FUSION

PLAINSBORO, NEW JERSEY

LANDSCAPE ARCHITECTURE PLANS

OWNER/ APPLICANT

IWRV SCUDDERS ROAD, LLC
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

LANDSCAPE ARCHITECT

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

ARCHITECT

LESSARD DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR
VIENNA, VIRGINIA 22182

ENGINEER

INSITE ENGINEERING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

SURVEYOR

VAN NOTE-HARVEY ASSOCIATES, INC.
103 COLLEGE ROAD EAST, THIRD FLOOR
PRINCETON, NEW JERSEY 08540

TRAFFIC

LANGAN
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

09/05/2025
SITE PLAN SUBMISSION

FUSION

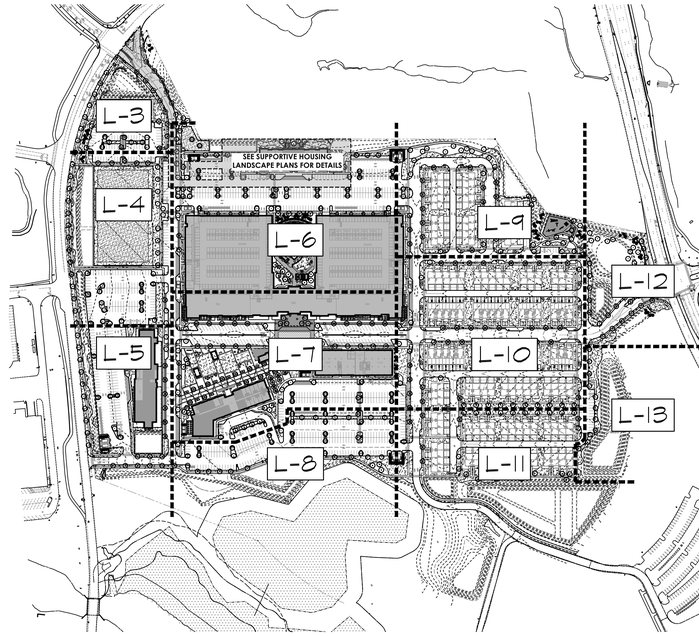
PROJECT NO.: 24-157

DRAWINGS LIST

SHEET NO.	DESCRIPTION	DATE	ISSUANCE
L-0	COVER SHEET		
L-1	MASTER LANDSCAPE PLAN	09/05/2025	SITE PLAN SUBMISSION
L-2	REFORESTATION PLAN	09/05/2025	SITE PLAN SUBMISSION
L-3	LANDSCAPE PLAN	09/05/2025	SITE PLAN SUBMISSION
L-4	LANDSCAPE PLAN	09/05/2025	SITE PLAN SUBMISSION
L-5	LANDSCAPE PLAN	09/05/2025	SITE PLAN SUBMISSION
L-6	LANDSCAPE PLAN	09/05/2025	SITE PLAN SUBMISSION
L-7	LANDSCAPE PLAN	09/05/2025	SITE PLAN SUBMISSION
L-8	LANDSCAPE PLAN	09/05/2025	SITE PLAN SUBMISSION
L-9	LANDSCAPE PLAN	09/05/2025	SITE PLAN SUBMISSION
L-10	LANDSCAPE PLAN	09/05/2025	SITE PLAN SUBMISSION
L-11	LANDSCAPE PLAN	09/05/2025	SITE PLAN SUBMISSION
L-12	LANDSCAPE PLAN	09/05/2025	SITE PLAN SUBMISSION
L-13	LANDSCAPE PLAN	09/05/2025	SITE PLAN SUBMISSION
L-14	PLANT LISTS	09/05/2025	SITE PLAN SUBMISSION
L-15	TYPICAL TOWNHOUSE PLANTING PLANS	09/05/2025	SITE PLAN SUBMISSION
L-16	TYPICAL TOWNHOUSE PLANTING PLANS	09/05/2025	SITE PLAN SUBMISSION
L-17	MULTIFAMILY BUILDING AMENITY DECK LANDSCAPE PLAN	09/05/2025	SITE PLAN SUBMISSION
L-18	PLANTING DETAILS - STREETSCAPE	09/05/2025	SITE PLAN SUBMISSION
L-19	PLANTING NOTES - STREETSCAPE	09/05/2025	SITE PLAN SUBMISSION
L-20	PLANTING DETAILS AND NOTES - AMENITY DECK	09/05/2025	SITE PLAN SUBMISSION
L-21	SITE DETAILS	09/05/2025	SITE PLAN SUBMISSION
L-22	SITE DETAILS	09/05/2025	SITE PLAN SUBMISSION
L-23	SITE DETAILS	09/05/2025	SITE PLAN SUBMISSION

GENERAL NOTES:

1. 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.
2. ALL BASE INFORMATION AND UTILITY LAYOUT WAS PROVIDED BY: VAN NOTE-HARVEY ASSOCIATES
3. ALL ARCHITECTURAL INFORMATION WAS PROVIDED BY: LESSARD DESIGN
4. ALL GRADING SHALL BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION AND SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.
5. 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.
6. ALL SITE DETAILS SHALL BE REVIEWED AND SUPPLEMENTED BY A PROFESSIONAL NEW JERSEY LICENSED STRUCTURAL ENGINEER WHO SHALL SPECIFY ALL STRUCTURAL DATA, FOOTINGS, REINFORCEMENT, HARDWARE, ETC. REQUIRED FOR STRUCTURAL INTEGRITY, SAFETY AND COMPLIANCE WITH LOCAL CODES AND CONDITIONS PRIOR TO CONSTRUCTION.
7. ALL PLANTED AREAS SHALL BE IRRIGATED WITH DRIP IRRIGATION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS.
8. ALL PLANT MATERIAL/LANDSCAPE MATERIALS SUBSTITUTIONS SHALL BE APPROVED BY THE L.A./OWNERS REPRESENTATIVE TO ENSURE COMPLIANCE WITH LEED CERTIFICATION.
9. ALL SITE DISTURBANCE & CAPPING REQUIREMENTS SHALL BE IN COMPLIANCE WITH ANY REMEDIAL ACTION WORK PLANS THAT HAVE BEEN ESTABLISHED.

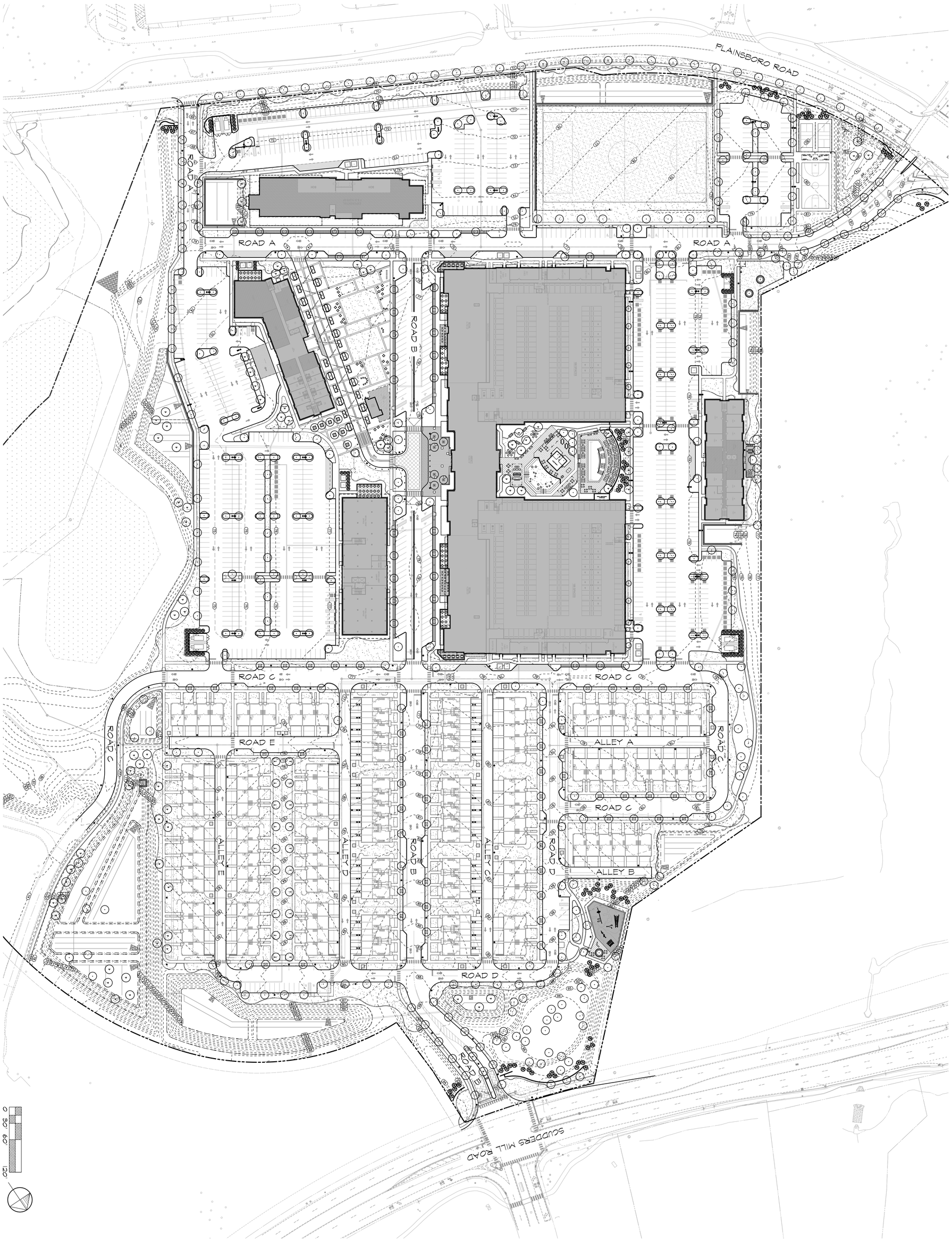


KEY PLAN

SCALE: 1"= 200'

0 100' 200' 400' 800'

MELILLO ▪ BAUER ▪ CARMAN
LANDSCAPE ARCHITECTURE



Fusion

Plainsboro, New Jersey

Master Landscape Plan

MELILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE

295 Nassau Avenue
Princeton, NJ
08540

732-528-0664

www.mbcla.design

NJCA No. 21AM00001700

THOMAS B. BAUER

N.J. LICENSED
LANDSCAPE ARCHITECT
LIC. NO. 4500001

NO.	DATE	REVISION

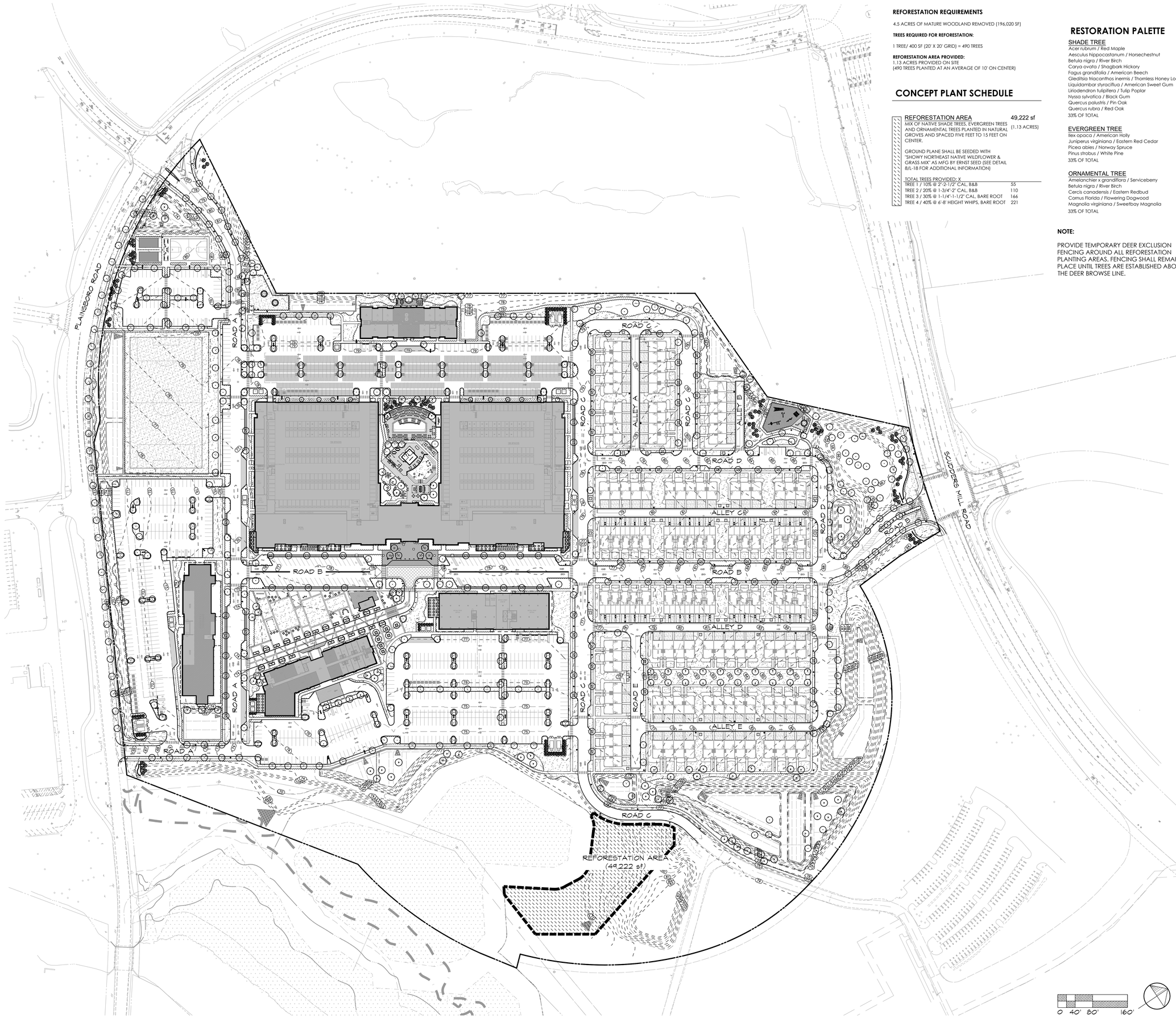
SCALE: 1" = 60'

DATE: 09/05/2023

JOB NO.: 24-157

DRAWING NO.:

L-1



REFORESTATION REQUIREMENTS

4.5 ACRES OF MATURE WOODLAND REMOVED (196,020 SF)

TREES REQUIRED FOR REFORESTATION:

1 TREE/ 400 SF (20' X 20' GRID) = 490 TREES

REFORESTATION AREA PROVIDED:
1.13 ACRES PROVIDED ON SITE
(490 TREES PLANTED AT AN AVERAGE OF 10' ON CENTER)

CONCEPT PLANT SCHEDULE

REFORESTATION AREA 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 8/L-18 FOR ADDITIONAL INFORMATION)	49,222 sf	(1.13 ACRES)
TOTAL TREES PROVIDED: X		
TREE 1 / 10% @ 2"-2-1/2" CAL. B&B	55	
TREE 2 / 20% @ 1-3/4"-2" CAL. B&B	110	
TREE 3 / 30% @ 1-1/4"-1-1/2" CAL. BARE ROOT	166	
TREE 4 / 40% @ 6'-8' HEIGHT WHIPS, BARE ROOT	221	

RESTORATION PALETTE

SHADE TREE
Acer rubrum / Red Maple
Aesculus hippocastanum / Horsechestnut
Betula nigra / River Birch
Carya 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
33% OF TOTAL

EVERGREEN TREE
Ilex opaca / American Holly
Juniperus virginiana / Eastern Red Cedar
Picea abies / Norway Spruce
Pinus strobus / White Pine
33% OF TOTAL

ORNAMENTAL TREE
Amelanchier x grandiflora / Serviceberry
Betula nigra / River Birch
Cercis canadensis / Eastern Redbud
Cornus Florida / Flowering Dogwood
Magnolia virginiana / Sweetbay Magnolia
33% OF TOTAL

NOTE:

PROVIDE TEMPORARY DEER EXCLUSION FENCING AROUND ALL REFORESTATION PLANTING AREAS. FENCING SHALL REMAIN IN PLACE UNTIL TREES ARE ESTABLISHED ABOVE THE DEER BROWSE LINE.

Reforestation Plan

Fusion
Plainsboro, New Jersey

MBC
MELILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE

200 Union Avenue
Brielle, NJ
08730

295 Newark Avenue
Jersey City, NJ
07302

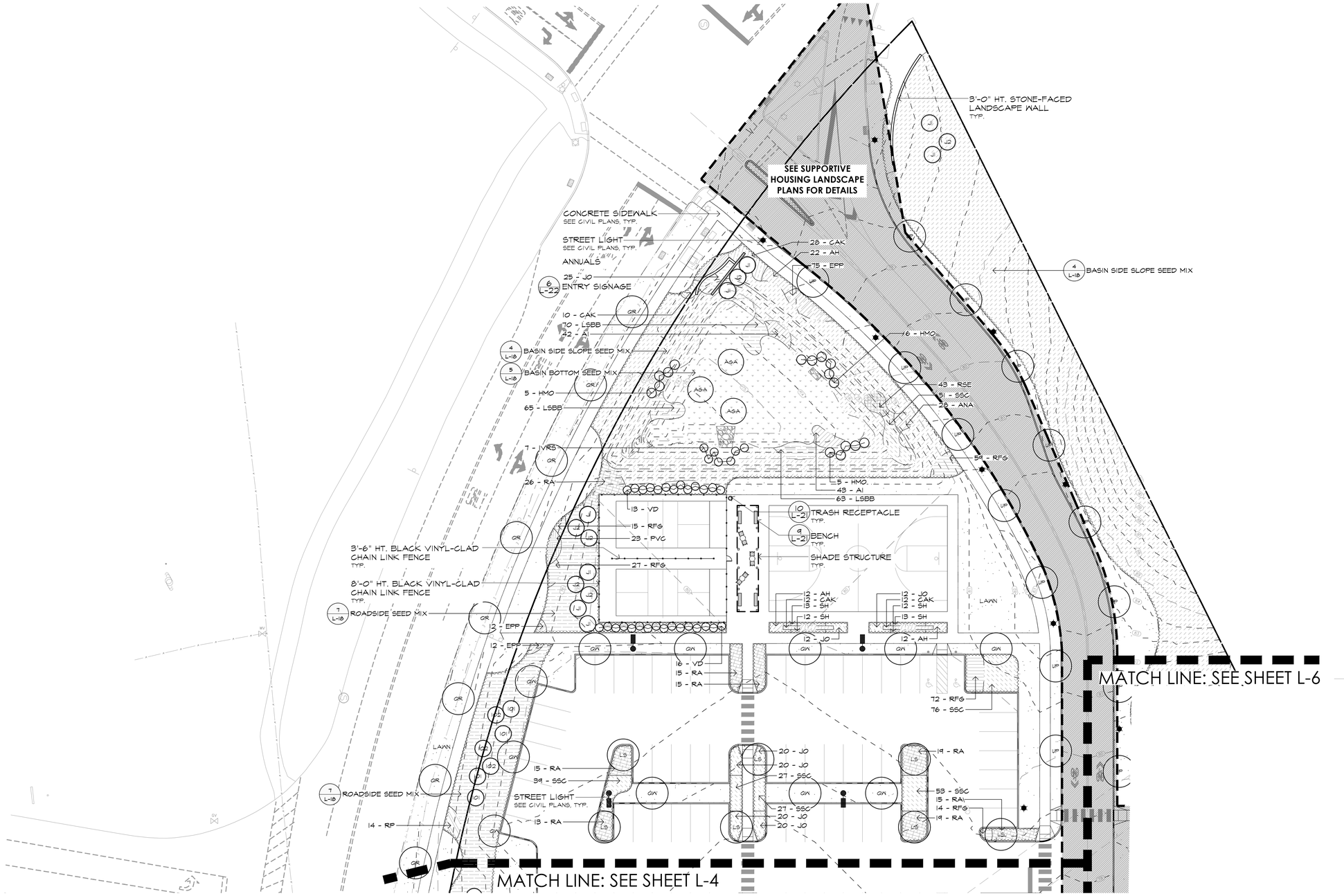
732-528-0664
www.mbcla.design
NJCA No. 21MH00001700

THOMAS B. BAUER
N.J. LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

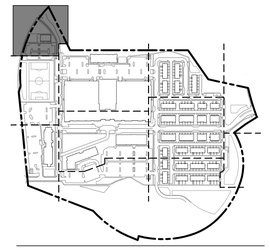
NO.	DATE	REVISION

SCALE: 1"=80'
DATE: 09/05/2025 | JOB NO.: 24-157

DRAWING NO.
L-2



NOTE:
1. SEE SHEET L-14 FOR MASTER PLANT SCHEDULE.
2. SEE SHEETS L-15 - L-19 FOR PLANTING DETAILS.



KEY PLAN N.T.S.

0 10' 20' 40'

Landscape Plan

Fusion
Plainsboro, New Jersey

MBC
MELILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE

200 Union Avenue
Belelle, NJ
08730

295 Newark Avenue
Jersey City, NJ
07302

732-528-0664
www.mbcla.design
NJCA No. 21MH00001700

THOMAS B. BAUER
N.J. LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

NO.	DATE	REVISION

SCALE: 1" = 20'

DATE: 09/05/2025 JOB NO.: 24-157

DRAWING NO.

