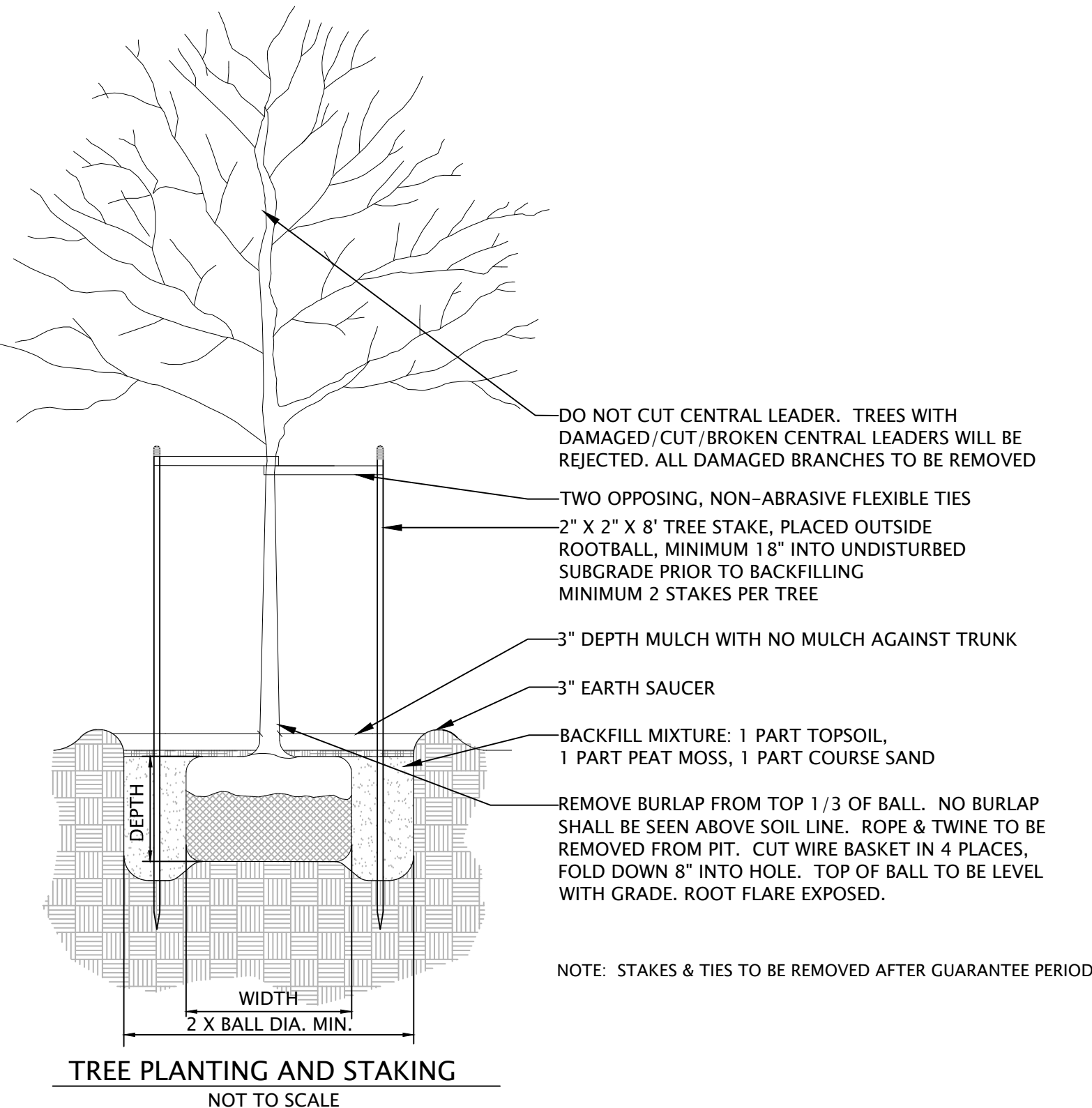


LANDSCAPE NOTES:

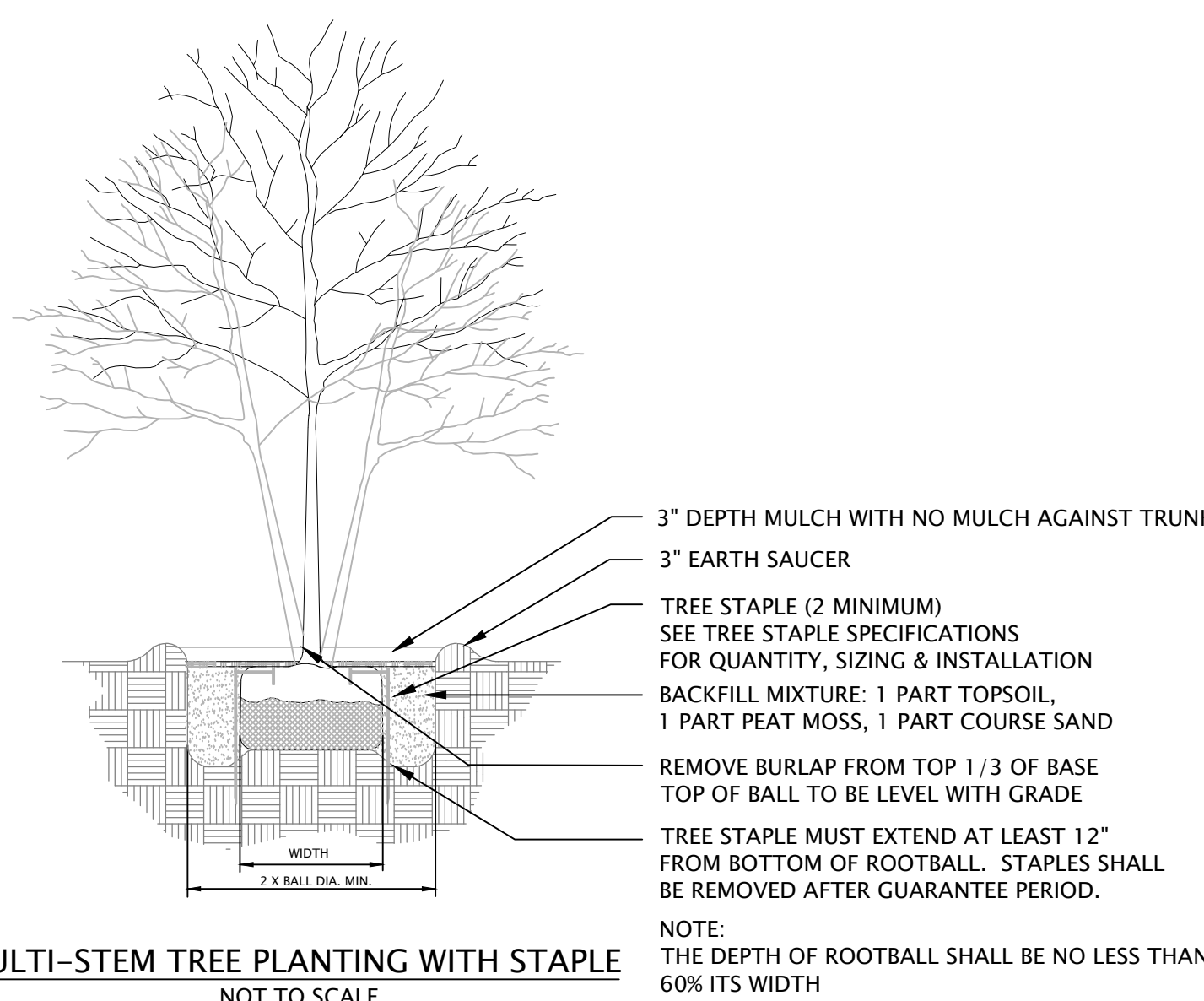
- STREET TREES, BUFFER PLANTINGS SHALL BE PLANTED BY PHASE ACCORDING TO THE PHASE IN WHICH IT IS LOCATED. IN LIEU OF PLANTING DUE TO SEASONAL CONSTRAINTS, THE LOCATIONS OF REQUIRED PLANTS SHALL BE STAKED AND THE DEVELOPER WILL BE REQUIRED TO SUBMIT TO THE TOWNSHIP A MEMORANDUM SIGNED BY THE PURCHASER AT THE TIME OF SETTLEMENT. THIS MEMORANDUM WILL INDICATE THAT THE PURCHASER UNDERSTANDS AND ACKNOWLEDGES THAT THE STAKES INDICATE THE LOCATION OF REQUIRED TREES TO BE PLANTED BY THE DEVELOPER.
- INDIVIDUAL LOT LANDSCAPING SHALL BE PLANTED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT.
- GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWENTY-FOUR (24) MONTHS FROM THE DAY OF FINAL APPROVAL BY THE TOWNSHIP ARBORIST OR TOWNSHIP ENGINEER. ANY PLANT MATERIAL TWENTY-FIVE PERCENT (25%) OR MORE OF WHICH IS DEAD SHALL BE CONSIDERED DEAD. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR TWENTY-FIVE PERCENT (25%) OF THE CROWN IS DEAD. IF THE PLANT FAILS TO SURVIVE DURING THIS PERIOD, REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCESSIVE PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE. ANY DEAD PLANT MATERIAL SHALL BE REPLACED AND INSTALLED ACCORDING TO THE APPROVED PLANTING PRACTICES.
- THE DEVELOPER SHALL CONTACT THE TOWNSHIP IN WRITING TO REQUEST A FINAL INSPECTION FOR THE ACCEPTANCE AT THE END OF GUARANTEE PERIOD. THESE INSPECTIONS WILL BE PERFORMED WHEN THE PLANT MATERIALS ARE IN FULL LEAF (MAY 1ST THROUGH NOVEMBER 15TH). ALL GUARANTEE ESCROW FUNDS WILL BE RELEASED UPON ACCEPTANCE AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE PERIOD WILL BE EXTENDED UNTIL THIRTY (30) DAYS AFTER THE RECEIPT OF THE REQUESTED LETTER AFTER MAY 1ST. SHOULD THE END OF GUARANTEE PERIOD OCCUR AFTER NOVEMBER 15TH, THE GUARANTEE PERIOD SHALL EXTEND TO MAY 15TH. UPON COMPLETION OF THE TWO-YEAR GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL REMOVE ANY TREE STAKES.
- ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED WITH A SIMILAR PLANT PRIOR TO INSTALLATION BASED ON AVAILABILITY, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT OR TOWNSHIP ARBORIST.
- IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
- NOTIFY ALL UTILITY COMPANIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN FIELD TO AVOID INTERFERENCE WITH UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES; DENSELY-FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" (AND 200 (MOST RECENT EDITION)) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- 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.
- TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS. NO TREES OR SHRUBS SHALL BE PLANTED IN A SIGHT TRIANGLE. NO TREES SHALL BE PLANTED IN ANY UTILITY OR MUNICIPAL EASEMENTS.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITION ARE SUITABLE. SPRING PLANTING SEASON SHALL BE MARCH 1ST TO JUNE 1ST. FALL PLANTING SEASON SHALL BE AUGUST 15TH TO DECEMBER 15TH FOR EVERGREEN PLANTS AND SEPTEMBER 15TH TO DECEMBER 15TH FOR DECIDUOUS PLANTS.
- SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PLANTING PIT.
- TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE PLANTING DETAILS.
- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING UPON THE PERFORMANCE OF THE WORK.
- TREE PROTECTION DURING CONSTRUCTION: TREE PROTECTION AREAS SHALL BE DELINEATED TO IMPLEMENT THE STANDARDS CONTAINED IN THE TOWNSHIP ZONING ORDINANCE AND THIS ORDINANCE REGARDING PRESERVATION OF TREES, WOODLANDS, AND FORESTS DURING THE DEVELOPMENT AND CONSTRUCTION PROCESS.
- TREE PROTECTION AREA: AN AREA THAT IS RADIAL TO THE TRUNK OF A TREE. THE TREE PROTECTION AREA SHALL BE 15 FEET FROM THE TRUNK OF THE TREE TO BE RETAINED, OR THE DISTANCE FROM THE TRUNK TO THE DRIP LINE (THE LINE MARKING THE OUTER EDGE OF THE BRANCHES OF THE TREE) WHICHEVER IS GREATER. WHERE THERE IS A GROUP OF TREES OR WOODLANDS, THE TREE PROTECTION AREA SHALL BE THE AGGREGATE OF THE PROTECTION AREAS FOR THE INDIVIDUAL TREES.
- TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF EVEN COVER TO ALL DISTRIBUTED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SERVICED BY AUTOMATIC IRRIGATION SYSTEM.



