

PRINCETON NURSERIES
PLAINSBORO, NEW JERSEY
LANDSCAPE ARCHITECTURE PLANS

RECEIVED

JAN 27 2025

DEPT. OF PLANNING & ZONING

P24-03

OWNER/ APPLICANT

WRV NURSERIES, LLC C/O
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NEW JERSEY 07004

LAND USE ATTORNEY

DAY FITNEY LLP
ONE JEFFERSON ROAD
PARLIPPANY, NEW JERSEY 07054

LANDSCAPE ARCHITECT

MELILLO J BAUER I CARMAN
LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIDGE PLAZA, NEW JERSEY 08730
PHONE: (732) 508-6664

ARCHITECT

MINNO & WASKO
2 GATEWAY CENTER, SUITE 1700
NEWARK, NEW JERSEY 07102

ENGINEER/ SURVEYOR

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

TRAFFIC CONSULTANT

LANGAN ENGINEERING
989 LENOX DRIVE, SUITE 124
LAWRENCEVILLE, NEW JERSEY 08648

PLANNER

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC
70 HUDSON STREET, SUITE 5B
HOBOKEN, NEW JERSEY 07030

01/27/2025 SITE PLAN APPLICATION - REVISION #5
REVISED PER TOWNSHIP COMMENTS

PRINCETON NURSERIES

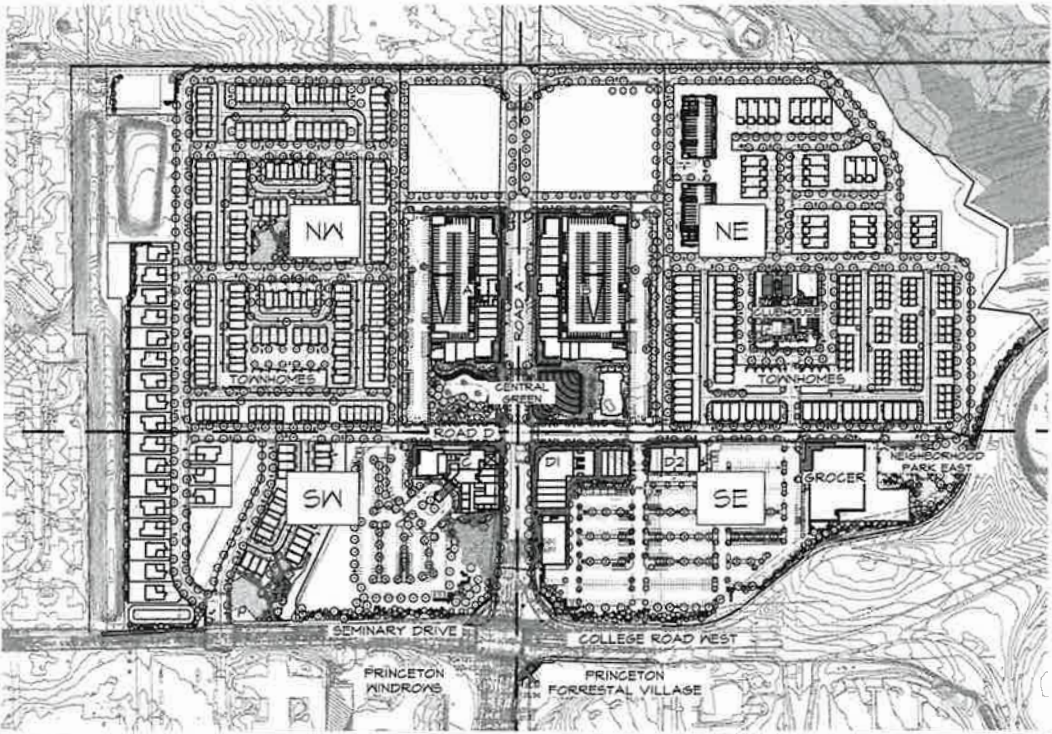
PROJECT NO.: 22-166

DRAWINGS LIST

SHEET NO.	DESCRIPTION	DATE	ISSUANCE
L-0	COVER SHEET	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-1	NW STREETSCAPE	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-2	NE STREETSCAPE	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-3	SW STREETSCAPE	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-4	SE STREETSCAPE	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-5	BUILDING C GROUND LEVEL	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-6	BUILDING D1 & D2 GROUND LEVEL	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-7	CENTRAL GREEN GROUND LEVEL	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-8	BUILDING A & B GROUND LEVEL	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-9	GROCEER & NEIGHBORHOOD PARK EAST GROUND LEVEL	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-10	CLUBHOUSE GROUND LEVEL	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-11	NVR NEIGHBORHOOD PARK	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-11A	BUILDING A & B 2ND FLOOR	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-12	PLANTING SCHEDULES	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-13	PLANTING DETAILS	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-14	SITE DETAILS	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-15	SITE DETAILS	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-16	SITE DETAILS	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-17	SITE DETAILS	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-18	OPEN SPACE PLAN	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-19	REFORESTATION PLAN	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-20	TYPICAL UNIT PLANTING PLAN	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-21	TYPICAL UNIT PLANTING PLAN	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-21A	TYPICAL UNIT PLANTING PLAN	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-22	TYPICAL UNIT PLANTING PLAN	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-23	TYPICAL UNIT PLANTING PLAN	01/27/2025	REVISED PER TOWNSHIP COMMENTS
L-24	TYPICAL UNIT PLANTING PLAN	01/27/2025	REVISED PER TOWNSHIP COMMENTS

GENERAL NOTES:

- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
- ALL BASE INFORMATION AND UTILITY LAYOUT WAS PROVIDED BY: VAN NOTE-HARVEY ASSOCIATES
- ALL ARCHITECTURAL INFORMATION WAS PROVIDED BY: MINNO & WASKO
- ALL GRADING SHALL BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION AND SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.
- ALL PAVING SURFACES SHALL BE FLUSH AND MEET SMOOTHLY AND EVENLY. NO WALKS SHALL EXCEED 5% OR A 2% CROSS-PITCH. ALL WALKS TO BE LAID OUT IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
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- ALL SITE DISTURBANCE & CAPPING REQUIREMENTS SHALL BE IN COMPLIANCE WITH ANY REMEDIAL ACTION WORK PLANS THAT HAVE BEEN ESTABLISHED.



KEY PLAN

SHEET MATRIX

QUADRANT	LANDSCAPE PLANS	MATERIALS PLANS	TYPICAL UNIT PLANTING PLANS
NW	L1	L-7, L-8, L-11	L-21, L-24
NE	L2	L-7, L-8	L-22, L-23
SW	L3	L-8, L-11	L-20
SE	L4	L-6, L-9, L-10	L-23



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LANDSCAPE ARCHITECTURE

PRINCETON NURSERIES

PLAINSBORO, NEW JERSEY

LANDSCAPE ARCHITECTURE PLANS

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LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NEW JERSEY 08730
PHONE: (732)-528-0664

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989 LENOX DRIVE, SUITE 124
LAWRENCEVILLE, NEW JERSEY 08648

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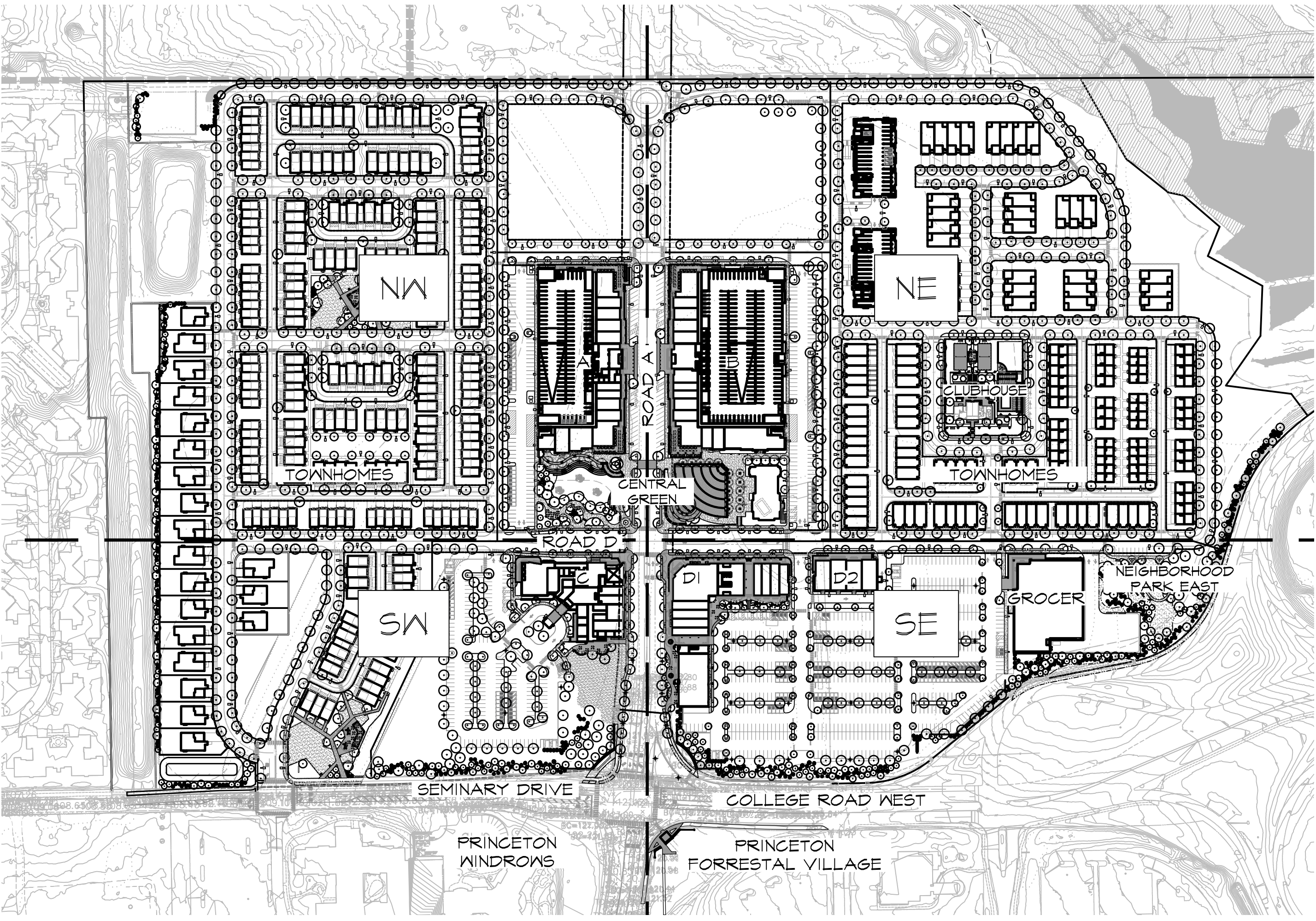
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC
70 HUDSON STREET, SUITE 5B
HOBOKEN, NEW JERSEY 07030

01/15/2025 SITE PLAN APPLICATION - REVISION #4
REVISED PER TOWNSHIP COMMENTS

PRINCETON NURSERIES				
PROJECT NO.: 22-166				
DRAWINGS LIST				
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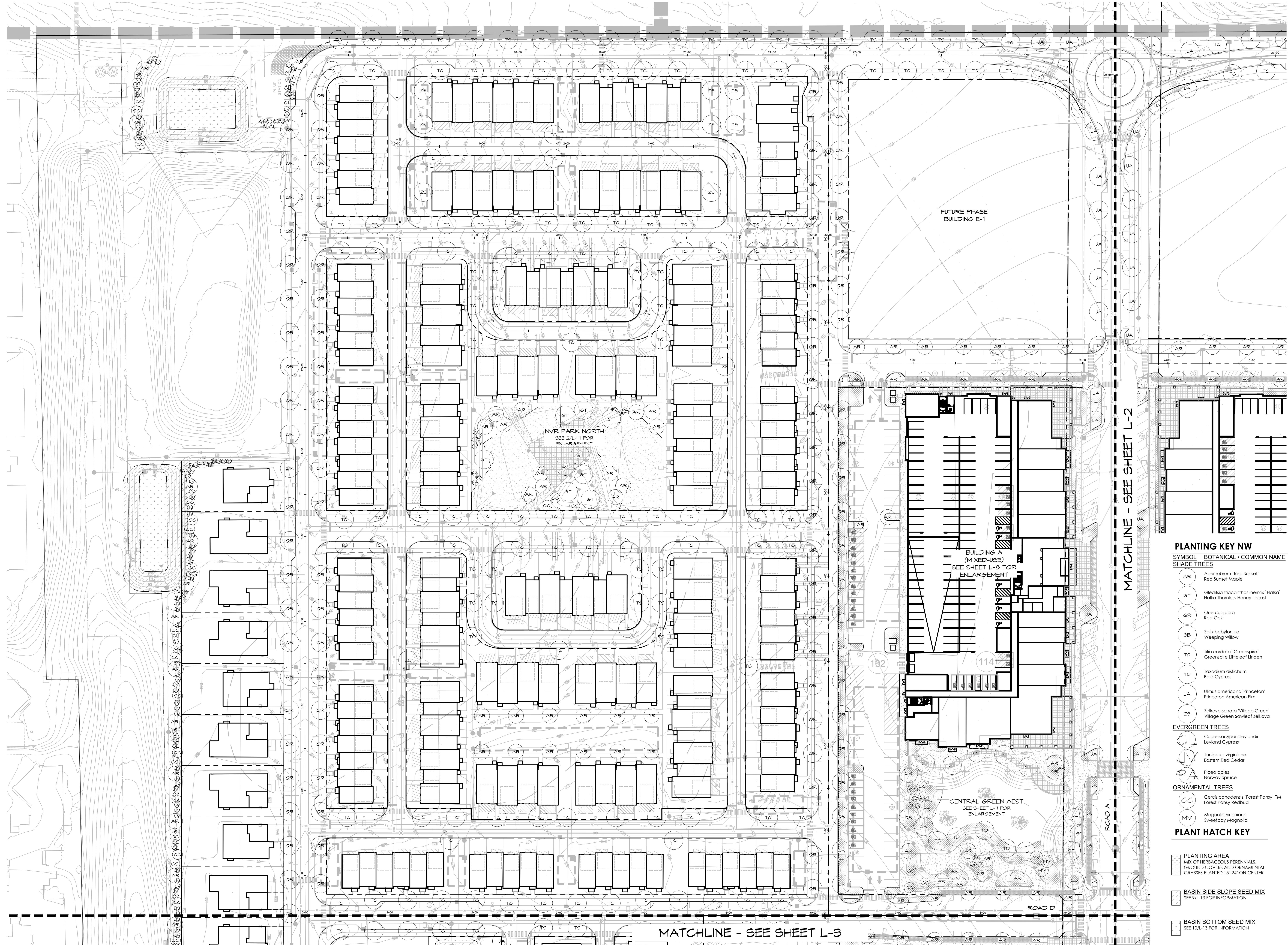
KEY PLAN

SHEET MATRIX

QUADRANT	LANDSCAPE PLANS	MATERIALS PLANS	TYPICAL UNIT PLANTING PLANS
NW	L1	L-7,L-8,L-11,	L-21,L-24
NE	L2	L-7,L-8,	L-22,L-23
SW	L3	L-5,L-11	L-20
SE	L4	L-6,L-9,L-10,	L-23



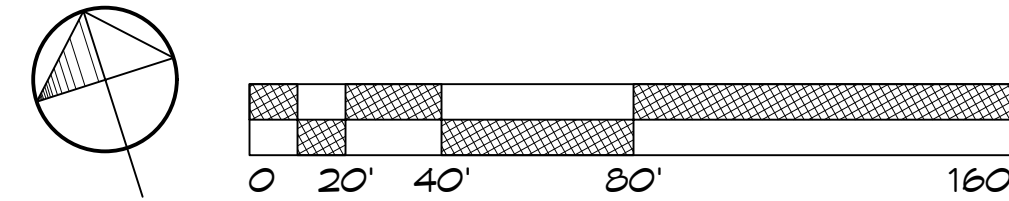
MELILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE



- PLANTING KEY NW**
- SYMBOL BOTANICAL / COMMON NAME
- SHADE TREES**
- AR Acer rubrum "Red Sunset" / Red Sunset Maple
 - ST Gleditsia triacanthos inermis "Halka" / Halka Thornless Honey Locust
 - QR Quercus rubra / Red Oak
 - SB Salix babylonica / Weeping Willow
 - TC Tilia cordata "Greenspire" / Greenspire Littleleaf Linden
 - TD Taxodium distichum / Bald Cypress
 - UA Ulmus americana "Princeton" / Princeton American Elm
 - ZS Zelkova serrata "Village Green" / Village Green Sawleaf Zelkova
- EVERGREEN TREES**
- CC Cupressocyparis leylandii / Leyland Cypress
 - MV Juniperus virginiana / Eastern Red Cedar
 - PA Picea abies / Norway Spruce
- ORNAMENTAL TREES**
- CC Cercis canadensis "Forest Pansy" TM / Forest Pansy Redbud
 - MV Magnolia virginiana / Sweetbay Magnolia
- PLANT HATCH KEY**
- PLANTING AREA
MIX OF HERBACEOUS PERENNIALS,
GROUND COVERS AND ORNAMENTAL
GRASSES PLANTED 15'-24" ON CENTER
 - BASIN SIDE SLOPE SEED MIX
SEE 9/L-13 FOR INFORMATION
 - BASIN BOTTOM SEED MIX
SEE 10/L-13 FOR INFORMATION

MATCHLINE - SEE SHEET L-2

MATCHLINE - SEE SHEET L-3



NW Streetscape
Landscape Plan

Princeton Nurseries
Plainsboro, New Jersey

MBC
MEILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE

200 Union Avenue
Bridle, NJ
08730

295 Newark Avenue
Jersey City, NJ
07302

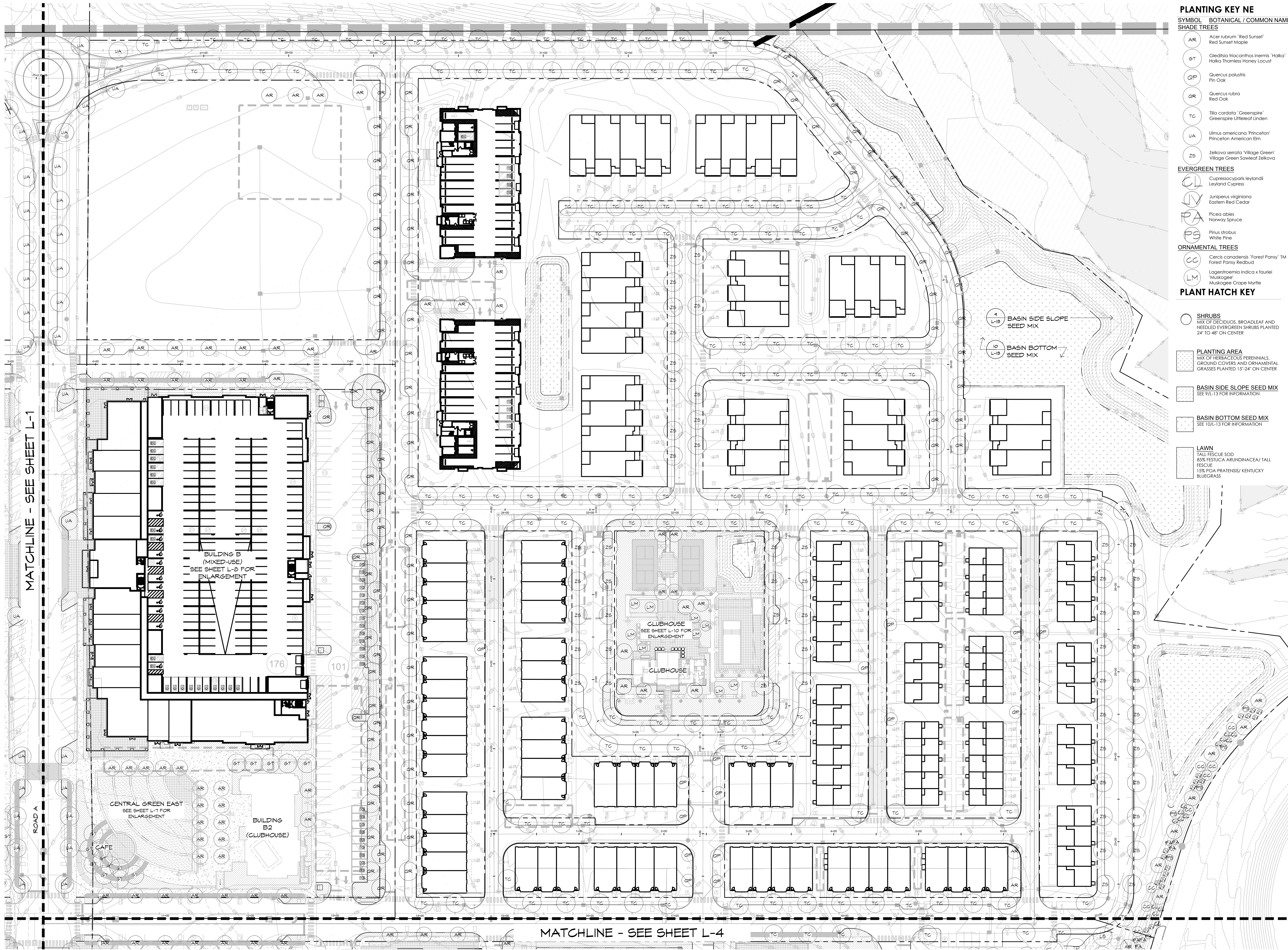
732-528-0664
www.mbcldesign.com
NJCA No. 210400001700

THOMAS B. BAUER

N.J. LICENSED
LANDSCAPE ARCHITECT
NO. A5000019

4	01/15/24	REV PER TRIP COMMENTS
3	12/13/24	REV PER COMPLETION LETTER
2	11/07/24	REVISION 1
1	9/27/24	REVISION 2
NO.	DATE	REVISION
SCALE:	1"=40'	
DATE:	07/18/2024	JOB NO.: 22-146

DRAWING NO.
L-1



PLANTING KEY NE

SYMBOL	BOTANICAL / COMMON NAME
SHADE TREES	
AR	Acer rubrum 'Red Sunset' Red Sunset Maple
ST	Gleditsia triacanthos inermis 'Halka' Halka Thornless Honey Locust
QP	Quercus palustris Pin Oak
QR	Quercus rubra Red Oak
TC	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden
UA	Ulmus americana 'Princeton' Princeton American Elm
ZS	Zelkova serrata 'Village Green' Village Green Sawleaf Zelkova
EVERGREEN TREES	
CL	Cupressocypariss leylandii Leyland Cypress
JD	Juniperus virginiana Eastern Red Cedar
PA	Picea abies Norway Spruce
PS	Pinus strobus White Pine
ORNAMENTAL TREES	
CC	Cercis canadensis 'Forest Pansy' TM Forest Pansy Redbud
LM	Lagerstroemia indica x fauriei 'Muskogee' Muskogee Crape Myrtle
PLANT HATCH KEY	
○	SHRUBS MIX OF DECIDUOUS, BROADLEAF AND NEEDED EVERGREEN SHRUBS PLANTED 24" TO 48" ON CENTER
▨	PLANTING AREA MIX OF HERBACEOUS PERENNIALS, GROUND COVERS AND ORNAMENTAL GRASSES PLANTED 15'-24" ON CENTER
▩	BASIN SIDE SLOPE SEED MIX SEE 9/L-13 FOR INFORMATION
▧	BASIN BOTTOM SEED MIX SEE 10/L-13 FOR INFORMATION
▦	LAWN TALL FESCUE SOD 85% FESCUE ARUNDINACEA / TALL FESCUE 15% POA PRATENSIS / KENTUCKY BLUEGRASS

NE Streetscape
Landscape Plan

Princeton Nurseries
Plainsboro, New Jersey



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Bridle, NJ
08730
732-528-0664
www.mbcldesign.com
NJCA No. 210400001700

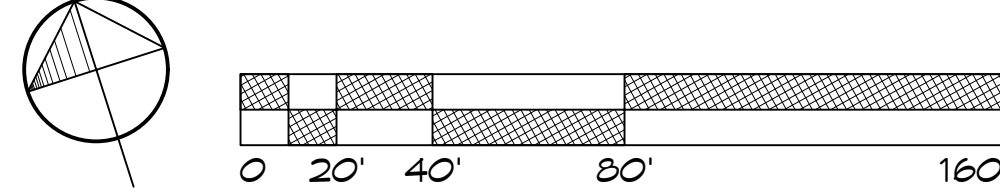
THOMAS B. BAUER

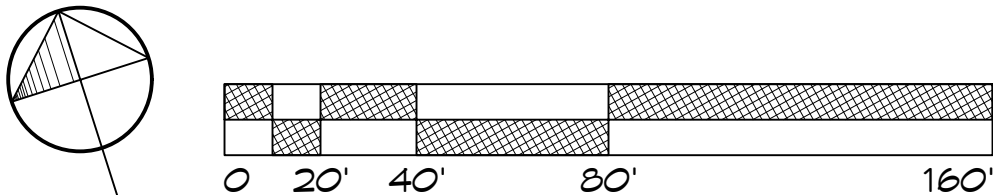
Thomas B. Bauer
N.J. LICENSED
LANDSCAPE ARCHITECT
NO. A5000019

4	01/15/23	REV PER TRIP COMMENTS
3	12/13/24	REV PER COMPLETION LETTER
2	11/07/24	REVISION 2
1	9/27/24	REVISION 1
NO. DATE		REVISION
SCALE: 1"=40'		
DATE: 07/18/2024		JOB NO.: 22-146

DRAWING NO.

L-2

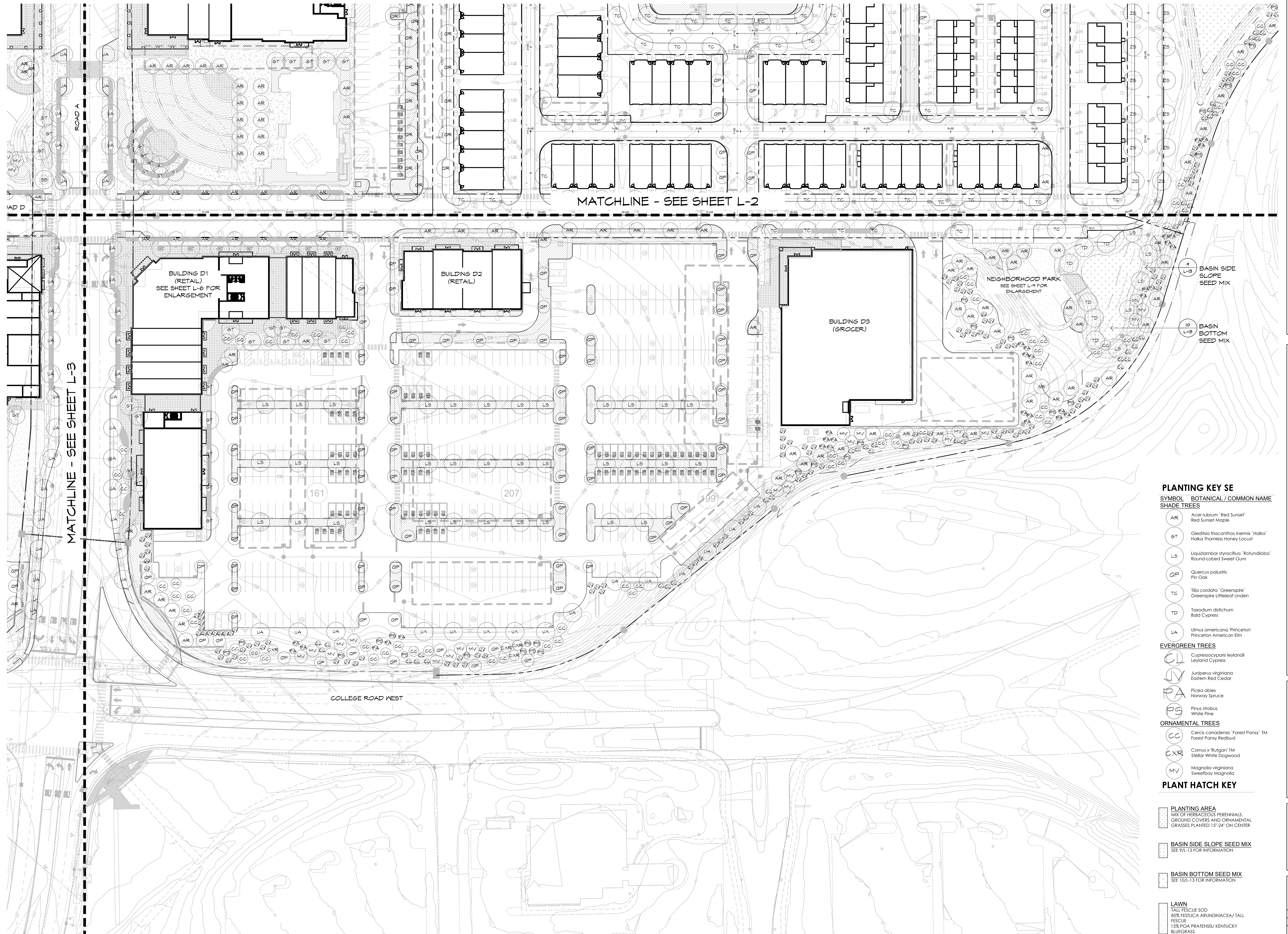


Princeton Nurseries
Plainsboro, New Jersey

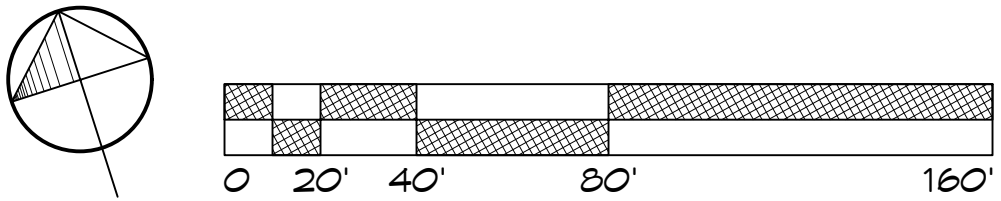

N.J. LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

DRAWING NO. _____

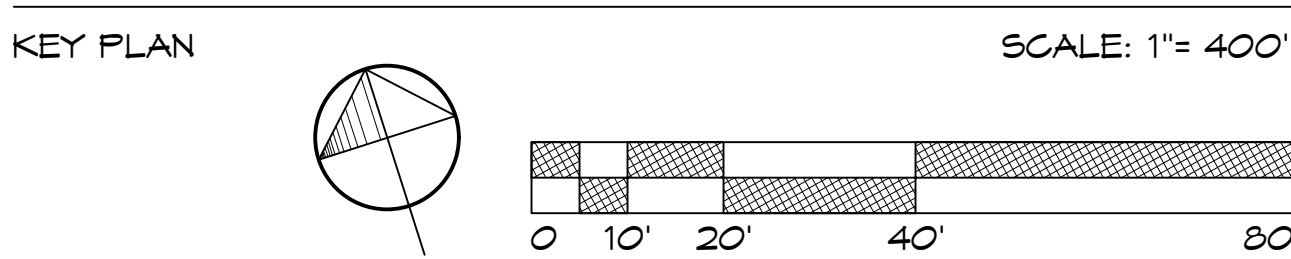
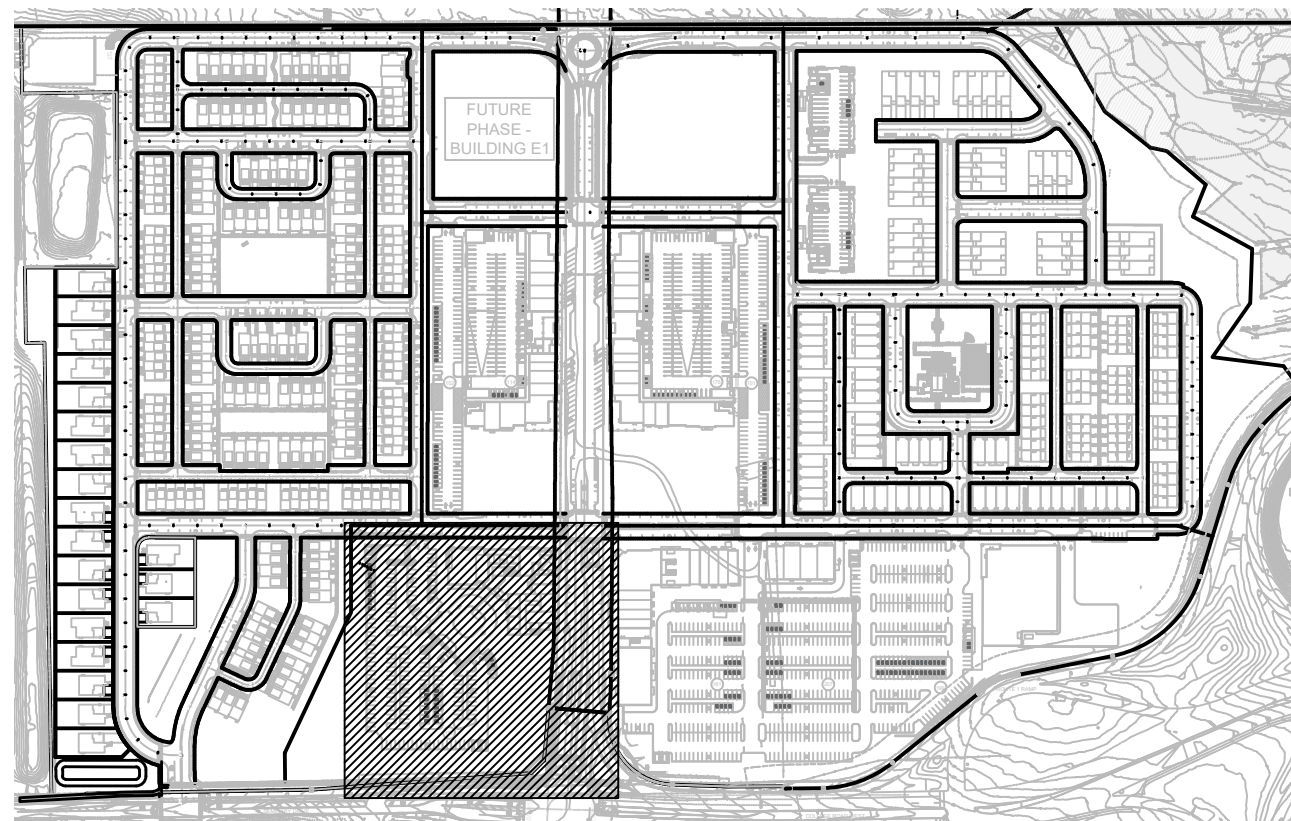
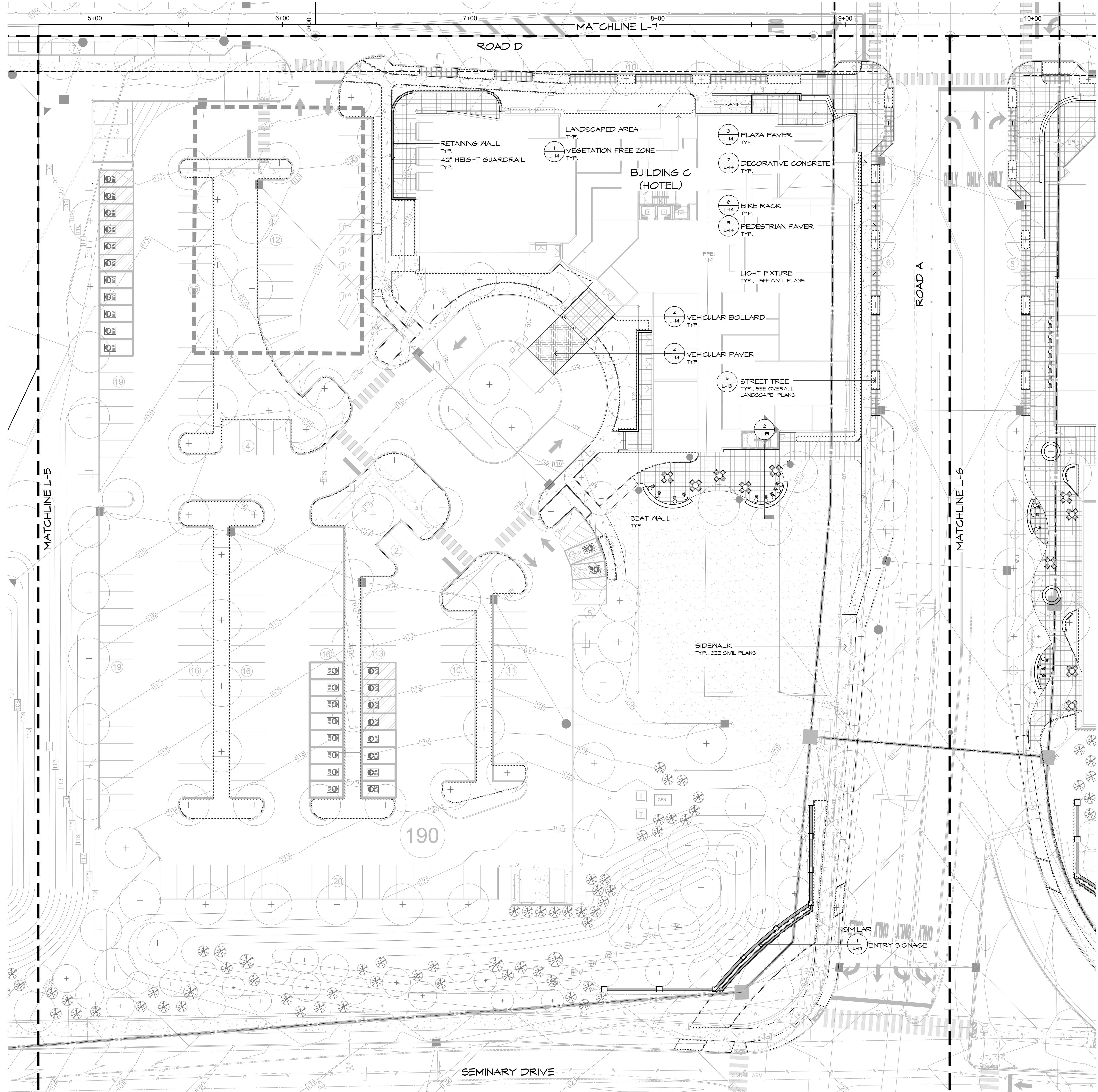
L-3

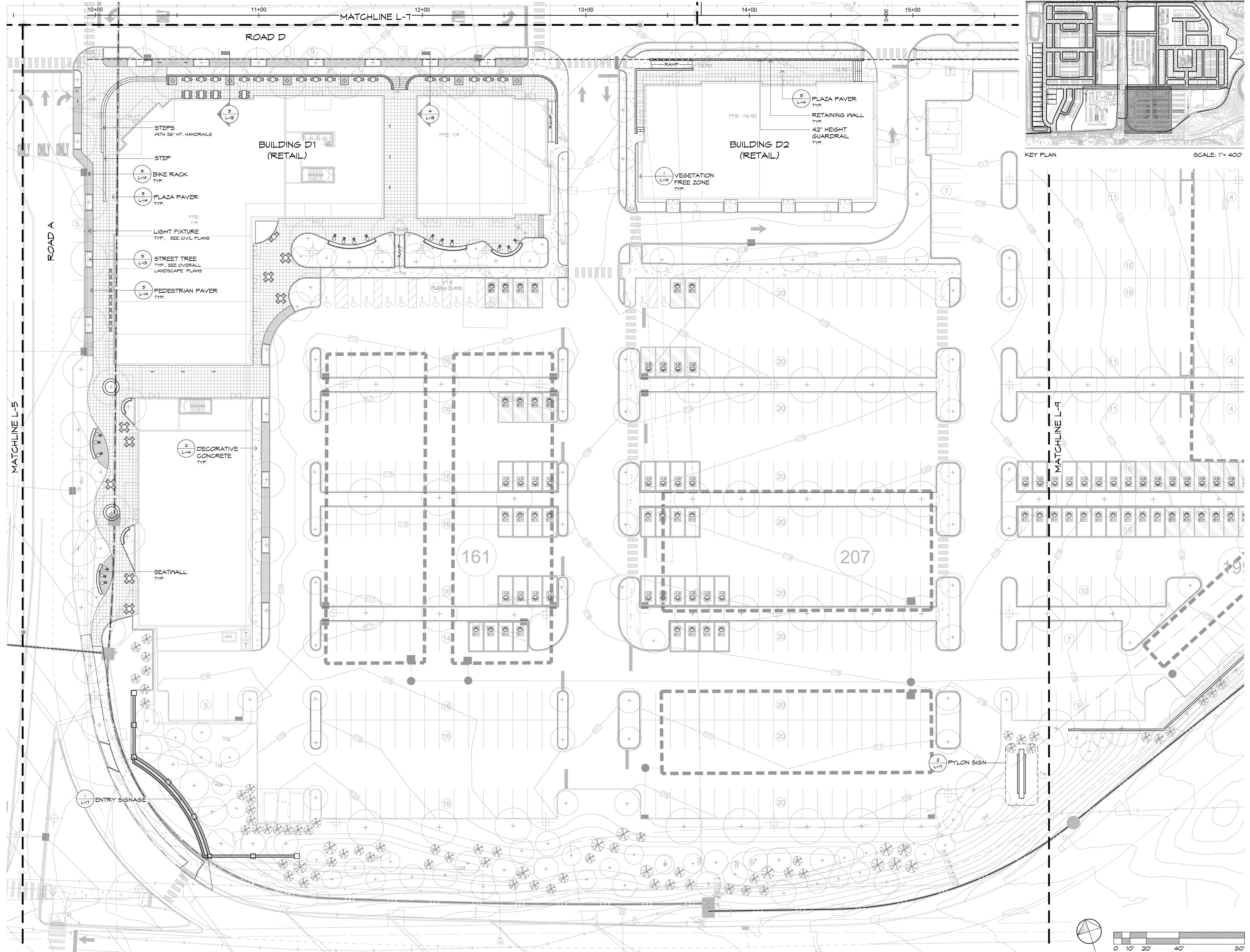


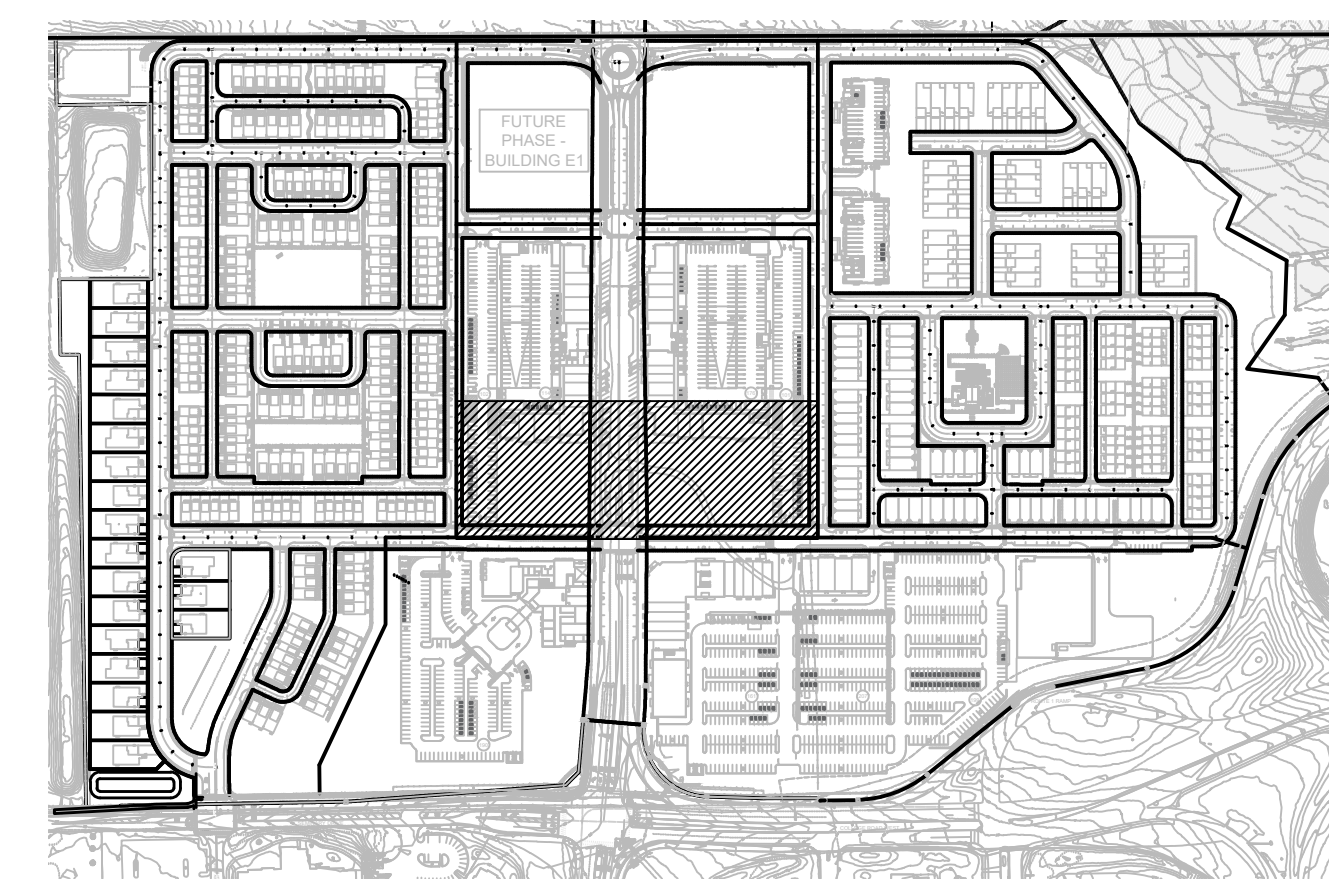
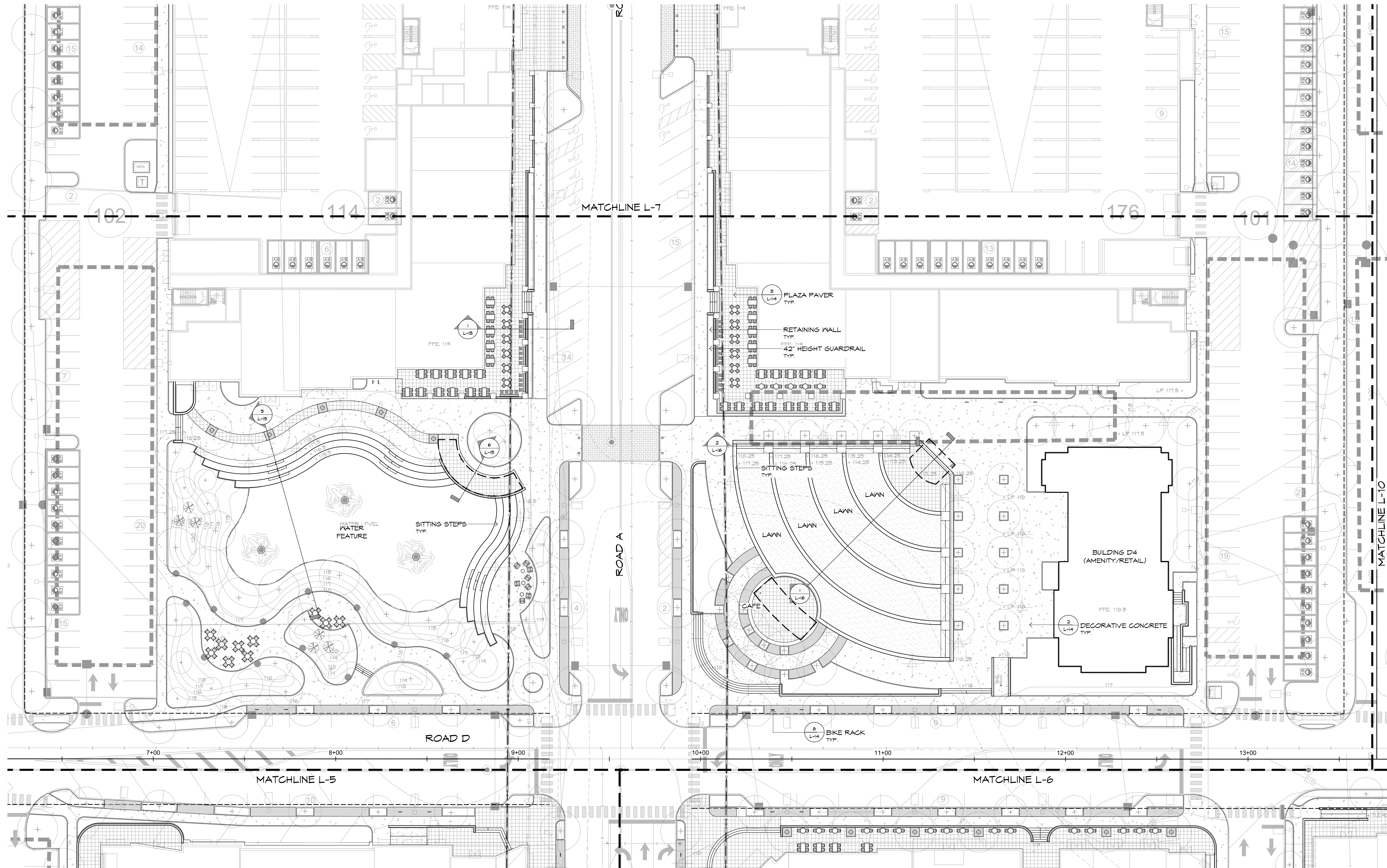
- PLANTING KEY SE**
- | SYMBOL | BOTANICAL / COMMON NAME |
|-------------------------|---|
| AR | Acer rubrum "Red Sunset"
Red Sunset Maple |
| ST | Gleditsia triacanthos inermis "Halka"
Halka Thornless Honey Locust |
| LS | Liquidambar styraciflua "Rotundiloba"
Round-lobed Sweet Gum |
| QP | Quercus palustris
Pin Oak |
| TC | Tilia cordata "Greenspire"
Greenspire Littleleaf Linden |
| TD | Taxodium distichum
Bald Cypress |
| UA | Ulmus americana "Princeton"
Princeton American Elm |
| EVERGREEN TREES | |
| CL | Cupressocyparis leylandii
Leyland Cypress |
| JV | Juniperus virginiana
Eastern Red Cedar |
| PA | Picea abies
Norway Spruce |
| PS | Pinus strobus
White Pine |
| ORNAMENTAL TREES | |
| CC | Cercis canadensis "Forest Pansy"™
Forest Pansy Redbud |
| CXR | Cornus x "Rutger"™
Stellar White Dogwood |
| MV | Magnolia virginiana
Sweetbay Magnolia |
- PLANT HATCH KEY**
- PLANTING AREA
MIX OF HERBACEOUS PERENNIALS,
GROUND COVERS AND ORNAMENTAL
GRASSES PLANTED 15'-24" ON CENTER
 - BASIN SIDE SLOPE SEED MIX
SEE 9/L-13 FOR INFORMATION
 - BASIN BOTTOM SEED MIX
SEE 10/L-13 FOR INFORMATION
 - LAWN
TALL FESCUE SOD
85% FESTUCA ARUNDINACEA/ TALL
FESCUE
15% POA PRATENSIS/ KENTUCKY
BLUEGRASS