L-3

MATCH LINE: SEE SHEET L-3

MATCH LINE: SEE SHEET L-6

MATCH LINE: SEE SHEET L-5

LAWN

13 - IV
24 - RP
20 - PVC
8 - RP
7 - MP
4 / L-18 BASIN SIDE SLOPE SEED MIX
5 / L-18 BASIN BOTTOM SEED MIX
5 - MP
7 - VD
6 - MP
9 - PVC
9 - RP
6 - VD
24 - PVC
7 - IGC

10 - IVRS
113 - RA
5 - IVRS
7 - IVRS
7 - HMO
34 - IV
5 - IVRS
31 - SR
21 - IV
5 - HMO
9 - IVRS
11 - IV
23 - SR
13 - HMO

15 - RA
15 - RA
37 - RA
63 - RFG
45 - RFG
8 - RA

10 / L-21 TRASH RECEPTACLE TYP.
15 / L-21 ARTIFICIAL TURF SEE CIVIL PLANS, TYP.

70 - SAU
85 - JO
61 - RFG
61 - RFG
85 - JO
70 - SAU

XX / 00 10'-0" HT. BLACK VINYL-CLAD CHAIN LINK FENCE TYP.
XX / 00 3'-6" HT. BLACK VINYL-CLAD CHAIN LINK FENCE TYP.

25 - RSE
7 - IGC
34 - PVC
26 - OAK
7 - VD
8 - MP
7 / L-18 ROADSIDE SEED MIX
7 - IGC
48 - PVC
5 - IGC
42 - OAK
7 - MP

154 - RA

STREET LIGHT SEE CIVIL PLANS, TYP.

25 - SSS
26 - RA
52 - NXF

71 - SAU
17 - RA

CONCRETE SIDEWALK SEE CIVIL PLANS, TYP.

66 - JO
42 - SSS

103 - JO
119 - SAU
10 - RA
106 - SAU
56 - NXF
37 - JO
137 - SAU
56 - NXF
32 - LMB
53 - SAU
78 - NXF
46 - JO
5 - SSS
51 - RSE

NOTE:
1. SEE SHEET L-14 FOR MASTER PLANT SCHEDULE.
2. SEE SHEETS L-18 - L-19 FOR PLANTING DETAILS.

KEY PLAN N.T.S.

0 10' 20' 40'

Landscape Plan

Fusion
Plainsboro, New Jersey

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THOMAS B. BAUER
N.J. LICENSED LANDSCAPE ARCHITECT
NO. AS000019

NO.	DATE	REVISION

SCALE: 1" = 20'
DATE: 09/05/2025 JOB NO.: 24-157

DRAWING NO.
L-4

MATCH LINE: SEE SHEET L-4

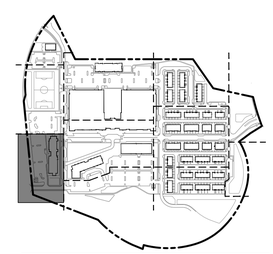
MATCH LINE: SEE SHEET L-7

MATCH LINE: SEE SHEET L-8

EXPERIENTIAL
F & B 19,870 SF

7 - IGC
5 - VD
7 - MP
77 - RSE
7 - IGC
5 - MP
7 - IGC
22 - PVC
41 - RSE
3 - VD
3 ROADSIDE SEED MIX L-18
7 - IGC
8 - MP
36 - PVC
7 - VD
5 - MP
16 - OAK
9 - IGC
19 - PVC
7 - IGC
47 - RSE
3 - VD
44 - OAK
9 - MP
68 - PVC
7 - IGC
18 - OAK
5 - VD
25 - PVC
22 - PLS
16 - OAK
64 - RSE
10 - EPP
6 - OAK
16 - DN
25 - RA
5 - THS
79 - NXF
25 - RA
5 - VD
22 - PLS
STREET LIGHT
SEE CIVIL PLANS, TYP.
15 - SSS
12 - RA
40 - NXF
27 - PVC
18 - PLS
88 - LMB
12 - PVC
CONCRETE SIDEWALK
SEE CIVIL PLANS, TYP.
15 - SSS
12 - RA
40 - NXF
16 - OAK
18 - IGC
32 - PVS
10 - IVRS
4 L-18 BASIN SIDE SLOPE SEED MIX
5 L-18 BASIN BOTTOM SEED MIX
12 - HMO
5 - THS
25 - RA
16 - DN
6 - OAK
3'-0" HT. STONE-FACED LANDSCAPE WALL TYP.
6 L-22 ENTRY SIGNAGE
32 - DN
ANNUALS
32 - JO
3'-0" HT. STONE-FACED LANDSCAPE WALL TYP.
LAWN
29 - PAH
48 - SSS
28 - HC
13 - IGC
22 - HC
104 - HVA
30 - RFG
59 - SH
7 - ITH
51 - NXF
12 - OAK
63 - SAU
7 - HQP
53 - SH
36 - OAK
25 - RFG
38 - SAU
18 - HPS
27 - RFG
36 - NXF
30 - NXF
59 - SAU
17 - OAK
37 - RFG
7 - HQP
68 - SH
24 - NXF
7 - ITH
79 - SH
8 - OAK
25 - RFG
13 - OAK
32 - SAU
3 L-21 PEDESTRIAN PAVERS TYP.
29 - NXF
8 - IGC
53 - PVS
50 - AI
15 - IV
6 - IV
22 - RA
9 - MP
16 - AH
13 - RA
6 - IGC
13 - HQP
22 - SAU
28 - SAU
30 - JO
19 - SSS
64 - HSR
40 - RFG
41 - HC
13 - PLO
8 - SAU
41 - HBO
32 - LMB
44 - OC
41 - HBO
8 - SAU
13 - PLO
64 - HSR
32 - LMB
13 - HQP
8 - SAU
8 - IGC
32 - LMB
10 - HMO
36 - AI
39 - PVS
13 - IVRS
33 - RSE
31 - RSE
11 - SSS
74 - HC
35 - EPP
36 - JO
26 - SAU

NOTE:
1. SEE SHEET L-14 FOR MASTER PLANT SCHEDULE.
2. SEE SHEETS L-18 - L-19 FOR PLANTING DETAILS.



KEY PLAN N.T.S.

0 10' 20' 40'

Landscape Plan

Fusion
Plainsboro, New Jersey

MBC
MELILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE

200 Union Avenue
Brielle, NJ
08730

295 Newark Avenue
Jersey City, NJ
07302

732-528-0664
www.mbcla.design
NJCA No. 21MH00001700

THOMAS B. BAUER
N.J. LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

NO.	DATE	REVISION

SCALE: 1" = 20'
DATE: 09/05/2025 JOB NO.: 24-157

DRAWING NO.
L-5

MATCH LINE: SEE SHEET L-3

MATCH LINE: SEE SHEET L-4

MATCH LINE: SEE SHEET L-9

MATCH LINE: SEE SHEET L-7

SEE SUPPORTIVE HOUSING LANDSCAPE PLANS FOR DETAILS

14 L-21 ARTIFICAL TURF TYP.

CIRCULAR BENCH TYP.

DOG RUN FENCE TYP.

4 L-18 BASIN SIDE SLOPE SEED MIX

5 L-18 BASIN BOTTOM SEED MIX

ROADSIDE SEED MIX

55 - RFG

20 - CI

21 - CI

12 - DN
39 - NXF
7 - RXR

14 - DN
7 - HPL

8 - HMO

7 - RXR

10 - RA

12 - THS

LAWN

DOG RUN DRINKING FOUNTAIN TYP.

DOG RUN WASTE RECEPTACLE TYP.

43 - RA

59 - RSE

37 - SSC

8 - THS

70 - PAH
60 - PAH
46 - JO

38 - NXF
32 - PVS
28 - PVS
13 - FLS
72 - LMB

17 - PVS
14 - RA

35 - RFG

77 - NXF

21 - RF

9 - IGC
32 - RFG
13 - ITH
7 - RA
20 - SAU

6 - RA
9 - HPL

8 - SSS
39 - RSE
12 - AH

13 - ITH

42 - RFG
20 - NXF

7 - HPL
12 - PAH

11 - IGC

19 - PVC
64 - JO
56 - PVC
16 - DN

18 - RFG
21 - RFG
5 - IGC

24 - RF
22 - RFG

12 - PVS

29 - RA
37 - HSR

36 - HSR
17 - RA

STREET LIGHT
SEE CIVIL PLANS, TYP.

CONCRETE SIDEWALK
SEE CIVIL PLANS, TYP.

5 L-22

35 - PVC
35 - PVC

21 - RFG
5 - IGC

40 - RFG
37 - RF
32 - PVS
18 - RA
11 - HPL

11 - IGC

9 - HPL

20 - NXF
39 - RFG
12 - PAH

13 - ITH
12 - AH

8 - SSS
42 - RSE
7 - HPL

7 - RA
6 - RA

20 - PVS
23 - RA

RETAINING WALL
SEE CIVIL PLANS, TYP.

13 - PVS

POOL FENCE WITH GATES TYP.

13 - IGC
13 - HVA
12 - HPL

OUTDOOR SHOWER FREESTANDING WALL
SEE CIVIL PLANS, TYP.

4 - IGC
6 - HPL
6 - RA
35 - CI
134 - CI
21 - SAU
5 - CH
45 - HVA
17 - CH

58 - OC
32 - OC
54 - SAU
15 - HQP
21 - CI
13 - CI

GRILL COUNTER TYP.

28 - PVS

1 L-21 VEGETATION FREE ZONE TYP.

31 - CI

2 L-22 FIRE BOWL TYP.

40 - HVA
9 - RA

7 - CH
78 - CI
28 - AAR

FEATURE WALL WITH TV TYP.

26 - OC
13 - ITH

48 - HVA

2 - IGC

19 - PVC
42 - JO
14 - DN

16 - PAH

SUN SHELF

37 - PAH

POOL

POOL EQUIPMENT ENCLOSURE

3 L-21 PEDESTRIAN PAVEMENT TYP.

12 - CAK
13 - AH
35 - RFG

CHAISE LOUNGE TYP.

15 - IGC
29 - SAU
35 - AAR
41 - CAK
15 - SAU
17 - CH

13 - HQP
14 - PVS

SITTING STEPS TYP.

34 - BGB
10 - RA
7 - CH

LOUNGE FURNITURE TYP.

53 - SAU
24 - AH

SHADE STRUCTURE TYP.

BAR COUNTER TYP.

13 - ITH
55 - OC
58 - AAR
36 - CI
25 - HSR
12 - IGC

6 - IGC
27 - HVA
10 - HQS
24 - HSR

10 - HPL
25 - HSR

28 - RFG
19 - JO
28 - SAU

28 - RFG
20 - JO
28 - SAU

LAWN

SUN SHELF

POOL

CLUB ROOM

186 SPACES

186 SPACES

TRASH ROOM

TRASH ROOM

ELEC. ROOM

ELEC. ROOM

LOBBY

LOBBY

HOLD OPEN DR.

WATER RM

SERVICE CORRIDOR

SERVICE CORRIDOR

A7 BED+

A1A 1-BED AFF. UNIT

2 BED

ELV 2

ELV 3

ST 3

ST 4

B9 BED+

ARB

ASB

GN

LS

T

NOTE:
1. SEE SHEET L-14 FOR MASTER PLANT SCHEDULE.
2. SEE SHEETS L-18 - L-19 FOR PLANTING DETAILS.

KEY PLAN N.T.S.

0 10' 20' 40'

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Fusion
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THOMAS B. BAUER
N.J. LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

NO.	DATE	REVISION

SCALE: 1" = 20'

DATE: 09/05/2025 JOB NO.: 24-157

DRAWING NO.

L-6

MATCH LINE: SEE SHEET L-6

MATCH LINE: SEE SHEET L-5

MATCH LINE: SEE SHEET L-10

MATCH LINE: SEE SHEET L-8

RETAIL
14,700 SF

AMENITY
18,800 SF

RETAIL
14,800 SF

RETAIL/ PROF OFFICE

OFFICE LOBBY
3,000 SF

ELEC ROOM

WATER ROOM

SERVICE CORRIDOR

LAWN

VEGETATION FREE ZONE
TYP.

DECORATIVE PLANTER
TYP.

TABLES AND CHAIRS
TYP.

BENCH
TYP.

TREE GRATE
TYP.

PEDESTRIAN PAVERS
TYP.

STAMPED ASPHALT
TYP.

SEAT CUBE
TYP.

SECURITY BOLLARD
SEE CIVIL PLANS, TYP.

BIKE RACK
TYP.

MOVEABLE SEATING
TYP.

SHADE STRUCTURE
TYP.

TRASH RECEPTACLE
TYP.

VEHICULAR PAVERS
TYP.

CONCRETE CURB
TYP.

STRING LIGHT SUPPORT POSTS
TYP.

CONCRETE SIDEWALK
SEE CIVIL PLANS, TYP.

STREET LIGHT
SEE CIVIL PLANS, TYP.

NOTE:
1. SEE SHEET L-14 FOR MASTER PLANT SCHEDULE.
2. SEE SHEETS L-18 - L-19 FOR PLANTING DETAILS.

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0 10' 20' 40'

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THOMAS B. BAUER
N.J. LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

NO.	DATE	REVISION

SCALE: 1" = 20'

DATE: 09/05/2025 JOB NO.: 24-157

DRAWING NO.
L-7

MATCH LINE: SEE SHEET L-7

MATCH LINE: SEE SHEET L-5

MATCH LINE: SEE SHEET L-11

STREET LIGHT
SEE CIVIL PLANS, TYP.

CONCRETE SIDEWALK
SEE CIVIL PLANS, TYP.

LAWN

4 / L-18 BASIN SIDE SLOPE SEED MIX

5 / L-18 BASIN BOTTOM SEED MIX

NOTE:
1. SEE SHEET L-14 FOR MASTER PLANT SCHEDULE.
2. SEE SHEETS L-15 - L-19 FOR PLANTING DETAILS.

KEY PLAN N.T.S.

0 10' 20' 40'

Landscape Plan

Fusion
Plainsboro, New Jersey

MBC
MELILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE

200 Union Avenue
Brielle, NJ
08730

295 Newark Avenue
Jersey City, NJ
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NJCA No. 21MH00001700

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DRAWING NO.
L-8

MATCH LINE: SEE SHEET L-6

MATCH LINE: SEE SHEET L-12

MATCH LINE: SEE SHEET L-10

SEE SHEETS L-15 - L-16 FOR TOWNHOUSE PLANTING PLANS

65 - RSE
39 - RSE
113 - SSC
51 - RSE
19 - SSC
LAWN
ROADSIDE SEED MIX
STREET LIGHT
SEE CIVIL PLANS, TYP.
CONCRETE SIDEWALK
SEE CIVIL PLANS, TYP.
10 - THS
8 - IGC
14 - SAU
109 - LMB
3 - HMO
32 - LMB
43 - EH
8 - IVRS
5 - HMO
71 - PAH
39 - PAH
37 - JO
72 - LMB
18 - PLS
23 - PVS
96 - PVS
37 - HVA
185 - LMB
9 - IGC
5 - HQP
84 - AAR
20 - HVA
21 - HVA
23 - OC
8 - HQP
17 - AAR
76 - HC
16 - CI
13 - AAR
24 - OC
3 - HQP
52 - PVC
14 - DIS
A7 -BED+DEN
B9 -BED+DEN
46 - LMB
5 - PLS
127 - LMB
4 - PLS
34 - RP
19 - LMB
7 - PLS
12 - HPS
39 - RFG
21 - SSS
19 - PVS
18 - ITH
18 - IGC
7 L-18 ROADSIDE SEED MIX
4 L-18 BASIN SIDE SLOPE SEED MIX
35 - AI
73 - LSBB
5 - IVRS
5 L-18 BASIN BOTTOM SEED MIX
49 - AI
30 - EH
5 L-21 PLAY SURFACING TYP.
1 L-23 PLAY STRUCTURES TYP.
3 L-21 PEDESTRIAN PAVERS TYP.
13 - SSS
20 - AH
14 - EPP
5 - ITH
19 - EPP
12 - AH
12 - SSS
18 - HPS
21 - CI
29 - RFG
36 - PVS
14 - SSS
31 - RA
21 - RA
33 - RFG
64 - DN
22 - AH
19 - DN
46 - SSS
41 - MCA
37 - DN
32 - RFG
11 - AH
20 - MCA
35 - EPP
54 - EPP
13 - SSS

NOTE:
1. SEE SHEET L-14 FOR MASTER PLANT SCHEDULE.
2. SEE SHEETS L-18 - L-19 FOR PLANTING DETAILS.
3. SEE SHEETS L-15 - L-16 FOR TYPICAL TOWNHOUSE PLANTING PLANS.

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DRAWING NO.

L-9

MATCH LINE: SEE SHEET L-9

MATCH LINE: SEE SHEET L-6

MATCH LINE: SEE SHEET L-12

MATCH LINE: SEE SHEET L-7

MATCH LINE: SEE SHEET L-13

MATCH LINE: SEE SHEET L-11

SEE SHEETS L-15 - L-16 FOR
TOWNHOUSE PLANTING PLANS

CONCRETE SIDEWALK
SEE CIVIL PLANS, TYP.

STREET LIGHT
SEE CIVIL PLANS, TYP.

LAWN

NOTE:
1. SEE SHEET L-14 FOR MASTER PLANT SCHEDULE.
2. SEE SHEETS L-18 - L-19 FOR PLANTING DETAILS.
3. SEE SHEETS L-15 - L-16 FOR TYPICAL TOWNHOUSE PLANTING PLANS.

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SCALE: 1" = 20'

DATE: 09/05/2025 JOB NO.: 24-157

DRAWING NO.
L-10

MATCH LINE: SEE SHEET L-8

MATCH LINE: SEE SHEET L-10

MATCH LINE: SEE SHEET L-13

SEE SHEETS L-15 - L-16 FOR
TOWNHOUSE PLANTING PLANS

8 - SAU

8 - SAU

8 - CI

CONCRETE SIDEWALK
SEE CIVIL PLANS, TYP.

STREET LIGHT
SEE CIVIL PLANS, TYP.

LAWN

20 - RA
32 - LMB

15 - RA
9 - THS

32 - LMB

67 - LMB
5 - PLS

54 - LMB
5 - PLS

5 - PLS
68 - LMB

5 - PLS
65 - LMB

LAWN

158 - JE
55 - AI
22 - SR

33 - ANA

131 - PVC
27 - NXF

LAWN

452 - JE

120 - RSE

108 - ANA
240 - ANA

102 - PVC
215 - EMA

204 - RSE

5 - CSC

49 - RSE
189 - ANA

12 - CSC

123 - SR

8 - CSC

7 - CSC

9 - HMO

3 - AP

66 - PVC

125 - SSC

15 - HMO

11 - HMO

151 - SR

12 - IVRS

REFORESTATION AREA
(SEE SHEET L-2 FOR DETAILS)

4 L-18 BASIN SIDE SLOPE SEED MIX

5 L-18 BASIN BOTTOM SEED MIX

146 - SSC

135 - SSC

264 - JE

7 - IVRS

107 - SR

131 - PVC

11 - HMO

6 L-18 RAIN GARDEN SEED MIX

442 - JE

5 - AP

285 - JE

6 - AP

NOTE:
1. SEE SHEET L-14 FOR MASTER PLANT SCHEDULE.
2. SEE SHEETS L-18 - L-19 FOR PLANTING DETAILS.
3. SEE SHEETS L-15 - L-16 FOR TYPICAL TOWNHOUSE PLANTING PLANS.

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DATE: 09/05/2025 JOB NO.: 24-157

DRAWING NO.

L-11

MATCH LINE: SEE SHEET L-9

MATCH LINE: SEE SHEET L-10

MATCH LINE: SEE SHEET L-13

4 L-18 BASIN SIDE SLOPE SEED MIX

82 - PVS

73 - RFG

8 - OAK

30 - DN

ANNUALS TYP.

3'-0" HT. STONE-FACED LANDSCAPE WALL TYP.

6 L-22 ENTRY SIGNAGE

7 - RA

5 - HPS

ANNUALS TYP.

3 L-21 PEDESTRIAN PAVERS TYP.

31 - AI

5 - HMO

8 - IVRS

43 - LSBB

5 L-18 BASIN BOTTOM SEED MIX

10 - IVRS

40 - AI

7 - HMO

7 - OAK

ANNUALS TYP.

3'-0" HT. STONE-FACED LANDSCAPE WALL TYP.

18 - OAK

39 - JO

STREET LIGHT
SEE CIVIL PLANS, TYP.

CONCRETE SIDEWALK
SEE CIVIL PLANS, TYP.

106 - RFG

LAWN

NOTE:
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2. SEE SHEETS L-18 - L-19 FOR PLANTING DETAILS.