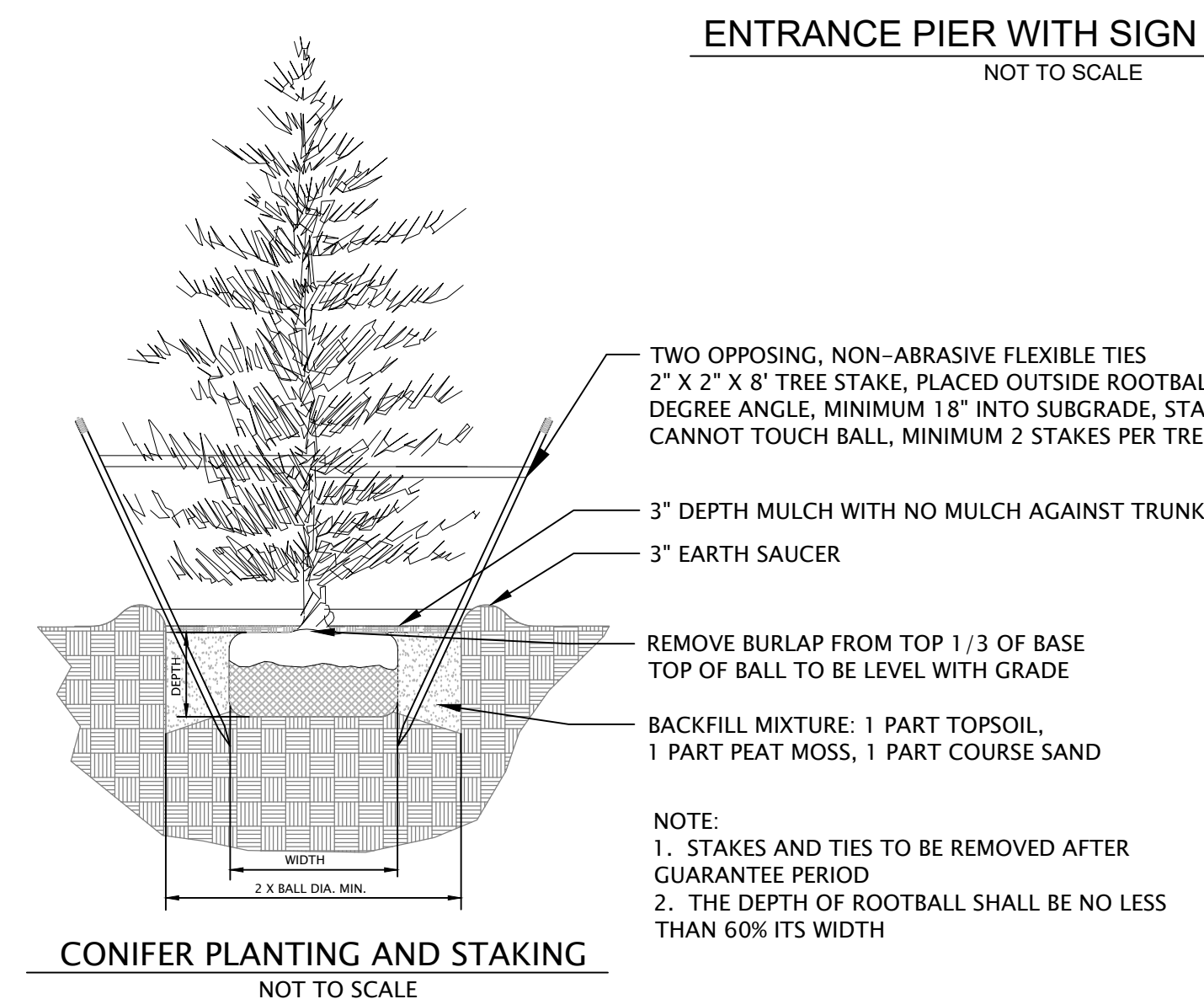
TREE PLANTING AND STAKING
NOT TO SCALE

PLANT SCHEDULE LANDSCAPE

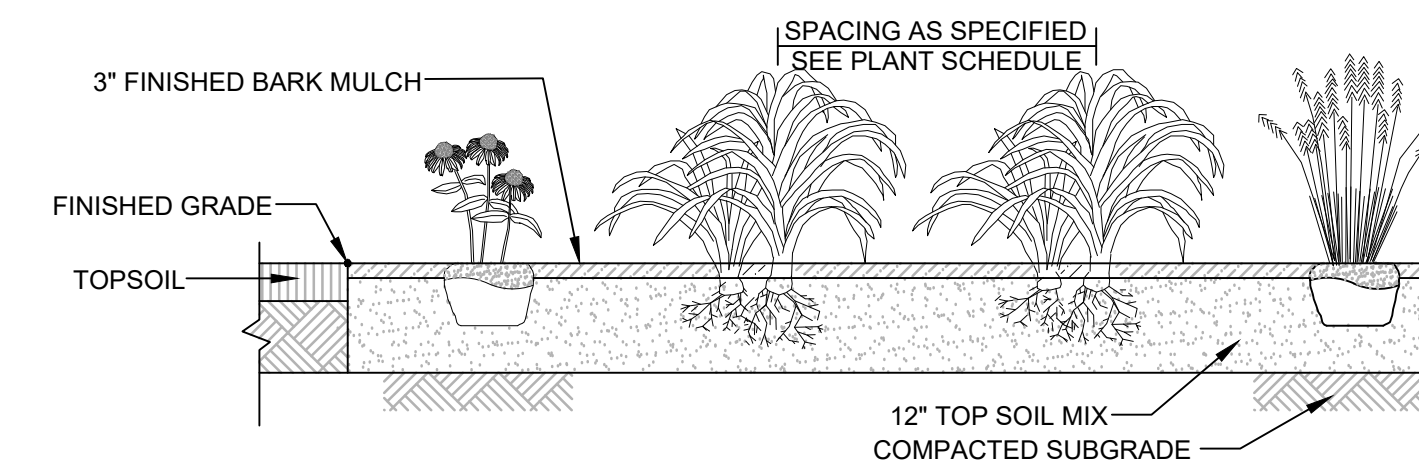
BUFFER AC	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
AR	8	ABIES CONCOLOR	WHITE FIR	B & B	6' MIN. HT.
AA	10	ACER RUBRUM	RED MAPLE	B & B	MIN. 3" CAL.
BN	2	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' SINGLE-STEM	DOWNY SERVICEBERRY	B & B	8' MIN. HT.
BN	2	BETULA NIGRA 'DURAHEAT' MULTI-STEM	DURAHEAT RIVER BIRCH	B & B	8' MIN. HT.
CR2	11	CORNUS X 'RUTDAN'	CELESTIAL DOGWOOD	B & B	8' MIN. HT.
JV	39	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE COLUMNAR CEDAR	B & B	6' MIN. HT.
NS	9	NYSSA SYLVATICA	BLACK GUM	B & B	MIN. 3" CAL.
PG	19	PICEA GLAUCA	WHITE SPRUCE	B & B	6' MIN. HT.
PP	14	PICEA PUNGENS	COLORADO SPRUCE	B & B	6' MIN. HT.
PR	14	PINUS RIGIDA	PITCH PINE	B & B	6' MIN. HT.
PS	6	PINUS STROBUS	WHITE PINE	B & B	6' MIN. HT.
PF	9	PINUS STROBUS 'FASTIGIATA'	PYRAMIDAL WHITE PINE	B & B	6' MIN. HT.
QR	15	QUERCUS RUBRA	RED OAK	B & B	MIN. 3" CAL.
TG	5	THUJA PLICATA 'GREEN GIANT'	WESTERN RED CEDAR	B & B	6' MIN. HT.
REPLACEMENT-EVERGREEN	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
R-AC	11	ABIES CONCOLOR	WHITE FIR	B & B	6'-8' HT.
R-JV	15	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE COLUMNAR CEDAR	B & B	6'-8' HT.
