



Sat May 27 2023

Imagery © 2023 Nearmap, HERE

100 ft

nearmap



EXISTING PLANTING

EXISTING TREES

EXISTING SIGN

LAWN



0 20' 40' 80'
Scale: 1" = 40'-0"

PREPARED BY:
MKW + ASSOCIATES, LLC.
Landscape Architecture | Site Planning | Urban Design
39 PARK AVE.
RUTHERFORD, NJ 07070

PROJECT:
WEST ORANGE PLAZA
BLOCK 152.01 LOT 1445 & LOT 1445.05
235 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

DRAWING TITLE:
EXISTING PLAN

DRAWN BY: MKW	PROJECT # PL19011
CHECKED BY: MKW	
DATE: 05 / 05 / 2023	
SCALE:	
SHEET OF 9	



CHIPOTLE MEXICAN GRILL

WHOLE FOODS MARKET

verizon











- NOTES:
1. SEE SHEET L-2 FOR TREE SCHEDULE AND NOTES.
 2. ALL SHRUBS IN PARKING LOT AND BETWEEN PARKING AND PUBLIC ROADS SHALL BE REMOVED.

LEGEND	
	PROPERTY LINE
	TREE REMOVAL
	TEMPORARY WOODEN TREE GUARD
	TEMPORARY WOODEN TREE GUARD FOR GROVES

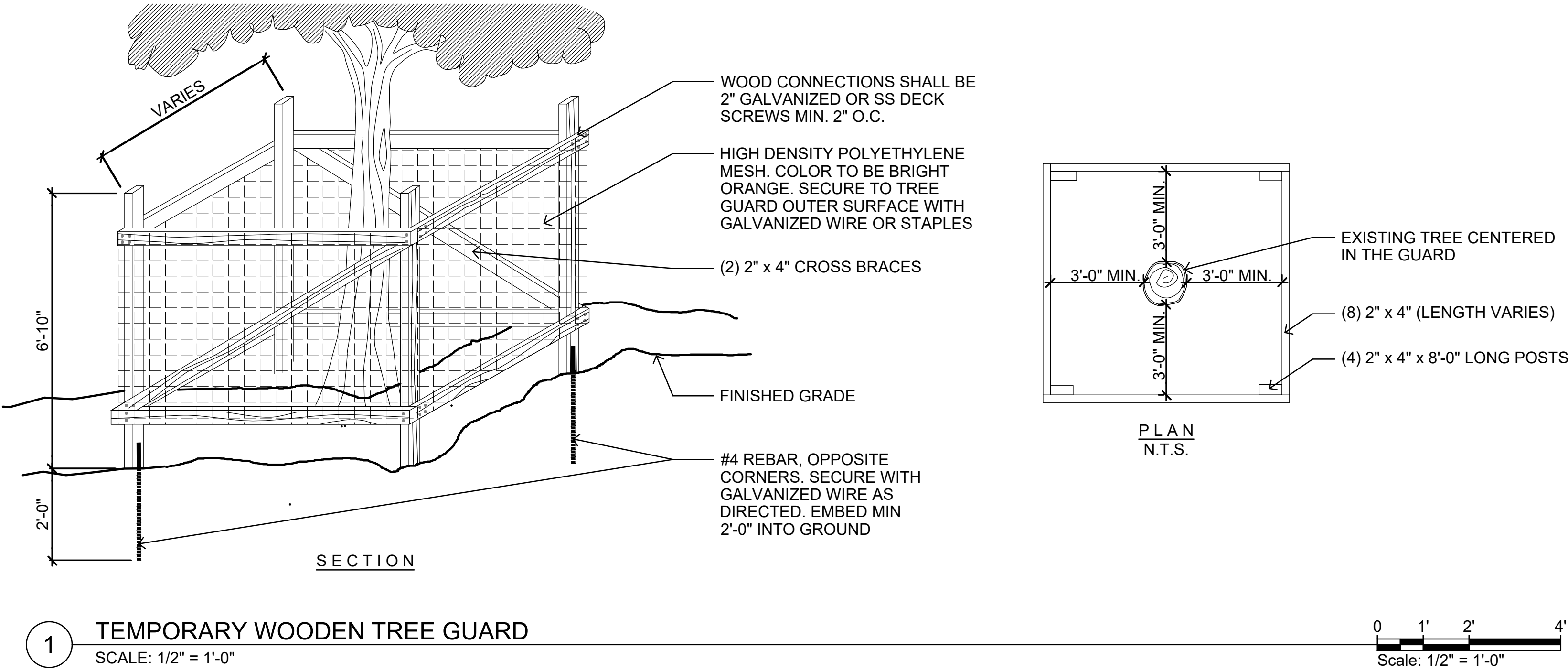
PREPARED BY: MKW+ ASSOCIATES, LLC. Landscape Architecture Site Planning Urban Design 39 PARK AVE. RUTHERFORD, NJ 07070	REV#	DATE	COMMENTS
DRAWN BY: MKW CHECKED BY: MKW DATE: 05 / 05 / 2023 SCALE: 1" = 40'-0" SHEET 1 OF 9 Allen E. Juba New Jersey Licensed Landscape Architect N.J. LLA # ASD0118900	PROJECT:		
	WEST ORANGE PLAZA		
	BLOCK 152.01 LOT 1445 & LOT 1445.05 235 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY		
	DRAWING TITLE:		
	PLANTING REMOVALS		
	L-1		
	PROJECT # PL19011		

EXISTING TREE SCHEDULE

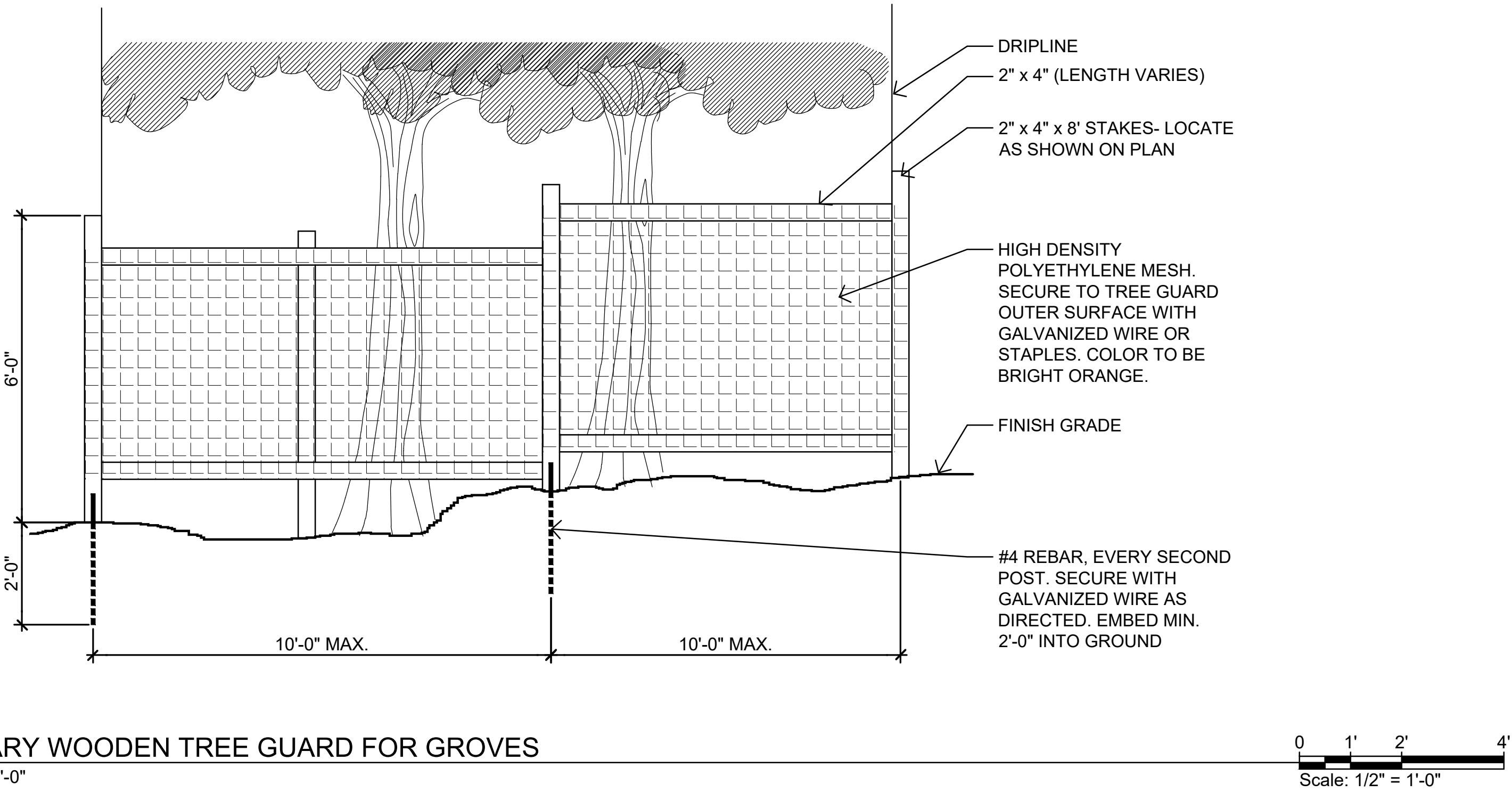
TREE #	COMMON NAME	DBH	NOTES	REMOVALS	EXPLANATION OF REMOVALS
1	Ornamental Pear		INFORMATION NOT ON SURVEY		
2	Honey Locust	5"		X	WITHIN PROPOSED PARKING LOT REDESIGN
3	Honey Locust	6"		X	WITHIN PROPOSED PARKING LOT REDESIGN
4	Honey Locust	6"		X	WITHIN PROPOSED PARKING LOT REDESIGN
5	Honey Locust	6"		X	WITHIN PROPOSED PARKING LOT REDESIGN
6	Honey Locust	9"		X	WITHIN PROPOSED PARKING LOT REDESIGN
7	Honey Locust	8"		X	WITHIN PROPOSED PARKING LOT REDESIGN
8	Honey Locust	6"		X	WITHIN PROPOSED PARKING LOT REDESIGN
9	Maple	7"		X	WITHIN PROPOSED PARKING LOT REDESIGN
10	Ginkgo	7"		X	WITHIN PROPOSED PARKING LOT REDESIGN
11	Honey Locust	6"		X	WITHIN PROPOSED PARKING LOT REDESIGN
12	Honey Locust	6"		X	WITHIN PROPOSED PARKING LOT REDESIGN
13	Honey Locust	6"		X	WITHIN PROPOSED PARKING LOT REDESIGN
14	Honey Locust	6"		X	WITHIN PROPOSED PARKING LOT REDESIGN
15	Honey Locust	6"		X	WITHIN PROPOSED PARKING LOT REDESIGN
16	Honey Locust	6"		X	WITHIN PROPOSED PARKING LOT REDESIGN
17	Honey Locust	5"		X	WITHIN PROPOSED PARKING LOT REDESIGN
18	Honey Locust	6"		X	WITHIN PROPOSED PARKING LOT REDESIGN
19	Honey Locust	6"		X	WITHIN PROPOSED PARKING LOT REDESIGN
20	Honey Locust	6"		X	WITHIN PROPOSED PARKING LOT REDESIGN
21	Honey Locust	5"		X	WITHIN PROPOSED PARKING LOT REDESIGN
22	Honey Locust	6"		X	WITHIN PROPOSED PARKING LOT REDESIGN
23	Hophornbeam		INFORMATION NOT ON SURVEY	X	WITHIN PROPOSED BUILDING LOCATION