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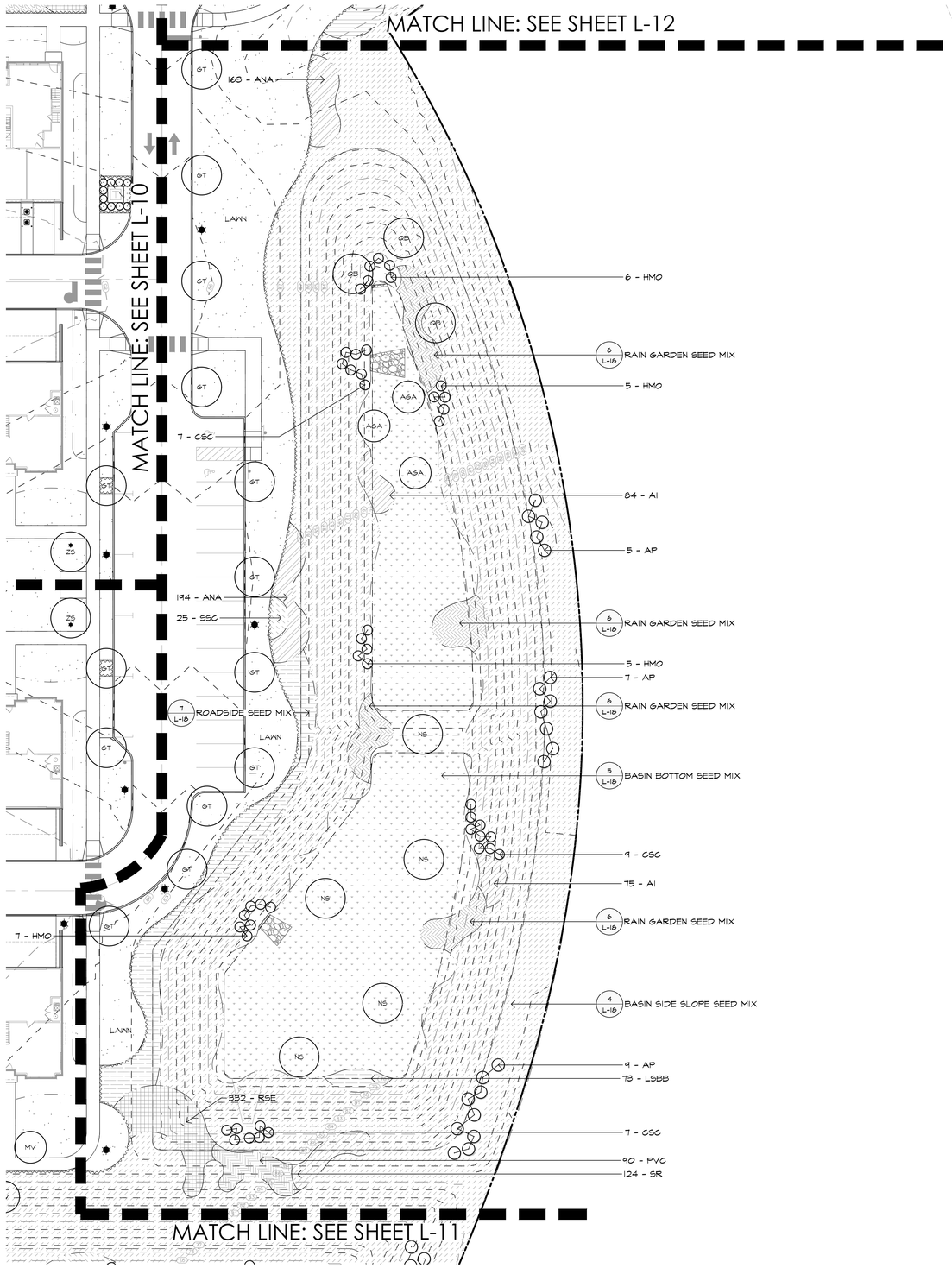
NO.	DATE	REVISION

SCALE: 1" = 20'

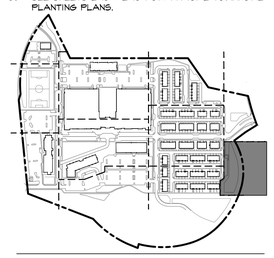
DATE: 09/05/2025 JOB NO.: 24-157

DRAWING NO.

L-12



NOTE:
1. SEE SHEET L-14 FOR MASTER PLANT SCHEDULE.
2. SEE SHEETS L-18 - L-19 FOR PLANTING DETAILS.
3. SEE SHEETS L-15 - L-16 FOR TYPICAL TOWNHOME PLANTING PLANS.



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DRAWING NO.
L-13

PLANT SCHEDULE L-3

CODE	QTY	BOTANICAL / COMMON NAME	CAL	HT.	SPRD.	CONT	COMMENTS
SHADE TREES							
LS	7	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
QR	8	Quercus rubra / Red Oak	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
QW	11	Quercus phellos / Willow Oak	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
UP	13	Ulmus americana 'Princeton' / Princeton Elm	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
EVERGREEN TREES							
JVI	4	Ilex opaca / American Holly	-	8'-10'		B&B	Full, uniform specimens, branched to the ground
JO2	3	Ilex opaca / American Holly	-	10'-12'		B&B	Full, uniform specimens, branched to the ground
J1	8	Juniperus virginiana / Eastern Red Cedar	-	8'-10'		B&B	Full, uniform specimens, branched to the ground
J2	6	Juniperus virginiana / Eastern Red Cedar	-	10'-12'		B&B	Full, uniform specimens, branched to the ground
ORNAMENTAL TREES							
AGA	3	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	(1) @ 2' Cal.	8'-10'		B&B	Heavy, Multi-stemmed specimens, 3-5 canes

CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	SPRD.	CONT.	COMMENTS
SHRUBS							
HMO	16	Hibiscus moscheutos / Rose Mallow	-	2.5'-3'		Cont.	Full Plants
IVRS	7	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	-	2'-2.5'		Cont.	Full Plants
VD	29	Viburnum dentatum / Arrowwood Viburnum	-	2.5'-3'		Cont.	Full Plants

CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	SPRD.	CONT.	COMMENTS
ORNAMENTAL GRASSES							
CAK	62	Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass	-			3 Gal.	Full Plants
PVC	23	Panicum virgatum 'Cape Breeze' / Cape Breeze Switch Grass	-			2 Gal.	Full Plants
SH	50	Sporobolus heterolepis / Prairie Dropseed	-			2 Gal.	Full Plants
SSC	72	Schizachyrium scoparium 'Carousel' / Carousel Little Bluestem	-			2 Gal.	Full Plants
SHRUB MASSES							
JO	129	Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar	-		2'-2.5'	Cont.	Full Plants
RA	137	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	-	2.5'-3'		Cont.	Full Plants
RP	14	Rosa x 'Pink Drift' / Pink Drift Rose	-		2'-2.5'	Cont.	Full Plants
PERENNIALS							
AH	46	Amsonia hubrichtii / Arkansas Bluestar	-			2 Gal.	Full Plants
AI	85	Asclepias incarnata / Swamp Milkweed	-			2 Gal.	Full Plants
ANA	28	Aster novae-angliae 'Purple Dome' / Purple Dome New England Aster	-			2 Gal.	Full Plants
EPP	99	Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Coneflower	-			2 Gal.	Full Plants
LSBB	198	Lobelia siphilitica 'Big Blue' / Big Blue Great Lobelia	-			2 Gal.	Full Plants
RFG	187	Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan	-			2 Gal.	Full Plants
RSE	43	Rudbeckia submatosa 'Henry Ellers' / Henry Ellers Black-Eyed Susan	-			2 Gal.	Full Plants

PLANT SCHEDULE L-4

CODE	QTY	BOTANICAL / COMMON NAME	CAL	HT.	SPRD.	CONT	COMMENTS
SHADE TREES							
LS	18	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
QR	14	Quercus rubra / Red Oak	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
QW	11	Quercus phellos / Willow Oak	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
UP	5	Ulmus americana 'Princeton' / Princeton Elm	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
EVERGREEN TREES							
J1	2	Juniperus virginiana / Eastern Red Cedar	-	8'-10'		B&B	Full, uniform specimens, branched to the ground
J2	1	Juniperus virginiana / Eastern Red Cedar	-	10'-12'		B&B	Full, uniform specimens, branched to the ground

CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	SPRD.	CONT.	COMMENTS
SHRUBS							
HMO	25	Hibiscus moscheutos / Rose Mallow	-	2.5'-3'		Cont.	Full Plants
ICC	26	Ilex glabra 'Compacta' / Compact Inkberry Holly	-	2.5'-3'		Cont.	Full Plants
IVRS	36	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	-	2'-2.5'		Cont.	Full Plants
MP	33	Morella pensylvanica / Northern Bayberry	-	2.5'-3'		Cont.	Full Plants
VD	20	Viburnum dentatum / Arrowwood Viburnum	-	2.5'-3'		Cont.	Full Plants

CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	SPRD.	CONT.	COMMENTS
ORNAMENTAL GRASSES							
CAK	68	Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass	-			3 Gal.	Full Plants
PVC	135	Panicum virgatum 'Cape Breeze' / Cape Breeze Switch Grass	-			2 Gal.	Full Plants
SAU	375	Sesleria autumnalis / Autumn Moor Grass	-			2 Gal.	Full Plants
SSS	72	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	-			2 Gal.	Full Plants
SHRUB MASSES							
JO	422	Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar	-		2'-2.5'	Cont.	Full Plants
RA	378	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	-	2.5'-3'		Cont.	Full Plants
RP	41	Rosa x 'Pink Drift' / Pink Drift Rose	-		2'-2.5'	Cont.	Full Plants
PERENNIALS							
IV	79	Iris versicolor / Blue Flag	-			2 Gal.	Full Plants
LMB	32	Liriope muscari 'Big Blue' / Big Blue Lilyturf	-			1 Gal.	Full Plants
NXF	242	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	-			2 Gal.	Full Plants
RFG	230	Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan	-			2 Gal.	Full Plants
RSE	76	Rudbeckia submatosa 'Henry Ellers' / Henry Ellers Black-Eyed Susan	-			2 Gal.	Full Plants
SR	54	Solidago rugosa / Wrinkleleaf Goldenrod	-			2 Gal.	Full Plants

PLANT SCHEDULE L-5

CODE	QTY	BOTANICAL / COMMON NAME	CAL	HT.	SPRD.	CONT	COMMENTS
SHADE TREES							
LS	8	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
QR	10	Quercus rubra / Red Oak	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
UP	16	Ulmus americana 'Princeton' / Princeton Elm	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
EVERGREEN TREES							
J1	3	Juniperus virginiana / Eastern Red Cedar	-	8'-10'		B&B	Full, uniform specimens, branched to the ground
J2	2	Juniperus virginiana / Eastern Red Cedar	-	10'-12'		B&B	Full, uniform specimens, branched to the ground
THG	10	Thuja x 'Green Giant' / Green Giant Arborvitae	-	8'-10'		B&B	Full, uniform specimens, branched to the ground
ORNAMENTAL TREES							
MV	5	Magnolia virginiana / Sweetbay Magnolia	(1) @ 2.5" Cal.	8'-10'		B&B	Heavy, Multi-stemmed specimens, 3-5 canes

CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	SPRD.	CONT.	COMMENTS
SHRUBS							
HMO	22	Hibiscus moscheutos / Rose Mallow	-	2.5'-3'		Cont.	Full Plants
HPS	18	Hydrangea paniculata 'Strawberry Vanilla' / Strawberry Vanilla Hydrangea	-	2.5'-3'		Cont.	Full Plants
HQP	40	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	-	2.5'-3'		Cont.	Full Plants
IGC	104	Ilex glabra 'Compacta' / Compact Inkberry Holly	-	2.5'-3'		Cont.	Full Plants
ITH	14	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	-	2.5'-3'		Cont.	Full Plants
IVRS	23	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	-	2'-2.5'		Cont.	Full Plants
MP	43	Morella pensylvanica / Northern Bayberry	-	2.5'-3'		Cont.	Full Plants
PLO	26	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	-	2.5'-3'		Cont.	Full Plants
PLS	35	Prunus laurocerasus 'Schipkaensis' / Schipka Cherry Laurel	-	3-3.5'		Cont.	Full Plants
VD	23	Viburnum dentatum / Arrowwood Viburnum	-	2.5'-3'		Cont.	Full Plants

CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HT	SPRD.	CONT.	COMMENTS
ORNAMENTAL GRASSES							
CAK	196	Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass	-			3 Gal.	Full Plants
PAH	29	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	-			2 Gal.	Full Plants
PVC	210	Panicum virgatum 'Cape Breeze' / Cape Breeze Switch Grass	-			2 Gal.	Full Plants
PVS	124	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	-			2 Gal.	Full Plants
SAU	261	Sesleria autumnalis / Autumn Moor Grass	-			2 Gal.	Full Plants
SH	239	Sporobolus heterolepis / Prairie Dropseed	-			2 Gal.	Full Plants
SSS	108	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	-			2 Gal.	Full Plants
SHRUB MASSES							
DH	48	Deutzia gracilis 'Nikko' / Slender Deutzia	-	2'-2.5'		Cont.	Full Plants
HC	160	Hypericum calycinum / Creeping St. John's Wort	-	2.5'-3'		Cont.	Full Plants
JO	98	Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar	-		2'-2.5'	Cont.	Full Plants
RA	126	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	-	2.5'-3'		Cont.	Full Plants
PERENNIALS							
AH	16	Amsonia hubrichtii / Arkansas Bluestar	-			2 Gal.	Full Plants
AI	86	Asclepias incarnata / Swamp Milkweed	-			2 Gal.	Full Plants
EPP	45	Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Coneflower	-			2 Gal.	Full Plants
HBO	82	Heuchera 'Obsidian' / Obsidian Coral Bells	-			2 Gal.	Full Plants
HSR	128	Heuchera sanguinea 'Ruby Bells' / Ruby Coral Bells	-			2 Gal.	Full Plants
HVA	104	Heuchera villosa 'Autumn Bride' / Autumn Bride Coral Bells	-			2 Gal.	Full Plants
IV	31	Iris versicolor / Blue Flag	-			2 Gal.	Full Plants
LMB	184	Liriope muscari 'Big Blue' / Big Blue Lilyturf	-			1 Gal.	Full Plants
NXF	329	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	-			2 Gal.	Full Plants
OC	49	Osmunda cinnamomea / Cinnamon Fern	-			2 Gal.	Full Plants
RFG	184	Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan	-			2 Gal.	Full Plants
RSE	293	Rudbeckia submatosa 'Henry Ellers' / Henry Ellers Black-Eyed Susan	-			2 Gal.	Full Plants
SR	44	Solidago rugosa / Wrinkleleaf Goldenrod	-			2 Gal.	Full Plants

PLANT SCHEDULE L-6

CODE	QTY	BOTANICAL / COMMON NAME	CAL	HT.	SPRD.	CONT	COMMENTS
SHADE TREES							
ARB	10	Acer rubrum 'Bowhall' / Bowhall Columnar Red Maple	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
LS	25	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
PO	2	Platanus occidentalis / American Sycamore	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
QW	12	Quercus phellos / Willow Oak	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
UP	8	Ulmus americana 'Princeton' / Princeton Elm	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
EVERGREEN TREES							
CLT	9	Cupressocyparis leylandii / Leyland Cypress	-	8'-10'		B&B	Full, uniform specimens, branched to the ground
CLT2	7	Cupressocyparis leylandii / Leyland Cypress	-	10'-12'		B&B	Full, uniform specimens, branched to the ground
THG	21	Thuja x 'Green Giant' / Green Giant Arborvitae	-	8'-10'		B&B	Full, uniform specimens, branched to the ground
ORNAMENTAL TREES							
CC	11	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	2"-2.5" cal.	10'-12'		B&B	Heavy, Multi-stemmed specimens, 3-5 canes
MV	5	Magnolia virginiana / Sweetbay Magnolia	(1) @ 2.5" Cal.	8'-10'		B&B	Heavy, Multi-stemmed specimens, 3-5 canes

CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	SPRD.	CONT.	COMMENTS
SHRUBS							
CH	53	Cephalotaxus harringtonia / Japanese Plum Yew	-	2.5'-3'		Cont.	Full Plants
HH	18	Hypericum patulum 'Hidcote' / St. John's Wort	-	2.5'-3'		Cont.	Full Plants
HMO	8	Hibiscus moscheutos / Rose Mallow	-	2.5'-3'		Cont.	Full Plants
HPL	78	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	-	2.5'-3'		Cont.	Full Plants
HPS	8	Hydrangea paniculata 'Strawberry Vanilla' / Strawberry Vanilla Hydrangea	-	2.5'-3'		Cont.	Full Plants
HQP	28	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	-	2.5'-3'		Cont.	Full Plants
HQS	43	Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea	-	2.5'-3'		Cont.	Full Plants
IGC	76	Ilex glabra 'Compacta' / Compact Inkberry Holly	-	2.5'-3'		Cont.	Full Plants
ITH	71	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	-	2.5'-3'		Cont.	Full Plants
PLS	14	Prunus laurocerasus 'Schipkaensis' / Schipka Cherry Laurel	-	3-3.5'		Cont.	Full Plants
RXR	14	Rosa x 'Radrazz' / Knock Out Sinus Rose	-	2.5'-3'		Cont.	Full Plants

CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HT	SPRD.	CONT.	COMMENTS
ORNAMENTAL GRASSES							
BGB	195	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	-			2 Gal.	Full Plants
CAK	71	Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass	-			3 Gal.	Full Plants
CI	284	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	-			1 Gal.	Full Plants
PAH	207	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	-			2 Gal.	Full Plants
PVC	164	Panicum virgatum 'Cape Breeze' / Cape Breeze Switch Grass	-			2 Gal.	Full Plants
PVS	345	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	-			2 Gal.	Full Plants
SAU	227	Sesleria autumnalis / Autumn Moor Grass	-			2 Gal.	Full Plants
SSC	37	Schizachyrium scoparium 'Carousel' / Carousel Little Bluestem	-			2 Gal.	Full Plants
SSS	120	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	-			2 Gal.	Full Plants
SHRUB MASSES							
DH	56	Deutzia gracilis 'Nikko' / Slender Deutzia	-	2'-2.5'		Cont.	Full Plants
JO	191	Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar	-		2'-2.5'	Cont.	Full Plants
RA	273	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	-	2.5'-3'		Cont.	Full Plants
RP	143	Rosa x 'Pink Drift' / Pink Drift Rose	-		2'-2.5'	Cont.	Full Plants
PERENNIALS							
AAR	264	Astilbe x arendsii 'Rheinland' / Rheinland Astilbe	-			2 Gal.	Full Plants
AH	100	Amsonia hubrichtii / Arkansas Bluestar	-			2 Gal.	Full Plants
EPP	45	Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Coneflower	-			2 Gal.	Full Plants
HSR	147	Heuchera sanguinea 'Ruby Bells' / Ruby Coral Bells	-			2 Gal.	Full Plants
HVA	305	Heuchera villosa 'Autumn Bride' / Autumn Bride Coral Bells	-			2 Gal.	Full Plants
LMB	172	Liriope muscari 'Big Blue' / Big Blue Lilyturf	-			1 Gal.	Full Plants
NXF	241	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	-			2 Gal.	Full Plants
OC	325	Osmunda cinnamomea / Cinnamon Fern	-			2 Gal.	Full Plants
RFG	587	Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan	-			2 Gal.	Full Plants
RSE	140	Rudbeckia submatosa 'Henry Ellers' / Henry Ellers Black-Eyed Susan	-			2 Gal.	Full Plants

PLANT SCHEDULE L-7

CODE	QTY	BOTANICAL / COMMON NAME	CAL	HT.	SPRD.	CONT	COMMENTS
SHADE TREES							
AB	12	Acer buergerianum / Trident Maple	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
GB	6	Ginkgo biloba / Maidenhair Tree	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
LS	7	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
PO	29	Platanus occidentalis / American Sycamore	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
QW	6	Quercus phellos / Willow Oak	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
UP	5	Ulmus americana 'Princeton' / Princeton Elm	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
EVERGREEN TREES							
THG	14	Thuja x 'Green Giant' / Green Giant Arborvitae	-	8'-10'		B&B	Full, uniform specimens, branched to the ground
ORNAMENTAL TREES							
AGA	3	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	(1) @ 2" Cal.	8'-10'		B&B	Heavy, Multi-stemmed specimens, 3-5 canes
CCA	7	Carpinus caroliniana / American Hornbeam	2-2.5" cal.	8'-10'		B&B	Full Specimens, single stem, low branched
LAN	4	Lagerstroemia x 'Natchez' / White Crape Myrtle Multi-Trunk	(1) @ 3" cal.	8'-10'		B&B	Heavy, Multi-stemmed specimens, 3-5 canes
PSK	9	Prunus serrulata 'Kwanzan' / Kwanzan Japanese Flowering Cherry	2-2.5" cal.	8'-10'		B&B	Full, Heavy Specimens

CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	SPRD.	CONT.	COMMENTS
SHRUBS							
CH	22	Cephalotaxus harringtonia / Japanese Plum Yew	-	2.5'-3'		Cont.	Full Plants
HPL	114	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	-	2.5'-3'		Cont.	Full Plants
HPS	15	Hydrangea paniculata 'Strawberry Vanilla' / Strawberry Vanilla Hydrangea	-	2.5'-3'		Cont.	Full Plants
HQP	101	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	-	2.5'-3'		Cont.	Full Plants
HQS	39	Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea	-	2.5'-3'		Cont.	Full Plants
IGC	76	Ilex glabra 'Compacta' / Compact Inkberry Holly	-	2.5'-3'		Cont.	Full Plants
ITH	43	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	-	2.5'-3'		Cont.	Full Plants
PJM	11	Rhododendron PJM / PJM Rhododendron	-	24"-30"		Cont.	Full Plants, 3' O.C.
PLO	38	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	-	2.5'-3'		Cont.	Full Plants
VRA	25	Viburnum rhytidophyllum 'Alleghany' / Leatherleaf Viburnum	-	2.5'-3'		Cont.	Full Plants

CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HT	SPRD.	CONT.	COMMENTS
ORNAMENTAL GRASSES							
CAK	102	Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass	-			3 Gal.	Full Plants
CEA	78	Carex elata 'Aurea' / Bowles' Golden Sedge	-			1 Gal.	Full Plants
CI	97	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	-			1 Gal.	Full Plants
ES	105	Eragrostis spectabilis / Purple Love Grass	-			2 Gal.	Full Plants
MCA	71	Muhlenbergia capillaris / Pink Muhly Grass	-			2 Gal.	Full Plants
PAH	7	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	-			2 Gal.	Full Plants
PVS	317	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	-			2 Gal.	Full Plants
SAU	747	Sesleria autumnalis / Autumn Moor Grass	-			2 Gal.	Full Plants
SH	262	Sporobolus heterolepis / Prairie Dropseed	-			2 Gal.	Full Plants
SSS	488	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	-			2 Gal.	Full Plants
SHRUB MASSES							
DH	234	Deutzia gracilis 'Nikko' / Slender Deutzia	-	2'-2.5'		Cont.	Full Plants
HC	307	Hypericum calycinum / Creeping St. John's Wort	-	2.5'-3'		Cont.	Full Plants
JO	278	Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar	-		2'-2.5'	Cont.	Full Plants
RA	230	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	-	2.5'-3'		Cont.	Full Plants
RP	597	Rosa x 'Pink Drift' / Pink Drift Rose	-		2'-2.5'	Cont.	Full Plants
PERENNIALS							
AAR	68	Astilbe x arendsii 'Rheinland' / Rheinland Astilbe	-			2 Gal.	Full Plants
AH	211	Amsonia hubrichtii / Arkansas Bluestar	-			2 Gal.	Full Plants
AM	189	Allium x 'Millenium' / Millenium Ornamental Onion	-			2 Gal.	Full Plants
EPP	445	Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Coneflower	-			2 Gal.	Full Plants
HSR	38	Heuchera sanguinea 'Ruby Bells' / Ruby Coral Bells	-			2 Gal.	Full Plants
HVA	203	Heuchera villosa 'Autumn Bride' / Autumn Bride Coral Bells	-			2 Gal.	Full Plants
LMB	1,662	Liriope muscari 'Big Blue' / Big Blue Lilyturf	-			1 Gal.	Full Plants
NXF	398	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	-			2 Gal.	Full Plants
OC	100	Osmunda cinnamomea / Cinnamon Fern	-			2 Gal.	Full Plants
RFG	568	Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan	-			2 Gal.	Full Plants
RSE	570	Rudbeckia submatosa 'Henry Ellers' / Henry Ellers Black-Eyed Susan	-			2 Gal.	Full Plants

PLANT SCHEDULE L-8

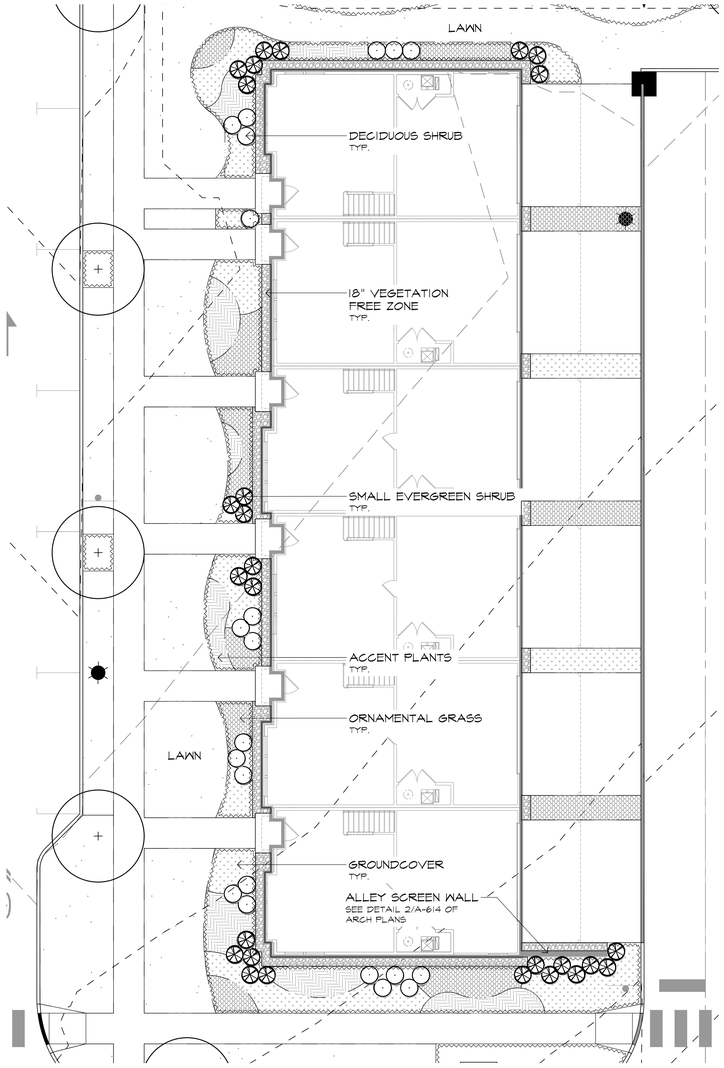
CODE	QTY	BOTANICAL / COMMON NAME	CAL	HT.	SPRD.	CONT	COMMENTS
SHADE TREES							
LS	23	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
NS	3	Nyssa sylvatica / Black Gum	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
QB	5	Quercus bicolor / Swamp White Oak	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
QP	5	Quercus palustris / Pin Oak	3-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
QR	3	Quercus rubra / Red Oak	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
QW	19	Quercus phellos / Willow Oak	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
UP	4	Ulmus americana 'Princeton' / Princeton Elm	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
EVERGREEN TREES							
THG	9	Thuja x 'Green Giant' / Green Giant Arborvitae	-	8'-10'		B&B	Full, uniform specimens, branched to the ground
ORNAMENTAL TREES							
AGA	3	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	(1) @ 2" Cal.	8'-10'		B&B	Heavy, Multi-stemmed specimens, 3-5 canes
BNH	3	Betula nigra 'Heritage' / Heritage River Birch	(1) @ 2" Cal.	10'-12'		B&B	Heavy, Multi-stemmed specimens, 3-5 canes

CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	SPRD.	CONT.	COMMENTS
SHRUBS							
CSC	23	Cornus sericea 'Cardinal' / Cardinal Red Twig Dogwood	-	2.5'-3'		Cont.	Full Plants
IVRS	15	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	-	2'-2.5'		Cont.	Full Plants

CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HT	SPRD.	CONT.	COMMENTS
ORNAMENTAL GRASSES							
SSS	30	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	-			2 Gal.	Full Plants
SHRUB MASSES							
HC	452	Hypericum calycinum / Creeping St. John's Wort	-	2.5'-3'		Cont.	Full Plants
JO	52	Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar	-		2'-2.5'	Cont.	Full Plants
RA	174	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	-	2.5'-3'		Cont.	Full Plants
RP	174	Rosa x 'Pink Drift' / Pink Drift Rose	-		2'-2.5'	Cont.	Full Plants
PERENNIALS							
ANA	181	Aster novae-angliae 'Purple Dome' / Purple Dome New England Aster	-			2 Gal.	Full Plants
IV	121	Iris versicolor / Blue Flag	-			2 Gal.	Full Plants
LSBB	205	Lobelia siphilitica 'Big Blue' / Big Blue Great Lobelia	-			2 Gal.	Full Plants
RSE	55	Rudbeckia submatosa 'Henry Ellers' / Henry Ellers Black-Eyed Susan	-			2 Gal.	Full Plants
SR	26	Solidago rugosa / Wrinkleleaf Goldenrod	-			2 Gal.	Full Plants

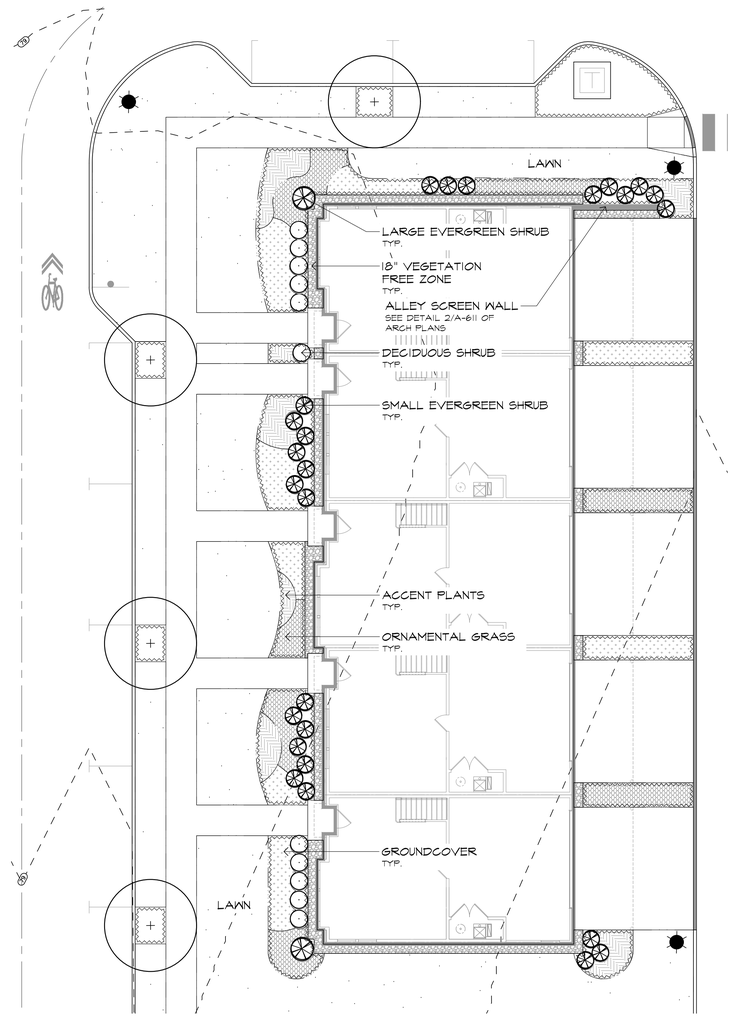
PLANT SCHEDULE L-9

CODE	QTY	BOTANICAL / COMMON NAME	CAL	HT.	SPRD.	CONT	COMMENTS
SHADE TREES							
ARB	1	Acer rubrum 'Bowhall' / Bowhall Columnar Red Maple	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
GT	7	Gleditsia triacanthos inermis 'Halka' / Halka Thornless Honey Locust	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
LS	2	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
PO	2	Platanus occidentalis / American Sycamore	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
QB	11	Quercus bicolor / Swamp White Oak	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
TD	5	Taxodium distichum / Bald Cypress	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
TT	14	Tilia tomentosa / Silver Linden	3"-3.5" cal.	12'-14'		B&B	Full Specimens, headed to 6'
EVERGREEN TREES							
CLT	7	Cupressocyparis leylandii / Leyland Cypress	-	8'-10'		B&B	Full, uniform specimens, branched to the ground
CLT2	2	Cupressocyparis leylandii / Leyland Cypress	-	10'-12'		B&B	Full, uniform specimens, branched to the ground
IO1	3	Ilex opaca / American Holly	-	8'-10'		B&B	Full, uniform specimens, branched to the ground
IO2	2	Ilex opaca / American Holly	-	10'-12'		B&B	Full, uniform specimens, branched to the ground
THG	9	Thuja x 'Green Giant' / Green Giant Arborvitae	-	8'-10'		B&B	Full, uniform specimens, branched to the ground
ORNAMENTAL TREES							



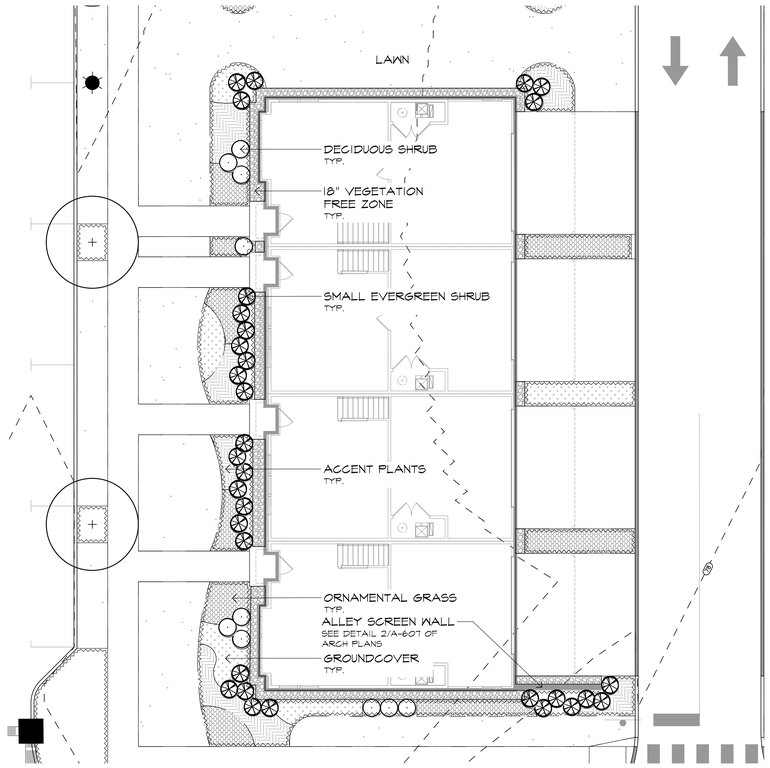
1 L-15 ENLARGEMENT: TYPICAL TOWNHOUSE PLANTING - UNIT TYPE 'A'

1"=10'



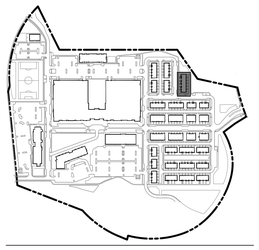
2 L-15 ENLARGEMENT: TYPICAL TOWNHOUSE PLANTING - UNIT TYPE ' B'

1"=10'



3 L-15 ENLARGEMENT: TYPICAL TOWNHOUSE PLANTING - UNIT TYPE 'C'

1"=10'



KEY PLAN

0 5' 10' 20'

CONCEPT PLANT SCHEDULE TOWNHOUSE UNIT TYPE A

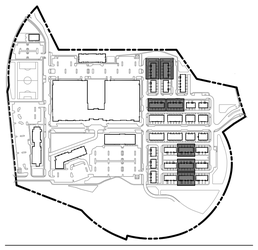
SMALL EVERGREEN SHRUB — 27
3 GAL. TO 5 GAL. EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER
Buxus x 'Green Gem' / Green Gem Boxwood
Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus
Ilex crenata 'Green Lustre' / Green Luster Japanese Holly
Ilex glabra 'Shamrock' / Shamrock Inkberry
Morella pensylvanica / Northern Bayberry
Pinus mugo mugo / Dwarf Mugo Pine
Rosa x 'Radrazz' / Knock Out Shrub Rose

DECIDUOUS SHRUBS — 21
3 GAL. TO 5 GAL. DECIDUOUS SHRUBS PLANTED 2' TO 3' ON CENTER
Clethra alnifolia 'Rosea' / Pink Summersweet
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

GROUNDCOVER — 692 sf
1 GAL. PLANTS
SPACED 12" TO 15" O.C.
Carex cherokeensis / Cherokee Sedge — 319
Heuchera sanguinea 'Ruby Bells' / Ruby Coral Bells — 319
Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar — 179
Sporobolus heterolepis / Prairie Dropseed — 318

ACCENT PLANTS — 379 sf
1 GAL. TO 3 GAL. PLANTS
SPACED 18" TO 24" ON CENTER
Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Coneflower — 176
Rudbeckia submatosa 'Henry Eilers' / Henry Eilers Black-Eyed Susan — 176

ORNAMENTAL GRASS — 548 sf
1 GAL. TO 3 GAL. PLANTS
SPACED 18" TO 24" ON CENTER
Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass — 143
Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass — 143
Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass — 143



KEY PLAN

0 5' 10' 20'

CONCEPT PLANT SCHEDULE TOWNHOUSE UNIT TYPE B

SMALL EVERGREEN SHRUB — 26
3 GAL. TO 5 GAL. EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER
Buxus x 'Green Gem' / Green Gem Boxwood
Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus
Ilex crenata 'Green Lustre' / Green Luster Japanese Holly
Ilex glabra 'Shamrock' / Shamrock Inkberry
Morella pensylvanica / Northern Bayberry
Pinus mugo mugo / Dwarf Mugo Pine
Rosa x 'Radrazz' / Knock Out Shrub Rose

DECIDUOUS SHRUBS — 11
3 GAL. TO 5 GAL. DECIDUOUS SHRUBS PLANTED 2' TO 3' ON CENTER
Clethra alnifolia 'Rosea' / Pink Summersweet
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

LARGE EVERGREEN SHRUB — 2
5 GAL. TO 7 GAL. EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER
Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus

GROUNDCOVER — 451 sf
1 GAL. PLANTS
SPACED 12" TO 15" O.C.
Carex cherokeensis / Cherokee Sedge — 208
Heuchera sanguinea 'Ruby Bells' / Ruby Coral Bells — 208
Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar — 119
Sporobolus heterolepis / Prairie Dropseed — 211

ACCENT PLANTS — 240 sf
1 GAL. TO 3 GAL. PLANTS
SPACED 18" TO 24" ON CENTER
Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Coneflower — 110
Rudbeckia submatosa 'Henry Eilers' / Henry Eilers Black-Eyed Susan — 110

ORNAMENTAL GRASS — 389 sf
1 GAL. TO 3 GAL. PLANTS
SPACED 18" TO 24" ON CENTER
Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass — 102
Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass — 102
Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass — 102

KEY PLAN

0 5' 10' 20'

CONCEPT PLANT SCHEDULE TOWNHOUSE UNIT TYPE C

SMALL EVERGREEN SHRUB — 32
3 GAL. TO 5 GAL. EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER
Buxus x 'Green Gem' / Green Gem Boxwood
Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus
Ilex crenata 'Green Lustre' / Green Luster Japanese Holly
Ilex glabra 'Shamrock' / Shamrock Inkberry
Morella pensylvanica / Northern Bayberry
Pinus mugo mugo / Dwarf Mugo Pine
Rosa x 'Radrazz' / Knock Out Shrub Rose

DECIDUOUS SHRUBS — 10
3 GAL. TO 5 GAL. DECIDUOUS SHRUBS PLANTED 2' TO 3' ON CENTER
Clethra alnifolia 'Rosea' / Pink Summersweet
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

GROUNDCOVER — 221 sf
1 GAL. PLANTS
SPACED 12" TO 15" O.C.
Carex cherokeensis / Cherokee Sedge — 101
Heuchera sanguinea 'Ruby Bells' / Ruby Coral Bells — 101
Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar — 58
Sporobolus heterolepis / Prairie Dropseed — 104

ACCENT PLANTS — 251 sf
1 GAL. TO 3 GAL. PLANTS
SPACED 18" TO 24" ON CENTER
Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Coneflower — 117
Rudbeckia submatosa 'Henry Eilers' / Henry Eilers Black-Eyed Susan — 117

ORNAMENTAL GRASS — 381 sf
1 GAL. TO 3 GAL. PLANTS
SPACED 18" TO 24" ON CENTER
Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass — 99
Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass — 98
Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass — 98

Typical Townhouse Planting

Fusion
Plainsboro, New Jersey

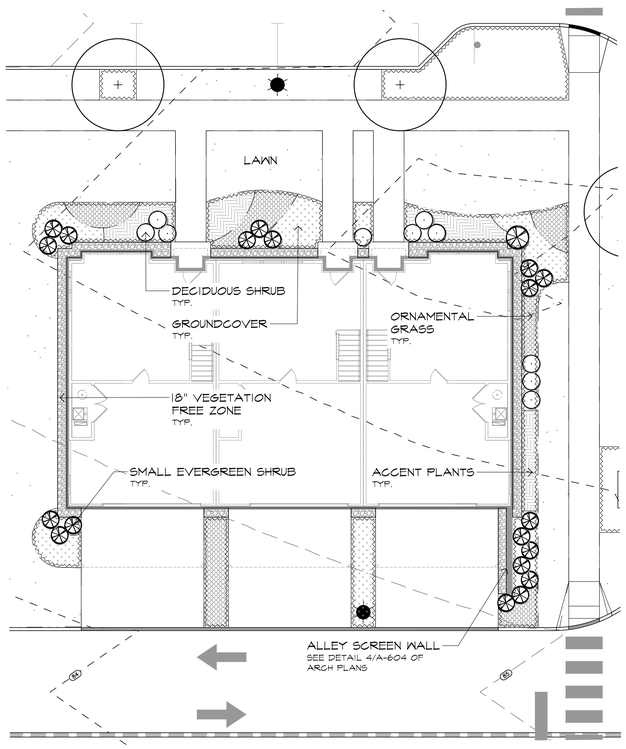
MBC
MELILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE
200 Union Avenue, Belle, NJ 08730
295 Newark Avenue, Jersey City, NJ 07302
732-528-0664
www.mbcla.design
NJCA No. 21MW00031700

THOMAS B. BAUER
N.J. LICENSED LANDSCAPE ARCHITECT NO. AS000019

NO.	DATE	REVISION

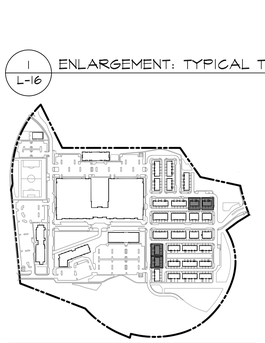
SCALE: AS SHOWN
DATE: 09/05/2025 JOB NO.: 24-157

DRAWING NO.
L-15



1 L-16 ENLARGEMENT: TYPICAL TOWNHOUSE PLANTING - UNIT TYPE 'D'

1"=10'

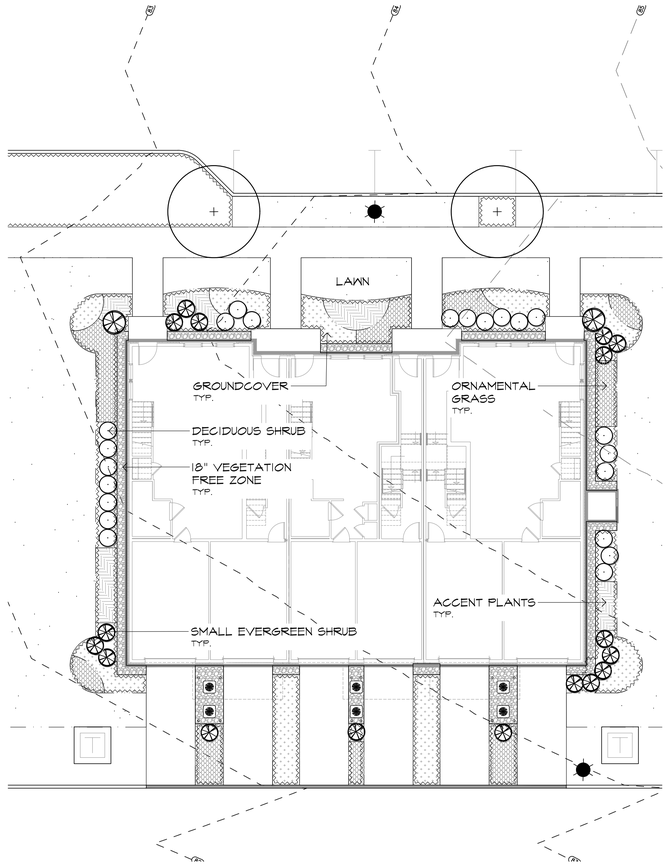


KEY PLAN

0 5' 10' 20'

