

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

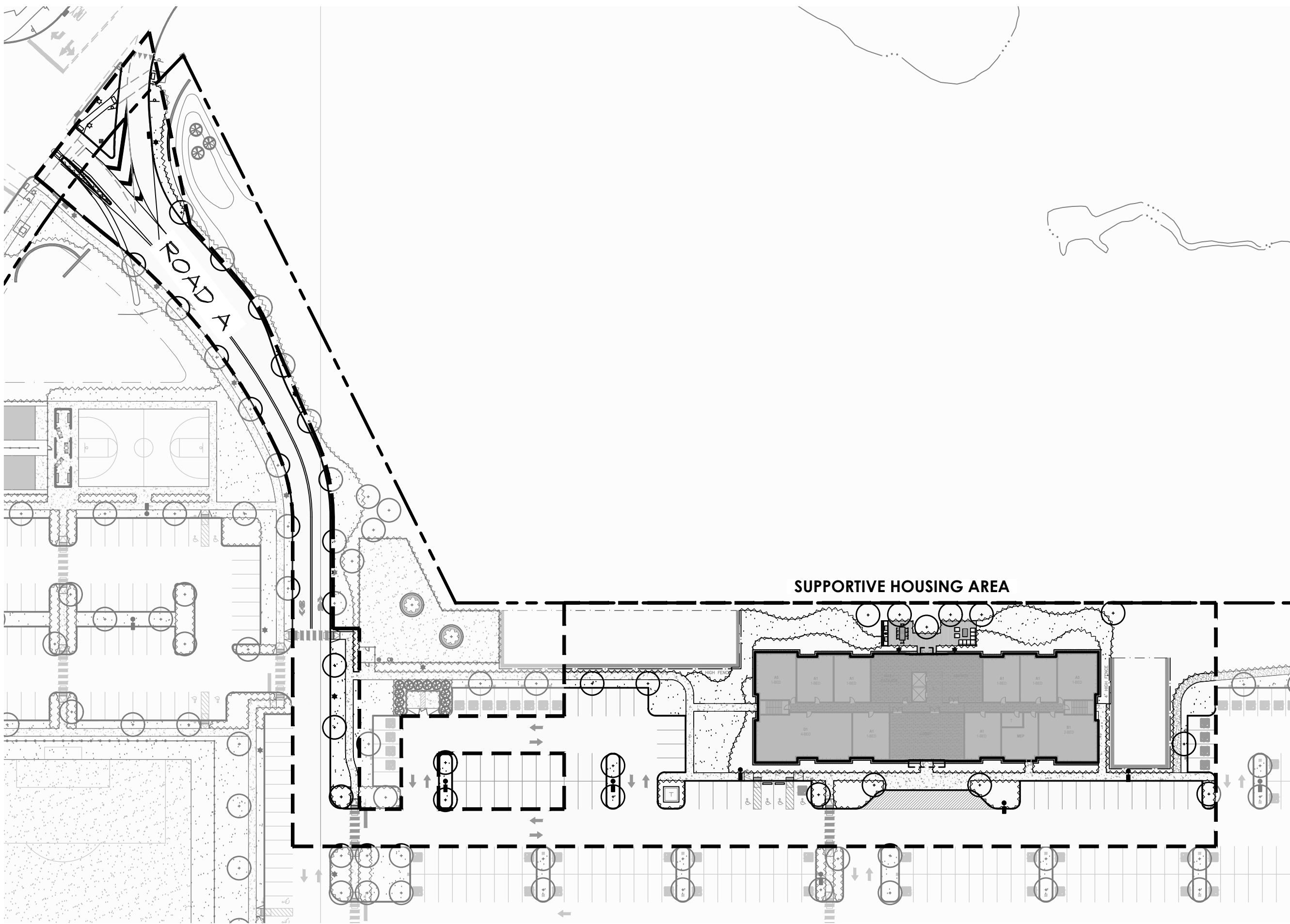
LANGAN
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

