

**LEGEND**

- PROPERTY LINE
- EXISTING CONTOUR
- FLOOD HAZARD AREA BOUNDARY
- WETLANDS/WATER BOUNDARY
- 150' WETLAND TRANSITION AREA
- 300' RIPARIAN BUFFER
- 300' HIGHLANDS BUFFER
- EXISTING VEGETATION
- EXISTING TREELINE
- EXISTING STRUCTURE
- EXISTING FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- TPF TREE PROTECTION FENCE
- TREE TO BE REMOVED

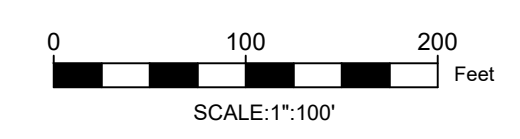
1 APPLICANT:  
CLINTON MOEBUS 34, LLC C/O DAVID MEISKIN  
9 KENT PLACE  
FREEHOLD, NJ 07728  
908-415-8900

**GENERAL NOTES**  
AMBE HOLDINGS AT CLINTON, LLC  
3 MEHA COURT  
MANALAPAN, NJ 07726  
732-841-6876

3. BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY ENGINEERING & LAND PLANNING ASSOCIATES, DATED 10/01/2019 OR LATER REVISED.
4. THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
5. ALL ELEVATIONS GIVEN ARE ON NAVD 1988 DATUM.
6. THE SUBJECT PARCEL, BLOCK 14 LOT 32, CONSISTS OF 1,222,492 S.F. (28.06 ACRES).
7. NO DEED RESTRICTIONS OR COVENANTS ARE PROPOSED FOR THE SITE.
8. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION".
9. SITE IS IN ZONING DISTRICT OB-3, OFFICE BUILDING DISTRICT.

**NOTES:**

1. SEE ENGINEERING DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES.
2. THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT THEIR OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.
3. DELINEATION OF FORESTED AREAS AND 6" DBH AND LARGER TREES WITHIN THE LIMIT OF DISTURBANCE AND 50 FEET BEYOND THE LIMIT OF DISTURBANCE AND AREAS BEYOND AS DEPICTED ON THE PLAN. SEE LEGEND AND CALLOUTS.
4. PER ORDINANCE No. 923-07 §165-77 LANDSCAPE DESIGN: "DESIRABLE, HEALTHY PLANTS THAT ARE AN OBSTACLE TO THE DESIGN OF THE DEVELOPMENT OF THE PROPERTY SHALL BE TRANSPLANTED OR REPLACED ELSEWHERE ON THE PROPERTY WITH HEALTHY PLANTS AT THE DISCRETION OF THE MUNICIPAL LANDSCAPE ARCHITECT. ALL EFFORTS SHALL BE MADE IN DEVELOPING A SITE TO PRESERVE DESIRABLE TREES ~ SITE IS ALMOST EXCLUSIVELY AN EXISTING FARM FIELD WITH NO EXISTING TREES OVER 6" DBH. ALL EFFORTS HAVE BEEN MADE TO PRESERVE EXISTING TREES OVER 6" DBH AND VEGETATED AREAS ALONG LOT EDGE.
5. CURRENT USE OF SITE IS ALMOST EXCLUSIVELY AN EXISTING FARM FIELD. ALL EXISTING STRUCTURES, UTILITIES, VEHICULAR USE AREAS, STORMWATER MANAGEMENT, FIRE HYDRANTS AND ASSOCIATED STRUCTURES OCCUR IN ADJOINING LOTS OR ALONG THE HIGHWAY 31 CORRIDOR AS SHOWN.



No.	Date	Revision	Revised By	Checked By



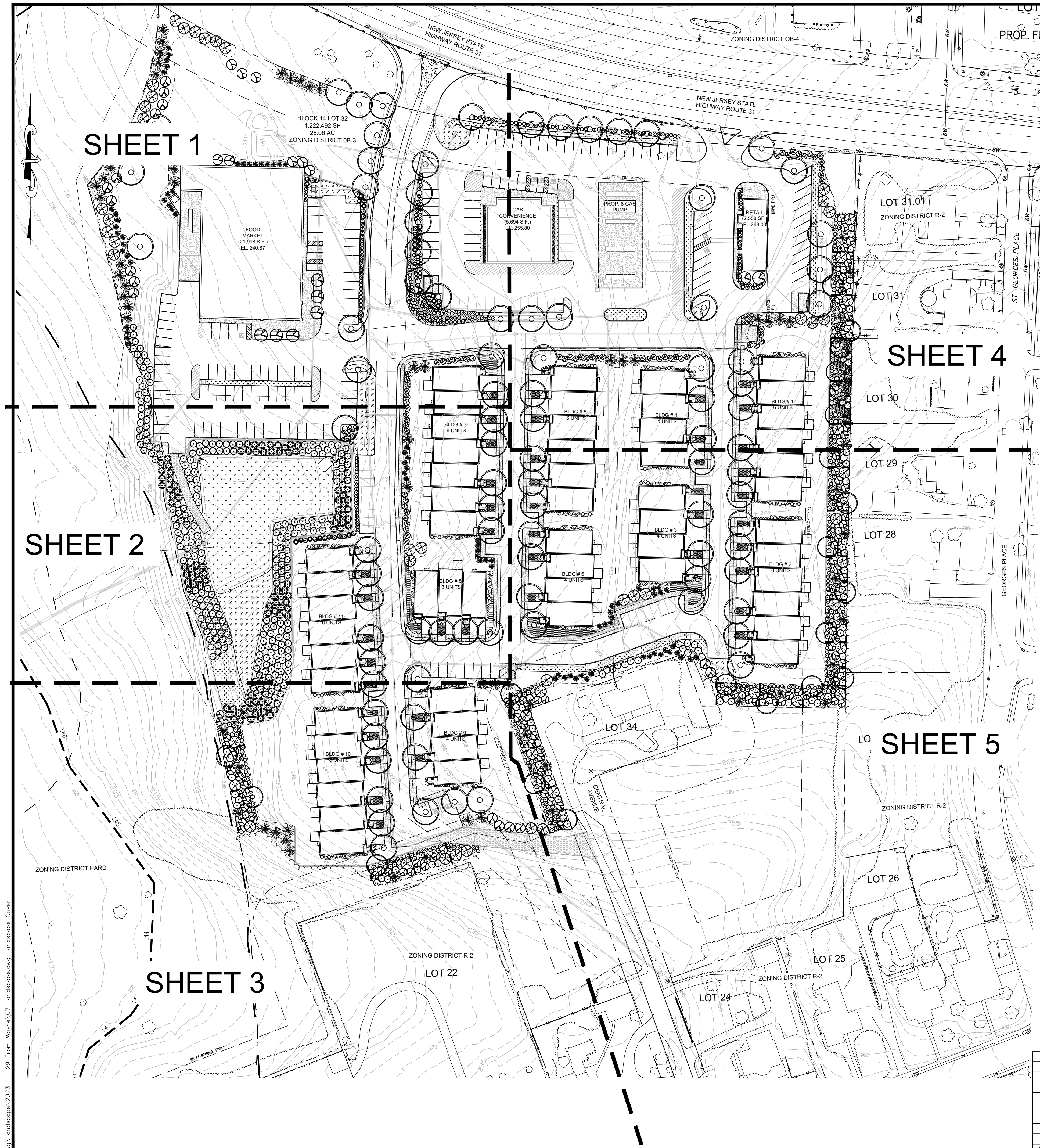
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Wall, New Jersey 07719  
732.312.9800  
FPAengineers.com

**SARAH REBAR BISAHA, LLA, PP**  
LICENSED LANDSCAPE ARCHITECT, N.J. LIC. No. AS000639

**TREE PRESERVATION PLAN**  
FOR  
**CLINTON COMMONS**  
65 1/2 CENTER STREET  
**BLOCK 14 LOT 32**  
TOWN OF CLINTON  
HUNTERDON COUNTY, NEW JERSEY

DATE: 11/27/2023	DESIGNED BY: BH	SCALE: 1"=100'	PROJECT NUMBER: 32606
DRAWN BY: BH	CHECKED BY: WYN	FIELD BOOK	SHEET: 1 of 10

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**LEGEND**

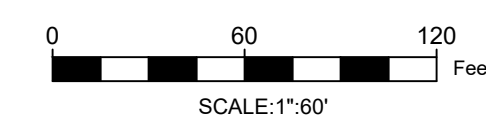
- PROPOSED CONCRETE PAVING
- PROPOSED STORMWATER BASIN BOTTOM LIVE PLUG AND SEED MIX
- PROPOSED STORMWATER RAIN GARDEN LIVE PLUG AND SEED MIX
- PROPOSED STORMWATER SWALE AND BASIN SPILLWAY LIVE PLUG AND SEED MIX
- PROPOSED GRASS PAVE ACCESS DRIVE
- PROPOSED HEADWALL AND SCOUR HOLE
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL/UNDERSTORY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED ORNAMENTAL GRASS OR PERENNIAL
- EXISTING VEGETATION
- EXISTING TREELINE
- PROPOSED PYLON
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FLOOD HAZARD AREA BOUNDARY
- WETLANDS/WATER BOUNDARY
- 150' WETLAND TRANSITION AREA
- 300' RIPARIAN BUFFER
- 300' HIGHLANDS BUFFER
- MATCHLINE
- PROPOSED RETAINING WALL
- PROPOSED STORM SEWER
- PROPOSED SANITARY LATERAL
- PROPOSED SANITARY SEWER
- PROPOSED GAS LINE
- PROPOSED WATER LINE
- PROPOSED ELECTRIC OR TEC LINES
- PROPOSED FENCE
- SODDED LAWN

NOTE: SEE CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION ON PROPOSED CONCRETE AND PROPOSED PAVING, PROPOSED STONE ACCESS DRIVE, PROPOSED DETENTION SPILLWAY, PROPOSED HEADWALL AND SCOUR HOLE, PROPOSED PYLON, PROPOSED RETAINING WALL, AND ALL PROPOSED GRADING AND UTILITIES.

**LANDSCAPE NOTES**

1. ALL PLANT MATERIALS SHALL BE OF NURSERY STOCK AND SHALL BE OF SYMMETRICAL GROWTH, FREE OF INSECTS, PESTS AND DISEASE. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND APPROVE ALL PLANT MATERIALS AND REJECT ANY PLANTS FOUND TO BE UNACCEPTABLE.
2. COORDINATE ALL TREE LOCATIONS WITH SITE LIGHTING AND DRAINAGE STRUCTURES. ALL PLANTINGS TO BE KEPT 8' AWAY FROM ANY DRAINAGE STRUCTURE.
3. DAMAGE TO EXISTING OR NEW WORK BY CONTRACTOR SHALL BE REPAIRED AT HIS EXPENSE.
4. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO THE SUBMISSION OF BIDS.
5. REFER TO MECHANICAL AND SITE DRAWINGS FOR UTILITY INFORMATION. CONTRACTOR SHALL VERIFY PLANT LIST QUANTITIES INDICATED ON PLANS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN QUANTITIES PRIOR TO SUBMISSION OF BIDS.
6. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY WITH REGARDS TO THE CARTING, STORING AND PLANTING OF MATERIALS TO PROTECT ADJACENT PAVEMENT AREAS.
7. PLANT MATERIALS SHALL BE MAINTAINED BEFORE, DURING AND AFTER IN THE BEST HORTICULTURAL CONDITION. CONTRACTOR SHALL PRUNE ALL DEAD OR DISEASED LIMBS, BRANCHES AND CANES FROM EXISTING DECIDUOUS AND CONIFEROUS TREES. METHODS SHALL REFLECT BEST HORTICULTURAL PRACTICES AS OUTLINED IN THE AMERICANHORT CERTIFICATION AND STANDARDS LATEST EDITION.
8. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH ROOT BALL AND BURLAP INTACT.
9. THE CONTRACTOR SHALL REMOVE ALL DEAD AND BROKEN CANES AND BRANCHES. GRADE NEW PLANTING AREAS TO MAINTAIN THE EXISTING DRAINAGE PATTERN.
10. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIALS PER THE PLANTING DETAILS.
11. THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIALS WITHIN ONE GROWING SEASON FOR PLANT MATERIALS THAT ARE NO LONGER VIABLE.
12. ALL PLANT HOLES SHALL BE BACKFILLED WITH A MIXTURE OF 3 PARTS TOPSOIL TO 1 PART PEATMOSS UNLESS SPECIFIED ON PLAN ALL PLANTING BEDS TO BE MULCHED WITH 4 INCHES CLEAN FRESH SHREADED HARDWOOD BARK, FREE OF STICKS, LEAVES AND OTHER FOREIGN MATERIALS.
13. ALL PLANT MATERIAL SHALL CONFORM TO THE HORTICULTURAL STANDARDS AS SET FORTH BY AMERICANHORT NURSERY STOCK STANDARD ANSI Z-60.1. CONTRACTOR SHALL REMOVE ALL NON-BIODEGRADABLE ROOT WRAPPING PRIOR TO PLANTING.
14. TOPSOIL AND SEED ALL DISTURBED AREAS AS A RESULT OF ANY AND ALL CONSTRUCTION OR AREAS OF EQUIPMENT STORAGE EQUIPMENT. CONTRACTOR SHALL FIELD VERIFY AREAS OF SEEDING. PROVIDE TOPSOIL TO 6" DEPTH IN ALL LAWN AREA AND 20" DEPTH IN SHRUB BEDS AND GARDEN.
15. ALL REMAINING DISTURBED AREAS SHALL BE SEEDED UNLESS NOTED OTHERWISE. SEE SEEDING PREPARATION NOTES. ALL LAWN AREAS TO BE FERTILIZED PRIOR TO FINAL SEEDING WITH A 10-6-4 FERTILIZER AT THE RATE OF 20 LBS/1000 SF. IN TWO APPLICATIONS.
16. ALL PLANTING SHALL TAKE PLACE BETWEEN MARCH 15 AND MAY 31 OR BETWEEN SEPTEMBER 15 AND NOVEMBER 15 IN THE SAME CALENDAR YEAR.