CONCEPT PLANT SCHEDULE TOWNHOUSE UNIT TYPE D

SMALL EVERGREEN SHRUB	3 GAL. TO 5 GAL. EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER	19
	Buxus x 'Green Gem' / Green Gem Boxwood	
	Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus	
	Ilex crenata 'Green Lustre' / Green Luster Japanese Holly	
	Ilex glabra 'Shamrock' / Shamrock Inkberry	
	Morella pensylvanica / Northern Bayberry	
	Pinus mugo mugo / Dwarf Mugo Pine	
	Rosa x 'Radrazz' / Knock Out Shrub Rose	
DECIDUOUS SHRUBS	3 GAL. TO 5 GAL. DECIDUOUS SHRUBS PLANTED 2' TO 3' ON CENTER	10
	Clethra alnifolia 'Rosea' / Pink Summersweet	
	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	
LARGE EVERGREEN SHRUB	5 GAL. TO 7 GAL. EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER	1
	Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus	
GROUNDCOVER	1 GAL. PLANTS	269 sf
	SPACED 12" TO 15" O.C.	
	Carex cherokeensis / Cherokee Sedge	123
	Heuchera sanguinea 'Ruby Bells' / Ruby Coral Bells	123
	Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar	69
	Sporobolus heterolepis / Prairie Dropseed	123
ACCENT PLANTS	1 GAL. TO 3 GAL. PLANTS	178 sf
	SPACED 18" TO 24" ON CENTER	
	Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Coneflower	82
	Rudbeckia submatosa 'Henry Eilers' / Henry Eilers Black-Eyed Susan	82
ORNAMENTAL GRASS	1 GAL. TO 3 GAL. PLANTS	245 sf
	SPACED 18" TO 24" ON CENTER	
	Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass	64
	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	64
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	64



2 L-16 ENLARGEMENT: TYPICAL STACKED TOWNHOUSE PLANTING - UNIT TYPE 'A.1'

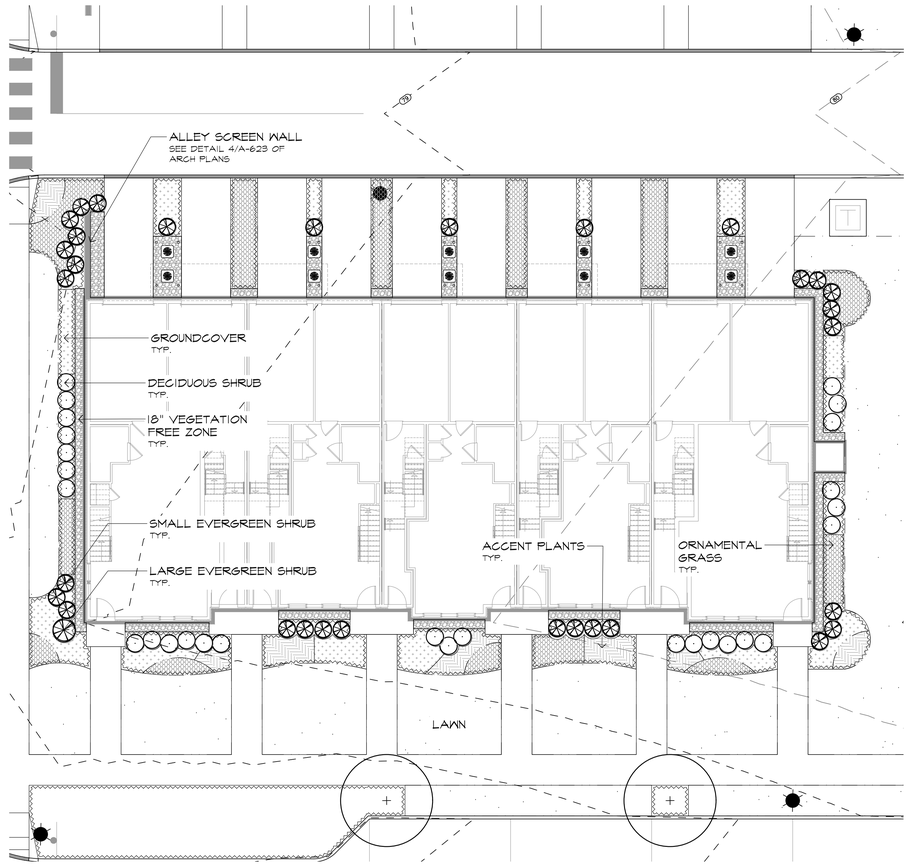
1"=10'

KEY PLAN

0 5' 10' 20'

CONCEPT PLANT SCHEDULE TOWNHOUSE UNIT TYPE A.1

SMALL EVERGREEN SHRUB	3 GAL. TO 5 GAL. EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER	17
	Buxus x 'Green Gem' / Green Gem Boxwood	
	Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus	
	Ilex crenata 'Green Lustre' / Green Luster Japanese Holly	
	Ilex glabra 'Shamrock' / Shamrock Inkberry	
	Morella pensylvanica / Northern Bayberry	
	Pinus mugo mugo / Dwarf Mugo Pine	
	Rosa x 'Radrazz' / Knock Out Shrub Rose	
DECIDUOUS SHRUBS	3 GAL. TO 5 GAL. DECIDUOUS SHRUBS PLANTED 2' TO 3' ON CENTER	22
	Clethra alnifolia 'Rosea' / Pink Summersweet	
	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	
LARGE EVERGREEN SHRUB	5 GAL. TO 7 GAL. EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER	2
	Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus	
GROUNDCOVER	1 GAL. PLANTS	398 sf
	SPACED 12" TO 15" O.C.	
	Carex cherokeensis / Cherokee Sedge	184
	Heuchera sanguinea 'Ruby Bells' / Ruby Coral Bells	184
	Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar	104
	Sporobolus heterolepis / Prairie Dropseed	187
ACCENT PLANTS	1 GAL. TO 3 GAL. PLANTS	160 sf
	SPACED 18" TO 24" ON CENTER	
	Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Coneflower	73
	Rudbeckia submatosa 'Henry Eilers' / Henry Eilers Black-Eyed Susan	73
ORNAMENTAL GRASS	1 GAL. TO 3 GAL. PLANTS	308 sf
	SPACED 18" TO 24" ON CENTER	
	Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass	79
	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	79
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	79



3 L-16 ENLARGEMENT: TYPICAL STACKED TOWNHOUSE PLANTING - UNIT TYPE 'B.1'

1"=10'

KEY PLAN

0 5' 10' 20'

CONCEPT PLANT SCHEDULE TOWNHOUSE UNIT TYPE B.1

SMALL EVERGREEN SHRUB	3 GAL. TO 5 GAL. EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER	31
	Buxus x 'Green Gem' / Green Gem Boxwood	
	Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus	
	Ilex crenata 'Green Lustre' / Green Luster Japanese Holly	
	Ilex glabra 'Shamrock' / Shamrock Inkberry	
	Morella pensylvanica / Northern Bayberry	
	Pinus mugo mugo / Dwarf Mugo Pine	
	Rosa x 'Radrazz' / Knock Out Shrub Rose	
DECIDUOUS SHRUBS	3 GAL. TO 5 GAL. DECIDUOUS SHRUBS PLANTED 2' TO 3' ON CENTER	28
	Clethra alnifolia 'Rosea' / Pink Summersweet	
	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	
LARGE EVERGREEN SHRUB	5 GAL. TO 7 GAL. EVERGREEN SHRUBS PLANTED 2.5' TO 4' ON CENTER	1
	Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus	
GROUNDCOVER	1 GAL. PLANTS	411 sf
	SPACED 12" TO 15" O.C.	
	Carex cherokeensis / Cherokee Sedge	191
	Heuchera sanguinea 'Ruby Bells' / Ruby Coral Bells	191
	Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar	109
	Sporobolus heterolepis / Prairie Dropseed	195
ACCENT PLANTS	1 GAL. TO 3 GAL. PLANTS	198 sf
	SPACED 18" TO 24" ON CENTER	
	Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Coneflower	91
	Rudbeckia submatosa 'Henry Eilers' / Henry Eilers Black-Eyed Susan	91
ORNAMENTAL GRASS	1 GAL. TO 3 GAL. PLANTS	589 sf
	SPACED 18" TO 24" ON CENTER	
	Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass	154
	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	154
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	154

Typical Townhouse Planting

Fusion
Plainsboro, New Jersey

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LANDSCAPE ARCHITECT
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NO.	DATE	REVISION

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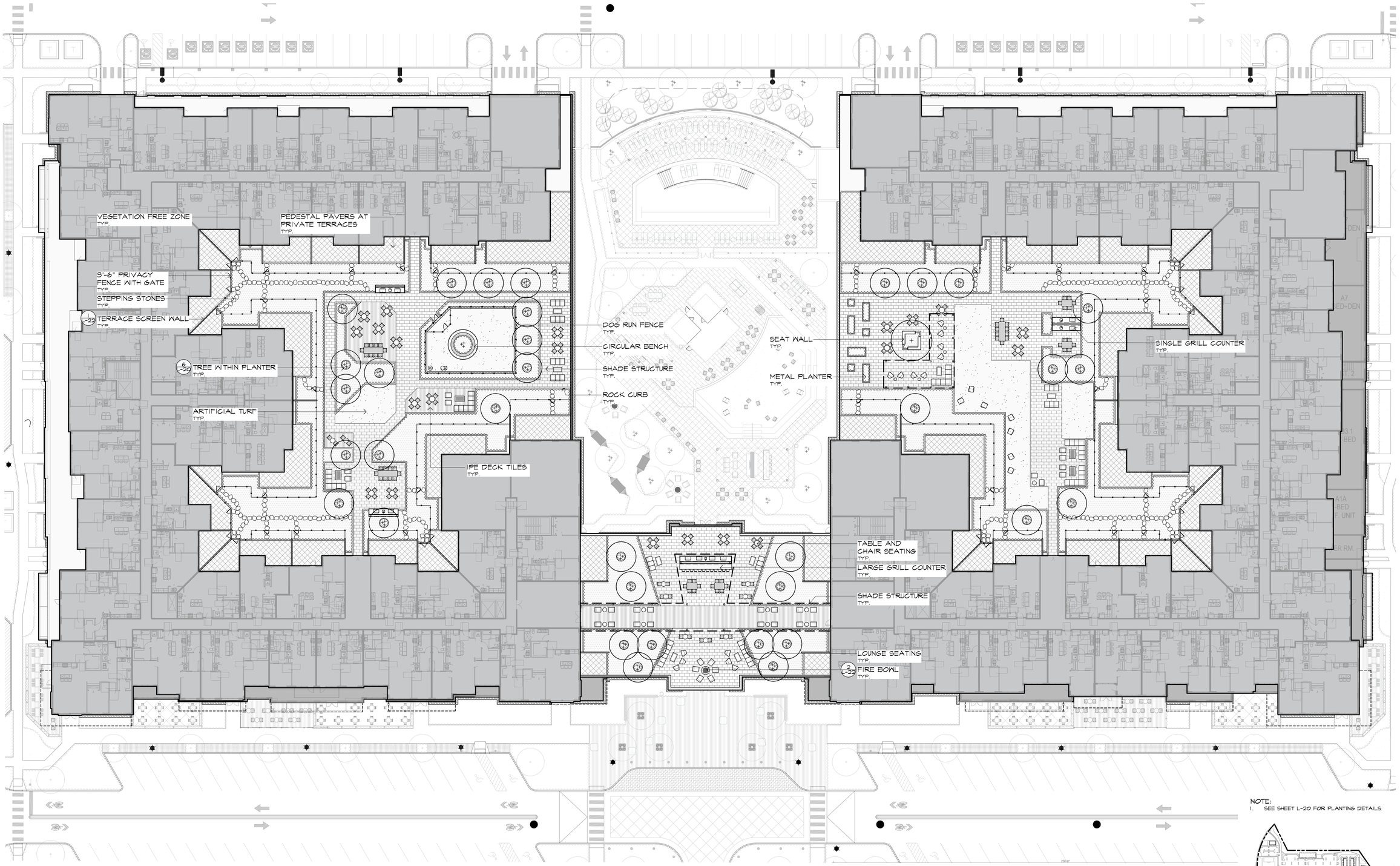
DRAWING NO.

L-16



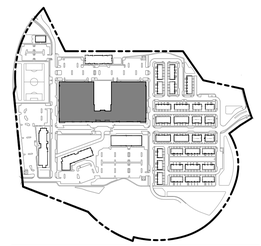
CONCEPT PLANT SCHEDULE

ROOFTOP INTENSIVE PLANTING MIX

Amsonia hubrichtii / Arkansas Bluestar
Astilbe x arendsii 'Rheinland' / Rhienland Astilbe
Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama
Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass
Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
Echinacea purpurea 'PowWow Wildberry' / PowWow Wild Berry Coneflower
Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
Heuchera x 'Autumn Bride' / Autumn Bride Coral Bells
Hosta fortunei 'Gold Standard' / Gold Standard Plantain Lily
Liriope muscari 'Big Blue' / Big Blue Lilyturf
Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint
Osmunda cinnamomea / Cinnamon Fern
Rudbeckia fulgida fulgida / Orange Coneflower
Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem
Sedum purpureum 'Autumn Joy' / Pink Perennial Sedum
Sesleria autumnalis / Autumn Moor Grass
Tiarella cordifolia 'Running Tapestry' / Running Tapestry Foamflower

NOTE: PLANT LIST INTENDED TO GIVE DESIGN INTENT ONLY. FINAL PLANT LIST MAY VARY.

NOTE:
1. SEE SHEET L-20 FOR PLANTING DETAILS



KEY PLAN

0 10' 20' 40'

MultiFamily Building Rooftop Plan

Fusion
Plainsboro, New Jersey

MBC
MELILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE

200 Union Avenue
Belelle, NJ
08730

295 Newark Avenue
Jersey City, NJ
07302

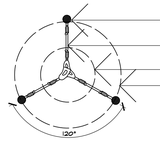
732-528-0664
www.mbcla.design
NJCA No. 21MM00001700

THOMAS B. BAUER
N.J. LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

NO.	DATE	REVISION

SCALE: 1"=20'
DATE: 09/05/2025
JOB NO.: 24-157

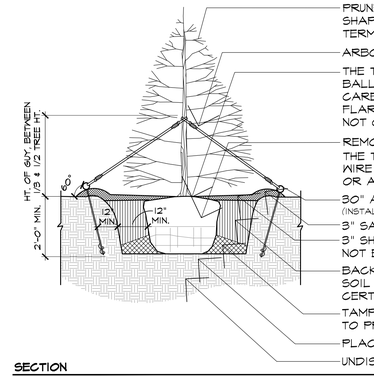
DRAWING NO.
L-17



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.

PLAN

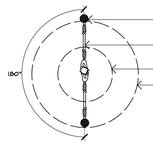


PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE. NEVER CUT CENTRAL TRUNK OR LEADER AND DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
ARBOR TIE
THE TRUNK FLARE OF EACH TREE SHALL BE VISIBLE AT THE TOP OF THE ROOT BALL. IF NURSERY GRADE IS ABOVE 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 THE TOP OF THE ROOT BALL WITH SOIL.
REMOVE ALL ROPE FROM TRUNK AND TOP OF BALL. REMOVE BURLAP FROM THE TOP (HALF) ½ OF THE ROOT BALL. WHEN A WIRE BASKET IS PRESENT THE WIRE BASKET SHALL BE REMOVED FROM 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

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 AND GUYING 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.

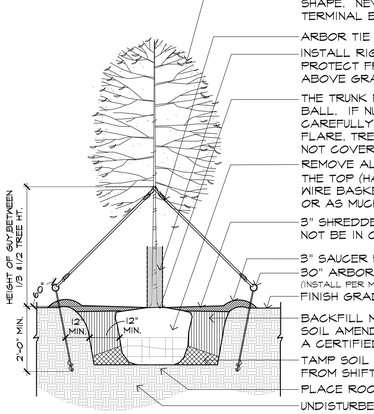
1 L-18 EVERGREEN TREE PLANTING
1/2" = 1'-0"



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.

PLAN

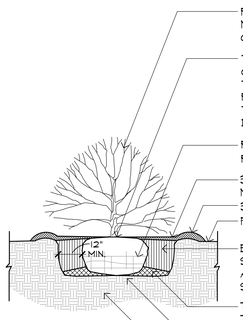


PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE. NEVER CUT CENTRAL TRUNK OR LEADER AND DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
ARBOR TIE
INSTALL RIGID, PLASTIC OPEN MESH TRUNK GUARD AT BASE OF TREE TO PROTECT FROM DEER RUBBING. TRUNK GUARD SHALL EXTEND A MINIMUM OF 24" ABOVE GRADE AND ALLOW FOR AIR CIRCULATION
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 THE TOP OF THE ROOT BALL WITH SOIL.
REMOVE ALL ROPE FROM TRUNK AND TOP OF BALL. REMOVE BURLAP FROM THE TOP (HALF) ½ 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.
3" SHREDDED HARDWOOD BARK MULCH, UNIFORMLY SPREAD. MULCH SHALL NOT BE IN CONTACT WITH THE TRUNK OF THE TREE
3" SAUCER RIM
30" ARBOR TIE STEEL EYE STAKE, 3 PER TREE
(INSTALL PER MFG. SPECIFICATIONS)
FINISH GRADE
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 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

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 AND GUYING 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.
-GUYS ON MULTI-STEM TREES TO BE MADE ON HEAVIEST BRANCHES OF PLANT.

2 L-18 3" CALIPER OR MORE DECIDUOUS TREE PLANTING
1/2" = 1'-0"



PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL SHRUB SHAPE. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
THE TRUNK FLARE OF EACH SHRUB 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 THE TOP OF THE ROOT BALL WITH SOIL.
REMOVE ALL ROPE FROM TRUNK AND TOP OF BALL. REMOVE BURLAP FROM THE TOP (HALF) ½ OF THE ROOT BALL.
3" SHREDDED HARDWOOD BARK MULCH, UNIFORMLY SPREAD. MULCH SHALL NOT BE IN CONTACT WITH THE TRUNK OF THE SHRUB.
3" SAUCER RIM
FINISH GRADE
BACKFILL MIXTURE SHALL BE A THOROUGHLY MIXED BLEND OF SOIL & TOPSOIL 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

3 L-18 SHRUB PLANTING
1/2" = 1'-0"

SHOWY NORTHEAST NATIVE WILDFLOWER & GRASS MIX
24.1% BOUTELOUA CURTIPENDULA, BUTTE(SIDEOATS GRAMA, BUTTE)
21.2% SCHIZACHYRIUM SCOPARIUM, 'ITASCA', MN ECOTYPE (LITTLE BLUESTEM, ITASCA, MN ECOTYPE)
15.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE)
7.0% ECHINACEA PURPUREA (PURPLE CONEFLOWER)
3.5% CHAMAECRISTA FASCICULATA, PA ECOTYPE (PARTRIDGE PEA, PA ECOTYPE)
9.0% COREOPSIS LANCEOLATA (LANCELEAF COREOPSIS)
3.0% RUDBECKIA HIRTA (BLACKEYED SUSAN)
2.0% HELIOPSIS HELIANTHOIDES, PA ECOTYPE (OXEYE SUNFLOWER, PA ECOTYPE)
1.5% LIATRIS SPICATA, PA ECOTYPE (MARSH BLAZING STAR, PA ECOTYPE)
1.2% TRADESCANTIA OHIENSIS, PA ECOTYPE (OHIO SPIDERWORT, PA ECOTYPE)
1.0% PENSTEMON DIGITALIS (TALL WHITE BEARDTONGUE)
0.9% PYCNANTHEMUM TENUIFOLIUM (NARROWLEAF MOUNTAINMINT)
0.7% SENNA HEBECARPA, VA & NV ECOTYPE (WILD SENNA, VA & NV ECOTYPE)
0.5% ASCLEPIAS TUBEROSA (BUTTERFLY MILKWEED)
0.5% BAPTISIA AUSTRALIS, SOUTHERN NV ECOTYPE (BLUE FALSE INDIGO, SOUTHERN NV ECOTYPE)
0.5% ZIZIA 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 (WILD 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 TRIPTERIS, PA ECOTYPE (TALL COREOPSIS, PA ECOTYPE)
0.2% OENOTHERA FRUTICOSA VAR. FRUTICOSA (SUNDROPS)
0.2% SOLIDAGO NEMORALIS, PA ECOTYPE (GRAY GOLDENROD, PA ECOTYPE)
0.1% PENSTEMON HIRSUTUS (HAIRY BEARDTONGUE)
0.1% SENNA MARILANDICA (MARYLAND SENNA)
0.1% SOLIDAGO JUNCEA, PA ECOTYPE (EARLY GOLDENROD, PA ECOTYPE)
0.1% SOLIDAGO ODORA, PA ECOTYPE (LICORICE SCENTED GOLDENROD, PA ECOTYPE)
GENERAL PRODUCT INFORMATION:
ITEM NUMBER: ERNMX-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
SALES@ERNSTSEED.COM
1-800-873-3321

SEED MIX INSTALLATION NOTES:
FOLLOWING FINISH GRADING, SEED TO BE APPLIED BY HAND, HYDROSEEDER OR DRILL SEEDER (USING TRUAX OR EQUAL). IF HAND SEEDED OR HYDROSEEDED- HAND RAKE OR USE A FUERST HARROW 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. COIR 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.

