

FUSION - SUPPORTIVE HOUSING

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

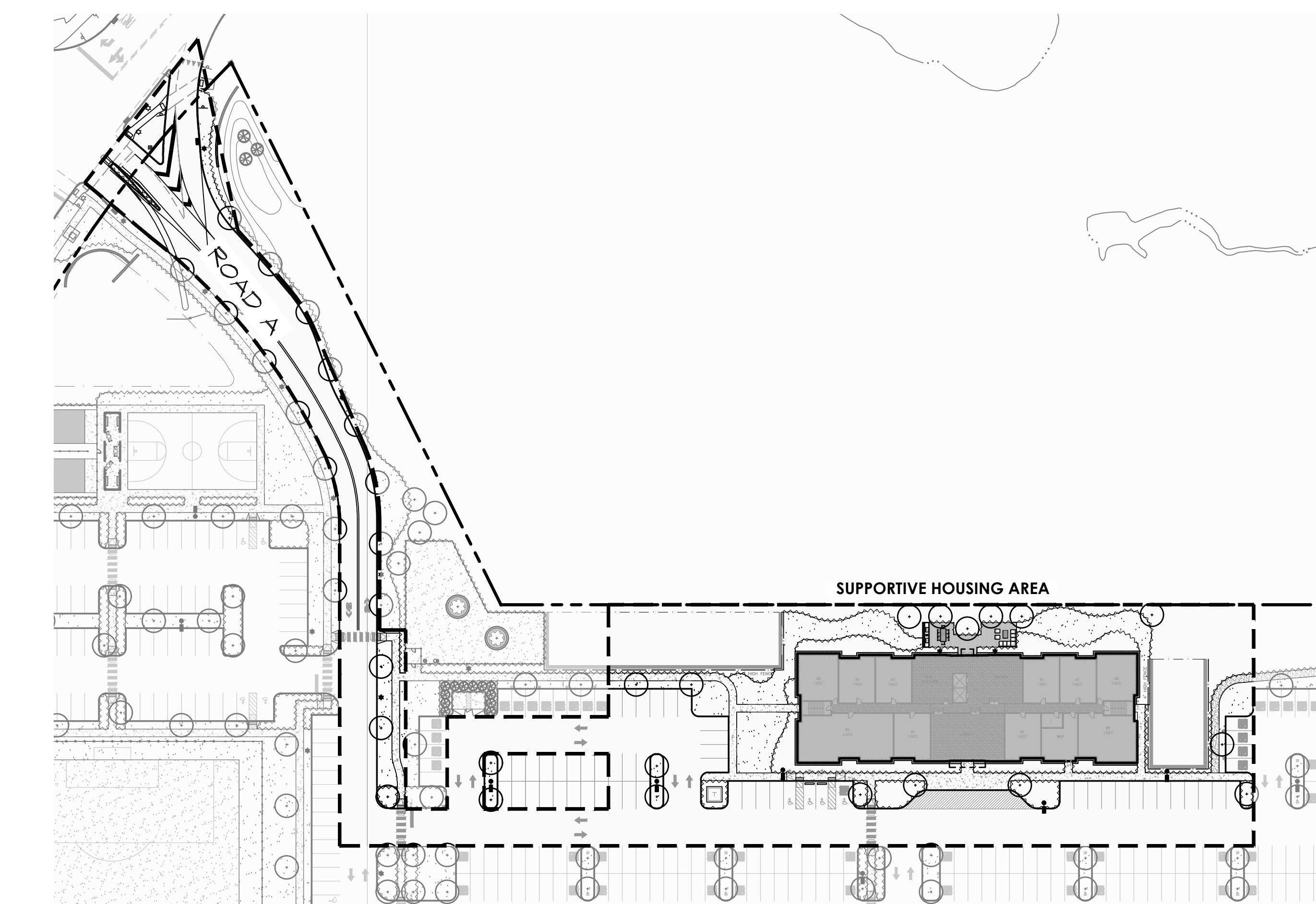
PROJECT NO.: 24-157

DRAWINGS LIST

SHEET NO.	DESCRIPTION	DATE	ISSUANCE
L-0	COVER SHEET	09/05/2025	SITE PLAN SUBMISSION
L-1	LANDSCAPE PLAN	09/05/2025	SITE PLAN SUBMISSION
L-2	PLANTING DETAILS AND NOTES	09/05/2025	SITE PLAN SUBMISSION
L-3	SITE DETAILS	09/05/2025	SITE PLAN SUBMISSION