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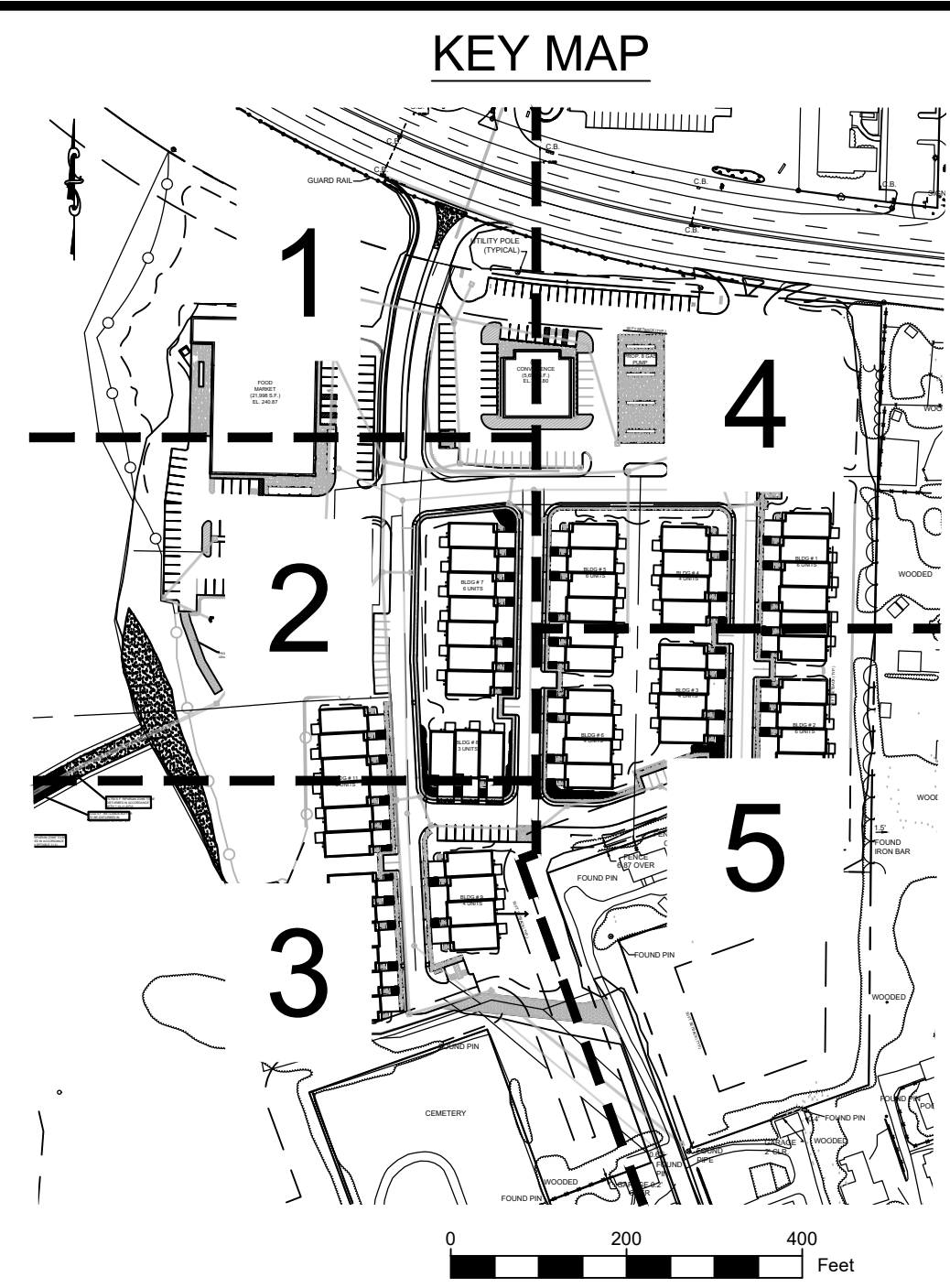
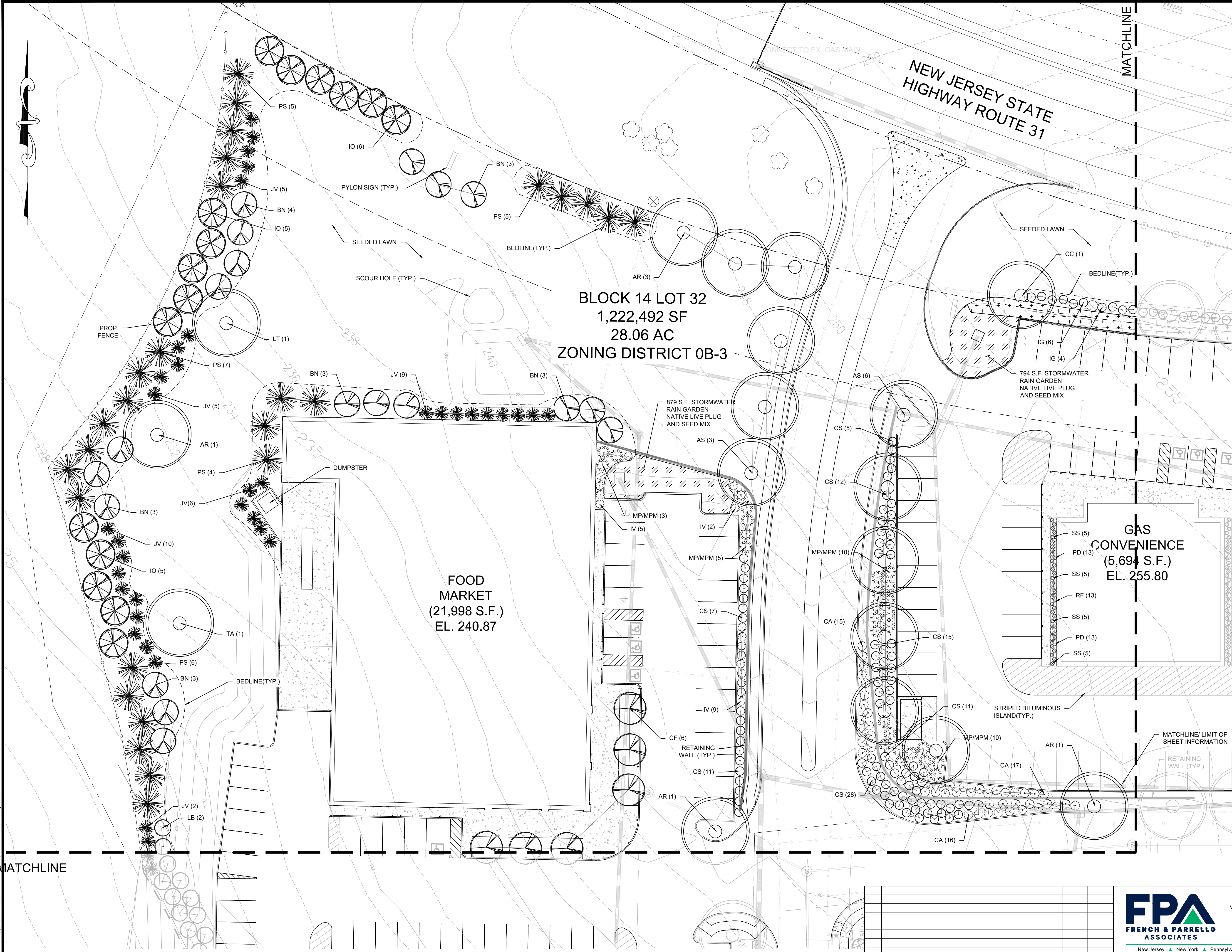
*[Signature]*

**SARAH REBAR BISAHA, LLA, PP**  
LICENSED LANDSCAPE ARCHITECT, N.J. LIC. No. AS00639

OVERALL  
LANDSCAPE PLAN  
FOR  
**CLINTON COMMONS**  
65 1/2 CENTER STREET  
BLOCK 14 LOT 32  
TOWN OF CLINTON  
HUNTERDON COUNTY, NEW JERSEY

DATE: 11/27/2023	DESIGNED BY: BH	SCALE: 1"=60'	PROJECT NUMBER: 32606
DRAWN BY: BH	CHECKED BY: WYN	FIELD BOOK	SHEET: 2 of 10

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NOTE: REFERENCE SHEET 2 FOR LEGEND INFORMATION

**BLOCK 14 LOT 32**  
 1,222,492 SF  
 28.06 AC  
 ZONING DISTRICT 0B-3

**FOOD MARKET**  
 (21,998 S.F.)  
 EL. 240.87

**GAS CONVENIENCE**  
 (5,694 S.F.)  
 EL. 255.80

0 20 40 Feet  
 SCALE: 1"=20'

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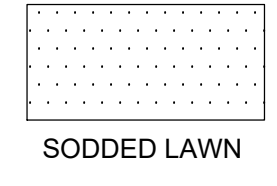
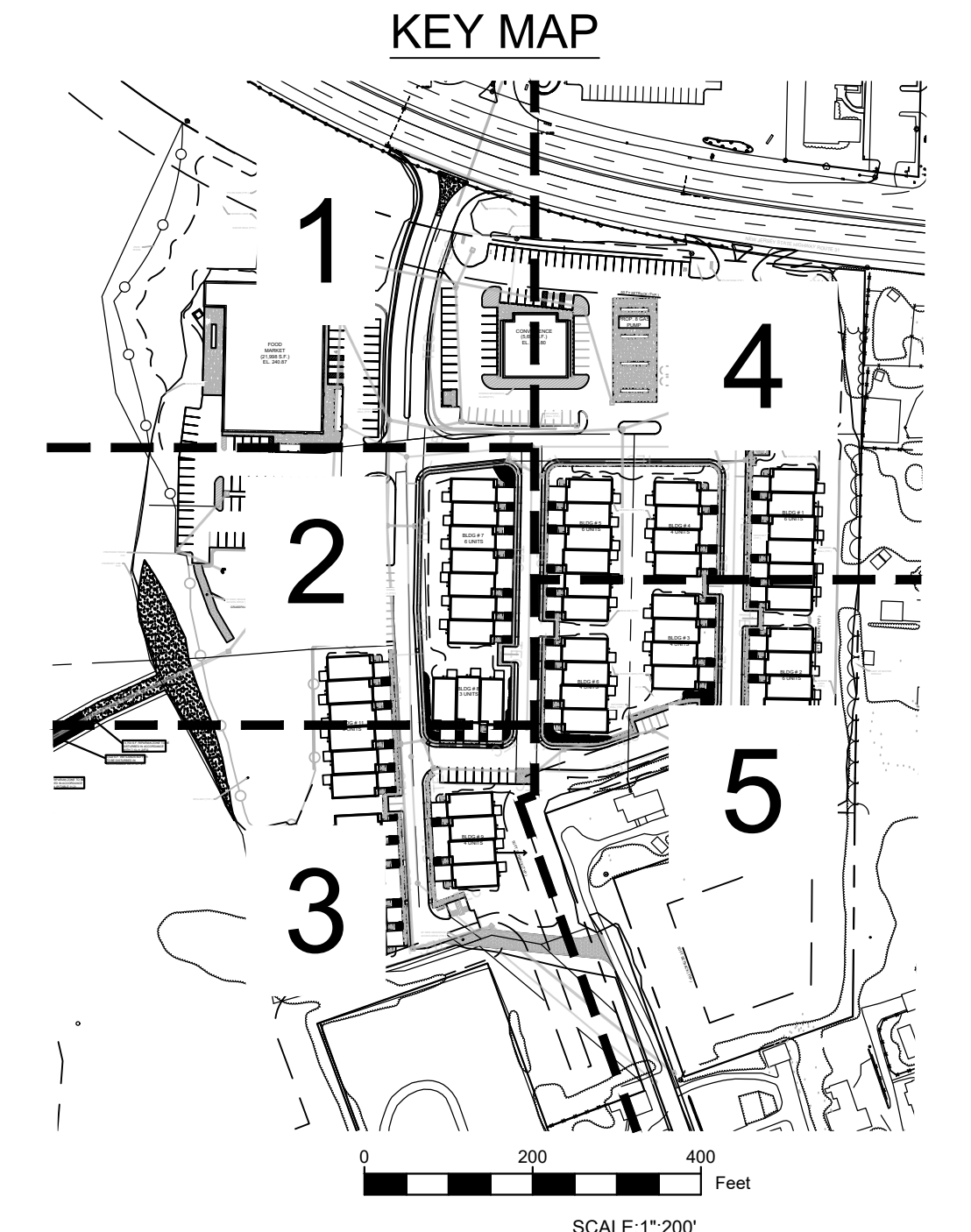
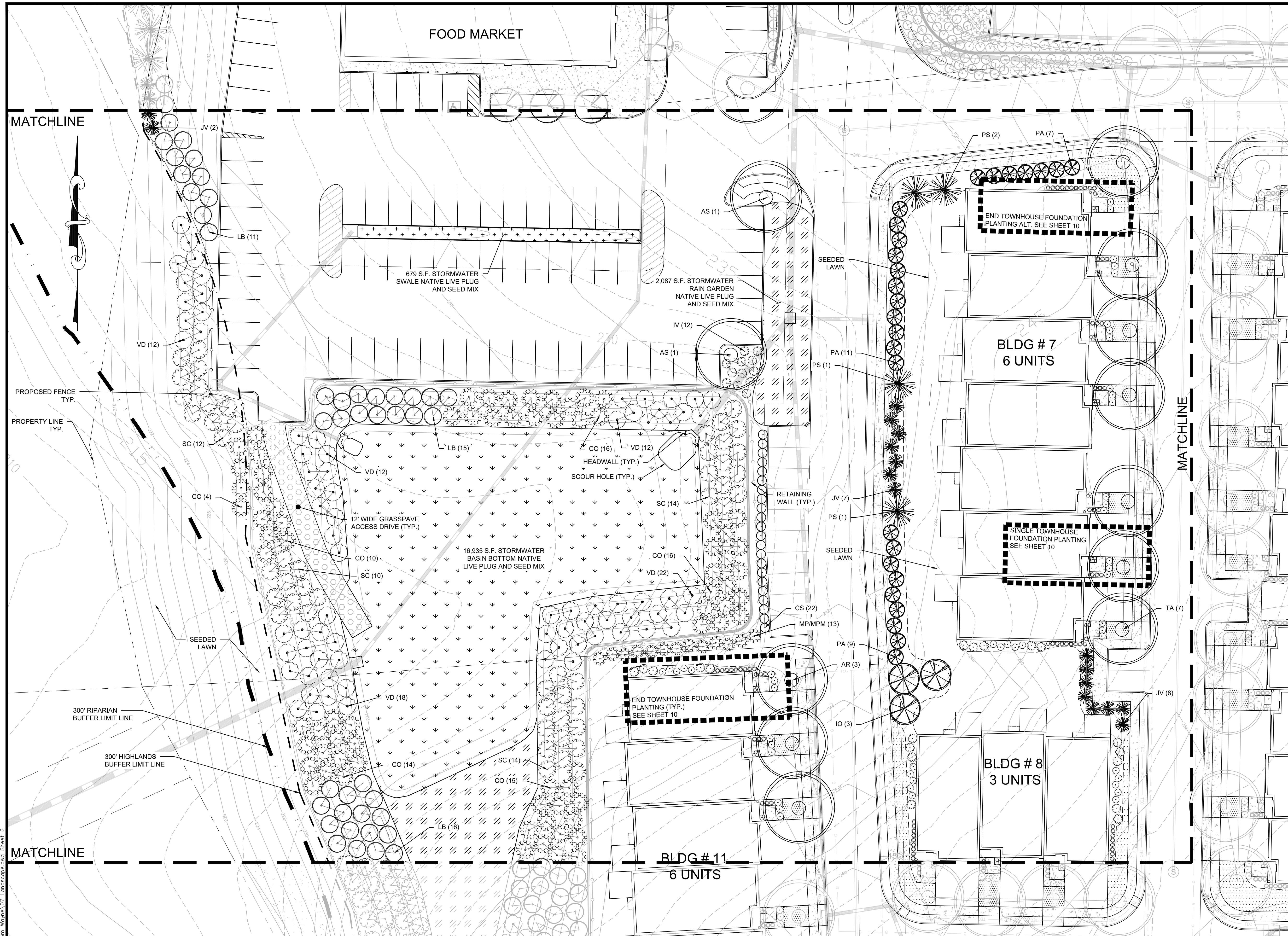
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LANDSCAPE PLAN - SHEET 1  
 FOR  
**CLINTON COMMONS**  
 65 1/2 CENTER STREET  
 BLOCK 14 LOT 32  
 TOWN OF CLINTON  
 HUNTERDON COUNTY, NEW JERSEY

DATE: 11/27/2023	DESIGNED BY: BH	SCALE: AS SHOWN	PROJECT NUMBER: 32606
DRAWN BY: BH	CHECKED BY: WYN	FIELD BOOK	SHEET: 3 of 10

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NOTE: REFERENCE SHEET 2 FOR LEGEND INFORMATION

MATCHLINE

MATCHLINE

MATCHLINE

FOOD MARKET

BLDG # 7  
6 UNITS

BLDG # 8  
3 UNITS

BLDG # 11  
6 UNITS

679 S.F. STORMWATER SWALE NATIVE LIVE PLUG AND SEED MIX

2,087 S.F. STORMWATER RAIN GARDEN NATIVE LIVE PLUG AND SEED MIX

16,935 S.F. STORMWATER BASIN BOTTOM NATIVE LIVE PLUG AND SEED MIX

END TOWNHOUSE FOUNDATION PLANTING ALT. SEE SHEET 10

SINGLE TOWNHOUSE FOUNDATION PLANTING SEE SHEET 10

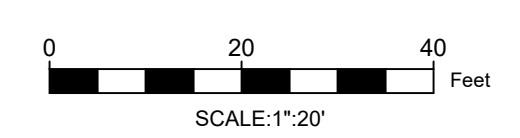
END TOWNHOUSE FOUNDATION PLANTING (TYP.) SEE SHEET 10

PROPOSED FENCE TYP.