TREE PROTECTION/ REMOVALS NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL SITE CONDITIONS, BOTH ABOVE AND BELOW THE SURFACE, PRIOR TO COMMENCING WORK. ANY DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN WRITING, PRIOR TO THE COMMENCEMENT OF WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING TREES NOT LISTED FOR REMOVAL THAT ARE LOCATED COMPLETELY OR PARTIALLY WITHIN THE CONTRACT LIMIT LINE.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF 48 HOURS IN ADVANCE OF ANY WORK ON OR IMPACTING EXISTING TREES, INCLUDING BUT NOT LIMITED TO TREE PROTECTION, PRUNING, TREE REMOVAL, EXCAVATION WITHIN TREE PROTECTION ZONES, DECOMPACTION, TOPSOIL, AND PLANTING WORK.
4. THE TREE ROOT ZONE (RZ) SHALL BE DEFINED AS THE AREA WITHIN THE DRIP LINE OF EXISTING TREES, UNLESS OTHERWISE SHOWN.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE ROOT SYSTEMS OF EXISTING TREES. MATERIAL, EQUIPMENT, OR VEHICLES SHALL NOT BE STOCKPILED OR PARKED WITHIN THE ROOT ZONE OF ANY TREE COMPLETELY OR PARTIALLY WITHIN THE CONTRACT LIMIT LINE TO MINIMIZE SURFACE AND SUBSURFACE ROOT AND SOIL COMPACTION. IF STOCKPILING OCCURS WITHIN THE RZ, A STOP WORK ORDER SHALL BE ISSUED IMMEDIATELY, AND WORK SHALL NOT RE-COMMENCE UNTIL ALL STOCKPILED MATERIAL IS REMOVED FROM THE RZ AND MITIGATION MEASURES ARE PERFORMED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
6. THE TREE ROOT ZONE OF TREES TO BE PROTECTED SHALL BE COVERED WITH WOOD CHIPS TO A DEPTH OF AT LEAST SIX (6) INCHES, WITH PLYWOOD OR GROUND PROTECTION MATS, OR A COMBINATION THEREOF. SUCH COVERING SHALL BE MAINTAINED FOR THE DURATION OF THE CONTRACT AND IS NOT TO BE REMOVED UNTIL DIRECTED BY THE OWNER'S REPRESENTATIVE. REMOVAL SHALL BE BY HAND OR AS SPECIFIED BY THE OWNER'S REPRESENTATIVE .
7. TEMPORARY WOODEN TREE GUARDS SHALL BE USED ON ALL EXISTING TREES TO REMAIN AND SHALL BE MAINTAINED FOR THE DURATION OF THE CONTRACT AND ARE NOT TO BE REMOVED UNTIL DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL HIRE AN ARBORIST HOLDING CERTIFICATION FROM THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR NJ LICENSED TREE EXPERT (NJLTE) ARBORIST TO EVALUATE EXISTING TREES TO REMAIN WITHIN CONTRACT LIMITS AND PRUNE PER ARBORIST RECOMMENDATIONS.
9. ALL NEW TREES WITHIN THE CONTRACT LIMIT LINE ARE TO RECEIVE AT LEAST ONE (1) INCH (THE EQUIVALENT OF 750 GALLONS OF WATER PER 1,000 SQUARE FEET OF TREE PROTECTION ZONE) OF WATER PER WEEK BETWEEN THE MONTHS OF MARCH AND OCTOBER. IF RAINWATER IN ANY GIVEN WEEK IS BELOW THIS QUANTITY, THE CONTRACTOR MUST SUPPLEMENT THE AMOUNT RECEIVED BY A METHOD APPROVED BY THE OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE IN REMOVING CONCRETE OR ASPHALT WITHIN THE DRIPLINE OF EXISTING TREES - LIFTING RATHER THAN DRAGGING PIECES OF PAVING. TOOLS FOR THIS ACTIVITY SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF EXCAVATION.
11. ALL EXCAVATION AND PLANT INSTALLATION WITHIN THE ROOT ZONE SHALL BE PERFORMED BY HAND OR PNEUMATICALLY, WITH MINIMAL SOIL DISTURBANCE, AND UNDER THE SUPERVISION OF THE CONSTRUCTION MANAGER OR THEIR REPRESENTATIVE. PLANTS SHALL NOT BE PLACED WITHIN THREE (3) FEET OF THE TREE TRUNK UNLESS APPROVED.
12. NO ROOTS SHALL BE CUT WITHOUT THE WRITTEN AUTHORIZATION OF THE OWNER'S REPRESENTATIVE.
13. EXCAVATED AREAS WITHIN THE ROOT ZONE SHALL BE BACKFILLED IMMEDIATELY OR ROOTS SHALL BE KEPT CONSTANTLY MOIST WITH BURLAP COVERED WITH WHITE PLASTIC AND CHECKED A MINIMUM OF TWO (2) TIMES A DAY, ONCE IN THE MORNING AND ONCE IN THE AFTERNOON, FOR A MAXIMUM OF FORTY-EIGHT (48) HOURS, UNTIL BACKFILL IS COMPLETE. IF DIRECTED, SOAKER HOSES SHALL BE INSTALLED TO FACILITATE PROPERLY MOIST CONDITIONS. NO POOLING OF OR CONTINUOUS RUNNING WATER SHALL OCCUR WITHIN THE RZ OTHER THAN THAT DURING THE IRRIGATION PROCESS. IF ROOTS ARE TO BE EXPOSED FOR A PERIOD GREATER THAN 48-HOURS, THE EXPOSED AREA SHALL BE COVERED WITH AT LEAST 6-INCHES MULCH AND MAINTAINED DURING THE COURSE OF CONSTRUCTION UNTIL THE AREA CAN BE PROPERLY BACKFILLED.
14. WHEN A TREE PROTECTION DEFICIENCY, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, IS IDENTIFIED, IT MUST BE REMEDIED WITHIN 24-HOURS OF NOTIFICATION BY THE CONTRACTOR. FAILURE TO CORRECT THE DEFICIENCY WITHIN THIS TIMEFRAME WILL RESULT IN A STOP WORK ORDER.
15. ANY DAMAGE TO EXISTING TREES TO REMAIN DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL MITIGATE SUCH DAMAGE AS DIRECTED BY THE OWNER'S REPRESENTATIVE, AT THE CONTRACTOR'S EXPENSE .
16. THE CONTRACTOR SHALL BE ASSESSED RESTITUTION FOR TREES THAT ARE INJURED, IRREPARABLY DAMAGED, DESTROYED, OR REMOVED WITHOUT AUTHORIZATION.



1 TEMPORARY WOODEN TREE GUARD
SCALE: 1/2" = 1'-0"



2 TEMPORARY WOODEN TREE GUARD FOR GROVES
SCALE: 1/2" = 1'-0"

PREPARED BY:



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Landscape Architecture | Site Planning | Urban Design
39 PARK AVE.
RUTHERFORD, NJ 07070

REV#	DATE	COMMENTS

PROJECT:

WEST ORANGE PLAZA
BLOCK 152.01 LOT 1445 & LOT 1445.05
235 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

DRAWING TITLE:

EXISTING TREE SCHEDULE & NOTES

DRAWN BY: MKW	L-2
CHECKED BY: MKW	
DATE: 05 / 05 / 2023	
SCALE: 1" = 40'-0"	
SHEET 2 OF 9	PROJECT # PL19011

Allen E. Juba
New Jersey Licensed Landscape Architect
N.J. LLA # AS00118900





SHADE TREES

EVERGREEN TREES

ORNAMENTAL TREES

PREPARED BY:  + ASSOCIATES, LLC. Landscape Architecture Site Planning Urban Design 39 PARK AVE. RUTHERFORD, NJ 07070	REV#	DATE	COMMENTS
PROJECT: WEST ORANGE PLAZA BLOCK 152.01 LOT 1445 & LOT 1445.05 235 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY	DRAWING TITLE: PROPOSED LANDSCAPE PLAN - TREES		
	DRAWN BY: MKW		
	CHECKED BY: MKW		
	DATE: 05 / 05 / 2023		
SCALE:			
Allen E. Juba New Jersey Licensed Landscape Architect N.J. LLA # AS00119900	SHEET	OF 9	PROJECT # PL19011



0 20' 40' 80'
Scale: 1" = 40'-0"