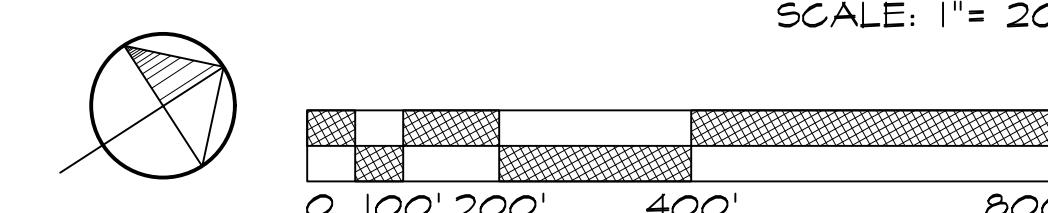
GENERAL NOTES:

- 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'

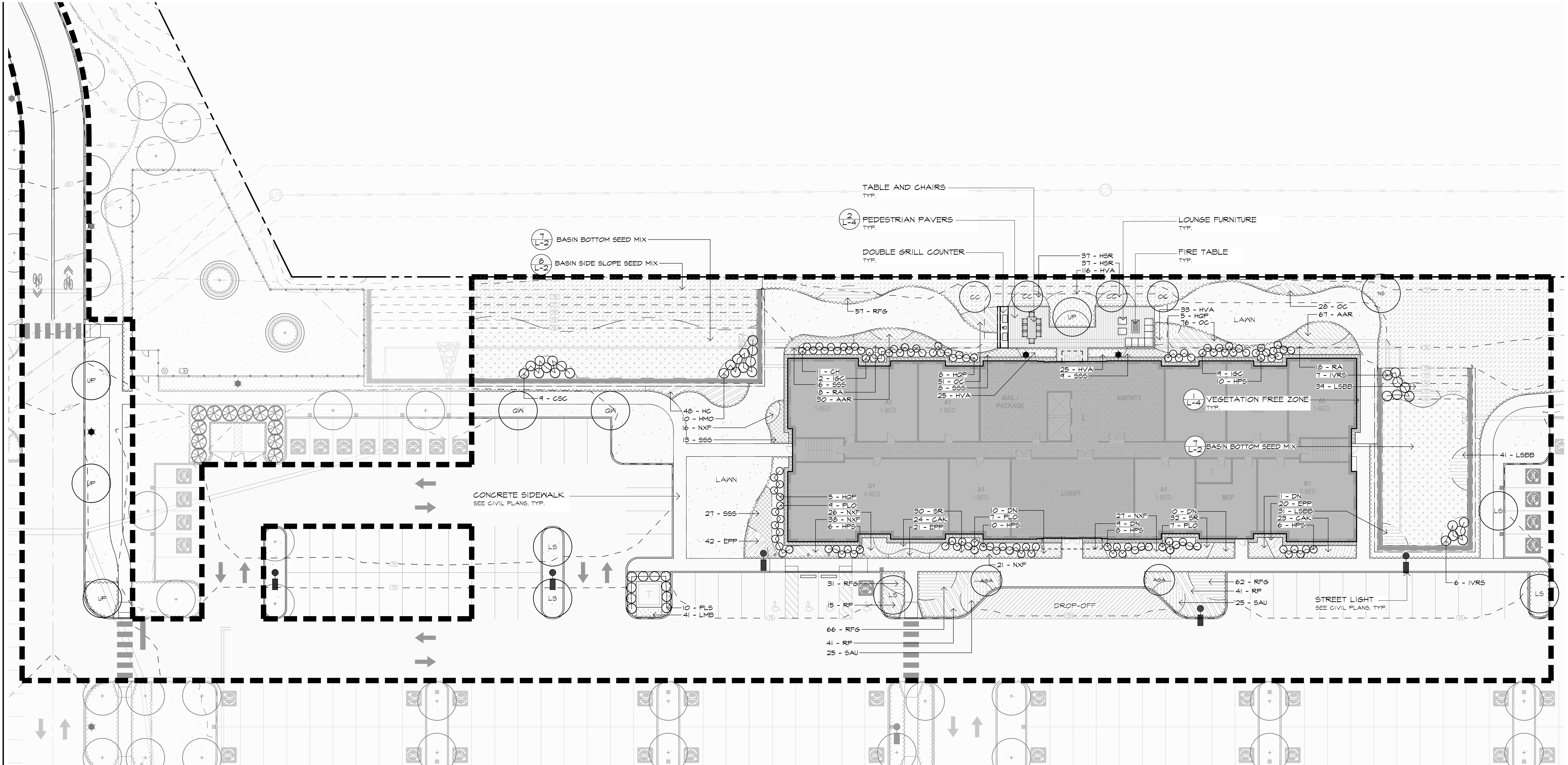


MELILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE

Landscape Plan

Fusion

Plainsboro, New Jersey



PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	CONT.	COMMENTS
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SHADE TREES

LS	5	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum	3'-3.5' cal.	12'-14'	B&B	Full Specimens, headed to 6'
NS	1	Nyssa sylvatica / Black Gum	3'-3.5' cal.	12'-14'	B&B	Full Specimens, headed to 6'
QW	2	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'

ORNAMENTAL TREES

AGA	2	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	(1) @ 2' Cal.	8'-10'	B&B	Heavy, Multi-stemmed specimens, 3-5 canes
CC	4	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	2'-2.5' cal.	10'-12'	B&B	Heavy, Multi-stemmed specimens, 3-5 canes

SHRUBS

CH	11	Cephaelotaxus harringtonia / Japanese Plum Yew	-	2.5'-3'	Cont.	Full Plants