PROPERTY LINE TYP.

300' RIPARIAN BUFFER LIMIT LINE

300' HIGHLANDS BUFFER LIMIT LINE



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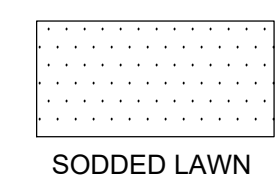
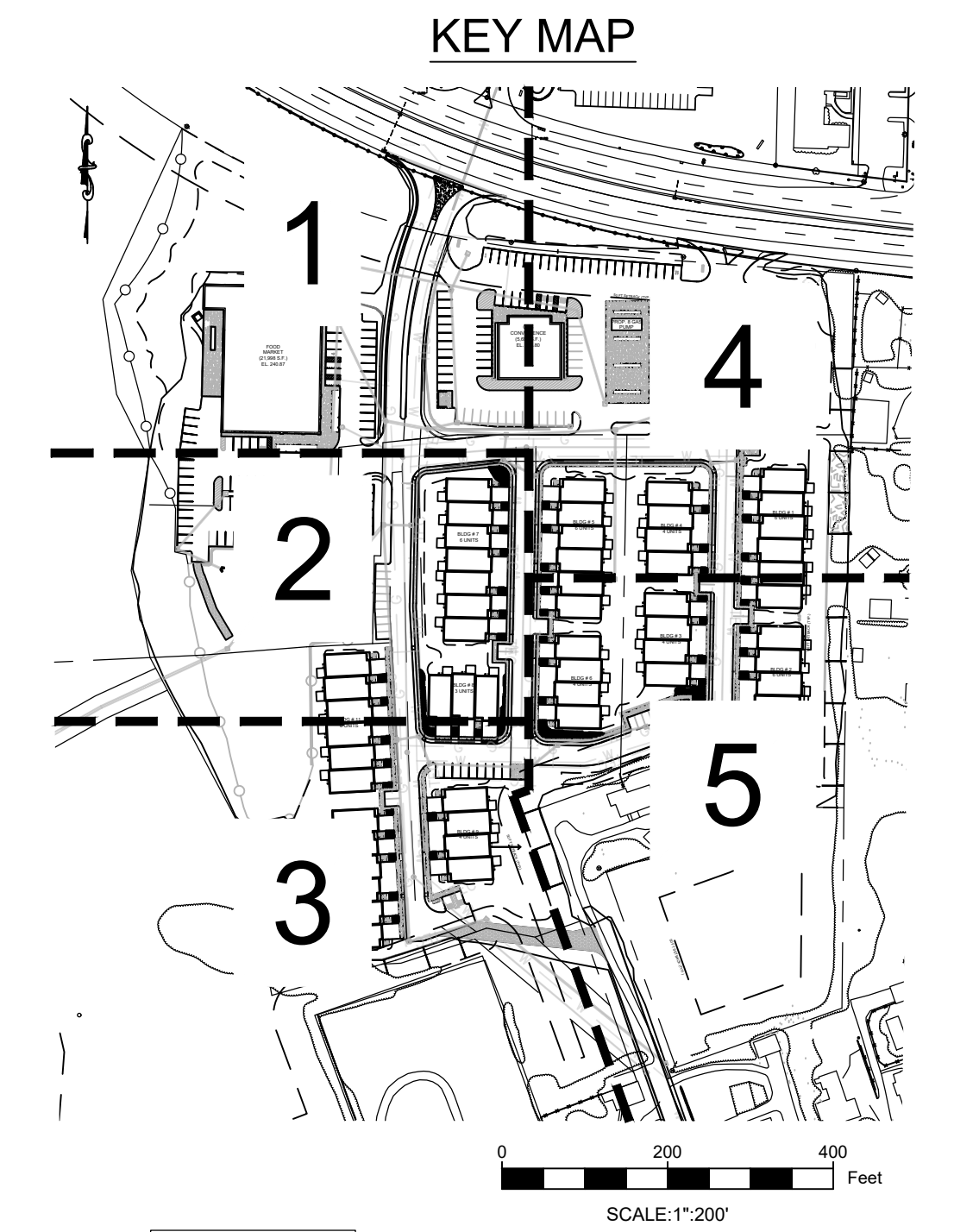
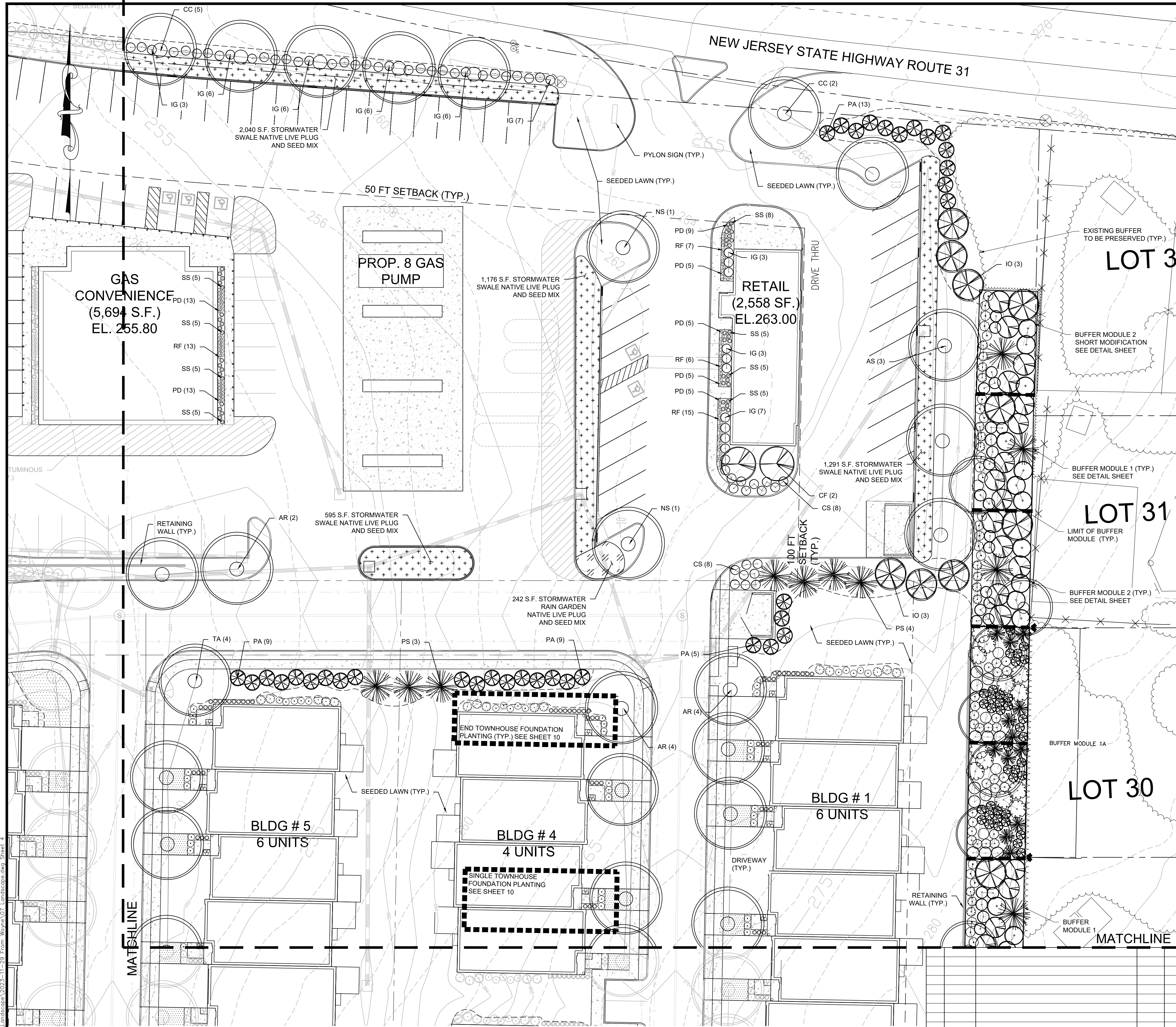
*Sarah Bisaha*  
SARAH REBAR BISAHA, LLA, PP  
LICENSED LANDSCAPE ARCHITECT, N.J. LIC. No. AS000639

LANDSCAPE PLAN SHEET 2			
FOR CLINTON COMMONS			
65 1/2 CENTER STREET			
BLOCK 14 LOT 32			
TOWN OF CLINTON			
HUNTERDON COUNTY, NEW JERSEY			
DATE: 11/27/2023	DESIGNED BY: BH	SCALE: AS SHOWN	PROJECT NUMBER: 32606
DRAWN BY: BH	CHECKED BY: WYN	FIELD BOOK	SHEET: 4 of 10

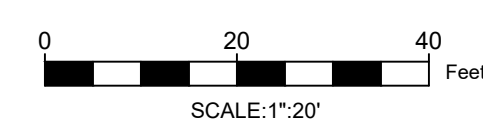
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NOTE: REFERENCE SHEET 2 FOR LEGEND INFORMATION



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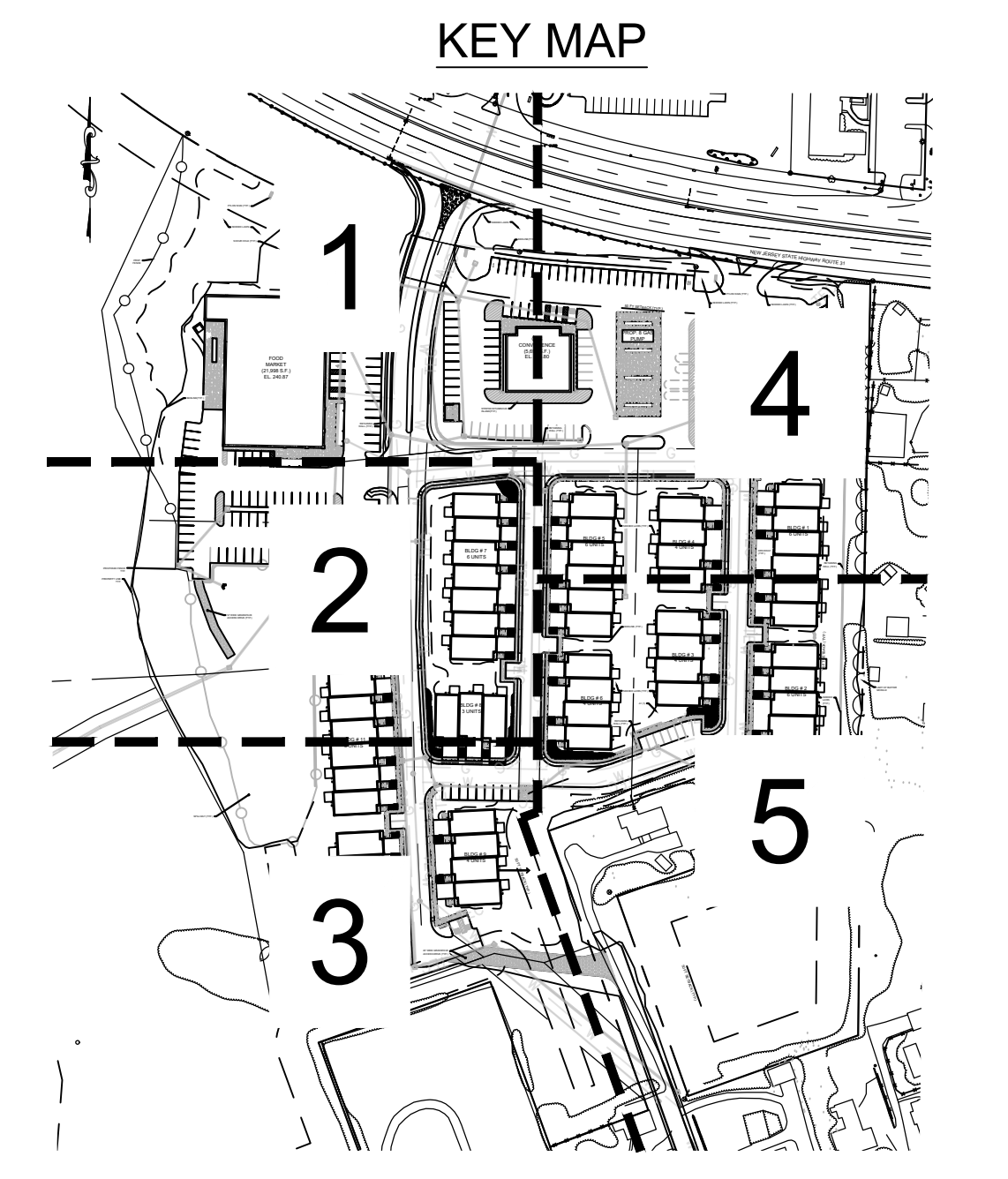
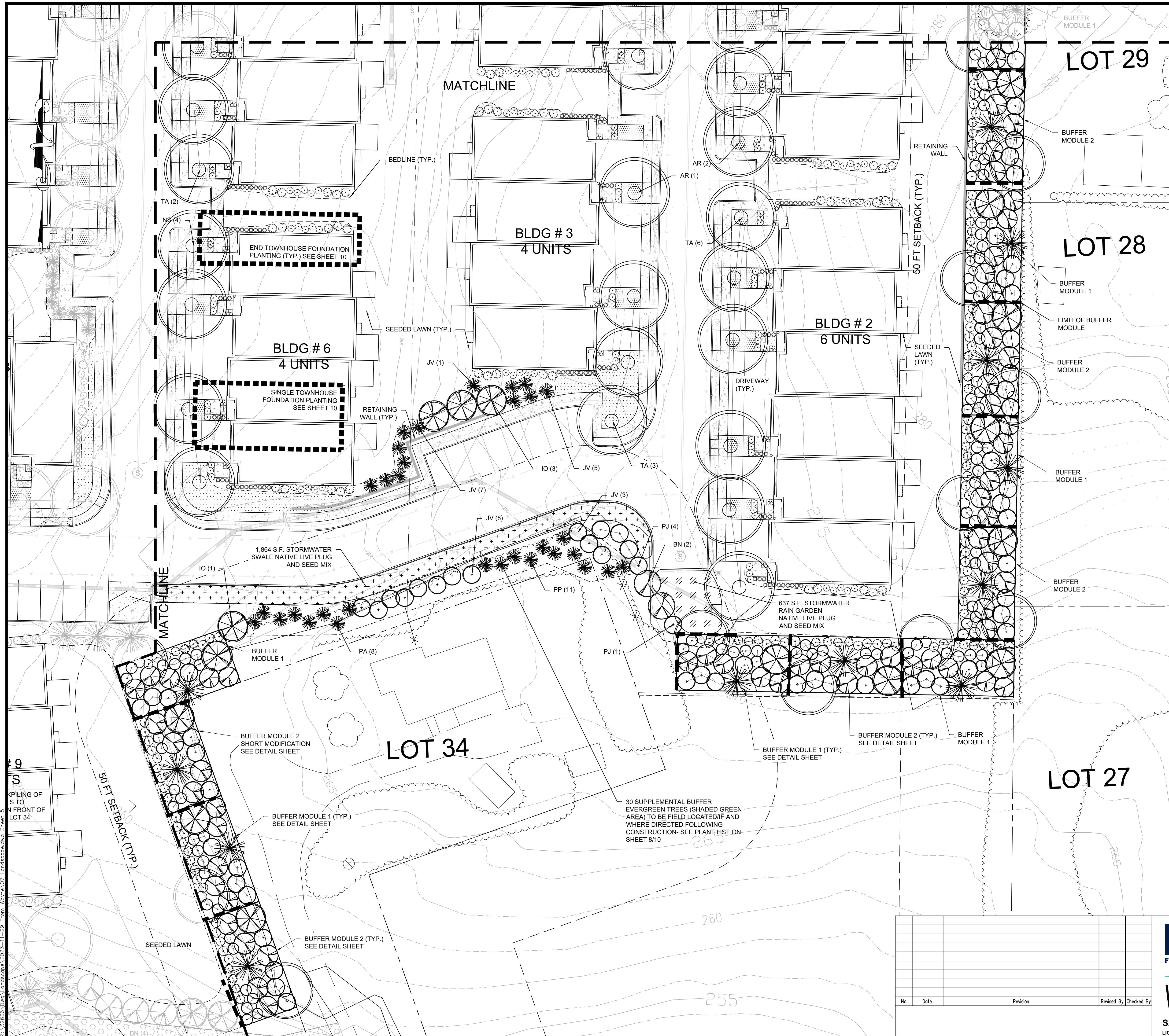