NO.	DATE	REVISION
4	01/15/24	REV PER TWP. COMMENTS
3	12/13/24	REV PER COMPLETENESS LETTER
2	11/07/24	REVISION 2
1	9/27/24	REVISION 1







KEY PLAN SCALE: 1"= 400'

Central Green Ground Level
Materials Plan Enlargement

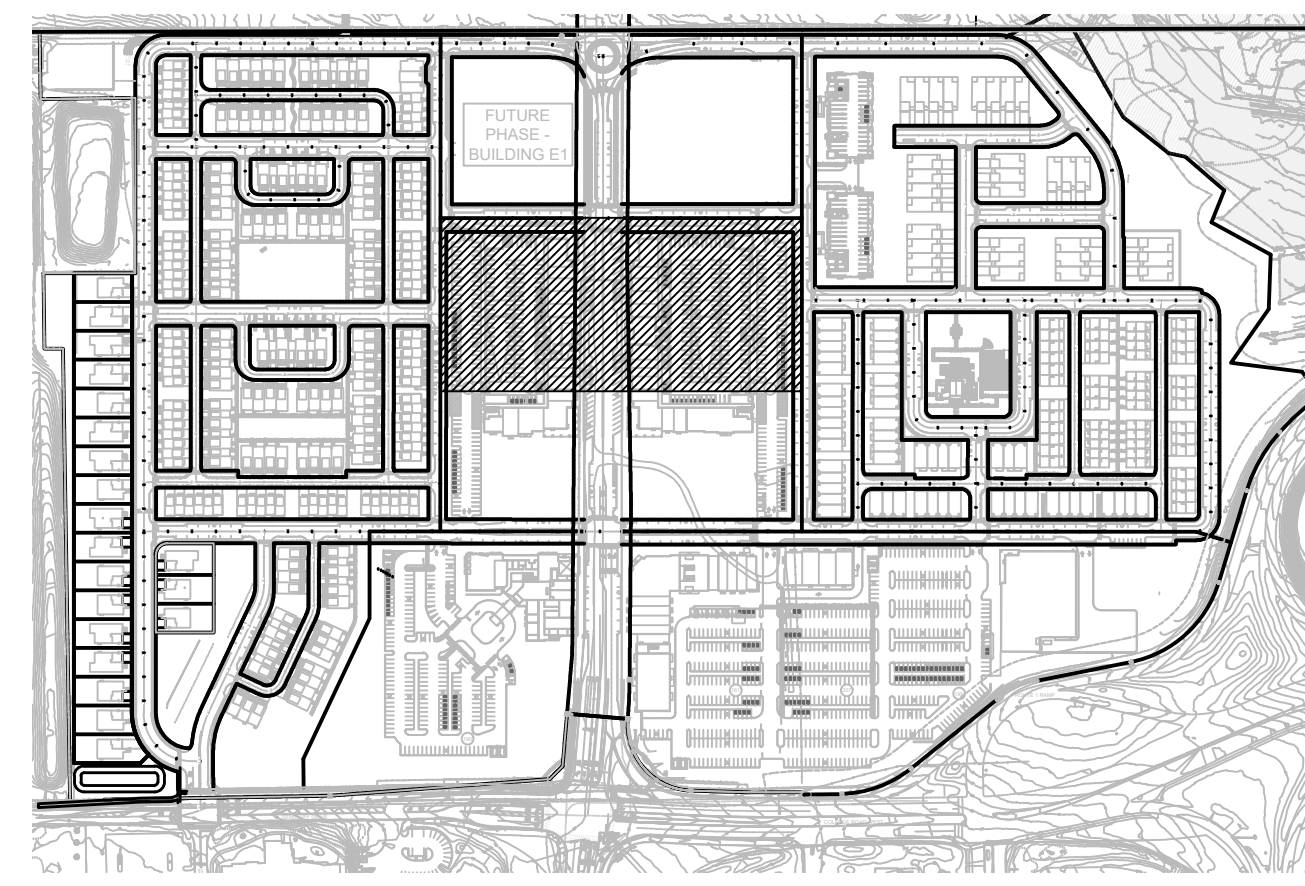
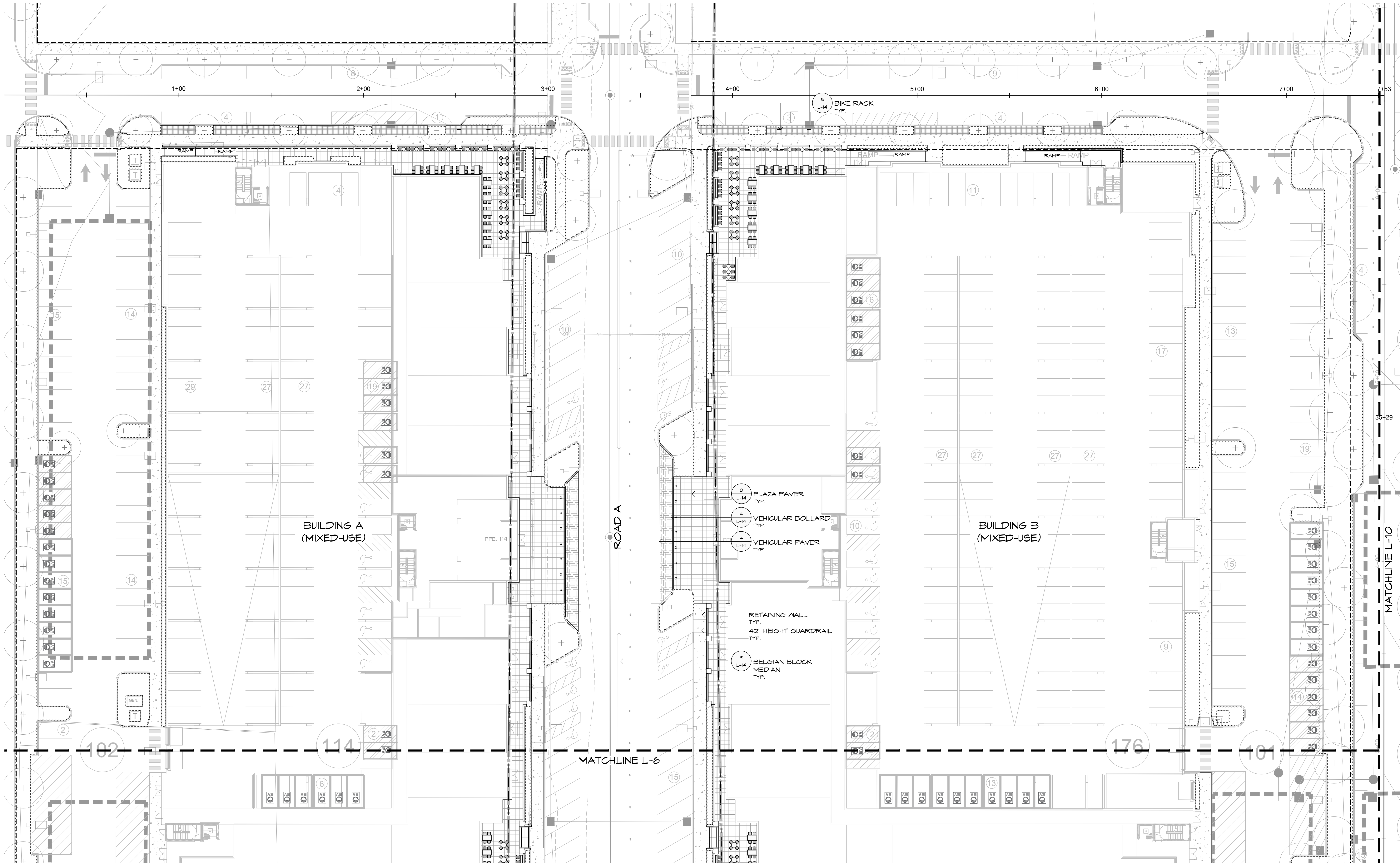
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NO.	DATE	REVISION
SCALE: 1"=20'		
DATE: 07/18/2024		JOB NO.: 22-146

DRAWING NO.
L-7



KEY PLAN SCALE: 1"= 400'

Building A & B Ground Level
Materials Plan Enlargement

Princeton Nurseries
Plainsboro, New Jersey

MBC
MEILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE

200 Union Avenue
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NJCA No. 2104H0001700

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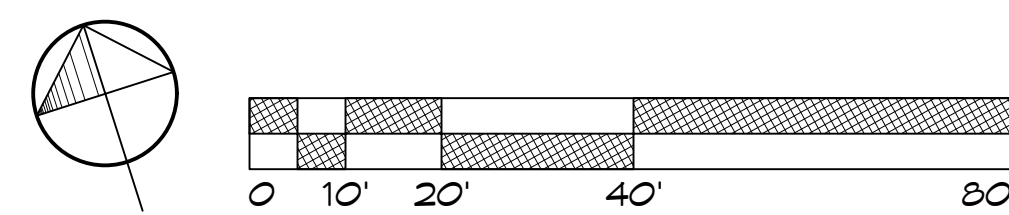
THOMAS B. BAUER

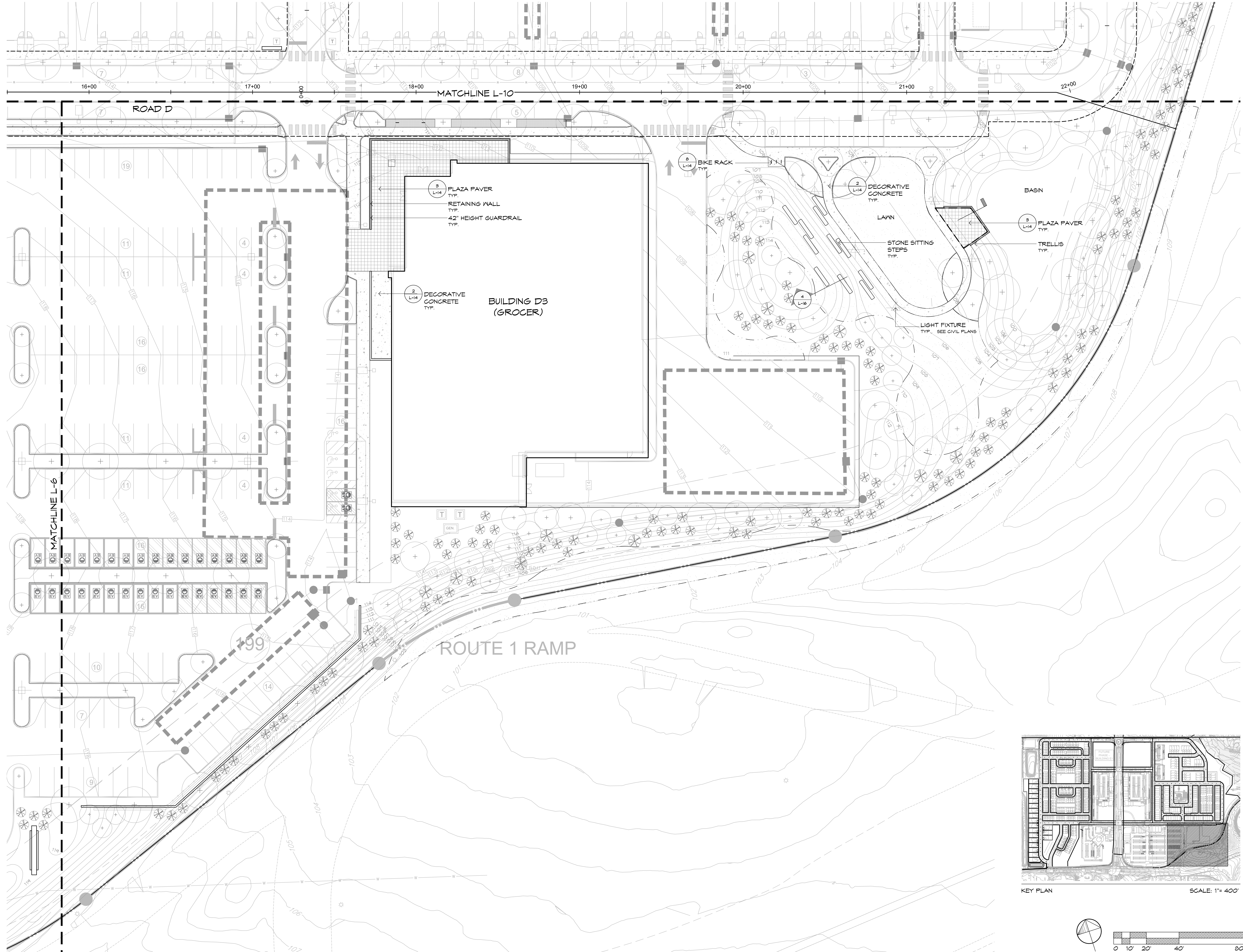
Thomas B. Bauer

N.J. LICENSED
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NO. A5000019

4	01/15/25	REV PER TBP COMMENTS
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2	11/07/24	REVISION 2
1	9/27/24	REVISION 1
NO.	DATE	REVISION
SCALE: 1"=20'		
DATE: 07/18/2024 JOB NO.: 22-166		

DRAWING NO.
L-8





MBC
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LANDSCAPE ARCHITECTURE

200 Union Avenue
Bridle, NJ
08730

295 Hiwark Avenue
Princeton City, NJ
07302

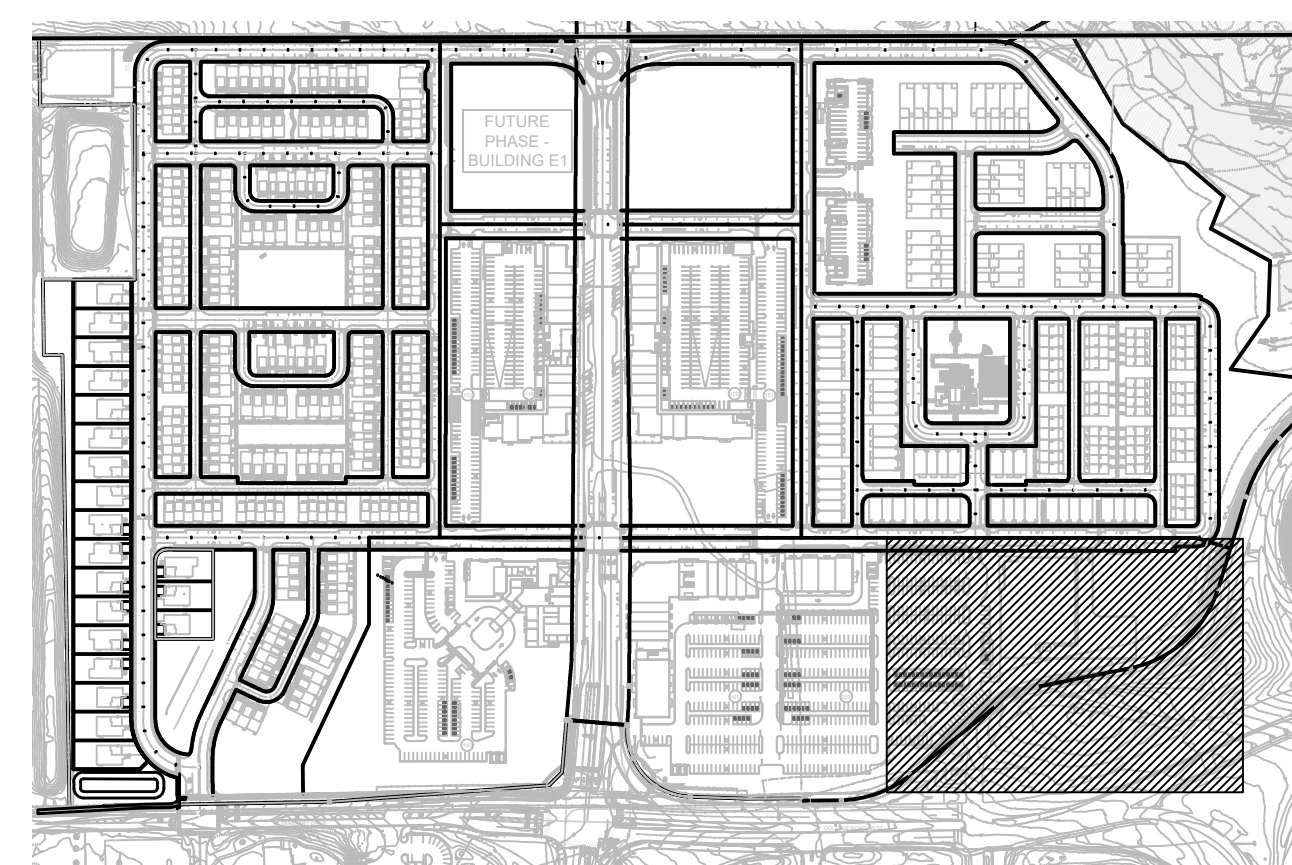
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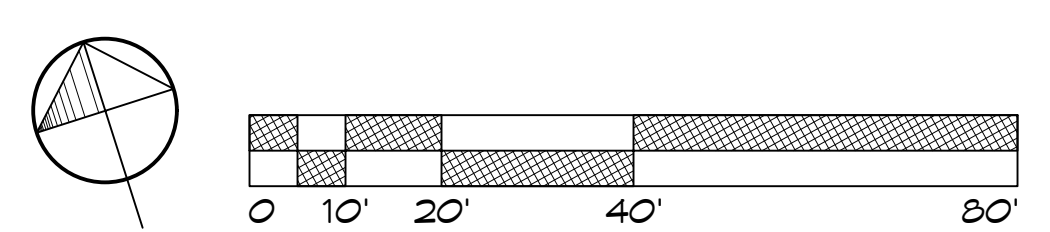
Thomas B. Bauer

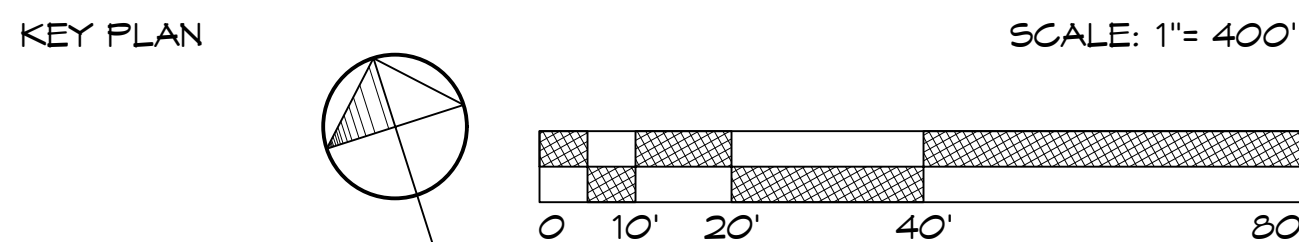
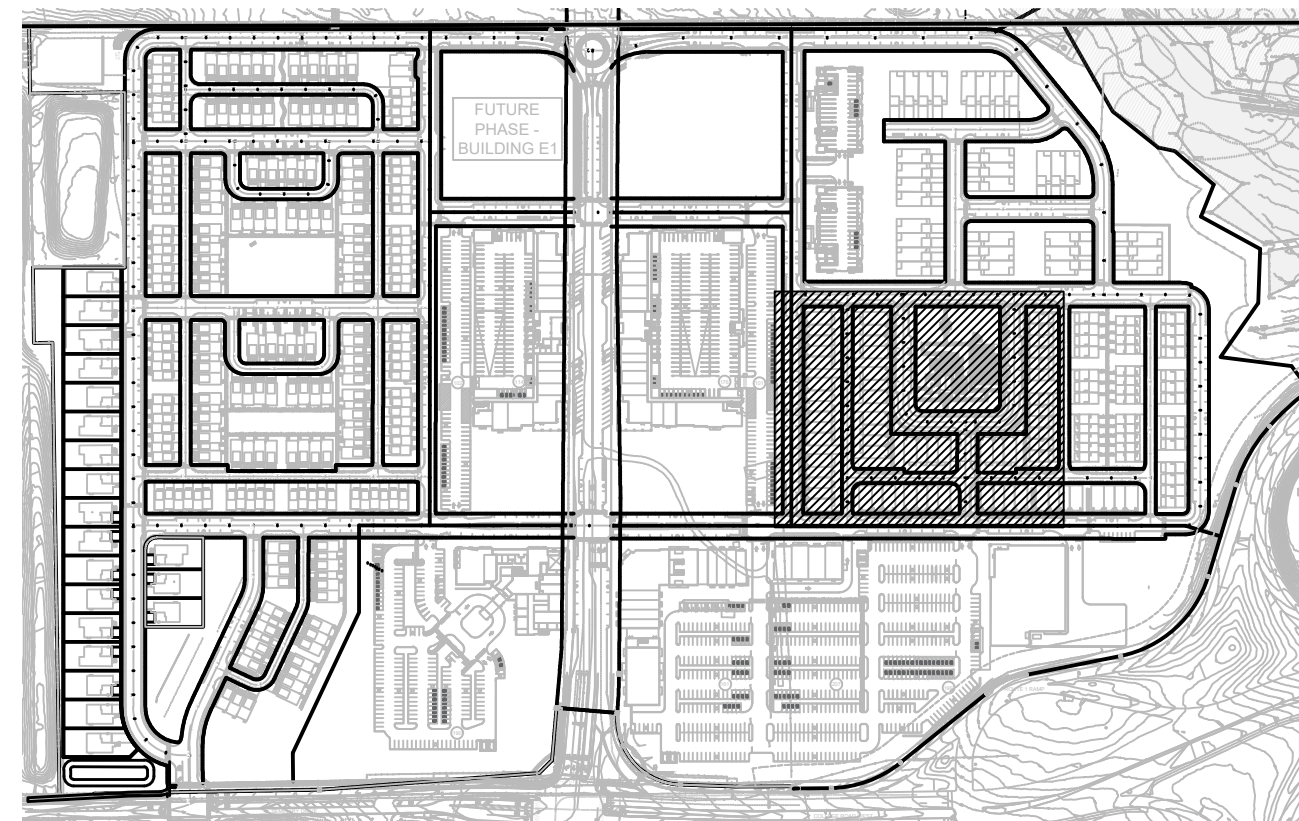
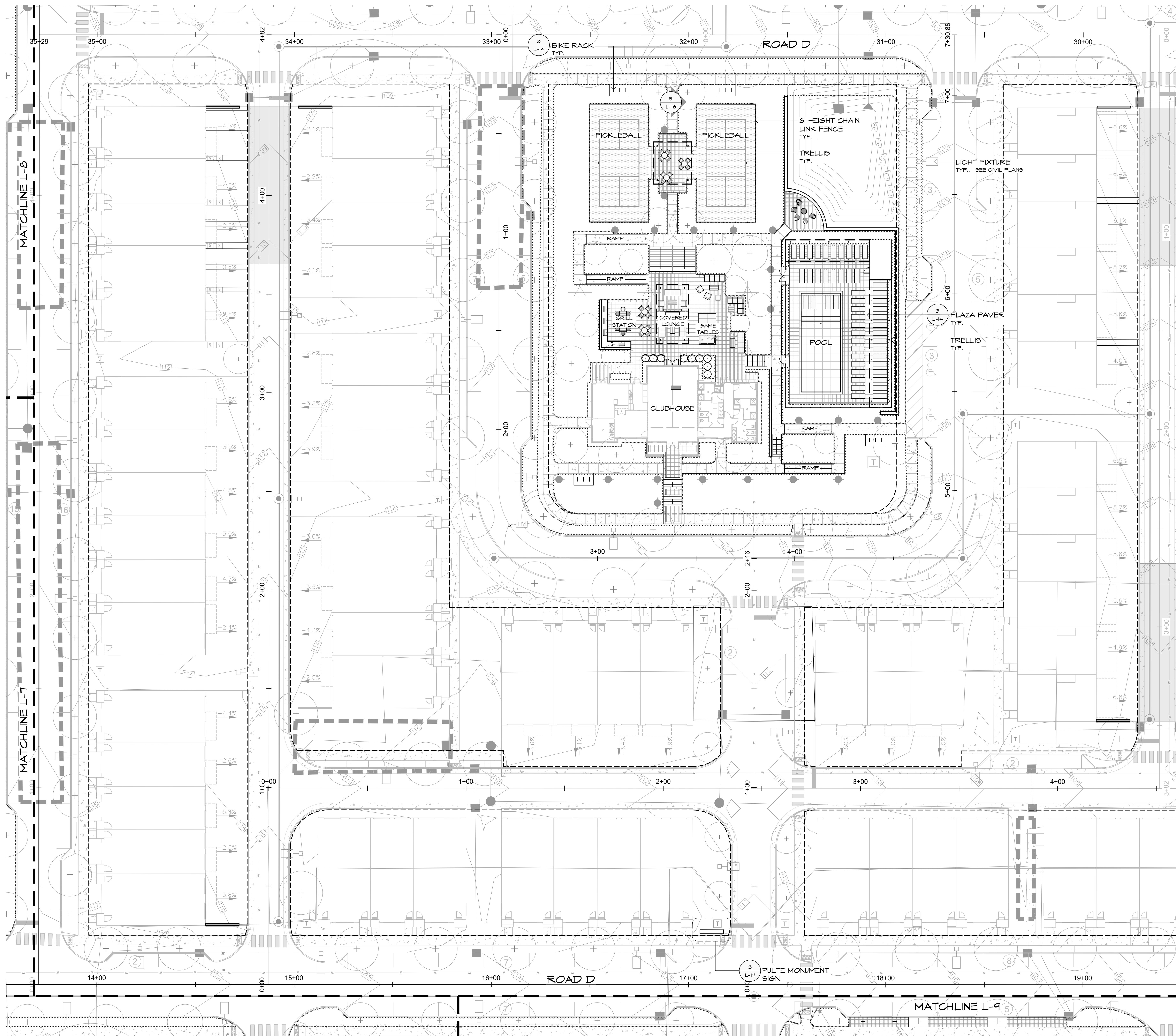
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LANDSCAPE ARCHITECT
NO. A5000019

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3	12/13/24	REV PER COMPLESS LETTER
2	11/07/24	REVISION 2
1	9/27/24	REVISION 1
NO.	DATE	REVISION
SCALE:	1"=20'	
DATE:	07/18/2024	JOB NO.: 22-146



KEY PLAN SCALE: 1"= 400'





Clubhouse Ground Level
Materials Plan Enlargement

Princeton Nurseries
Plainsboro, New Jersey

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200 Union Avenue
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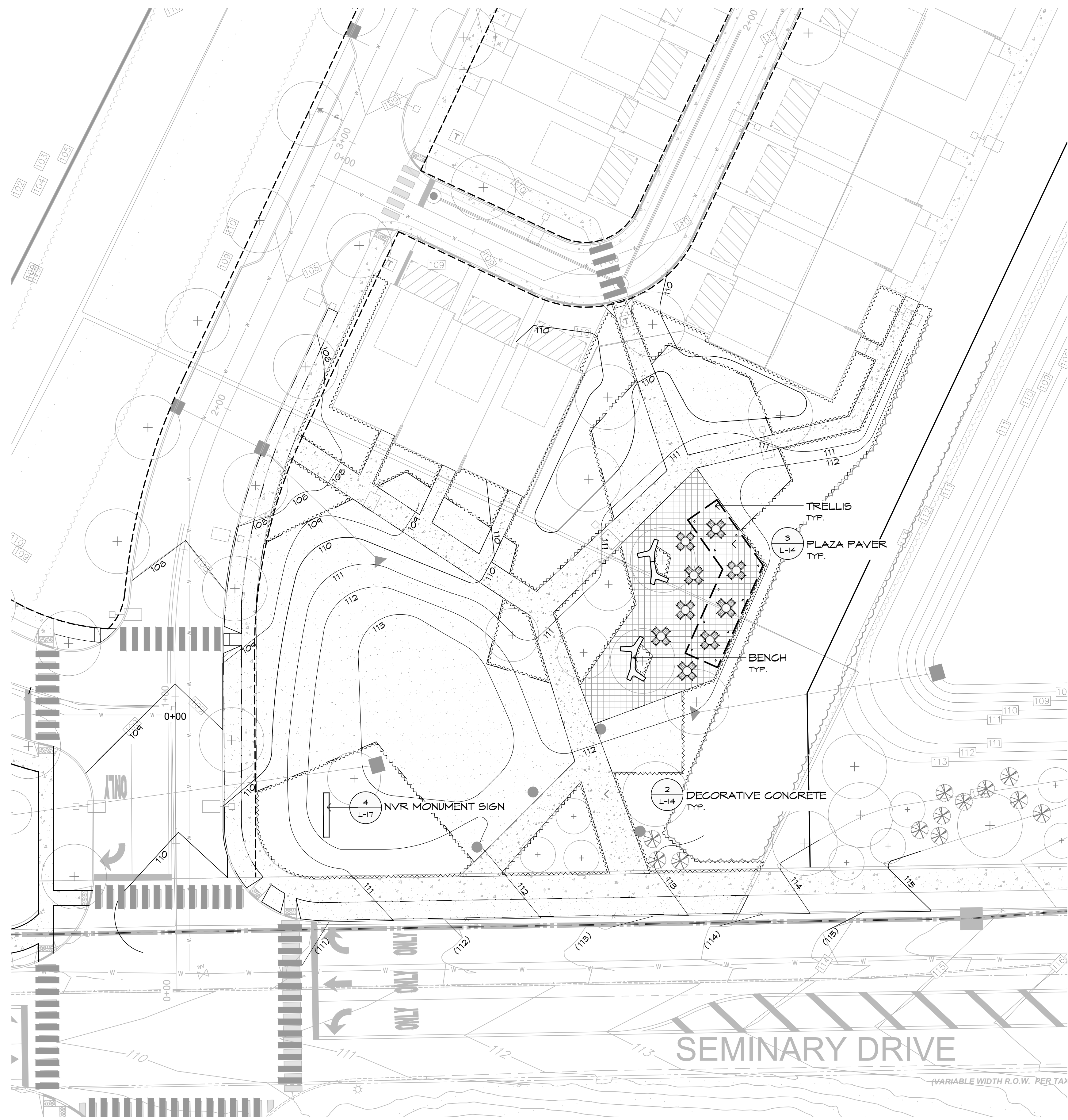
THOMAS B. BAUER

Thomas B. Bauer

N.J. LICENSED
LANDSCAPE ARCHITECT
NO. A5000019

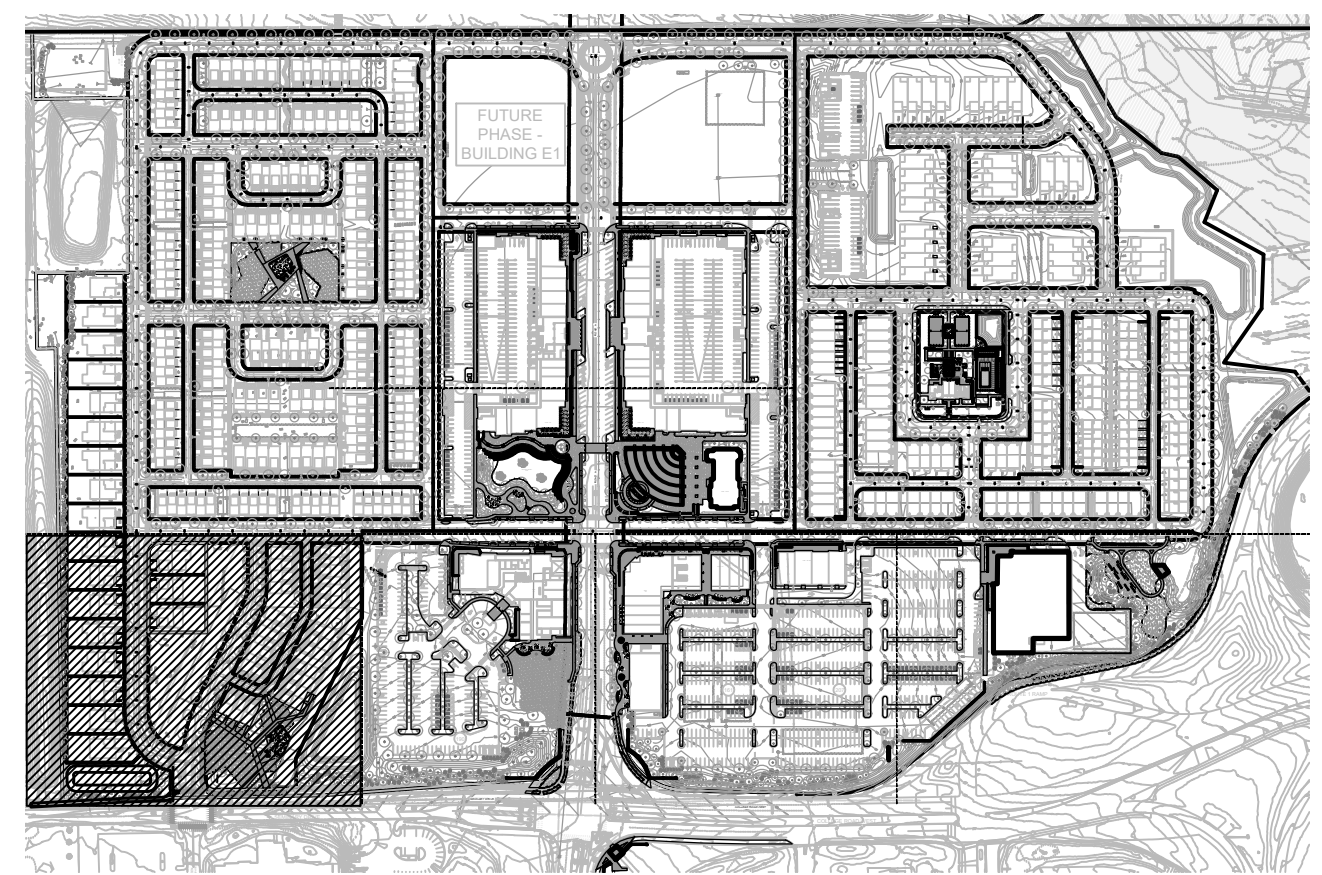
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1	9/27/24	REVISION 1
NO.	DATE	REVISION
SCALE:	1"=20'	
DATE:	07/18/2024	JOB NO.: 22-146

DRAWING NO.
L-10



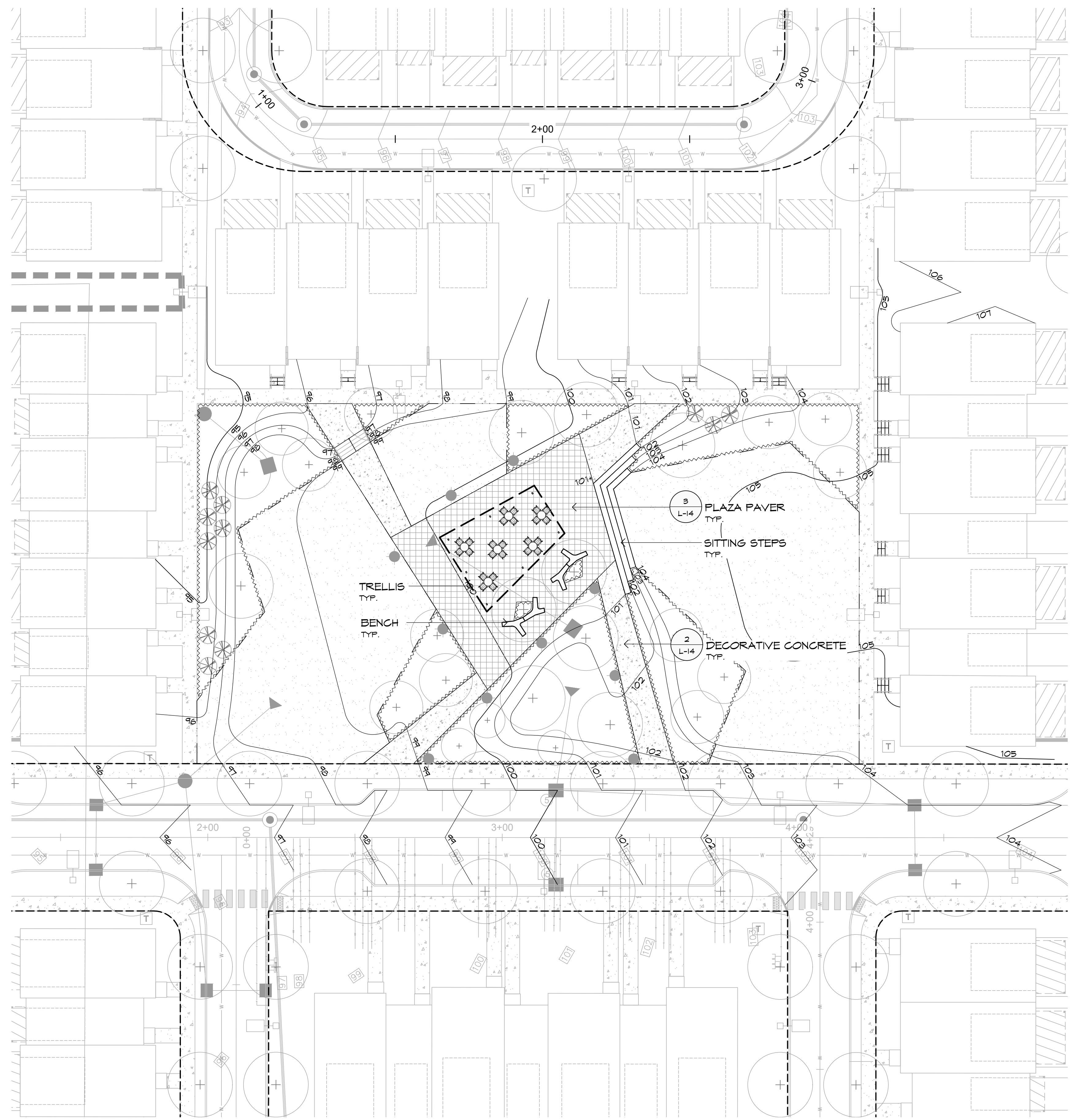
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L-11
ENLARGEMENT: NVR NEIGHBORHOOD PARK SOUTH

SCALE: 1"=20'