09/05/2025
SITE PLAN SUBMISSION

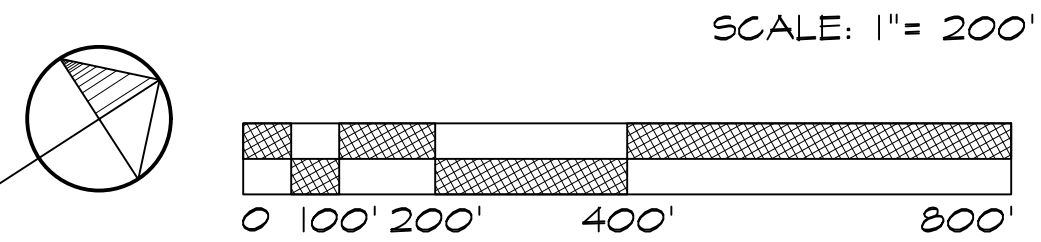
| FUSION | | | |
|---------------------|----------------------------|------------|----------------------|
| PROJECT NO.: 24-157 | | | |
| DRAWINGS LIST | | | |
| SHEET NO. | DESCRIPTION | DATE | ISSUANCE |
| L-0 | COVER SHEET | 09/05/2025 | SITE PLAN SUBMISSION |
| L-1 | LANDSCAPE PLAN | 09/05/2025 | 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 |

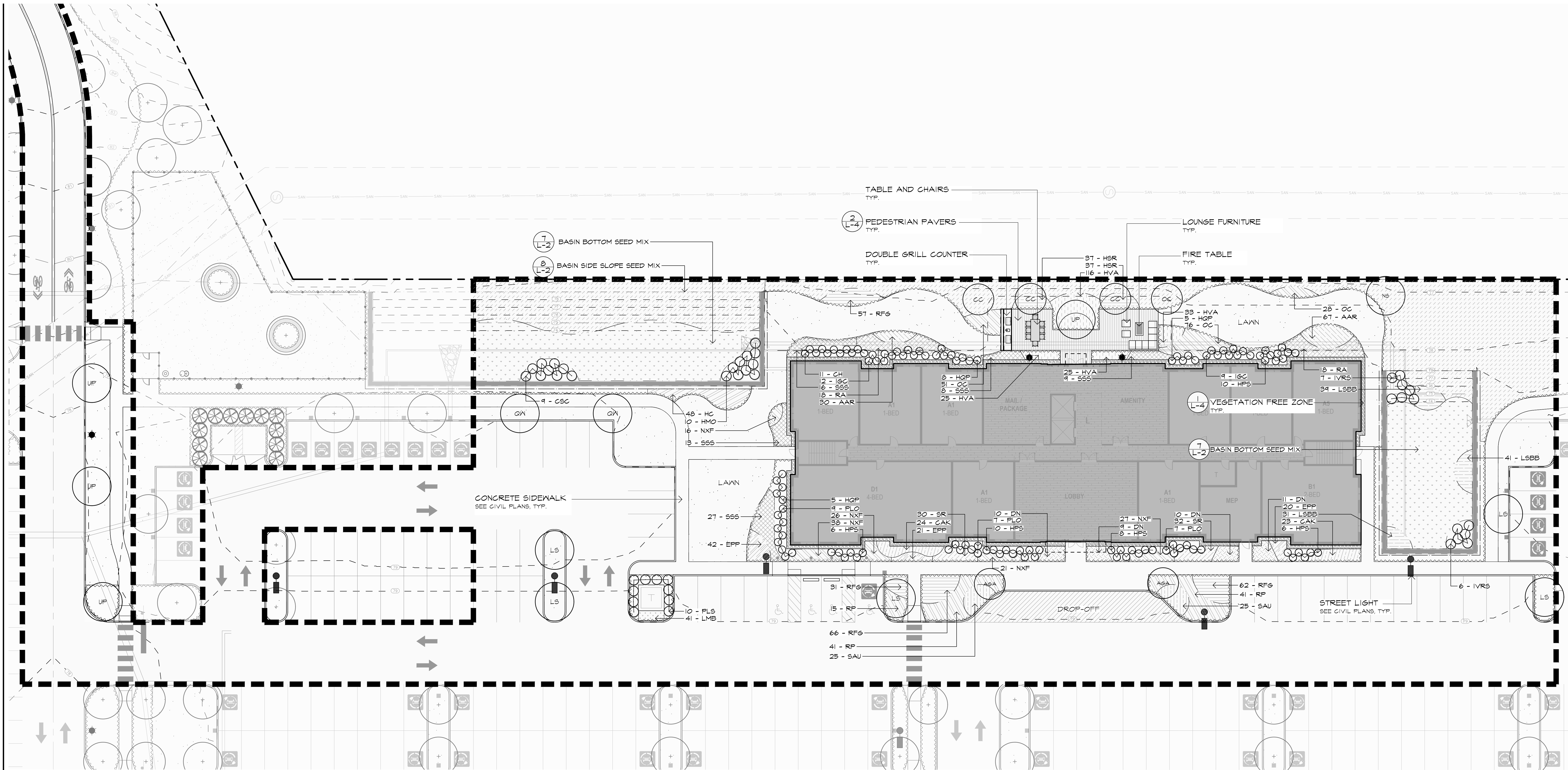
GENERAL NOTES:

- 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

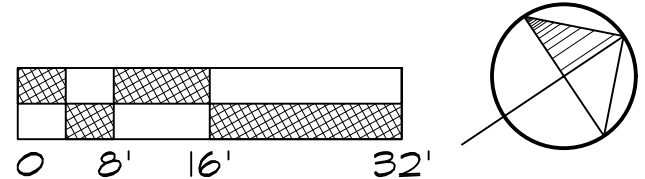




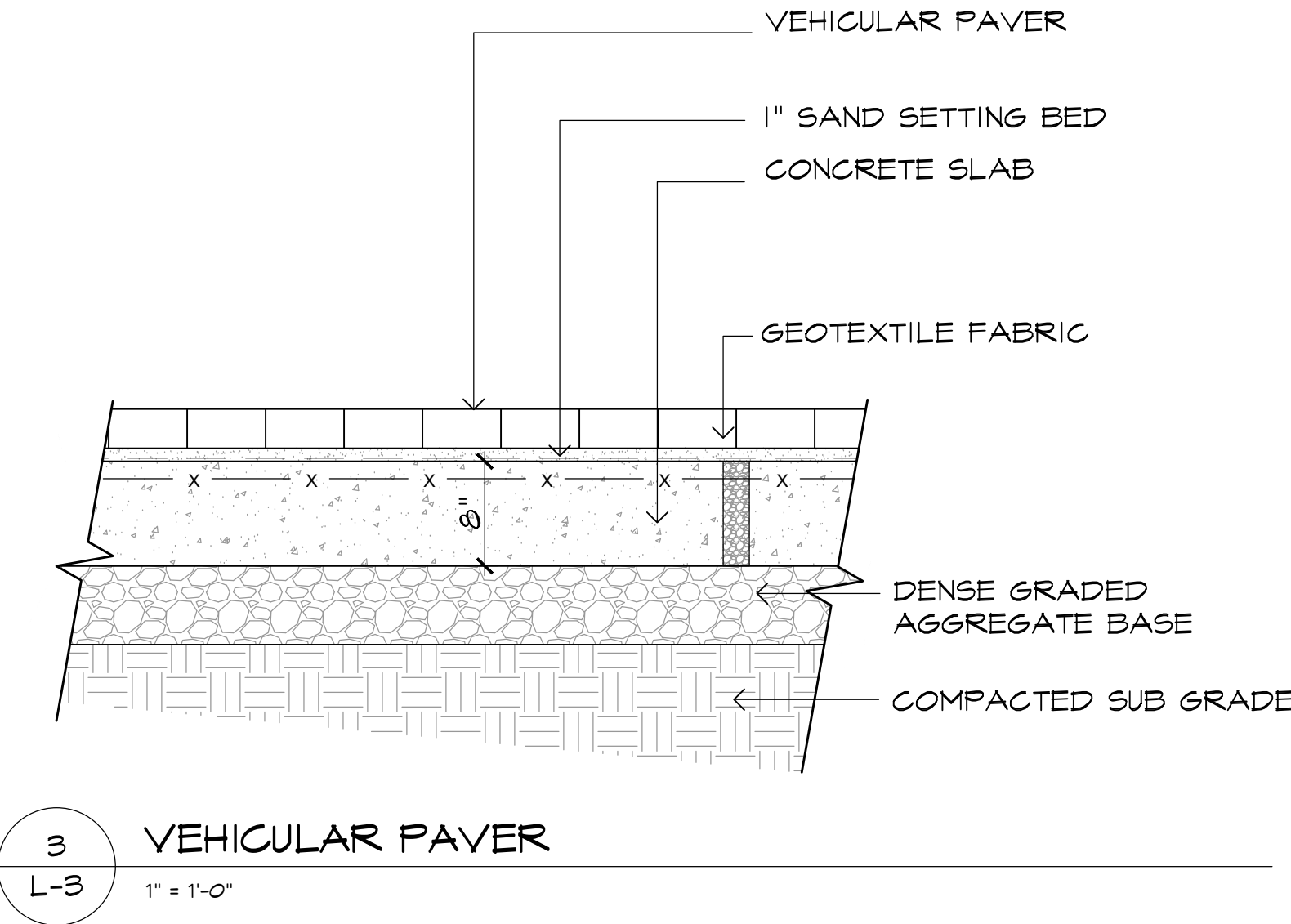
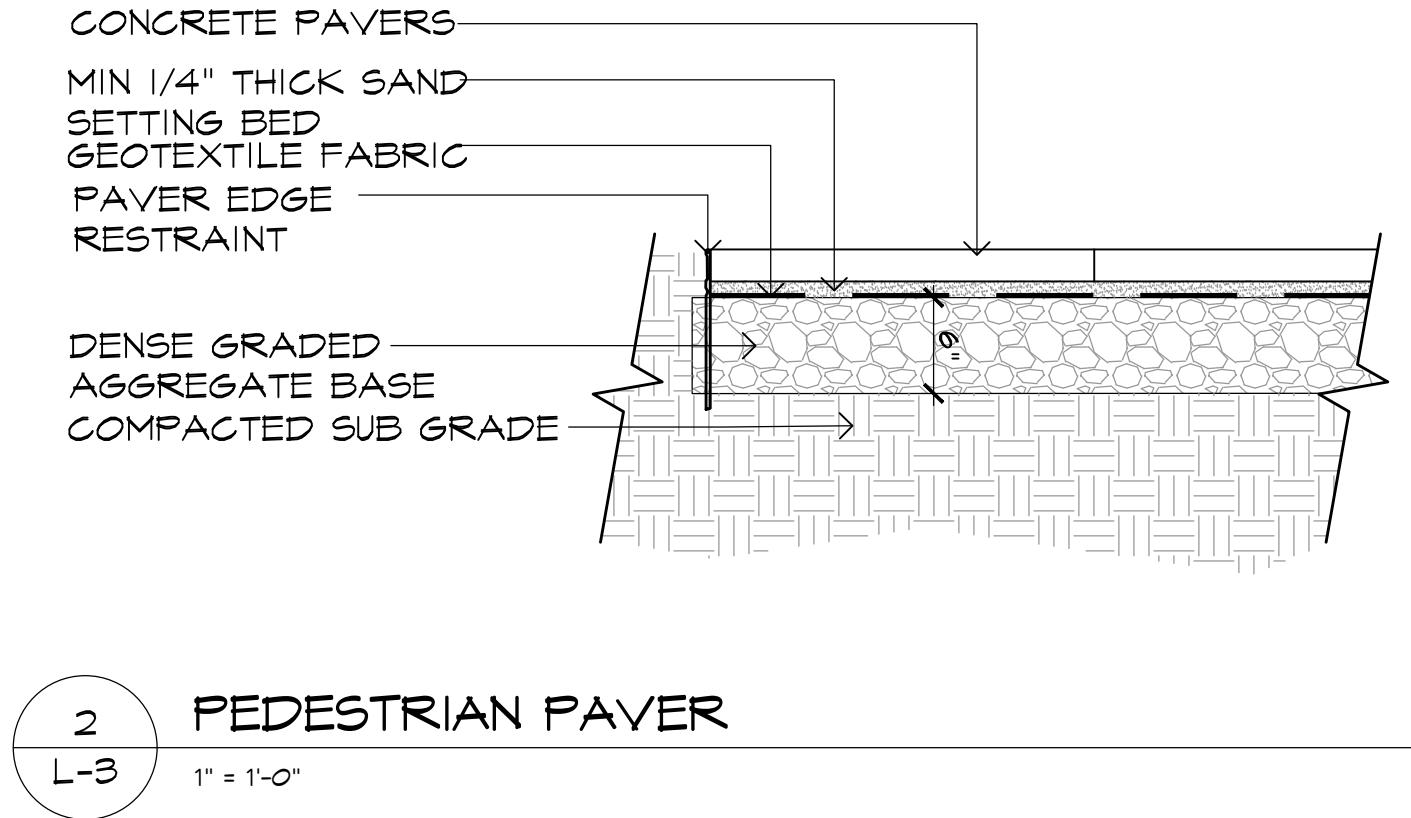
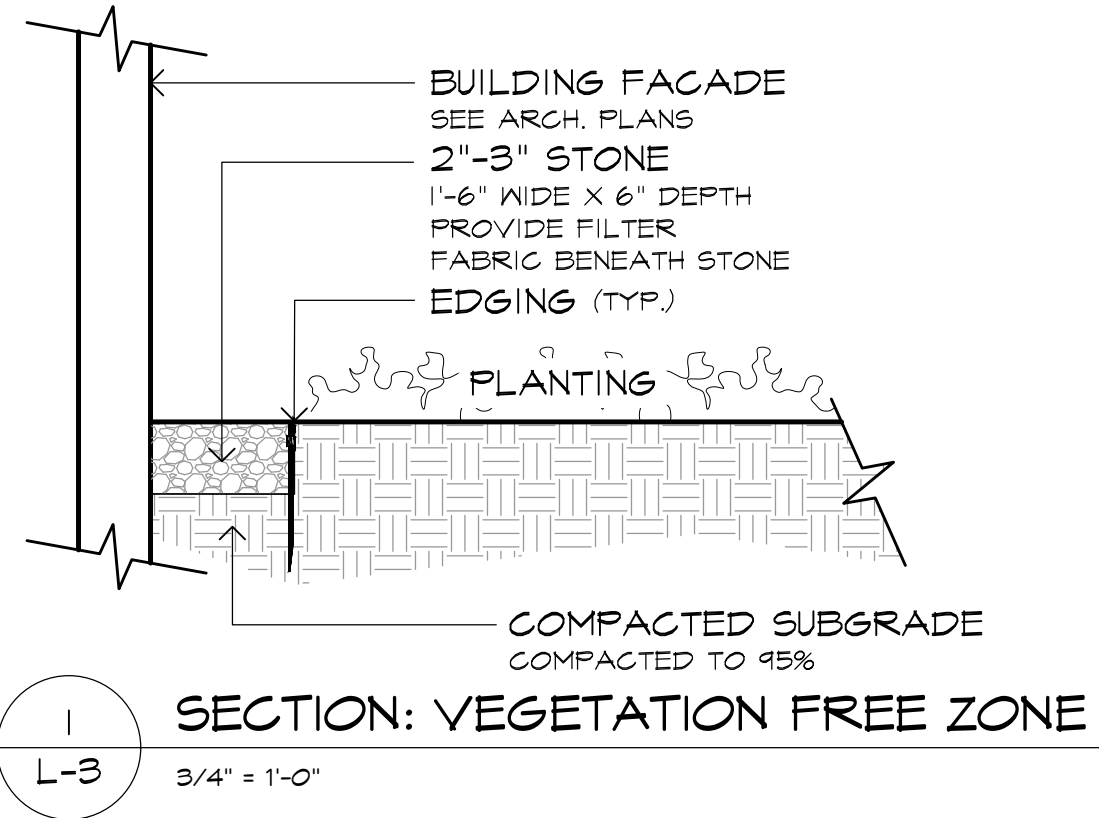
PLANT SCHEDULE

| CODE | QTY | BOTANICAL / COMMON NAME | CAL | HT. | CONT | COMMENTS |
|--------------------|-----|--|---------------|---------|--------|---|
| SHADE TREES | | | | | | |
| LS | 5 | Liquidambar styraciflua 'Rotundioba' / 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 |
| CODE | QTY | BOTANICAL / COMMON NAME | CAL | HT. | CONT. | COMMENTS |
| SHRUBS | | | | | | |
| CH | 11 | Cephalotaxus 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' / Luykens Laurel | - | 2'-2.5' | Cont. | Full Plants |
| PLS | 10 | Prunus laurocerasus 'Schipkaensis' / 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 | | | | | | |
| DN | 40 | Deutzia gracilis 'Nikko' / Slender Deutzia | - | 2'-2.5' | Cont. | Full Plants |
| HC | 48 | Hypericum calycinum / Creeping St. John's Wort | - | - | 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 |

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







Site Details

Fusion
Plainsboro, New Jersey



THOMAS B. BAUER
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-3