**SARAH REBAR BISAHA, LLA, PP**  
 LICENSED LANDSCAPE ARCHITECT, N.J. LIC. No. AS000639

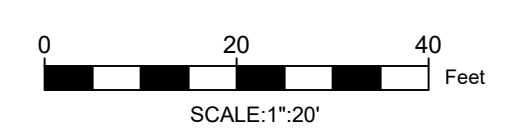
LANDSCAPE PLAN  
 SHEET 4  
 FOR  
**CLINTON COMMONS**  
 65 1/2 CENTER STREET  
 BLOCK 14 LOT 32  
 TOWN OF CLINTON  
 HUNTERDON COUNTY, NEW JERSEY

DATE: 11/27/2023	DESIGNED BY: BH	SCALE: AS SHOWN	PROJECT NUMBER: 32606
DRAWN BY: BH	CHECKED BY: WYN	FIELD BOOK	SHEET: 6 of 10

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NOTE: REFERENCE SHEET 2 FOR LEGEND INFORMATION



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**FRENCH & PARRELO**  
**ASSOCIATES**

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*[Signature]*  
**SARAH REBAR BISAHA, LLA, PP**  
 LICENSED LANDSCAPE ARCHITECT, N.J. LIC. No. AS000639

LANDSCAPE PLAN  
 SHEET 5  
 FOR  
**CLINTON COMMONS**  
 65 1/2 CENTER STREET  
 BLOCK 14 LOT 32  
 TOWN OF CLINTON  
 HUNTERDON COUNTY, NEW JERSEY

DATE: 11/27/2023  
 DESIGNED BY: BH  
 DRAWN BY: BH

SCALE: AS SHOWN  
 CHECKED BY: WYN  
 FIELD BOOK

PROJECT NUMBER: 32606  
 SHEET: 7 of 10

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PLANT SCHEDULE					
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
<b>CANOPY TREES</b>					
AR	22	OCTOBER GLORY RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2.5"-3" CAL.	B&B FALL, N
NS	16	WILDFIRE BLACK GUM	NYSSA SYLVATICA 'WILDFIRE'	2.5"-3" CAL.	B&B FALL, N
AS	14	BONFIRE SUGAR MAPLE	ACER SACCHARUM 'BONFIRE'	2.5"-3" CAL.	B&B, N
LT	20	TULIP TREE	LIRIODENDRON TULIPIFERA	2.5"-3" CAL.	B&B, N
TA	39	REDMOND AMERICAN BASSWOOD	TILIA AMERICANA 'REDMOND'	2.5"-3" CAL.	B&B FALL, N
<b>ORNAMENTAL/UNDERSTORY TREES</b>					
AA	4	SERVICEBERRY	AMELANCHIER x GRANDIFLORA	6'-8' HT.	B&B, N
CC	8	IRONWOOD	CARPINUS CAROLINIANA	2.5"-3" CAL.	B&B, N
CF	8	FLOWERING DOGWOOD	CORNUS FLORIDA	6'-8' HT.	MULTI-STEM B&B FALL, N
BN	126	RIVER BIRCH	BETULA NIGRA	8'-10' HT.	MULTI-STEM B&B FALL, N
<b>EVERGREEN TREES</b>					
IO	54	AMERICAN HOLLY	ILEX OPACA	8'-10' HT.	B&B FALL, N
JV	78	EMERALD SENTINEL EASTERN RED CEDAR	JUNIPERUS VIRGINIANA 'CORCORCOR'	6'-8' HT.	B&B FALL, N
PA	71	NORWAY SPRUCE	PICEA ABIES	6'-8' HT.	B&B
PP	11	COLORADO BLUE SPRUCE	PICEA PUNGENS	6'-8' HT.	B&B, N
PS	69	EASTERN WHITE PINE	PINUS STROBUS	8'-10' HT.	B&B, N
<b>ORNAMENTAL GRASSES/PERENNIALS</b>					
PD	81	HUSKER RED BEARDTONGUE	PENSTEMON DIGITALIS 'HUSKER RED'	#1 OR 1 GAL.	CONT., N
RF	54	AMERICAN GOLD RUSH BLACK-EYE SUSAN	RUDBECKIA FULGIDA 'AMERICAN GOLD RUSH PP28498'	#1 OR 1 GAL.	CONT., N
SS	63	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION PP 25202'	#1 OR 1 GAL.	CONT., N

PLANT SCHEDULE					
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
<b>DECIDUOUS/FLOWERING SHRUBS</b>					
CA	163	HUMMINGBIRD SUMMERSWEET	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	#5 or 5 GAL.	CONT., N
CO	95	SPUTNIK BUTTONBUSH	CEPHALANTHUS OCCIDENTALIS 'BIEBERICH'	3'-4' HT.	B&B OR CONT.
CS	153	ARCTIC FIRE RED-TWIG DOGWOOD	CORNUS SERICEA 'FARROW'	#5 or 5 GAL.	CONT. FALL, N
IV	113	MERLOT VIRGINIA SWEETSPIRE	ITEA VIRGINICA 'MERLOT'	#5 or 5 GAL.	CONT.
LB	63	SPICEBUSH	LINDERA BENZOIN	3'-4' HT.	B&B OR CONT., N
SC	90	ELDERBERRY	SAMBUCUS CANADENSIS	3'-4' HT.	B&B OR CONT., N
VD	108	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	3'-4' HT.	B&B OR CONT., N
<b>EVERGREEN SHRUBS</b>					
IG	95	SHAMROCK INKBERRY	ILEX GLABRA 'SHAMROCK'	#5 or 5 GAL.	CONT., N
JS	146	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	#5 or 5 GAL.	CONT.
MP	35	SILVER SPRITE BAYBERRY	MYRICA PENNSYLVANICA 'MORTON'	3'-4' HT.	B&B OR CONT., N - PLANT 1 MPM PER 7 MP
MPM	6	SILVER SPRITE MALE BAYBERRY	MYRICA PENNSYLVANICA 'MORTON MALE'	3'-4' HT.	B&B OR CONT., N - PLANT 1 MPM PER 7 MP
PJ	98	MOUNTAIN FIRE PIERIS	PIERIS JAPONICA 'MOUNTAIN FIRE'	3'-4' HT.	B&B OR CONT.

- PLANTING SCHEDULE NOTES:**
1. PLANTING SCHEDULE DOES NOT INCLUDE PLANTS FOR TOWNHOUSE FOUNDATION PLANTINGS. SEE TOWNHOUSE FOUNDATION PLANTING SCHEDULE AND APPROVED FOUNDATION PLANT SPECIES LIST.
  2. PLANTING SCHEDULE DOES NOT INCLUDE PLANTS FOR THE NATIVE LIVE PLUG AND SEED MIX IN THE STORMWATER BASIN. SEE PLUGS AND SEEDING MIX SCHEDULE.
  3. PLANTING SCHEDULE INCLUDES ALL PLANTS FOR THE BUFFER MODULES. SEE BUFFER MODULE DETAILS ON SHEET 9.
  4. FALL= FALL PLANTING HAZARD
  5. N = NATIVE

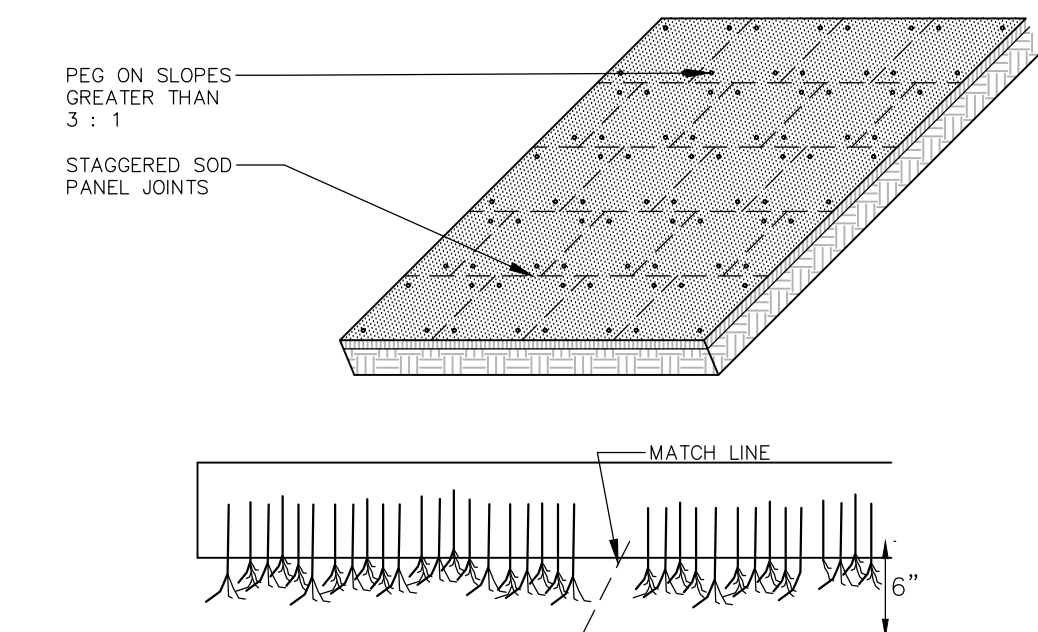
**PLUGS AND SEEDING MIX SCHEDULE**

<b>STORMWATER BASIN BOTTOM</b>					
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
<b>PLUGS</b>					
450		SWEETFLAG	ACORUS AMERICANUS	LP50 PLUG	ALL PLUGS PLANTED AT 36" O.C. SQUARE SPACING PATTERN. MIX ALL PLUG SPECIES EVENLY THROUGHOUT THE BASIN BOTTOM. APPROX. 1,900 PLUGS NEEDED IN TOTAL TO PLANT THE STORMWATER BASIN BOTTOM. OVERSEED STORMWATER BASIN AND RAIN GARDENS WITH SPECIFIED SEEDING MIX. SEE NORTH CREEK NURSERIES, LANDENBURG, PA, FOR BASIS OF DESIGN, TEL: (610) 255-0100 WEB: northcreeknurseries.com
500		BLUEFLAG	IRIS VERSICOLOR	LP50 PLUG	
450		SOFT RUSH	JUNCUS EFFUSUS	LP50 PLUG	
500		SOFT-STEMMED BULRUSH	SCIRPUS VALIDUS	LP50 PLUG	
<b>SEEDING MIX SPECIFICATION:</b>					
26.0% PANICUM CLANDESTINUM, TIOGA					
25.0% PANICUM VIRGATUM, 'CARTHAGE', NC ECOTYPE					
20.0% CAREX VULPINOIDEA, PA ECOTYPE					
20.0% ELYMUS VIRGINICUS, PA ECOTYPE					
4.0% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE					
3.0% JUNCUS EFFUSUS					
1.0% JUNCUS TENUIS, PA ECOTYPE					
1.0% PANICUM RIGIDULUM, PA ECOTYPE					