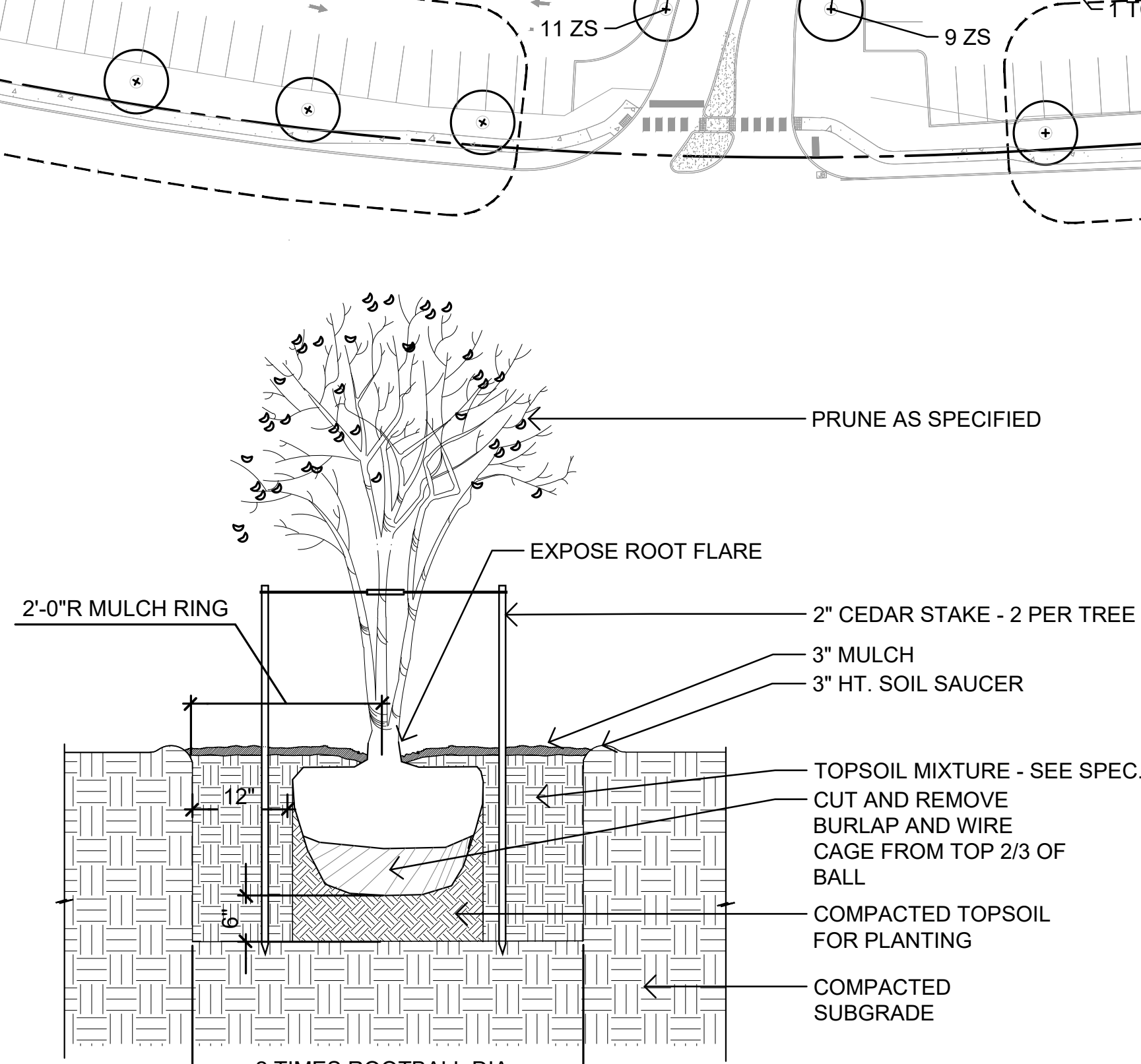
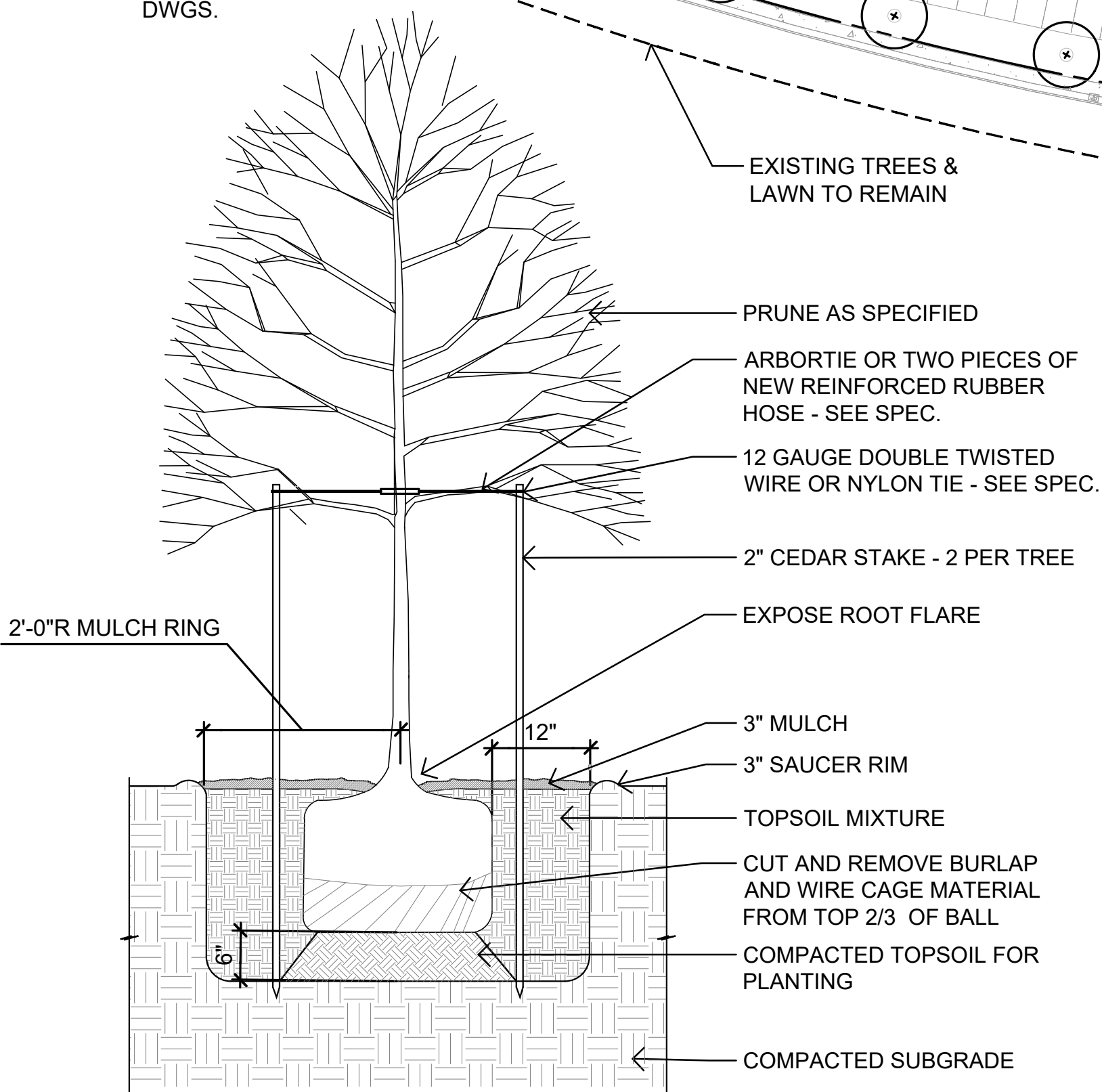
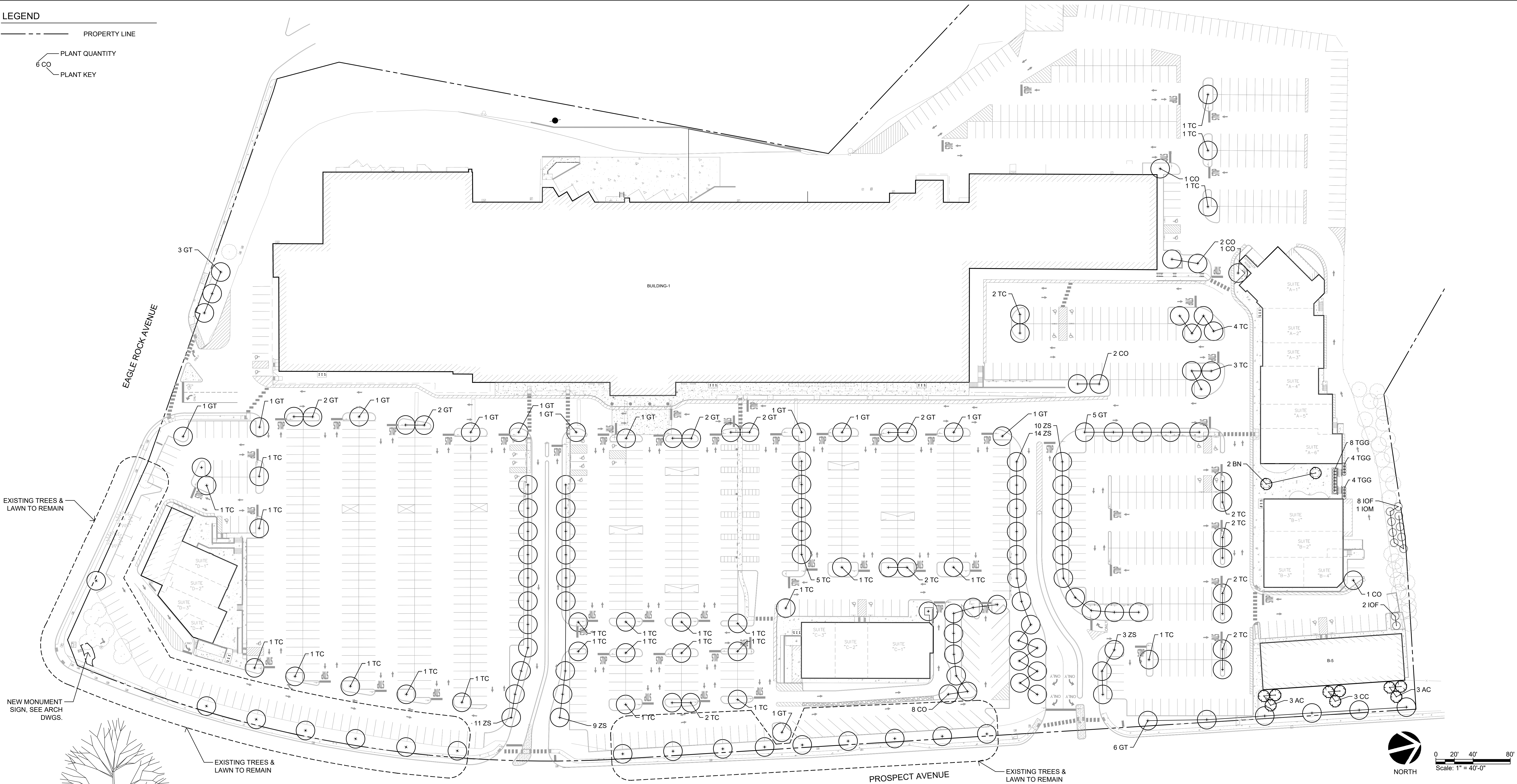
Allen E. Juba
New Jersey Licensed Landscape Architect
N.J. LLA # AS00118900

LEGEND

PROPERTY LINE

PLANT QUANTITY

PLANT KEY



1 SHADE TREE

SCALE: 3/4" = 1'-0"

0 1' 2'

Scale: 3/4" = 1'-0"

2 ORNAMENTAL TREE

SCALE: 3/4" = 1'-0"

0 1' 2'

Scale: 3/4" = 1'-0"

PLANTING SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
SHADE TREES							
15	CO	Celtis occidentalis 'Magnifica'	Magnifica Hackberry	2.5"-3" CAL.	B&B	AS PER PLAN	SYMMETRICAL, WELL-BRANCHED, LEADER INTACT, SPECIMEN QUALITY
36	GT	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	2.5"-3" CAL.	B&B	AS PER PLAN	SYMMETRICAL, WELL-BRANCHED, LEADER INTACT, SPECIMEN QUALITY
53	TC	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5"-3" CAL.	B&B	AS PER PLAN	SYMMETRICAL, WELL-BRANCHED, LEADER INTACT, SPECIMEN QUALITY
47	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5"-3" CAL.	B&B	AS PER PLAN	SYMMETRICAL, WELL-BRANCHED, LEADER INTACT, SPECIMEN QUALITY
EVERGREEN TREES							
10	IOF	Ilex opaca 'Jersey Princess'	Jersey Princess American Holly	8'-10' HT.	B&B	AS PER PLAN	SYMMETRICAL, LEADER INTACT, SPECIMEN QUALITY, HEAVY, WELL-FURNISHED TO GROUND, DENSE
1	IOM	Ilex opaca 'Jersey Knight'	Jersey Knight American Holly	8'-10' HT.	B&B	AS PER PLAN	SYMMETRICAL, LEADER INTACT, SPECIMEN QUALITY, HEAVY, WELL-FURNISHED TO GROUND, DENSE
16	TGG	Thuja x 'Green Giant'	Green Giant Arborvitae	8'-10' HT.	B&B	AS PER PLAN	SYMMETRICAL, LEADER INTACT, SPECIMEN QUALITY, HEAVY, WELL-FURNISHED TO GROUND, DENSE
ORNAMENTAL TREES							
6	AC	Amelanchier grandiflora	Serviceberry	2"-2.5" CAL.	B&B	AS PER PLAN	SYMMETRICAL, WELL-BRANCHED, SPECIMEN QUALITY, HEAVY, TREE-FORM, LOW BRANCHED, WELL-FURNISHED
2	BN	Betula nigra 'Heritage'	Heritage River Birch	16' HT.	B&B	AS PER PLAN	SYMMETRICAL, WELL-BRANCHED, A MINIMUM OF 6' ABOVE GRADE, SPECIMEN QUALITY, HEAVY, TREE-FORM, MULTI-STEM, WELL-FURNISHED
3	CC	Cercis canadensis	Eastern Redbud	2"-2.5" CAL.	B&B	AS PER PLAN	SYMMETRICAL, WELL-BRANCHED, SPECIMEN QUALITY, HEAVY, TREE-FORM, LOW BRANCHED, WELL-FURNISHED

NOTES:

1. SEE SHEET L-6 FOR PLANTING NOTES.



NORTH

0 20' 40' 80'

Scale: 1" = 40'-0"

PREPARED BY:



REV#

DATE

COMMENTS

PROJECT:

WEST ORANGE PLAZA
BLOCK 152.01 LOT 1445 & LOT 1445.05
235 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

DRAWING TITLE:

PLANTING PLAN - CANOPY

DRAWN BY: MKW

CHECKED BY: MKW

DATE: 05 / 05 / 2023

SCALE: 1" = 40'-0"

