



**GENERAL LANDSCAPE NOTES**

- ALL EXISTING VEGETATION TO REMAIN TO BE ADEQUATELY PROTECTED PRIOR TO COMMENCEMENT OF CONSTRUCTION WITH SNOWING/ICE REMOVAL TO BE LIMITED UP/FRONT BACK AS NECESSARY TO REMOVE ANY DEAD, DAMAGED, DYING, OR HAZARDOUS LIMBS.
- ALL EXISTING VEGETATION TO REMAIN TO BE LIMITED UP/FRONT BACK AS NECESSARY TO REMOVE ANY DEAD, DAMAGED, DYING, OR HAZARDOUS LIMBS.
- EVERY EFFORT TO BE MADE BY THE CONTRACTOR TO PREVENT/MINIMIZE COMPACTOR OF SOIL IMMEDIATELY OVER THE TREE'S ROOT SYSTEM WITHIN THE DRIP LINE.
- IF ROOT DAMAGE OCCURS TO AN EXISTING PLANT THAT IS TO REMAIN, THE CROWN OF THE TREE IS TO BE REDUCED THROUGH SELECTIVE PRUNING IN A MANNER TO MAINTAIN THE NATURAL CHARACTER OF THE PLANT PROPORTIONAL TO THE AMOUNT/PERCENT OF ROOT LOSS.
- IN THE EVENT THAT ANY EXCAVATION FOR THE INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ANY AND ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL INSPECT ALL PLANTING AREAS BEFORE ANY TOPSOILING OR PLANTING IS BEGUN TO INSURE ADEQUATE DRAINAGE EXISTS. IF ANY AREAS TO BE LANDSCAPED SHOW EVIDENCE OF POOR DRAINAGE OR PLANTING IS BEGUN TO INSURE ADEQUATE DRAINAGE EXISTS. IMMEDIATELY FOR CORRECTIVE ACTION, ANY PLANT MATERIAL THAT DIES DUE TO POOR OR INADEQUATE DRAINAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- TOPSOIL MIXED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER TO ALL AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING, SOILING, OR PLANTING.
- BACKFILL MATERIAL FOR BACKFILLING AROUND TREE/SHRUB BALLS SHALL BE A MIXTURE BY VOLUME OF THE FOLLOWING MATERIALS IN QUANTITIES SPECIFIED IN TABLE 1.2. TO EACH CUBIC YARD OF BACKFILL, ADD 10-20-5 FERTILIZER PER CUBIC YARD OF BACKFILL. BACKFILL MATERIAL BY MIXTURE SHALL HAVE AT LEAST 15% ORGANIC MATTER.
- ALL PLANT MATERIAL THAT IS TO BE FULLY COMPLIANT WITH THE SPECIFICATIONS CITED IN THE "PLANT LIST". ANY SEEDLING/PLANTING FROM THE PLANT LIST TO BE SUBMITTED TO THE TOWNSHIP ENGINEER IN WRITING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL DEFICIENCIES OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE.

**ZONING DATA**

ZONE M-2 - LIGHT MANUFACTURING  
 EXISTING USE: MANUFACTURING FACILITY / EDUCATIONAL FACILITY  
 PROPOSED USE: MANUFACTURING FACILITY / EDUCATIONAL FACILITY  
 TOTAL TRACT AREA = 737,199 SQ. FT. OR 16.924 ACRES

**SCHEDULE OF BULK REQUIREMENTS**

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2 AC	19,824 AC	19,824 AC
MIN. LOT FRONTAGE	150 FEET	914.93 FEET	914.93 FEET
MIN. FRONT YARD	50 FEET	167.92 FEET	159.27 FEET
MIN. ANY ONE SIDE YARD	50 FEET	144.75 FEET	144.75 FEET
MIN. TOTAL OF TWO SIDE YARDS	50 FEET	488.47 FEET	488.47 FEET
MIN. REAR YARD	50 FEET	216.82 FEET	216.82 FEET
MAX. BLDG. HEIGHT	44 FEET	44 FEET	44 FEET
LOT COVERAGE (BUILDING AREA)	50%	11.1%	13.1%
LOT COVERAGE (IMPERVIOUS AREA)	65%	41.9%	49.3%
MIN. FLOOR AREA RATIO (FAR)	0.5	363,209 SF	363,209 SF
ACCESSORY BUILDING	20 FEET	394.44 FEET	394.44 FEET
MIN. SIDE YARD	25 FEET	160.20 FEET	160.20 FEET
MIN. REAR YARD	25 FEET	160.20 FEET	160.20 FEET