<b>STORMWATER MANAGEMENT BASIN AND RAIN GARDENS</b>					
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
<b>PLUGS</b>					
200		TURTLEHEAD	CHELONE GLABRA	LP50 PLUG	ALL PLUGS PLANTED AT 36" O.C. SQUARE SPACING PATTERN. MIX ALL PLUG SPECIES EVENLY THROUGHOUT THE RAIN GARDENS AND THE UPPER BASIN AREA. APPROX. 500 PLUGS NEEDED TO PLANT THE RAIN GARDENS. APPROX. 500 PLUGS NEEDED IN TOTAL TO PLANT THE UPPER BASIN AREA. OVERSEED STORMWATER BASIN AND RAIN GARDENS WITH SPECIFIED SEEDING MIX. SEE NORTH CREEK NURSERIES, LANDENBURG, PA, FOR BASIS OF DESIGN, TEL: (610) 255-0100 WEB: northcreeknurseries.com
200		SMOOTH OXEYE	HELIOPSIS HELIANTHOIDES	LP50 PLUG	
200		WILD BERGAMOT	MONARDA FISTULOSA	LP50 PLUG	
200		SHORT-TOOTHED MOUNTAIN MINT	PHYCANTHEMUM MUTICUM	LP50 PLUG	
200		GOLDEN ALEXANDER	ZIZIA AUREA	LP50 PLUG	
<b>SEEDING MIX SPECIFICATION:</b>					
30.0% PANICUM CLANDESTINUM, TIOGA					
29.5% CAREX VULPINOIDEA, PA ECOTYPE					
20.0% ELYMUS VIRGINICUS, MADISON-NY ECOTYPE					
7.0% CAREX LURIDA, PA ECOTYPE					
7.0% CAREX SCOPARIA, PA ECOTYPE					
3.0% VERBENA HASTATA, PA ECOTYPE					
1.5% JUNCUS EFFUSUS					
0.5% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE					
0.5% ASCLEPIAS INCARNATA, PA ECOTYPE					
0.3% SCIRPUS CYPERINUS, PA ECOTYPE					
0.2% HELENIUM AUTUMNALE, PA ECOTYPE					
0.1% ASTER NOVAE-ANGLIAE, PA ECOTYPE					
0.1% ASTER PUNICEUS, PA ECOTYPE					
0.1% ASTER UMBELLATUS, PA ECOTYPE					
0.1% EUPATORIUM PERFOLATUM, PA ECOTYPE					
0.1% LOBELIA SIPHILITICA, PA ECOTYPE					

<b>STORMWATER SWALES AND BASIN SPILLWAY</b>					
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
<b>PLUGS</b>					
550		WOOD SEDGE	CAREX RADIATA	LP50 PLUG	ALL PLUGS PLANTED AT 24" O.C. SQUARE SPACING PATTERN. MIX ALL PLUG SPECIES EVENLY THROUGHOUT THE STORMWATER BASIN SPILLWAY AND STORMWATER SWALES. APPROX. 400 PLUGS NEEDED IN TOTAL TO PLANT STORMWATER BASIN SPILLWAY. APPROX. 1,900 PLUGS NEEDED TO PLANT STORMWATER SWALES. OVERSEED ENTIRE BASIN WITH SPECIFIED SEEDING MIX. SEE NORTH CREEK NURSERIES, LANDENBURG, PA, FOR BASIS OF DESIGN, TEL: (610) 255-0100 WEB: northcreeknurseries.com
600		BLUEFLAG	IRIS VERSICOLOR	LP50 PLUG	
550		PATH RUSH	JUNCUS TENUIS	LP50 PLUG	
600		SWITCHGRASS	PANICUM VIRGATUM	LP50 PLUG	
<b>SEEDING MIX SPECIFICATION:</b>					
38.0% SCHIZACHYRIUM SCOPARIUM, FORT INDIANTOWN GAP-PA ECOTYPE					
25.0% ELYMUS VIRGINICUS, PA ECOTYPE					
23.0% CAREX VULPINOIDEA, PA ECOTYPE					
7.5% PANICUM RIGIDULUM, PA ECOTYPE					
5.4% CHASMANTHIUM LATIFOLIUM, WV ECOTYPE					
0.5% CAREX SCOPARIA, PA ECOTYPE					
0.3% JUNCUS EFFUSUS					
0.3% JUNCUS TENUIS, PA ECOTYPE					

<b>SUPPLEMENTAL BUFFER PLANT LIST (FOR EXISTING LOT 34)</b>					
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
JV	11	EMERALD SENTINEL EASTERN RED CEDAR	JUNIPERUS VIRGINIANA 'CORCORCOR'	6'-8' HT.	B&B FALL
TO	8	NORWAY SPRUCE	PICEA ABIES	6'-8' HT.	B&B
PP	11	COLORADO BLUE SPRUCE	PICEA PUNGENS	6'-8' HT.	B&B, N



- NOTES:**
1. CULTIVATED SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
  2. APPLY FERTILIZER AT THE RATE OF 500 POUNDS PER ACRE USING 10-20-10 RATIO OR AS DETERMINED BY SOIL TESTING.
  3. SUPPLY PULVERIZED DOLOMITIC LIMESTONE AT THE RATE OF 2 TONS PER ACRE OR AS DETERMINED BY SOIL TESTING.
  4. APPLY 300 POUNDS 38-0-0 PER ACRE IN LIEU OF TOP DRESSING OR AS DETERMINED BY SOIL TESTING.
  5. PLACE SOD STRIPS ON THE CONTOUR STARTING AT THE BOTTOM.
  6. PLACE SOD WITH SNUG EVEN JOINTS THAT ARE STAGGERED.
  7. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT.
  8. ON SLOPES GREATER THAN 3 TO 1 SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 OF AN INCH).
  9. ANCHOR SOD IN WATER CARRYING CHANNELS WITH HEAVY JUTE OR PLASTIC NETTING.
  10. SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH THE SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.

**SOD INSTALLATION DETAIL**  
NOT TO SCALE

**SEEDING/SOD NOTES- GENERAL LAWN AREAS**

1. GENERAL LAWN AREAS - SHALL BE SEEDED/SODDED AS SHOWN WITH "ATHLETIC FIELD MIX - ERNIXX-100" BY ERNST CONSERVATION SEEDS, INC. SEED MIX SHALL INCLUDE:
    - 50% BLACK CAT B PERENNIAL HYDRASS
    - 30% RAPTOR #1 TALL FESCUE
    - 15% CLEARWATER KENTUCKY BLUEGRASS
    - 15% VOLT KENTUCKY BLUEGRASS
    - 10% ANNUAL HYDRASS
  2. THE CONTRACTOR WILL BE RESPONSIBLE FOR RE-ESTABLISHING ALL AREAS DISTURBED BY CONSTRUCTION. THE SEEDING/SODDING WILL BE IN ACCORDANCE WITH THE MERCER CONSERVATION DISTRICT STANDARDS.
  3. SLOPED AREAS 3:1 AND GREATER SHALL RECEIVE IN COMBINATION WITH THE ABOVE SPECIFIED GRASS MIXTURE AN EROSION CONTROL MATTING BY SONTERRA AMERICA, MODEL # CS3 OR APPROVED EQUAL.
- PREFERRED DATES FOR SEED/SOD INSTALLATION SHALL BE DURING THE PERIODS OF EITHER APRIL 1ST TO MAY 31ST OR AUGUST 15TH TO OCTOBER 15TH.

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No.	Date	Revision	Revised By	Checked By

**FPA**  
FRENCH & PARRELO ASSOCIATES  
New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

Corporate Office:  
1800 Rt. 24, Suite 101  
Wall, New Jersey 07719  
732.312.9800

FPAengineers.com

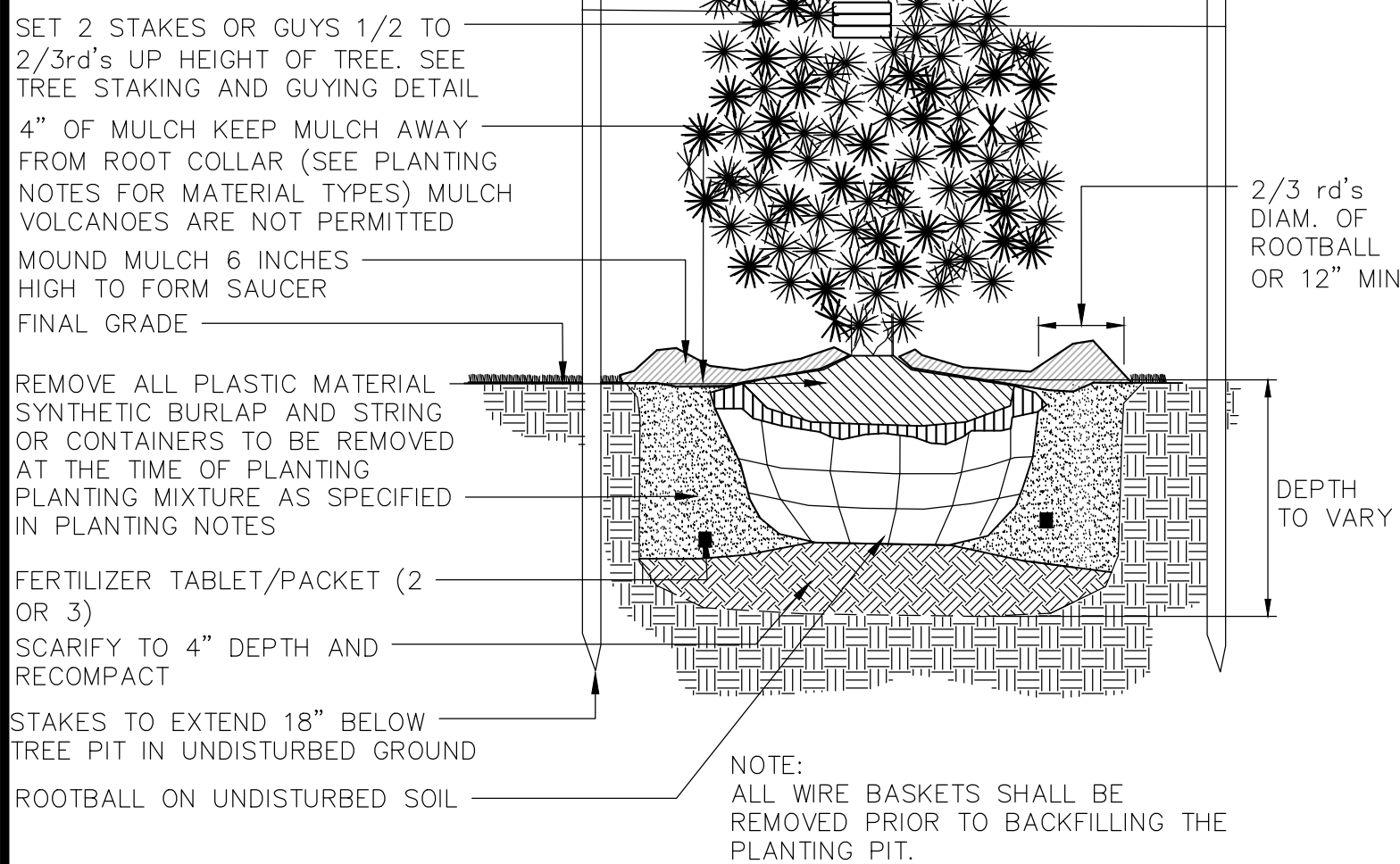
**SARAH REBAR BISAHA, LLA, PP**  
LICENSED LANDSCAPE ARCHITECT, N.J. LIC. NO. AS00639

<b>LANDSCAPE SCHEDULE</b>			
FOR			
<b>CLINTON COMMONS</b>			
65 1/2 CENTER STREET			
BLOCK 14 LOT 32			
TOWN OF CLINTON			
HUNTERDON COUNTY, NEW JERSEY			
DATE:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
11/27/2023	BH	AS SHOWN	32606
DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
BH	WYN		8 of 10



**NOTES:**

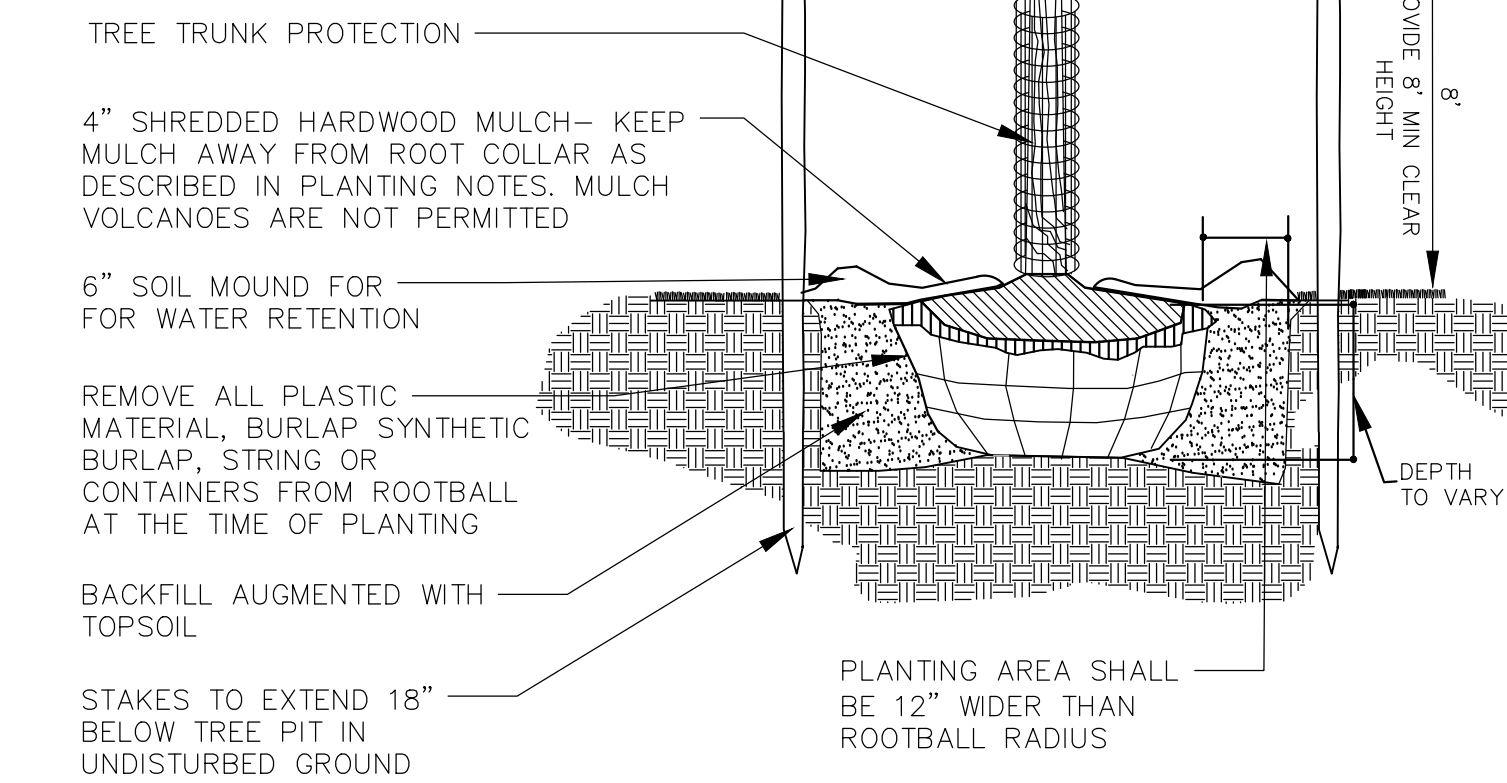
1. ALL EVERGREEN TREES TO BE STAKED AND/OR GUYED AS SPECIFIED IN THE DETAIL AND THE PLANTING NOTES
2. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.
3. NEVER CUT LEADERS.
4. PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES. SEE TREE PRUNING DETAIL.
5. STAKES SHALL BE WHITE OR RED CEDAR, OAK, OR LOCUST TREATED WITH ACCEPTABLE WOOD PRESERVATIVE