R-PG	11	PICEA GLAUCA	WHITE SPRUCE	B & B	6'-8' HT.
R-PP	8	PICEA PUNGENS	COLORADO SPRUCE	B & B	6'-8' HT.
R-PS	18	PINUS STROBUS	WHITE PINE	B & B	6'-8' HT.
R-PF	16	PINUS STROBUS 'FASTIGIATA'	PYRAMIDAL WHITE PINE	B & B	6'-8' HT.
REPLACEMENT-ORNAMENTAL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
R-AG	26	AMELANCHIER X GRANDIFLORA 'SPRING FLURRY' SINGLE-STEM	SPRING FLURRY SERVICEBERRY	B & B	8' MIN. HT.
R-BN	17	BETULA NIGRA 'DURAHEAT' MULTI-STEM	DURAHEAT RIVER BIRCH	B & B	8' MIN. HT.
R-CR	3	CORNUS X 'RUTGAN'	STELLAR PINK DOGWOOD	B & B	8' MIN. HT.
REPLACEMENT-SHADE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
R-AS	27	ACER SACCHARUM	SUGAR MAPLE	B & B	MIN. 3" CAL.
R-LT	13	LIRIODENDRON TULIPIFERA	TULIP TREE	B & B	MIN. 3" CAL.
R-NS	5	NYSSA SYLVATICA	BLACK GUM	B & B	MIN. 3" CAL.
R-OB	6	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	MIN. 3" CAL.
R-QR	3	QUERCUS RUBRA	RED OAK	B & B	MIN. 3" CAL.
STORMWATER PLANTINGS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
S-AG	3	AMELANCHIER X GRANDIFLORA 'SPRING FLURRY' SINGLE-STEM	SPRING FLURRY SERVICEBERRY	B & B	8' MIN. HT.
S-BN	4	BETULA NIGRA 'DURAHEAT' MULTI-STEM	DURAHEAT RIVER BIRCH	B & B	8' MIN. HT.
S-CS	12	CEPHALANTHUS OCCIDENTALIS 'SUGAR SHACK'	SUGAR SHACK BUTTONBUSH	CONT.	30" MIN. HT.