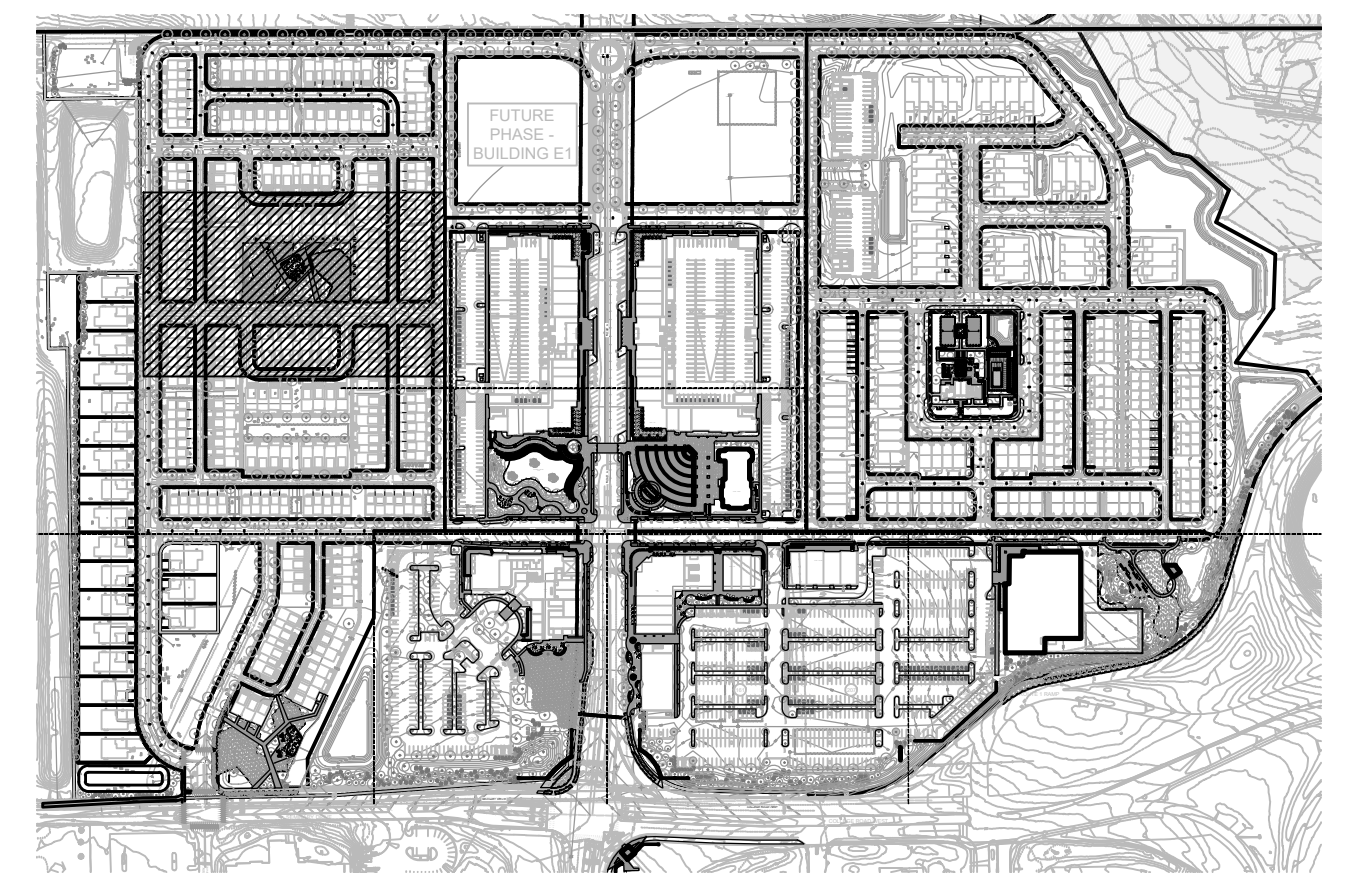
KEY PLAN

SCALE: 1"= 400'



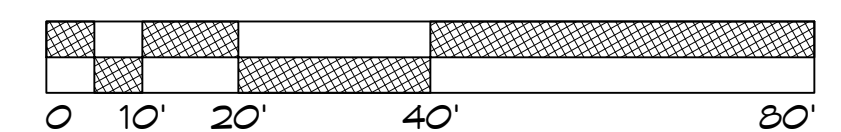
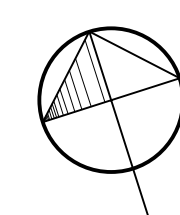
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ENLARGEMENT: NVR NEIGHBORHOOD PARK NORTH

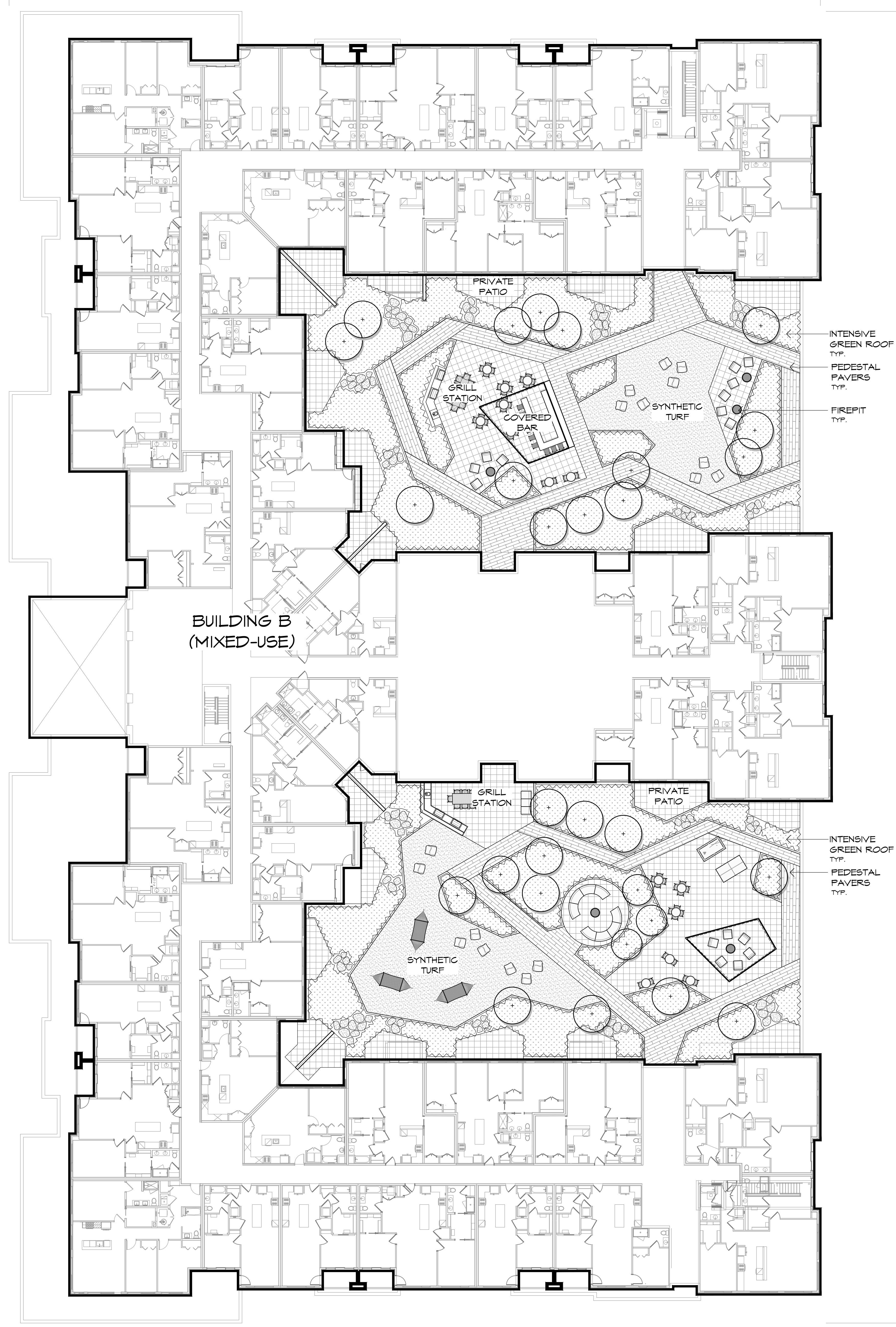
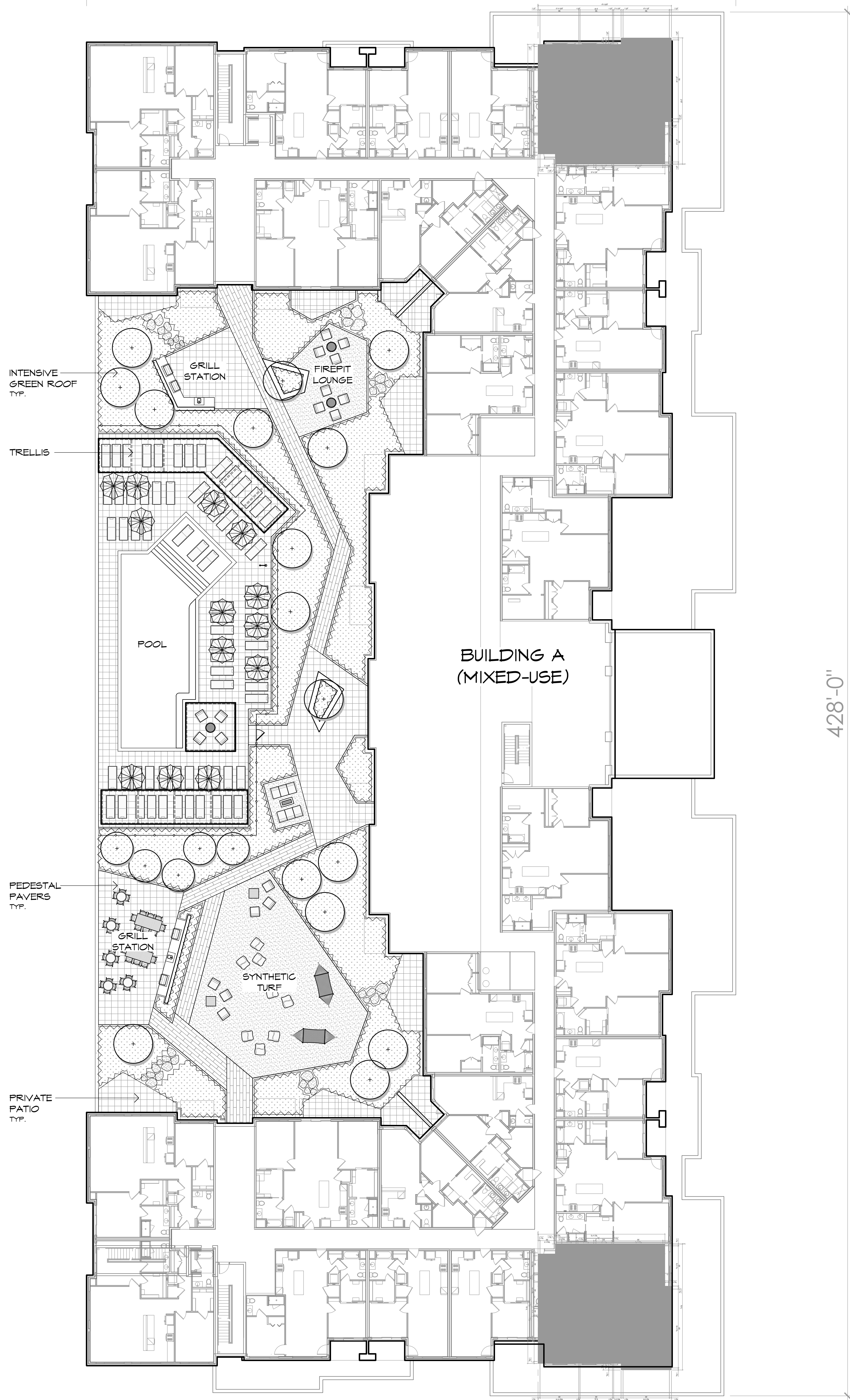
SCALE: 1"=20'



KEY PLAN

SCALE: 1"= 400'





Building A & B 2nd Floor
Materials Plan

Princeton Nurseries
Plainsboro, New Jersey

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LANDSCAPE ARCHITECTURE

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295 Hinkworth Avenue
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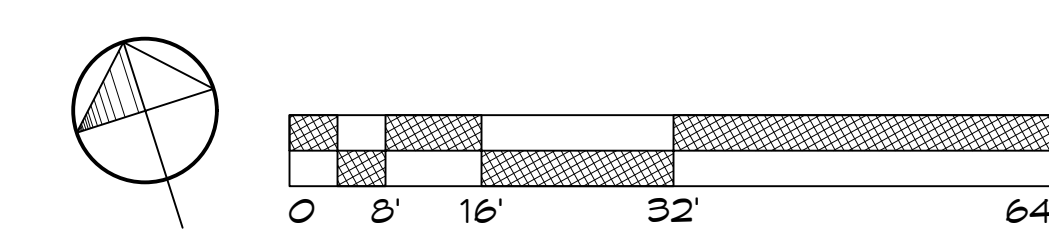
THOMAS B. BAUER

Thomas B. Bauer

N.J. LICENSED
LANDSCAPE ARCHITECT
NO. A5000019

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3	12/13/24	REV PER COMPLETION LETTER
2	11/07/24	REVISION 2
1	9/27/24	REVISION 1
NO.	DATE	REVISION
SCALE:	1/16" = 1'-0"	
DATE:	07/18/2024	JOB NO.: 22-166

DRAWING NO.
L-11A



PLANT SCHEDULE

PHOTO	CODE	QTY	NE	NW	SE	SW	BOTANICAL / COMMON NAME	CAL	HT.	CONT	COMMENTS
SHADE TREES											
	AR	224	65	70	59	30	Acer rubrum "Red Sunset" Red Sunset Maple	3'-3.5" cal.	14'-16'	B&B	Full Specimens, headed to 7'
	GT	93	15	17	21	40	Gleditsia triacanthos inermis "Halka" Halka Thornless Honey Locust	3'-3.5" cal.	13'-15'	B&B	Full Specimens, headed to 7'
	LS	73			39	34	Liquidambar styraciflua "Rotundiloba" Round-Lobed Sweet Gum	3'-3.5" cal.	12'-14'	B&B	Full Specimens, headed to 7'
	QP	99	15		77	7	Quercus palustris Pin Oak	3'-3.5" cal.	12'-14'	B&B	Full Specimens, headed to 7'
	QR	210	89	94		27	Quercus rubra Red Oak	3'-3.5" cal.	12'-14'	B&B	Full Specimens, headed to 7'
	SB	1		1			Salix babylonica Weeping Willow	3'-3.5" cal.	12'-14'	B&B	Full Specimens, headed to 7'
	TC	299	139	140	7	13	Tilia cordata "Greenspire" Greenspire Littleleaf Linden	3'-3.5" cal.	13'-15'	B&B	Full Specimens, headed to 7'
	TD	12		6		6	Taxodium distichum Bald Cypress	3'-3.5" cal.	12'-14'	B&B	Full Specimens, headed to 7'
	UA	118	18	20	27	53	Ulmus americana "Princeton" Princeton American Elm	3'-3.5" cal.	12'-14'	B&B	Full Specimens, headed to 7'
	ZS	71	54	11		6	Zelkova serrata "Village Green" Village Green Sawleaf Zelkova	3'-3.5" cal.	12'-14'	B&B	Full Specimens, headed to 7'
		1,200	395	359	236	210	SUBTOTAL:				

EVERGREEN TREES

	CL	89	14	20	29	26	Cupressocyparis leylandii Leyland Cypress	-	8'-10'	B&B	Full, uniform specimens, branched to the ground
	JV	292	16	81	115	80	Juniperus virginiana Eastern Red Cedar	-	8'-10'	B&B	Full, uniform specimens, branched to the ground
	PA	53	3	6	30	14	Picea abies Norway Spruce	-	8'-10'	B&B	Full, uniform specimens, branched to the ground
	PS	31	5		22	4	Pinus strobus White Pine	-	8'-10'	B&B	Full, uniform specimens, branched to the ground
		465	38	107	196	124	SUBTOTAL:				

ORNAMENTAL TREES

	CC	140	7	32	58	43	Cercis canadensis "Forest Pansy"™ Forest Pansy Redbud	2'-2.5" cal.	10'-12'	B&B	Heavy, Multi-stemmed specimens, 3-5 canes
	CXR	9			4	5	Cornus x "Rufgran"™ Stellar White Dogwood	2'-2.5" cal.	8'-10'	B&B	Heavy, Multi-stemmed specimens, 3-5 canes
	LM	9	9				Lagerstroemia indica x fauriei "Muskogee" Muskogee Crape Myrtle	(1) @ 2.5" Cal.	8'-10'	B&B	Heavy, Multi-stemmed specimens, 3-5 canes
	MV	39		3	21	15	Magnolia virginiana Sweetbay Magnolia	(1) @ 2.5" Cal.	8'-10'	B&B	Heavy, Multi-stemmed specimens, 3-5 canes
		197	16	35	83	63	SUBTOTAL:				

PLANTING PALETTE & HATCH KEY

SHRUBS
MIX OF DECIDUOUS, BROADLEAF AND NEEDLED EVERGREEN SHRUBS PLANTED 24" TO 48" ON CENTER
Aronia arbutifolia "Brilliantissima" / Brilliant Red Chokeberry/Red Chokeberry
Celtis occidentalis "Ruby Spice" / Ruby Spice Summersweet
Hydrangea macrophylla "Endless Summer"™ / Endless Summer Hydrangea
Hydrangea quercifolia "Pee Wee" / Pee Wee Oakleaf Hydrangea
Ilex crenata "Green Lustre" / Green Lustre Japanese Holly
Ilex glabra "Shamrock" / Shamrock Inkberry
Ilex verticillata "Red Sprite" / Red Sprite Winterberry
Ilex verticillata "Sparkleberry" / Sparkleberry Winterberry
Itea virginica "Henry's Garnet" / Henry's Garnet Sweetspire
Prunus laurocerasus "Schipkaensis" / Schipka Cherry Laurel
Prunus laurocerasus "Otto Luyken" / Luykens Laurel
Taxus x media "Densiflora" / Dense Anglo-Japanese Yew

PLANTING AREA
MIX OF HERBACEOUS PERENNIALS, GROUND COVERS AND ORNAMENTAL GRASSES PLANTED 15"-24" ON CENTER
Calamagrostis x acutiflora "Karl Foerster" / K.F. Feather Reed Grass
Deschampsia cespitosa / Tufted Hair Grass
Echinacea purpurea "Magnus" / Magnus Purple Coneflower
Hemerocallis x "Stella de Oro" / Stella de Oro Daylily
Hypericum calycinum / Creeping St. John's Wort
Liriope muscari "Big Blue" / Big Blue Lilyturf
Nepeta x faassenii "Walker's Low" / Walker's Low Catmint
Panicum virgatum "Shenandoah" / Shenandoah Switch Grass
Pennisetum alopecuroides "Hameln" / Hameln Dwarf Fountain Grass
Rudbeckia fulgida "Goldsturm" / Black-Eyed Susan

BASIN SIDE SLOPE SEED MIX
SEE 9/L-13 FOR INFORMATION

BASIN BOTTOM SEED MIX
SEE 10/L-13 FOR INFORMATION

LAWN
TALL FESCUE SOD
85% FESTUCA ARUNDINACEA/ TALL FESCUE
15% POA PRATENSIS/ KENTUCKY BLUEGRASS

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NO.	DATE	REVISION
SCALE: AS SHOWN		
DATE: 07/18/2024	JOB NO.: 22-166	

1. THE CONTRACTOR SHALL FURNISH QUANTITIES NECESSARY TO COMPLETE THE PLANTING AS SHOWN ON THE PLANTING PLANS.
- A. ALL PLANTS SHALL EQUAL OR EXCEED MEASUREMENTS SPECIFIED IN THE PLANT LIST WHICH ARE THE MINIMUM ACCEPTABLE.
- B. PLANTS SHALL BE MEASURED BEFORE PRUNING. NECESSARY PRUNING SHALL BE PERFORMED AFTER THE PLANT IS UNTIED AND PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY MAJOR PRUNING REQUIREMENTS DUE TO DAMAGE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT NEEDS SIGNIFICANT PRUNING DUE TO DAMAGE FROM SHIPMENT OR HANDLING.
- C. WHEN FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, STOCK SHALL BE SELECTED FOR UNIFORM HEIGHT AND SPREAD AND LABELED BY NUMBER TO ASSURE SYMMETRY IN PLANTING.
2. WHEN ALL PLANT MATERIAL HAS BEEN SELECTED AND PRE-TAGGED BY THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN ORDER TO SCHEDULE HIS NURSERY INSPECTION WITH A MINIMUM OF 3 DAYS ADVANCE NOTICE.
- A. THE CONTRACTOR SHALL ACCOMPANY THE LANDSCAPE ARCHITECT ON ALL INSPECTIONS.
- B. THE CONTRACTOR SHALL HAVE SUFFICIENT ALTERNATE CHOICES TO PREVENT LOSS OF TIME IN THE EVENT THAT SOME TREES FAIL TO MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- C. ALL TREES MUST BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.
3. LOCATIONS OF PLANT MATERIAL SHOWN ON PLANS ARE APPROXIMATE. FINAL LOCATIONS WILL VARY FROM PLAN AND SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- A. CONTRACTOR SHALL PROVIDE PRE-MARKED, COLOR-CODED FLAGS FOR ALL SHADE TREES, EVERGREEN TREES, AND FLOWERING TREES.
- B. LANDSCAPE ARCHITECT SHALL PLACE THE COLOR-CODED FLAGS TO INDICATE PLANT LOCATIONS.
- C. CONTRACTOR SHALL PLACE TREES ABOVE GROUND IN ACCORDANCE WITH THE FLAGGED LOCATION. THE LANDSCAPE ARCHITECT MAY REQUEST THE CONTRACTOR TO MOVE, TURN OR RELOCATE THE PLANT MATERIAL AT THIS TIME. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PRE-DIG TREE PITS.
- D. UPON FINAL INSPECTION BY THE LANDSCAPE ARCHITECT OF TREE PLACEMENT, CONTRACTOR SHALL PAINT A CIRCLE AROUND THE BALL OF THE TREE, MOVE TREE AND EXCAVATE TREE PIT.
4. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES; DENSELY FOLIATED; VIGOROUS ROOT SYSTEMS; BE FREE FROM DEFECTS AND INJURIES AND COMPLY WITH ANY SPECIAL INSTRUCTIONS NOTED WITHIN THE PLANT LIST.
5. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT PLANT STOCK WHICH HAS NOT BEEN PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY.
6. QUALITY, BRANCHING AND SIZE OF PLANTS, INCLUDING ROOT SIZE, SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1-2014 (OR MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
7. B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
8. ALL PLANTED BEDS SHALL BE MULCHED TO A DEPTH OF 3-4 INCHES WITH SHREDDED HARDWOOD BARK MULCH. MULCH SHOULD NOT COME INTO CONTACT WITH THE ROOT COLLAR OF TREES OR SHRUBS. THE TOP OF THE ROOT BALL FOR ALL B&B PLANTS SHALL BE EXCAVATED TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE AT THE TOP OF THE BALL AND PLANTED LEVEL OR 1" ABOVE FINISHED GRADE. ALL BEDLINES SHALL BE CUT FOUR INCHES DEEP INTO A "V" SHAPED GROOVE TO PROVIDE A WELL DEFINED EDGE. THE LAYOUT OF ALL BEDLINES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO CUTTING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY MARK, CUTS AND COMPLIANCE WITH ALL FEDERAL, STATE, OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TREE GUYS, STAKES, SUPPORTS AND MULCH RINGS OR BEDS DURING THE CONSTRUCTION AND MAINTENANCE PERIOD.
11. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PROPOSED PLANT MATERIAL. TREES SHALL BE PRUNED OF ANY BRANCHES THAT INTERFERE WITH PEDESTRIAN VEHICLES OR SIGNS. SHADE TREES MUST BE SINGLE TRUNK. TREE FORM SPECIMENS. ALL PARKING LOT AND STREET TREES SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET.
12. ANY DISCREPANCY BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE RESOLVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
13. ALL PLANTED AREAS & LAWN AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THROUGH THE USE OF SURFACE OR DRIP-IRRIGATION TO PROVIDE ADEQUATE WATER TO PROMOTE HEALTHY PLANT MATERIAL AND SOUND HORTICULTURAL PRACTICE. IRRIGATION CONTRACTOR SHALL SUBMIT PROPOSED IRRIGATION PLANS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. 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 DIGGING HAZARD WHICH SHOULD ONLY BE PLANTED IN THE SPRING.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF 1 YEAR FROM THE TIME OF LANDSCAPE APPROVAL BY TOWNSHIP LANDSCAPE ARCHITECT AND/OR REVIEWING AUTHORITY.

FALL AUG. 15-DEC. 15 EVERGREEN TREES
OCT. 15-DEC. 15 DECIDUOUS TREES
SPRINGS MAR. 1-MAY 15 ALL PLANTS

FALL DIGGING HAZARD
BETULA VARIETIES
CARPINUS VARIETIES
CELTIS VARIETIES
CERCIDIPHYLLUM VARIETIES
CRATAEGUS VARIETIES
FAGUS VARIETIES
HALESIA VARIETIES
ILEX OPACA VARIETIES
ALL TREEFORM EVERGREEN ILEX VARIETIES
LIQUIDAMBAR VARIETIES
LIRIODENDRON TULIPIFERA
MALUS-IN LEAF
NYSSA SYLVATICA
OSTRYA VARIETIES
PRUNUS-ALL STONE FRUITS
PYRUS VARIETIES
QUERCUS-ALL OAKS EXCEPT Q.
FALISTRIS
SALIX-KEEPING VARIETIES
TILIA TOMENTOSA VARIETIES
ZELKOVA VARIETIES

1 GENERAL PLANTING

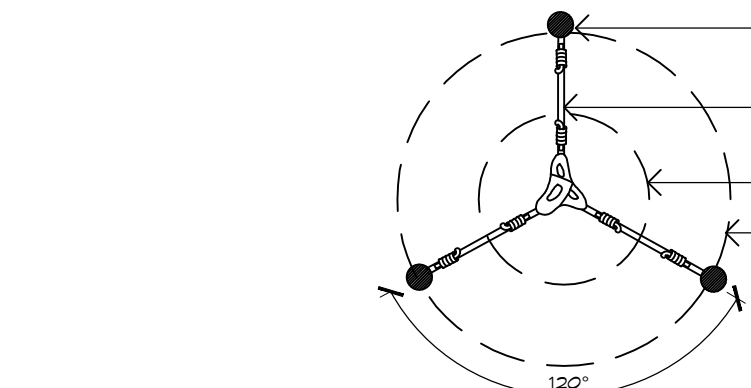
- TESTING FOR ALL SITE TOPSOIL SHALL BE DONE PRIOR TO PLANTING AND SHALL BE CONDUCTED BY A CERTIFIED SOIL TESTING LABORATORY.
- TOPSOIL TEST RESULTS SHALL INCLUDE RECOMMENDATIONS FOR TOPSOIL AMENDMENTS AND FERTILIZER RATES IN ORDER TO ENSURE A PROPER GROWTH MEDIUM FOR SEED MIX AND SOG.
- TOPSOIL SHALL CONTAIN AT LEAST 3% ORGANIC MATTER DETERMINED BY LOSS ON IGNITION OF MOISTURE FREE SAMPLES. THE ACIDITY RANGE SHALL BE PH 5.0 TO 7.0 INCLUSIVE.
- THE MECHANICAL ANALYSIS OF THE SOIL SHALL BE AS FOLLOWS:
- ALL TOPSOIL, BOTH NEWLY FURNISHED AND STOCKPILED (IF ANY), SHALL BE NATURAL TOPSOIL, SANDY LOAM FREE FROM SUBSOIL, AND OBTAINED FROM AN AREA WHICH HAS NEVER BEEN STRIPPED. TOPSOIL SHALL BE OF UNIFORM QUALITY, FREE FROM HARD CLODS, STIFF CLAY, HARD PAN, STONES LARGER THAN 1/2" LIME, CEMENT ASHES, SLAG, CONCRETE, TAR RESIDUES, TARKED PAPER, BOARDS, CHIPS, STICKS OR ANY OTHER UNDESIRABLE MATERIAL.
- SUBMIT RESULTS TO THE ENGINEER AND LANDSCAPE ARCHITECT.

PASSING	RETAINED	PERCENTAGE
1" SCREEN		100%
1" SCREEN	1/4" SCREEN (GRAVEL NOT MORE THAN)	3%
1/4" SCREEN	#100 USS SIEVE (COARSE, MEDIUM & FINE SAND)	40%-60%
#100 USS SIEVE	(VERY FINE SAND, SILT AND CLAY IN EQUAL PROPORTION)	40%-60%

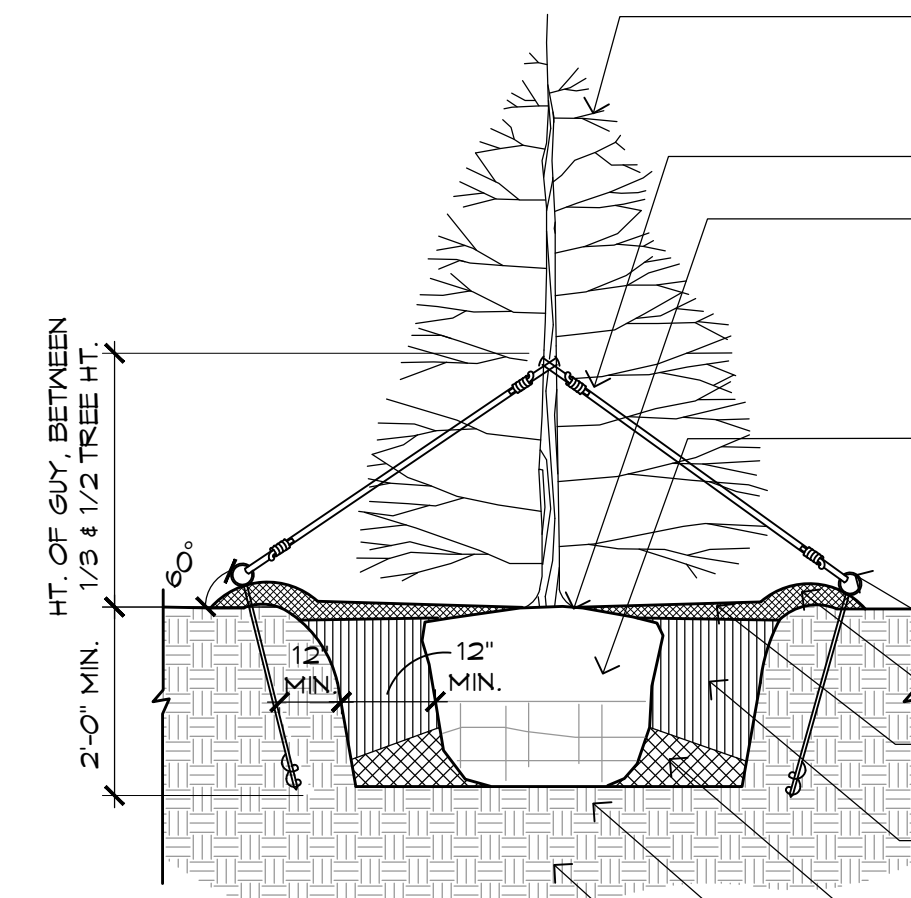
2 TOPSOIL

- ALL PLANTED AREAS AND LAWN SHALL BE IRRIGATED. INTENSIVE AND EXTENSIVE PLANTING SHALL BE ZONED SEPARATELY FOR THE PURPOSES OF IRRIGATION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PROVIDING IRRIGATION LAYOUT, DETAILS, ETC. PRIOR TO CONSTRUCTION.
- PLANTER WALLS SHALL BE SLEEVED TO MINIMIZE PENETRATIONS THROUGH PLANTER BOTTOMS FOR IRRIGATION LINES.
- EXTENSIVE GREEN ROOF IRRIGATION SHALL BE PER LIVE ROOF / AMERICAN HYDROTECH MFG. RECOMMENDATIONS.
- IRRIGATION REQUIREMENTS - MEP PLANS SHALL INCLUDE A 1 INCH IRRIGATION EXCLUSIVE WATER METER AND A 1 INCH REDUCED-PRESSURE BACK FLOW PREVENTION DEVICE WITH A 1 INCH ISOLATION SHUT-OFF IMMEDIATELY DOWNSTREAM OF THE BACKFLOW PREVENTER AND A 1 INCH DRAIN IN THE PIPE TO REMOVE WATER IN THE LINE.
- THE IRRIGATION SYSTEM WILL REQUIRE 55 PSI DYNAMIC PRESSURE AT A MAXIMUM FLOW RATE OF 20-GPM AT THE IRRIGATION CONTRACTORS POINT OF CONNECTION OUTSIDE OF THE BUILDING AT THE STREETSCAPE LEVEL & THE ROOFTOP.
- THE POINT OF CONNECTION SHALL BE A COFFER PIPE STUBBED OUT OF THE BUILDING INTO THE PLANTING MEDIA. ONE STUB OUT SHALL BE PROVIDED FOR EACH FLOOR (STREETSCAPE & ROOFTOP) WITH MALE PIPE THREADS. THIS ALLOWS THE IRRIGATION CONTRACTOR TO THREAD A GATE VALVE TO THE COFFER PIPE OUTSIDE OF THE BUILDING. A WATERIZATION POINT SHALL BE INSTALLED BY THE IRRIGATION CONTRACTOR IMMEDIATELY DOWNSTREAM OF THE COFFER PIPE STUB.
- A DEDICATED 10 AMP, 120-VOLT CIRCUIT WILL BE REQUIRED TO OPERATE THE IRRIGATION CONTROLLER. THE IRRIGATION CONTROLLER WILL NEED TO BE MECHANICAL ROOM, AN APPROXIMATELY 18 INCH X 18 INCH SQUARE WALL SPACE IS REQUIRED AND NEEDS TO BE PROPERLY GROUNDED. A 1/8 INCH ELECTRICAL CONDUIT TO BE USED FOR THE 24-VOLT IRRIGATION CONTROL WIRES WILL BE NEEDED TO BE ROUTED FROM THE IRRIGATION CONTRACTOR AND STUBBED OUT OF THE BUILDING TO THE LOCATION OF THE WATER SUPPLY STUB CUT AT THE STREETSCAPE.

3 IRRIGATION



PLAN



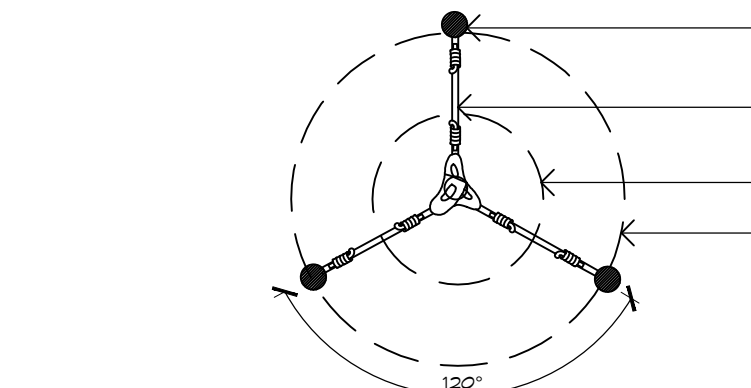
SECTION

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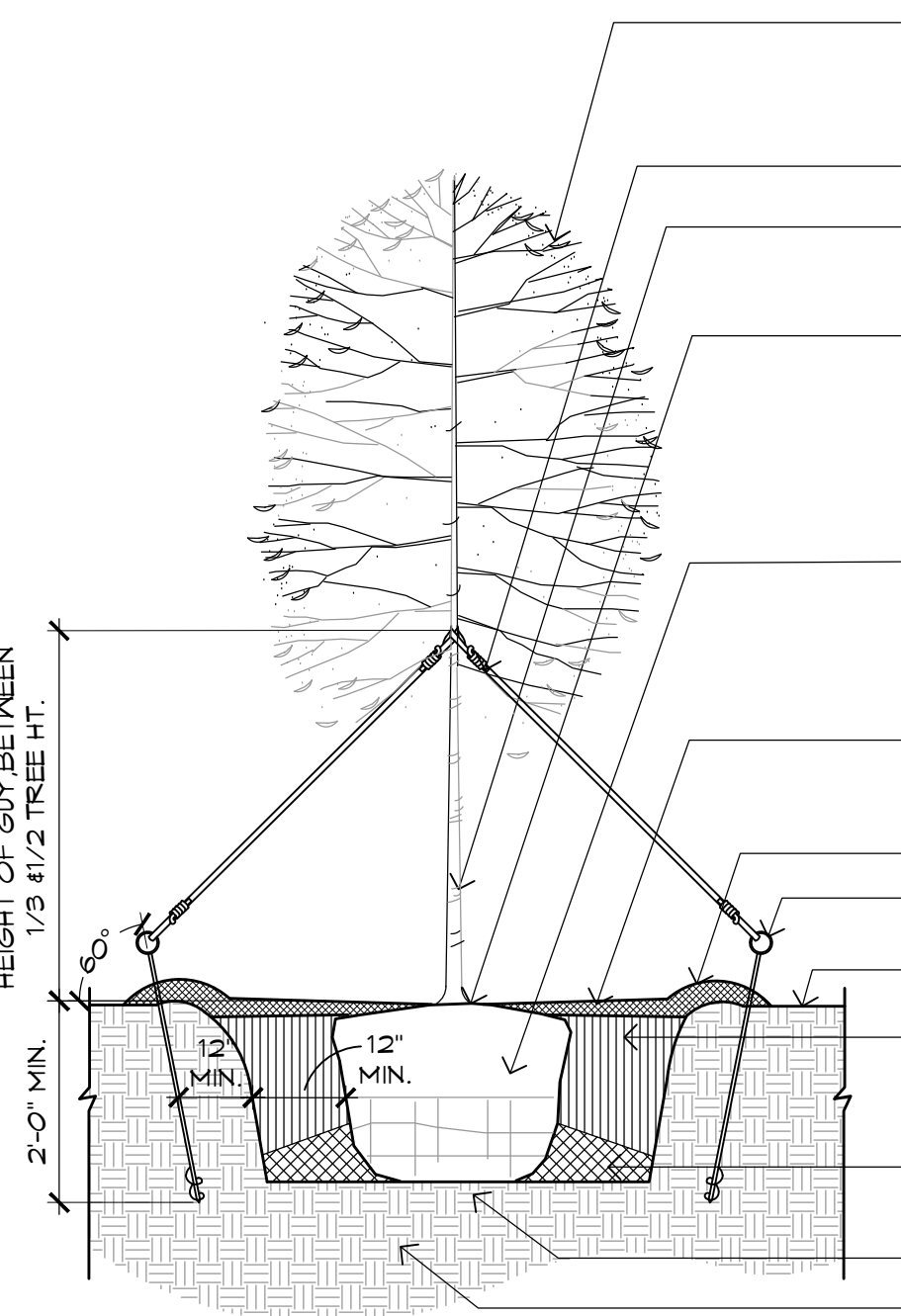
- CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
- CONTRACTOR SHALL REMOVE STAKING, GUYING AND WRAP AT THE END OF THE GUARANTEE PERIOD.
- ALL PLANTING MUST BE GUARANTEED FOR ONE FULL GROWING SEASON FROM THE TIME OF FINAL ACCEPTANCE BY TOWNSHIP LANDSCAPE ARCHITECT.

4 EVERGREEN TREE PLANTING

L-13 1/2" = 1'-0"



PLAN



SECTION

NOTES:

- CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
- CONTRACTOR SHALL REMOVE STAKING, GUYING AND WRAP AT END OF GUARANTEE PERIOD. ALL PLANTING MUST BE GUARANTEED FOR ONE FULL GROWING SEASON FROM THE TIME OF FINAL ACCEPTANCE BY THE OWNER OR GOVERNING AUTHORITY.
- ON ALL FALL PLANTINGS THE CONTRACTOR SHALL WRAP THE TREES SPECIFIED BY THE LANDSCAPE ARCHITECT (ACER spp.) FROM THE TRUNK FLARE TO THE FIRST BRANCH. TREE WRAP SHALL BE REMOVED BY APRIL 1. TREE WRAP SHALL BE BREATHABLE AND AS APPROVED BY THE LANDSCAPE ARCHITECT.
- TREE WRAP SHALL BE REMOVED NO LATER THAN 12 MONTHS AFTER PLANTING.
- TREES WHOSE NORTH ORIENTATION IS NOT CHANGED FROM THE NURSERY DO NOT NEED TO BE WRAPPED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
- GUYS ON MULTI-STEM TREES TO BE MADE ON HEAVIEST BRANCHES OF PLANT.

5 3" CALIPER OR MORE DECIDUOUS TREE PLANTING

L-13 1/2" = 1'-0"

30" ARBOR TIE STEEL EYE STAKES
(INSTALL PER MFG. SPECIFICATIONS)
ARBOR TIE
(INSTALL AND TIE PER MFG. SPECIFICATIONS)
TREE BALL
TREE PIT

NOTES:

- DISTANCE OF STAKES APPROXIMATELY EQUAL TO HEIGHT OF ATTACHMENT.
- WHEN PLANTING ON SLOPES, PLACE SINGLE STAKE DOWNHILL, AND TWO STAKES UPHILL.

PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE. NEVER CUT CENTRAL TRUNK OR LEADER AND DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

ARBOR TIE

THE TRUNK FLARE OF EACH TREE SHALL BE VISIBLE AT THE TOP OF THE ROOT BALL. IF NURSERY GRADE IS ABOVE THE FLARE THE CONTRACTOR SHALL CAREFULLY EXCAVATE THE TOP OF THE ROOT BALL TO EXPOSE THE TRUNK FLARE. TREES WHOSE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

REMOVE ALL ROPE FROM TRUNK AND TOP OF BALL. REMOVE BURLAP FROM THE TOP (HALF) 1/2 OF THE ROOT BALL. WHEN A WIRE BASKET IS PRESENT THE WIRE BASKET SHALL BE REMOVED FROM THE TOP HALF OF THE ROOT BALL OR AS MUCH AS POSSIBLE TO PRESERVE THE INTEGRITY OF THE ROOT BALL.

30" ARBOR TIE STEEL EYE STAKE, 3 PER TREE
(INSTALL PER MFG. SPECIFICATIONS)

3" SAUCER RIM

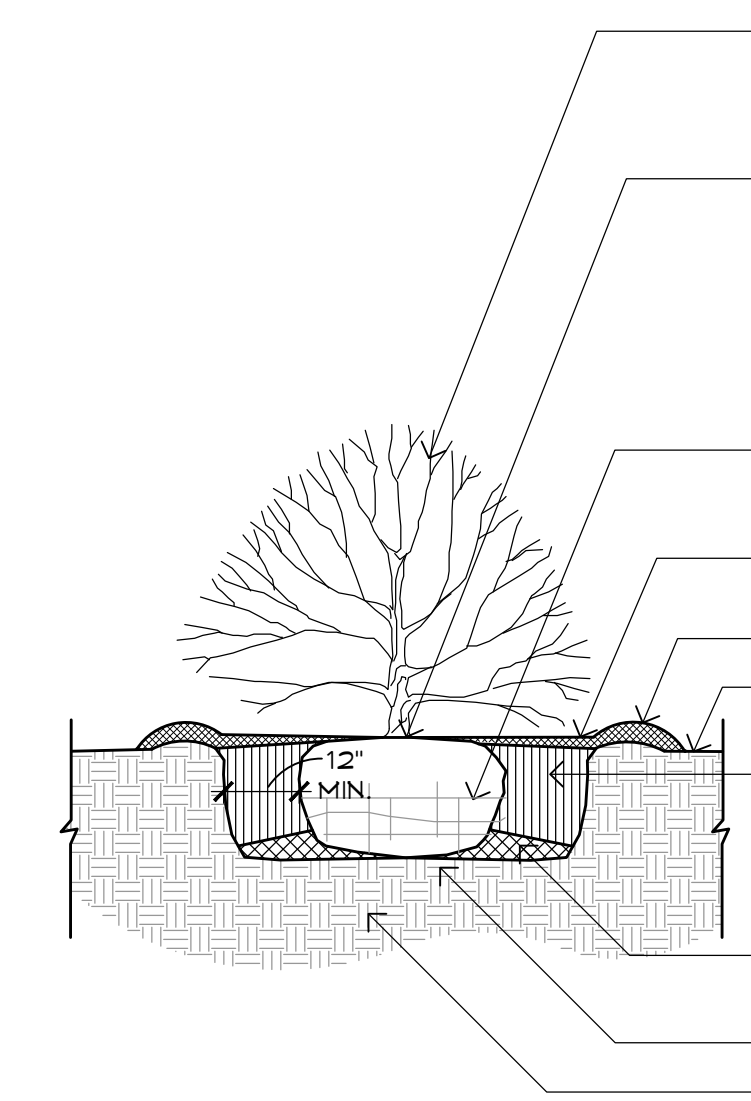
3" SHREDDED HARDWOOD BARK MULCH, UNIFORMLY SPREAD. MULCH SHALL NOT BE IN CONTACT WITH THE TRUNK OF THE TREE

BACKFILL MIXTURE, SHALL BE A THOROUGHLY MIXED BLEND OF TOPSOIL & SOIL AMENDMENTS. AMENDMENTS SHALL BE ADDED AS RECOMMENDED BY A CERTIFIED SOIL TEST. AIR POCKETS SHALL REMOVED FROM THE BACKFILL.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY TO PREVENT THE ROOT BALL FROM SHIFTING.