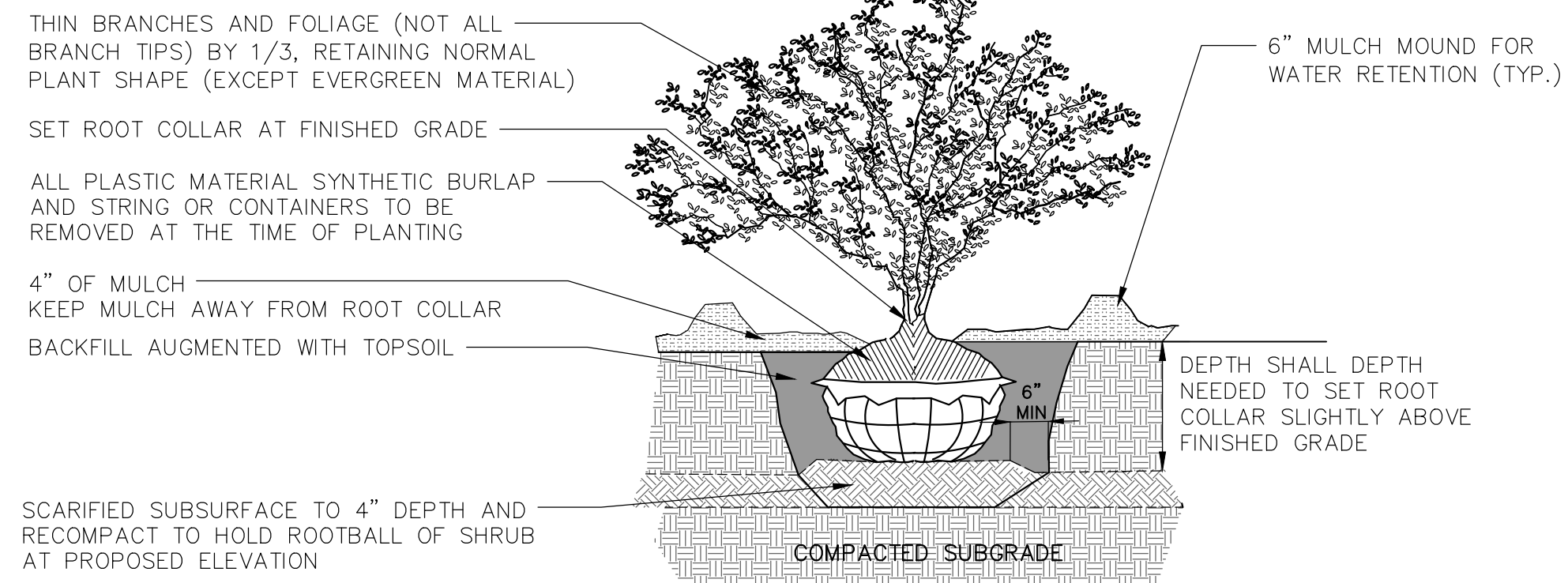
**EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

**NOTES:**

1. ALL TREES UNDER 3" IN CALIPER SHALL BE STAKED ALL TREES 3" IN CALIPER AND GREATER SHALL BE GUYED
2. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE
3. SET STAKES VERTICAL AND AT SAME HEIGHT
4. REMOVE ALL WIRE BASKETS PRIOR TO BACKFILLING THE PLANTING PIT.
5. ALL WIRE BASKETS SHALL BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT.



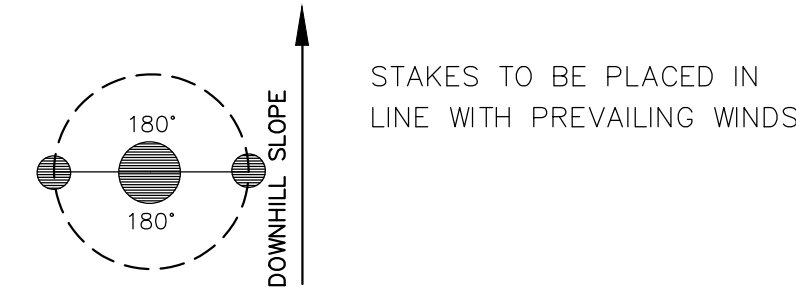
**DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE



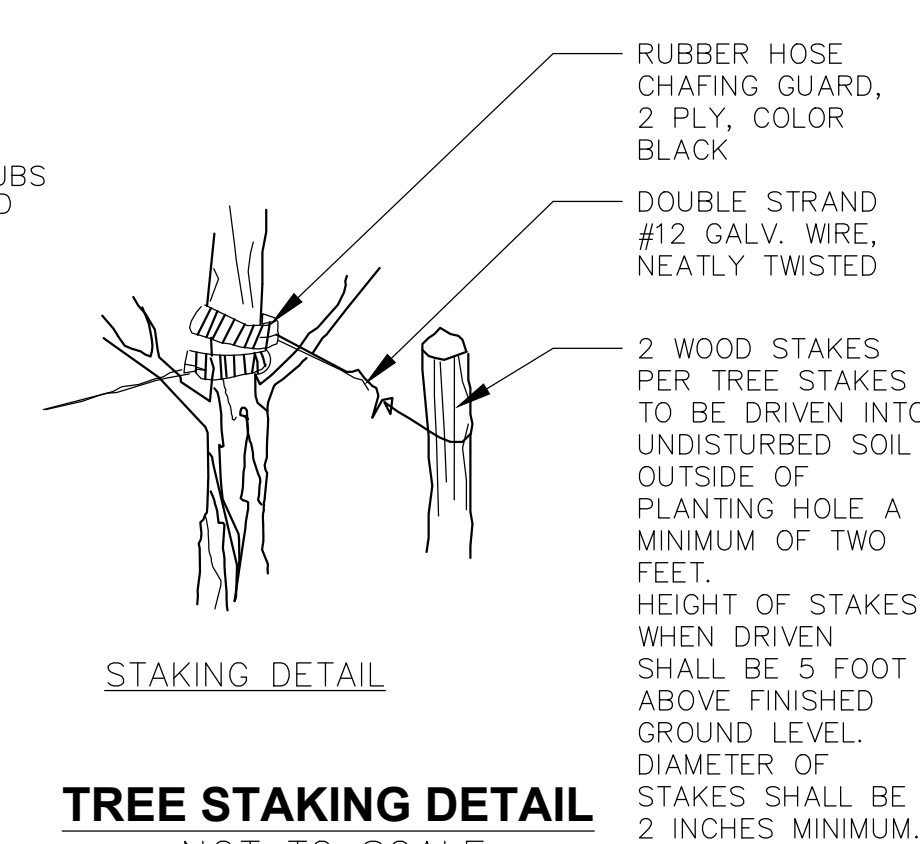
**SHRUB PLANTING DETAIL**  
NOT TO SCALE

**NOTES:**

1. CONTRACTOR TO PROVIDE A MULCHED PLANTING BED FOR SHRUBS GROUPED TOGETHER. MULCHED BEDS MAY VARY IN SHAPE AND SIZE TO CONFORM WITH SHRUB LAYOUT.
2. DO NOT PRUNE EVERGREEN SHRUBS EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES



**STAKING PLAN SCHEMATIC**



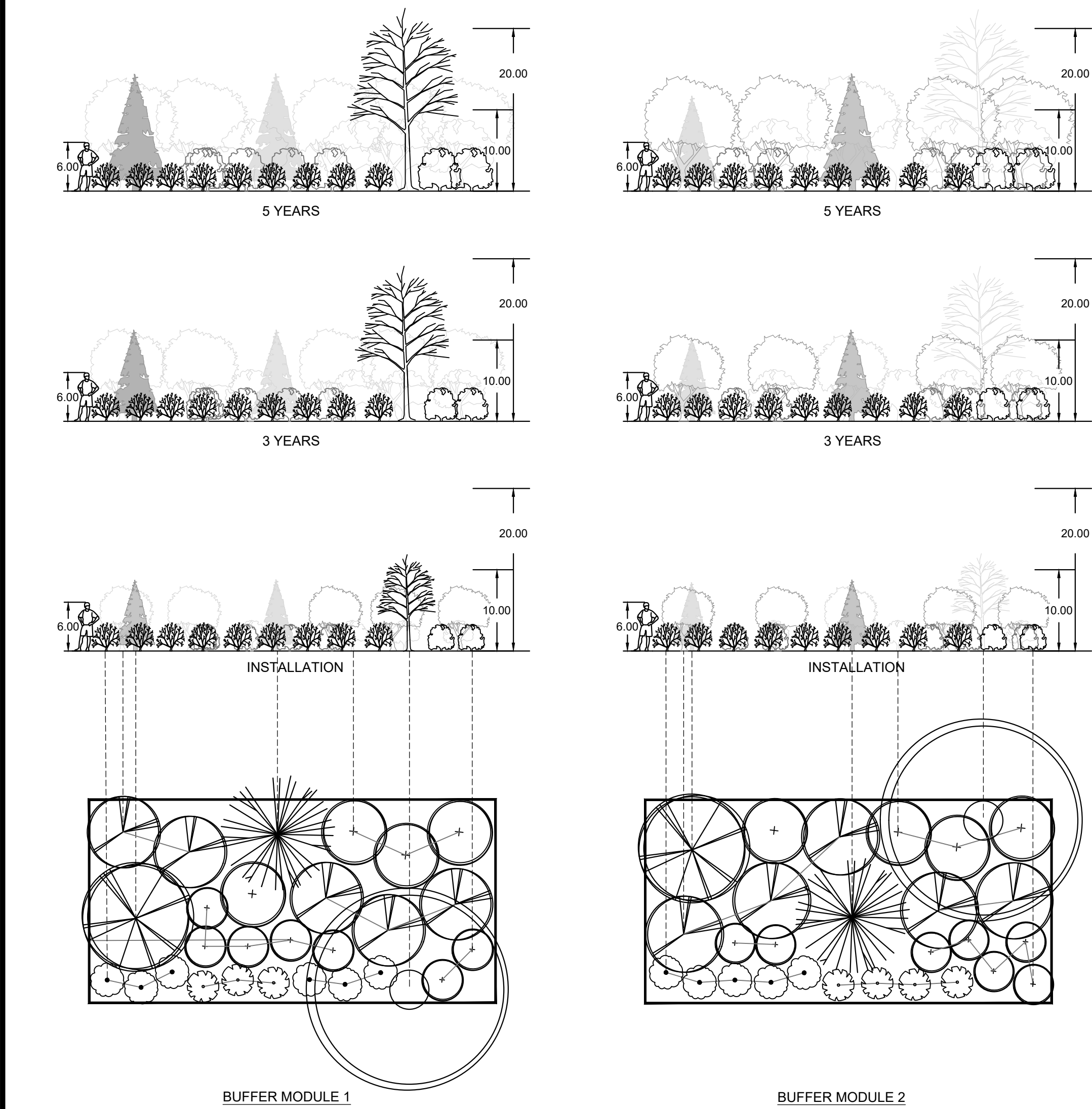
**TREE STAKING DETAIL**  
NOT TO SCALE

1. REMOVE SUCKER SHOOTS AT BASE OF TREE.
2. MAKE CLEAN CUTS ON OLD STUBS, IF PRESENT.
3. REMOVE ENTIRE SUPPLY OF TWIGS AND BUDS ON TRUNK.
4. REMOVE LOWER BRANCH WHERE AN OVERLYING BRANCH OCCUPIES ABOUT THE SAME AREA.
5. SHAPE TREE BY REMOVING INJURED AN MISSHAPEN BRANCHES.
6. REMOVE CROSS BRANCHES AND THOSE DEVELOPING INTO SECONDARY LEADERS.