CSC	9	Cornus sericea 'Cardinal' / Cardinal Red Twig Dogwood	-	2.5'-3'	Cont.	Full Plants
HMO	10	Hibiscus moscheutos / Rose Mallow	-	2.5'-3'	Cont.	Full Plants
HPS	40	Hydrangea paniculata 'Strawberry Vanilla' / Strawberry Vanilla Hydrangea	-	2.5'-3'	Cont.	Full Plants
HQP	18	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	-	2.5'-3'	Cont.	Full Plants
IGC	21	Ilex glabra 'Compacta' / Compact Inkberry Holly	-	2.5'-3'	Cont.	Full Plants
IVRS	13	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	-	2.5'-3'	Cont.	Full Plants
PLO	23	Prunus laurocerasus 'Otto Luyken' / Luyken's Laurel	-	2'-2.5'	Cont.	Full Plants
PLS	10	Prunus laurocerasus 'Schipkeana' / Schipka Cherry Laurel	-	2.5'-3'	Cont.	Full Plants

CODE QTY BOTANICAL / COMMON NAME CAL. HT. CONT. COMMENTS

ORNAMENTAL GRASSES						
CAK	47	Calamagrostis x acutiflora 'Karl Foerster' / K.F. Feather Reed Grass	-	3 Gal.	Full Plants	
SAU	50	Sesleria autumnalis / Autumn Moor Grass	-	2 Gal.	Full Plants	
SSS	73	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	-	2 Gal.	Full Plants	