4 L-18 BASIN SIDE SLOPE SEED MIX

RETENTION BASIN WILDLIFE MIX
MIX COMPOSITION
30.0% PANICUM CLANDESTINUM, TIOGA (DEERTONGUE, TIOGA)
29.5% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
20.0% ELYMUS VIRGINICUS, MADISON-NY ECOTYPE (VIRGINIA WILDRYE, MADISON-NY ECOTYPE)
7.0% CAREX LURIDA, PA ECOTYPE (LURID SEDGE, PA ECOTYPE)
7.0% CAREX SCOPARIA, PA ECOTYPE (BLUNT BROOM SEDGE, PA ECOTYPE)
3.0% VERBENA HASTATA, PA ECOTYPE (BLUE VERVAIN, PA ECOTYPE)
1.5% JUNCUS EFFUSUS (SOFT RUSH)
0.5% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE (AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE)
0.5% ASCLEPIAS INCARNATA, PA ECOTYPE (SWAMP MILKWEED, PA ECOTYPE)
0.3% SCIRPUS CYPERINUS, PA ECOTYPE (WOOLGRASS, PA ECOTYPE)
0.2% HELENIUM AUTUMNALE, PA ECOTYPE (COMMON SNEEZEWEED, PA ECOTYPE)
0.1% ASTER NOVAE-ANGLIAE, PA ECOTYPE (NEW ENGLAND ASTER, PA ECOTYPE)
0.1% ASTER PUNICEUS, PA ECOTYPE (PURPLESTEM ASTER, PA ECOTYPE)
0.1% ASTER UMBELLATUS, PA ECOTYPE (FLAT TOPPED WHITE ASTER, PA ECOTYPE)
0.1% EUPATORIUM PERFOLIATUM, PA ECOTYPE (BONESET, PA ECOTYPE)
0.1% LOBELIA SIPHILITICA, PA ECOTYPE (GREAT BLUE LOBELIA, PA ECOTYPE)
GENERAL PRODUCT INFORMATION:
ITEM NUMBER: ERNMX-127
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; 90 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 SEEDED OR HYDROSEEDED- HAND RAKE OR USE A FUERST HARROW 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. COIR 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.

5 L-18 BASIN BOTTOM SEED MIX

RAIN GARDEN SEED MIX
25.6% SCHIZACHYRIUM SCOPARIUM, 'ITASCA', MN ECOTYPE (LITTLE BLUESTEM, 'ITASCA', MN ECOTYPE)
20.0% ELYMUS VIRGINICUS, MADISON-NY ECOTYPE (VIRGINIA WILDRYE, MADISON-NY ECOTYPE)
9.0% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
58.0% ECHINACEA PURPUREA (PURPLE CONEFLOWER)
7.8% CHASMANTHIUM LATIFOLIUM, NV ECOTYPE (RIVER OATS, NV ECOTYPE)
6.8% PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE)
3.0% COREOPSIS LANCEOLATA (LANCELEAF COREOPSIS)
3.0% RUDBECKIA HIRTA (BLACKEYED SUSAN)
2.5% VERBENA HASTATA, PA ECOTYPE (BLUE VERVAIN, PA ECOTYPE)
2.0% CHAMAECRISTA FASCICULATA, PA ECOTYPE (PARTRIDGE PEA, PA ECOTYPE)
2.0% PANICUM CLANDESTINUM, TIOGA (DEERTONGUE, TIOGA)
1.5% HELIOPSIS HELIANTHOIDES, PA ECOTYPE (OXEYE SUNFLOWER, PA ECOTYPE)
1.5% ASCLEPIAS INCARNATA, PA ECOTYPE (SWAMP MILKWEED, PA ECOTYPE)
1.3% PENSTEMON DIGITALIS, PA ECOTYPE (TALL WHITE BEARDTOUNGE, PA ECOTYPE)
1.2% ZIZIA AUREA (GOLDEN ALEXANDERS)
0.7% PYCNANTHEMUM TENUIFOLIUM (NARROWLEAF MOUNTAINMINT)
0.5% ASTER NOVAE-ANGLIAE, PA ECOTYPE (NEW ENGLAND ASTER, PA ECOTYPE)
0.5% BAPTISIA AUSTRALIS, SOUTHERN NV ECOTYPE (BLUE FALSE INDIGO, SOUTHERN NV ECOTYPE)
0.5% JUNCUS EFFUSUS (SOFT RUSH)
0.5% SENNA HEBECARPA, VA & NV ECOTYPE (WILD SENNA, VA & NV ECOTYPE)
0.5 VERNONIA NOVEBORACENSIS, PA ECOTYPE (NEW YORK IRONWEED, PA ECOTYPE)
0.3% MONARDA FISTULOSA, FORT INDIANTOWN GAP-PA ECOTYPE (WILD BERGAMOT, FORT INDIANTOWN GAP-PA ECOTYPE)
0.1% ASTER PRENANTHOIDES, PA ECOTYPE (ZIGZAG ASTER, PA ECOTYPE)
0.1% EUPATORIUM PERFOLIATUM, PA ECOTYPE (BONESET, PA ECOTYPE)
0.1% MIMULUS RINGENS, PA ECOTYPE (SQUARE STEMMED MONKEYFLOWER, PA ECOTYPE)
0.1% SOLIDAGO JUNCEA, PA ECOTYPE (EARLY GOLDENROD, PA ECOTYPE)
ITEM NUMBER: ERNMX-180
PRODUCT CATEGORIES:
GRASSES & GRASS-LIKE SPECIES, HERBACEOUS FLOWERING SPECIES, STORMWATER MANAGEMENT, UPLANDS & MEADOWS
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; 90 LBS/ACRE), JAPANESE MILLET (1 MAY TO 31 AUG; 10 LBS/ACRE), OR BARNYARD GRASS (1 MAY TO 31 AUG; 20 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 SEEDED OR HYDROSEEDED- HAND RAKE OR USE A FUERST HARROW 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. COIR 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.

6 L-18 RAIN GARDEN SEED MIX

PARTIALLY SHADED ROADSIDE MIX
MIX COMPOSITION
49.4% SCHIZACHYRIUM SCOPARIUM, 'CAMPER' (LITTLE BLUESTEM)
18.5% ELYMUS VIRGINICUS (VIRGINIA WILDRYE)
9.5% ECHINACEA PURPUREA (PURPLE CONEFLOWER)
6.5% ELYMUS HYSTRIX (BOTTLEBRUSH GRASS)
3.0% RUDBECKIA HIRTA (BLACKEYED SUSAN)
2.0% CHAMAECRISTA FASCICULATA (PARTRIDGE PEA)
1.8% HELIOPSIS HELIANTHOIDES (OXEYE SUNFLOWER)
1.0% PENSTEMON DIGITALIS (TALL WHITE BEARDTONGUE)
1.0% ZIZIA AUREA (GOLDEN ALEXANDERS)
0.7% LIATRIS SPICATA (MARSH BLAZING STAR)
0.6% ASTER MACROPHYLLUS (BIGLEAF ASTER)
0.6% BAPTISIA AUSTRALIS (BLUE FALSE INDIGO)
0.5% ANEMONE CANADENSIS (CANADIAN ANEMONE)
0.5% GAURA BIENNIS (BIENNIAL BEEBLOSSOM)
0.5% LESPEDEZA CAPITATA (ROUNDHEAD LESPEDEZA)
0.5% RUDBECKIA TRILOBA (BRONNEYED SUSAN)
0.4% ASCLEPIAS TUBEROSA (BUTTERFLY MILKWEED)
0.4% ASTER PILOSUS (HEATH ASTER)
0.3% ASCLEPIAS SYRIACA (COMMON MILKWEEK)
0.3% MONARDA FISTULOSA (WILD BERGAMOT)
0.3% PYCNANTHEMUM INCANUM (HOARY MOUNTAINMINT)
0.3% SOLIDAGO BICOLOR (WHITE GOLDENROD)
0.3% SOLIDAGO NEMORALIS (GRAY GOLDENROD)
0.3% TRADESCANTIA OHIENSIS (OHIO SPIDERWORT)
0.20 % AQUILEGIA CANADENSIS (EASTERN COLUMBINE)
0.20 % ASTER PRENANTHOIDES (ZIGZAG ASTER)
0.20 % SOLIDAGO JUNCEA (EARLY GOLDENROD)
0.10 % PENSTEMON HIRSUTUS (HAIRY BEARDTONGUE)
0.10 % PENSTEMON LAEVIGATUS (APPALACHIAN BEARDTONGUE)
ITEM NUMBER: ERNMX-140
PRODUCT CATEGORIES:
GRASSES & GRASS-LIKE SPECIES, HERBACEOUS FLOWERING SPECIES, POLLINATOR FAVORITES, WOODLAND OPENINGS
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; 90 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 SEEDED OR HYDROSEEDED- HAND RAKE OR USE A FUERST HARROW 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. COIR 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.

7 L-18 PARTIALLY SHADED ROADSIDE SEED MIX

8 L-18 SHOWY NORTHEAST NATIVE WILDFLOWER & GRASS MIX

29.6% Schizachyrium scoparium (Little Bluestem)
20.0% Elymus virginicus (Virginia Wildrye)
10.6% Echinacea purpurea (Purple Coneflower)
6.8% Bouteloua curtipendula (Sideoats Grama)
4.0% Rudbeckia hirta (Blackeyed Susan)
4.0% Coreopsis lanceolata (Lanceleaf Coreopsis)
4.0% Chamaecrista fasciculata (Partridge Pea)
2.8% Penstemon digitalis (Tall White Beardtongue)
2.6% Heliopsis helianthoides (Oxeye Sunflower)
2.0% Zizia aurea (Golden Alexanders)
1.6% Asclepias tuberosa (Butterfly Milkweed)
1.2% Liatris spicata (Marsh Blazing Star)
1.0% Lespedeza virginica (Slender Lespedeza)
1.0% Lespedeza capitata (Roundhead Lespedeza)
1.0% Baptisia australis (Blue False Indigo)
1.0% Aster oblongifolius (Aromatic Aster)
0.8% Tradescantia ohiensis (Ohio Spiderwort)
0.8% Senna hebecarpa (Wild Senna)
0.8% Rudbeckia triloba (Browneyed Susan)
0.8% Eragrostis spectabilis (Purple Lovegrass)
0.6% Pycnanthemum tenuifolium (Narrowleaf Mountainmint)
0.4% Solidago nemoralis (Gray Goldenrod)
0.4% Senna marilandica (Maryland Senna)
0.4% Monarda fistulosa (Wild Bergamot)
0.4% Aster pilosus (Heath Aster)
0.4% Aster lateriflorus (Calico Aster)
0.4% Aster laevis (Smooth Blue Aster)
0.2% Pycnanthemum incanum (Hoary Mountainmint)
0.2% Solidago juncea (Early Goldenrod)
0.2% Solidago bicolor (White Goldenrod)
0.2% Penstemon hirsutus (Hairy Beardtongue)
ITEM NUMBER: ERNMX-153
PRODUCT CATEGORIES:
GRASSES & GRASS-LIKE SPECIES, HERBACEOUS FLOWERING SPECIES, POLLINATOR FAVORITES, UPLANDS & MEADOWS
SEEDING RATE: 15 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).
SEED MIX INSTALLATION NOTES:
- FOLLOWING FINISH GRADING, SEED TO BE APPLIED BY HAND, HYDROSEEDER OR DRILL SEEDER (USING TRUAX OR EQUAL). IF HAND SEEDED OR HYDROSEEDED- HAND RAKE OR USE A FUERST HARROW 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. COIR 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.

9 L-18 NO-MOW COVER SEED MIX

NO-MOW COVER SEED MIX
MIX COMPOSITION
95% FESTUCA RUBRA, CREEPING RED FESCUE
27.50 FESTUCA BREVIPILA 'MINIMUS', HARD FESCUE MINIMUS'
27.50% FESTUCA OVINA VAR. DURIUSCULA 'GLADIATOR', HARD FESCUE 'GLADIATOR'
10.00% LOLIUM MULTIFLORUM, ANNUAL RYEGRASS
ITEM NUMBER: ERNMX-PDOT-L

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; 90 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:
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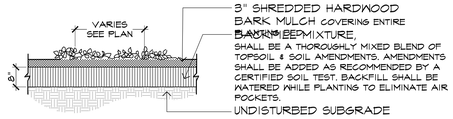
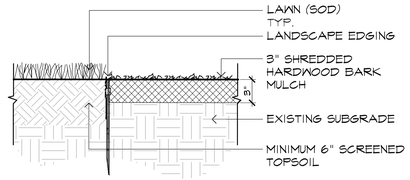
- FINAL LIMITS OF SEED MIX TO BE ADJUSTED IN FIELD BASED ON OBSERVED CONDITIONS OF BASIN HYDROLOGY.



3" SHREDDED HARDWOOD BARK MULCH COVERING ENTIRE PLANTING AREA
BACKFILL MIXTURE, SHALL BE A THOROUGHLY MIXED BLEND OF TOPSOIL & SOIL AMENDMENTS. AMENDMENTS SHALL BE ADDED AS RECOMMENDED BY A CERTIFIED SOIL TEST. BACKFILL SHALL BE WATERED WHILE PLANTING TO ELIMINATE AIR POCKETS.
UNDISTURBED SUBGRADE

10 L-18 GROUNDCOVER PLANTING
1/2" = 1'-0"



LAWN (SOD) TYP.
LANDSCAPE EDGING
3" SHREDDED HARDWOOD BARK MULCH
EXISTING SUBGRADE
MINIMUM 6" SCREENED TOPSOIL

11 L-18 SECTION: PLANTING BED
1 1/2" = 1'-0"

Planting Details
Streetscape

Fusion
Plainsboro, New Jersey

MBC
MELILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE
200 Union Avenue, Belele, NJ 08730
295 Newark Avenue, Jersey City, NJ 07302
732-528-0664
www.mbcla.design
NJCA No. 21MH00001700

THOMAS B. BAUER
N.J. LICENSED LANDSCAPE ARCHITECT NO. AS000019

NO.	DATE	REVISION

SCALE:
DATE: 09/05/2025 JOB NO.: 24-157

DRAWING NO.
L-18

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 APPROVAL BY THE LANDSCAPE ARCHITECT OF TREE PLACEMENT, CONTRACTOR SHALL PAINT A CIRCLE AROUND THE BALL OF THE TREE, MOVE THE 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 PLANTING 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 OUTS 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 PROPOSED PLANT MATERIAL. TREES SHALL BE PRUNED OF ANY BRANCHES THAT INTERFERE WITH PEDESTRIANS, 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 PLANTING 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
SPRING	MAR. 1-MAY 15	ALL PLANTS

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

1 L-19 NOTE: 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 SOD.
- 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:
- 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, TARRED PAPER, BOARDS, CHIPS, STICKS OR ANY OTHER UNDESIRABLE MATERIAL.

*SUBMIT RESULTS TO THE ENGINEER AND LANDSCAPE ARCHITECT.

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

2 L-19 NOTE: TOPSOIL
1" = 1'

1. 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.
2. PLANTER WALLS SHALL BE SLEEVED TO MINIMIZE PENETRATIONS THROUGH PLANTER BOTTOMS FOR IRRIGATION LINES.
3. EXTENSIVE GREEN ROOF IRRIGATION SHALL BE PER LIVE ROOF / AMERICAN HYDROTECH MFS. RECOMMENDATIONS.
4. 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.
5. 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.
6. THE POINT OF CONNECTION SHALL BE A COPPER 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 COPPER PIPE OUTSIDE OF THE BUILDING. A WINTERIZATION POINT SHALL BE INSTALLED BY THE IRRIGATION CONTRACTOR IMMEDIATELY DOWNSTREAM OF THE COPPER STUB.
7. A DEDICATED 10 AMP, 120-VOLT CIRCUIT WILL BE REQUIRED TO OPERATE THE IRRIGATION CONTROLLER. THE IRRIGATION CONTROLLER WILL NEED TO BE MOUNTED WITHIN A MECHANICAL ROOM. AN APPROXIMATELY 18 INCH X 18 INCH SQUARE WALL SPACE IS REQUIRED AND NEEDS TO BE PROPERLY GROUNDED. A 1.5 INCH ELECTRICAL CONDUIT TO BE USED FOR THE 24-VOLT IRRIGATION CONTROL WIRES WILL BE NEEDED TO BE ROUTED FROM THE IRRIGATION CONTROLLER AND STUBBED OUT OF THE BUILDING TO THE LOCATION OF THE WATER SUPPLY STUB OUT AT THE STREETSCAPE.

3 L-19 NOTE: IRRIGATION
1" = 1'

SITE PREPARATION

IF YOUR SITE WAS PREVIOUSLY A LAWN OR CROP FIELD TO WHICH HERBICIDES WERE APPLIED, IT IS IMPORTANT THAT YOU ALLOW THE APPROPRIATE INTERVAL FOR THE RESIDUES OF THOSE HERBICIDES TO BREAK DOWN PRIOR TO PLANTING YOUR MEADOW. SOME HERBICIDE RESIDUES CAN PREVENT SEEDLING GERMINATION. COMPETITION FROM INVASIVE OR UNDESIRABLE VEGETATION IS THE MOST LIMITING FACTOR TO SUCCESSFUL UPLAND MEADOW ESTABLISHMENT. PRIOR TO PLANTING, ALL SUCH VEGETATION MUST BE FULLY CONTROLLED. TYPICAL CONTROL STRATEGIES INCLUDE REPEATED TILLING, SMOTHERING WITH BLACK PLASTIC OR HERBICIDES. WHILE ALL OF THESE STRATEGIES MAY CONTROL EXISTING WEEDS, THEY WILL NOT KILL ALL WEED SEEDS THAT ARE LYING DORMANT IN THE SOIL. SEEDS OF SOME SPECIES, SUCH AS VELVETLEAF AND POKEWEED, MAY GERMINATE MANY DECADES AFTER THE SPECIES LAST GREW ON THE SITE. WHEN USING THE TILLAGE STRATEGY, A SITE IS DISC HARROWED EVERY TWO TO FOUR WEEKS FOR A ONE TO TWO-MONTH PERIOD. THE UNDERLYING PREMISE OF THIS PROCESS IS THAT THE ROOT SYSTEM OF PERENNIAL SPECIES WILL BE WORN OUT TO THE POINT OF KILLING THE SPECIES. IN ADDITION, TILLAGE WILL STIMULATE GERMINATION OF SOME DORMANT SEEDS, WHICH WILL BE KILLED BY SUBSEQUENT TILLAGE. PLANTING SHOULD NOT OCCUR UNTIL PERENNIAL SPECIES ARE COMPLETELY KILLED. BLACK PLASTIC MAY ALSO BE USED TO KILL WEEDS. IT MAY BE LAID ACROSS TILLED OR UNTILLED SOIL AND ANCHORED DOWN BY BURYING THE EDGES IN SOIL OR LAYING BOARDS OR BRICKS ACROSS THE SURFACE. THIS PROTOCOL SHOULD BE UTILIZED DURING A GROWING SEASON WHERE THE INTENT IS TO FALL PLANT IN THE SAME YEAR OR SPRING PLANT THE FOLLOWING YEAR. THE APPLICATION OF AN APPROVED HERBICIDE, SUCH AS GLYPHOSATE (ROUNDUP OR RODEO), BY A LICENSED SPRAY TECHNICIAN IS THE MOST COMMON AND LEAST TIME-INTENSIVE PROTOCOL FOR CONTROLLING EXISTING VEGETATION. HERBICIDES ARE MOST EFFECTIVE ON ACTIVELY GROWING PLANT TISSUES. THEREFORE, THEY ARE VERY EFFECTIVE ON NEW GROWTH IN THE SPRING. SPRAYING SHOULD BEGIN WHEN GROWTH IS APPROXIMATELY 6" HIGH. ONE TO TWO WEEKS LATER, A FOLLOW-UP APPLICATION OF SPRAY MAY BE MADE TO ADDRESS SKIPS OR PERSISTENT SPECIES. IF SUBSTANTIAL PLANT TISSUES REMAIN ON THE SURFACE FOLLOWING A FULL KILL BY HERBICIDES, A CLOSE MOWING, TILLAGE OR BURNING MAY BE NECESSARY TO ACHIEVE GOOD SEED-TO-SOIL CONTACT.