**PARKING REQUIREMENTS**

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT 2.02 - MANUFACTURING FACILITY (80,000 S.F.) (80,000 S.F.)	2 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA FOR 80,000 S.F. (80 SPACES)	31 SPACES	400 SPACES
LOT 2.02 - EDUCATIONAL FACILITY (75 EMPLOYEES)	1 SPACE PER 2 EMPLOYEES = 45 SPACES	124 SPACES	400 SPACES
TOTAL SPACES	87 SPACES	383 SPACES	524 SPACES

**SIGNAGE DATA**

**MANUFACTURING FACILITY:**

DESCRIPTION	REQUIRED	EXISTING
FREESTANDING SIGN(S)	1/PROPERTY	63 SF
MAX. AREA	100 SF	63 SF
MAX. HEIGHT	10 FEET	6 FEET
MIN. LOT LINE SETBACKS	10 FEET	12 FEET

**EDUCATIONAL FACILITY:**

DESCRIPTION	REQUIRED	EXISTING
FREESTANDING SIGN(S)	1/PROPERTY	2**
MAX. AREA	25 SF	63 SF**
MAX. HEIGHT	10 FEET	6 FEET
MIN. LOT LINE SETBACKS	25 FEET	27.47 FEET

**PLANTING SCHEDULE**

QTY./KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>SHRUB TREES</b>					
2	GT <i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	3-3.5" cal	BAB	Ⓞ Foliageless
5	AR <i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple	2-2.5" cal	BAB	Ⓞ
2	CA <i>Cornus canadensis</i>	American Hornbeam	2-2.5" cal	BAB	Ⓞ
5	TA <i>Tilia americana</i> 'Redmond'	Redmond American Linden	2-2.5" cal	BAB	Ⓞ
* Includes transplanted trees					
Ⓞ	Denotes a native plant.				
40	RA <i>Rhus aromatica</i> 'Gro-low'	Gro-low Fragrant Sumac	15-18"	A3	Ⓞ 30" O.C.

**TREE REMOVAL CHART #1**

(TREES LESS THAN 14 INCHES DBH)

QTY./KEY	DESCRIPTION	SIZE
28	LOCUST	8"
5	CEDAR	4"
5	CEDAR	6"
2	CEDAR	8"
1	CEDAR	10"
1	CEDAR	12"
1	FIR	12"
1	CHERRY	8"
1	CHERRY	10"
1	CHERRY	12"
3	DECID.	8"
1	APPLE	10"
5	PINE	14"
3	PINE	16"
1	PINE	18"
1	PEAR	8"
2	RED OAK	4"
1	RED OAK	6"
1	RED OAK	8"
1	RED OAK	10"
1	SWEETGUM	12"
1	SWEETGUM	14"
75	Total Removals	

**BIORETENTION BASIN PLANTING SCHEDULE**

QTY./KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
48	IV <i>Ilex verticillata</i>	Winterberry Holly	ns	A2	Ⓞ
42	MP <i>Morella pensylvanica</i>	Northern Bayberry	ns	A2	Ⓞ
54	RD <i>Rhus typhina</i>	Red Chokeberry	ns	A2	Ⓞ
22	CP <i>Cornus spicata</i>	Pin Oak	5.5"	BAB	Ⓞ
1087	SC <i>Scoropocarpus cypripedium</i>	Woollygrass	2"	plug	Ⓞ 18" O.C.
Ⓞ Denotes a native plant.					

**PERCENT OF TREES REMOVED/ REQUIRED REPLACEMENTS:** 10% ACTUAL TREES PLANTED = 75

LANDSCAPE PLAN

150 PIERCE STREET, LLC  
 PARKING LOT EXPANSION  
 LOT 2.02 BLOCK 468.08  
 FRANKLIN TOWNSHIP SOMERSET COUNTY NEW JERSEY

**STIRES ASSOCIATES, P.A.**  
 ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS  
 43 West High Street, Somerset, New Jersey 08876  
 Phone (908) 725-0230 Fax (908) 707-0831

**CRAIG W. STIRES**  
 PROFESSIONAL ENGINEER  
 N.J. LICENSE NO. 39078  
 DATE 12/12/19  
 SCALE: 1" = 30'  
 PROJECT NO. 18051

DESIGNED BY: MLE  
 DRAWN BY: ESD  
 CHECKED BY: CWS  
 SHEET NUMBER 7 OF 11