S-IS	47	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	CONT.	30" MIN. HT.
S-IV	27	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	CONT.	30" MIN. HT.
S-JV	6	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE COLUMNAR CEDAR	B & B	6' MIN. HT.
S-LT	6	LIRIODENDRON TULIPIFERA	TULIP TREE	B & B	MIN. 3" CAL.
S-NS	3	NYSSA SYLVATICA	BLACK GUM	B & B	MIN. 3" CAL.
S-PG	8	PICEA GLAUCA	WHITE SPRUCE	B & B	6' MIN. HT.
S-OB	3	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	MIN. 3" CAL.
S-RP	29	ROSA PALUSTRIS	SWAMP ROSE	CONT.	30" MIN. HT.
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
AF	51	ACER X FREEMANNI 'CELEBRATION'	CELEBRATION MAPLE	B & B	MIN. 3" CAL.
GT	28	GLEDTISIA TRIACANTHOS INERMIS 'SKYCOLE' TM	SKYLINE THORNLESS HONEY LOCUST	B & B	MIN. 3" CAL.
LS	12	LIQUIDAMBAR ROTUNDILOBA	SWEET GUM	B & B	MIN. 3" CAL.
TA	28	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	MIN. 3" CAL.
BUFFER SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
CA	74	CEANOTHUS AMERICANUS	NEW JERSEY TEA	CONT.	30" MIN. HT.
CL	11	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA	CONT.	30" MIN. HT.
IL	45	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	CONT.	30" MIN. HT.
IV	29	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	CONT.	30" MIN. HT.
RO	41	ROSA X 'RADCON' TM	PINK KNOCK OUT ROSE	CONT.	30" MIN. HT.