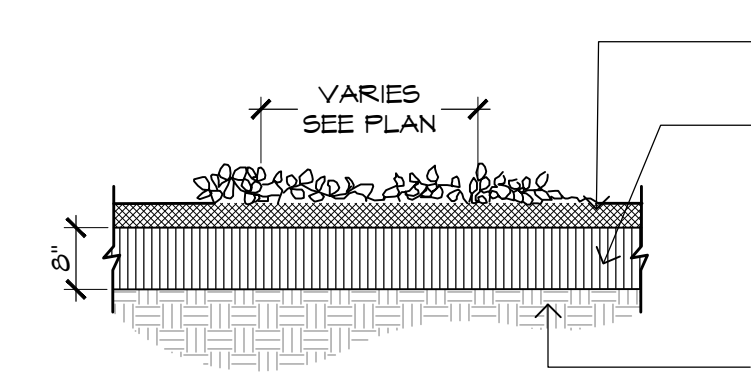
PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

UNDISTURBED GRADE



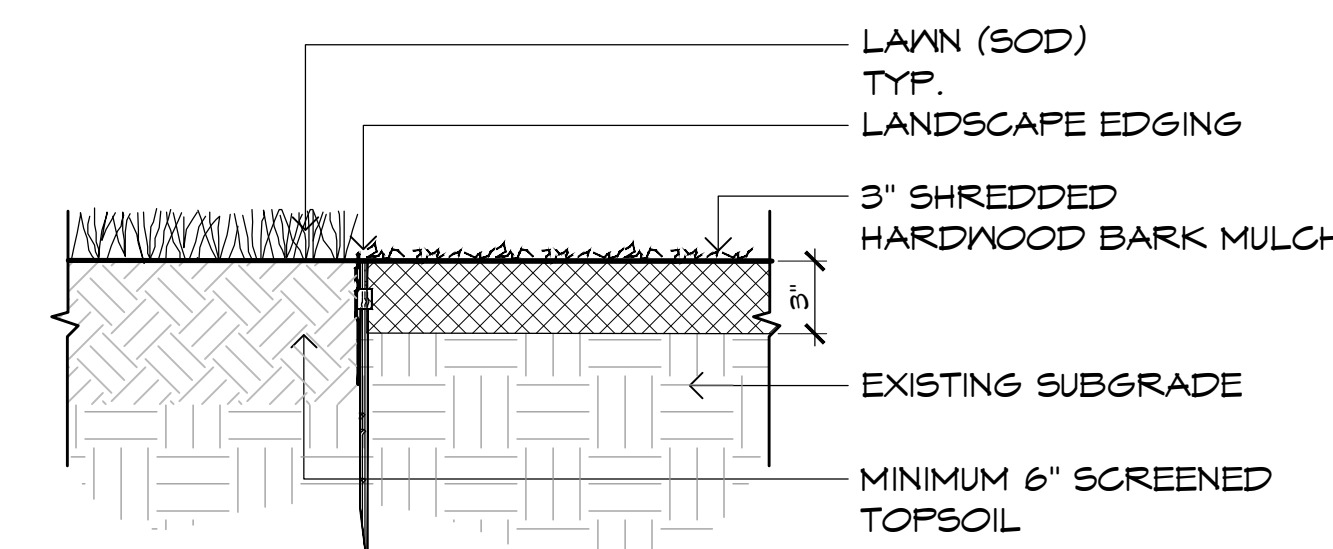
6 SHRUB PLANTING

L-13 1/2" = 1'-0"



7 GROUND COVER PLANTING

L-13 1/2" = 1'-0"



8 SECTION: PLANTING BED

L-13 1 1/2" = 1'-0"

SHOWY NORTHEAST NATIVE WILDFLOWER & GRASS MIX
24.1% BOUTELOUA CURTIPENDULA, BUTTE(SIDE)OATS GRAMA, BUTTE)
21.2% SCHIZACHYRIUM SCOPARUM, FORT INDIANTOWN GAP-PA ECOTYPE (LITTLE BLUESTEM, FORT INDIANTOWN GAP-PA ECOTYPE)
15.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE)
1.0% ECHINACEA PURPUREA (PURPLE CONEFLOWER)
3.5% CHAMAECRISTA FASCICULATA, PA ECOTYPE (PARTRIDGE PEA, PA ECOTYPE)
3.0% COREOPSIS LANCEOLATA (LANCELEAF COREOPSIS)
3.0% RUBRICKIA HIRTA (BLACK-EYED SUSAN)
2.0% HELIOPSIS HELIANTHOIDES, PA ECOTYPE (OXEYE SUNFLOWER, PA ECOTYPE)
1.5% LIATRIS SPICATA, PA ECOTYPE (MARSH BLAZING STAR, PA ECOTYPE)
1.2% TRADESANTIA OHENSIS, PA ECOTYPE (OHIO SPIDERWORT, PA ECOTYPE)
1.0% PENSTEMON DIGITALIS (TALL WHITE BEARDTONGUE)
0.9% PYCNANTHEMUM TENUIFOLIUM (NARROWLEAF MOUNTAINMINT)
0.1% SENNA HEBECARPA, VA & WV ECOTYPE (WILD SENNA, VA & WV ECOTYPE)
0.5% ASCLEPIAS TUBEROSA (BUTTERFLY MILKWEED)
0.5% BAPTISIA AUSTRALIS, SOUTHERN WV ECOTYPE (BLUE FALSE INDIGO, SOUTHERN WV ECOTYPE)
0.5% ZIZA AUREA (GOLDEN ALEXANDERS)
0.4% ASTER OBLONGIFOLIUS, PA ECOTYPE (AROMATIC ASTER, PA ECOTYPE)
0.4% ASTER PRENANTHOIDES, PA ECOTYPE (ZIGZAG ASTER, PA ECOTYPE)
0.4% MONARDA FISTULOSA, FORT INDIANTOWN GAP-PA ECOTYPE (MILD BERGAMOT, FORT INDIANTOWN GAP-PA ECOTYPE)
0.3% ASTER LAEVIS, NY ECOTYPE (SMOOTH BLUE ASTER, NY ECOTYPE)
0.3% ASTER NOVAE-ANGLIAE, PA ECOTYPE (NEW ENGLAND ASTER, PA ECOTYPE)
0.2% COREOPSIS TRIPETERIS, PA ECOTYPE (TALL COREOPSIS, PA ECOTYPE)
0.2% CENOTHERA FRUTICOSA VAR. FRUTICOSA (SUNDOG)
0.2% SOLIDAGO NEMORALIS, PA ECOTYPE (GRAY GOLDENROD, PA ECOTYPE)
0.1% PENSTEMON HIRSUTUS (HAIRY BEARDTONGUE)
0.1% SENNA MARLANDICA (MARYLAND SENNA)
0.1% SOLIDAGO JUNCEA, PA ECOTYPE (EARLY GOLDENROD, PA ECOTYPE)
0.1% SOLIDAGO ODORA, PA ECOTYPE (LICORICE SCENTED GOLDENROD, PA ECOTYPE)

9 BASIN SIDE SLOPE SEED MIX

L-13

RETENTION BASIN WILDLIFE MIX
MIX COMPOSITION
30.0% PANICUM CLANDESTINUM, TIOGA (DEERTONGUE, TIOGA)
24.5% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
20.0% ELYMUS VIRGINICUS, MADISON-NY ECOTYPE (VIRGINIA WILDRYE, MADISON-NY ECOTYPE)
10.0% CAREX LURIDA, PA ECOTYPE (LIRID SEDGE, PA ECOTYPE)
1.0% CAREX SCOPARIA, PA ECOTYPE (BLUNT BROOM SEDGE, PA ECOTYPE)
3.0% VERBENA HASTATA, PA ECOTYPE (BLUE VERVAIN, PA ECOTYPE)
1.5% ANGUS EFFUSUS (SOFT RUSH)
0.5% ASOSTRIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE (AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE)
0.5% ASCLEPIAS INCARNATA, PA ECOTYPE (SWAMP MILKWEED, PA ECOTYPE)
0.5% SCIRPUS CYPERINUS, PA ECOTYPE (POOLGRASS, PA ECOTYPE)
0.2% HELENUM AUTUMNALE, PA ECOTYPE (COMMON SNEEZEWEED, PA ECOTYPE)
0.1% ASTER NOVAE-ANGLIAE, PA ECOTYPE (NEW ENGLAND ASTER, PA ECOTYPE)
0.1% ASTER FUNEUS, PA ECOTYPE (PURPLESTEM ASTER, PA ECOTYPE)
0.1% ASTER UMBELLATUS, PA ECOTYPE (FLAT TOPPED WHITE ASTER, PA ECOTYPE)
0.1% EUPATORIUM PERFLATUM, PA ECOTYPE (BONESET, PA ECOTYPE)
0.1% LOBELIA SIPHILITICA, PA ECOTYPE (GREAT BLUE LOBELIA, PA ECOTYPE)
GENERAL PRODUCT INFORMATION:
ITEM NUMBER: ERNXX-121

10 BASIN BOTTOM SEED MIX

L-13

GENERAL PRODUCT INFORMATION:
ITEM NUMBER: ERNXX-153
HEIGHT: 1'-0" 5'-0" FT
SEEDING RATE: 20 LBS/ACRE WITH 30 LBS/ACRE OF A COVER CROP. FOR A COVER CROP USE EITHER GRAIN OATS (1 JAN TO 31 JUL) OR GRAIN RYE (1 AUG TO 31 DEC).
RECOMMENDED SEEDING PERIOD: FALL
MAINTENANCE MOWING: ANNUALLY IN MARCH
AS SUPPLIED BY: ERNSTSEED.COM
ITEM NUMBER: ERNXX-153
- FESTUCA RUBRA/ CREEPING RED FESCUE SHALL BE ADDED TO MIX AT A SEEDING RATE OF 5 LBS. PER ACRE.
ITEM NUMBER: ERNXX-153
- FESTUCA RUBRA/ CREEPING RED FESCUE SHALL BE ADDED TO MIX AT A SEEDING RATE OF 5 LBS. PER ACRE.
ITEM NUMBER: ERNXX-153
SEED MIX INSTALLATION NOTES:
FOLLOWING FINISH GRADING, SEED TO BE APPLIED BY HAND, HYDROSEEDER OR DRILL SEEDER (USING TRUAX OR EQUAL). IF HAND SEEDER OR HYDROSEEDER- HAND RAKE OR USE A FUERST HARRON TO RAKE SEED INTO TOP 0.5 INCHES OF SOIL. THEN STRAW MULCH @ 2 TONS PER ACRE AND APPLY TACKIFIER WITH THE HYDROSEEDER TO HOLD THE MULCH IN PLACE. GOR MATS CAN BE USED IN AREAS OF ANTICIPATED HIGH EROSION TO ENSURE ESTABLISHMENT OF PLANTS. THIS ADDITIONAL EROSION CONTROL IS ESPECIALLY USEFUL FOLLOWING A FALL OR FROST (I.E. DORMANT SEASON) SEEDING.

PRODUCT CATEGORIES:
STORMWATER MANAGEMENT, WILDLIFE HABITAT & FOOD PLOTS
SEEDING RATE: 20 LBS PER ACRE, OR 0.5-1 LB/1,000 SQ FT WITH A COVER CROP. FOR A COVER CROP USE ONE OF THE FOLLOWING: GRAIN RYE (1 SEP TO 30 APR, 30 LBS/ACRE), JAPANESE MILLET (1 MAY TO 31 AUG, 10 LBS/ACRE), OR BARNYARD GRASS (1 MAY TO 31 AUG, 10 LBS/ACRE).

SEED MIX INSTALLATION NOTES:
FOLLOWING FINISH GRADING, SEED TO BE APPLIED BY HAND, HYDROSEEDER OR DRILL SEEDER (USING TRUAX OR EQUAL). IF HAND SEEDER OR HYDROSEEDER- HAND RAKE OR USE A FUERST HARRON TO RAKE SEED INTO TOP 0.5 INCHES OF SOIL. THEN STRAW MULCH @ 2 TONS PER ACRE AND APPLY TACKIFIER WITH THE HYDROSEEDER TO HOLD THE MULCH IN PLACE. GOR MATS CAN BE USED IN AREAS OF ANTICIPATED HIGH EROSION TO ENSURE ESTABLISHMENT OF PLANTS. THIS ADDITIONAL EROSION CONTROL IS ESPECIALLY USEFUL FOLLOWING A FALL OR FROST (I.E. DORMANT SEASON) SEEDING.

FINAL LIMITS OF SEED MIX TO BE ADJUSTED IN FIELD BASED ON OBSERVED CONDITIONS OF BASIN HYDROLOGY.

Planting Details

Princeton Nurseries
Plainsboro, New Jersey

MEILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE

300 Union Avenue
08506-1000
295 Newark Avenue
07102-1000
www.mbcldesign.com
NJCA No. 21400001700

THOMAS B. BAUER
NJ LICENSED
LANDSCAPE ARCHITECT
NO. AS5000019

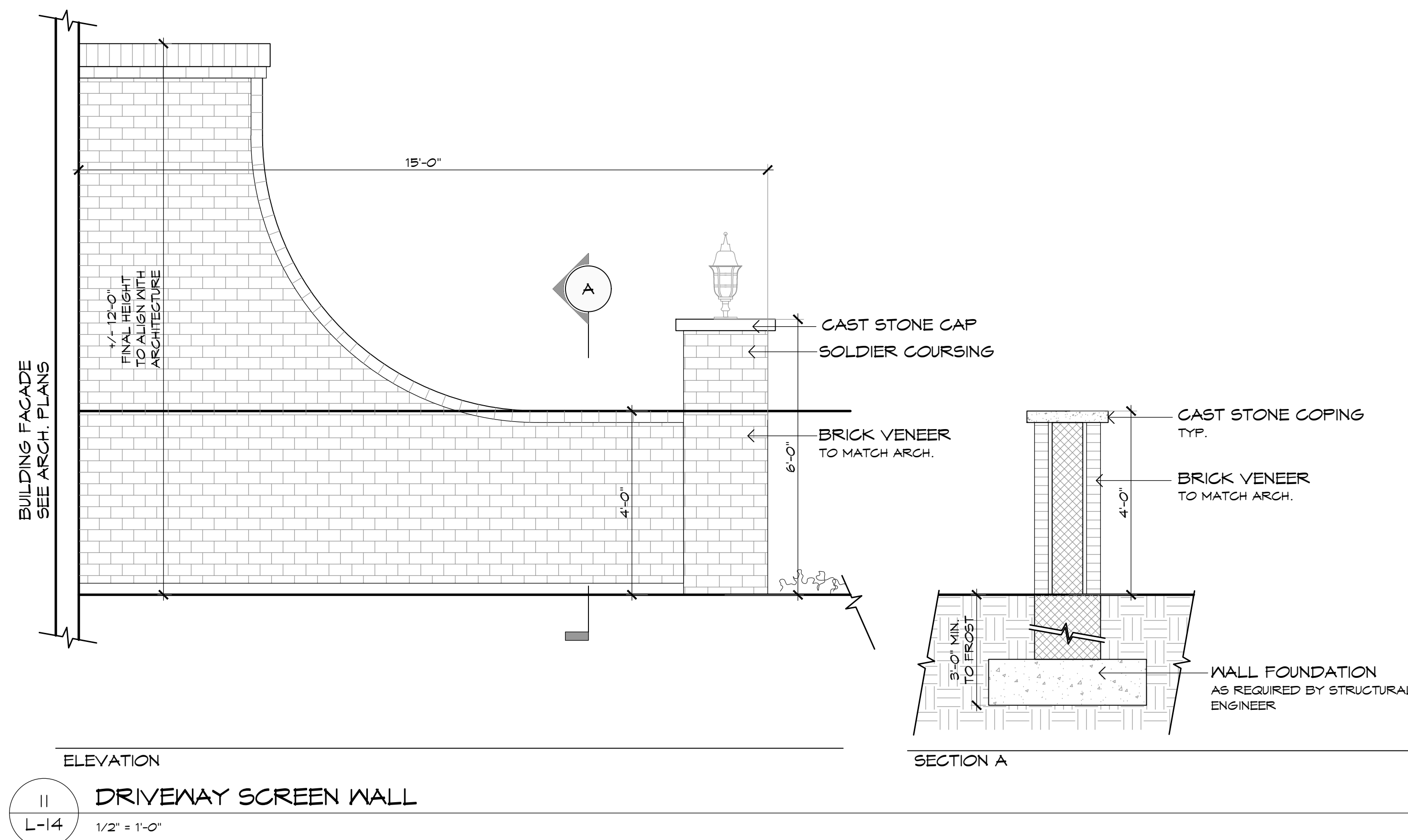
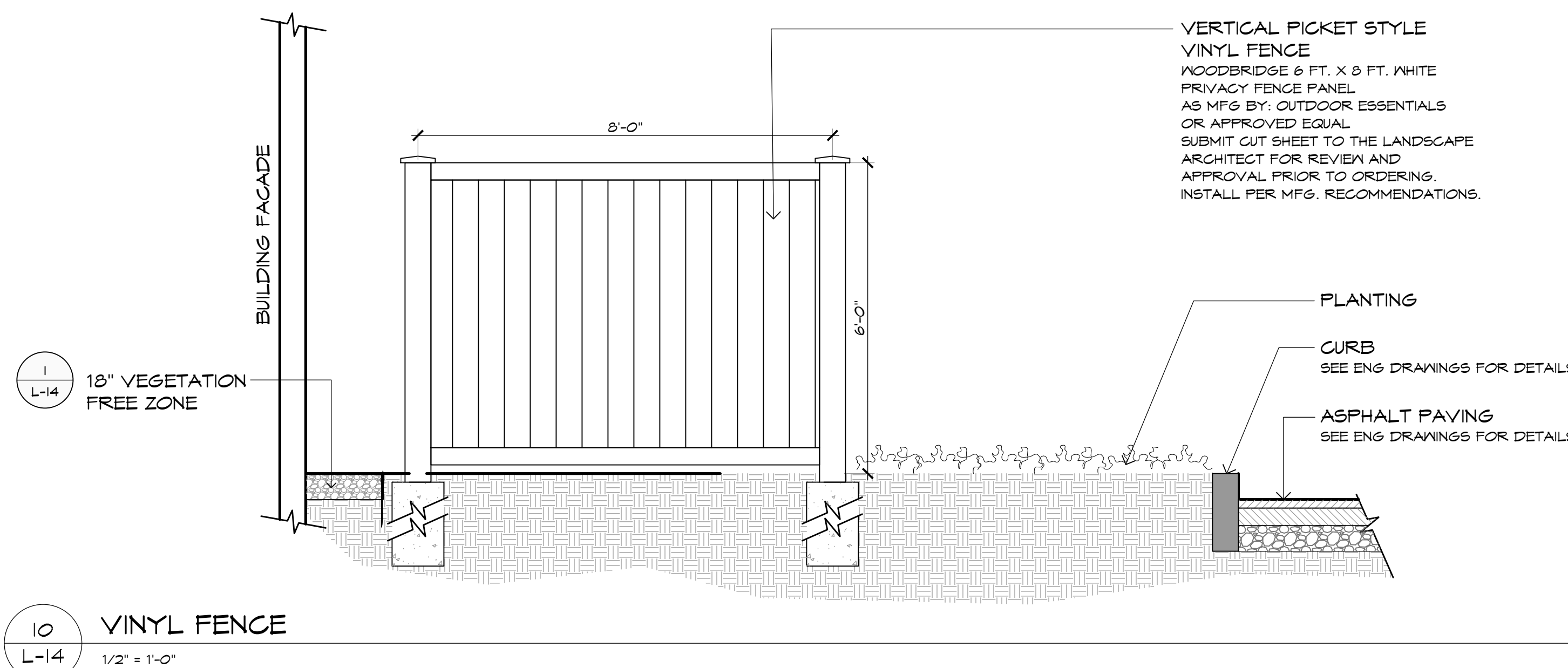
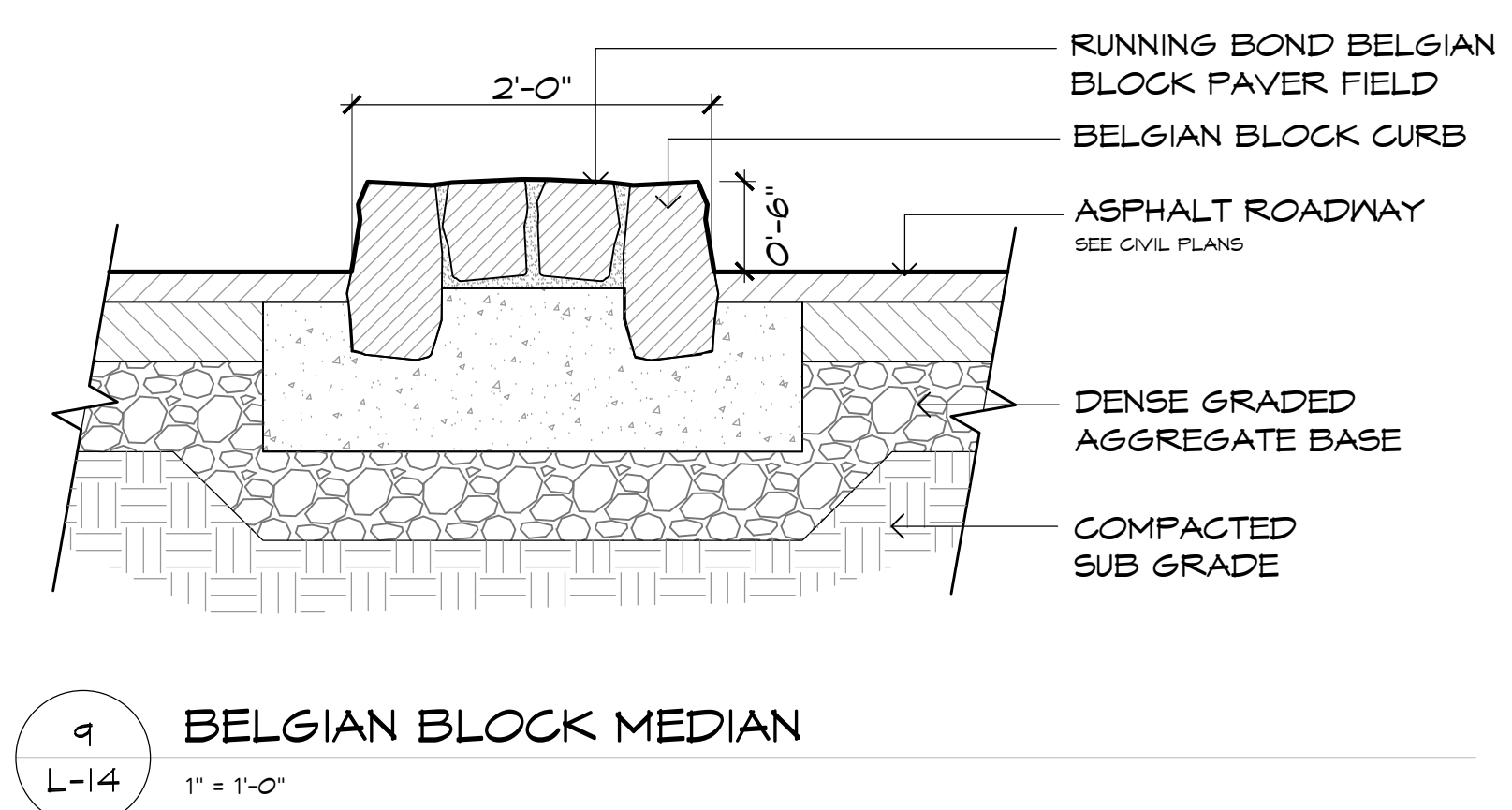
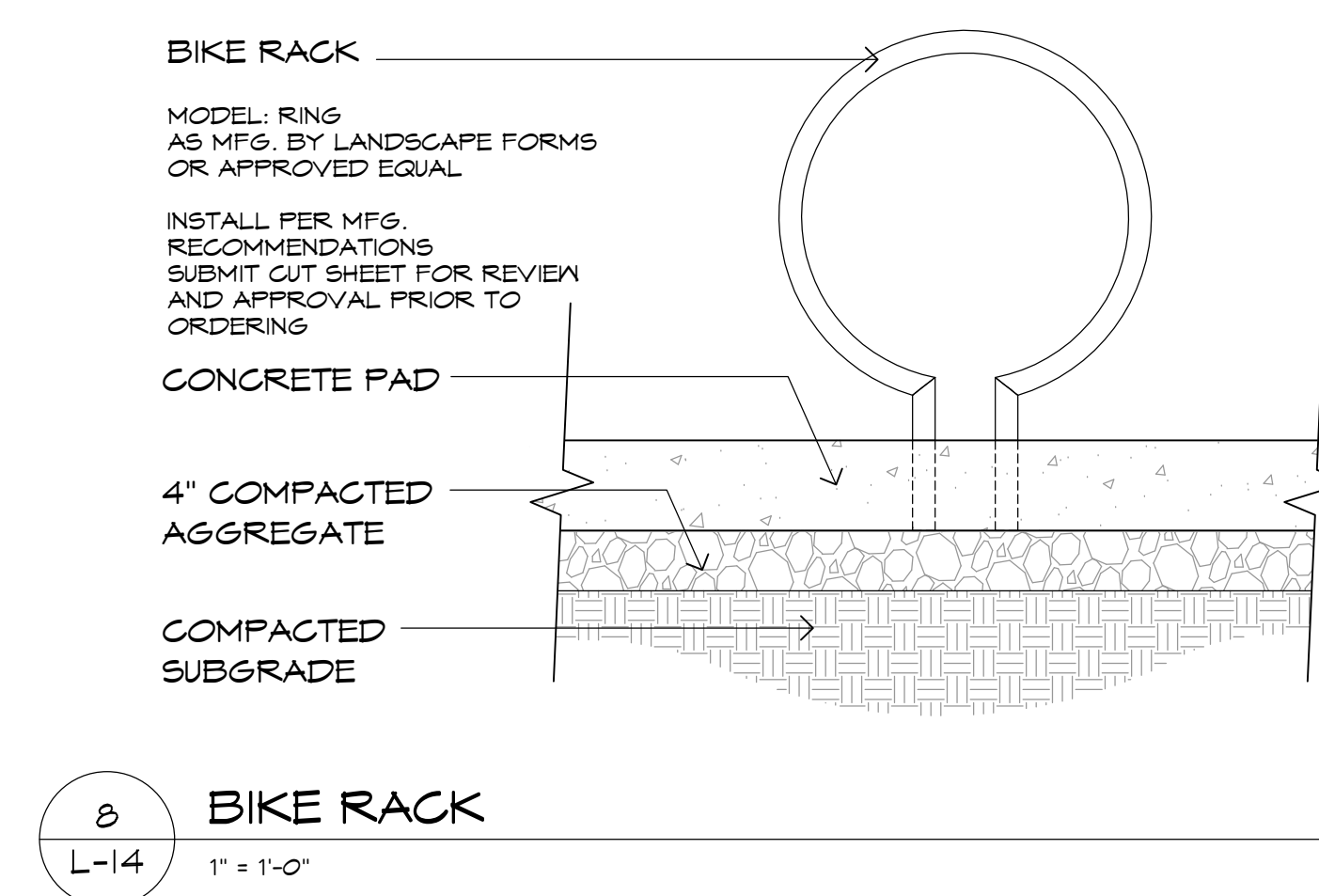
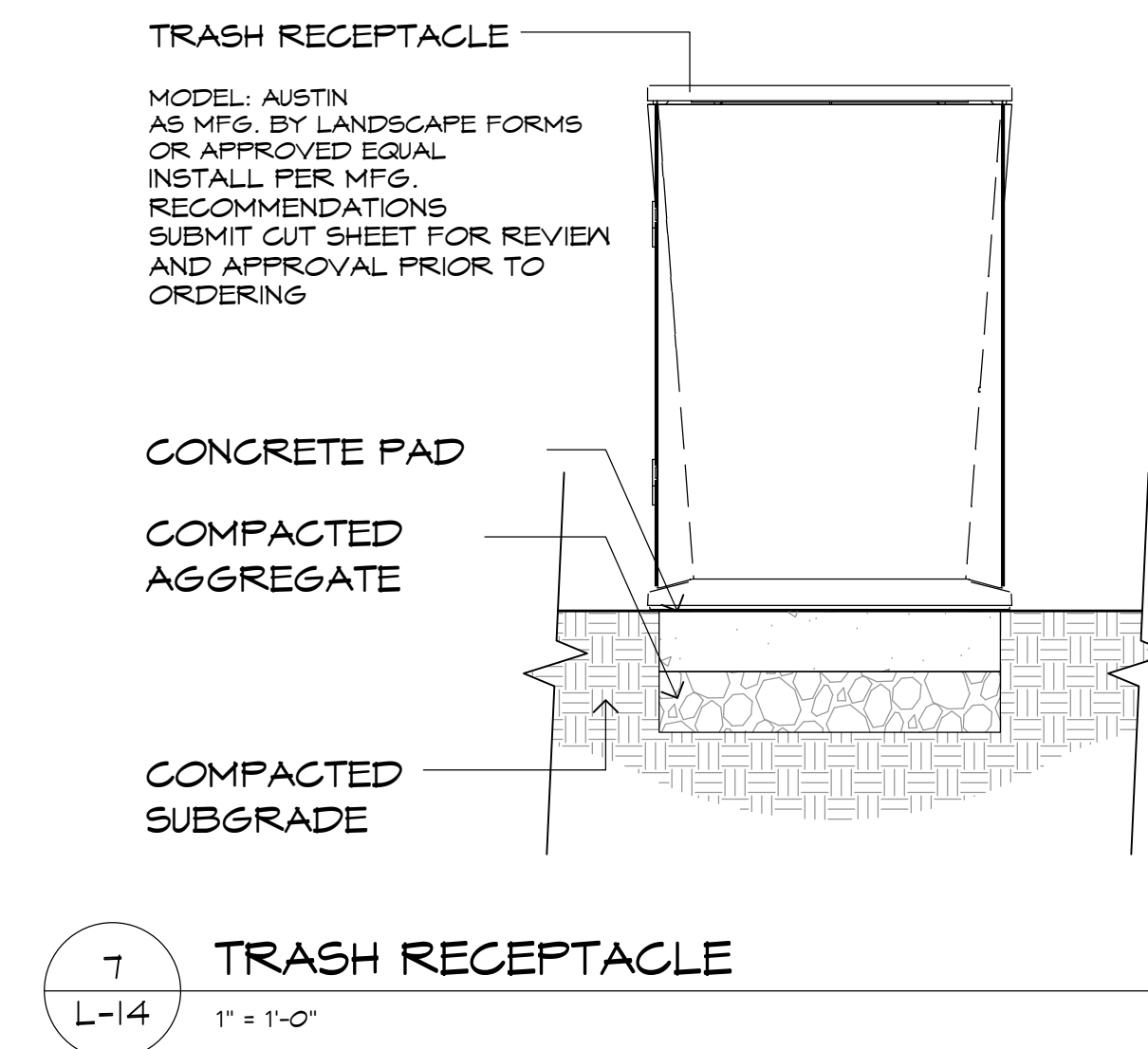
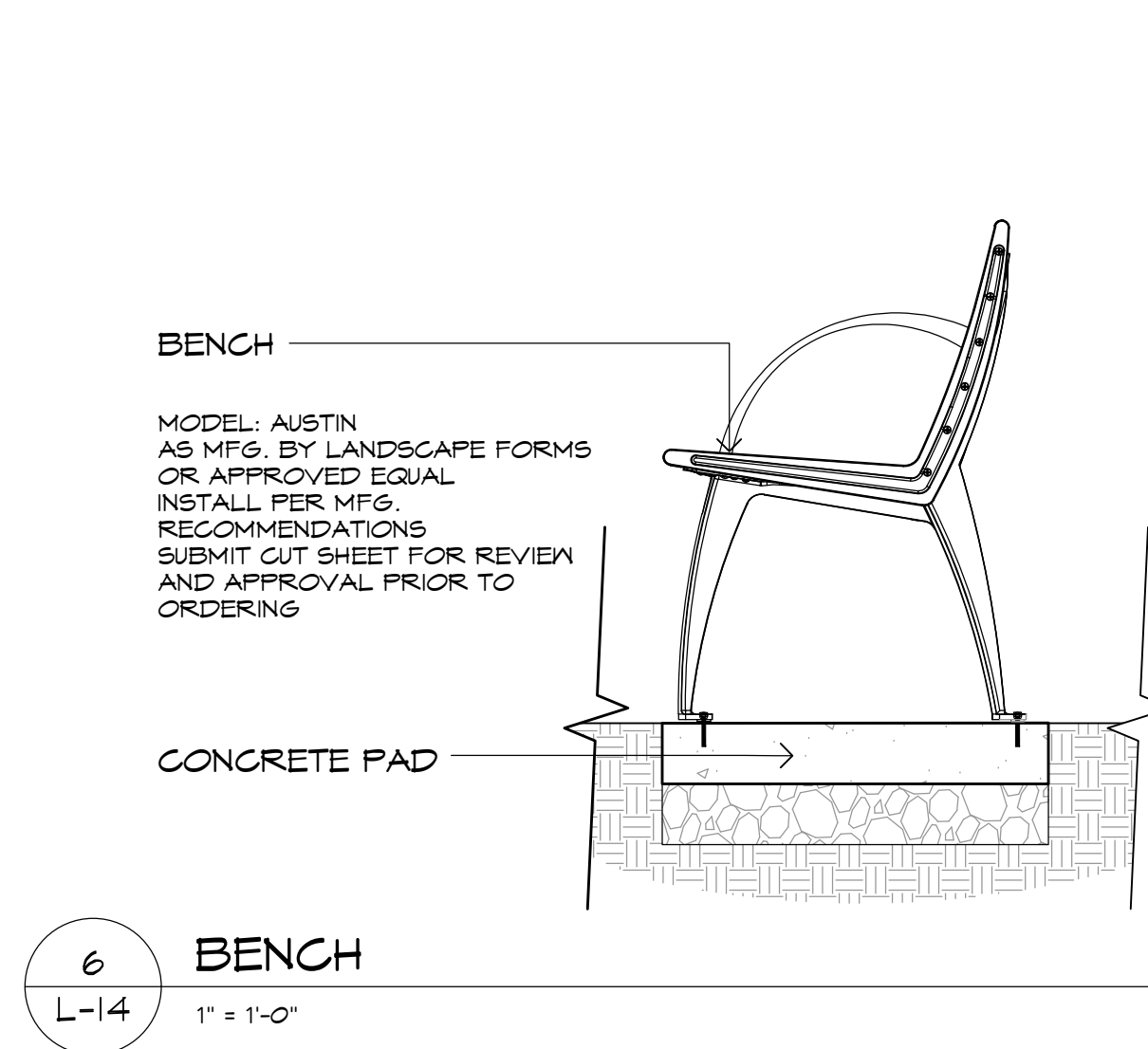
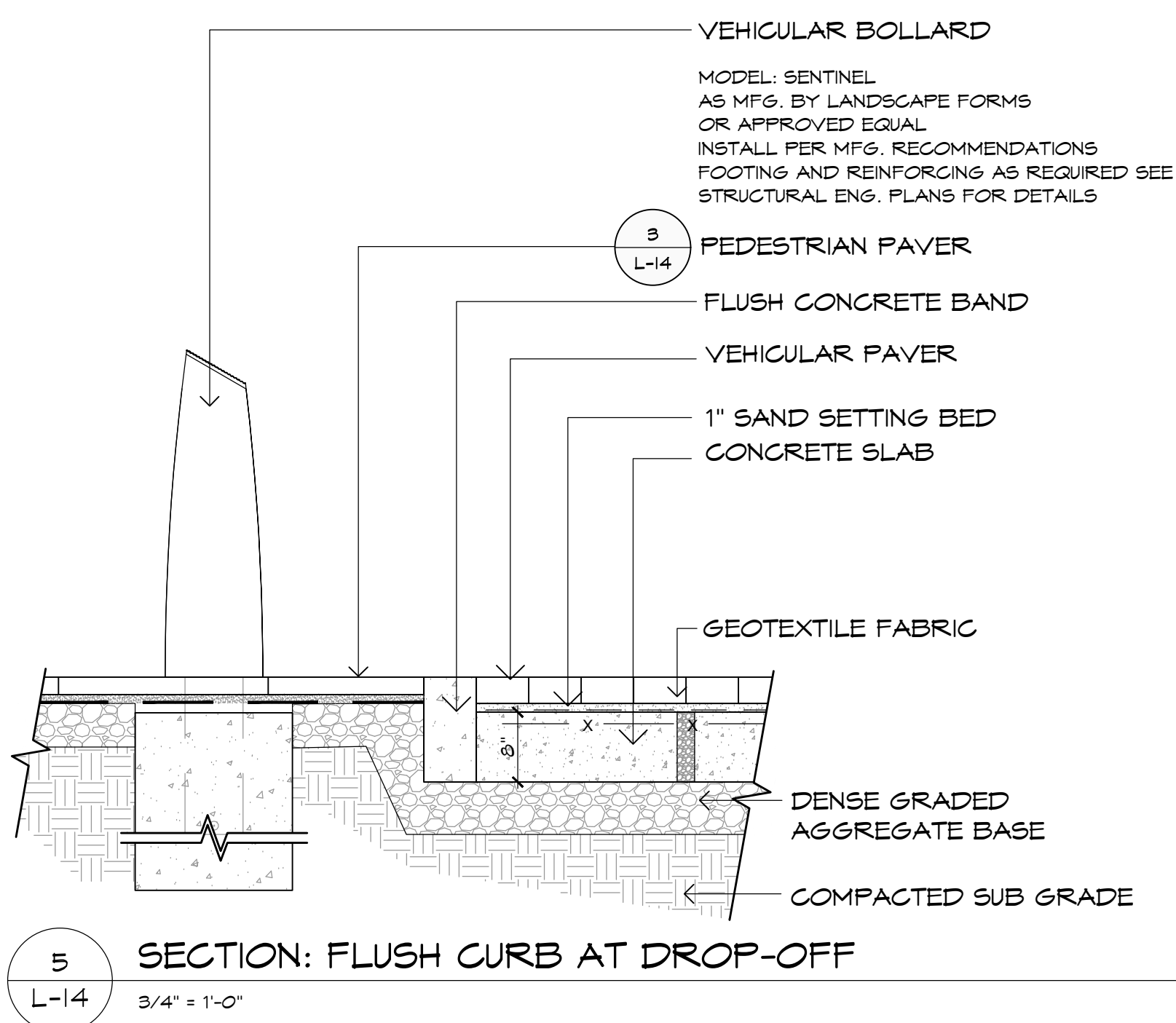
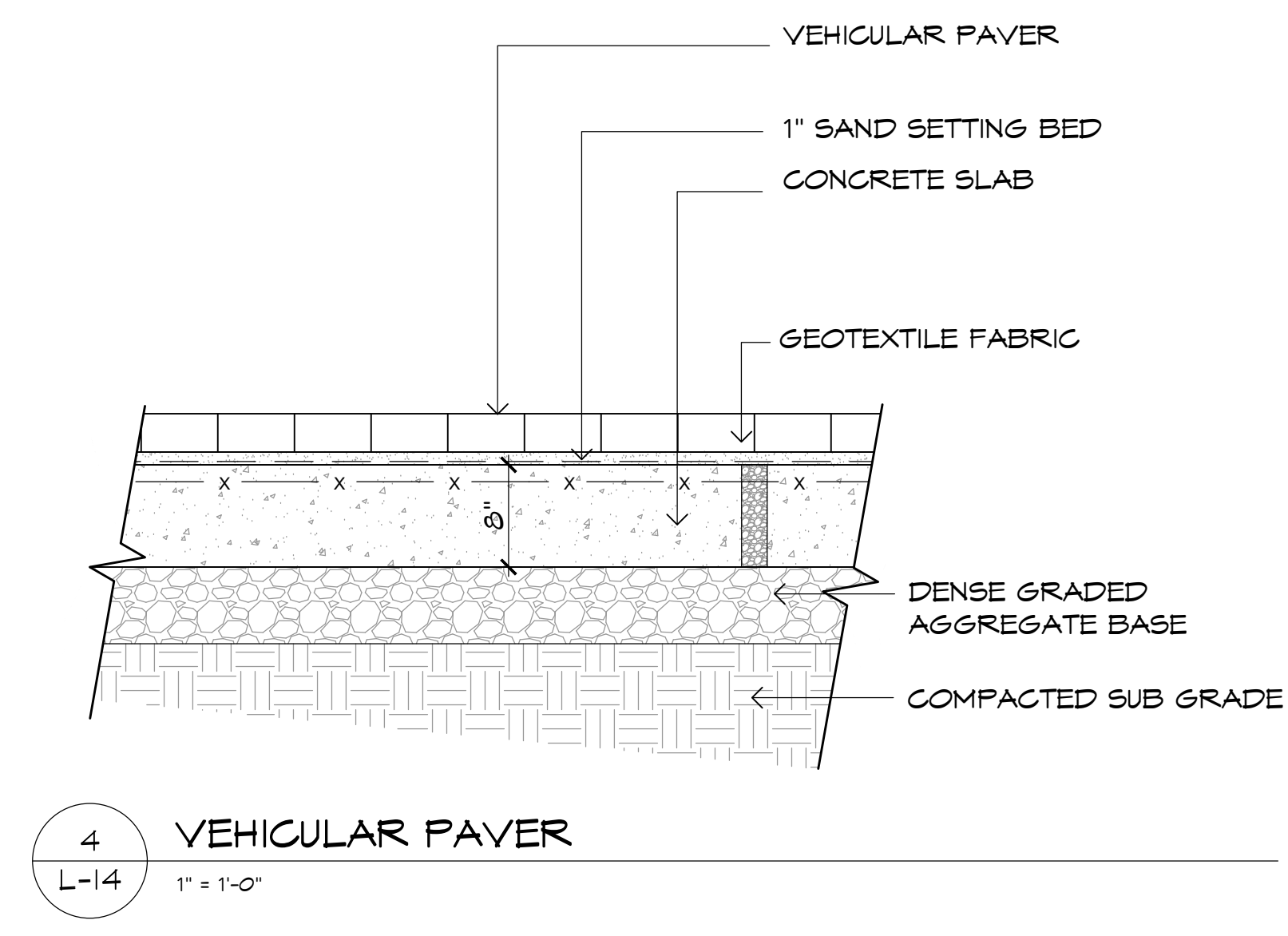
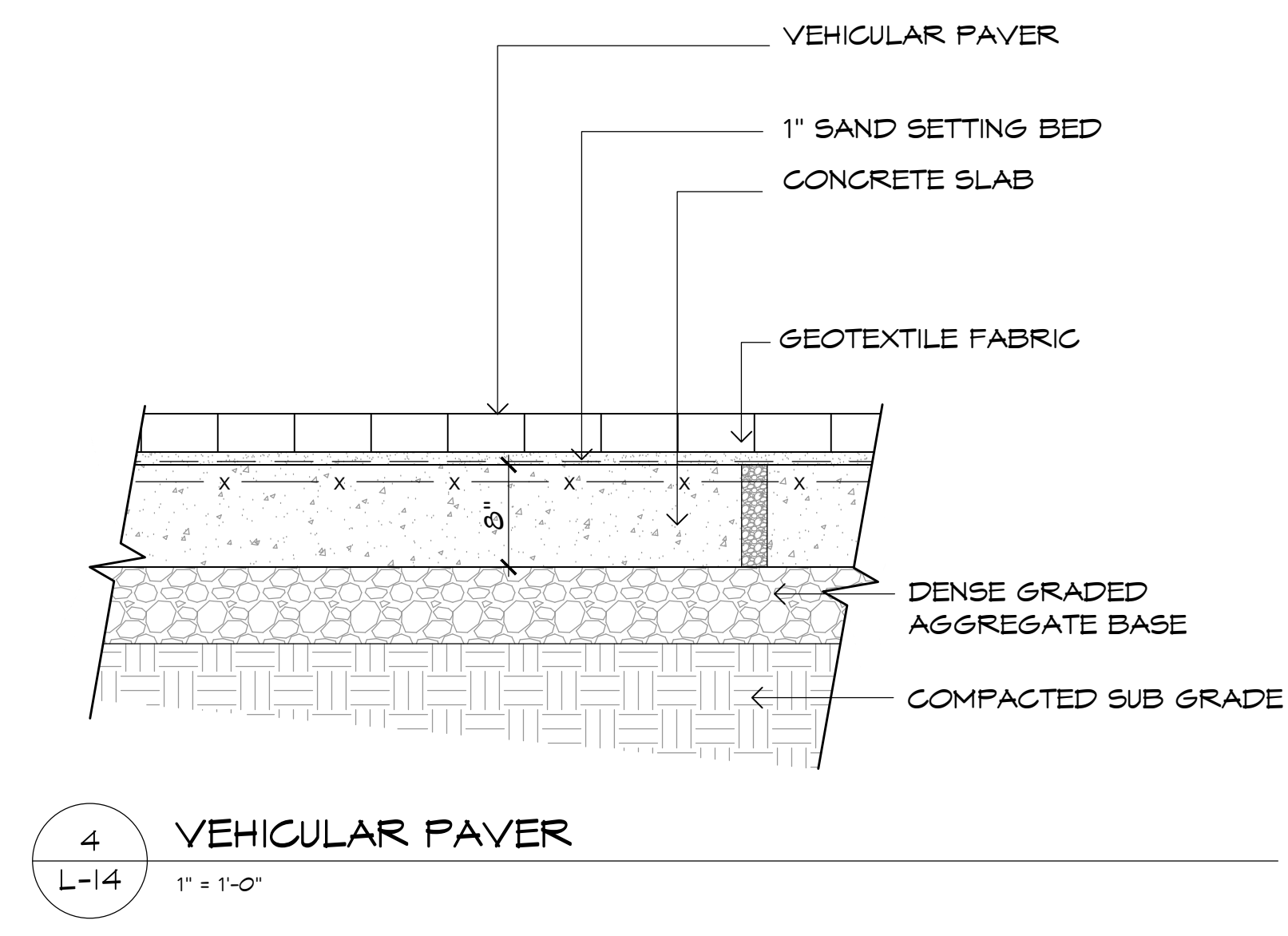
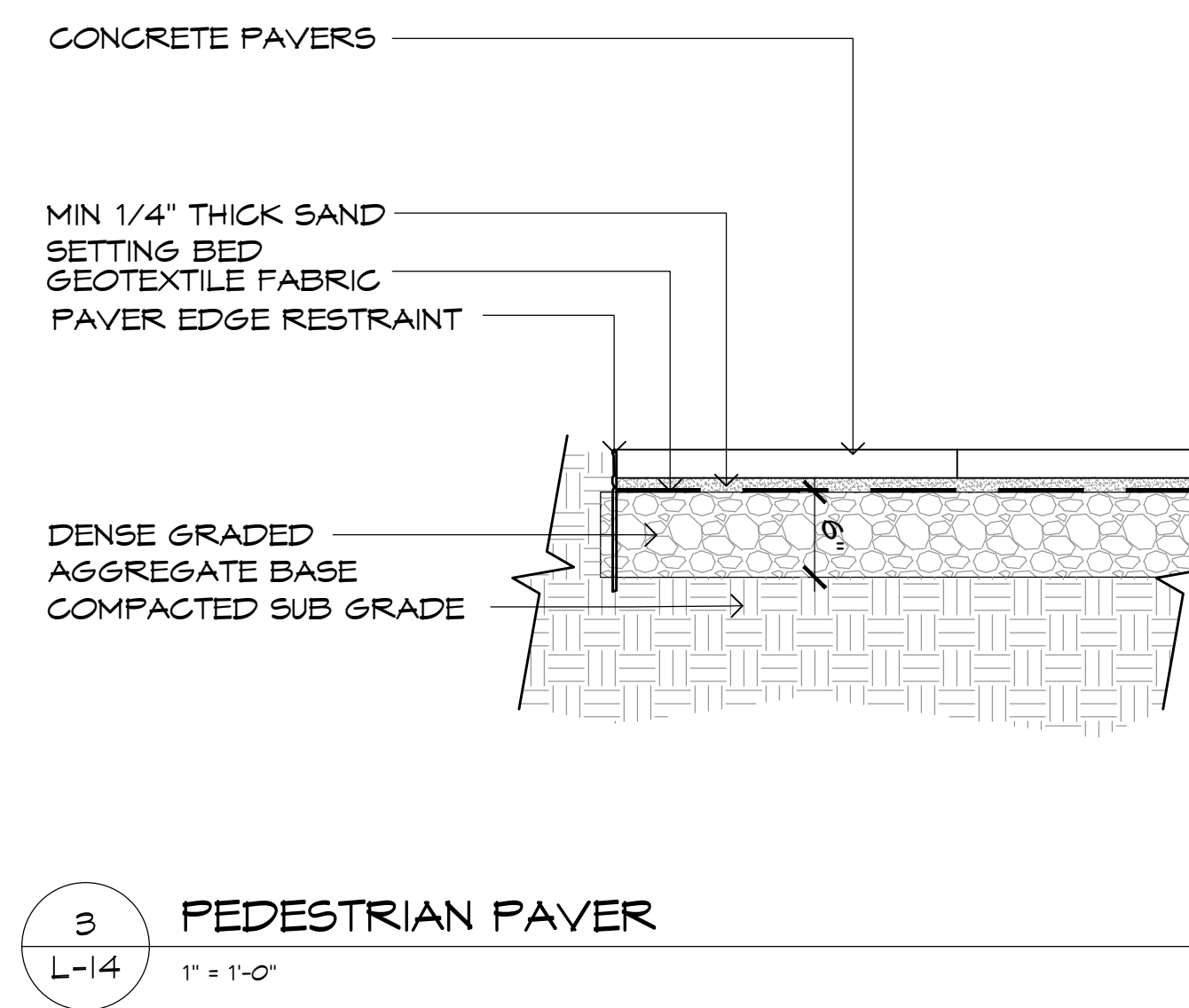
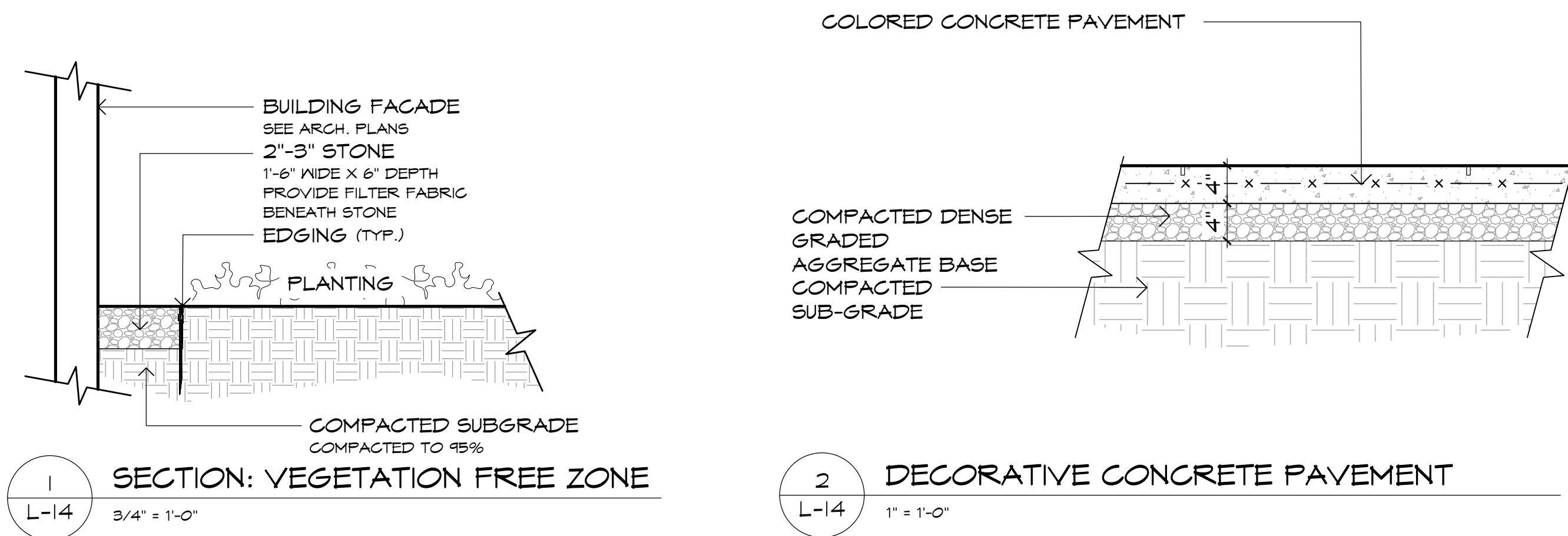
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4	01/15/24	REV PER TWP COMMENTS
3	12/13/24	REV PER COMPLETION LETTER
2	11/07/24	REVISION 2
1	9/27/24	REVISION 1