SHEET 3 OF 9

L-3

Allen E. Juba
New Jersey Licensed Landscape Architect
N.J. LLA # ASD0118900

PROJECT # PL19011



LAWN

SEASONAL PLANTING

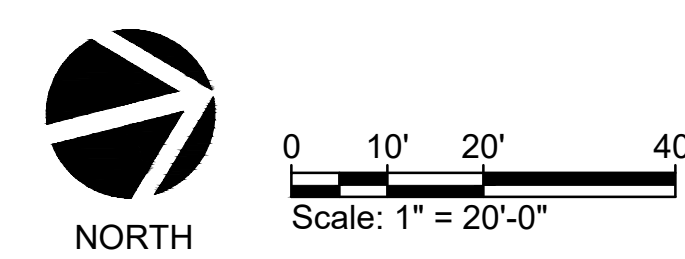
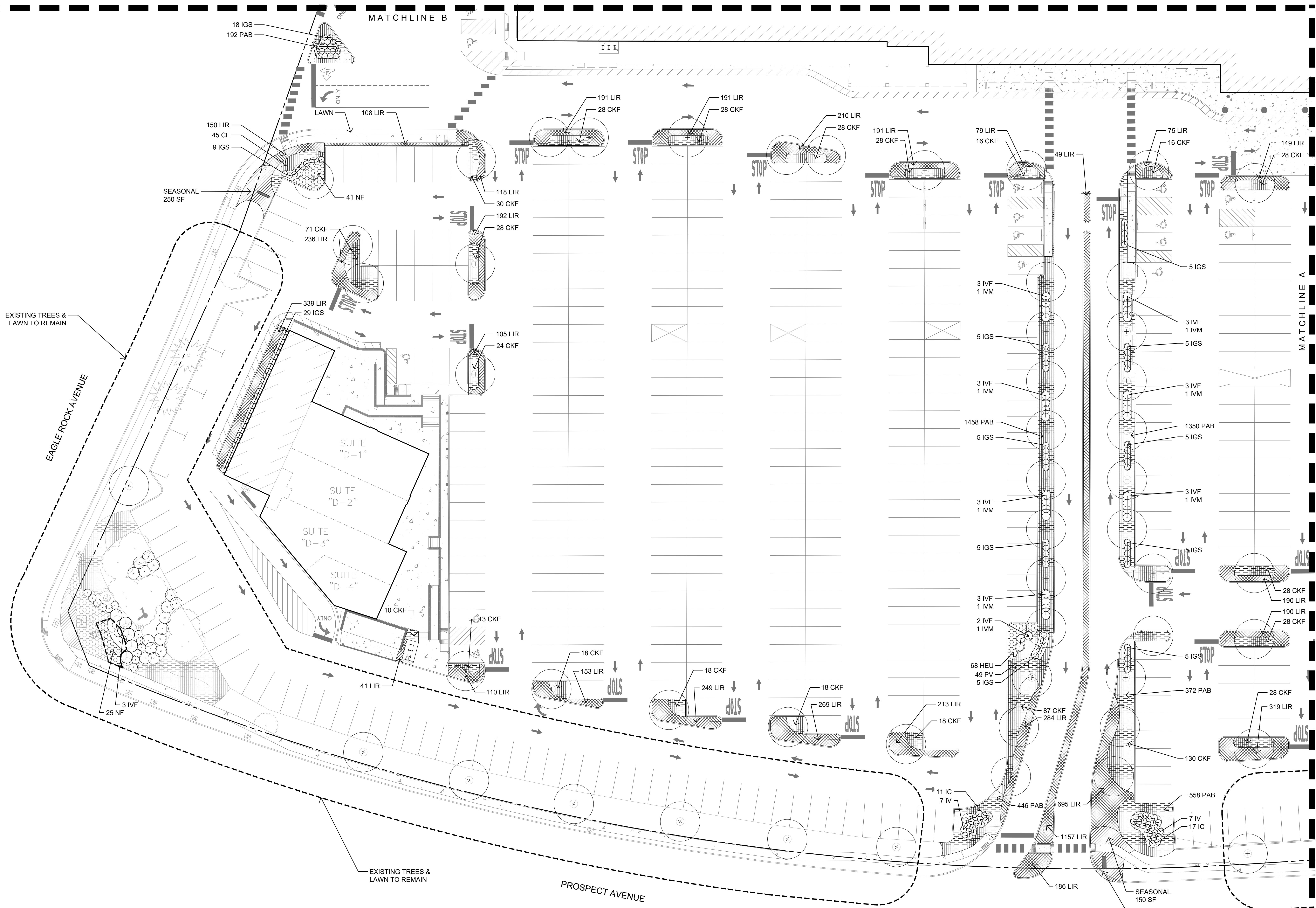
SHRUBS



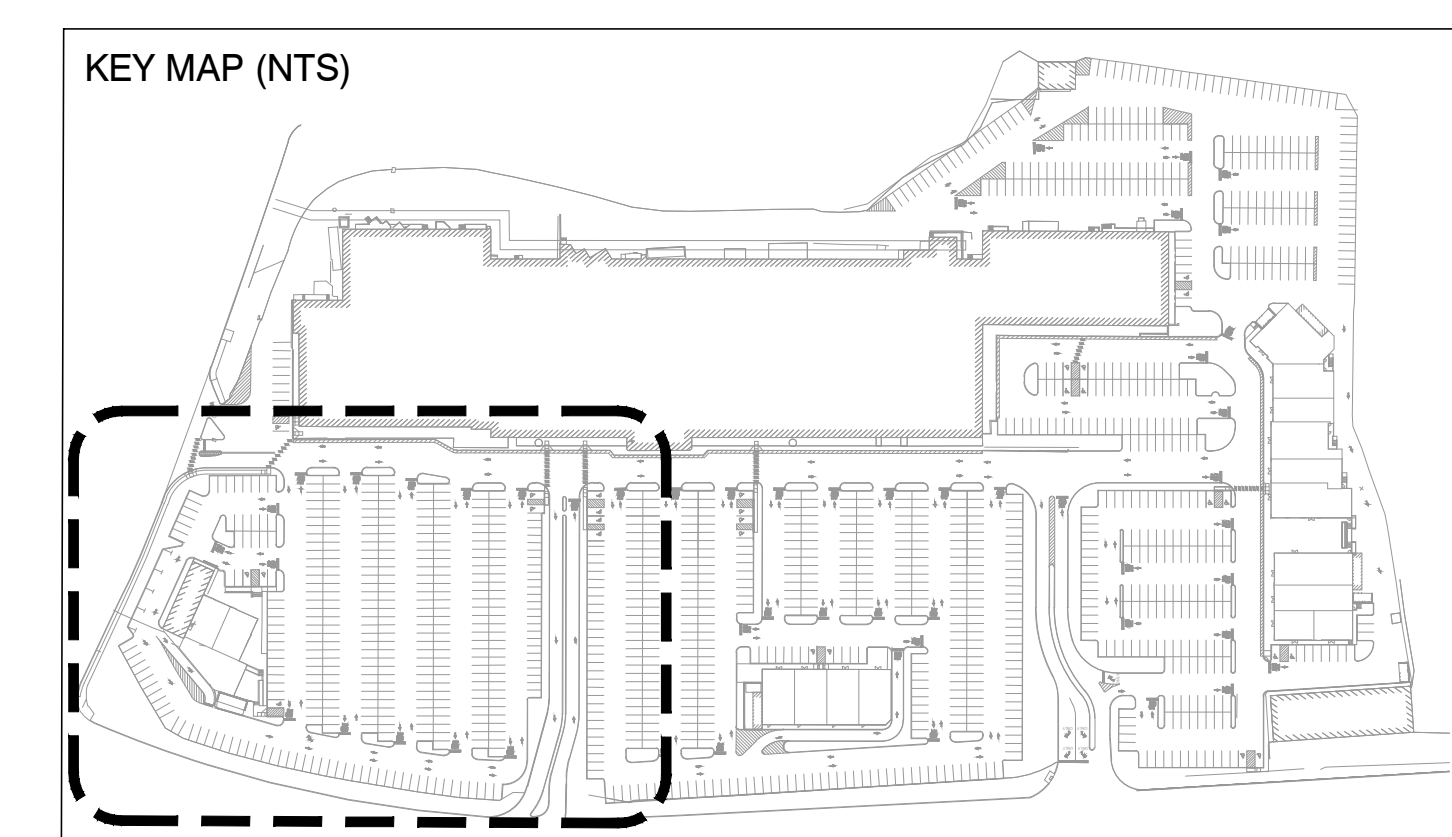
0 20' 40' 80'
Scale: 1" = 40'-0"

PREPARED BY:		REV#	DATE	COMMENTS
 MKW+ ASSOCIATES, LLC. Landscape Architecture Site Planning Urban Design 39 PARK AVE. RUTHERFORD, NJ 07070				
PROJECT:				
		WEST ORANGE PLAZA BLOCK 152.01 LOT 1445 & LOT 1445.05 235 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY		
DRAWING TITLE:				
		PROPOSED LANDSCAPE PLAN - GROUNDCOVER & SHRUBS		
DRAWN BY: MKW				
CHECKED BY: MKW				
DATE: 05 / 05 / 2023				
SCALE:				
SHEET		OF	9	PROJECT # PL19011

Allen E. Juba
New Jersey Licensed Landscape Architect
N.J. LLA # AS00118900

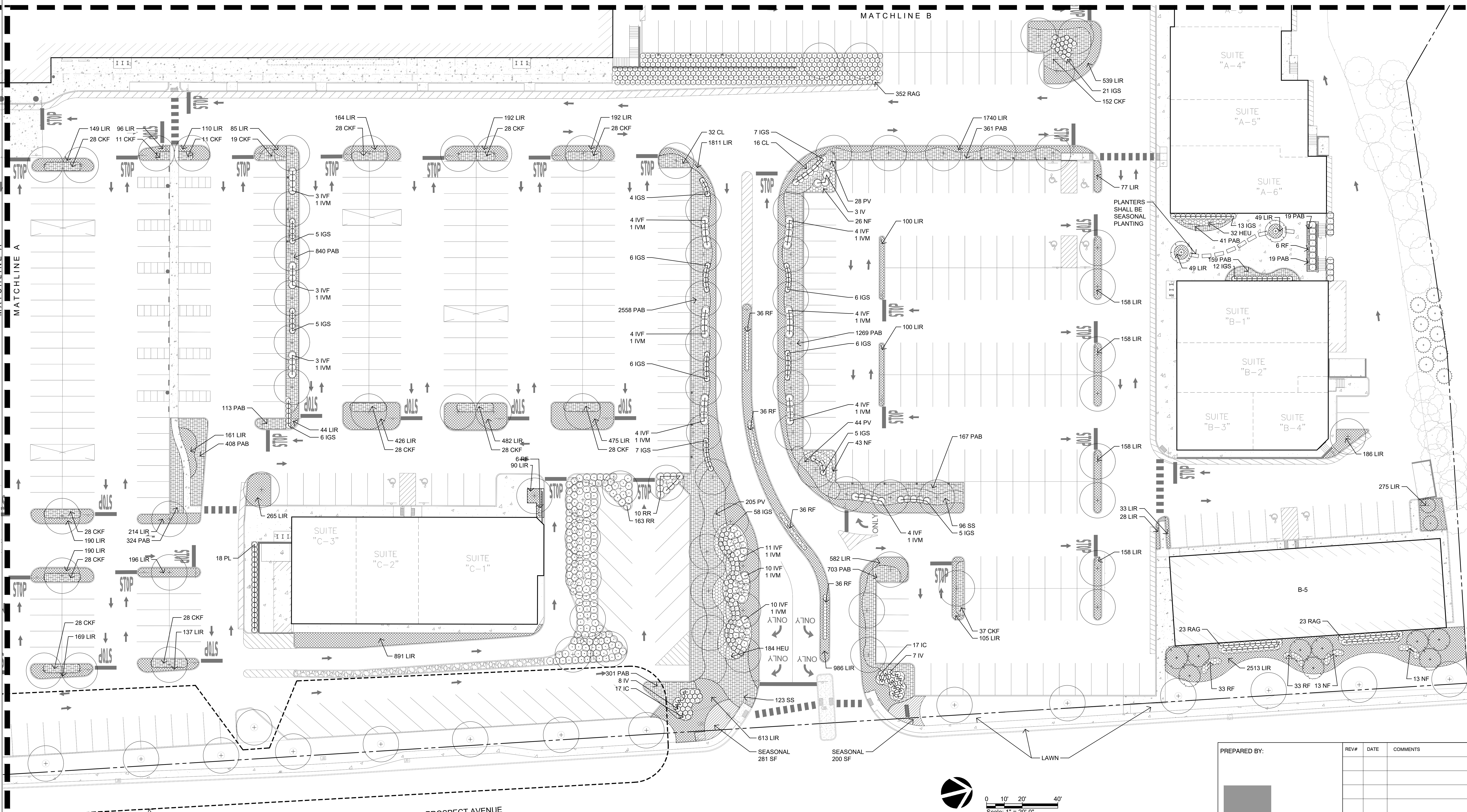


NOTES:
1. SEE SHEET L-6 FOR PLANTING NOTES AND SCHEDULE.