SHRUB MASSES

DIN	40	Deutzia gracilis 'Nikko' / Slender Deutzia	-	2'-2.5'	Cont.	Full Plants
HC	48	Hypericum calycinum / Creeping St. John's Wort	-	2'-2.5'	Cont.	Full Plants
RA	36	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	-	15'-18'	Cont.	Full Plants
RP	97	Rosa x 'Pink Drift' / Pink Drift Rose	-	2'-2.5'	Cont.	Full Plants

MBC
MELILLO • BAUER • CARMAN

LANDSCAPE ARCHITECTURE

200 Union Avenue 295 Newport Avenue
Brent, NJ Jersey City, NJ
08730 07302

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

THOMAS B. BAUER

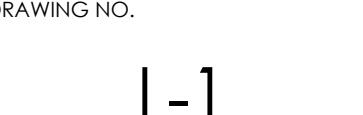

N.J. LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

NOTE:
I. SEE SHEET L-2 FOR PLANTING DETAILS

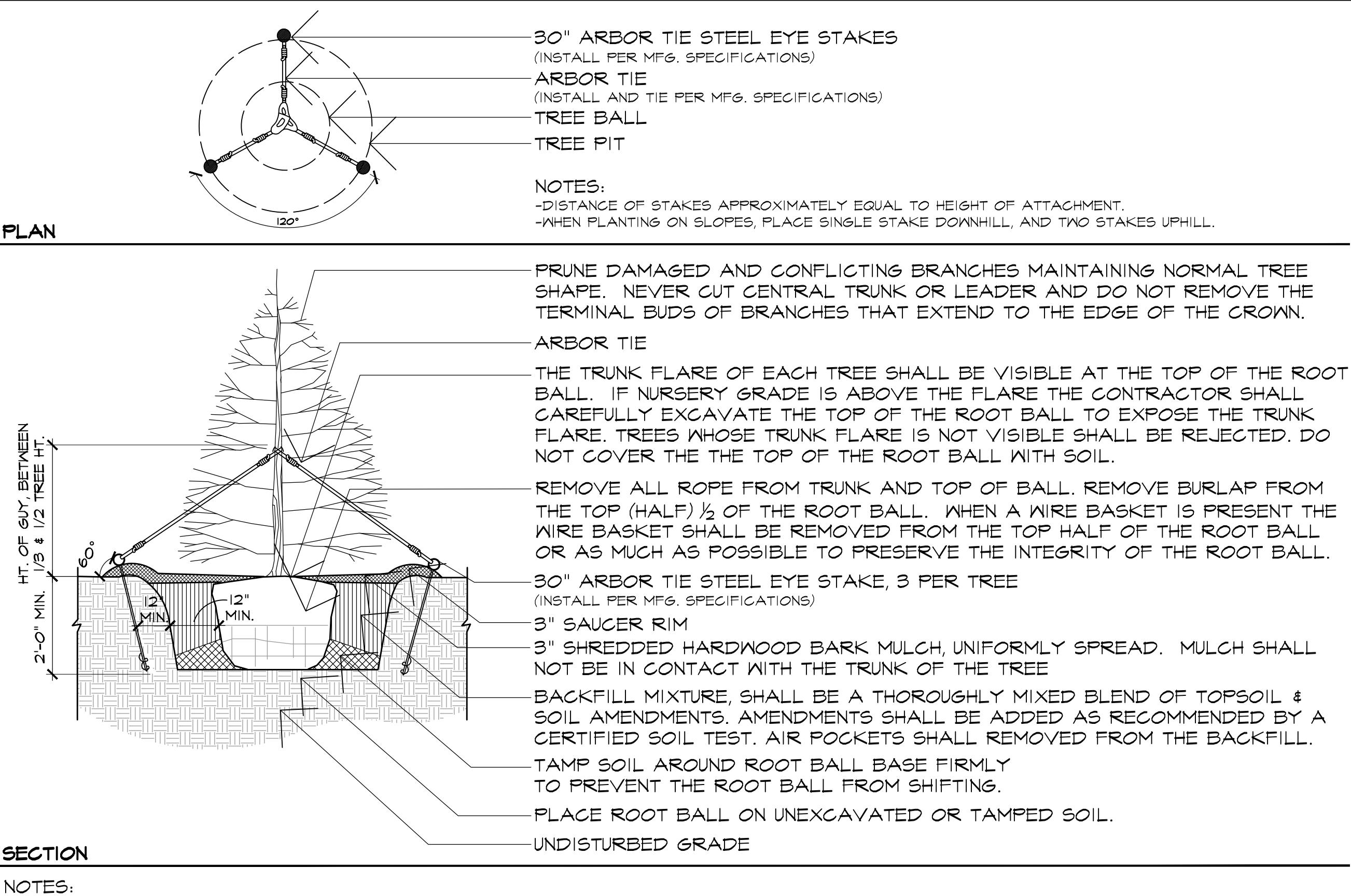
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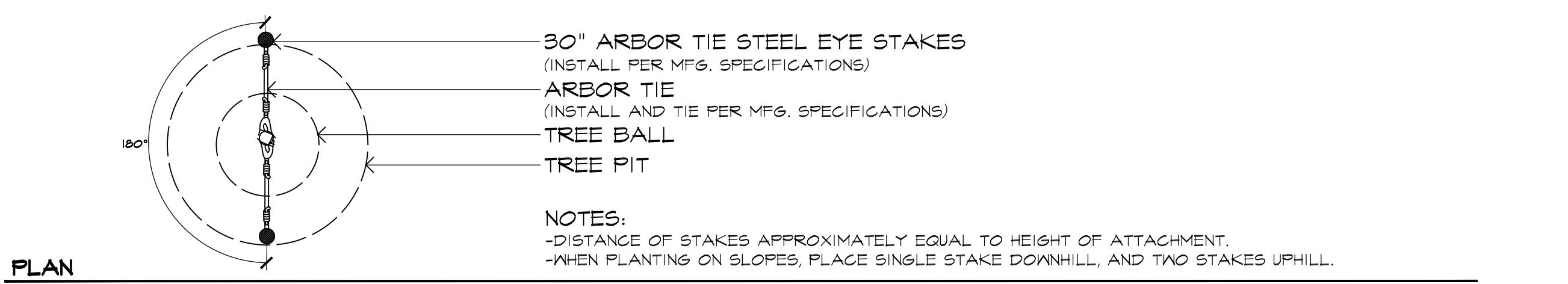