GROWING SEASON MAINTENANCE

MAINTENANCE
-FOR SEEDINGS OF ANNUAL WILDFLOWER MIXES OR ANNUAL & PERENNIAL WILDFLOWER MIXES, PROBLEM WEEDS SHOULD BE HAND PULLED FOR ALL OTHER MIXES, SEE BELOW.
FIRST GROWING SEASON
-WHENEVER CANOPY HEIGHT (OVERALL VEGETATION) REACHES 18"-24", USE A BRUSH HOG MOWER OR STRING TRIMMER TO TRIM THE MEADOW TO A HEIGHT OF 8". A LAWN MOWER IS NOT RECOMMENDED AS THE MOWER HEIGHT WILL BE TOO LOW AND NATIVE SEEDLINGS WILL BE KILLED. TRIMMING WILL REDUCE COMPETITION BY FAST-GROWING WEEDS FOR SUNLIGHT, WATER AND NUTRIENTS NEEDED BY SLOW-GROWING PERENNIAL NATIVES. TRIMMING SHOULD CEASE BY MID-SEPTEMBER.
- PROBLEM WEEDS SHOULD BE HAND PULLED OR SPOT SPRAYED WITH AN APPROVED HERBICIDE, SUCH AS ROUNDUP®, RODEO, GARLON 3A, STINGER OR MILESTONE. IF YOU DID NOT PLANT VINES OR SPINY PLANTS AS PART OF YOUR MIX, BE VIGILANT ABOUT CONTROLLING THEM. THESE ARE MORE EASILY PULLED WHEN THEY ARE YOUNG RATHER THAN AFTER THEY HAVE HAD TWO TO THREE MONTHS OF GROWTH. EXAMPLES INCLUDE BINDWEED, BLACKBERRY, MULTIFLORA ROSE, MILE-A-MINUTE AND JAPANESE HOPS. BE EQUALLY VIGILANT ABOUT CONTROLLING OTHER INVASIVE SPECIES, SUCH AS AUTUMN OLIVE, CANADA THISTLE AND MUGWORT.
SECOND & SUBSEQUENT GROWING SEASONS
- PRIOR TO NEW SPRING GROWTH REACHING A HEIGHT OF 2" (E.G. SHORTLY AFTER FORSYTHIA OR REDBUD BLOOMS), TRIM ANY MATERIAL STANDING FROM THE PREVIOUS YEAR CLOSE TO THE GROUND (APPROXIMATELY 2"). IF YOUR SEED MIX INCLUDED SEEDLESS, TRIMMING SHOULD BE NO LOWER THAN 2 ABOVE THE CROWNS THAT PRODUCED THE PRIOR YEAR'S GROWTH. THIS WILL ALLOW THE SOIL TO WARM MORE QUICKLY WHICH WILL STIMULATE THE EMERGENCE AND GROWTH OF NATIVE SEEDLINGS. IT WILL ALSO REDUCE THE LIKELIHOOD OF SHRUB INVASION.
-IF BIOENGINEERING OR CONTAINERIZED WOODY MATERIALS WERE USED ON THE SITE OR SEED OF SHRUBS/TREES WERE PART OF THE MIX, THE SITE SHOULD NOT BE TRIMMED AFTER THE ESTABLISHMENT YEAR.
- PROBLEM WEEDS SHOULD BE HAND PULLED OR SPOT SPRAYED WITH AN APPROVED HERBICIDE, SUCH AS ROUNDUP®, RODEO, GARLON 3A, STINGER OR MILESTONE. IF YOU DID NOT PLANT VINES OR SPINY PLANTS AS PART OF YOUR MIX, BE VIGILANT ABOUT CONTROLLING THEM. THESE ARE MORE EASILY PULLED WHEN THEY ARE YOUNG RATHER THAN AFTER THEY HAVE HAD TWO TO THREE MONTHS OF GROWTH. EXAMPLES INCLUDE BINDWEED, BLACKBERRY, MULTIFLORA ROSE, MILE-A-MINUTE AND JAPANESE HOPS. BE EQUALLY VIGILANT ABOUT CONTROLLING OTHER INVASIVE SPECIES, SUCH AS AUTUMN OLIVE, CANADA THISTLE AND MUGWORT.
SPECIAL CIRCUMSTANCES - SECOND GROWING SEASON
IF YOU NOTICE A HEAVY INFESTATION OF RAGWEED OR FOXTAIL IN THE SECOND GROWING SEASON, TRIM THE MEADOW TO A HEIGHT OF 8". TRIMMING SHOULD CEASE BY MID-SEPTEMBER. TO PREVENT RE-INFESTATION OF SOME WEED SPECIES, THE USE OF AN APPROPRIATE SELECTIVE HERBICIDE MAY BE NECESSARY IN CONJUNCTION WITH A SEED MIX THAT IS TOLERANT OF THAT HERBICIDE.

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4 L-19 UPLAND & MEADOW SITES SEED MIX GUIDELINES

SITE PREPARATION

INVASIVE SPECIES, PARTICULARLY THOSE ADAPTED TO WET CONDITIONS, SHOULD BE REMOVED OR SPRAYED WITH AN APPROVED HERBICIDE BY A LICENSED SPRAY TECHNICIAN PLANTING THE SITE. PERENNIAL WEEDS NOT ADDRESSED BEFORE ESTABLISHMENT WILL BE DIFFICULT TO REMOVE LATER. NORMAL VEGETATION CAN BE WORKED INTO THE TOPSOIL WHICH SHOULD BE STOCKPILED UNTIL THE FINAL GRADE HAS BEEN ESTABLISHED. WITH THE SPECIFICATIONS AND DIMENSIONS, ON-SITE CONSTRUCTION OF THE BERM AND OUTLETS MUST BE EXECUTED CAREFULLY TO MAINTAIN STRUCTURAL INTEGRITY. THE INFILTRATION AND PLANT GROWTH AREAS SHOULD BE LOOSE AND FRIABLE (EASY TO CRUMBLE) HIGH IN ORGANIC MATTER AND COMPLETED WITHOUT COMPACTION BY HEAVY EQUIPMENT. AN EXCAVATOR CAN BE USED TO DIG AND DROP EACH AREA OF THE BOTTOM SOIL IN A LOOSE MANNER. AT THIS POINT, LIME OR COMPOST CAN BE INCORPORATED. THE EXCAVATION MACHINE SHOULD NOT WALK ON THE FINISHED SURFACE, THUS AVOIDING UNNECESSARY COMPACTION. NATIVE VEGETATION CAN BE PLANTED OR SEEDED OVER THIS UNEVEN ABSORBENT SURFACE.

SEEDING AND PLANTING METHODS

SEEDING AND PLANTING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF THE STRUCTURE WHILE THE SOIL IS STILL FRIABLE AND BEFORE ANY RAIN. SEEDING AND PLANTING BEFORE THE BASIN IS FLOODED OR ALLOW THE BASIN TO DRAIN BEFORE SEEDING. BROADCAST SEED EVENLY OVER EACH UNIT BY HAND SEEDING OR HYDROSEEDING. SEEDING RATES ARE GENERALLY LOW (1/2 LB PER 1,000 SQ FT). IF BROADCASTING SEED, ADD A BULKING AGENT (E.G., KITTY LITTER) SO THAT SEED MAY BE BROADCAST EVENLY OVER THE AREA. IF THE SEED IS NOT MIXED IN, INCORPORATE THE SEED INTO THE SOIL WITH A GARDEN RAKE. OATS OR RYE CAN PROVIDE TEMPORARY VEGETATION TO PROTECT THE SOIL UNTIL PERMANENT VEGETATION IS ESTABLISHED. THE USE OF SUCH NATIVE SPECIES AS ELYMUS VIRGINICUS (VIRGINIA WILDRYE) CAN CREATE AN INTERMEDIATE COVER THAT IS SUCCEEDED BY LONG-TERM NATIVE VEGETATION. STRAW MULCH OR STRAW COCONUT MATS ARE FREQUENTLY USED TO CONTROL EROSION AND PROTECT EMERGING SEEDLINGS FROM EXTREME TEMPERATURES AND DRYING OUT. MULCH SHOULD BE SPARSE IN ORDER TO ALLOW SUNLIGHT TO REACH THE GROUND. IF THE SITE IS A WETLAND BASIN, REFER TO THE PLANT MEADOW & WETLAND SITES ESTABLISHMENT GUIDE. TRANSPLANTED SEEDLINGS AND SHRUBS MAY NEED TO BE WATERED UNTIL THEY BECOME WELL-ROOTED. IRRIGATING SEEDED AREAS IS BENEFICIAL UNTIL SEEDLINGS BECOME ESTABLISHED.

GROWING SEASON MAINTENANCE

FIRST GROWING SEASON
- WHENEVER CANOPY HEIGHT (OVERALL VEGETATION) REACHES 18"-24", USE A BRUSH HOG MOWER OR STRING TRIMMER TO TRIM THE MEADOW TO A HEIGHT OF 8". A LAWN MOWER IS NOT RECOMMENDED AS THE MOWER HEIGHT WILL BE TOO LOW AND NATIVE SEEDLINGS WILL BE KILLED. TRIMMING WILL REDUCE COMPETITION BY FAST-GROWING WEEDS FOR SUNLIGHT, WATER AND NUTRIENTS NEEDED BY SLOW-GROWING PERENNIAL NATIVES.
- PROBLEM WEEDS SHOULD BE HAND PULLED OR SPOT SPRAYED WITH AN APPROVED HERBICIDE, SUCH AS ROUNDUP®, RODEO, GARLON 3A, STINGER OR MILESTONE. IF YOU DID NOT PLANT VINES OR SPINY PLANTS AS PART OF YOUR MIX, BE VIGILANT ABOUT CONTROLLING THEM. THESE ARE MORE EASILY PULLED WHEN THEY ARE YOUNG RATHER THAN AFTER THEY HAVE HAD TWO TO THREE MONTHS OF GROWTH. EXAMPLES INCLUDE BINDWEED, BLACKBERRY, MULTIFLORA ROSE, MILE-A-MINUTE AND JAPANESE HOPS. BE EQUALLY VIGILANT ABOUT CONTROLLING OTHER INVASIVE SPECIES, SUCH AS AUTUMN OLIVE AND JAPANESE KNOTWEED.
SECOND & SUBSEQUENT GROWING SEASONS
- PRIOR TO NEW SPRING GROWTH REACHING A HEIGHT OF 2" (E.G., SHORTLY AFTER FORSYTHIA OR REDBUD BLOOMS), TRIM ANY MATERIAL STANDING FROM THE PREVIOUS YEAR CLOSE TO THE GROUND (APPROXIMATELY 2"). IF YOUR SEED MIX INCLUDED SEEDLESS, TRIMMING SHOULD BE NO LOWER THAN 2" ABOVE THE CROWNS THAT PRODUCED THE PRIOR YEAR'S GROWTH. THIS WILL ALLOW THE SOIL TO WARM MORE QUICKLY WHICH WILL STIMULATE THE EMERGENCE AND GROWTH OF NATIVE SEEDLINGS. IT WILL ALSO REDUCE THE LIKELIHOOD OF SHRUB INVASION.
-IF BIOENGINEERING OR CONTAINERIZED WOODY MATERIALS WERE USED ON THE SITE OR SEED OF SHRUBS/TREES WERE PART OF THE MIX, THE SITE SHOULD NOT BE TRIMMED AFTER THE ESTABLISHMENT YEAR.
- PROBLEM WEEDS SHOULD BE HAND PULLED OR SPOT SPRAYED WITH AN APPROVED HERBICIDE, SUCH AS RODEO, GARLON 3A OR MILESTONE. IF YOU DID NOT PLANT VINES OR SPINY PLANTS AS PART OF YOUR MIX, BE VIGILANT ABOUT CONTROLLING THEM. THESE ARE MORE EASILY PULLED WHEN THEY ARE YOUNG RATHER THAN AFTER THEY HAVE HAD TWO TO THREE MONTHS OF GROWTH. EXAMPLES INCLUDE BINDWEED, BLACKBERRY, MULTIFLORA ROSE, MILE-A-MINUTE AND JAPANESE HOPS. BE EQUALLY VIGILANT ABOUT CONTROLLING OTHER INVASIVE SPECIES, SUCH AS AUTUMN OLIVE AND JAPANESE KNOTWEED.
SPECIAL CIRCUMSTANCES - SECOND GROWING SEASON
- IF YOU NOTICE A HEAVY INFESTATION OF RAGWEED OR FOXTAIL IN THE SECOND GROWING SEASON, TRIM THE MEADOW TO A HEIGHT OF 8". IF BIOENGINEERING OR CONTAINERIZED WOODY MATERIALS WERE USED, TRIMMING SHOULD BE ABOVE OR AROUND NEW GROWTH OF THE PLANTS. TRIMMING SHOULD CEASE AFTER MID-SEPTEMBER.
GENERAL MAINTENANCE
- IN ADDITION TO STRUCTURAL MAINTENANCE, SILTATION NEEDS TO BE REMOVED AS NEEDED. CLOSE MOWING THROUGHOUT THE GROWING SEASON OR EXTENSIVE CHEMICAL USE IS NOT CONDUCIVE TO WATER QUALITY IMPROVEMENT AND WILDLIFE HABITAT.

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5 L-19 STORMWATER MANAGEMENT SITES SEED MIX GUIDELINES

Planting Notes
Streetscape

Fusion
Plainsboro, New Jersey

MBC
MELILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE
200 Union Avenue, Belelle, NJ 08730
295 Newark Avenue, Jersey City, NJ 07302
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NJCA No. 21MH00001700

THOMAS B. BAUER
N.J. LICENSED LANDSCAPE ARCHITECT NO. AS000019

NO.	DATE	REVISION

SCALE:
DATE: 09/05/2025 JOB NO.: 24-157

DRAWING NO.
L-19

GENERAL LANDSCAPE PLANTING NOTES:

PLANTING MATERIALS

1. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE ©AMERICAN STANDARD FOR NURSERY STOCK℠ PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.

2. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.

3. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.

4. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

PLANTING SOILS

1. OBTAIN IMPORTED OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES PER SPECIFICATIONS. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

2. FILL PLANTING AREAS TO A DEPTH INDICATED IN PLANS AND DETAILS. PLANTING SOILS SHALL BE FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC, DELETERIOUS MATERIALS, ROOTS, WEEDS, BOULDERS, COBBLES AND GRAVEL OVER 1" IN DIAMETER.

3. GRADE AND COVER SUBSOILS WITH GEOMEMBRANE AND INSTALL GRAVEL AND DRAINS PRIOR TO ADDING PLANTING SOILS. PLANTING SOILS SHALL BE PLACED IN 12-18" LIFTS THAT ARE LOOSELY COMPACTED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.

DELIVERY, STORAGE, AND HANDLING

1. PACKED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.

2. THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP OR BREAK BALL STOCK DURING DELIVERY OR HANDLING.

3. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVE FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8" INTO THE PLANTING HOLE. WITH CONTAINER-GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.

4. THE CONTRACTOR SHALL HAVE THE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

INSTALLATION

1. THE CONTRACTOR IS TO LAYOUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.

2. ALL PLANT MATERIALS SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.

3. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.

4. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.

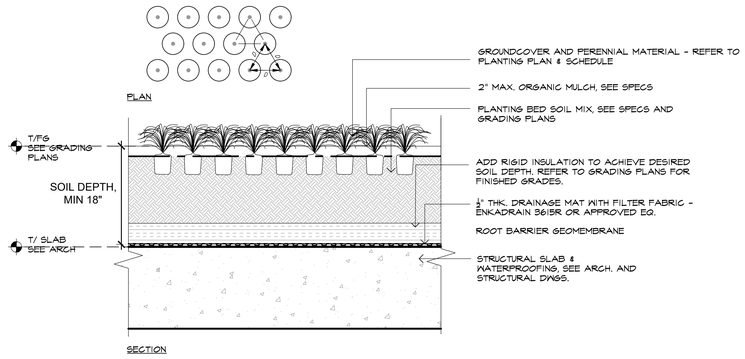
5. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.

6. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.

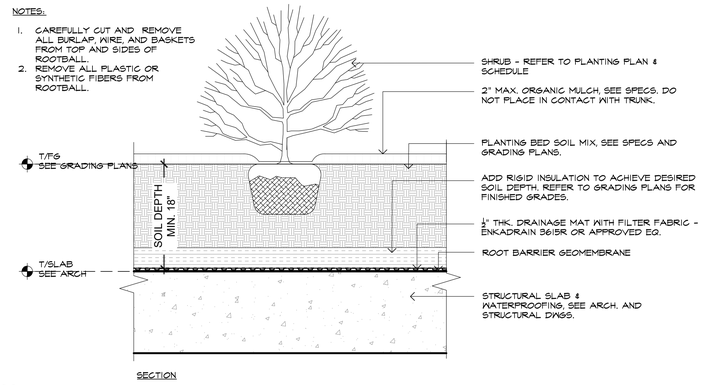
GUARANTEE

1. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR (12 MONTHS) FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

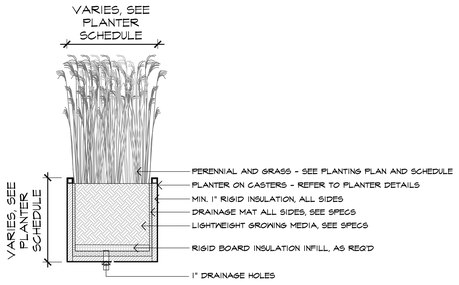
1 L-20 GENERAL ROOFTOP PLANTING NOTES



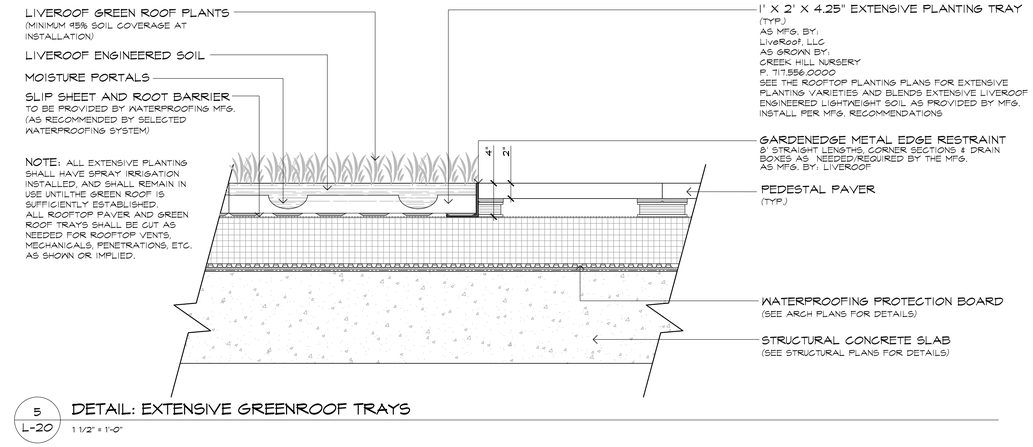
2 L-20 SECTION: ROOFTOP - GROUNDCOVER/ PERENNIAL PLANTING
1" = 1'-0"



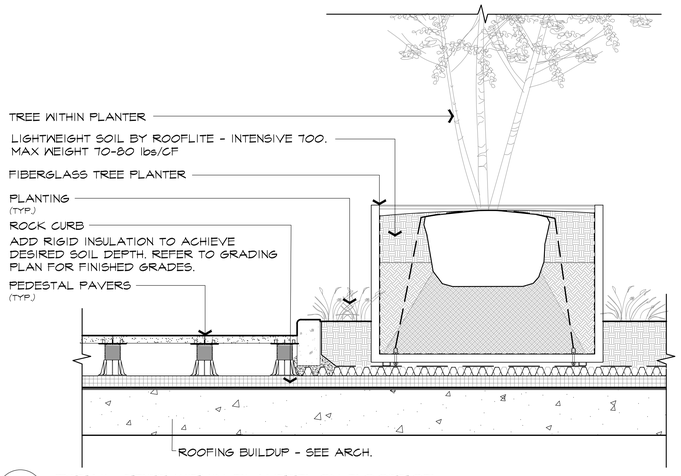
3 L-20 SECTION: ROOFTOP - SHRUB PLANTING
1" = 1'-0"



4 L-20 SECTION: ROOFTOP - PERENNIAL PLANTING IN PLANTER
1" = 1'-0"



5 L-20 DETAIL: EXTENSIVE GREENROOF TRAYS
1 1/2" = 1'-0"



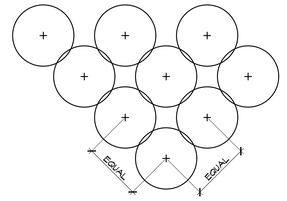
6 L-20 DETAIL: TREE WITHIN PLANTER ON ROOFTOP
3/4" = 1'-0"

NOTE:

GREENROOF PROFILE BY SEMPERGREEN (CONTACT: DICK BERNAUER, 301-219-4071, DICK@SEMPERGREEN.COM) OR APPROVED EQ.