PREPARED BY: MKW + ASSOCIATES, LLC. Landscape Architecture Site Planning Urban Design 39 PARK AVE. RUTHERFORD, NJ 07070	REV#	DATE	COMMENTS
	PROJECT:		
	WEST ORANGE PLAZA		
	BLOCK 152.01 LOT 1445 & LOT 1445.05		
	235 PROSPECT AVENUE		
	TOWNSHIP OF WEST ORANGE		
	ESSEX COUNTY, NEW JERSEY		
	DRAWING TITLE:		
	PLANTING PLAN - UNDERSTORY		
	1 OF 3		
	DRAWN BY: MKW		
CHECKED BY: MKW			
DATE: 05 / 05 / 2023			
SCALE: 1" = 20'-0"			
SHEET 4 OF 9			
PROJECT # PL19011			

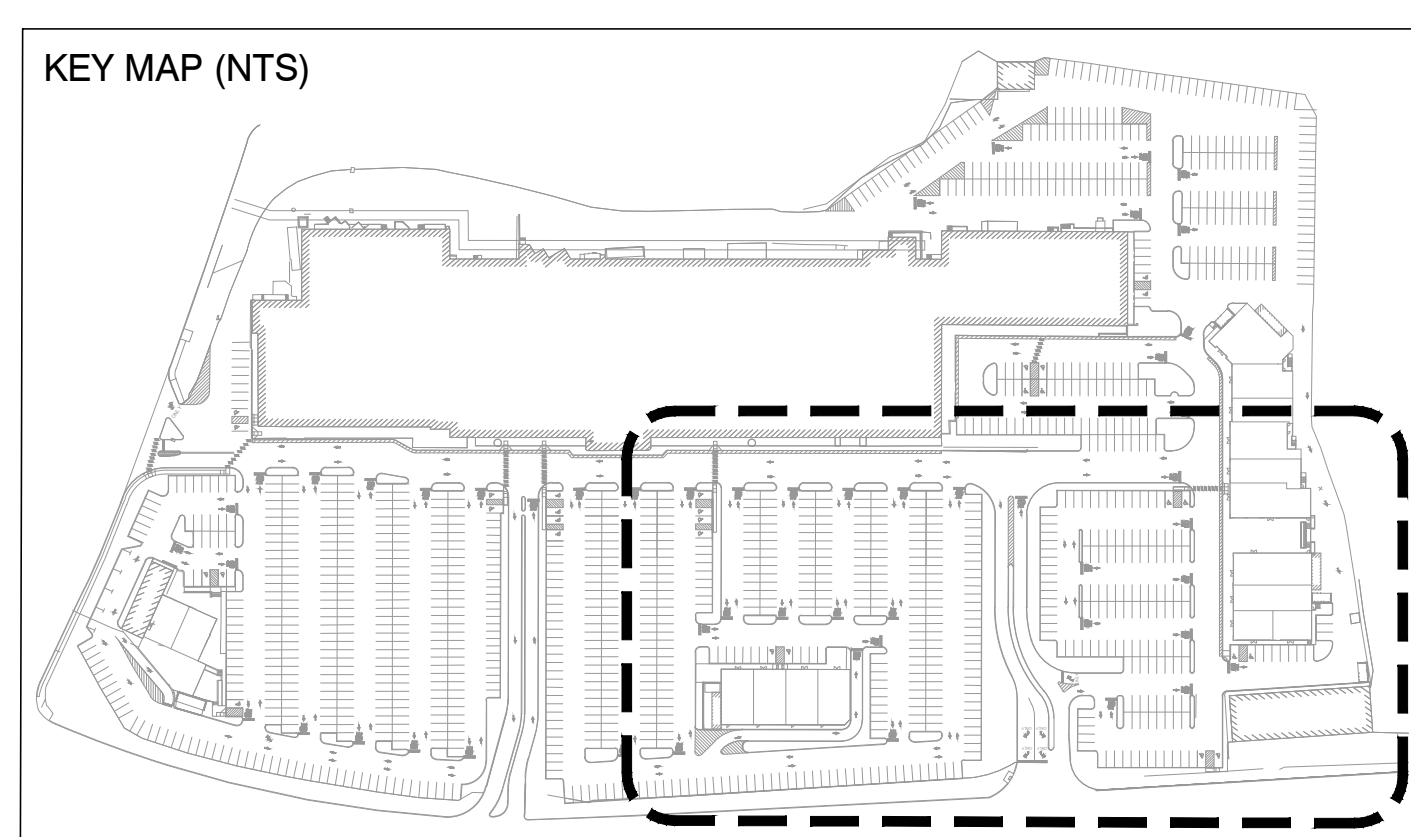
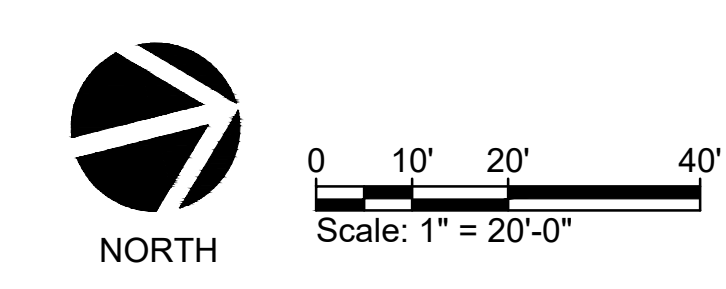
Allen E. Juba
New Jersey Licensed Landscape Architect
N.J. LLA # ASD0118900



PROSPECT AVENUE

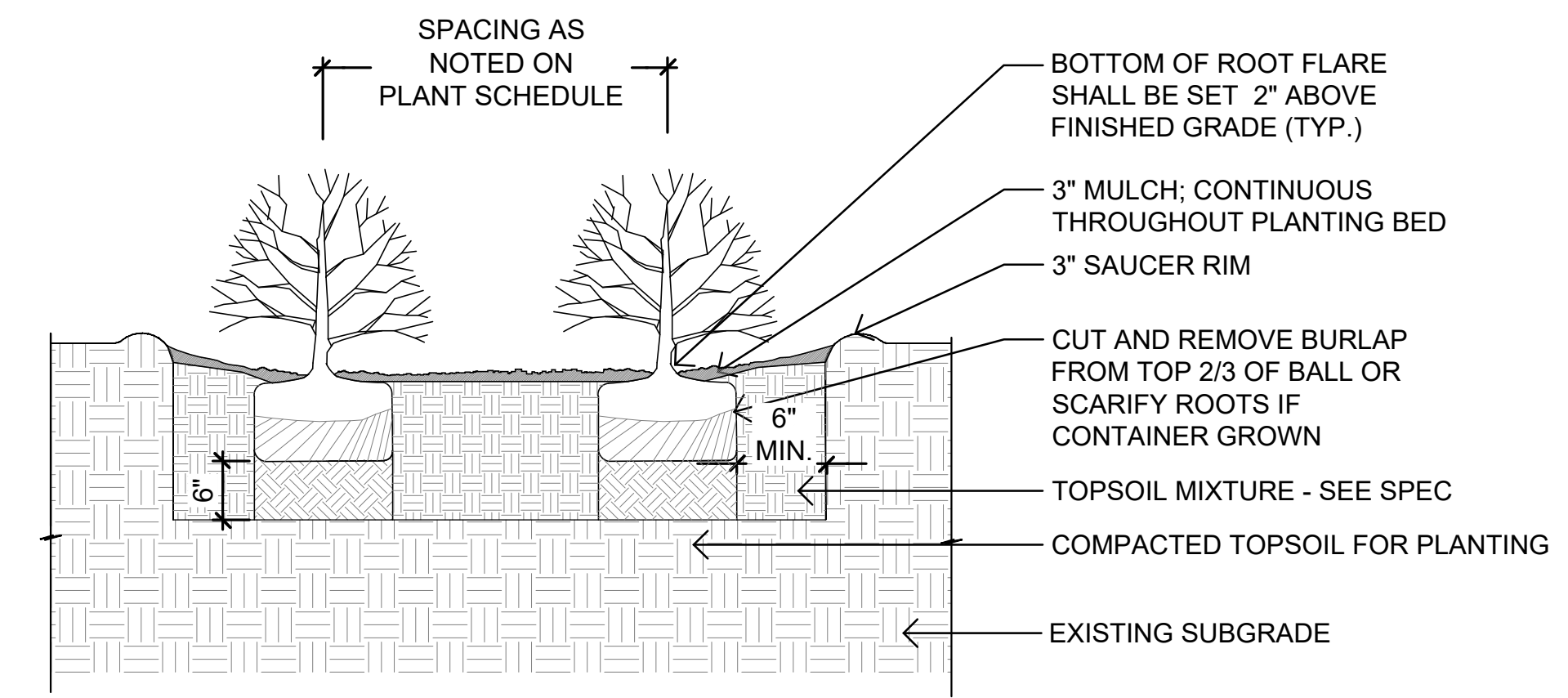
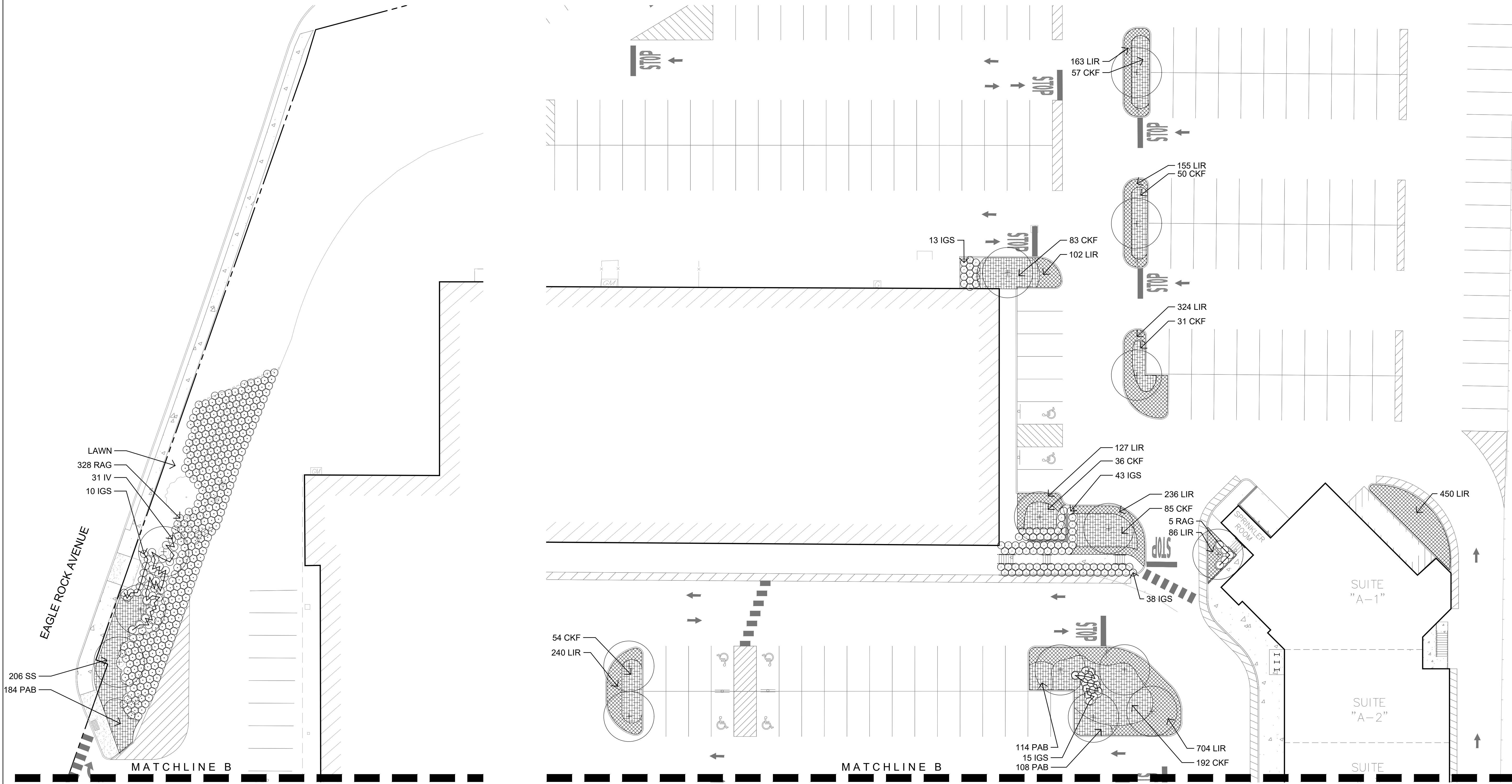
EXISTING TREES & LAWN TO REMAIN

NOTES:
1. SEE SHEET L-6 FOR PLANTING NOTES AND SCHEDULE.