L-1



SECTION
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 -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 TOWNSHIP LANDSCAPE ARCHITECT.

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



SECTION
 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) 1/2 OF THE ROOT BALL. WHEN A WIRE BASKET IS PRESENT THE WIRE BASKET SHALL BE REMOVED FROM THE TOP HALF OF THE ROOT BALL OR AS MUCH AS POSSIBLE TO PRESERVE THE INTEGRITY OF THE ROOT BALL.

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 BE 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

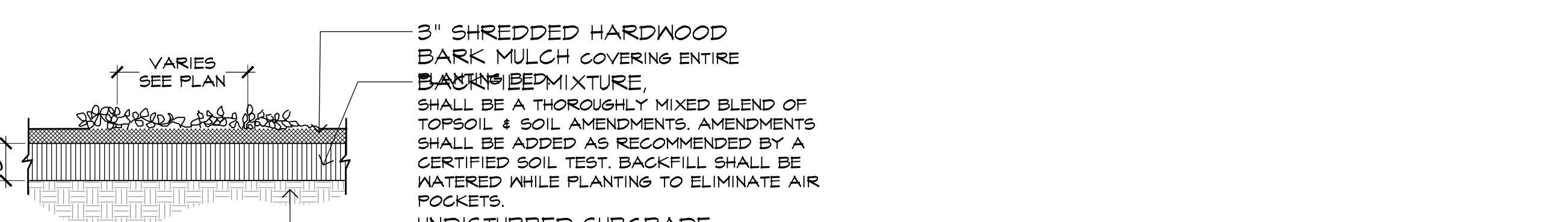
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-GUYS ON MULTI-STEM TREES TO BE MADE ON HEAVIEST BRANCHES OF PLANT.