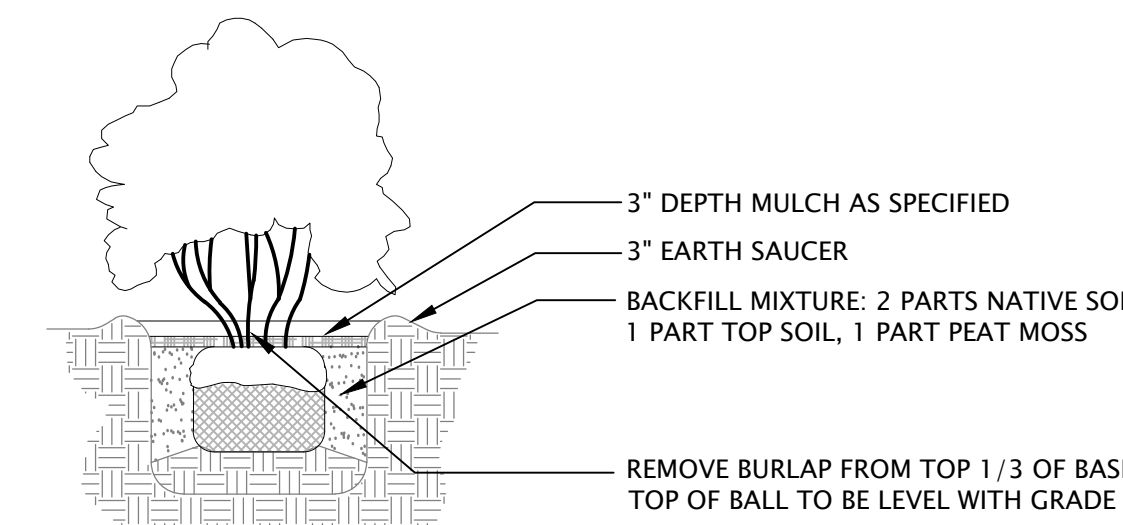
MULTI-STEM TREE PLANTING WITH STAPLE
NOT TO SCALE