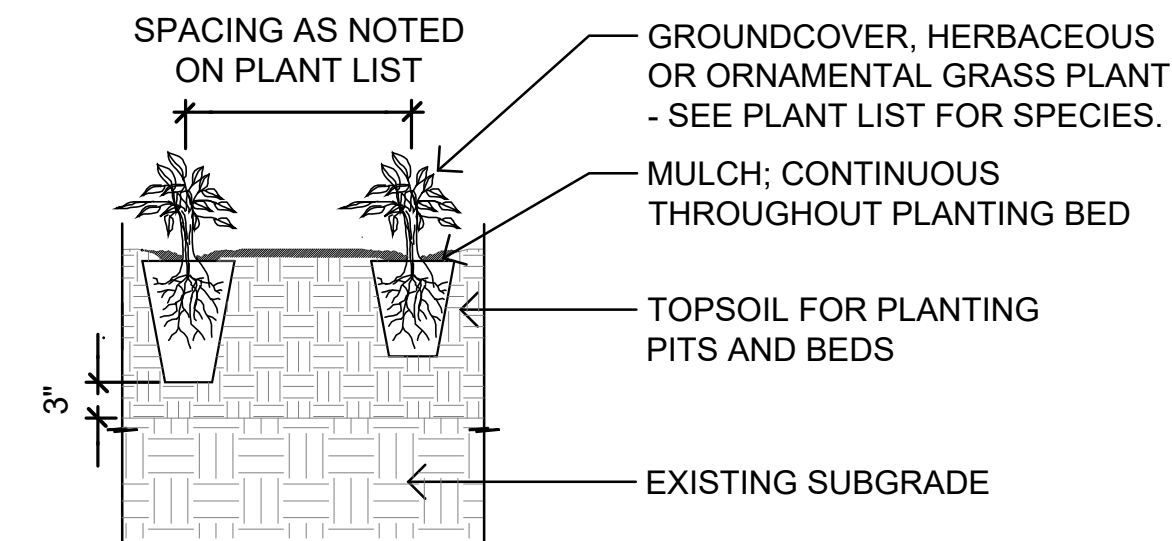


PREPARED BY:		REV#	DATE	COMMENTS
 Landscape Architecture Site Planning Urban Design 39 PARK AVE. RUTHERFORD, NJ 07070				
PROJECT:		WEST ORANGE PLAZA BLOCK 152.01 LOT 1445 & LOT 1445.05 235 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY		
DRAWING TITLE: PLANTING PLAN - UNDERSTORY 2 OF 3				
DRAWN BY: MKW		L-5		
CHECKED BY: MKW				
DATE: 05 / 05 / 2023				
SCALE: 1" = 20'-0"		SHEET 5 OF 9		
PROJECT # PL19011				

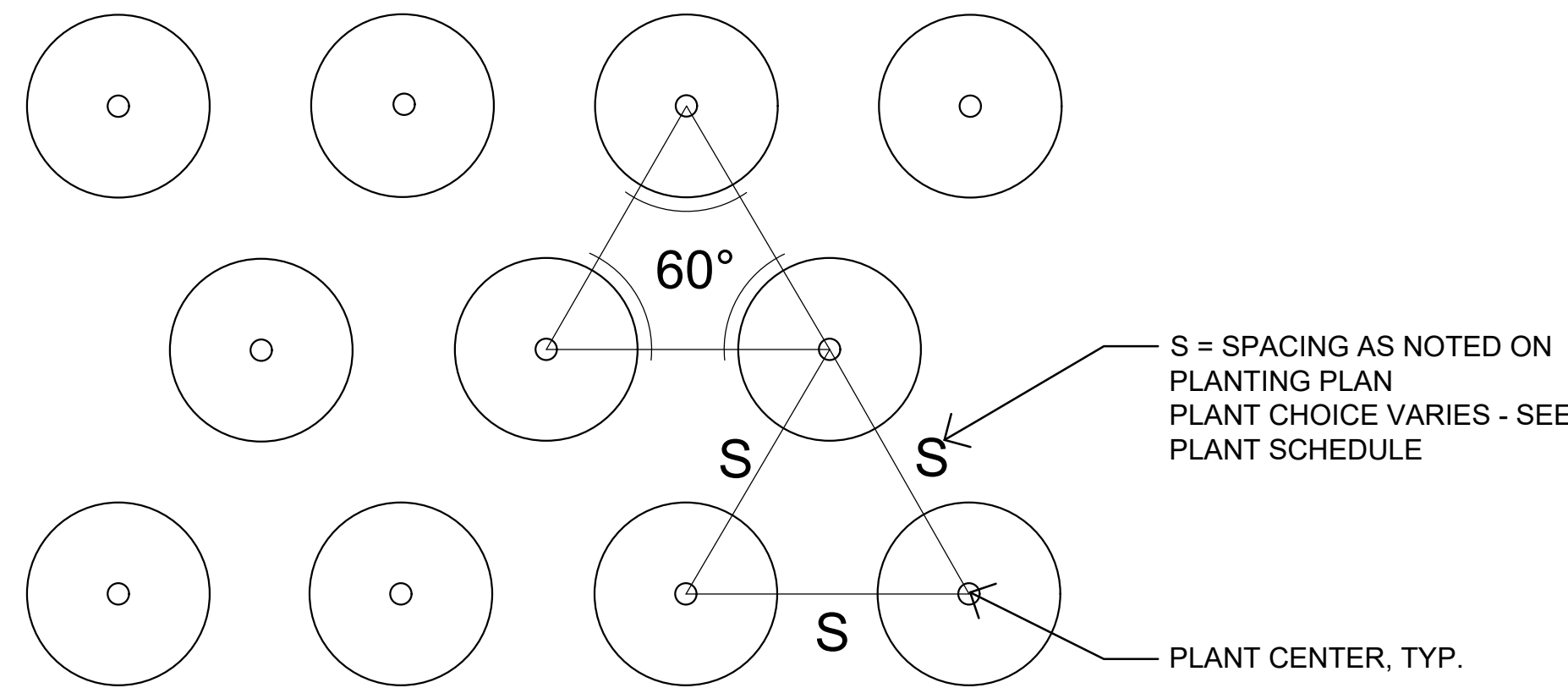
Allen E. Juba
New Jersey Licensed Landscape Architect
N.J. LLA # AS00118900



1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"



2 HERBACEOUS PLANTING
SCALE: 3/4" = 1'-0"



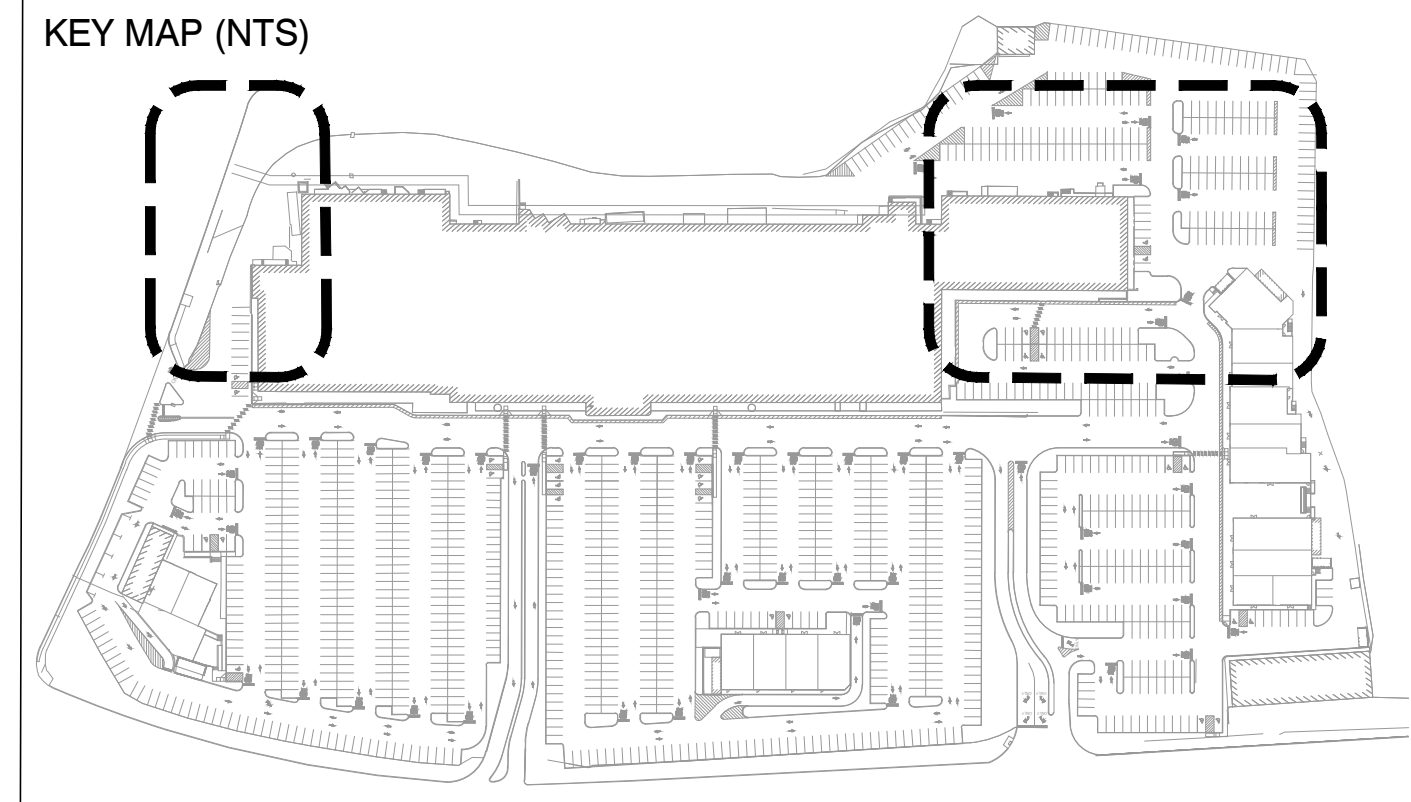
3 PLANT SPACING DIAGRAM
NTS

PLANTING NOTES

- ALL PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT AFTER SELECTED BY THE CONTRACTOR AND PRIOR TO PURCHASE/ INSTALLATION.
- FINAL LOCATION OF ALL PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
- PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO EXISTING GRADE IN THE NURSERY. TREES SHALL BE INSTALLED WITH THE ROOT FLARE ABOVE FINAL GRADE. NO MORE THAN THREE INCHES OF TOP SOIL TO BE REMOVED FROM THE TOP OF THE ROOT BALL TO EXPOSE THE ROOT FLAIR. IF REMOVAL OF MORE THAN THREE INCHES IS REQUIRED TO EXPOSE THE ROOT FLAIR THE TREE WILL BE REJECTED.
- CUT AND REMOVE BURLAP FROM TOP 2/3 OF BALL. NYLON ROPE AND /OR NYLON BALLING MATERIAL IS NOT ACCEPTABLE. WIRE BASKETS SHALL BE REMOVED COMPLETELY FROM ROOT BALLS.
- LOCATE GUY WIRES SO THAT THEY WILL NOT PULL CROTCH APART.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT SCHEDULE AND THE PLANTING PLAN, THE PLAN SHALL TAKE PRECEDENCE.
- IF THE CONTRACTOR DETERMINES THE SUB-GRADE SOIL CONDITIONS ARE DELETERIOUS TO PLANT GROWTH OR WILL INHIBIT DRAINAGE, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIAL.
- TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL DISTURBANCES, CONSTRUCTION, OR STORAGE OF EQUIPMENT WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT.
- TREE PITS AND PLANTING BEDS SHALL BE EXCAVATED TO THE DEPTHS SHOWN ON THE PLANTING DETAILS.
- CONTRACTOR SHALL RESTORE EXISTING LAWN OR CONSTRUCT NEW LAWN.
- CONTRACTOR TO FULLY PLANT "SEASONAL" PLANT BEDS FOR 1 SEASON. PLANTS SHALL BE PLANTED SO BED IS FULL OF SEASONALLY APPROPRIATE FLOWERING PLANTS AT THE TIME OF CONSTRUCTION COMPLETION WITH NO MORE THAN 2" BETWEEN PLANTS. "SEASONAL" PLANT BEDS SHALL BE TOPPED WITH MULCH SIMILAR TO SHRUB BEDS. FINAL SELECTION OF "SEASONAL" PLANT TYPE AND COLOR(S) TO BE APPROVED BY THE OWNER'S REPRESENTATIVE.