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



3 GROUNDCOVER PLANTING
 L-2 1/2' = 1'-0"

SHREDDED HARDWOOD BARK MULCH COVERING ENTIRE PLANTING BED 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

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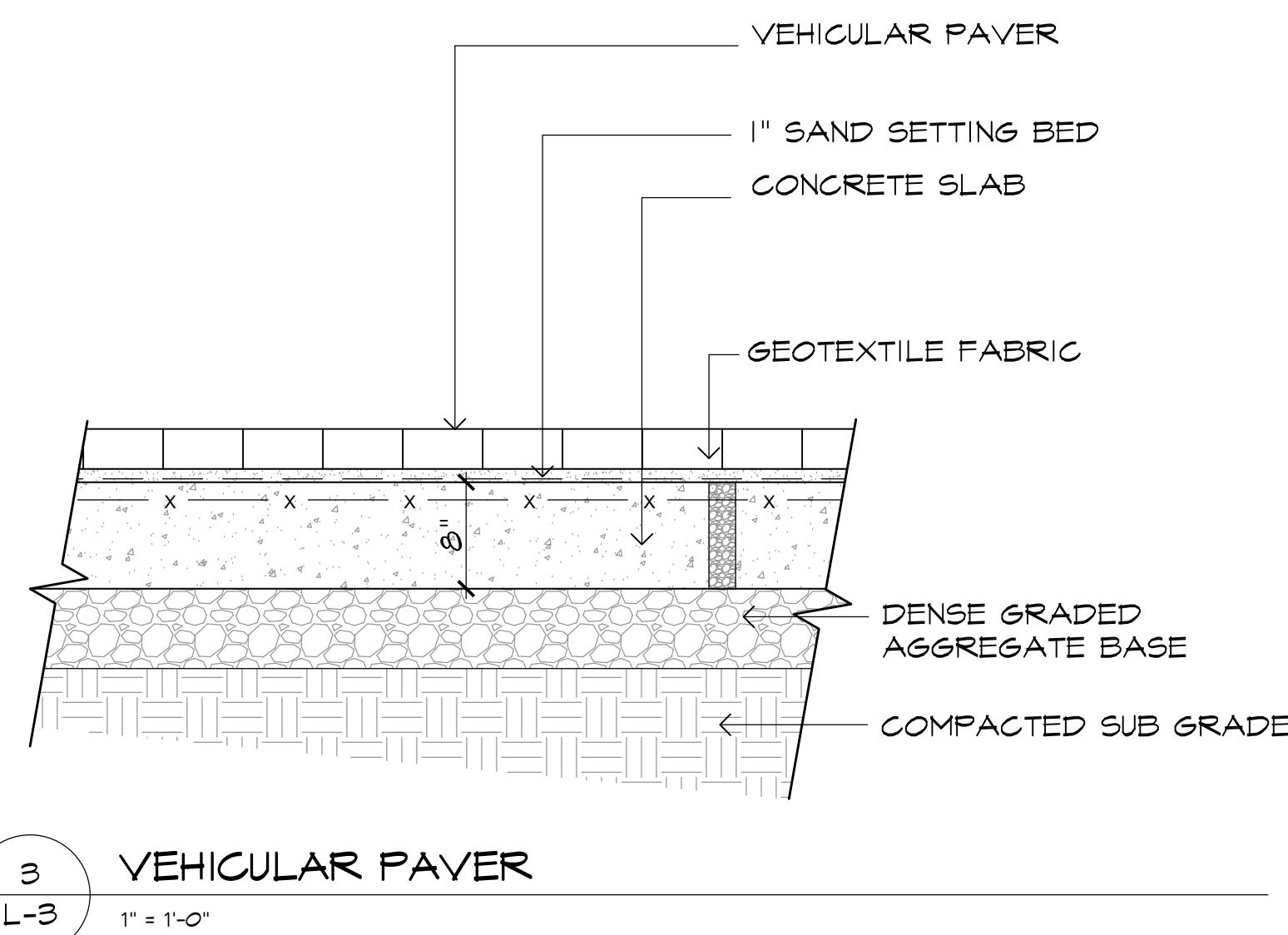
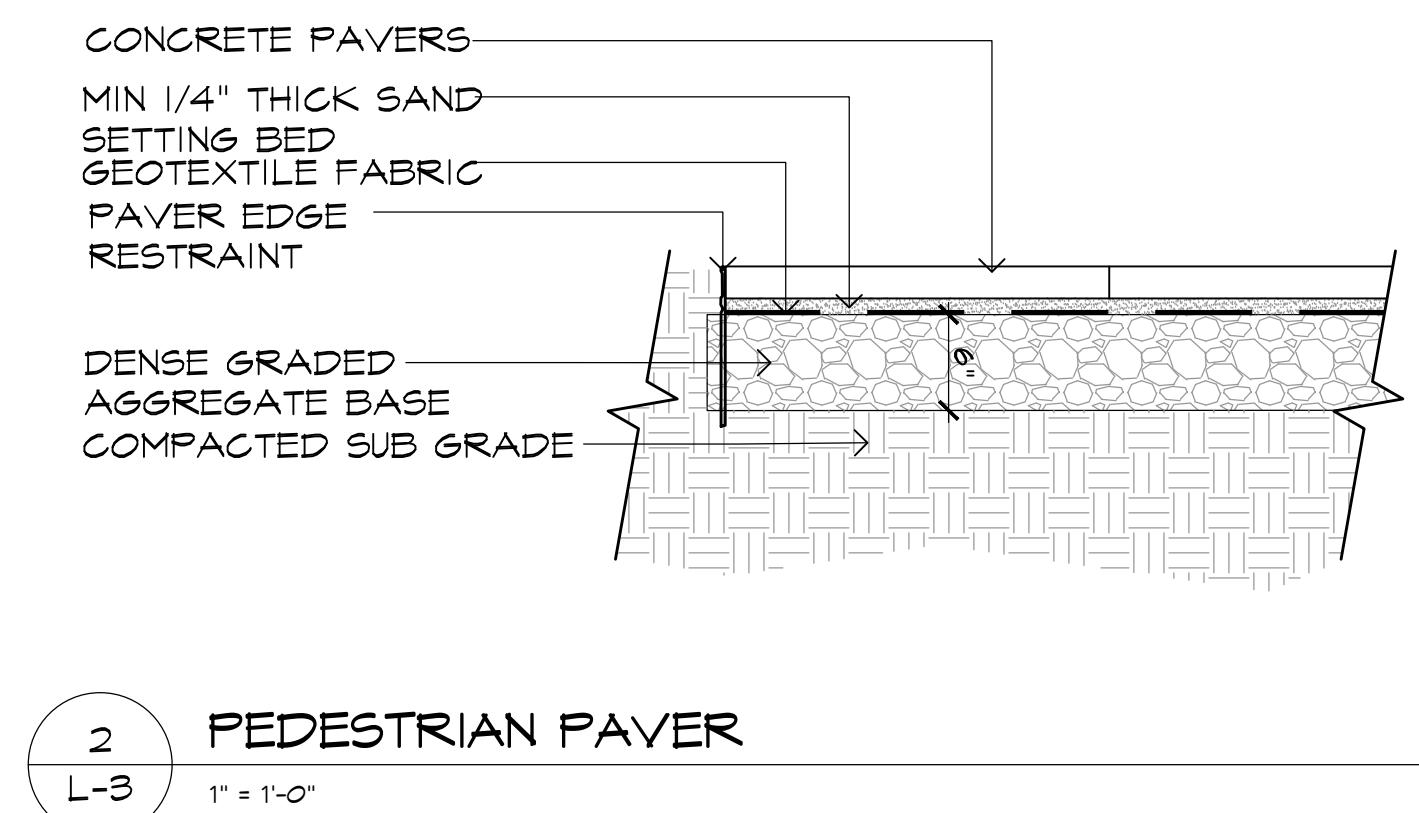
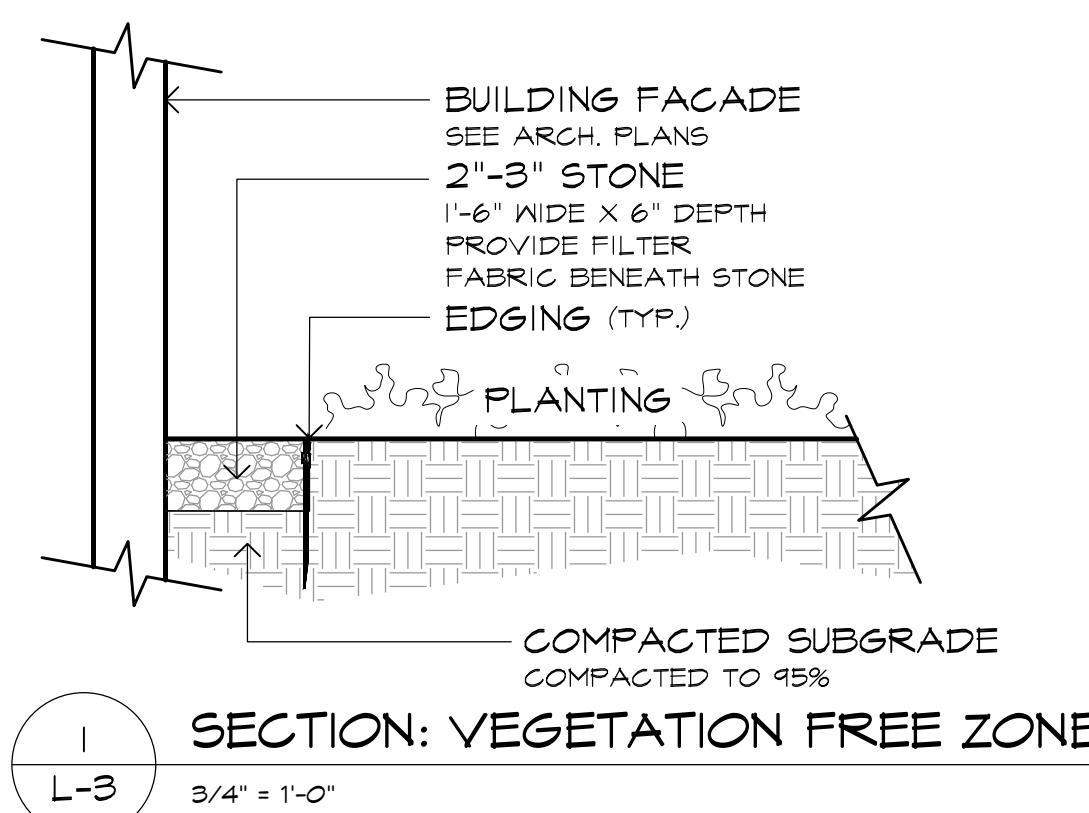
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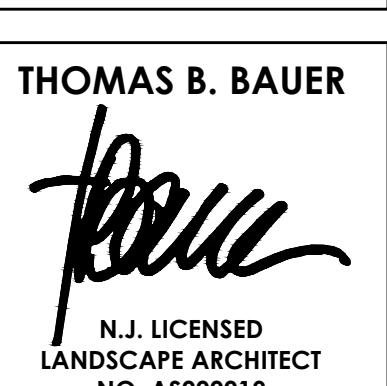
Site Details



Fusion
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