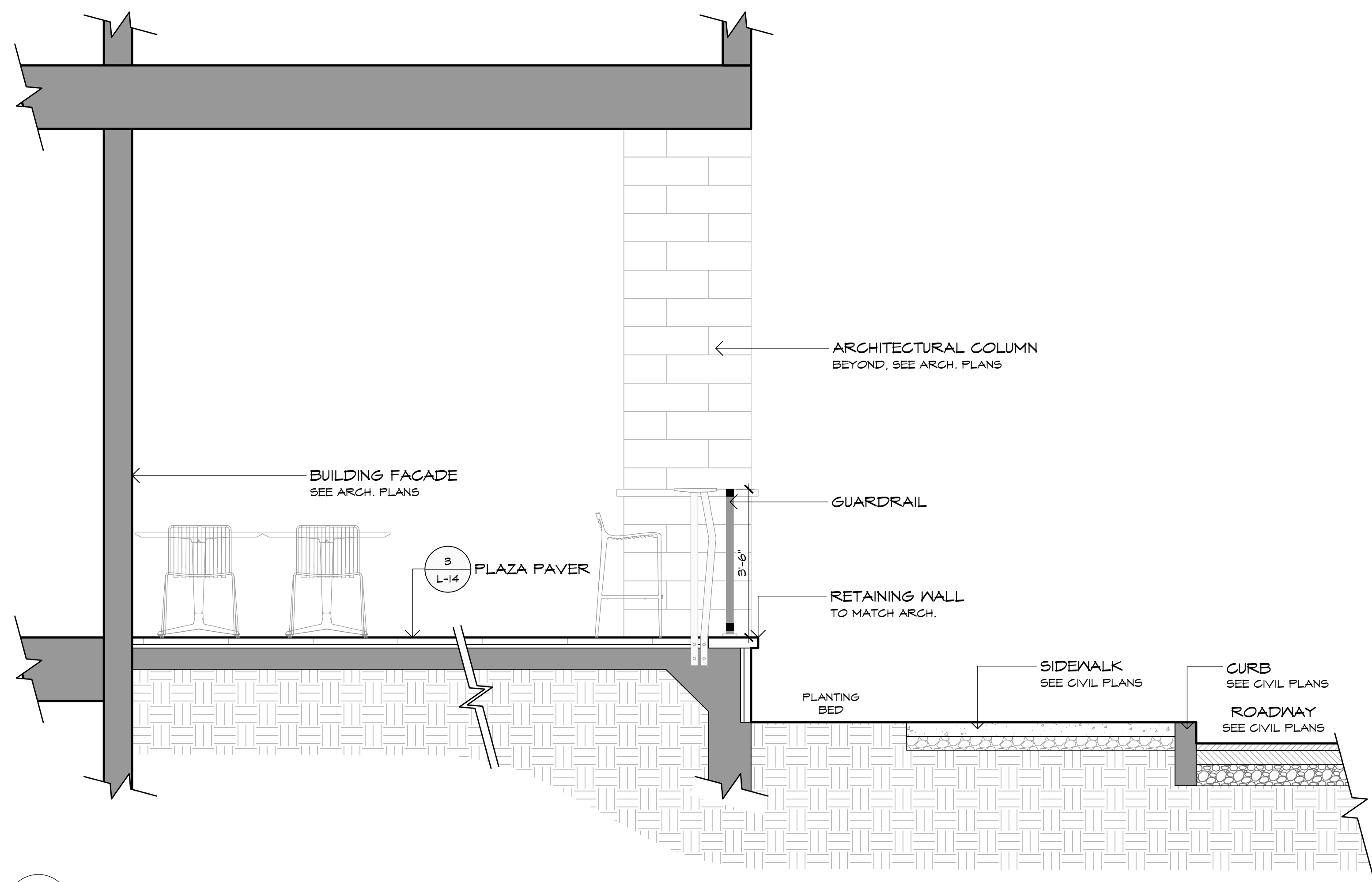
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DATE: 07/18/2024 JOB NO.: 22-146

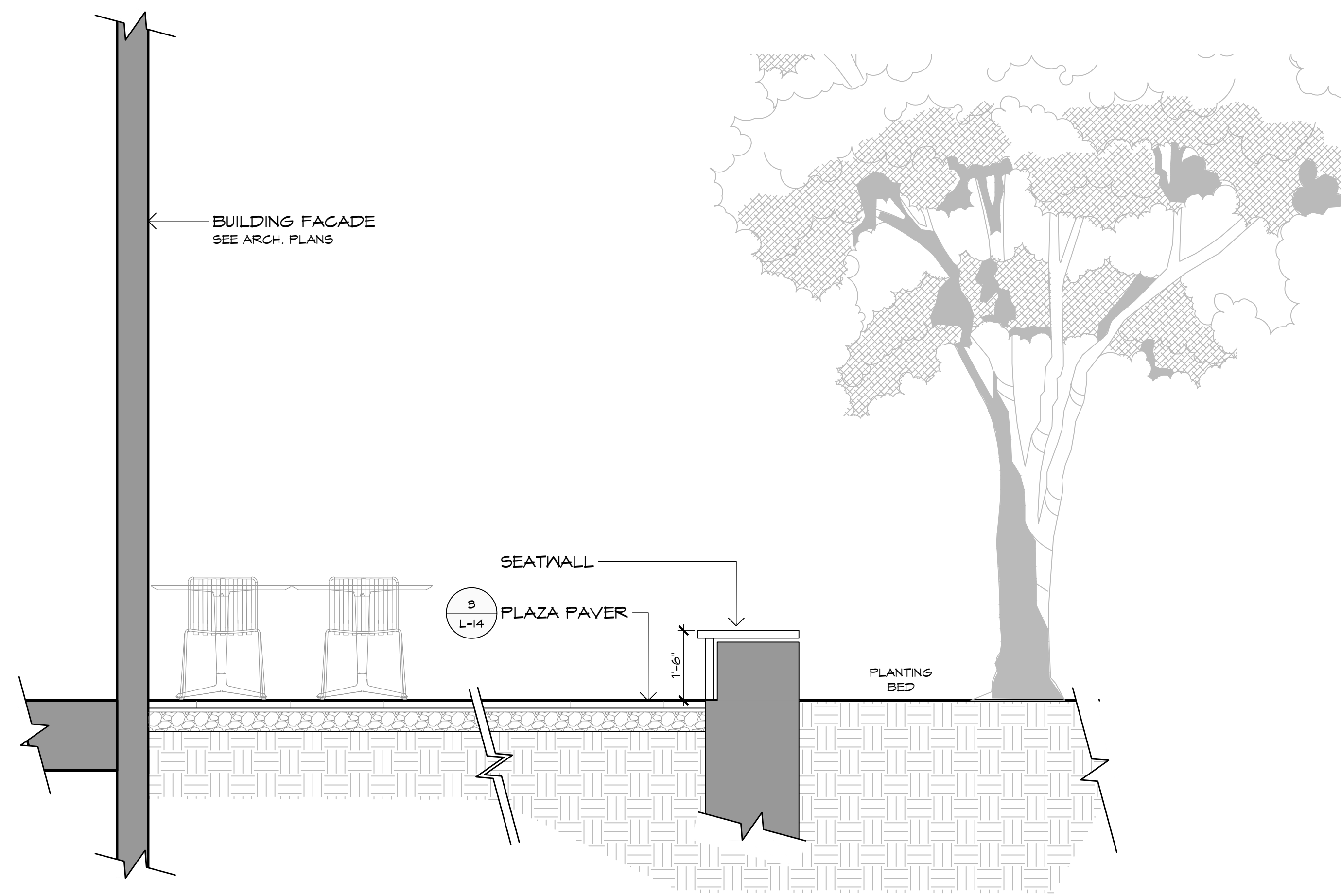
DRAWING NO.

L-13

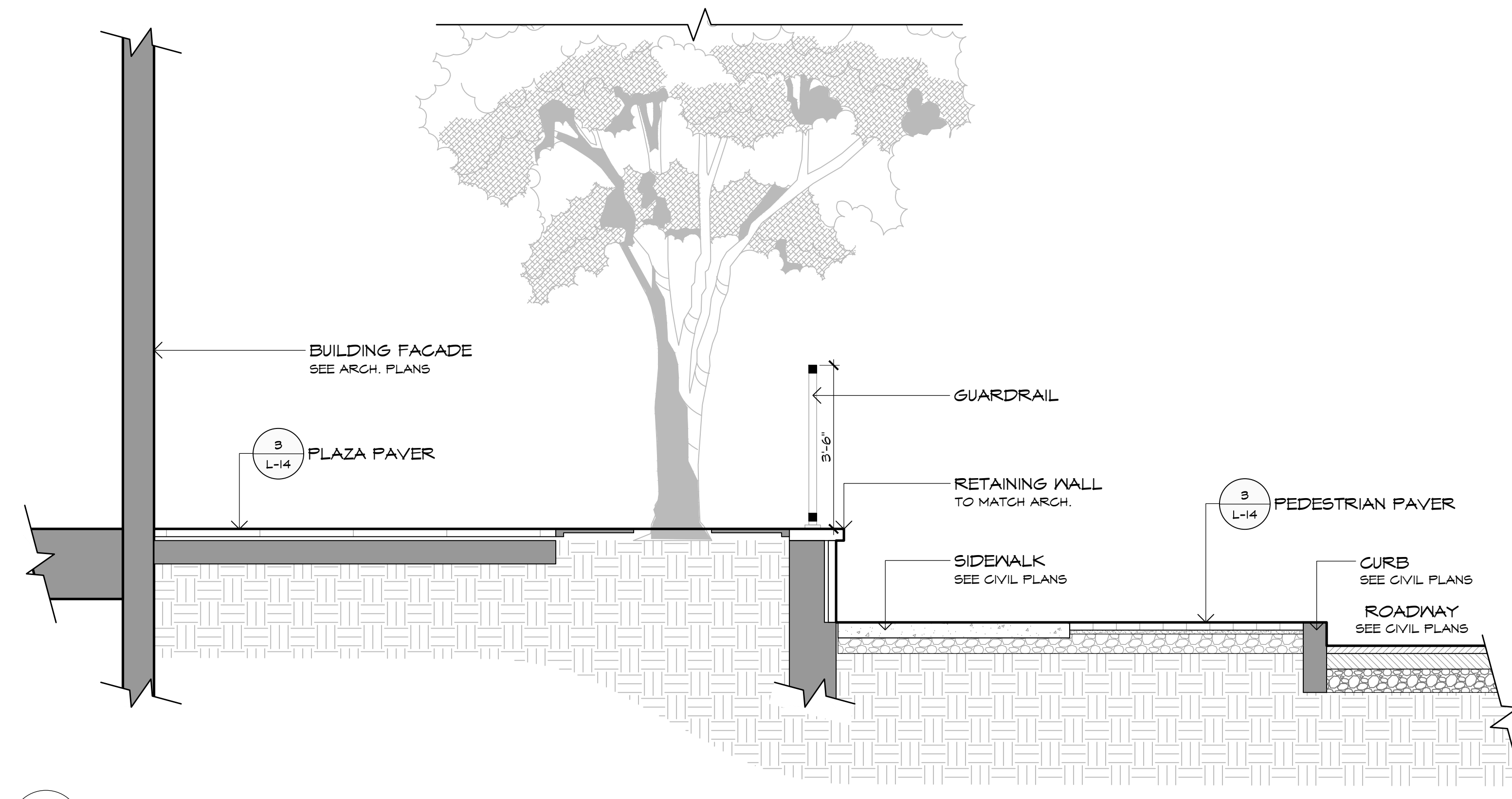




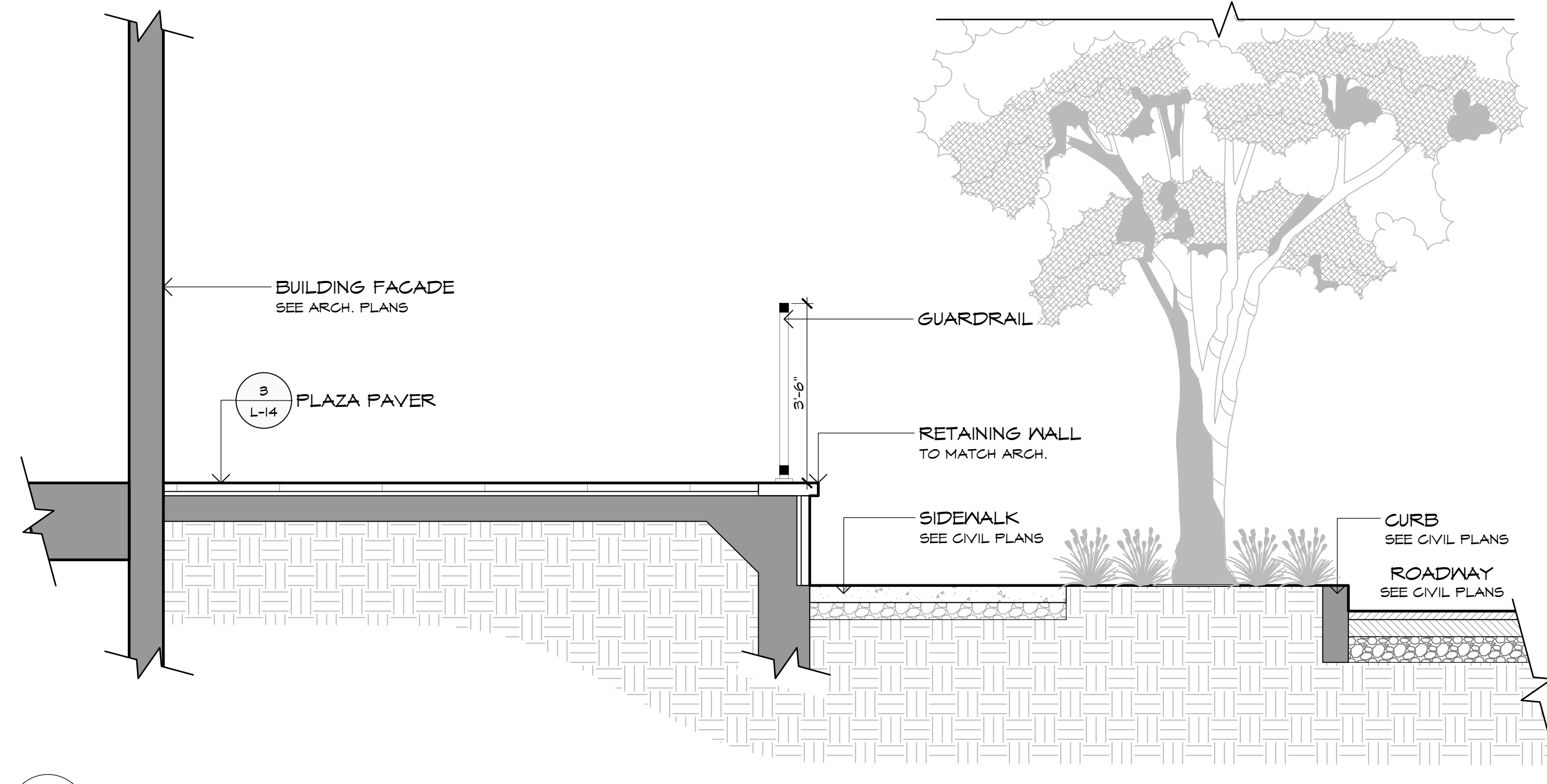
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L-15
SECTION: BUILDING A RETAIL PLAZA & STREETSCAPE
1/2" = 1'-0"



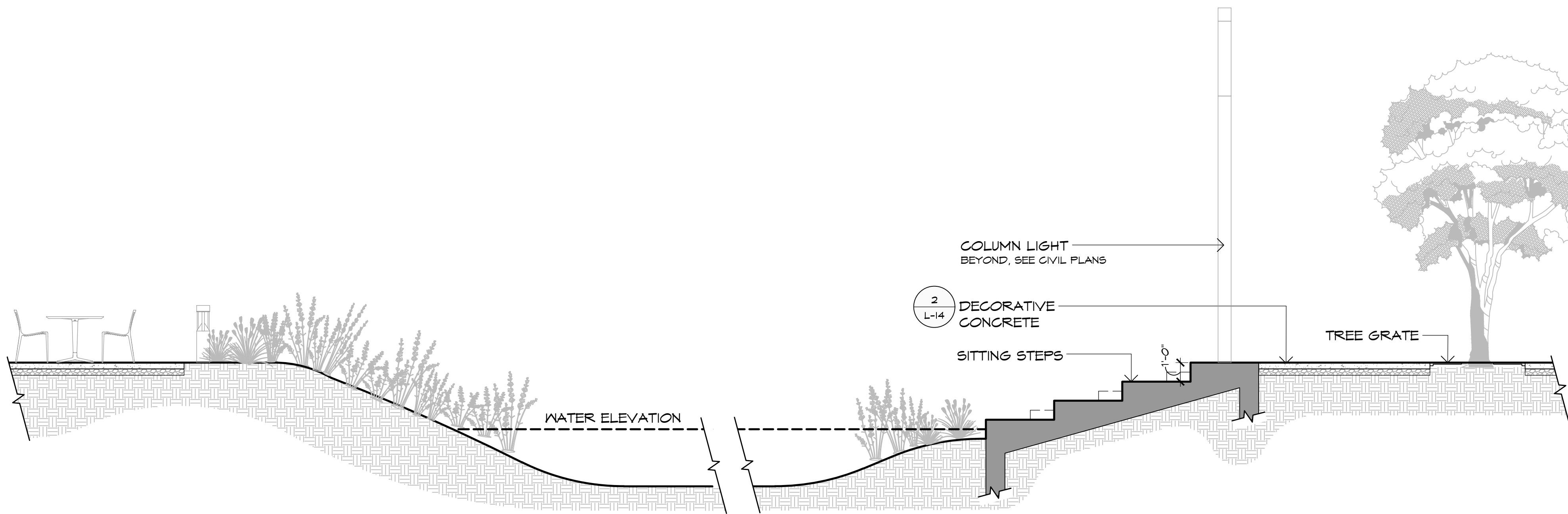
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L-15
SECTION: HOTEL PLAZA
1/2" = 1'-0"



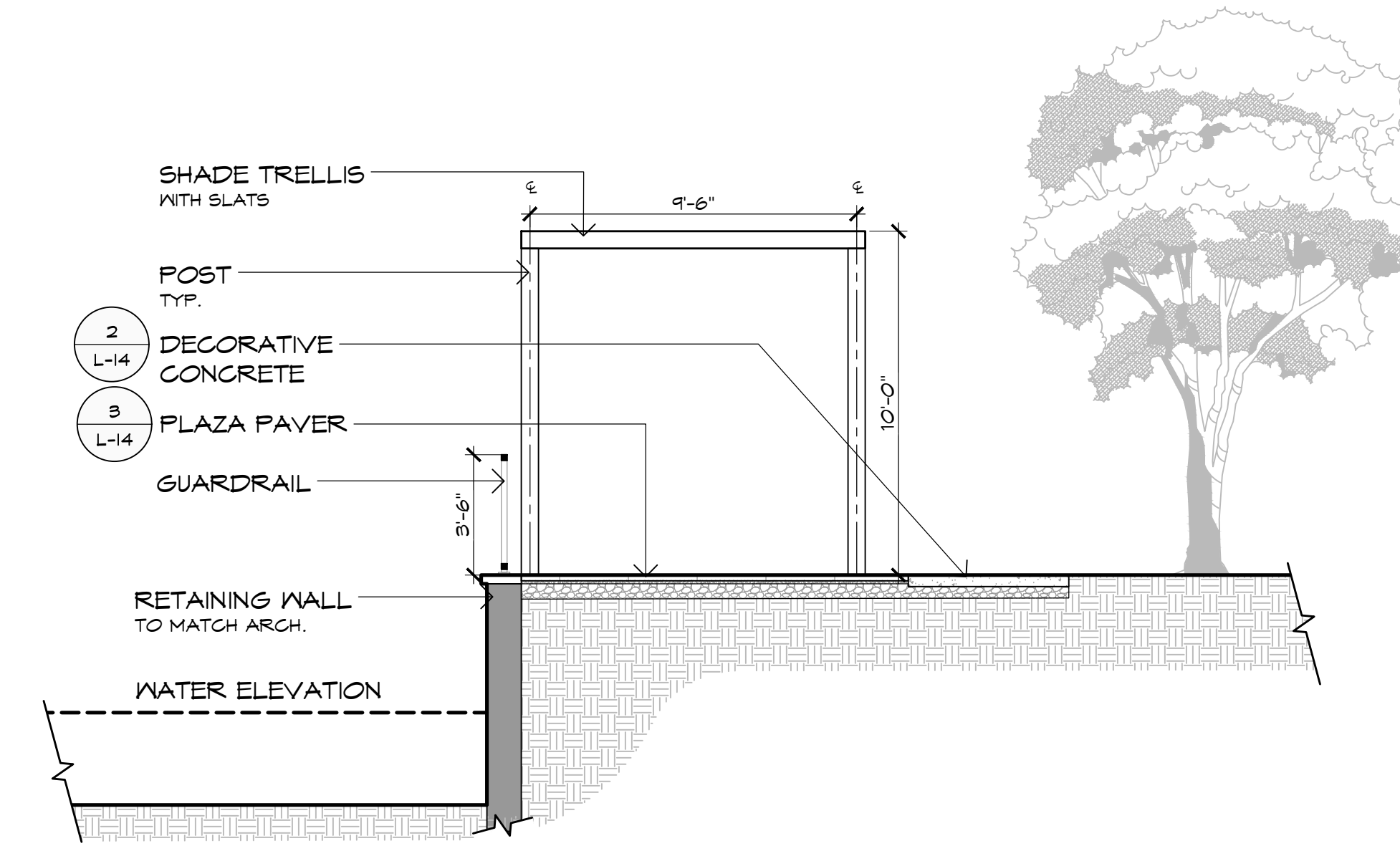
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L-15
SECTION: BUILDING D1 RETAIL PLAZA & STREETSCAPE
1/2" = 1'-0"



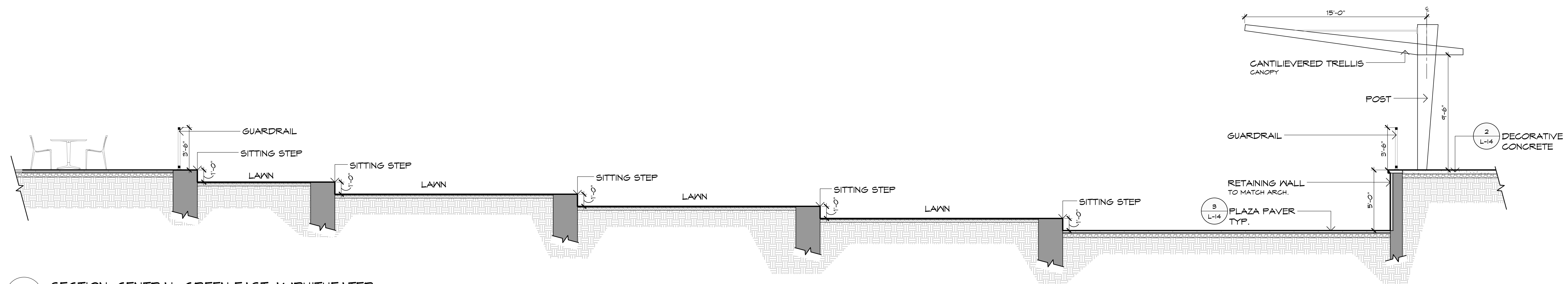
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L-15
SECTION: BUILDING D2 RETAIL PLAZA & STREETSCAPE
1/2" = 1'-0"



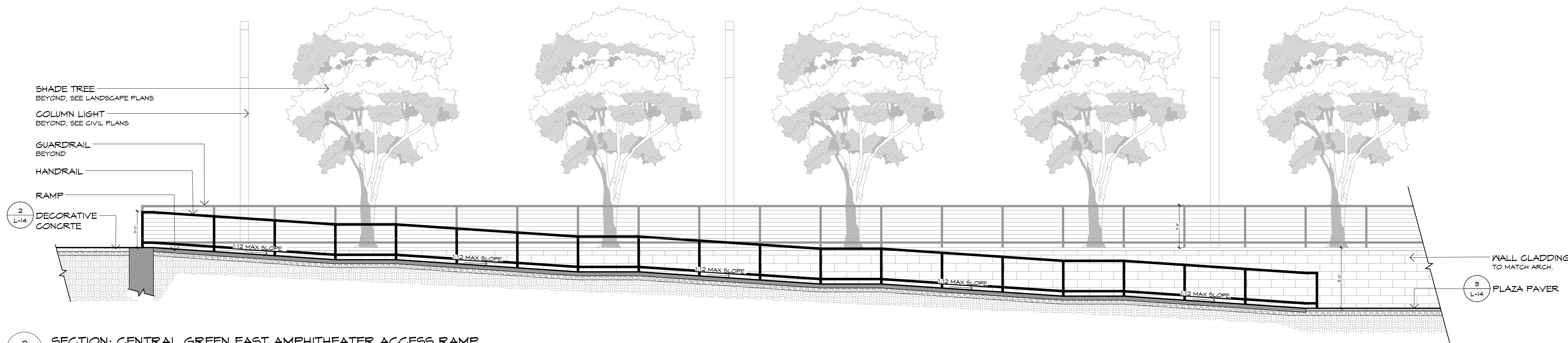
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L-15
SECTION: CENTRAL GREEN WEST WATER FEATURE & SITTING STEPS
1/4" = 1'-0"



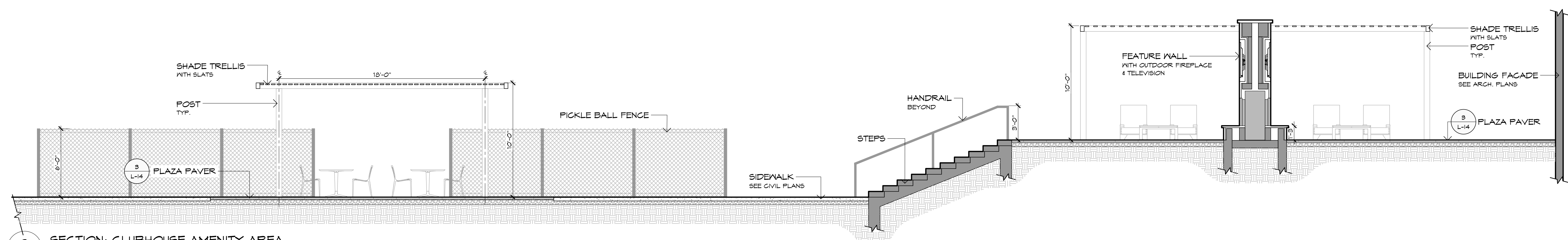
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L-15
SECTION: CENTRAL GREEN WEST OVERLOOK
1/4" = 1'-0"



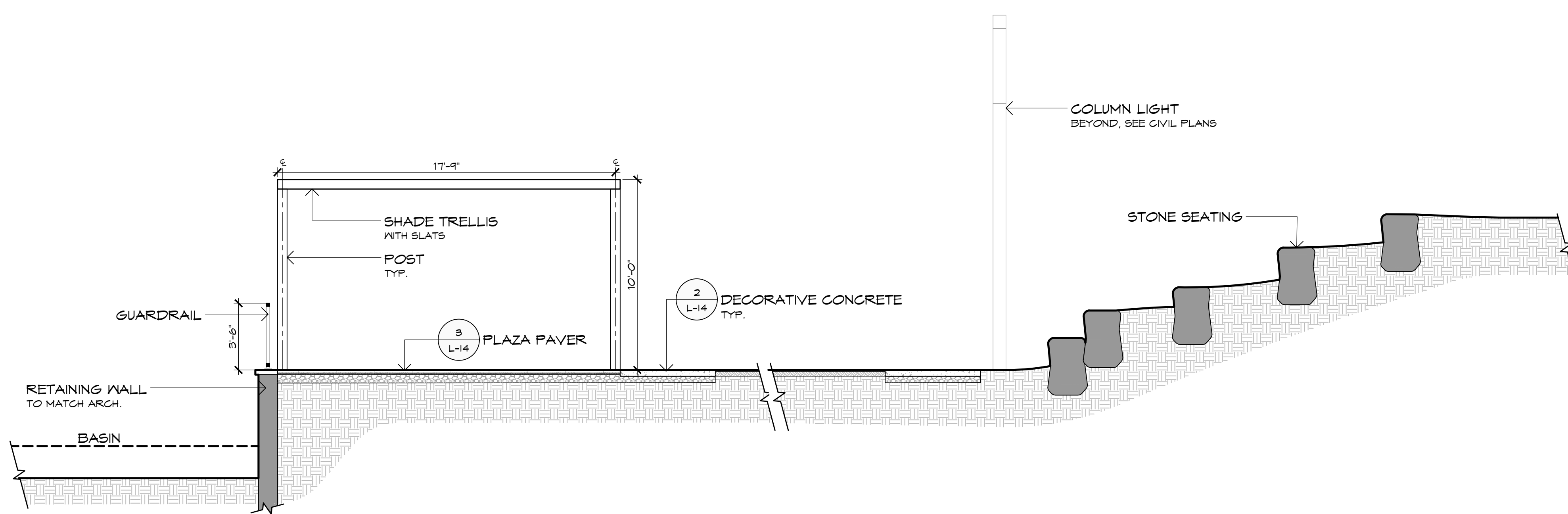
1 SECTION: CENTRAL GREEN EAST AMPHITHEATER
L-16 1/4" = 1'-0"



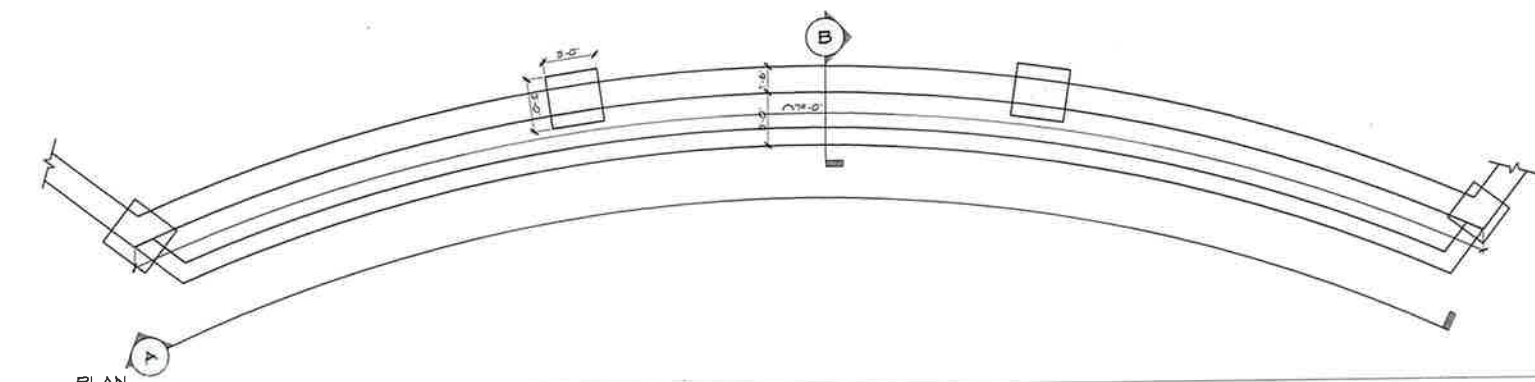
2 SECTION: CENTRAL GREEN EAST AMPHITHEATER ACCESS RAMP
L-16 1/4" = 1'-0"



3 SECTION: CLUBHOUSE AMENITY AREA
L-16 1/4" = 1'-0"

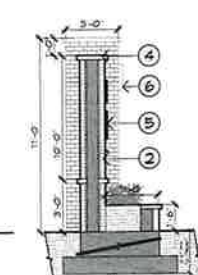
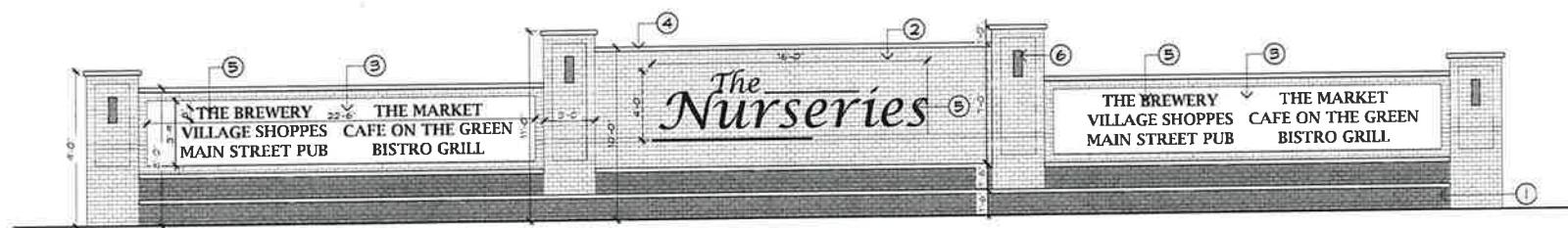


4 SECTION: EAST NEIGHBORHOOD PARK
L-16 1/4" = 1'-0"

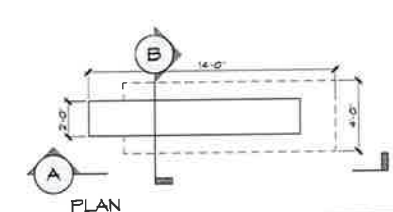


- ① BRICK VENEER DARK, TO MATCH ARCH
- ② BRICK VENEER LIGHT, TO MATCH ARCH
- ③ STUCCO WALL FINISH
- ④ CAST STONE COPING
- ⑤ PIN MOUNTED LETTER HALO LIT
- ⑥ WALL SCONCE

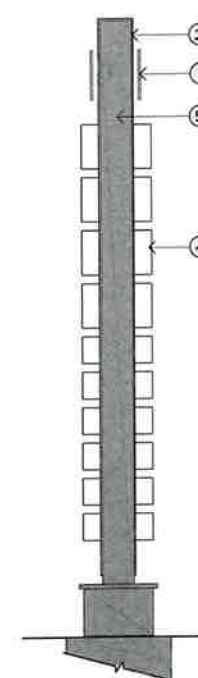
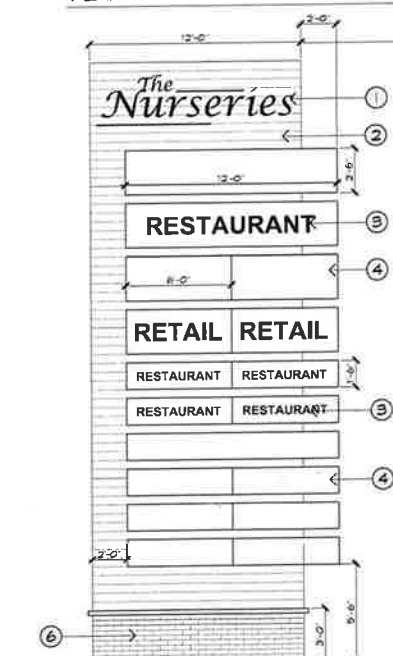
NOTE: SEE SHEET L-5 & L-6 FOR GATEWAY SIGN LOCATIONS



ELEVATION A
ENTRY SIGNAGE
1/4" = 1'-0"

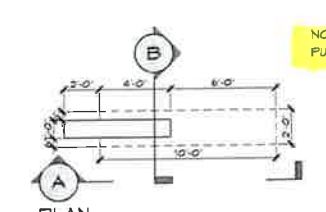


NOTE: SEE SHEET L-6 FOR PYLON SIGN LOCATION

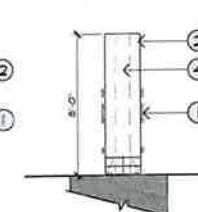
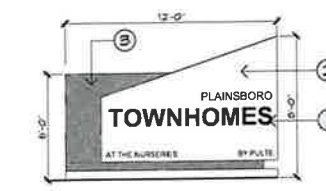


- LEGEND
- ① PIN MOUNTED LETTERING
 - ② METAL PANEL
 - ③ RETAIL NAME LETTERING/ LOGO INTERNALLY LIT
 - ④ ALUMINUM EXTRUDED CABINET
 - ⑤ STAINLESS STEEL STRUCTURE
 - ⑥ BRICK VENEER TO MATCH ARCH

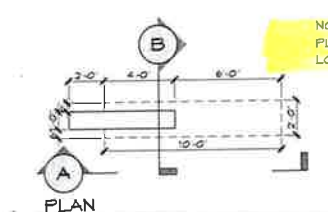
ELEVATION A
PYLON SIGN
1/4" = 1'-0"



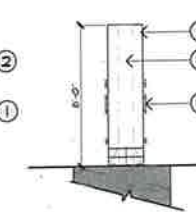
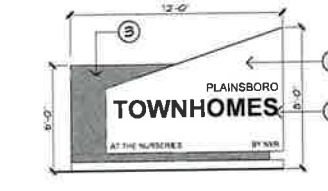
NOTE: SEE SHEET L-10 FOR PULTE MONUMENT SIGN LOCATION



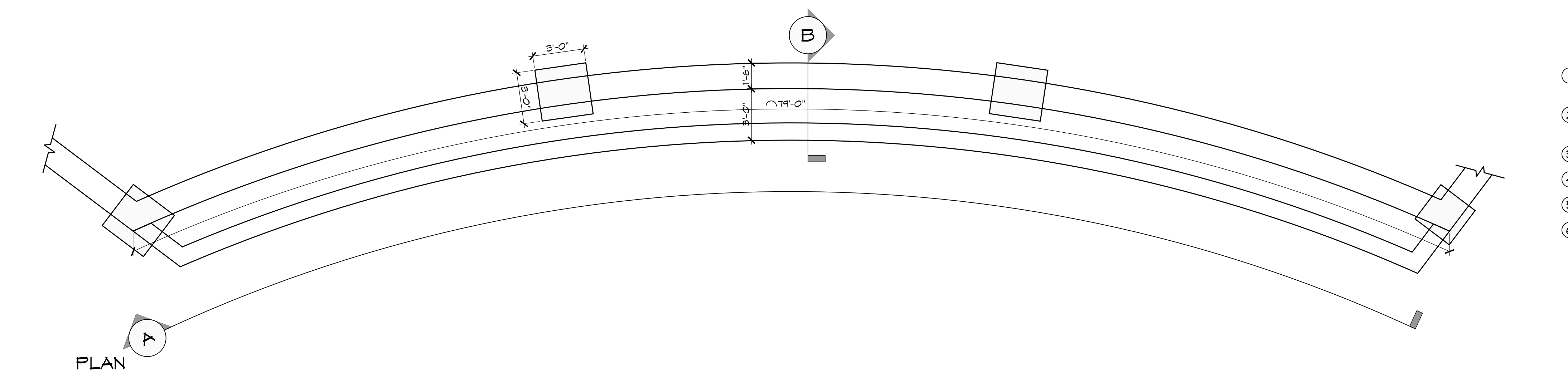
ELEVATION A
PULTE MONUMENT SIGN
1/4" = 1'-0"