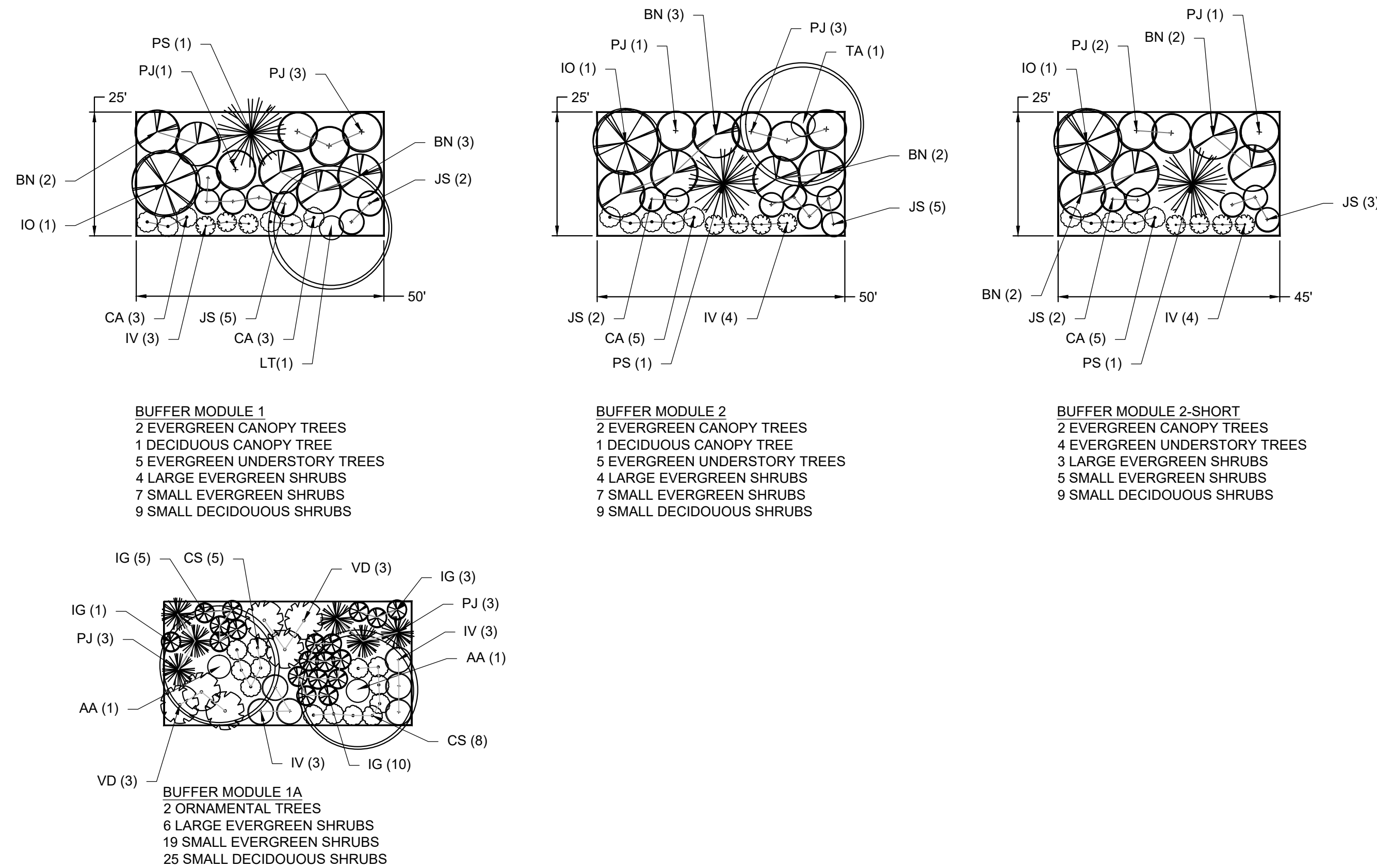
**NOTES:**

1. BRANCHES IN DASHED LINES INDICATE THOSE TO BE REMOVED.
2. CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.

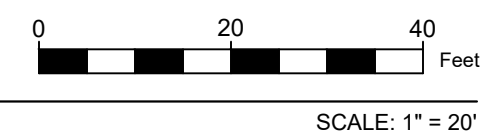
**TREE PRUNING DETAIL**  
NOT TO SCALE



**6 BUFFER 1 AND 2 EXHIBITION ELEVATION DETAILS**



**5 TYPICAL BUFFER MODULE PLANTING DETAILS**



No.	Date	Revision	Revised By	Checked By

**FPA**  
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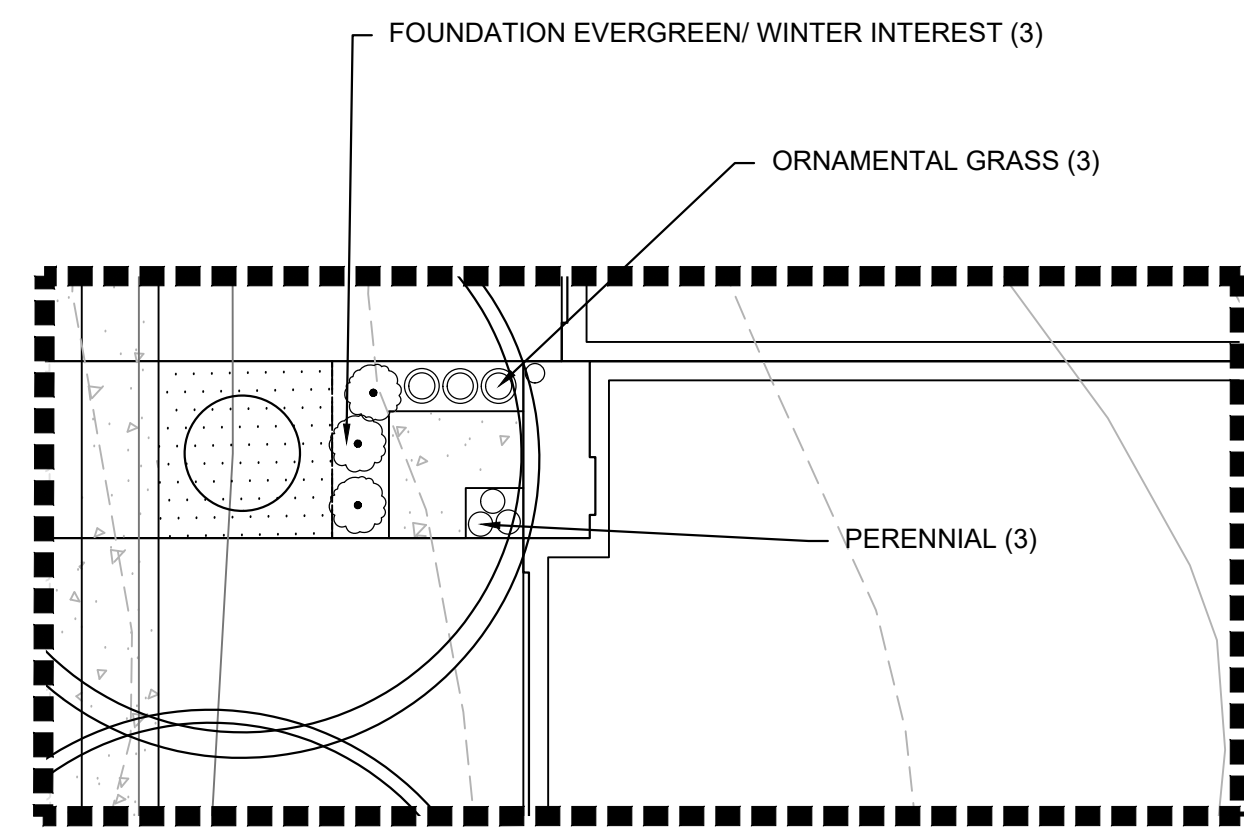
FPAengineers.com

**SARAH REBAR BISAHA, LLA, PP**  
LICENSED LANDSCAPE ARCHITECT, N.J. LIC. No. AS006039

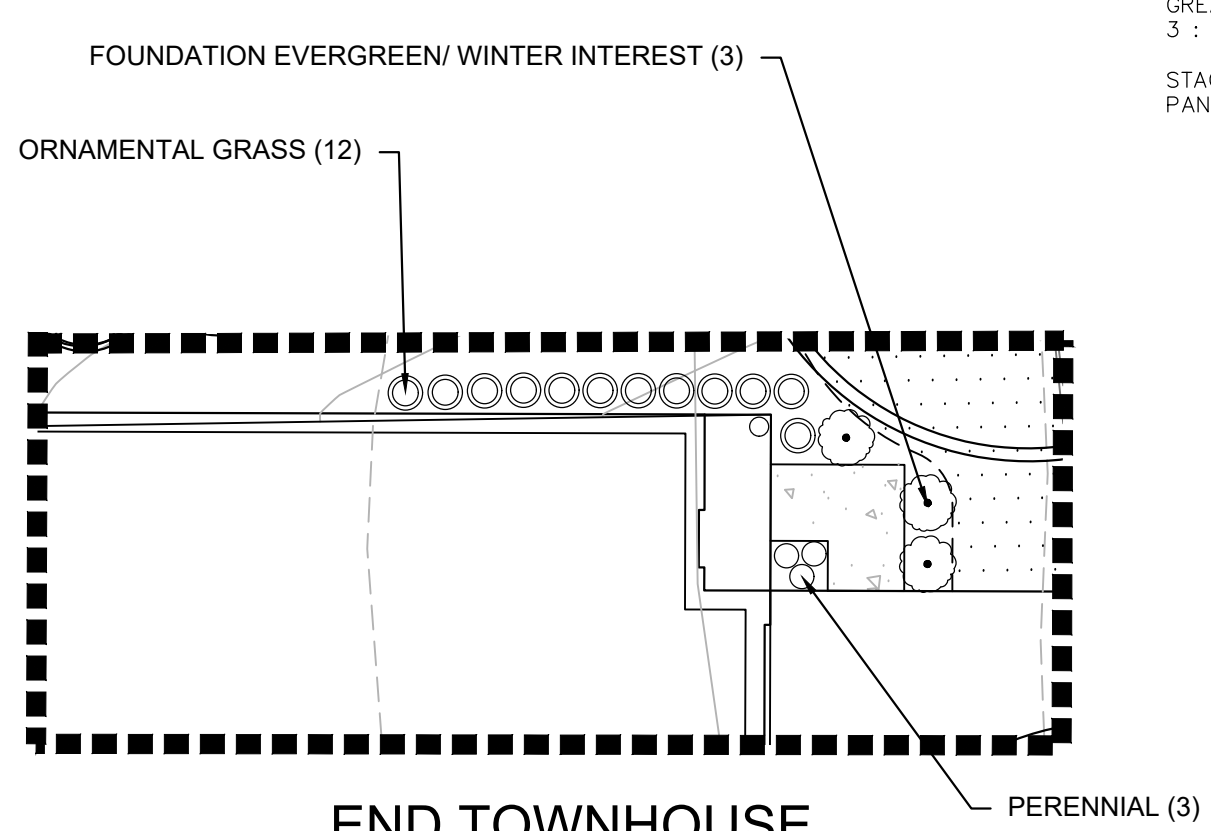
LANDSCAPE DETAILS  
FOR  
**CLINTON COMMONS**  
65 1/2 CENTER STREET  
BLOCK 14 LOT 32  
TOWN OF CLINTON  
HUNTERDON COUNTY, NEW JERSEY

DATE: 11/27/2023	DESIGNED BY: BH	SCALE: AS SHOWN	PROJECT NUMBER: 32606
DRAWN BY: BH	CHECKED BY: WYN	FIELD BOOK	SHEET: 9 of 10

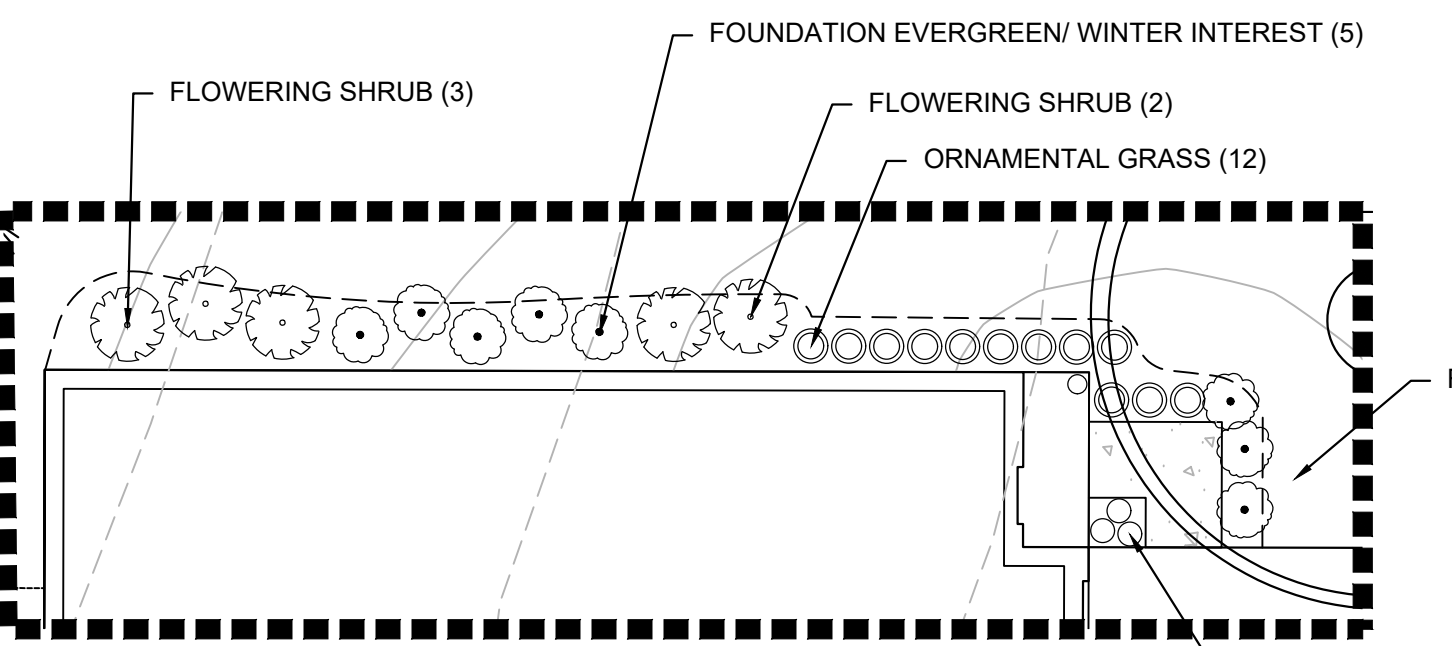
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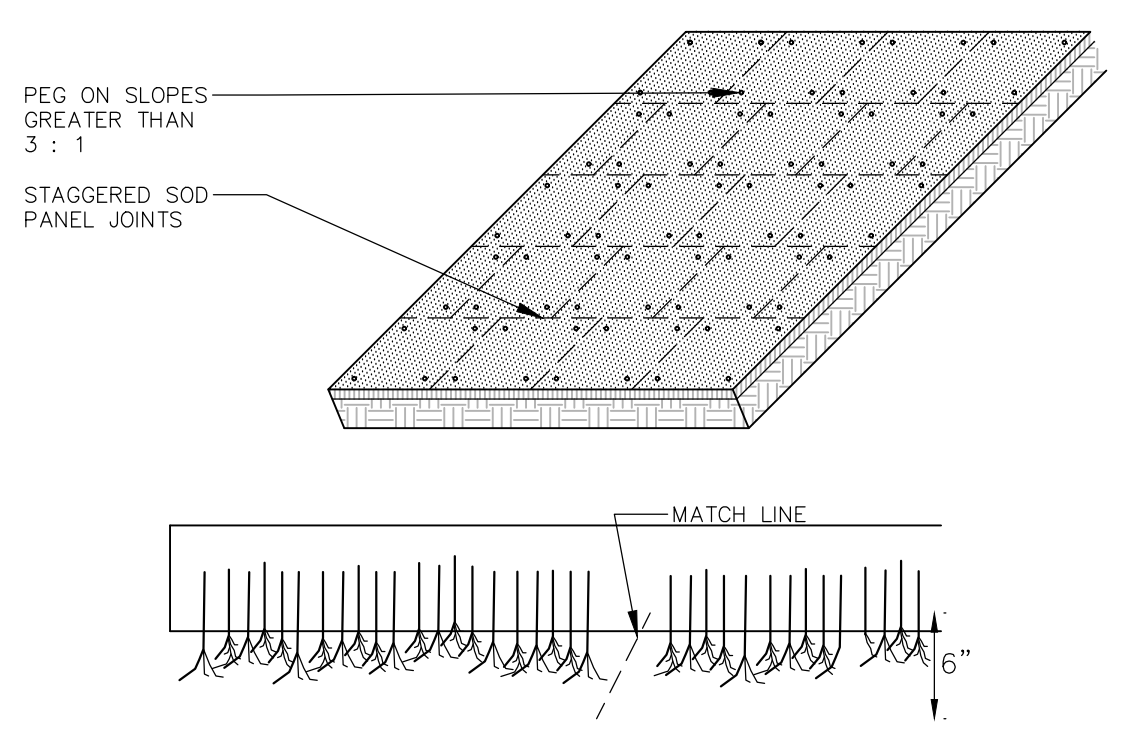
**SINGLE TOWNHOUSE FOUNDATION PLANTING**



**END TOWNHOUSE ALTERNATE FOUNDATION PLANTING**



**END TOWNHOUSE FOUNDATION PLANTING**



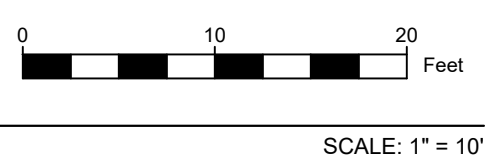
- NOTES:**
- CULTIVATED SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
  - APPLY FERTILIZER AT THE RATE OF 500 POUNDS PER ACRE USING 10-20-10 RATIO OR AS DETERMINED BY SOIL TESTING.
  - SUPPLY PULVERIZED DOLOMITIC LIMESTONE AT THE RATE OF 2 TONS PER ACRE OR AS DETERMINED BY SOIL TESTING.
  - APPLY 300 POUNDS 38-0-0 PER ACRE IN LIEU OF TOP DRESSING OR AS DETERMINED BY SOIL TESTING.
  - PLACE SOD STRIPS ON THE CONTOUR STARTING AT THE BOTTOM.
  - PLACE SOD WITH SNUG EVEN JOINTS THAT ARE STAGGERED.
  - ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT.
  - ON SLOPES GREATER THAN 3 TO 1 SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 OF AN INCH).
  - ANCHOR SOD IN WATER CARRYING CHANNELS WITH HEAVY JUTE OR PLASTIC NETTING.
  - SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH THE SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.