7 L-20 SECTION: ROOFTOP - EXTENSIVE GREENROOF PROFILE
1" = 1'-0"

WHEN LAYING OUT PLANTS, MAINTAIN EQUAL SPACING WITH PLANTS SET ON A DIAGONAL GRID. (TYPICAL FOR INSTALLATIONS UNLESS GRAPHICALLY DEPICTED OR SPECIFICALLY NOTED FOR A LOOSE ORGANIC LAYOUT



8 L-20 DETAIL: PLANT LAYOUT & SPACING
1/2" = 1'-0"

Planting Details and Notes
Amenity Deck

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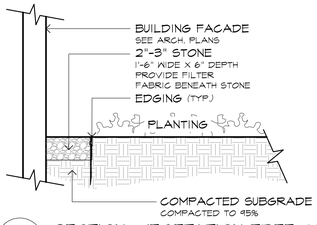
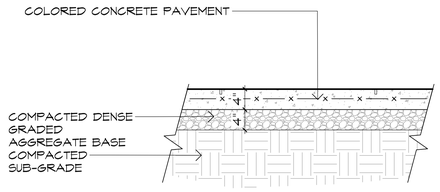
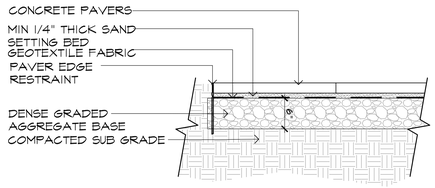


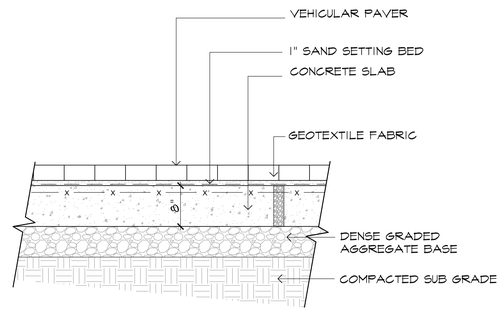
1 L-21 SECTION: VEGETATION FREE ZONE
3/4" = 1'-0"



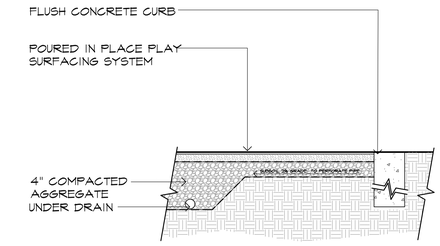
2 L-21 DECORATIVE CONCRETE PAVEMENT
1" = 1'-0"



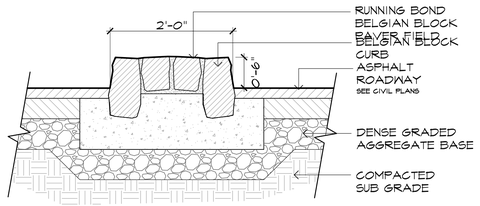
3 L-21 PEDESTRIAN PAVER
1" = 1'-0"



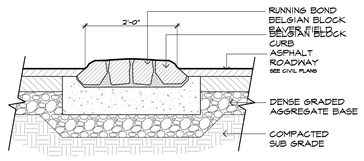
4 L-21 VEHICULAR PAVER
1" = 1'-0"



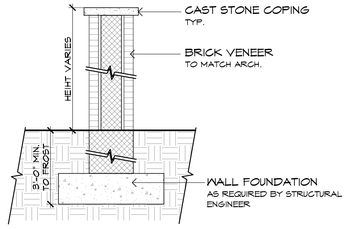
5 L-21 SECTION: PLAY SURFACING
3/4" = 1'-0"



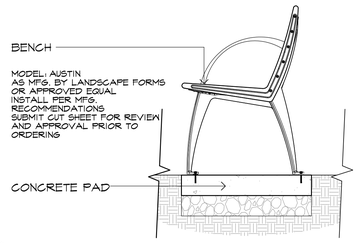
6 L-21 BELGIAN BLOCK MEDIAN
1" = 1'-0"



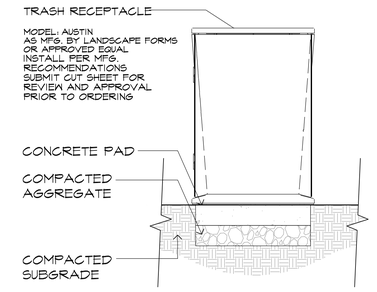
7 L-21 BELGIAN BLOCK MEDIAN
3/4" = 1'-0"



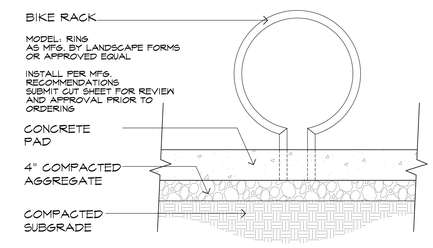
8 L-21 SECTION: MASONRY SCREEN WALL
1/2" = 1'-0"



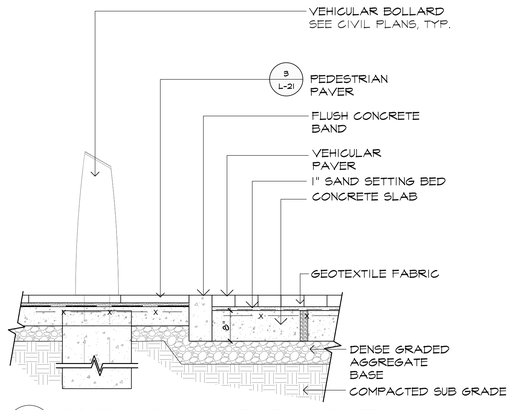
9 L-21 BENCH
1" = 1'-0"



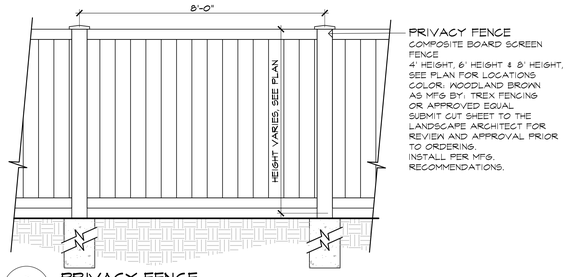
10 L-21 TRASH RECEPTACLE
1" = 1'-0"



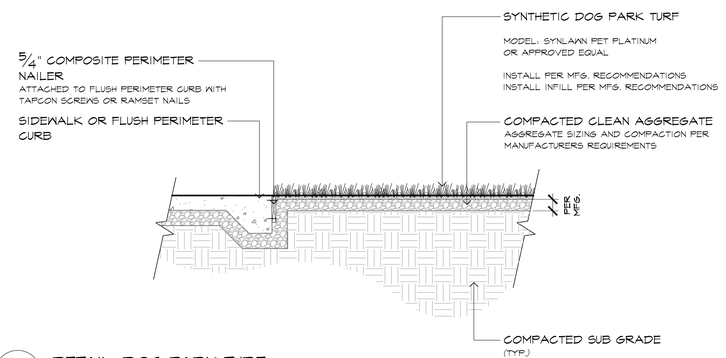
11 L-21 BIKE RACK
1" = 1'-0"



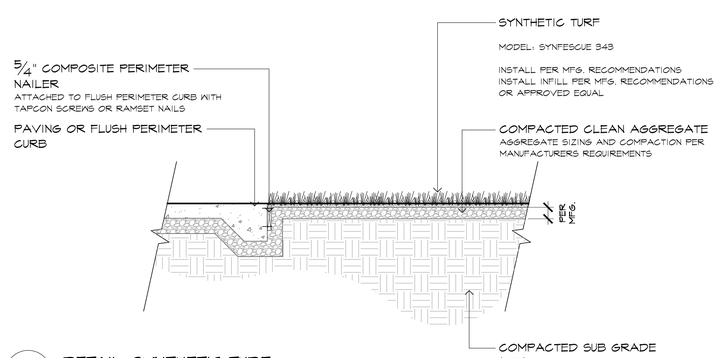
12 L-21 SECTION: FLUSH CURB AT DROP-OFF
3/4" = 1'-0"



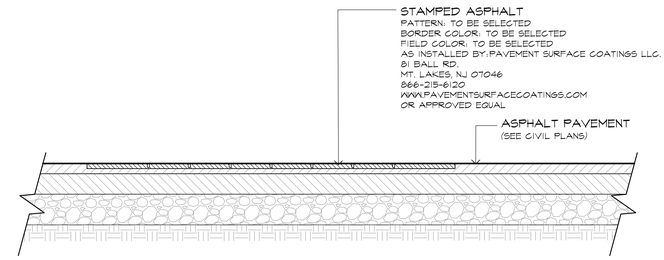
13 L-21 PRIVACY FENCE
1/2" = 1'-0"



14 L-21 DETAIL: DOG PARK TURF
3/4" = 1'-0"



15 L-21 DETAIL: SYNTHETIC TURF
3/4" = 1'-0"



16 L-21 DETAIL: STAMPED ASPHALT
1" = 1'-0"

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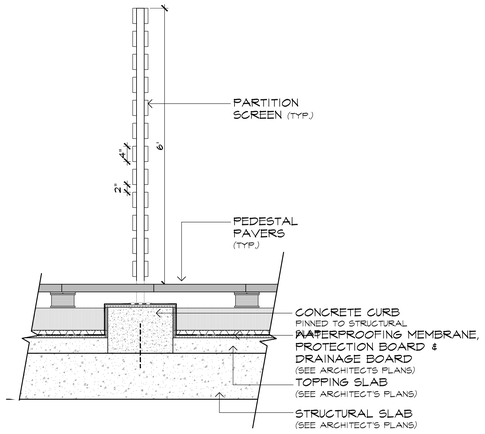


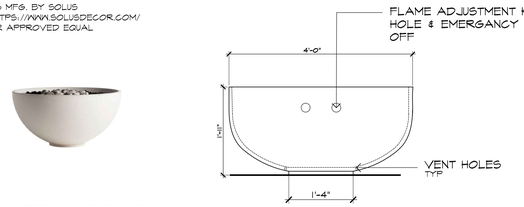
1 L-22 **SECTION: TERRACE DIVIDER**
3/4" = 1'-0"

FIRE BOWL

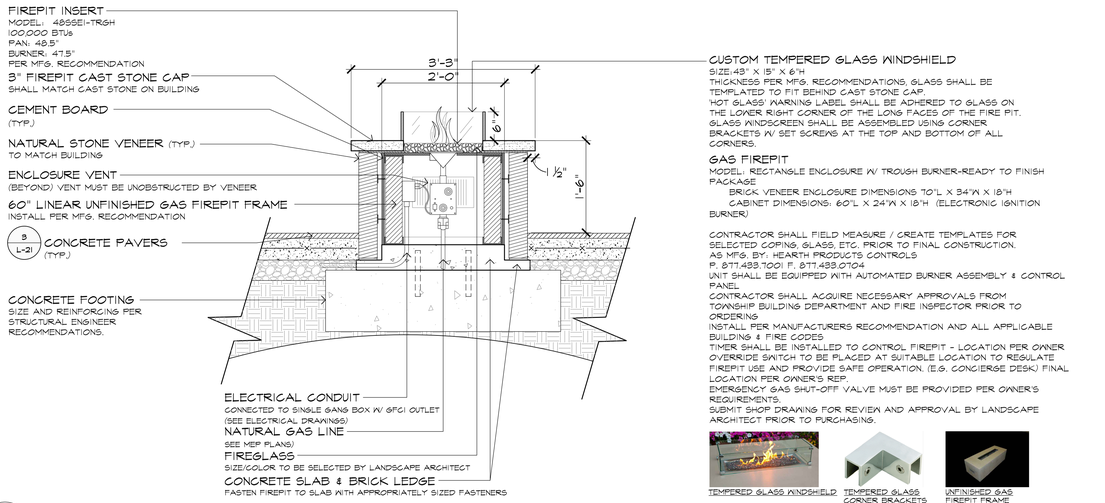
MODEL: HEMI 48
COLOR: TO BE SELECTED

-PROVIDE NATURAL GAS CONNECTION
-PROVIDE ELECTRIC CONNECTION FOR ELECTRONIC IGNITION
INSTALL PER MFG. RECOMMENDATIONS

AS MFG. BY SOLUS
HTTPS://WWW.SOLUSDECOR.COM/
OR APPROVED EQUAL



2 L-22 **DETAIL: FIRE BOWL**
3/4" = 1'-0"



CUSTOM TEMPERED GLASS WINDSHIELD
SIZE-43" X 15" X 6'H
THICKNESS PER MFG. RECOMMENDATIONS, GLASS SHALL BE TEMPLATED TO FIT BEHIND CAST STONE CAP.
HOT GLASS' WARNING LABEL SHALL BE ADHERED TO GLASS ON THE LOWER RIGHT CORNER OF THE LONG FACES OF THE FIRE PIT.
GLASS WINDSCREEN SHALL BE ASSEMBLED USING CORNER BRACKETS W/ SET SCREWS AT THE TOP AND BOTTOM OF ALL CORNERS.

GAS FIREPIT
MODEL: RECTANGLE ENCLOSURE W/ TROUGH BURNER-READY TO FINISH PACKAGE
BRICK VENEER ENCLOSURE DIMENSIONS 70"L X 34"W X 18"H
CABINET DIMENSIONS: 60"L X 24"W X 18"H (ELECTRONIC IGNITION BURNER)

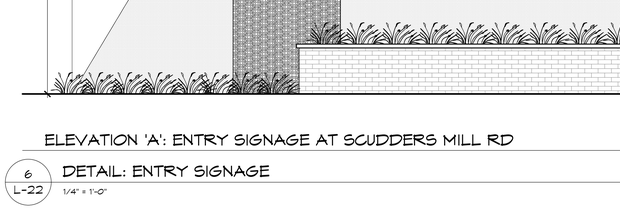
CONTRACTOR SHALL FIELD MEASURE / CREATE TEMPLATES FOR SELECTED COPING, GLASS, ETC. PRIOR TO FINAL CONSTRUCTION.
AS MFG. BY: HEARTH PRODUCTS CONTROLS
P. 877.439.7001 F. 877.439.0704
UNIT SHALL BE EQUIPPED WITH AUTOMATED BURNER ASSEMBLY & CONTROL PANEL
CONTRACTOR SHALL ACQUIRE NECESSARY APPROVALS FROM TOWNSHIP BUILDING DEPARTMENT AND FIRE INSPECTOR PRIOR TO ORDERING
INSTALL PER MANUFACTURERS RECOMMENDATION AND ALL APPLICABLE BUILDING & FIRE CODES
TIMER SHALL BE INSTALLED TO CONTROL FIREPIT - LOCATION PER OWNER
OVERRIDE SWITCH TO BE PLACED AT SUITABLE LOCATION TO REGULATE FIREPIT USE AND PROVIDE SAFE OPERATION. (E.G. CONCIERGE DESK) FINAL LOCATION PER OWNER'S REP.
EMERGENCY GAS SHUT-OFF VALVE MUST BE PROVIDED PER OWNER'S REQUIREMENTS.
SUBMIT SHOP DRAWING FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASING.

TEMPERED GLASS WINDSHIELD

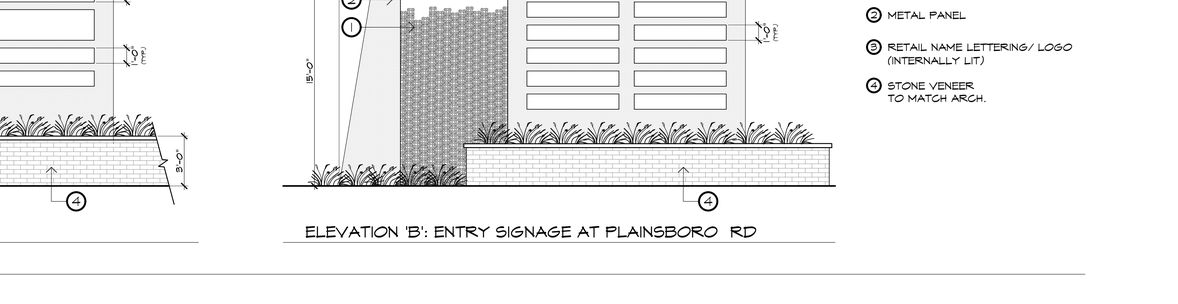
TEMPERED GLASS CORNER BRACKETS

UNFINISHED GAS FIREPIT FRAME

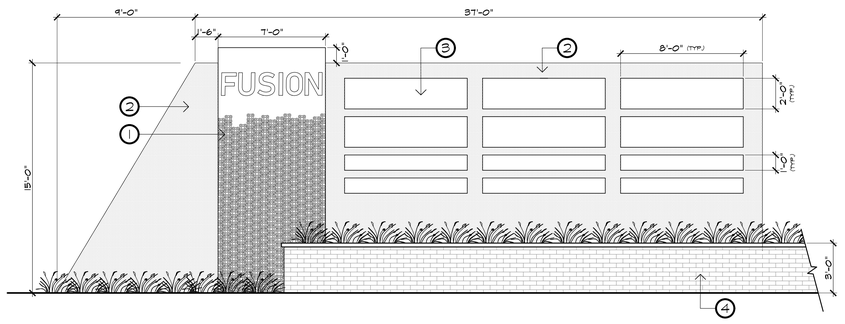
3 L-22 **DETAIL: FIRE TABLE**
1" = 1'-0"



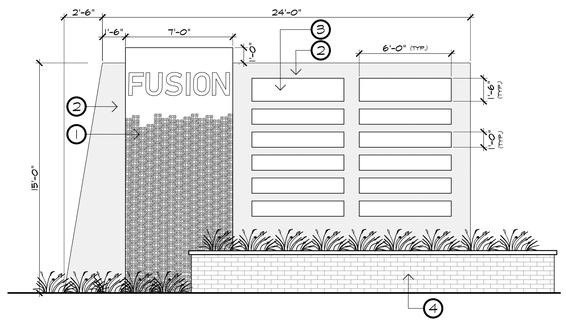
4 L-22 **SECTION: STRING LIGHT POLE**
3/4" = 1'-0"



5 L-22 **SECTION: RETAINING WALL AT POOL ENCLOSURE**
1/2" = 1'-0"



ELEVATION 'A': ENTRY SIGNAGE AT SCUDDERS MILL RD



ELEVATION 'B': ENTRY SIGNAGE AT PLAINSBORO RD

LEGEND

1. PERFORATED METAL PANEL WITH BACKLIGHTING
2. METAL PANEL
3. RETAIL NAME LETTERING/ LOGO (INTERNALLY LIT)
4. STONE VENEER TO MATCH ARCH.

6 L-22 **DETAIL: ENTRY SIGNAGE**
1/4" = 1'-0"

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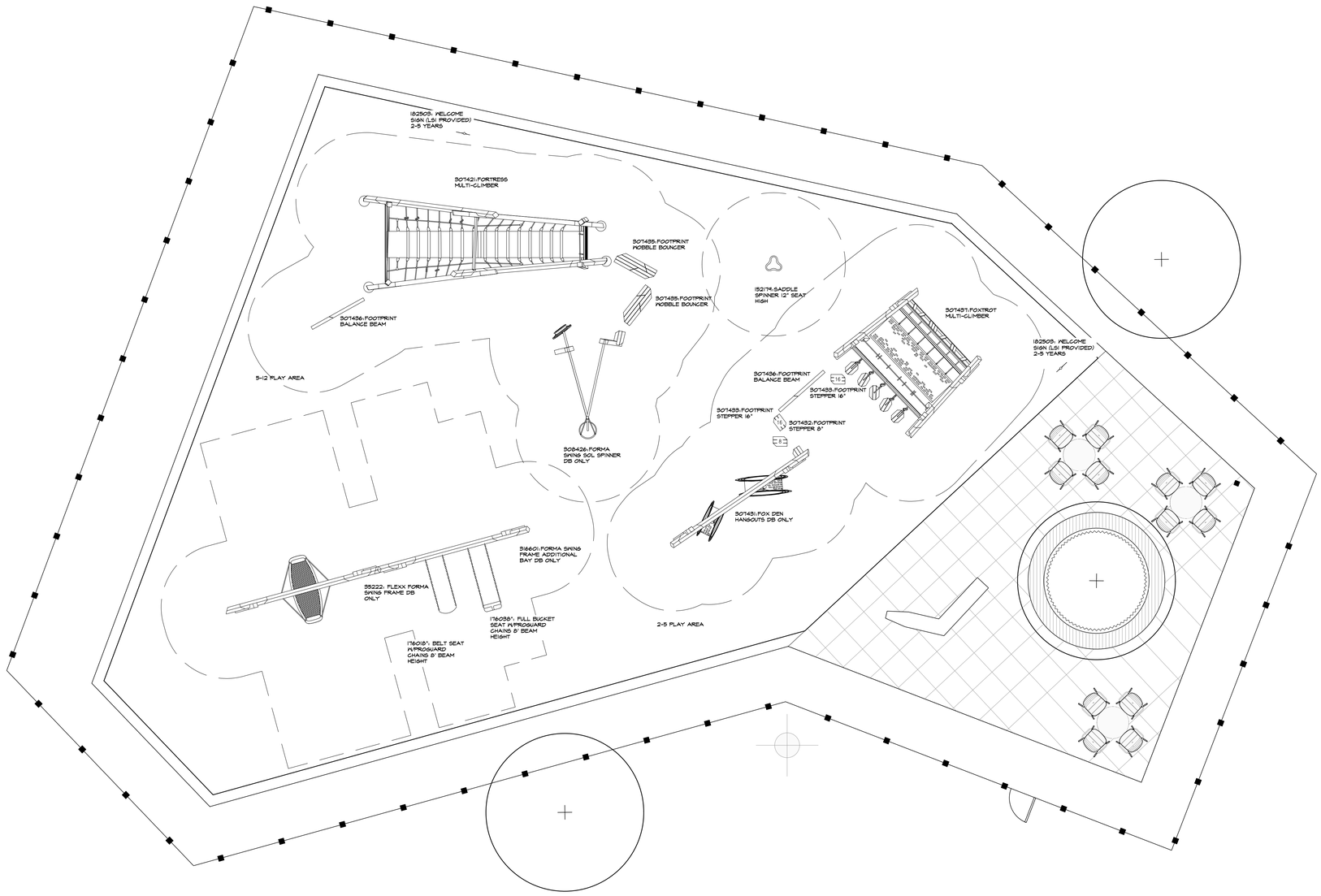

1 L-23 **DETAIL: PLAY EQUIPMENT PLAN**

3/16" = 1'-0"

2 L-23 **DETAIL: PLAY EQUIPMENT - RENDERED VIEW**

N.T.S.

3 L-23 **DETAIL: PLAY EQUIPMENT - RENDERED VIEW**

N.T.S.

EQUIPMENT MODEL:

152179: SADDLE SPINNER 12" SEAT HEIGHT
174018: BELT SEAT W/ PROGUARD CHAINS 8' BEAM HEIGHT
176038:FULL BUCKET SEAT W/PROGUARD CHAINS 8' BEAM HEIGHT
182503: WELCOME SIGN (LSI PROVIDED 2-5 YEARS)
307421: FORTRESS MULTI COLOR
307426: FORMA SOL SPINNER DB ONLY
307431: FOX DEN HANGOUTS DB ONLY
307432: FOOTPRINT STEPPER 8"
307433: FOOTPRINT STEPPER 16"
307435: FOOTPRINT WOBBLE BOUNCER
307437: FOXTROT MULTI CLIMBER
307463: FOOTPRINT BALANCE BEAM
316601: FORMA SWING FRAME ADDITIONAL BAY DB ONLY
352222: FLEXX FORMA SWING FRAME DB ONLY

4 L-23 **EQUIPMENT MODELS**

N.T.S.

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