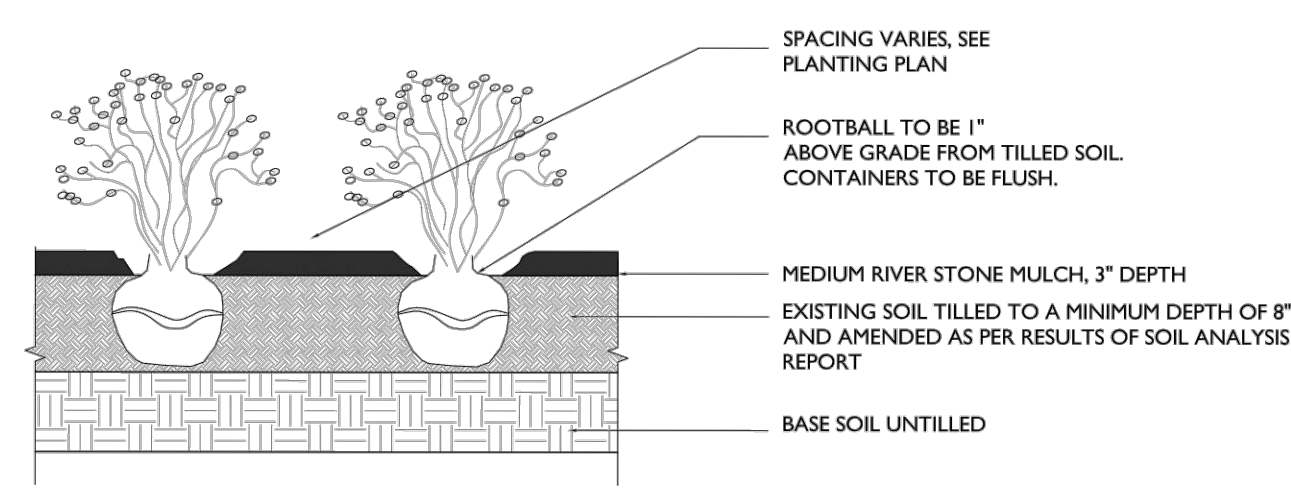
TURF GRASS SEED MIX:  
Custom Seed Mix (Ernst Conservation Seeds Inc.)  
Seeding Rate 6-8LB/1,000 SF

- 45% Tall Fescue, 'Cochise III' (Festuca arundinaceae 'Cochise III)
- 45% Tall Fescue, 'Cortex II' (Festuca arundinaceae 'Baron)
- 5% Perennial Ryegrass, 'Amazing GS' (Lolium perenne 'Amazing GS')
- 5% Kentucky Bluegrass, 'Baron' (Opa 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 SEEDED 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.



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

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

400 Forestal Road, Plainsboro Township, New Jersey

ISSUE RECORD:

NO.	DATE	DESCRIPTION	BY
1	05.14.2024	Review Submission	ETM

**ETM ASSOCIATES L.L.C.**  
PUBLIC SPACE DESIGN  
PUBLIC SPACE MANAGEMENT  
PROJECT MANAGEMENT  
1202 Raritan Avenue  
Highland Park, NJ 08904  
t: 732 572 6626  
f: 732 572 7161  
etmassociatesllc.com

NOTE: It is prohibited by law for any person to alter a document item in any way, unless acting under the direction of the ETM licensed landscape architect that created the document. If an item bearing the seal of the ETM licensed landscape architect is altered the altering landscape architect shall after their seal is to the front and enter "altered by" followed by their signature and the date of the alteration, and specify description of the alteration.

GIOVANNI MANILLO  
47552

E. TIMOTHY MARSHALL  
AS00872

DRAWN:  
CHECKED:

DRAWING TITLE: PLANTING PLAN

SHEET NO: L100