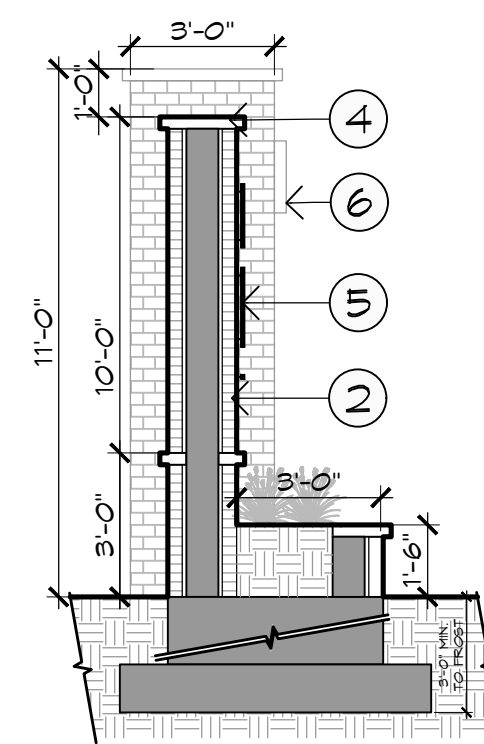
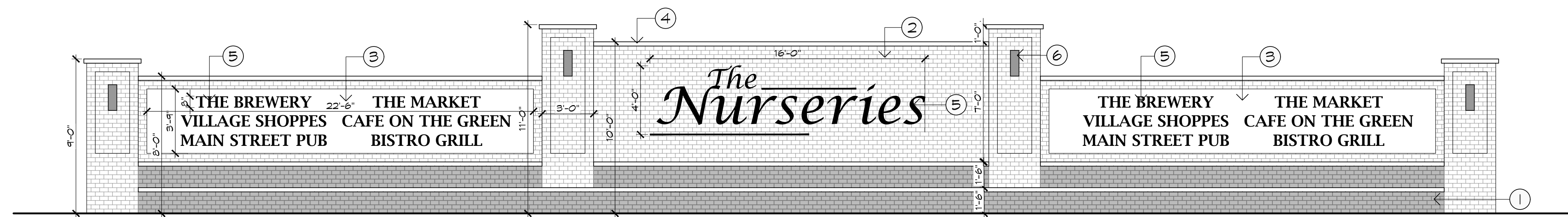
NOTE: SEE 1/4"=1'-0" ENLARGEMENT PLAN FOR NVR MONUMENT SIGN LOCATION



ELEVATION A
NVR MONUMENT SIGN
1/4" = 1'-0"



- ① BRICK VENEER DARK, TO MATCH ARCH
- ② BRICK VENEER LIGHT, TO MATCH ARCH
- ③ STUCCO WALL FINISH
- ④ CAST STONE COPING
- ⑤ PIN MOUNTED LETTER HALO LIT
- ⑥ WALL SCOFCE

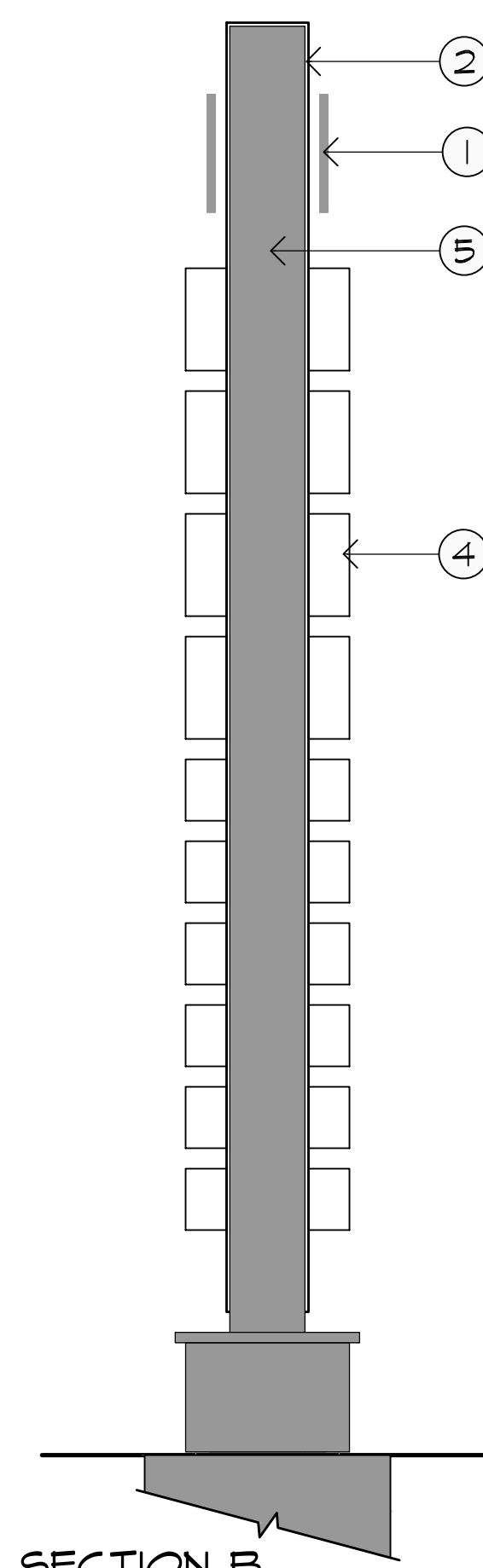
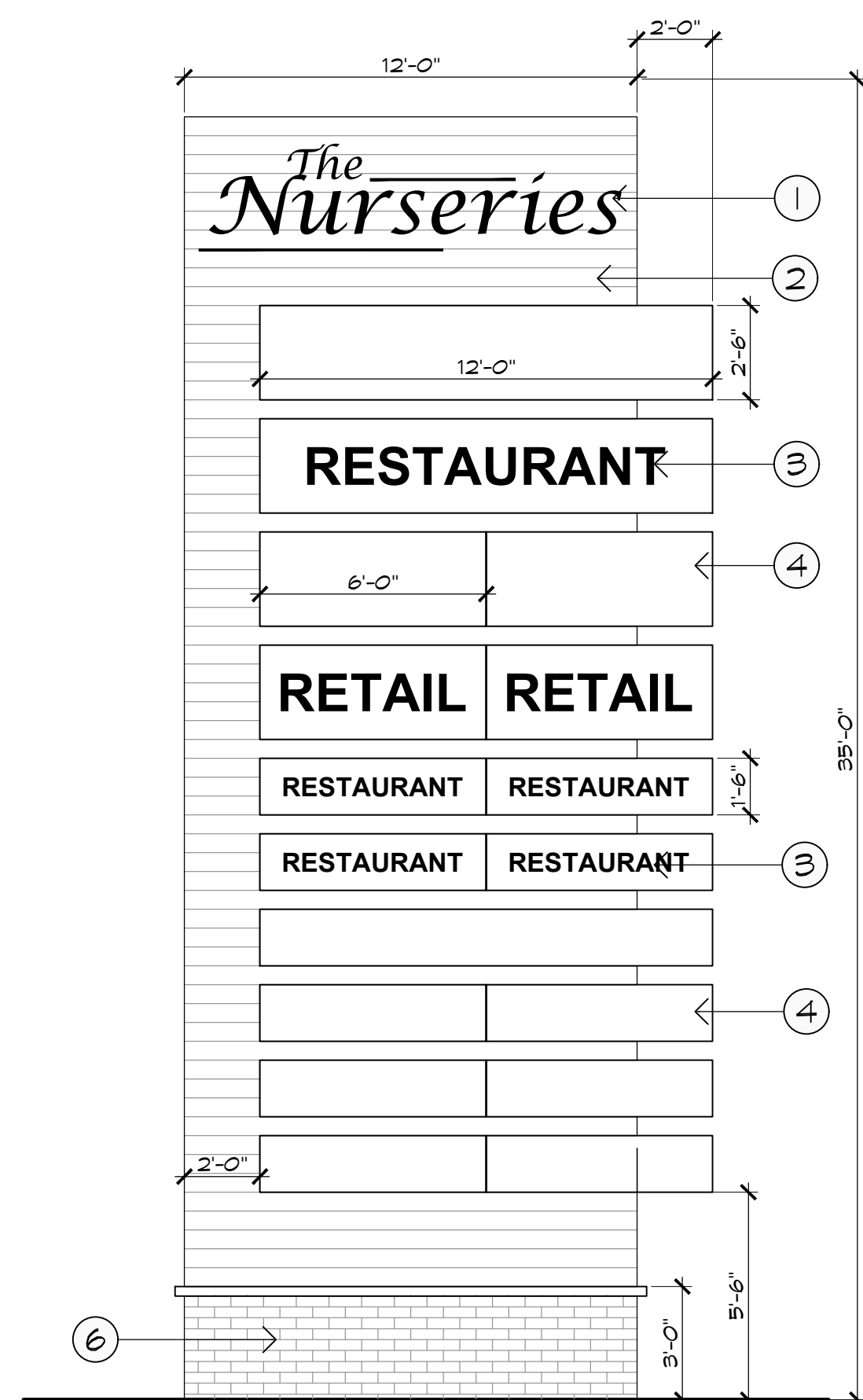
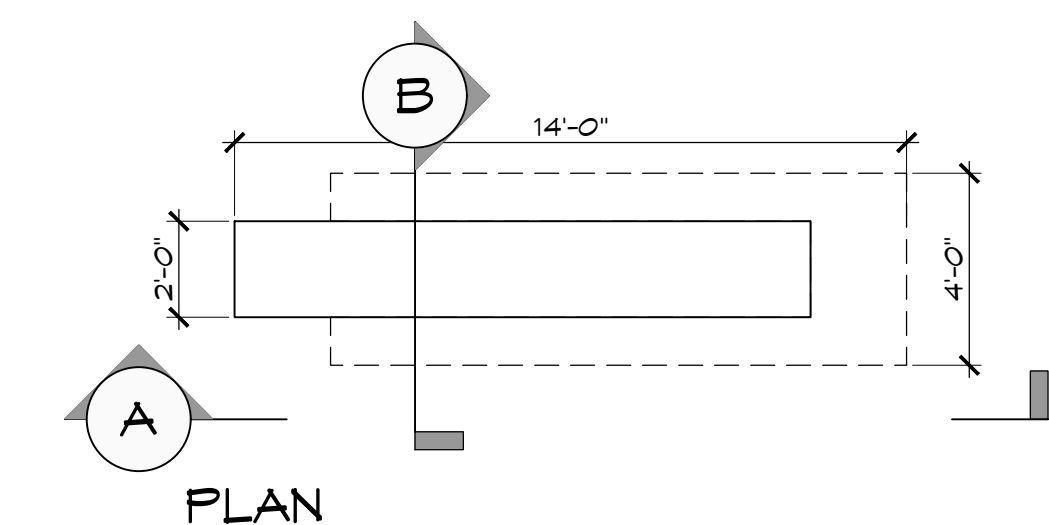


ELEVATION A

ENTRY SIGNAGE

1
L-17
1/4" = 1'-0"

SECTION B



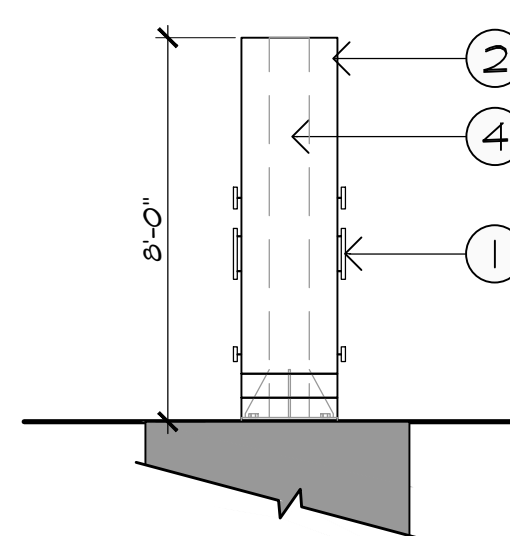
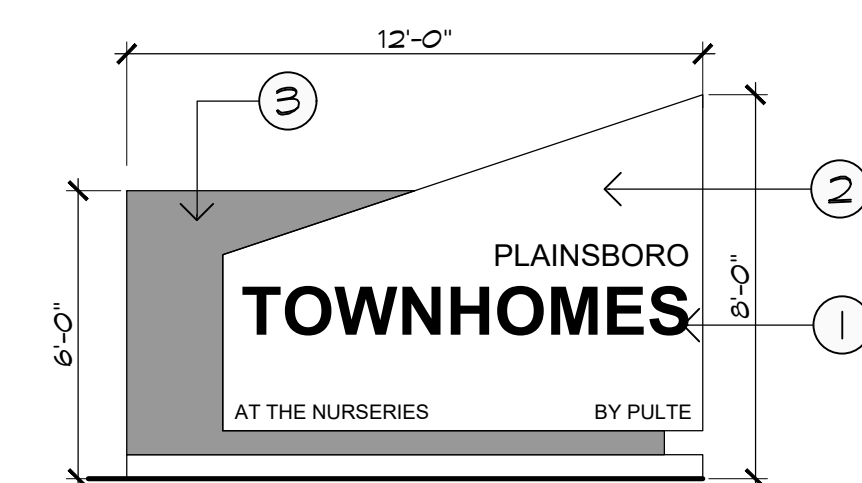
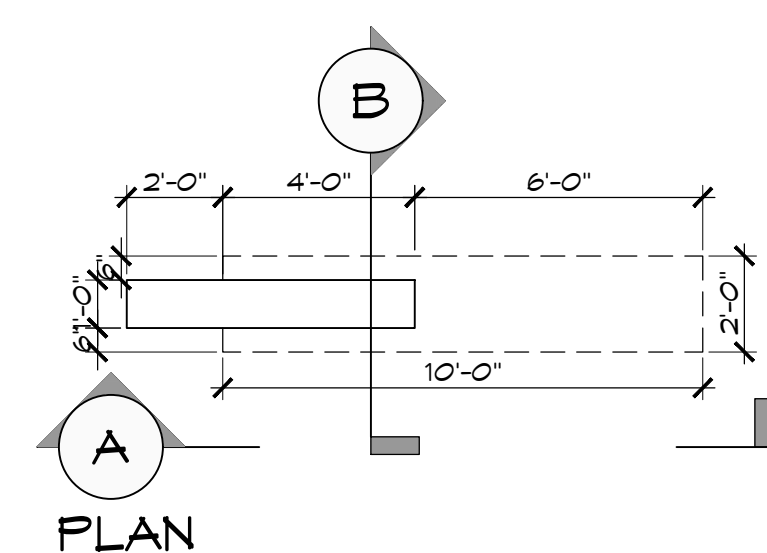
- LEGEND
- ① PIN MOUNTED LETTERING
 - ② METAL PANEL
 - ③ RETAIL NAME LETTERING/ LOGO INTERNALLY LIT
 - ④ ALUMINUM EXTRUDED CABINET
 - ⑤ STAINLESS STEEL STRUCTURE
 - ⑥ BRICK VENEER TO MATCH ARCH.

ELEVATION A

SECTION B

2 PYLON SIGN

2
L-17
1/4" = 1'-0"

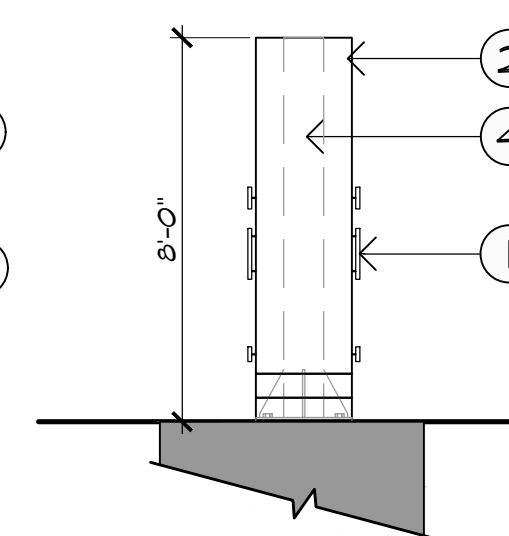
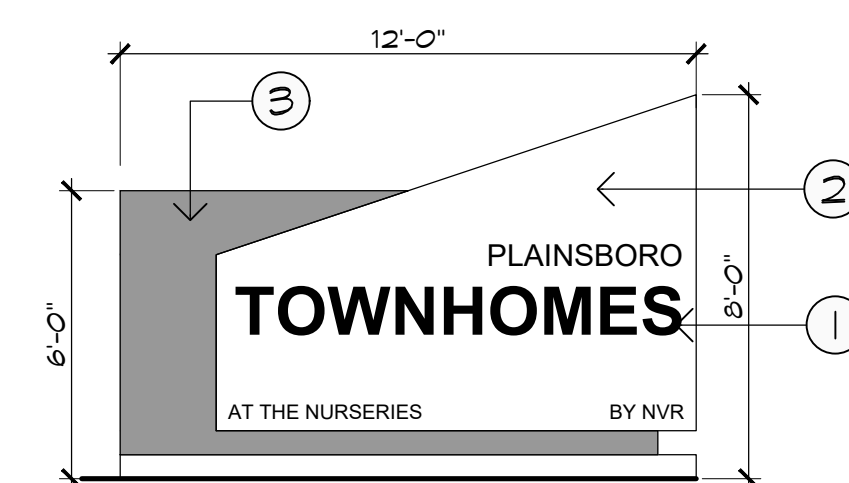
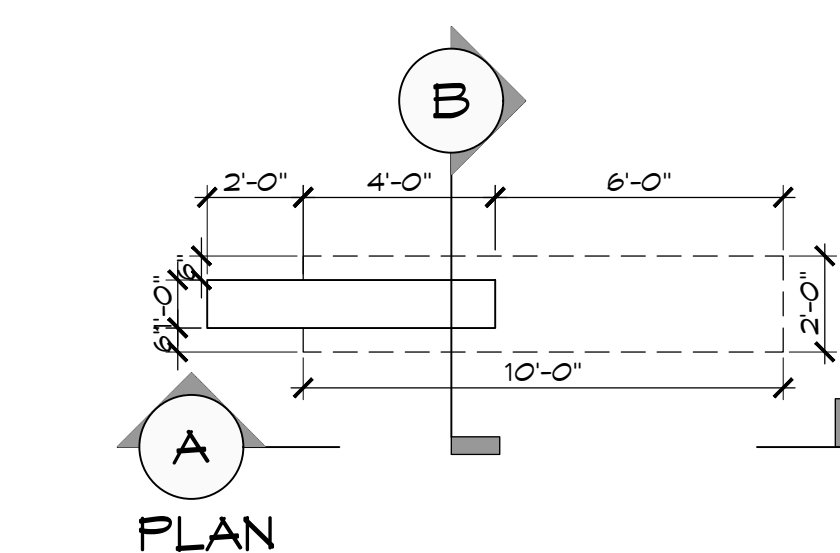


ELEVATION A

SECTION B

3 PULTE MONUMENT SIGN

3
L-17
1/4" = 1'-0"

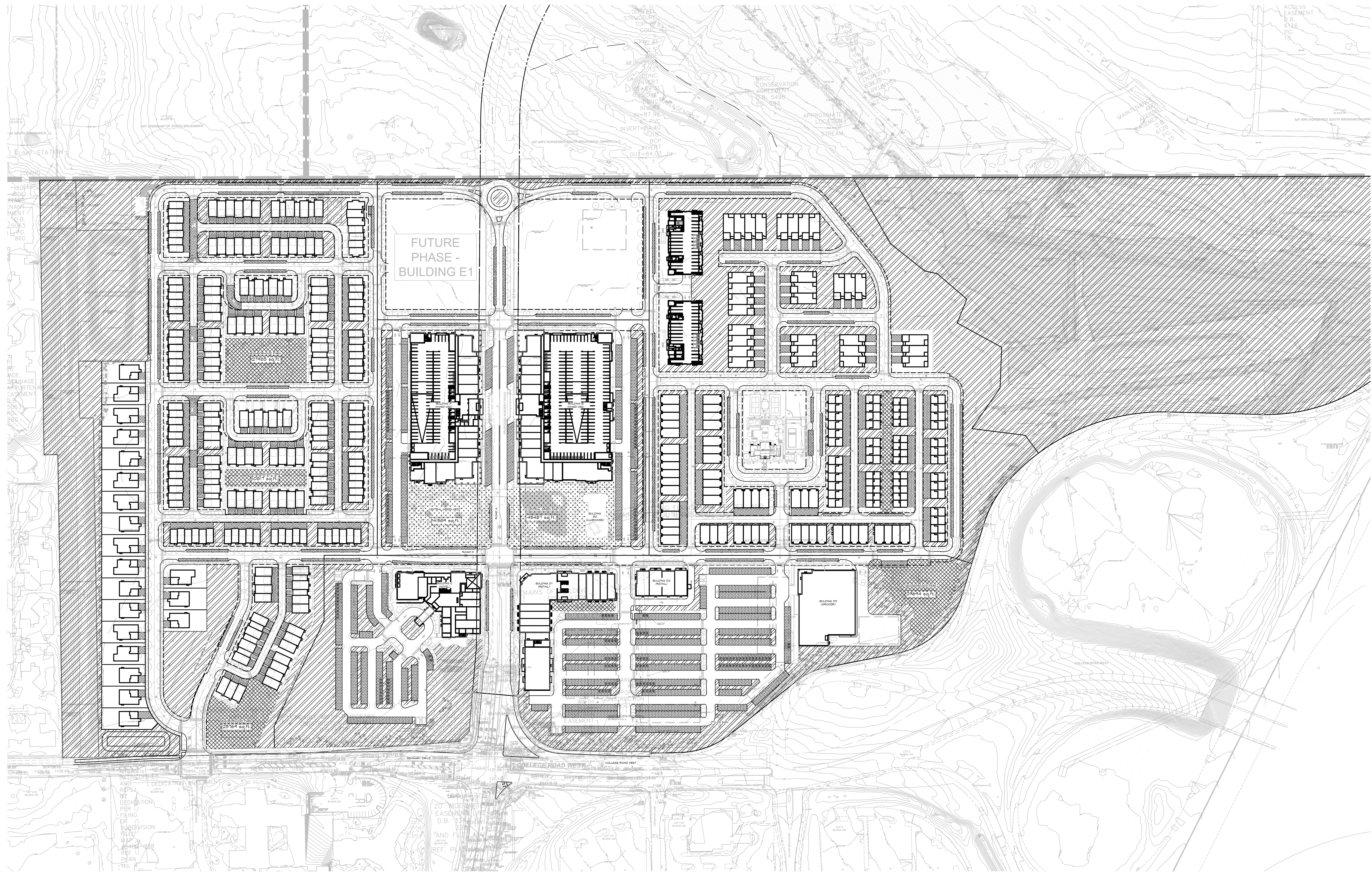


ELEVATION A

SECTION B

4 NVR MONUMENT SIGN

4
L-17
1/4" = 1'-0"



Streetscape
Open Space Plan

Princeton Nurseries
Plainsboro, New Jersey

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NJ LICENSED
LANDSCAPE ARCHITECT
NO. A5000019

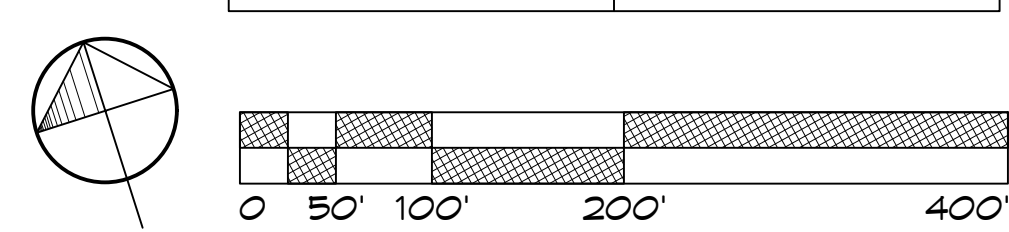
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3	12/13/24	REV PER COMPLESS LETTER
2	11/07/24	REVISION 2
1	9/27/24	REVISION 1

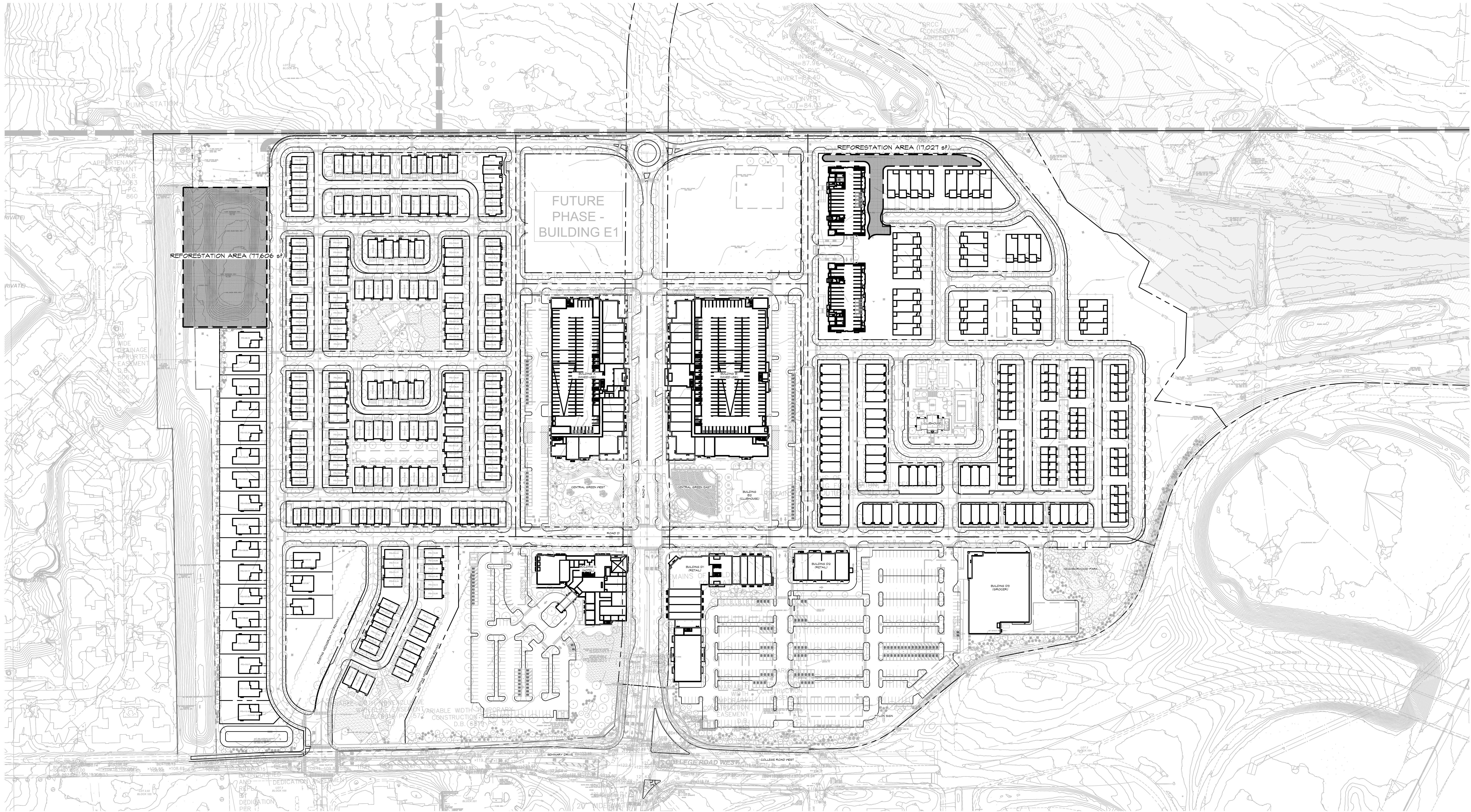
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DATE: 07/18/2024 JOB NO.: 22-166

DRAWING NO.

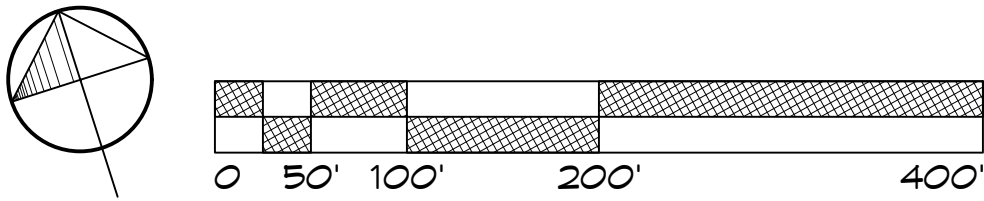
L-18

LEGEND		
SYMBOL	DESCRIPTION	QTY
	OPEN SPACE	1,833,328 sf 42.09 ACRES
	PARK SPACE	111,888 sf 2.57 ACRES
	CIVIC/ PARK SPACE	87,077 sf 2.00 ACRES
TOTAL OPEN SPACE		46.66 ACRES





REFORESTATION REQUIREMENTS											
12.51 ACRES OF MATURE WOODLAND REMOVED (544,936 SF)											
TREES REQUIRED FOR REFORESTATION:											
1 TREE/ 400 SF (20' X 20' GRID) = 1,362 TREES											
REFORESTATION AREA REQUIRED:											
1,362 TREES PLANTED AT AN AVERAGE OF 10'-0" ON CENTER (100 SF/ TREE) = 136,234 SF = 3.13 ACRES OF REFORESTED AREA REQUIRED											
REFORESTATION AREA PROVIDED ON SITE:											
REFORESTATION AREA 94,633 sf (2.17 ACRES)											
MIX OF NATIVE SHADE TREES, EVERGREEN TREES AND ORNAMENTAL TREES PLANTED IN NATURAL GROVES AND SPACED FIVE FEET TO 15 FEET ON CENTER.											
GROUND PLANE SHALL BE SEEDED WITH 'SHOWY NORTHEAST NATIVE WILDFLOWER & GRASS MIX' AS MFG BY ERNST SEED (SEE DETAIL 9/L-13 FOR ADDITIONAL INFORMATION)											
<table><tr><td>TOTAL TREES PROVIDED: 984</td><td></td></tr><tr><td>10% @ 2'-2 1/2" CAL, 8.8's</td><td>99</td></tr><tr><td>20% @ 1'-3/4" - 2" CAL, 8.8's</td><td>196</td></tr><tr><td>30% @ 1'-1/4" - 1'-1/2" CAL, BARE ROOT</td><td>295</td></tr><tr><td>40% @ 6'-8" HEIGHT WHIPS, BARE ROOT</td><td>394</td></tr></table>		TOTAL TREES PROVIDED: 984		10% @ 2'-2 1/2" CAL, 8.8's	99	20% @ 1'-3/4" - 2" CAL, 8.8's	196	30% @ 1'-1/4" - 1'-1/2" CAL, BARE ROOT	295	40% @ 6'-8" HEIGHT WHIPS, BARE ROOT	394
TOTAL TREES PROVIDED: 984											
10% @ 2'-2 1/2" CAL, 8.8's	99										
20% @ 1'-3/4" - 2" CAL, 8.8's	196										
30% @ 1'-1/4" - 1'-1/2" CAL, BARE ROOT	295										
40% @ 6'-8" HEIGHT WHIPS, BARE ROOT	394										
REFORESTATION AREA TO BE PROVIDED OFF SITE: 96 ACRES											
RESTORATION PALETTE											
SHADE TREE Acer rubrum / Red Maple Aesculus hippocastanum / Horsechestnut Betula nigra / River Birch Corydo ovata / Shagbark Hickory Fagus grandifolia / American Beech Gleditsia triacanthos inermis / Thornless Honey Locust Liquidambar styraciflua / American Sweet Gum Liriodendron tulipifera / Tulip Poplar Nyssa sylvatica / Black Gum Quercus palustris / Pin Oak Quercus rubra / Red Oak											
EVERGREEN TREE Ilex opaca / American Holly Juniperus virginiana / Eastern Red Cedar Picea abies / Norway Spruce Pinus strobus / White Pine											
ORNAMENTAL TREE Amelanchier x grandiflora / Serviceberry Betula nigra / River Birch Cercis canadensis / Eastern Redbud Cornus Florida / Flowering Dogwood Magnolia virginiana / Sweetbay Magnolia											



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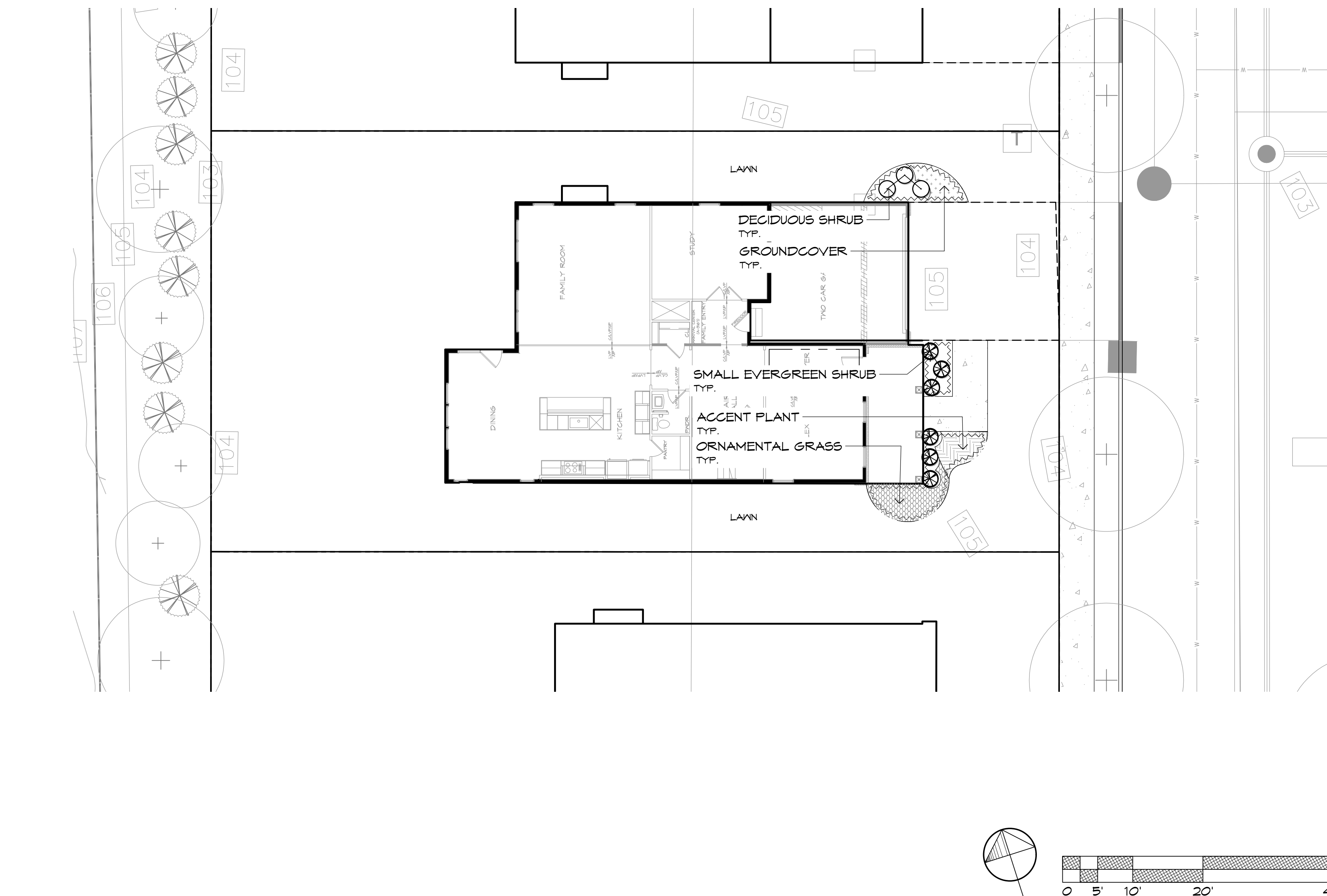
THOMAS B. BAUER



N.J. LICENSED
LANDSCAPE ARCHITECT
NO. A5000019

4	01/15/23	REV PER TWP COMMENTS
3	12/13/24	REV PER COMPLESS LETTER
2	11/07/24	REVISION 2
1	9/27/24	REVISION 1
NO.	DATE	REVISION
SCALE: 1"=100'		
DATE: 07/18/2024	JOB NO: 22-146	

1 TYPICAL UNIT PLANTING: NVR TYLER SINGLE-FAMILY

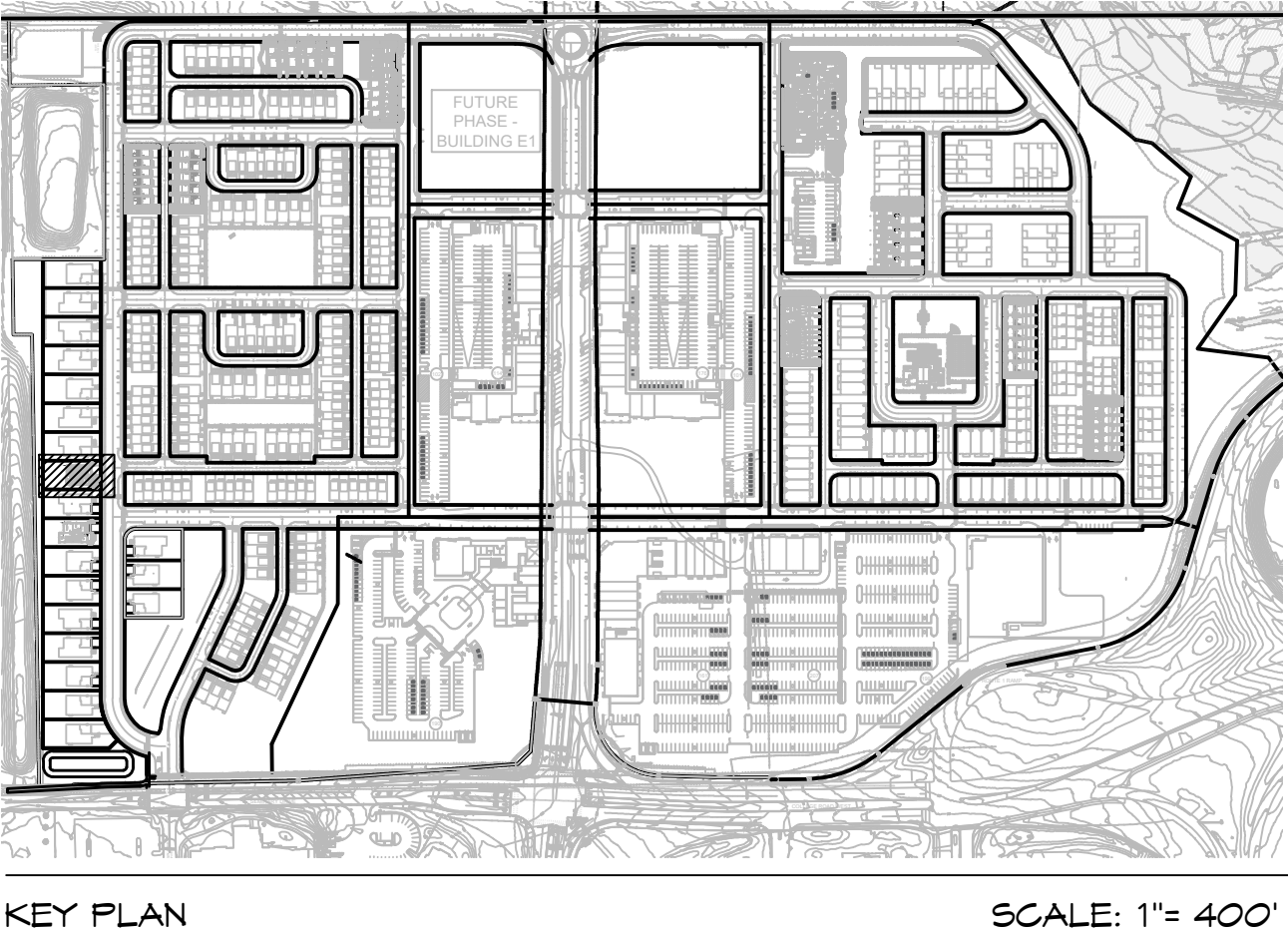


2 TYPICAL UNIT PLANTING: NVR WESTPORT SINGLE-FAMILY



PLANT SCHEDULE NVR SINGLEFAMILY - TYLER

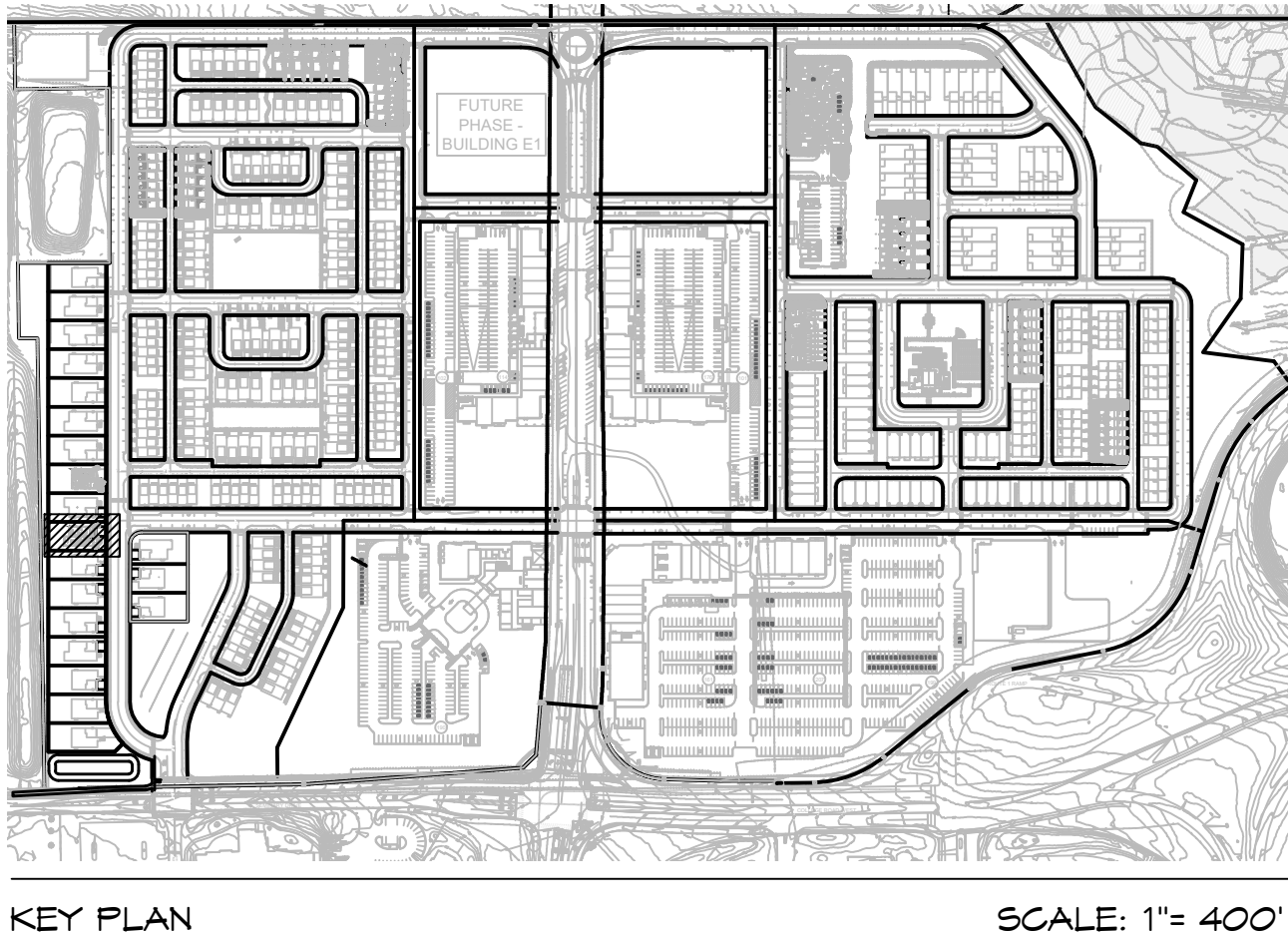
	ORNAMENTAL TREE	1
	SMALL EVERGREEN SHRUB 3 GAL. TO 5 GAL. EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER Buxus sempervirens / Common Boxwood Euonymus kiautschovicus / Manhattan / Manhattan Euonymus Ilex crenata 'Green Lustre' / Green Lustre Japanese Holly Ilex glabra 'Shamrock' / Shamrock Inkberry Ilex verticillata 'Harvest Red' / Harvest Red Winterberry Ilex verticillata 'Red Sprite' / Red Sprite Winterberry Ilex verticillata 'Jim Dandy' / Jim Dandy Male Winterberry Morella pensylvanica / Northern Bayberry Pinus mugo mugo / Dwarf Mugo Pine Rhododendron x 'PJM' / PJM Rhododendron Rosa x 'Radrazz' / Knock Out Shrub Rose	5
	DECIDUOUS SHRUBS 3 GAL. TO 5 GAL. DECIDUOUS SHRUBS PLANTED 2' TO 3' ON CENTER Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia Hydrangea macrophylla 'Mini Penny' / Mini Penny Hydrangea Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea Hypericum calycinum 'Briggadoon' / Creeping St. John's Wort Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Vaccinium angustifolium / Lowbush Blueberry Viburnum opulus 'Nanum' / Dwarf European Cranberrybush	3
	ACCENT PLANTS 1 GAL. TO 3 GAL. PLANTS SPACED 18" TO 24" ON CENTER Echinacea purpurea 'PowWow Wild Berry' / PowWow Wild Berry Coneflower Hemerocallis x 'Happy Returns' / Happy Returns Daylily Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan Salvia nemorosa 'Mainacht' / Maynight Meadow Sage Sedum purpureum 'Autumn Joy' / Pink Perennial Sedum	34 sf
	GROUNDCOVER 1 GAL. PLANTS SPACED 12" TO 15" O.C. Arctostaphylos uva-ursi / Kinnikinnick Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Carex cherokeensis / Cherokee Sedge Geranium x 'Rozanne' / Rozanne Cranesbill Heuchera sanguinea 'Ruby Bells' / Coral Bells Hosta sieboldiana 'Elegans' / Sieboldiana Elegans Hosta Hosta x 'Guacamole' / Guacamole Hosta Juniperus squamata 'Blue Star' / Blue Star Juniper Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar Liriodendron 'Big Blue' / Big Blue Lilyturf Osmunda cinnamomea / Cinnamon Fern Sporobolus heterolepis / Prairie Dropseed Tiarella cordifolia 'Running Tapestry' / Running Tapestry Foamflower	67 sf
	ORNAMENTAL GRASS 1 GAL. TO 3 GAL. PLANTS SPACED 18" TO 24" ON CENTER Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass Nassella tenuissima / Mexican Feathergrass Panicum virgatum 'Northwind' / Northwind Switch Grass Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	41 sf
	SYMBOL DESCRIPTION LAWN TALL FESCUE SOD - 85% FESTUCA ARUNDINACEA/ TALL FESCUE, 15% POA PRATENSIS/ KENTUCKY BLUEGRASS	