**SOD INSTALLATION DETAIL NOT TO SCALE**

**SEEDING/SOD NOTES- GENERAL LAWN AREAS**

- GENERAL LAWN AREAS - SHALL BE SEEDED/SODDED AS SHOWN WITH "ATHLETIC FIELD MIX - ERN-X-106" BY ERNST CONSERVATION SEEDS, INC. SEED MIX SHALL INCLUDE:
  - 30% BLACK CAT II PERENNIAL RYEGRASS
  - 30% RAPTOR II TALL FESCUE
  - 15% CLEARWATER KENTUCKY BLUEGRASS
  - 15% VOLT KENTUCKY BLUEGRASS
  - 10% ANNUAL RYEGRASS
- PREFERRED DATES FOR SEED/SOD INSTALLATION SHALL BE DURING THE PERIODS OF EITHER APRIL 1ST TO MAY 31ST OR AUGUST 15TH TO OCTOBER 15TH.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR RE-ESTABLISHING ALL AREAS DISTURBED BY CONSTRUCTION. THE SEEDING/SODDING WILL BE IN ACCORDANCE WITH THE MERCER CONSERVATION DISTRICT STANDARDS.
- SLOPED AREAS 3:1 AND GREATER SHALL RECEIVE IN COMBINATION WITH THE ABOVE SPECIFIED GRASS MIXTURE AN EROSION CONTROL MATTING BY BONTERRA AMERICA, MODEL # CS2 OR APPROVED EQUAL.

**7 TYPICAL TOWNHOUSE FOUNDATION PLANTING DETAILS**



TOWNHOUSE FOUNDATION PLANTING SCHEDULE			
DESCRIPTION	SIZE	QTY EACH	QTY TOTAL
<b>SINGLE TOWNHOUSE FOUNDATION PLANTING-QTY EACH FOR 1 UNIT (34 UNITS TOTAL)</b>			
FOUNDATION EVERGREEN/WINTER INTEREST	24"-36" HT.-3 GAL. OR 5 GAL. CONT.	3	102
ORNAMENTAL GRASS	1 GAL. CONT.	3	102
PERENNIALS	1 GAL. CONT.	3	102
<b>END TOWNHOUSE FOUNDATION PLANTING- QTY EACH FOR 1 UNIT (21 UNITS TOTAL)</b>			
FOUNDATION EVERGREEN/WINTER INTEREST	24"-36" HT.-3 GAL. OR 5 GAL. CONT.	8	168
ORNAMENTAL GRASS	1 GAL. CONT.	12	252
FLOWERING SHRUB	24"-36" HT.-3 GAL. OR 5 GAL. CONT.	5	105
PERENNIALS	1 GAL. CONT.	3	63
<b>END TOWNHOUSE ALTERNATE FOUNDATION PLANTING-QTY EACH FOR 1 UNIT (1 UNIT TOTAL)</b>			
FOUNDATION EVERGREEN/WINTER INTEREST	24"-36" HT.-3 GAL. OR 5 GAL. CONT.	3	3
ORNAMENTAL GRASS	1 GAL. CONT.	12	12
PERENNIALS	1 GAL. CONT.	3	3
<b>TOTAL FOUNDATION PLANTING QUANTITIES FOR ALL TOWNHOUSE UNITS</b>			
FOUNDATION EVERGREEN/WINTER INTEREST	24"-36" HT.-3 GAL. OR 5 GAL. CONT.		273
ORNAMENTAL GRASS	1 GAL. CONT.		366
FLOWERING SHRUB	24"-36" HT.-3 GAL. OR 5 GAL. CONT.		105
PERENNIALS	1 GAL. CONT.		168

APPROVED FOUNDATION PLANT SPECIES	
BOTANICAL NAME	COMMON NAME
<b>FLOWERING SHRUB</b>	
<i>CLETHRA ALNIFOLIA 'HUMMINGBIRD'</i>	HUMMINGBIRD SUMMERSWEET
<i>DIERVILLA LONICERA 'COPPER'</i>	COPPER DWARF BUSH HONEYSUCKLE
<i>ITEA VIRGINICA 'SPRICH' LITTLE HENRY</i>	LITTLE HENRY SWEETSPIRE
<b>FOUNDATION EVERGREEN/WINTER INTEREST</b>	
<i>ILEX GLABRA 'SHAMROCK'</i>	SHAMROCK INKBERRY
<i>ILEX VERTICILLATA 'RED SPRITE'</i>	RED SPRITE WINTERBERRY
<b>ORNAMENTAL GRASS</b>	
<i>ERAGROSTIS SPECTABILIS</i>	PURPLE LOVE GRASS
<i>PANICUM VIRGATUM 'SHENANDOAH'</i>	SHENANDOAH SWITCHGRASS
<i>SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION PP25202'</i>	STANDING OVATION LITTLE BLUESTEM
<b>PERENNIALS</b>	
<i>ASCLEPIAS TUBEROSA</i>	BUTTERFLY WEED
<i>PENSTEMON DIGITALIS 'HUSKER RED'</i>	HUSKER RED BEARDTONGUE
<i>RUDBECKIA FULGIDA 'AMERICAN GOLD RUSH PP28498'</i>	AMERICAN GOLD RUSH BLACK-EYE SUSAN

**PLANTING NOTES**

- THE LANDSCAPE PLANS SHALL BE USED FOR LANDSCAPING PURPOSES ONLY. THE CONTRACTOR SHOULD EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR EXACT LOCATIONS OF UTILITIES, DRAINS, ETC., AND NOTIFY THE OWNER ABOUT ANY DISCREPANCIES BEFORE STARTING WORK.
- ALL PLANTING SHALL BE IN CONFORMANCE WITH THE AMERICAN NURSERYMEN'S ASSOCIATION STANDARDS, CURRENT EDITION. ALL PLANT MATERIALS USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD OF NURSERY STOCK AND SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUN SCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL OTHER FORMS OF INFECTION. ALL PLANTS SHALL BE NURSERY GROWN. ALL PLANT MATERIAL SHALL BE TAGGED AT THE NURSERY SOURCE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOLS RELATED TO THE EXECUTION OF THIS CONTRACT.
- EXCAVATION NEAR EXISTING UTILITIES TO BE CAREFULLY PERFORMED BY HAND.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT THE NURSERY. ALL PLANT MATERIAL SHALL BE PLANTED SO THAT THE TOP OF THE ROOTBALL IS NO HIGHER OR LOWER THAN THE EXISTING/FINISHED GRADE DEPENDENT UPON SOIL CONDITIONS.
- IN THE EVENT THAT PLANTING DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE LANDSCAPING PLAN SHALL GOVERN. THE USE AND PLANTING OF BARE ROOT MATERIAL SHALL BE PROHIBITED.
- ANY SUBSTITUTIONS OF PLANT MATERIAL WITH REGARDS TO SIZE, SPECIES, VARIETY, ETC., SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
- PLANTS SHALL ONLY BE INSTALLED WHEN THE SOIL IS FROST FREE.
- UNDER NO CIRCUMSTANCES SHOULD THE MAIN LEADER OF A DECIDUOUS OR EVERGREEN TREE BE TOPPED. DECIDUOUS TREES SHALL BE PRUNED BY REMOVAL OF 1/3 OF THE INTERIOR BRANCHING STRUCTURE WITHOUT ALTERING THE ORIGINAL BRANCHING FORM OF THE TREE.
- ALL DISTURBED AREAS, NOT BEING PLANTED, SHALL BE TOPSOILED 4" THICK, FERTILIZED, SEEDED, AND MULCHED WITH APPROVED MULCH. TOPSOIL SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF LUMPS OF CLAY, STONES, ROOTS, AND OTHER FOREIGN MATTER.
- CUT AND LOOSEN SISAL HEMP CHOKE TIE AROUND TREE TRUNK. ALL PLASTIC MATERIAL SHALL NOT BE PERMITTED. ALL WIRE BASKETS AND PLASTIC LINERS OF CONTAINER GROWN TREES AND SHRUBS MUST BE COMPLETELY REMOVED. NO CONTAINER GROWN MATERIAL WILL BE ACCEPTED IF IT IS ROOT BOUND AND NOT ROOT PRUNED. THE USE OF NYLON TWINE ON ROOT BALLS IS PROHIBITED.
- THE DEPTH OF PLANT PITS SHALL BE INCREASED BY 12" THROUGH THE ADDITION OF LOOSE AGGREGATE (3/4" TO 1 1/2" DIAMETER) WHEREVER POOR DRAINAGE OCCURS OR WHERE DIRECTED BY THE TOWNSHIP.
- GUY WIRES SHALL BE LOCATED SO THAT THEY WILL NOT PULL CROTCH APART. GUY WIRES TO SECOND BRANCH (MINIMUM ONE-THIRD HEIGHT OF TREE). USE THREE GUYS PER TREE UNLESS OTHERWISE INDICATED. ALL TREE STAKES, GUY WIRES, TREE WRAPPING AND SAUCERS SHALL BE REMOVED AFTER ONE GROWING SEASON.
- PLANTS PLANTED IN ROWS SHALL BE MATCHED SPECIMENS AND BE UNIFORM IN SIZE AND FORM.
- IN THE EVENT THAT EXISTING VEGETATION IS REMOVED BEYOND THE CLEARING LIMITS SHOWN ON THE PLANS, ADDITIONAL PLANTING MUST BE PROVIDED AS APPROVED BY THE TOWNSHIP AND AT NO COST TO THE OWNER.
- PLANTING BACKFILL MIXTURE SHALL CONSIST OF ONE PART TOPSOIL, ONE PART NATIVE SOIL AND ONE PART PEAT MOSS. NOTE THAT PLANTING MIXTURE MAY CHANGE BASED UPON SOIL CONDITIONS.
- MULCH, 4" IN DEPTH, SHALL BE TREATED SHREDDED HARDWOOD BARK NOT EXCEEDING 2" IN GREATEST DIMENSION. MULCH SHALL BE INSTALLED WITH A MAXIMUM OF ONE (1) INCH WITHIN ONE (1) FOOT ON THE TREE'S ROOT FLARE. A NON-PLASTIC WEED RETARDANT BARRIER SHALL BE USED IN ALL NON GRASSED AREAS. MULCH SHALL BE FINE GRADED FOR A PLEASANT APPEARANCE. THE USE OF MARBLE OR PINE BARK CHIPS IS PROHIBITED. MULCH VOLCANOES ARE NOT PERMITTED.
- ALL PLANT MATERIAL SHALL BE GIVEN A MINIMUM OF 5 GALLONS OF WATER AT THE TIME OF INSTALLATION AND SHALL BE WATERED AT INTERVALS DURING ESTABLISHMENT TO ENSURE ADAPTATION TO THE SITE. PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL, THE CONTRACTOR SHALL FILL EACH PLANTING PIT WITH WATER AND ALLOW IT TO FULLY PERCOLATE INTO THE GROUND PRIOR TO PLACEMENT OF THE PLANT. THE CONTRACTOR SHALL NOTIFY EITHER THE TOWNSHIP OR PROJECT LANDSCAPE ARCHITECT OF ANY PERCOLATION PROBLEMS PRIOR TO INSTALLATION.
- PREFERRED PLANTING TIME PERIODS ARE FROM SEPTEMBER 1 TO NOVEMBER 30 OR MARCH 20 TO MAY 31. NO PLANTING SHALL BE EXECUTED DURING ABNORMALLY HOT WEATHER NOR WHEN THE GROUND IS FROZEN.
- THE CONTRACTOR SHALL REMOVE ALL DAMAGED BRANCHES AND NURSERY TAGS AT THE TIME OF INSTALLATION.
- ALL TURF SHALL RECEIVE FERTILIZER CONSISTING OF 10-6-4 (50% ORGANIC) COMPOSITION, APPLIED AT 3 LB. PER 100 SQ. FT. SLOW RELEASE FERTILIZER TABLETS OR PACKETS OF 20-10-5 COMPOSITION SHALL BE ADDED TO ALL PLANTING PITS AT THE FOLLOWING RATIOS: 1 PER SHRUB, 2 PER DECIDUOUS OR EVERGREEN TREES UP TO 2" IN CALIPER AND 3 FOR DECIDUOUS AND EVERGREEN TREES ABOVE 2" IN CALIPER.
- EACH TREE THAT IS PLANTED MUST BE TAGGED WITH A DURABLE LABEL BEARING THE GENUS, SPECIES, VARIETY, PLANT PATENT NUMBER (IF APPLICABLE) AND CULTURAL REQUIREMENTS AND MUST BE INSPECTED PRIOR TO REMOVAL.
- ALL GROUPED SHRUBS SHALL BE MULCHED TOGETHER TO FORM ONE CONTINUOUS PLANTING BED.
- CONTRACTOR TO BE RESPONSIBLE FOR SEEDING AREAS BEING DISTURBED BY CONSTRUCTION. SEED MIXTURE TO BE IN ACCORDANCE WITH FREEHOLD SOIL CONSERVATION DISTRICT'S STANDARDS.
- ALL TREES FOUR (4) FEET OR GREATER IN HEIGHT SHALL BE STAKED PER TOWNSHIP DESIGN STANDARDS.
- ALL SHRUBS SHALL BE INSTALLED A MINIMUM OF THREE (3) FEET BEHIND THE CURB.
- ALL PLANT RELOCATIONS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR PERIOD OF TWO YEARS FROM THE TIME OF PLANTING.

- TOWNHOME FOUNDATION PLANTING NOTES:**
- CONTRACTOR SHALL PROVIDE DETAILED PLANTING SCHEDULE FOR ALL TOWNHOME UNITS FOR APPROVAL BY TOWNSHIP PRIOR TO INSTALLATION.
  - TYPICAL PLANTINGS SHALL BE SELECTED FROM THE APPROVED FOUNDATION PLANT SPECIES.
  - ALTERNATE PLANT SPECIES SELECTIONS ARE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT AND APPROPRIATE MUNICIPAL OFFICIAL.

No.	Date	Revision	Revised By	Checked By

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**SARAH REBAR BISAHA, LLA, PP**  
 LICENSED LANDSCAPE ARCHITECT, N.J. LIC. No. AS006039

LANDSCAPE DETAILS  
 FOR  
**CLINTON COMMONS**  
 65 1/2 CENTER STREET  
 BLOCK 14 LOT 32  
 TOWN OF CLINTON  
 HUNTERDON COUNTY, NEW JERSEY

DATE: 11/27/2023  
 DESIGNED BY: BH  
 DRAWN BY: BH

SCALE: AS SHOWN  
 CHECKED BY: WYN  
 FIELD BOOK

PROJECT NUMBER: 32606  
 SHEET: 10 of 10

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