CONIFER PLANTING AND STAKING
NOT TO SCALE



ANNUAL /PERENNIAL/GRASSES/GROUNDCOVER BEDS
NOT TO SCALE

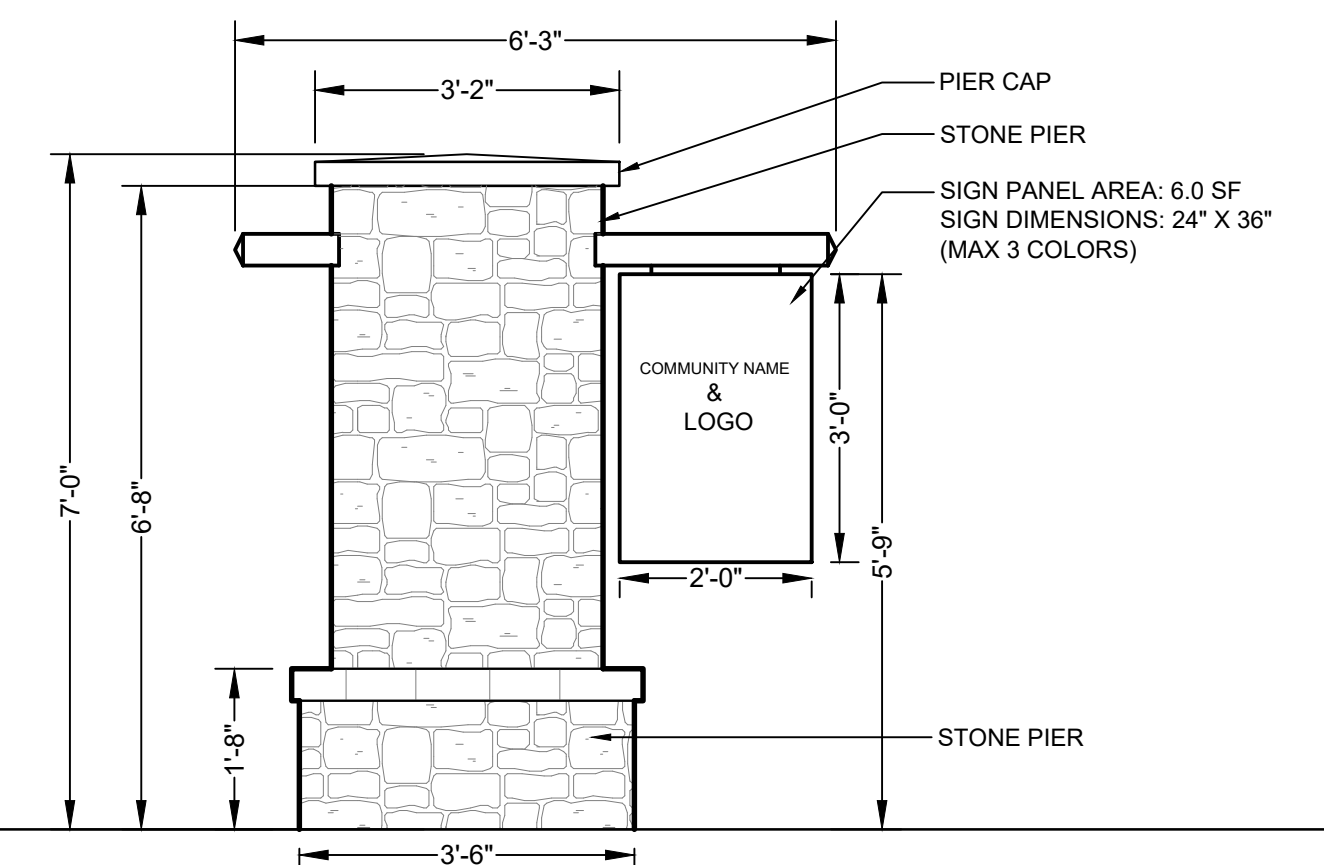


SHRUB PLANTING
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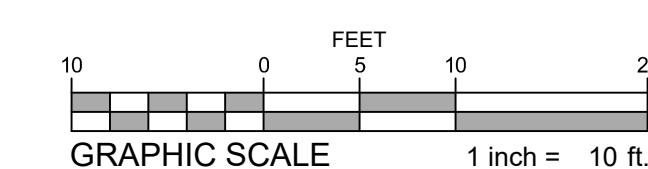


PRODUCT INFORMATION:
Tree Guard Manufacturer: AM Leonard Horticultural & Supply Co.
Tree Guard Material: Rigid Plastic Mesh - High Density Polyethylene, UV Treated. (or approved equal)
Note: To Be Installed On All Deciduous Trees and Shall Be Removed After Twenty-four (24) Months.

Contact Information:
Website: www.amleo.com
Telephone: 1-800-543-8955
PLASTIC MESH TREE GUARD
NOT TO SCALE



ENTRANCE PIER WITH SIGN - ELEVATION
NOT TO SCALE



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T: 732-446-9446
New Jersey Certificate of Authorization No. 246A2999900

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NO.	DATE	DESCRIPTION
5.	10/08/20	REVIEW TO ADDRESS TOWNSHIP REVIEW COMMENTS AND RESOLUTION CONDITIONS OF APPROVAL
4.	10/08/20	REVISION TO ADDRESS TOWNSHIP REVIEW COMMENTS AND RESOLUTION CONDITIONS OF APPROVAL
3.	9/17/20	REVISION TO ADDRESS TOWNSHIP REVIEW COMMENTS AND RESOLUTION CONDITIONS OF APPROVAL
2.	9/17/20	REVISION TO ADDRESS TOWNSHIP REVIEW COMMENTS AND RESOLUTION CONDITIONS OF APPROVAL
1.	10/14/19	REVISION TO ADDRESS TOWNSHIP REVIEW COMMENTS AND RESOLUTION CONDITIONS OF APPROVAL

New Jersey One Call
1 Corporate Plaza South
Princeton, NJ 08554
1-800-272-1000
or 81-1
www.nj1-call.org

LANDSCAPE DETAILS AND NOTES 1
PRELIMINARY AND FINAL MAJOR SITE PLAN
HAMILTON AVENUE CAMPUS
BLOCK 1301, LOT 19 (TAX MAP SHEET #13)
TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY, NEW JERSEY

DATE: SEPT 30, 2019 SCALE: AS NOTED
DESIGN: ESE DRAWN: LAC
JOB NO.: 4543 FILE NAME:
REF. NO.: SD09.03
SHEET NO.: 21 OF 24