PLANTING SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
EVERGREEN SHRUBS							
62	IC	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	12"-15" HT.	B&B OR CONTAINER	AS SHOWN	SYMMETRICAL, WELL-BRANCHED, WELL-FURNISHED TO GROUND, WELL-ESTABLISHED PLANTS IN CONTAINERS
392	IGS	Ilex glabra 'Shamrock'	Inkberry Holly	24"-36" HT.	B&B OR CONTAINER	AS SHOWN	SYMMETRICAL, WELL-BRANCHED, WELL-FURNISHED TO GROUND, WELL-ESTABLISHED PLANTS IN CONTAINERS
18	PL	Prunus laurocerasus 'Schipkaensis'	Schipka Cherry Laurel	24"-36" HT.	B&B OR CONTAINER	AS SHOWN	SYMMETRICAL, WELL-BRANCHED, WELL-FURNISHED TO GROUND, WELL-ESTABLISHED PLANTS IN CONTAINERS
DECIDUOUS SHRUBS							
63	IV	Itea virginica 'Little Henry'	Little Henry Sweetspire	12"-15" HT.	B&B OR CONTAINER	AS SHOWN	SYMMETRICAL, WELL-BRANCHED, WELL-FURNISHED, WELL-ESTABLISHED PLANTS IN CONTAINERS
94	IVF	Ilex verticillata 'FarrowBPop' (female)	Berry Poppins Winterberry	24"-30" HT.	B&B OR CONTAINER	AS SHOWN	SYMMETRICAL, WELL-BRANCHED, WELL-FURNISHED, WELL-ESTABLISHED PLANTS IN CONTAINERS
21	IVM	Ilex verticillata 'FarrowMrP' (male)	Mr. Poppins Winterberry	24"-30" HT.	B&B OR CONTAINER	AS SHOWN	SYMMETRICAL, WELL-BRANCHED, WELL-FURNISHED, WELL-ESTABLISHED PLANTS IN CONTAINERS
173	RR	Rosa rugosa 'Meitozaure'	Rugostar Raspberry Rose	12"-15" HT.	B&B OR CONTAINER	AS SHOWN	SYMMETRICAL, WELL-BRANCHED, WELL-FURNISHED, WELL-ESTABLISHED PLANTS IN CONTAINERS
731	RAG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	24"-30" HT.	B&B OR CONTAINER	AS SHOWN	SYMMETRICAL, WELL-BRANCHED, WELL-FURNISHED, WELL-ESTABLISHED PLANTS IN CONTAINERS
HERBACEOUS PLANTING							
284	HEU	Heuchera x 'Marmalade'	Coral Bells	1 GAL.	CONTAINER	18" O.C.	WELL-ESTABLISHED PLANTS IN CONTAINERS
161	NF	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 GAL.	CONTAINER	24" O.C.	WELL-ESTABLISHED PLANTS IN CONTAINERS
222	RF	Rudbeckia fulgida	Orange Coneflower	1 GAL.	CONTAINER	15" O.C.	WELL-ESTABLISHED PLANTS IN CONTAINERS
ORNAMENTAL GRASSES							
1847	CKF	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 GAL.	CONTAINER	24" O.C.	WELL-ESTABLISHED PLANTS IN CONTAINERS
93	CL	Chasmanthium latifolium	Northern Sea Oats	1 GAL.	CONTAINER	24" O.C.	WELL-ESTABLISHED PLANTS IN CONTAINERS
326	PV	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	3 GAL.	CONTAINER	30" O.C.	WELL-ESTABLISHED PLANTS IN CONTAINERS
12064	PAB	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Miniature Fountain Grass	1 GAL.	CONTAINER	12" O.C.	WELL-ESTABLISHED PLANTS IN CONTAINERS
425	SS	Schizachyrium scoparium 'Prairie Blues'	Prairie Blues Little Bluestem	2 GAL.	CONTAINER	18" O.C.	WELL-ESTABLISHED PLANTS IN CONTAINERS
GROUND COVER							
24362	LIR	Liriope spicata	Lilyturf	1 GAL.	CONTAINER	12" O.C.	WELL-ESTABLISHED PLANTS IN CONTAINERS



PREPARED BY:

ASSOCIATES, LLC.
Landscape Architecture | Site Planning | Urban Design
39 PARK AVE.
RUTHERFORD, NJ 07070

REV#

DATE

COMMENTS

PROJECT:

WEST ORANGE PLAZA
BLOCK 152.01 LOT 1445 & LOT 1445.05
235 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

DRAWING TITLE:

**PLANTING PLAN -
UNDERSTORY 3 OF 3**

DRAWN BY: MKW

CHECKED BY: MKW

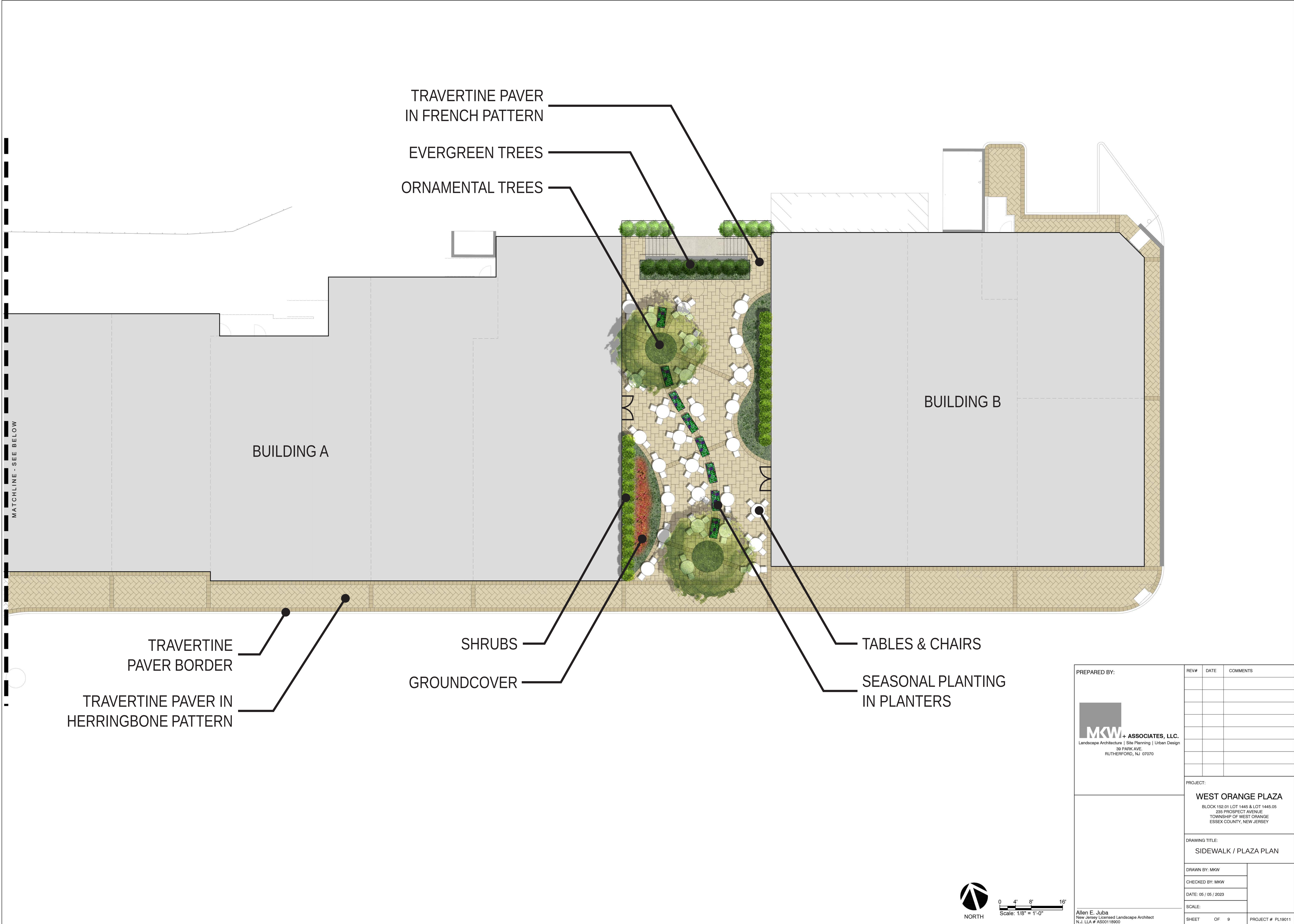
DATE: 05 / 05 / 2023

SCALE: 1" = 20'-0"

SHEET 6 OF 9

PROJECT # PL19011

Allen E. Juba
New Jersey Licensed Landscape Architect
N.J. LLA # ASD0118900



MATCHLINE - SEE BELOW

TRAVERTINE PAVER
IN FRENCH PATTERN

EVERGREEN TREES

ORNAMENTAL TREES

BUILDING A

BUILDING B

TRAVERTINE
PAVER BORDER

TRAVERTINE PAVER IN
HERRINGBONE PATTERN

SHRUBS

GROUNDCOVER

TABLES & CHAIRS

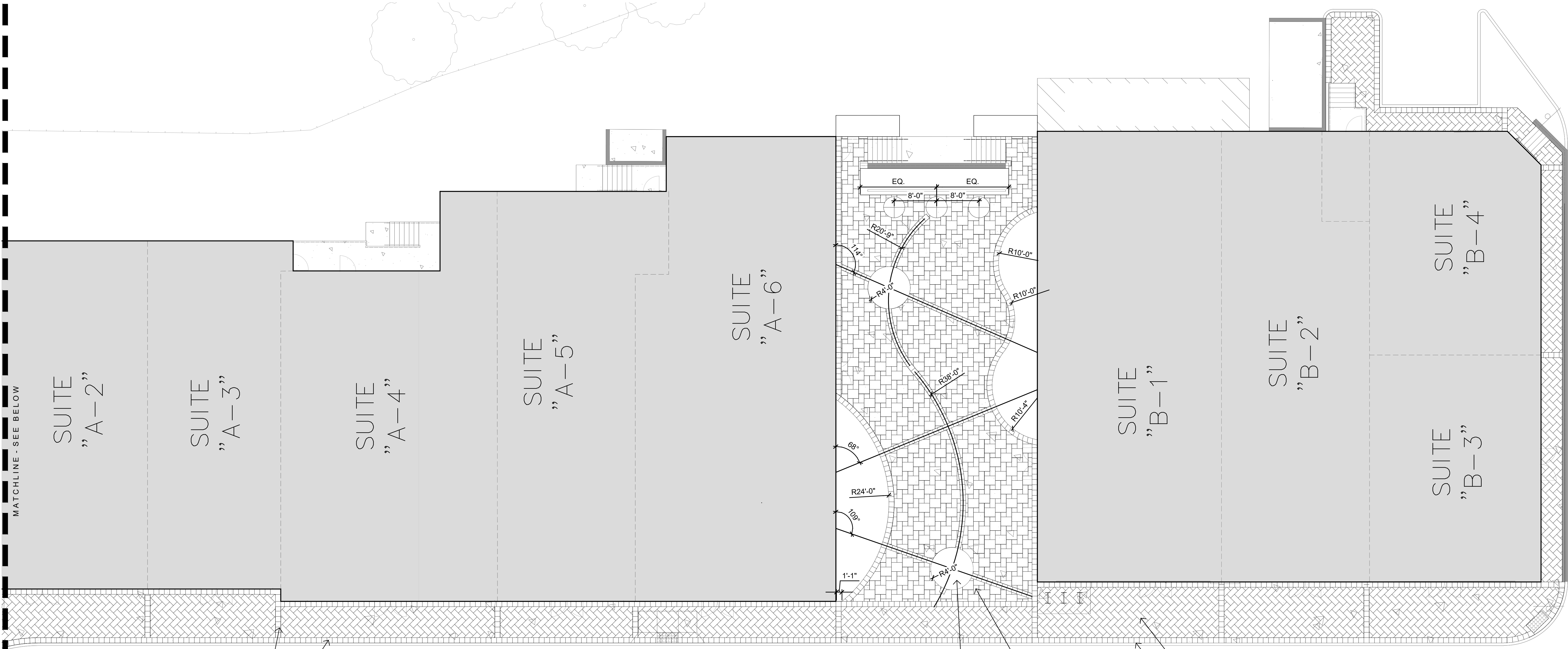
SEASONAL PLANTING
IN PLANTERS



0 4' 8' 16'
Scale: 1/8" = 1'-0"

PREPARED BY:  ASSOCIATES, LLC. Landscape Architecture Site Planning Urban Design 39 PARK AVE. RUTHERFORD, NJ 07070	REV #	DATE	COMMENTS	
PROJECT:				
WEST ORANGE PLAZA BLOCK 152.01 LOT 1445 & LOT 1445.05 235 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY				
DRAWING TITLE:				
SIDEWALK / PLAZA PLAN				
DRAWN BY: MKW				
CHECKED BY: MKW				
DATE: 05 / 05 / 2023				
SCALE:				
SHEET		OF	9	PROJECT # PL19011

Allen E. Juba
New Jersey Licensed Landscape Architect
N.J. LLA # AS00118900



MATCHLINE - SEE BELOW

SUITE "A-2"

SUITE "A-3"

SUITE "A-4"

SUITE "A-5"

SUITE "A-6"

SUITE "B-1"

SUITE "B-2"

SUITE "B-3"

SUITE "B-4"

PAVER BORDER SHALL BE CENTERED BETWEEN EACH SUITE (TYP.)