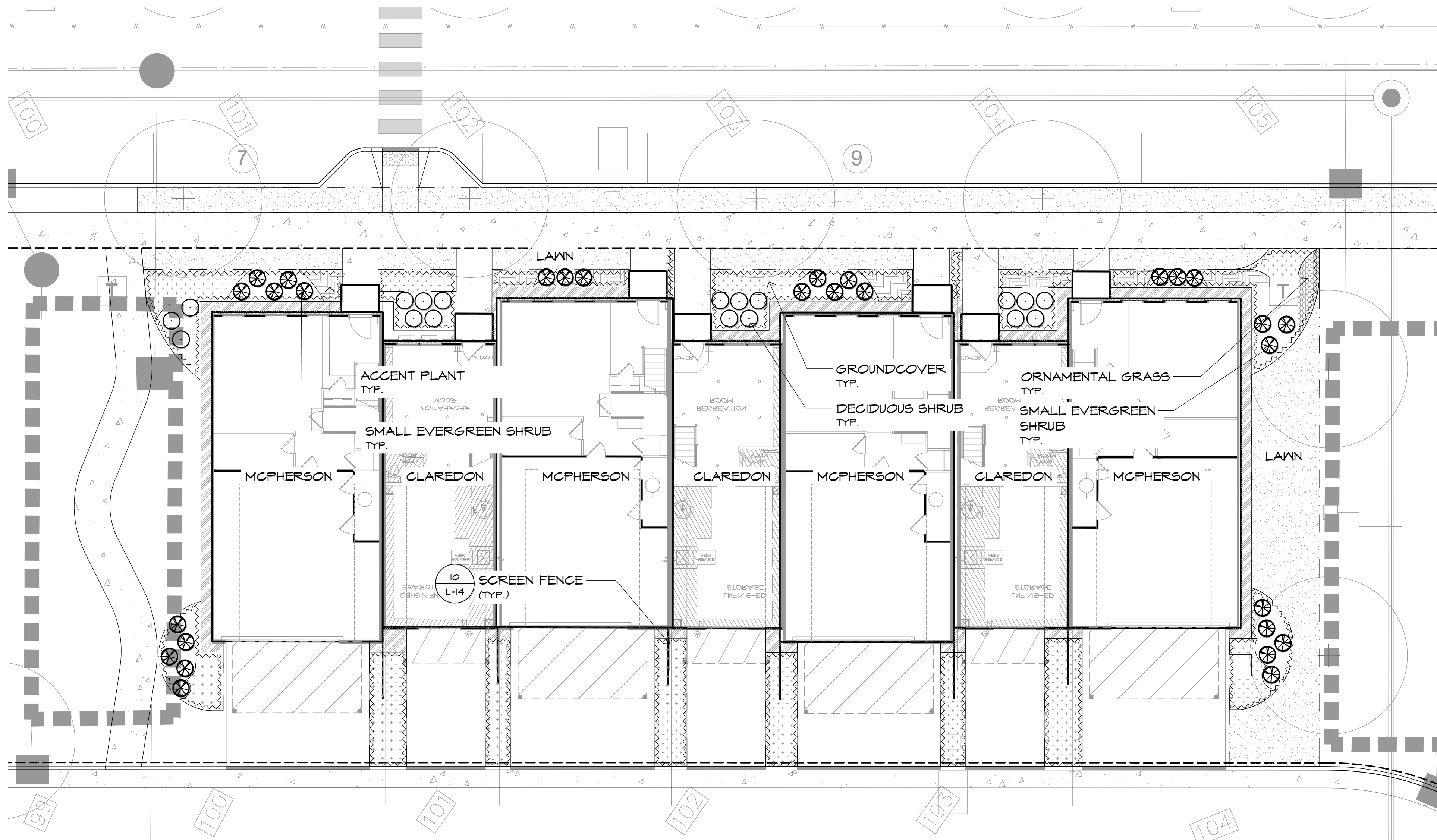
KEY PLAN SCALE: 1"= 400'

PLANT SCHEDULE NVR SINGLEFAMILY - WESTPORT

	SMALL EVERGREEN SHRUB 3 GAL. TO 5 GAL. EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER Buxus sempervirens / Common Boxwood Euonymus kiautschovicus / Manhattan / Manhattan Euonymus Ilex crenata 'Green Lustre' / Green Lustre Japanese Holly Ilex glabra 'Shamrock' / Shamrock Inkberry Ilex verticillata 'Harvest Red' / Harvest Red Winterberry Ilex verticillata 'Red Sprite' / Red Sprite Winterberry Ilex verticillata 'Jim Dandy' / Jim Dandy Male Winterberry Morella pensylvanica / Northern Bayberry Pinus mugo mugo / Dwarf Mugo Pine Rhododendron x 'PJM' / PJM Rhododendron Rosa x 'Radrazz' / Knock Out Shrub Rose	6
	DECIDUOUS SHRUBS 3 GAL. TO 5 GAL. DECIDUOUS SHRUBS PLANTED 2' TO 3' ON CENTER Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia Hydrangea macrophylla 'Mini Penny' / Mini Penny Hydrangea Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea Hypericum calycinum 'Briggadoon' / Creeping St. John's Wort Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Vaccinium angustifolium / Lowbush Blueberry Viburnum opulus 'Nanum' / Dwarf European Cranberrybush	3
	ACCENT PLANTS 1 GAL. TO 3 GAL. PLANTS SPACED 18" TO 24" ON CENTER Echinacea purpurea 'PowWow Wild Berry' / PowWow Wild Berry Coneflower Hemerocallis x 'Happy Returns' / Happy Returns Daylily Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan Salvia nemorosa 'Mainacht' / Maynight Meadow Sage Sedum purpureum 'Autumn Joy' / Pink Perennial Sedum	30 sf
	GROUNDCOVER 1 GAL. PLANTS SPACED 12" TO 15" O.C. Arctostaphylos uva-ursi / Kinnikinnick Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Carex cherokeensis / Cherokee Sedge Geranium x 'Rozanne' / Rozanne Cranesbill Heuchera sanguinea 'Ruby Bells' / Coral Bells Hosta sieboldiana 'Elegans' / Sieboldiana Elegans Hosta Hosta x 'Guacamole' / Guacamole Hosta Juniperus squamata 'Blue Star' / Blue Star Juniper Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar Liriodendron 'Big Blue' / Big Blue Lilyturf Osmunda cinnamomea / Cinnamon Fern Sporobolus heterolepis / Prairie Dropseed Tiarella cordifolia 'Running Tapestry' / Running Tapestry Foamflower	26 sf
	ORNAMENTAL GRASS 1 GAL. TO 3 GAL. PLANTS SPACED 18" TO 24" ON CENTER Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass Nassella tenuissima / Mexican Feathergrass Panicum virgatum 'Northwind' / Northwind Switch Grass Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	51 sf
	SYMBOL DESCRIPTION LAWN TALL FESCUE SOD - 85% FESTUCA ARUNDINACEA/ TALL FESCUE, 15% POA PRATENSIS/ KENTUCKY BLUEGRASS	



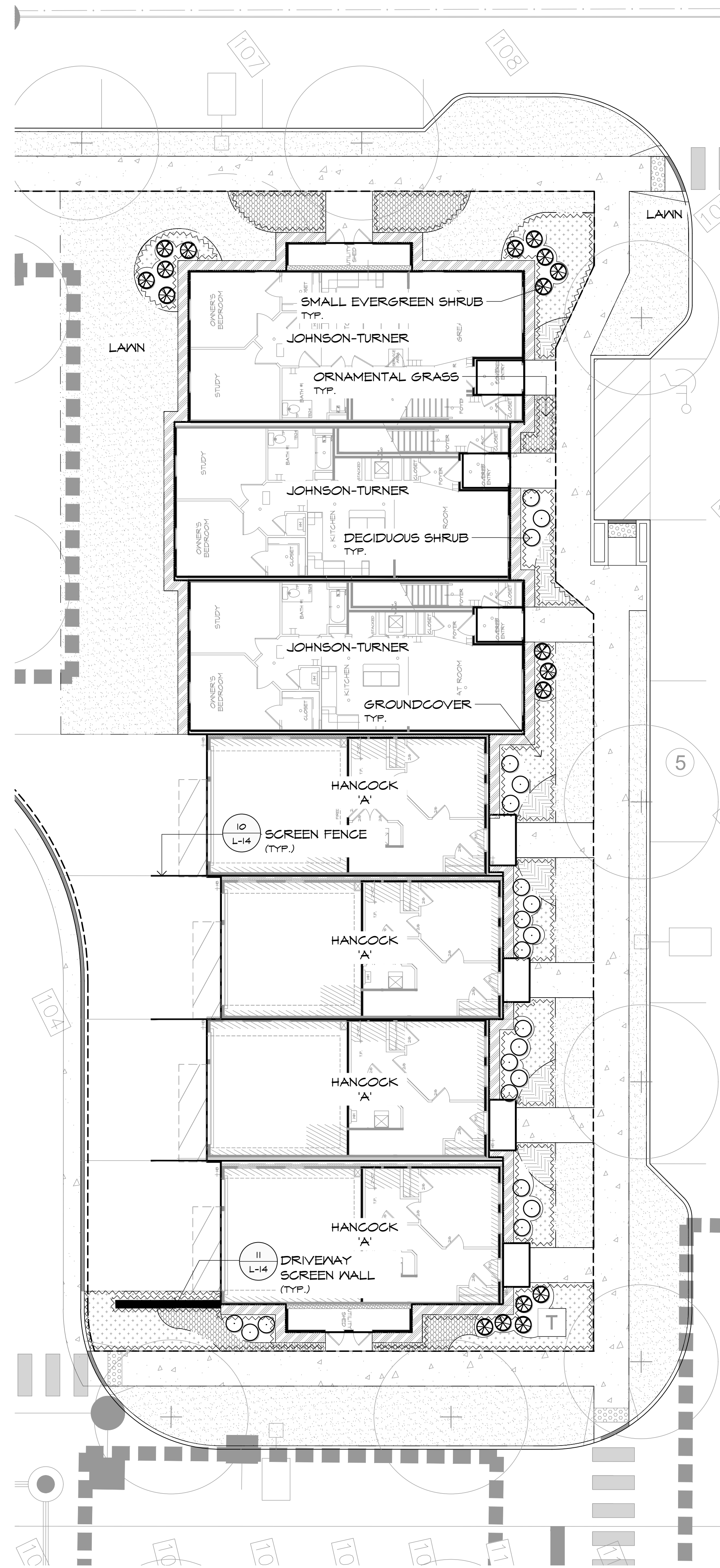
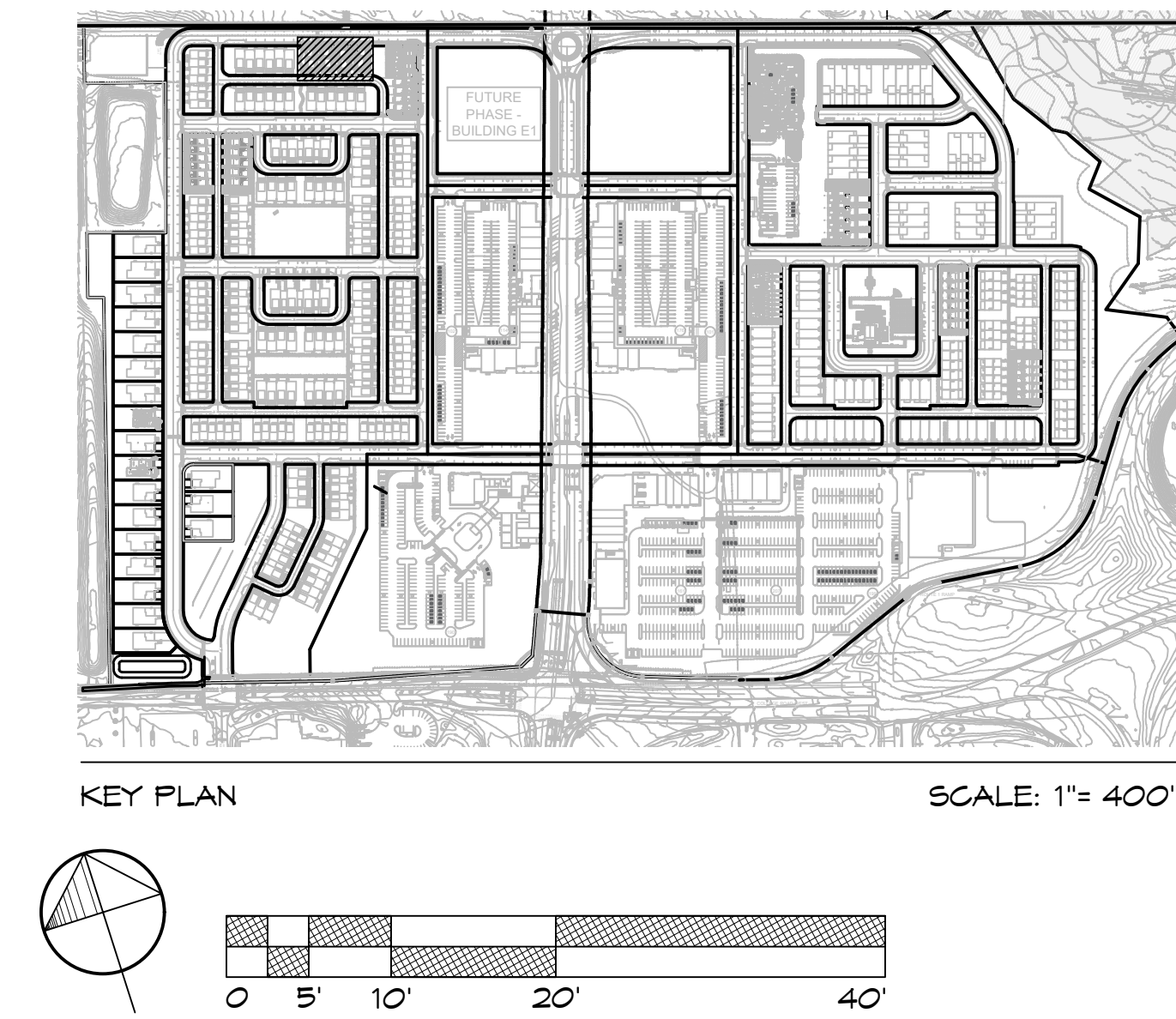
KEY PLAN SCALE: 1"= 400'



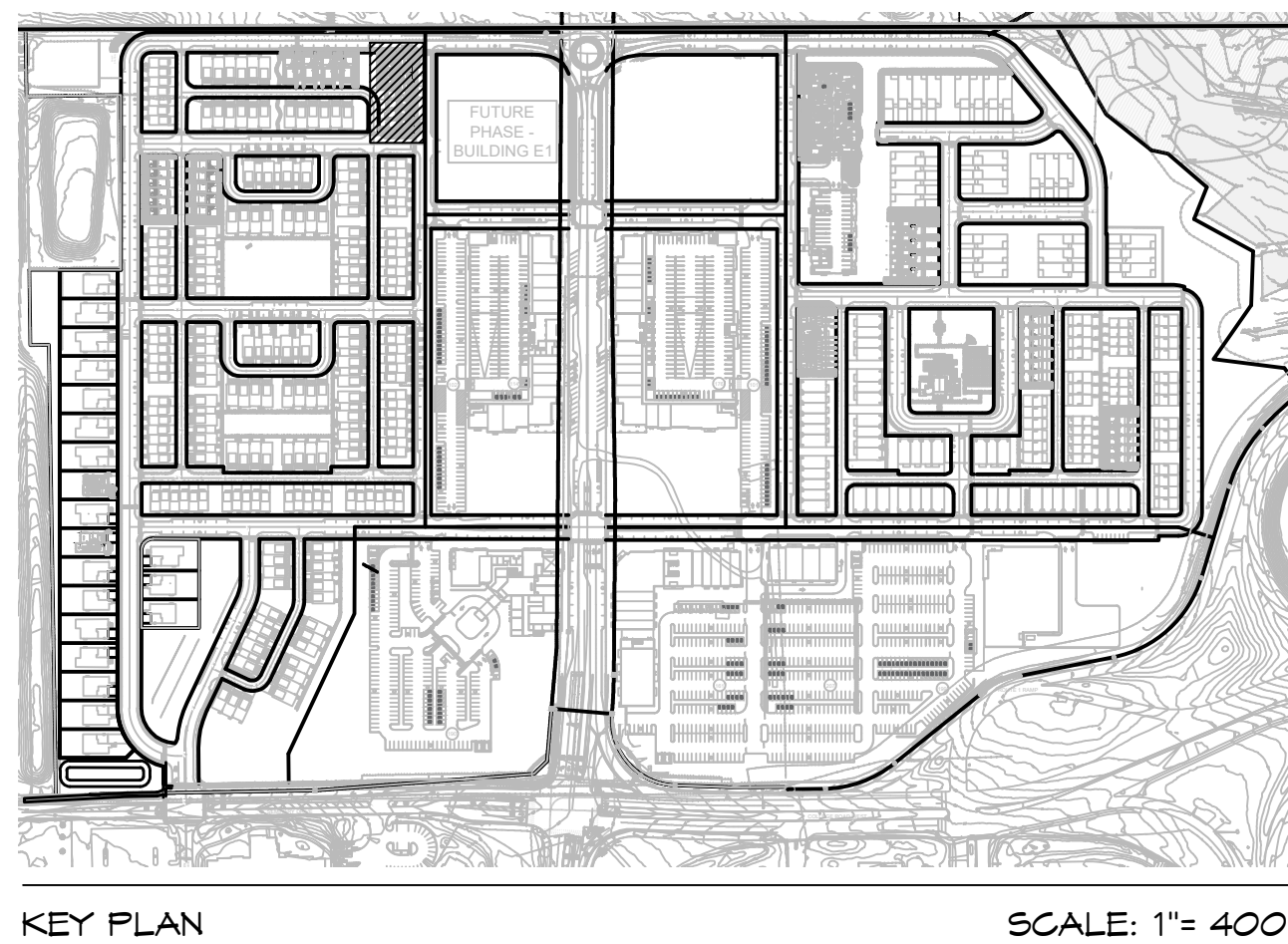
1 TYPICAL UNIT PLANTING: NVR - LUXURY SINGLE FAMILY (24') & AFFORDABLE SINGLE FAMILY TOWNHOUSE (16') SCALE: 1"=10'

PLANT SCHEDULE

	SMALL EVERGREEN SHRUB 3 GAL. TO 5 GAL. EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER Buxus sempervirens / Common Boxwood Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus Ilex crenata 'Green Lustre' / Green Lustre Japanese Holly Ilex glabra 'Shamrock' / Shamrock Inkberry Ilex verticillata 'Harvest Red' / Harvest Red Winterberry Ilex verticillata 'Red Sprite' / Red Sprite Winterberry Ilex verticillata 'Jim Dandy' / Jim Dandy Male Winterberry Morella pensylvanica / Northern Bayberry Pinus mugo mugo / Dwarf Mugo Pine Rhododendron x 'PJM' / PJM Rhododendron Rosa x 'Radrazz' / Knock Out Shrub Rose	29
	DECIDUOUS SHRUBS 3 GAL. TO 5 GAL. DECIDUOUS SHRUBS PLANTED 2' TO 3' ON CENTER Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia Hydrangea macrophylla 'Mini Penny' / Mini Penny Hydrangea Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea Hypericum calycinum 'Briggadoon' / Creeping St. John's Wort Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Vaccinium angustifolium / Lowbush Blueberry Viburnum opulus 'Nanum' / Dwarf European Cranberrybush	18
	ACCENT PLANTS 1 GAL. TO 3 GAL. PLANTS SPACED 18" TO 24" ON CENTER Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Coneflower Hemerocallis x 'Happy Returns' / Happy Returns Daylily Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan Salvia nemorosa 'Mainacht' / Maynight Meadow Sage Sedum purpureum 'Autumn Joy' / Pink Perennial Sedum	155 sf
	GROUNDCOVER 1 GAL. PLANTS SPACED 12" TO 15" O.C. Arctostaphylos uva-ursi / Kinnikinnick Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Carex cherokeensis / Cherokee Sedge Geranium x 'Rozanne' / Rozanne Cranesbill Heuchera sanguinea 'Ruby Bells' / Coral Bells Hosta sieboldiana 'Elegans' / Sieboldiana Elegans Hosta Hosta x 'Guacamole' / Guacamole Hosta Juniperus squamata 'Blue Star' / Blue Star Juniper Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar Liriope muscari 'Big Blue' / Big Blue Lilyturf Osmunda cinnamomea / Cinnamon Fern Sporobolus heterolepis / Prairie Dropseed Torella cordifolia 'Running Tapestry' / Running Tapestry Foamtflower	669 sf
	ORNAMENTAL GRASS 1 GAL. TO 3 GAL. PLANTS SPACED 18" TO 24" ON CENTER Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass Nassella tenuissima / Mexican Feathergrass Panicum virgatum 'Northwind' / Northwind Switch Grass Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass Pennisetum alopecuroides 'Hamein' / Hamein Dwarf Fountain Grass	25 sf
	SYMBOL DESCRIPTION LAWN TALL FESCUE SOD - 85% FESTUCA ARUNDINACEA/ TALL FESCUE, 15% POA PRATENSIS/ KENTUCKY BLUEGRASS	

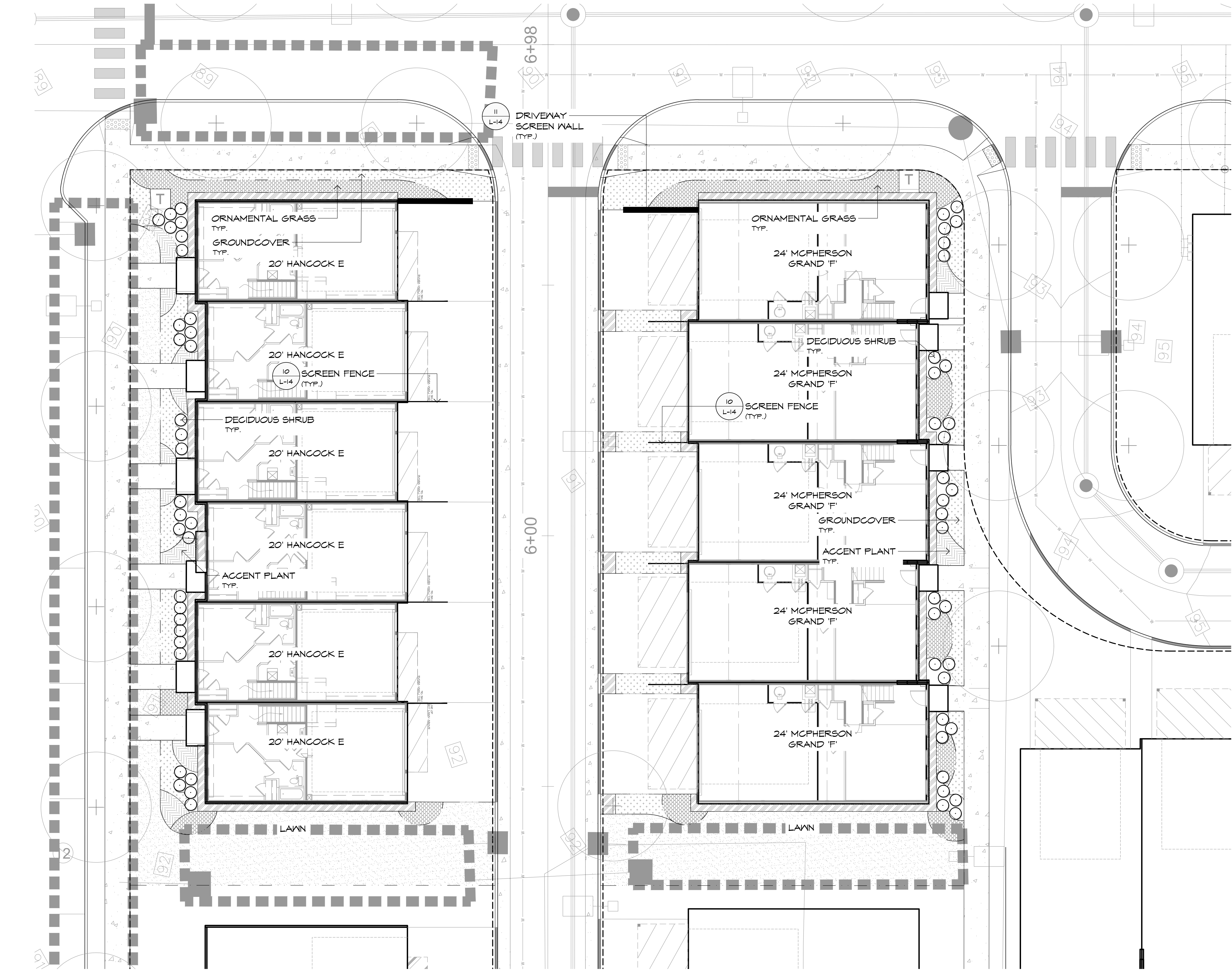


2 TYPICAL UNIT PLANTING: NVR - TERRACE SINGLE FAMILY TOWNHOUSE (20') AND AFFORDABLE STACKED (22') SCALE: 1"=10'



PLANT SCHEDULE

	SMALL EVERGREEN SHRUB 3 GAL. TO 5 GAL. EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER Buxus sempervirens / Common Boxwood Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus Ilex crenata 'Green Lustre' / Green Lustre Japanese Holly Ilex glabra 'Shamrock' / Shamrock Inkberry Ilex verticillata 'Harvest Red' / Harvest Red Winterberry Ilex verticillata 'Red Sprite' / Red Sprite Winterberry Ilex verticillata 'Jim Dandy' / Jim Dandy Male Winterberry Morella pensylvanica / Northern Bayberry Pinus mugo mugo / Dwarf Mugo Pine Rhododendron x 'PJM' / PJM Rhododendron Rosa x 'Radrazz' / Knock Out Shrub Rose	18
	DECIDUOUS SHRUBS 3 GAL. TO 5 GAL. DECIDUOUS SHRUBS PLANTED 2' TO 3' ON CENTER Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia Hydrangea macrophylla 'Mini Penny' / Mini Penny Hydrangea Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea Hypericum calycinum 'Briggadoon' / Creeping St. John's Wort Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Vaccinium angustifolium / Lowbush Blueberry Viburnum opulus 'Nanum' / Dwarf European Cranberrybush	22
	ACCENT PLANTS 1 GAL. TO 3 GAL. PLANTS SPACED 18" TO 24" ON CENTER Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Coneflower Hemerocallis x 'Happy Returns' / Happy Returns Daylily Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan Salvia nemorosa 'Mainacht' / Maynight Meadow Sage Sedum purpureum 'Autumn Joy' / Pink Perennial Sedum	164 sf
	GROUNDCOVER 1 GAL. PLANTS SPACED 12" TO 15" O.C. Arctostaphylos uva-ursi / Kinnikinnick Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Carex cherokeensis / Cherokee Sedge Geranium x 'Rozanne' / Rozanne Cranesbill Heuchera sanguinea 'Ruby Bells' / Coral Bells Hosta sieboldiana 'Elegans' / Sieboldiana Elegans Hosta Hosta x 'Guacamole' / Guacamole Hosta Juniperus squamata 'Blue Star' / Blue Star Juniper Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar Liriope muscari 'Big Blue' / Big Blue Lilyturf Osmunda cinnamomea / Cinnamon Fern Sporobolus heterolepis / Prairie Dropseed Torella cordifolia 'Running Tapestry' / Running Tapestry Foamtflower	460 sf
	ORNAMENTAL GRASS 1 GAL. TO 3 GAL. PLANTS SPACED 18" TO 24" ON CENTER Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass Nassella tenuissima / Mexican Feathergrass Panicum virgatum 'Northwind' / Northwind Switch Grass Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass Pennisetum alopecuroides 'Hamein' / Hamein Dwarf Fountain Grass	270 sf
	SYMBOL DESCRIPTION LAWN TALL FESCUE SOD - 85% FESTUCA ARUNDINACEA/ TALL FESCUE, 15% POA PRATENSIS/ KENTUCKY BLUEGRASS	



1 TYPICAL UNIT PLANTING: NVR - 20' HANCOCK 'E' & 24' MCPHERSON GRAND 'F'

PLANT SCHEDULE HANCOCK

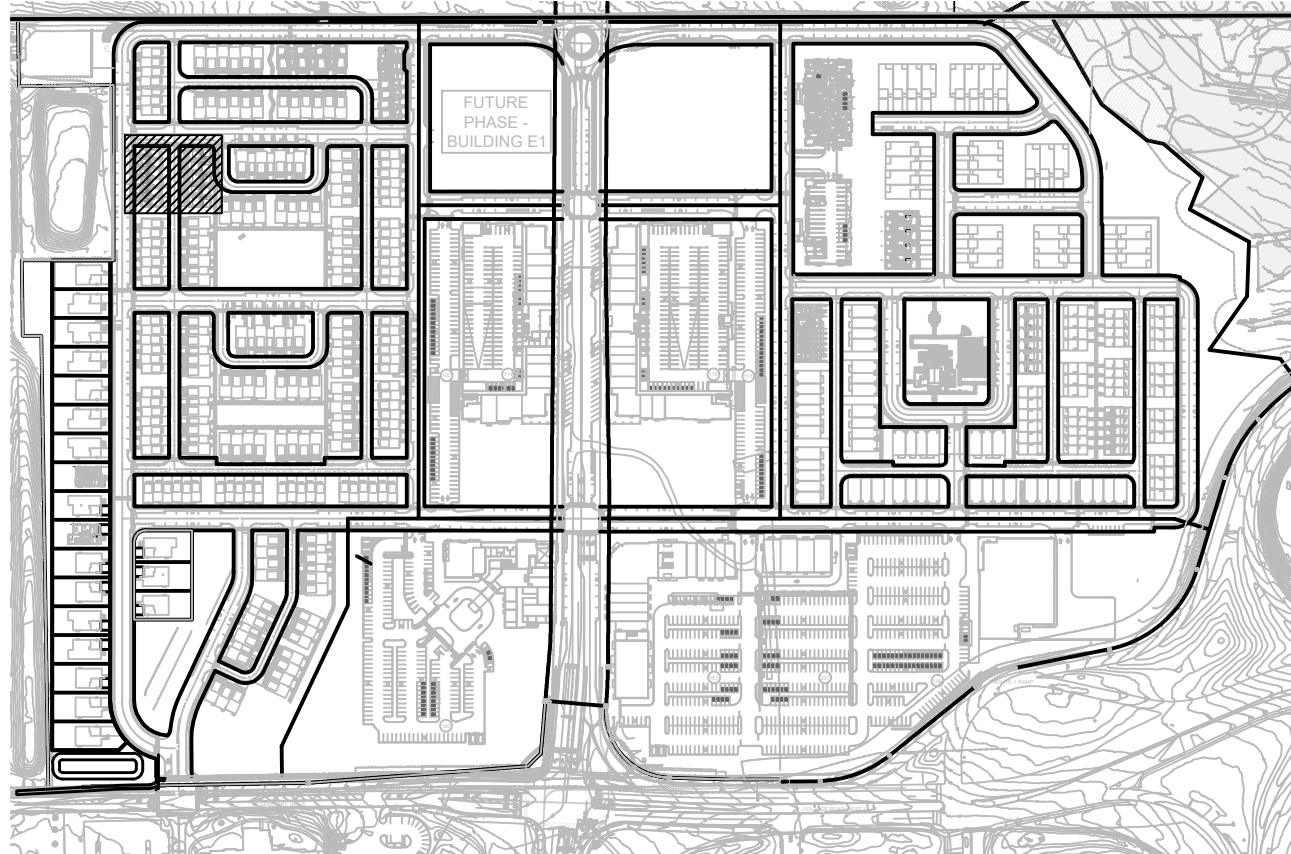
	DECIDUOUS SHRUBS 3 GAL. TO 5 GAL. DECIDUOUS SHRUBS PLANTED 2' TO 3' ON CENTER Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia Hydrangea macrophylla 'Mini Penny' / Mini Penny Hydrangea Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea Hypericum calycinum 'Biggaddoo' / Creeping St. John's Wort Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Vaccinium angustifolium / Lowbush Blueberry Viburnum opulus 'Nanum' / Dwarf European Cranberrybush	31
	ACCENT PLANTS 1 GAL. TO 3 GAL. PLANTS SPACED 18' TO 24' ON CENTER Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Coneflower Hemerocallis x 'Happy Returns' / Happy Returns Daylily Nepeta x 'faasseni' Walker's Low / Walker's Low Catmint Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan Salvia nemorosa 'Mainacht' / Maynight Meadow Sage Sedum purpureum 'Autumn Joy' / Pink Perennial Sedum	157 sf
	GROUND COVER 1 GAL. PLANTS SPACED 12' TO 15' O.C. Arctostaphylos uva-ursi / Kinnikinnick Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Carex cherokeensis / Cherokee Sedge Geranium x 'Rozanne' / Rozanne Cranesbill Heuchera sanguinea 'Ruby Bells' / Coral Bells Hosta sieboldiana 'Elegans' / Sieboldiana Elegans Hosta Hosta x 'Guacamole' / Guacamole Hosta Juniperus squamata 'Blue Star' / Blue Star Juniper Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar Liriope muscarifolia 'Big Blue' / Big Blue Lilyturf Osmunda cinnamomea / Cinnamon Fern Sporobolus heterolepis / Prairie Dropseed Tiarella cordifolia 'Running Tapestry' / Running Tapestry Foamflower	398 sf
	ORNAMENTAL GRASS 1 GAL. TO 3 GAL. PLANTS SPACED 18' TO 24' ON CENTER Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass Nassella tenuissima / Mexican Feathergrass Panicum virgatum 'Northwind' / Northwind Switch Grass Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	258 sf

PLANT SCHEDULE MCPHERSON

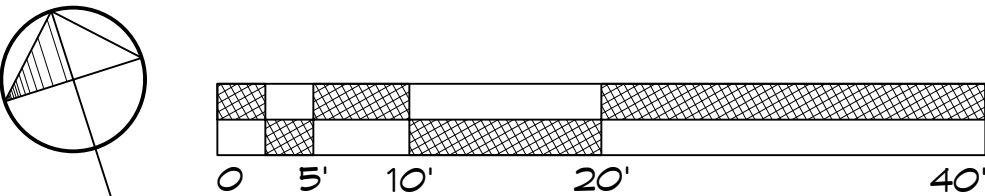
	DECIDUOUS SHRUBS 3 GAL. TO 5 GAL. DECIDUOUS SHRUBS PLANTED 2' TO 3' ON CENTER Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia Hydrangea macrophylla 'Mini Penny' / Mini Penny Hydrangea Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea Hypericum calycinum 'Biggaddoo' / Creeping St. John's Wort Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Vaccinium angustifolium / Lowbush Blueberry Viburnum opulus 'Nanum' / Dwarf European Cranberrybush	31
	ACCENT PLANTS 1 GAL. TO 3 GAL. PLANTS SPACED 18' TO 24' ON CENTER Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Coneflower Hemerocallis x 'Happy Returns' / Happy Returns Daylily Nepeta x 'faasseni' Walker's Low / Walker's Low Catmint Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan Salvia nemorosa 'Mainacht' / Maynight Meadow Sage Sedum purpureum 'Autumn Joy' / Pink Perennial Sedum	57 sf
	GROUND COVER 1 GAL. PLANTS SPACED 12' TO 15' O.C. Arctostaphylos uva-ursi / Kinnikinnick Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Carex cherokeensis / Cherokee Sedge Geranium x 'Rozanne' / Rozanne Cranesbill Heuchera sanguinea 'Ruby Bells' / Coral Bells Hosta sieboldiana 'Elegans' / Sieboldiana Elegans Hosta Hosta x 'Guacamole' / Guacamole Hosta Juniperus squamata 'Blue Star' / Blue Star Juniper Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar Liriope muscarifolia 'Big Blue' / Big Blue Lilyturf Osmunda cinnamomea / Cinnamon Fern Sporobolus heterolepis / Prairie Dropseed Tiarella cordifolia 'Running Tapestry' / Running Tapestry Foamflower	640 sf
	ORNAMENTAL GRASS 1 GAL. TO 3 GAL. PLANTS SPACED 18' TO 24' ON CENTER Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass Nassella tenuissima / Mexican Feathergrass Panicum virgatum 'Northwind' / Northwind Switch Grass Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	363 sf

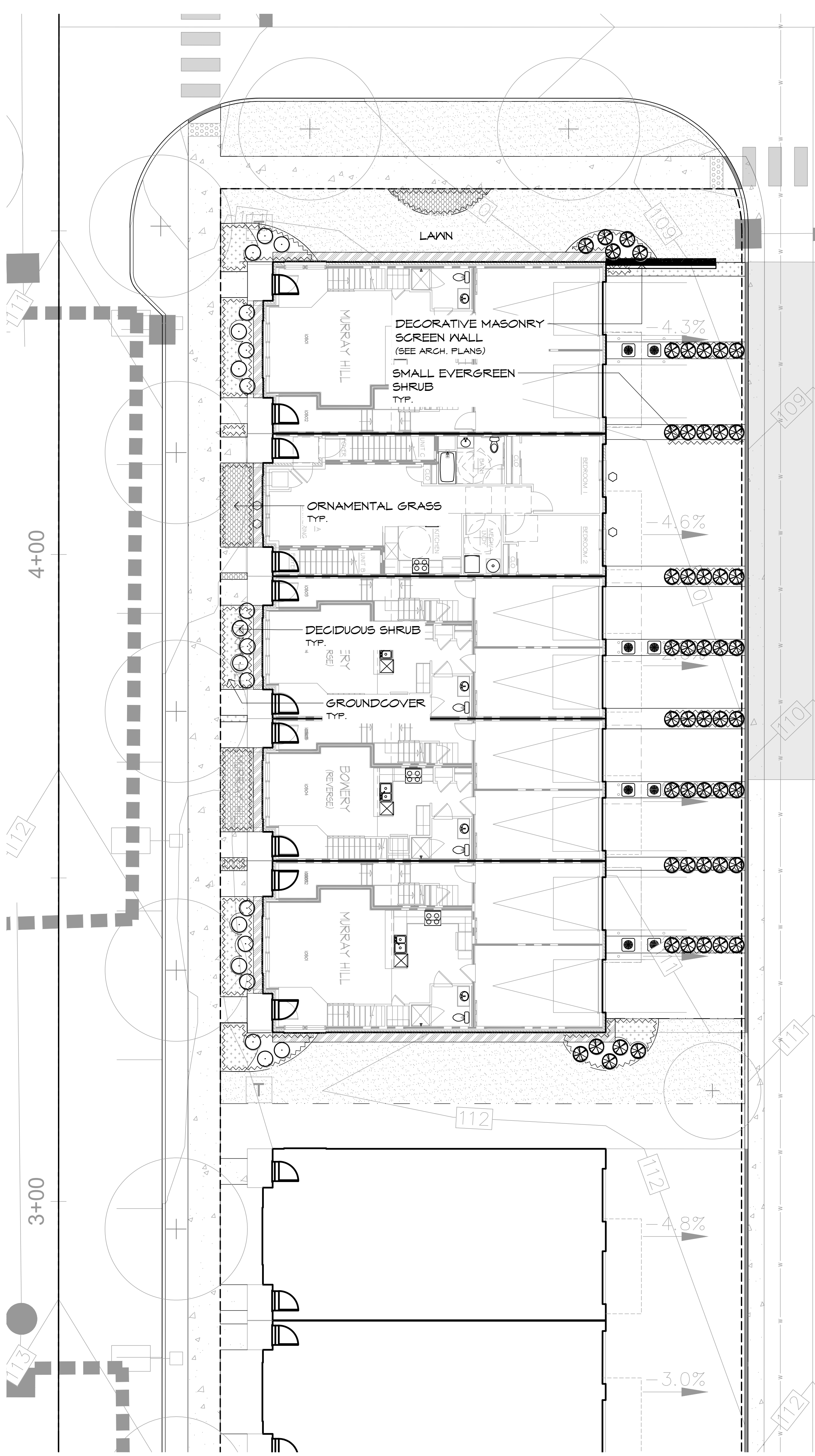
SYMBOL	DESCRIPTION
	LAWN TALL FESCUE SOD - 85% FESTUCA ARUNDINACEA/ TALL FESCUE, 15% POA PRATENSIS/ KENTUCKY BLUEGRASS

SCALE: 1"=10'



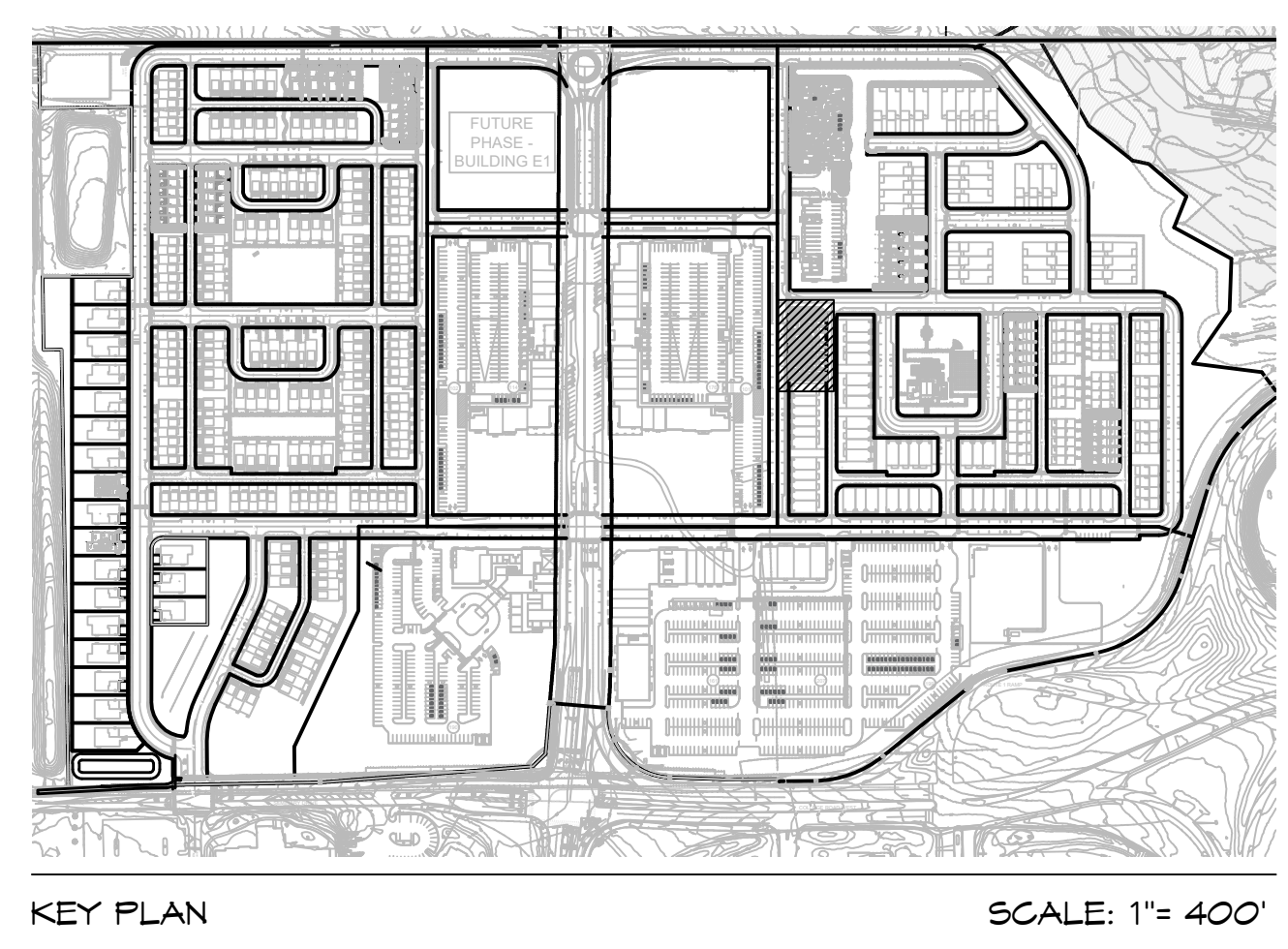
KEY PLAN SCALE: 1"= 400'





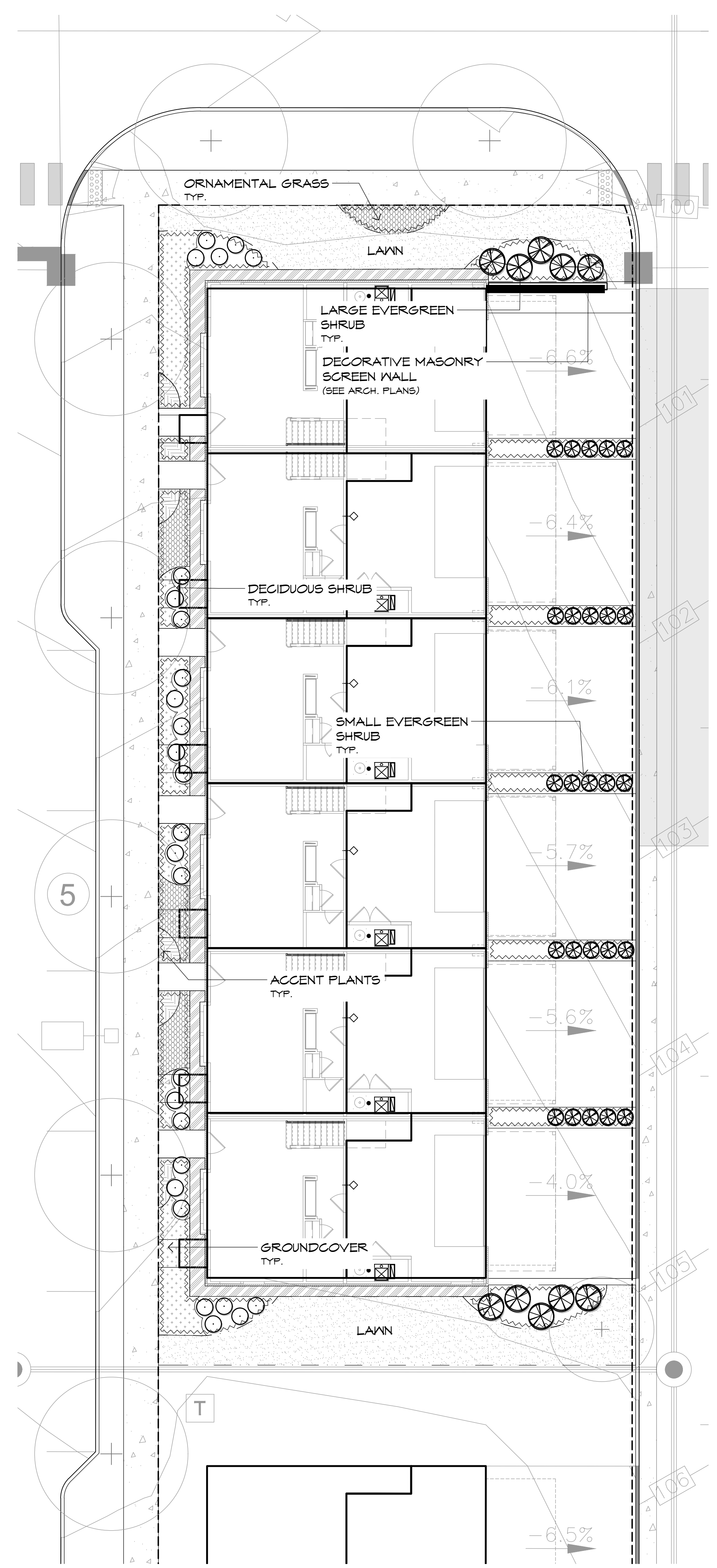
PLANT SCHEDULE

	SMALL EVERGREEN SHRUB 3 GAL TO 5 GAL EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus Ilex crenata 'Green Lustre' / Green Luster Japanese Holly Ilex glabra 'Shamrock' / Shamrock Inkberry Ilex verticillata 'Harvest Red' / Harvest Red Winterberry Ilex verticillata 'Red Sprite' / Red Sprite Winterberry Ilex verticillata 'Jim Dandy' / Jim Dandy Male Winterberry Morella pensylvanica / Northern Bayberry Pinus mugo mugo / Dwarf Mugo Pine Rhododendron x 'PJM' / PJM Rhododendron Rosa x 'Radrizz' / Knock Out Shrub Rose	51
	DECIDUOUS SHRUBS 3 GAL TO 5 GAL DECIDUOUS SHRUBS PLANTED 2' TO 3' ON CENTER Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia Hydrangea macrophylla 'Mini Penny' / Mini Penny Hydrangea Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea Hypericum calycinum 'Briggadoon' / Creeping St. John's Wort Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Vaccinium angustifolium / Lowbush Blueberry Viburnum opulus 'Nanum' / Dwarf European Cranberrybush	21
	GROUNDCOVER 1 GAL PLANTS SPACED 12" TO 15" O.C. Arctostaphylos uva-ursi / Kinnikinnick Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Carex cherokeensis / Cherokee Sedge Geranium x 'Rozanne' / Rozanne Cranesbill Heuchera sanguinea 'Ruby Bells' / Coral Bells Hosta sieboldiana 'Elegans' / Sieboldiana Elegans Hosta Hosta x 'Guacamole' / Guacamole Hosta Juniperus squamata 'Blue Star' / Blue Star Juniper Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar Liriope muscari 'Big Blue' / Big Blue Lilyturf Osmunda cinnamomea / Cinnamon Fern Sporobolus heterolepis / Prairie Dropseed Tiarella cordifolia 'Running Tapestry' / Running Tapestry Foamflower	249 sf
	ORNAMENTAL GRASS 1 GAL TO 3 GAL PLANTS SPACED 18" TO 24" ON CENTER Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass Nassella tenuissima / Mexican Feathergrass Panicum virgatum 'Northwind' / Northwind Switch Grass Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass Pennisetum alopecuroides 'Hamel' / Hameln Dwarf Fountain Grass	191 sf
	SYMBOL DESCRIPTION LAWN TALL FESCUE SOD - 85% FESTUCA ARUNDINACEA/ TALL FESCUE, 15% POA PRATENSIS/ KENTUCKY BLUEGRASS	



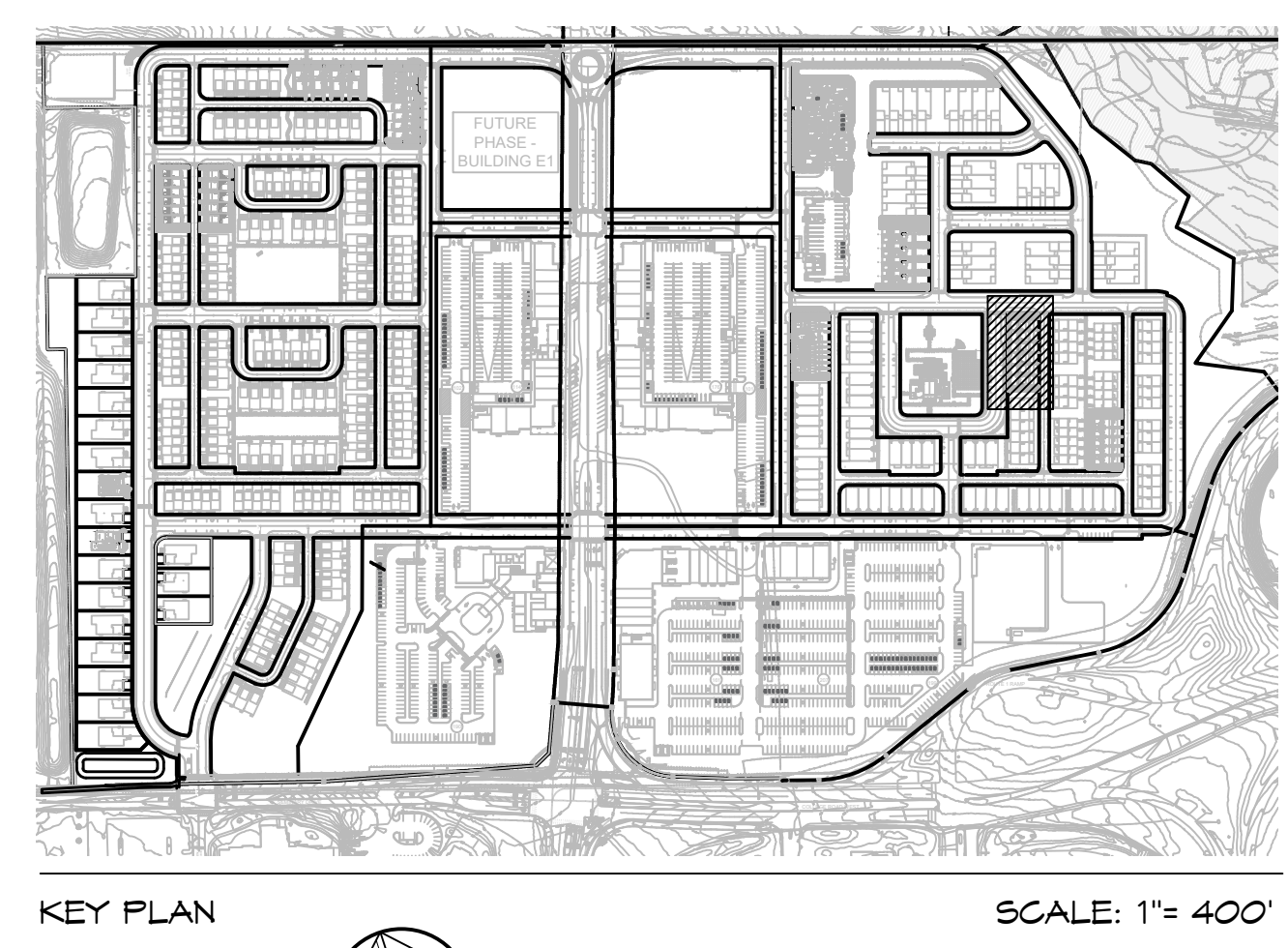
KEY PLAN SCALE: 1"= 40'

SCALE: 1"= 10'



PLANT SCHEDULE

	LARGE EVERGREEN SHRUB 5 GAL TO 7 GAL EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus Ilex crenata 'Green Lustre' / Green Luster Japanese Holly Kalmia angustifolia / Sheep Laurel Kalmia latifolia / Mountain Laurel Rhododendron x 'PJM' / PJM Rhododendron Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	10
	SMALL EVERGREEN SHRUB 3 GAL TO 5 GAL EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER Buxus sempervirens / Common Boxwood Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus Ilex crenata 'Green Lustre' / Green Luster Japanese Holly Ilex glabra 'Shamrock' / Shamrock Inkberry Ilex verticillata 'Harvest Red' / Harvest Red Winterberry Ilex verticillata 'Red Sprite' / Red Sprite Winterberry Ilex verticillata 'Jim Dandy' / Jim Dandy Male Winterberry Morella pensylvanica / Northern Bayberry Pinus mugo mugo / Dwarf Mugo Pine Rhododendron x 'PJM' / PJM Rhododendron Rosa x 'Radrizz' / Knock Out Shrub Rose	25
	DECIDUOUS SHRUBS 3 GAL TO 5 GAL DECIDUOUS SHRUBS PLANTED 2' TO 3' ON CENTER Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia Hydrangea macrophylla 'Mini Penny' / Mini Penny Hydrangea Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea Hypericum calycinum 'Briggadoon' / Creeping St. John's Wort Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Vaccinium angustifolium / Lowbush Blueberry Viburnum opulus 'Nanum' / Dwarf European Cranberrybush	27
	ACCENT PLANTS 1 GAL TO 3 GAL PLANTS SPACED 18" TO 24" ON CENTER Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Conellower Hemerocallis x 'Happy Returns' / Happy Returns Daylily Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan Salvia nemorosa 'Mainacht' / Maynight Meadow Sage Sedum purpureum 'Autumn Joy' / Pink Perennial Sedum	76 sf
	GROUNDCOVER 1 GAL PLANTS SPACED 12" TO 15" O.C. Arctostaphylos uva-ursi / Kinnikinnick Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Carex cherokeensis / Cherokee Sedge Geranium x 'Rozanne' / Rozanne Cranesbill Heuchera sanguinea 'Ruby Bells' / Coral Bells Hosta sieboldiana 'Elegans' / Sieboldiana Elegans Hosta Hosta x 'Guacamole' / Guacamole Hosta Juniperus squamata 'Blue Star' / Blue Star Juniper Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar Liriope muscari 'Big Blue' / Big Blue Lilyturf Osmunda cinnamomea / Cinnamon Fern Sporobolus heterolepis / Prairie Dropseed Tiarella cordifolia 'Running Tapestry' / Running Tapestry Foamflower	283 sf
	ORNAMENTAL GRASS 1 GAL TO 3 GAL PLANTS SPACED 18" TO 24" ON CENTER Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass Nassella tenuissima / Mexican Feathergrass Panicum virgatum 'Northwind' / Northwind Switch Grass Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass Pennisetum alopecuroides 'Hamel' / Hameln Dwarf Fountain Grass	167 sf
	SYMBOL DESCRIPTION LAWN TALL FESCUE SOD - 85% FESTUCA ARUNDINACEA/ TALL FESCUE, 15% POA PRATENSIS/ KENTUCKY BLUEGRASS	



KEY PLAN SCALE: 1"= 40'

SCALE: 1"= 10'

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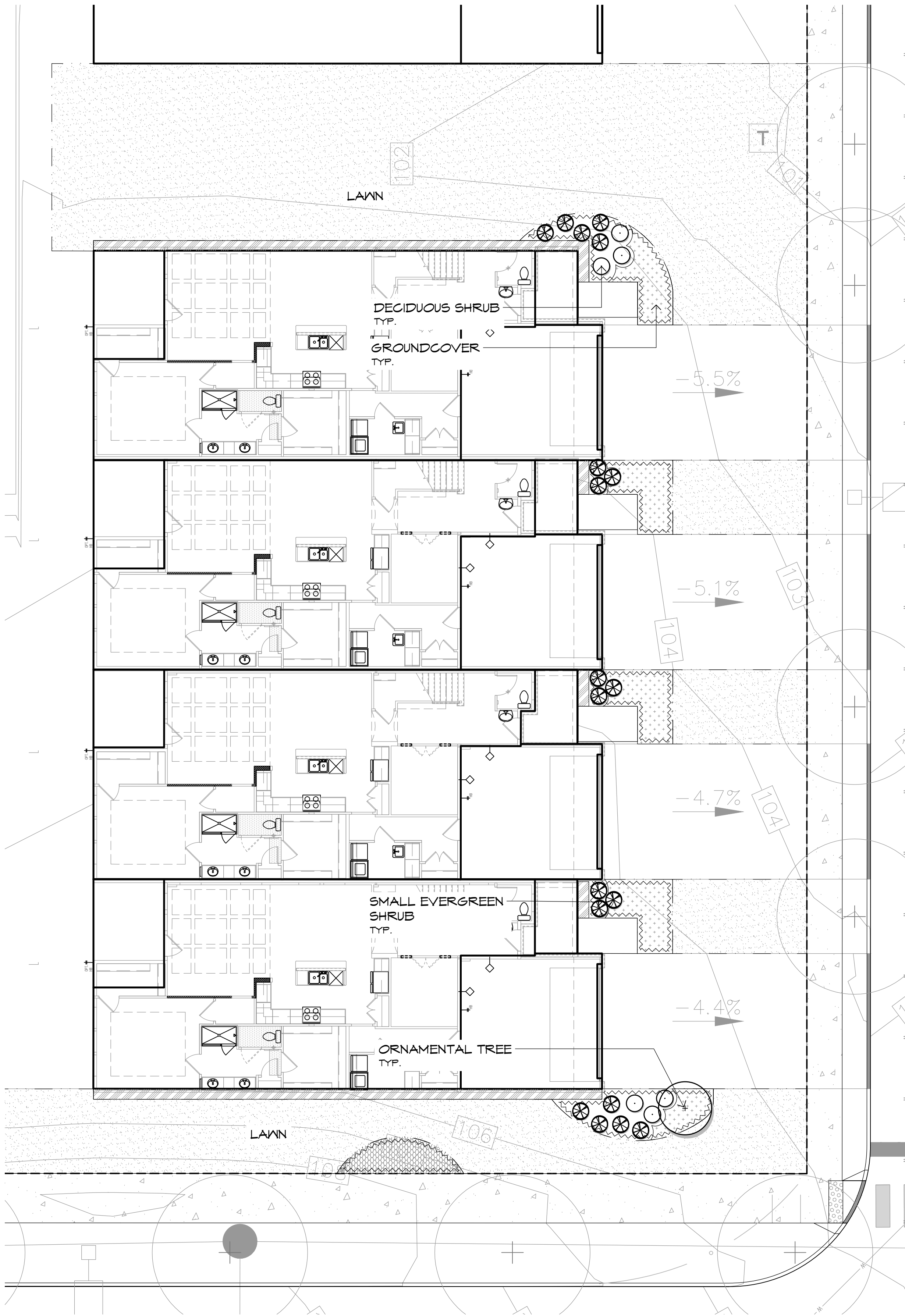
Thomas B. Bauer

N.J. LICENSED
LANDSCAPE ARCHITECT
NO. A5000019

4	01/15/24	REV PER TYP. COMMENTS
3	12/13/24	REV PER COMPLETION LETTER
2	11/07/24	REVISION 2
1	9/27/24	REVISION 1
NO.	DATE	REVISION
SCALE:	AS SHOWN	
DATE:	07/18/2024	JOB NO.: 22-166

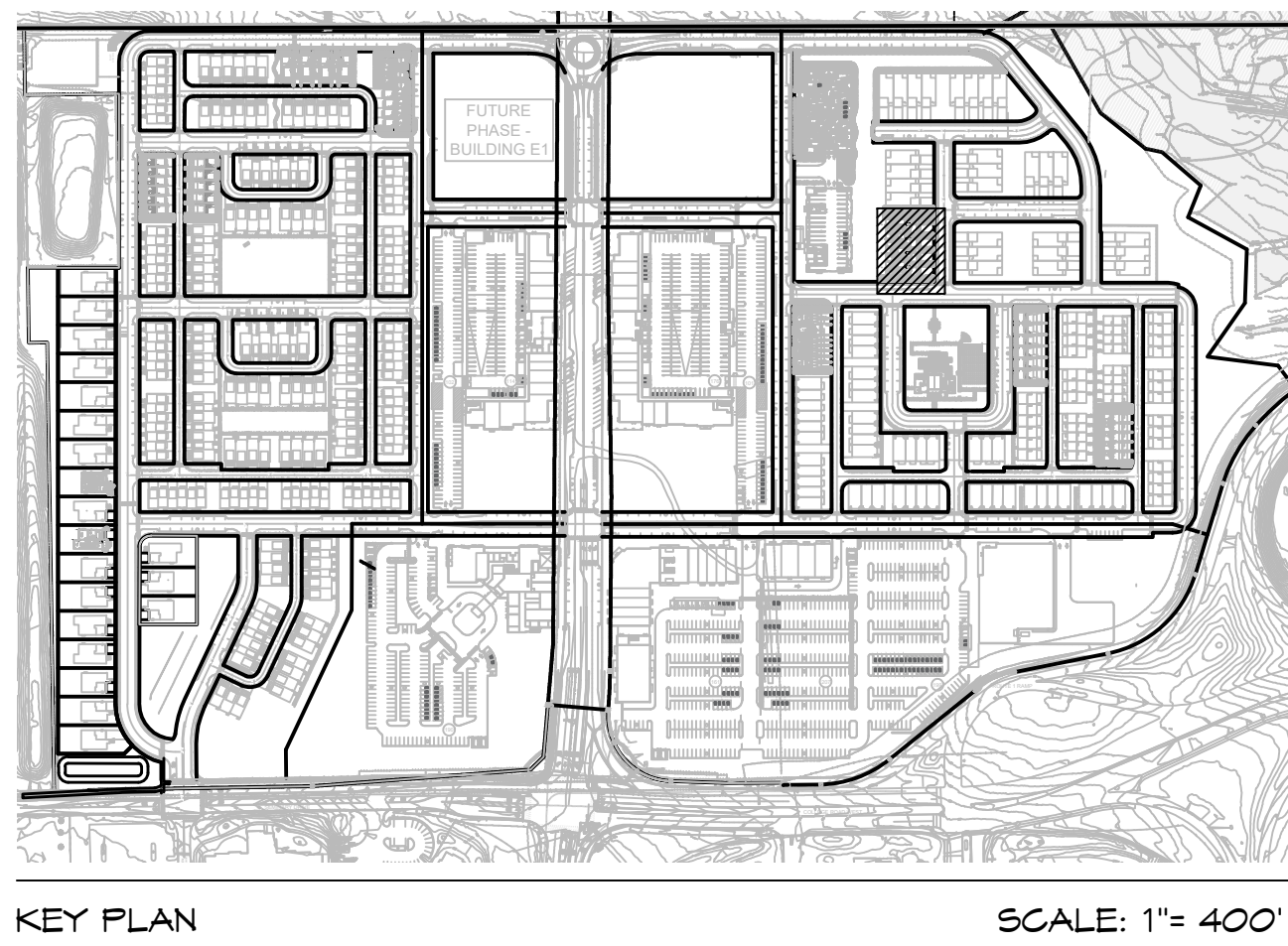
DRAWING NO.

L-22



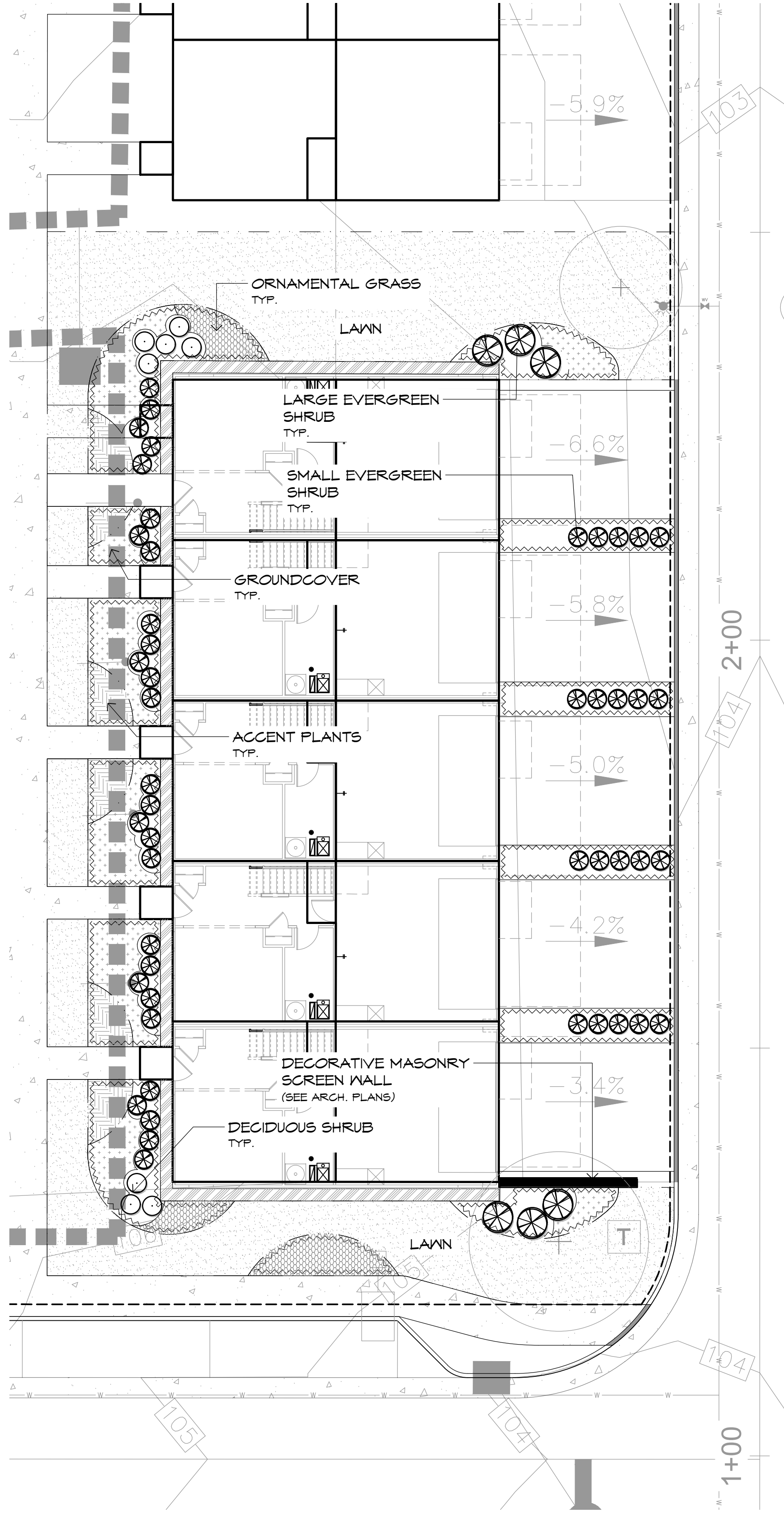
PLANT SCHEDULE

	ORNAMENTAL TREE	1
	SMALL EVERGREEN SHRUB 3 GAL. TO 5 GAL. EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER Buxus sempervirens / Common Boxwood Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus Ilex crenata 'Green Lustre' / Green Lustre Japanese Holly Ilex glabra 'Shamrock' / Shamrock Inkberry Ilex verticillata 'Harvest Red' / Harvest Red Winterberry Ilex verticillata 'Red Sprite' / Red Sprite Winterberry Ilex verticillata 'Jim Dandy' / Jim Dandy Male Winterberry Morella pensylvanica / Northern Bayberry Pinus mugo mugo / Dwarf Mugo Pine Rhododendron x 'PJM' / PJM Rhododendron Rosa x 'Radarz' / Knock Out Shrub Rose	19
	DECIDUOUS SHRUBS 3 GAL. TO 5 GAL. DECIDUOUS SHRUBS PLANTED 2' TO 3' ON CENTER Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia Hydrangea macrophylla 'Mini Penny' / Mini Penny Hydrangea Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea Hypericum calycinum 'Briggadoon' / Creeping St. John's Wort Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Vaccinium angustifolium / Lowbush Blueberry Viburnum opulus 'Nanum' / Dwarf European Cranberrybush	6
	GROUNDCOVER 1 GAL. PLANTS SPACED 12" TO 15" O.C. Arctostaphylos uva-ursi / Kinnikinnick Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Carex cherokeensis / Cherokee Sedge Geranium x 'Rozanne' / Rozanne Cranesbill Heuchera sanguinea 'Ruby Bells' / Coral Bells Hosta sieboldiana 'Elegans' / Sieboldiana Elegans Hosta Hosta x 'Guacamole' / Guacamole Hosta Juniperus squamata 'Blue Star' / Blue Star Juniper Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar Liriodendron muscari 'Big Blue' / Big Blue Lilyturf Osmondia cinnamomea / Cinnamon Fern Sporobolus heterolepis / Prairie Dropseed Tiarella cordifolia 'Running Tapestry' / Running Tapestry Foamflower	314 sf
	ORNAMENTAL GRASS 1 GAL. TO 3 GAL. PLANTS SPACED 18" TO 24" ON CENTER Calamagrostis x occiflora 'Karl Foerster' / K.F. Feather Reed Grass Nassella tenuissima / Mexican Feathergrass Panicum virgatum 'Northwind' / Northwind Switch Grass Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass Pennisetum alopecuroides 'Hamel' / Hameln Dwarf Fountain Grass	66 sf
	SYMBOL DESCRIPTION LAWN TALL FESCUE SOD - 85% FESTUCA ARUNDINACEA / TALL FESCUE, 15% POA PRATENSIS / KENTUCKY BLUEGRASS	



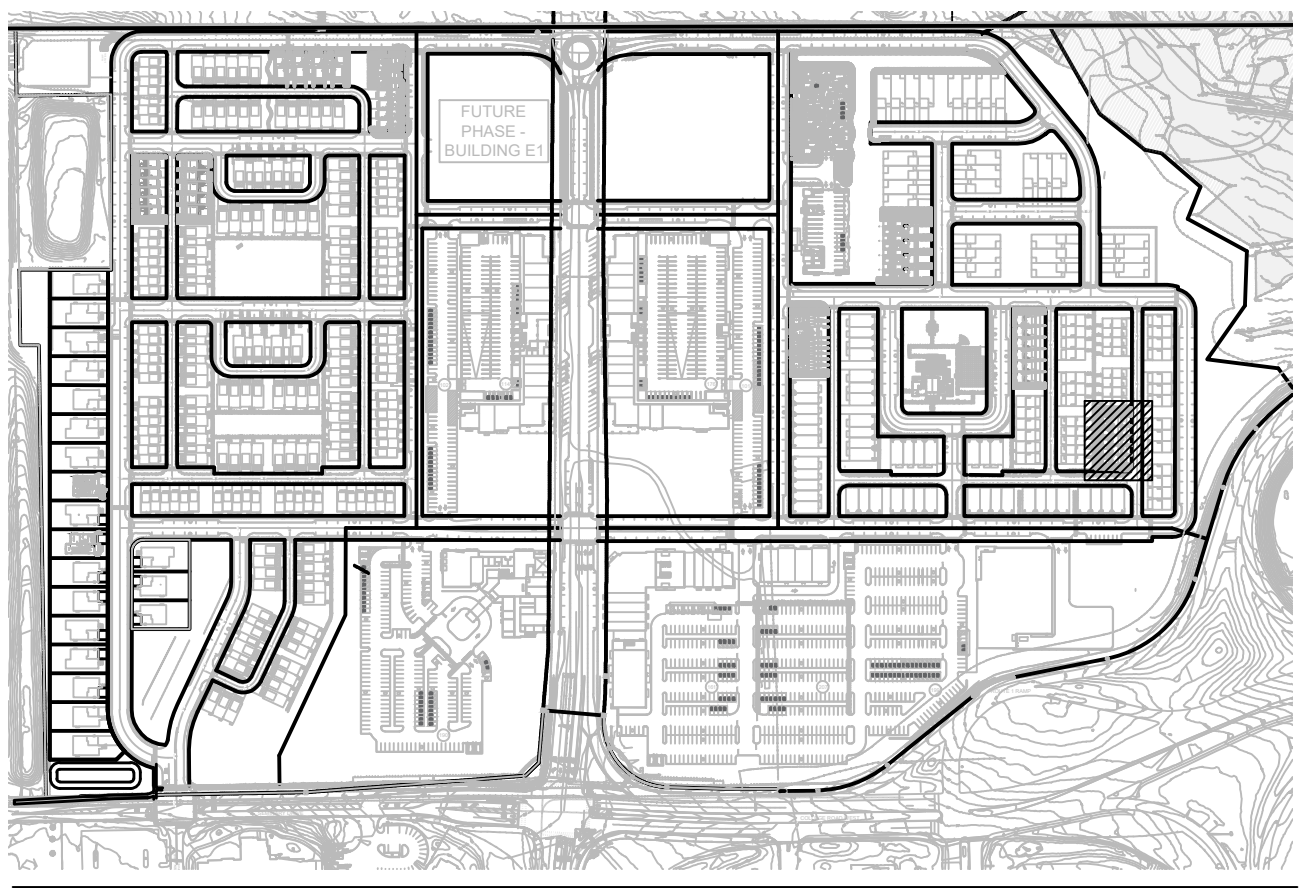
KEY PLAN

SCALE: 1"=40'



PLANT SCHEDULE

	LARGE EVERGREEN SHRUB 5 GAL. TO 7 GAL. EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus Ilex crenata 'Green Lustre' / Green Lustre Japanese Holly Kalmia angustifolia / Sheep Laurel Kalmia latifolia / Mountain Laurel Rhododendron x 'PJM' / PJM Rhododendron Taxus x media 'Hicks' / Hicks Anglo-Japanese Yew	6
	SMALL EVERGREEN SHRUB 3 GAL. TO 5 GAL. EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER Buxus sempervirens / Common Boxwood Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus Ilex crenata 'Green Lustre' / Green Lustre Japanese Holly Ilex glabra 'Shamrock' / Shamrock Inkberry Ilex verticillata 'Harvest Red' / Harvest Red Winterberry Ilex verticillata 'Red Sprite' / Red Sprite Winterberry Ilex verticillata 'Jim Dandy' / Jim Dandy Male Winterberry Morella pensylvanica / Northern Bayberry Pinus mugo mugo / Dwarf Mugo Pine Rhododendron x 'PJM' / PJM Rhododendron Rosa x 'Radarz' / Knock Out Shrub Rose	48
	DECIDUOUS SHRUBS 3 GAL. TO 5 GAL. DECIDUOUS SHRUBS PLANTED 2' TO 3' ON CENTER Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia Hydrangea macrophylla 'Mini Penny' / Mini Penny Hydrangea Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea Hypericum calycinum 'Briggadoon' / Creeping St. John's Wort Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Vaccinium angustifolium / Lowbush Blueberry Viburnum opulus 'Nanum' / Dwarf European Cranberrybush	8
	ACCENT PLANTS 1 GAL. TO 3 GAL. PLANTS SPACED 18" TO 24" ON CENTER Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Coneflower Hemerocallis x 'Happy Returns' / Happy Returns Daylily Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan Salvia nemorosa 'Mainacht' / Maynight Meadow Sage Sedum purpureum 'Autumn Joy' / Pink Perennial Sedum	183 sf
	GROUNDCOVER 1 GAL. PLANTS SPACED 12" TO 15" O.C. Arctostaphylos uva-ursi / Kinnikinnick Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Carex cherokeensis / Cherokee Sedge Geranium x 'Rozanne' / Rozanne Cranesbill Heuchera sanguinea 'Ruby Bells' / Coral Bells Hosta sieboldiana 'Elegans' / Sieboldiana Elegans Hosta Hosta x 'Guacamole' / Guacamole Hosta Juniperus squamata 'Blue Star' / Blue Star Juniper Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar Liriodendron muscari 'Big Blue' / Big Blue Lilyturf Osmondia cinnamomea / Cinnamon Fern Sporobolus heterolepis / Prairie Dropseed Tiarella cordifolia 'Running Tapestry' / Running Tapestry Foamflower	435 sf
	ORNAMENTAL GRASS 1 GAL. TO 3 GAL. PLANTS SPACED 18" TO 24" ON CENTER Calamagrostis x occiflora 'Karl Foerster' / K.F. Feather Reed Grass Nassella tenuissima / Mexican Feathergrass Panicum virgatum 'Northwind' / Northwind Switch Grass Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass Pennisetum alopecuroides 'Hamel' / Hameln Dwarf Fountain Grass	142 sf
	SYMBOL DESCRIPTION LAWN TALL FESCUE SOD - 85% FESTUCA ARUNDINACEA / TALL FESCUE, 15% POA PRATENSIS / KENTUCKY BLUEGRASS	



KEY PLAN

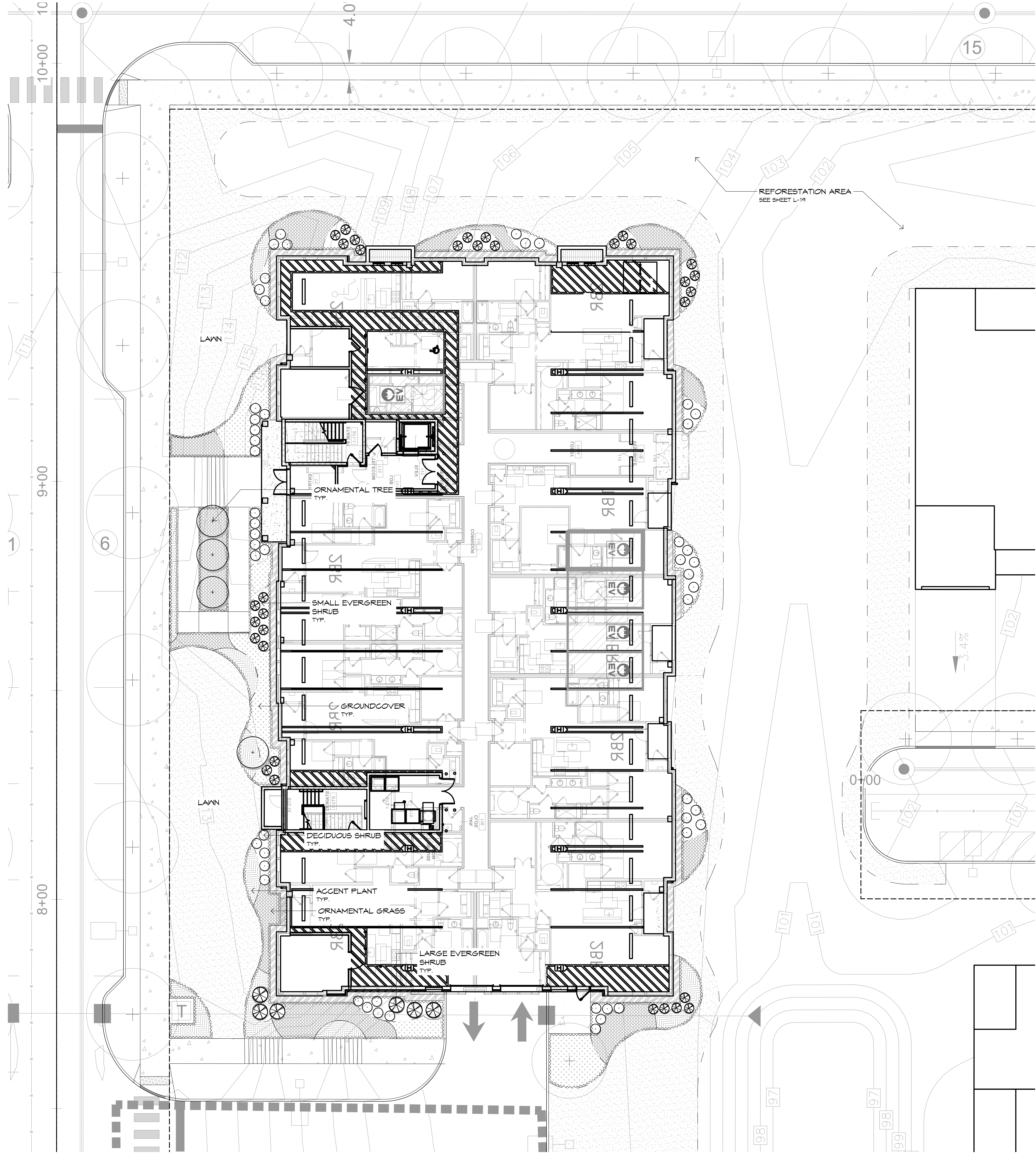
SCALE: 1"=40'

2 TYPICAL UNIT PLANTING: PULTE - TRADITIONAL TOWNHOMES (20')

SCALE: 1"=10'

1 TYPICAL UNIT PLANTING: PULTE - CARRIAGE HOMES (AGE RESTRICTED)

SCALE: 1"=40'

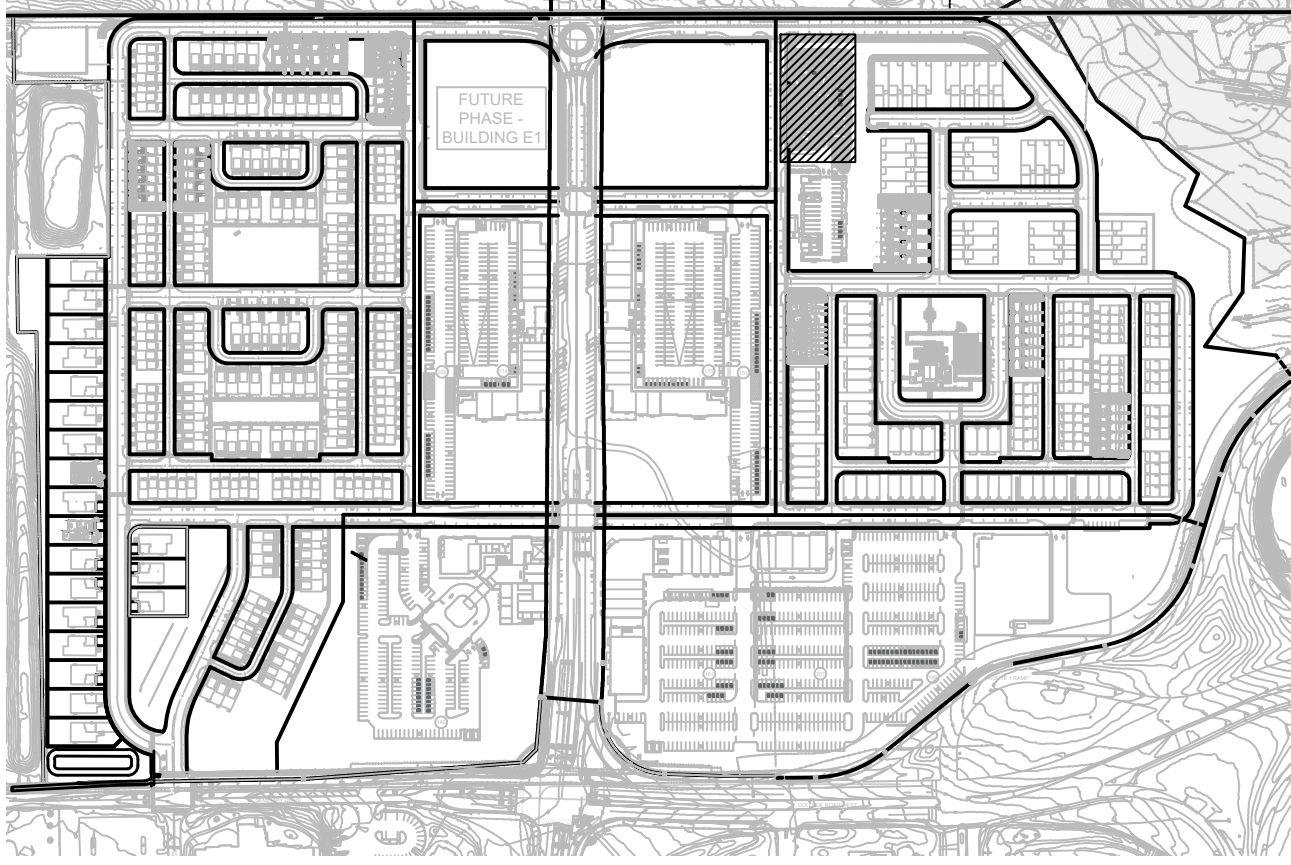


PLANT SCHEDULE PULTE - FLATS (AGE-RESTRICTED)

	ORNAMENTAL TREE	4
	LARGE EVERGREEN SHRUB 5 GAL TO 7 GAL EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus Ilex crenata 'Green Lustre' / Green Lustre Japanese Holly Kalmia latifolia / Mountain Laurel Rhododendron x 'PJM' / PJM Rhododendron Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	6
	SMALL EVERGREEN SHRUB 3 GAL TO 5 GAL EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER Buxus sempervirens / Common Boxwood Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus Ilex crenata 'Green Lustre' / Green Lustre Japanese Holly Ilex glabra 'Shamrock' / Shamrock Inkberry Ilex verticillata 'Harvest Red' / Harvest Red Winterberry Ilex verticillata 'Red Sprite' / Red Sprite Winterberry Ilex verticillata 'Jim Dandy' / Jim Dandy Male Winterberry Norella pennsylvanica / Northern Bayberry Pinus mugo mugo / Dwarf Mugo Pine Rhododendron x 'PJM' / PJM Rhododendron Rosa x 'Raddazz' / Knock Out Shrub Rose	33
	DECIDUOUS SHRUBS 3 GAL TO 5 GAL DECIDUOUS SHRUBS PLANTED 2' TO 3' ON CENTER Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia Hydrangea macrophylla 'Mini Penny' / Mini Penny Hydrangea Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea Hypericum calycinum 'Brigadoon' / Creeping St. John's Wort Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Vaccinium angustifolium / Lowbush Blueberry Viburnum opulus 'Nanum' / Dwarf European Cranberrybush	51
	ACCENT PLANTS 1 GAL TO 3 GAL PLANTS SPACED 18" TO 24" ON CENTER Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Coneflower Hemerocallis x 'Happy Returns' / Happy Returns Daylily Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan Salvia nemorosa 'Mainacht' / Maynight Meadow Sage Sedum purpureum 'Autumn Joy' / Pink Perennial Sedum	493 sf
	GROUNDCOVER 1 GAL PLANTS SPACED 12" TO 15" O.C. Arctostaphylos uva-ursi / Kinnikinnick Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Carex cherokeensis / Cherokee Sedge Geranium x 'Rozanne' / Rozanne Cranesbill Heuchera sanguinea 'Ruby Bell' / Coral Bells Hosta sieboldiana 'Elegans' / Sieboldiana Elegans Hosta Hosta x 'Guacamole' / Guacamole Hosta Juniperus squamata 'Blue Star' / Blue Star Juniper Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar Liriodendron muscari 'Big Blue' / Big Blue Liriodendron Osmunda cinnamomea / Cinnamon Fern Sporobolus heterolepis / Prairie Dropseed Tiarella caroliniana 'Running Tapestry' / Running Tapestry Foamflower	540 sf
	ORNAMENTAL GRASS 1 GAL TO 3 GAL PLANTS SPACED 18" TO 24" ON CENTER Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass Nassella tenuissima / Mexican Feathergrass Panicum virgatum 'Northwind' / Northwind Switch Grass Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass Pennisetum alopecuroides 'Hemeln' / Hemeln Dwarf Fountain Grass	997 sf
	LAWN TALL FESCUE SOD - 85% FESTUCA ARUNDINACEA/ TALL FESCUE, 15% POA PRATENSIS/ KENTUCKY BLUEGRASS	

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KEY PLAN SCALE: 1"= 40'

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4	01/15/23	REV PER TYP. COMMENTS
3	12/13/24	REV PER COMPLETION LETTER
2	11/07/24	REVISION 2
1	9/27/24	REVISION 1
NO.	DATE	REVISION
SCALE:	AS SHOWN	
DATE:	07/18/2024	JOB NO.: 22-166

DRAWING NO.
L-24