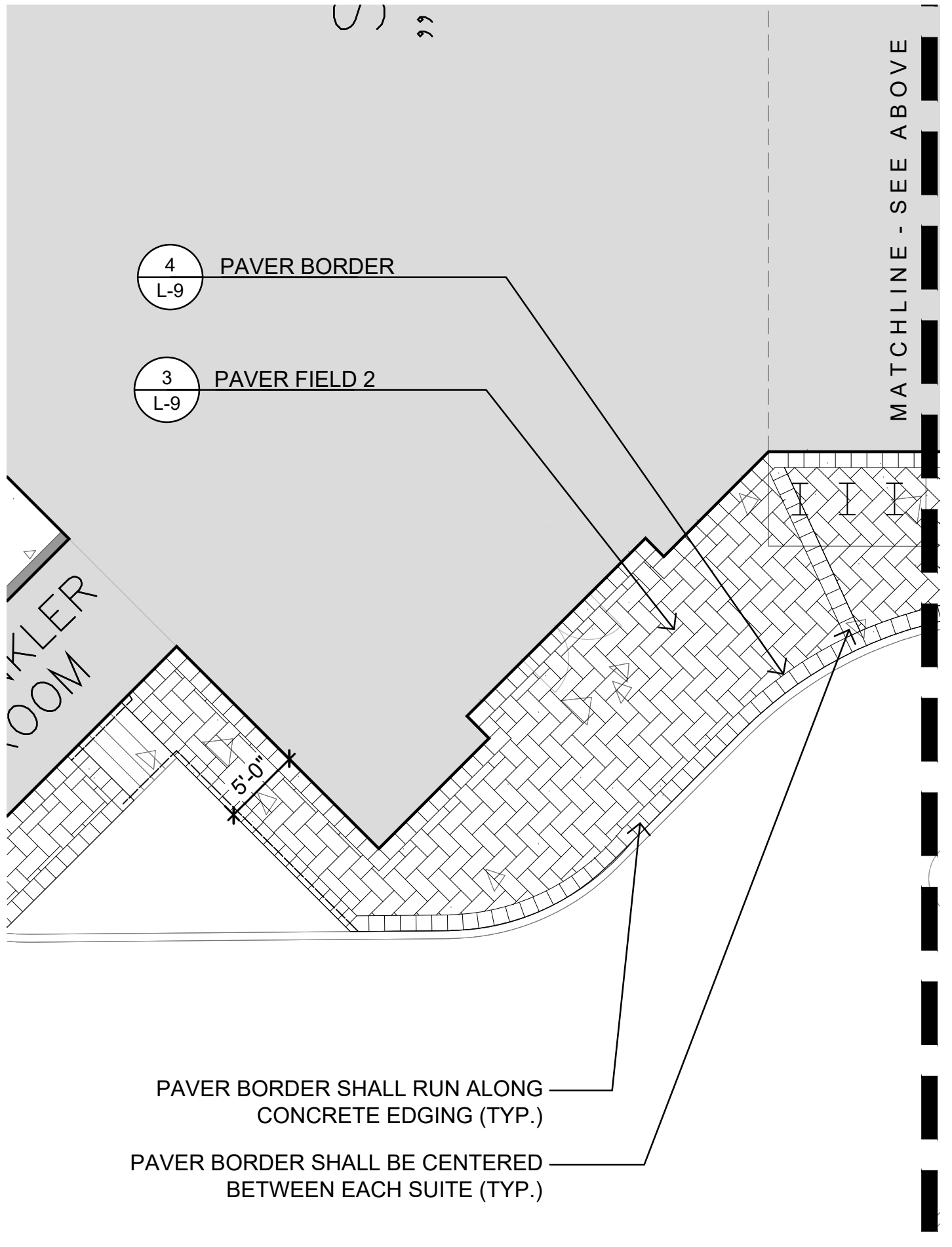
TRAVERTINE BORDER SHALL RUN ALONG CONCRETE EDGING (TYP.)

INTERSECTION OF CENTER LINES SHALL BE THE CENTER POINT OF CIRCULAR PLANT BEDS

2 L-9 PAVER FIELD 1

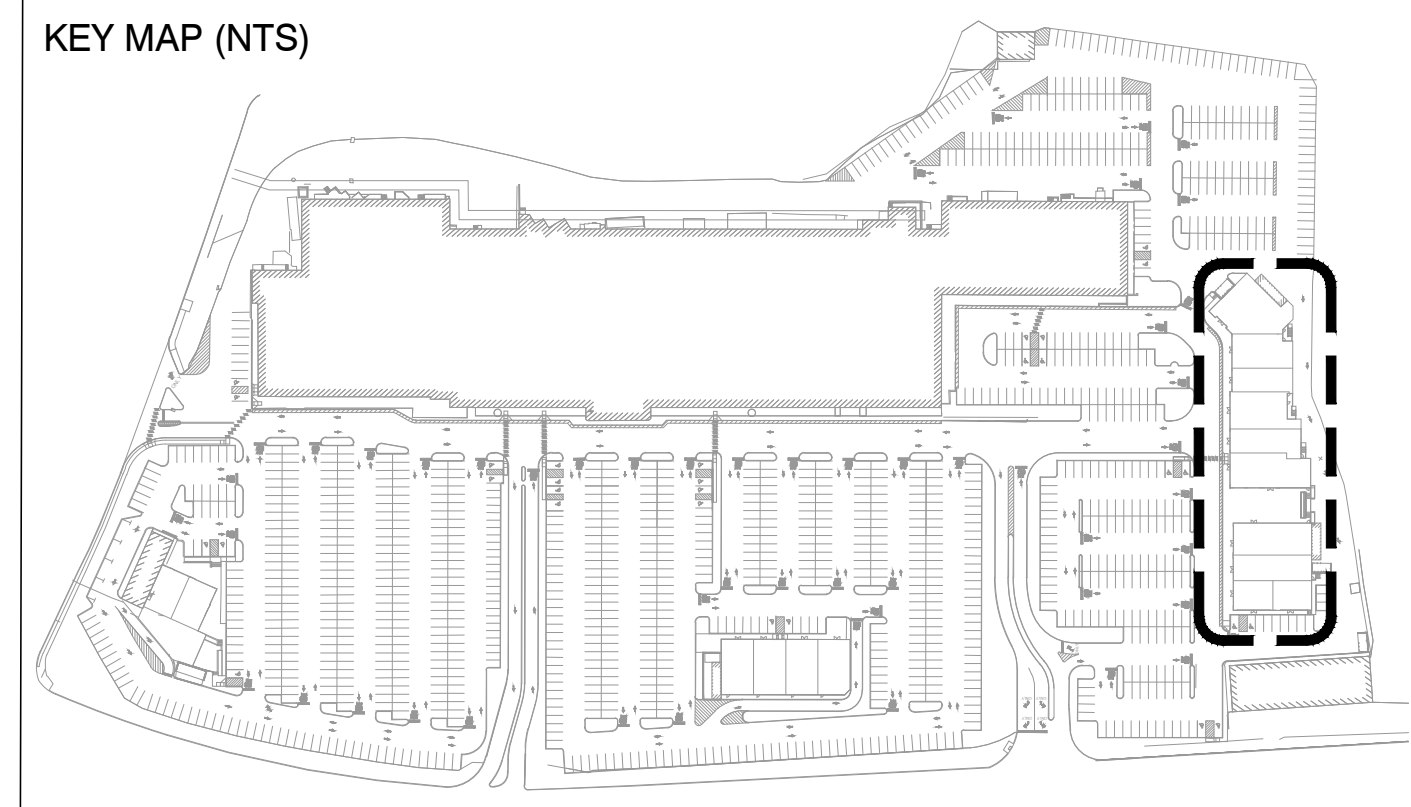
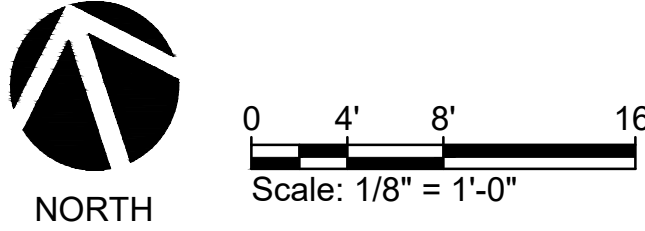
3 L-9 PAVER FIELD 2

4 L-9 PAVER BORDER

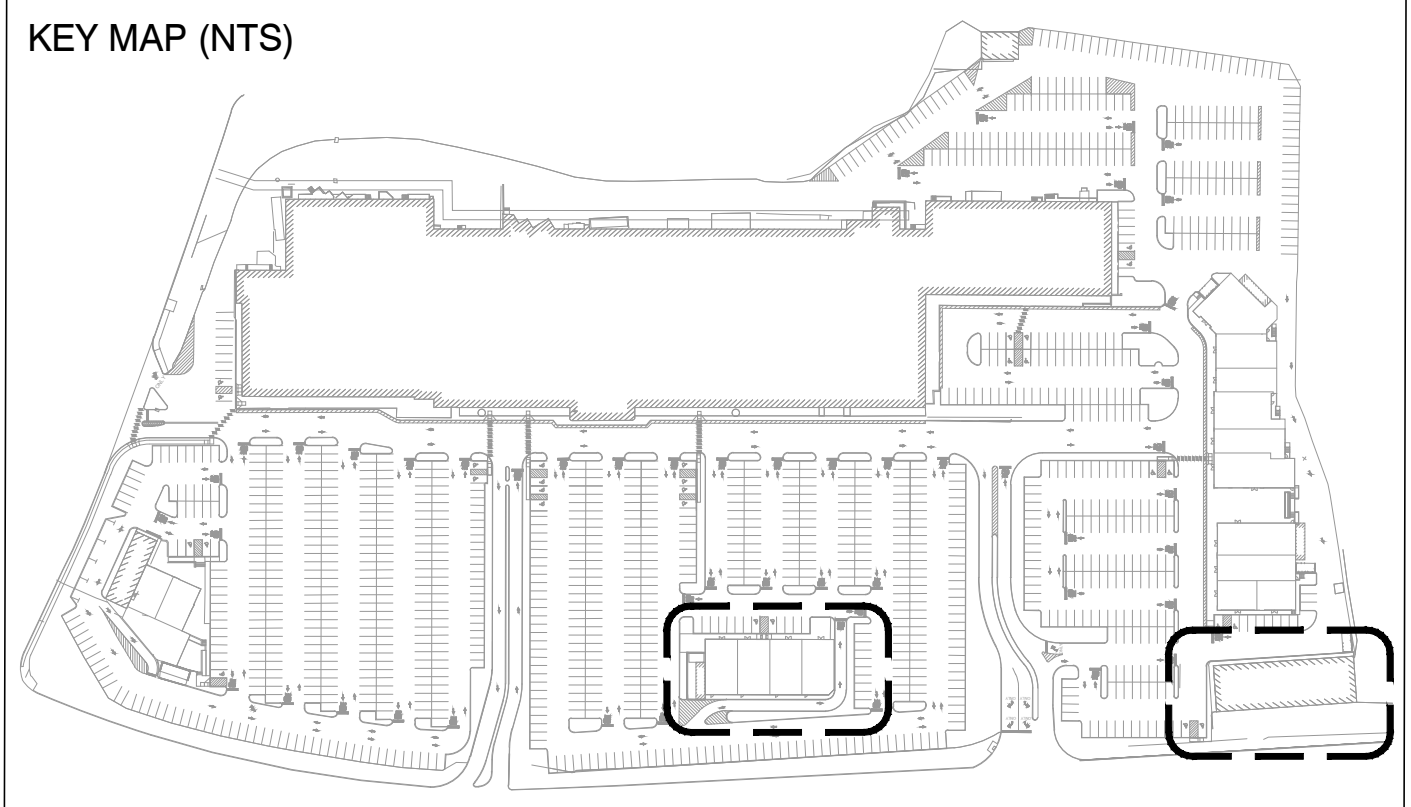
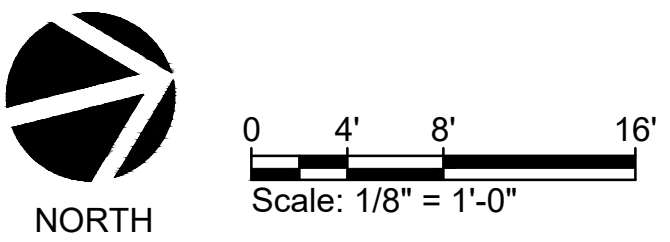
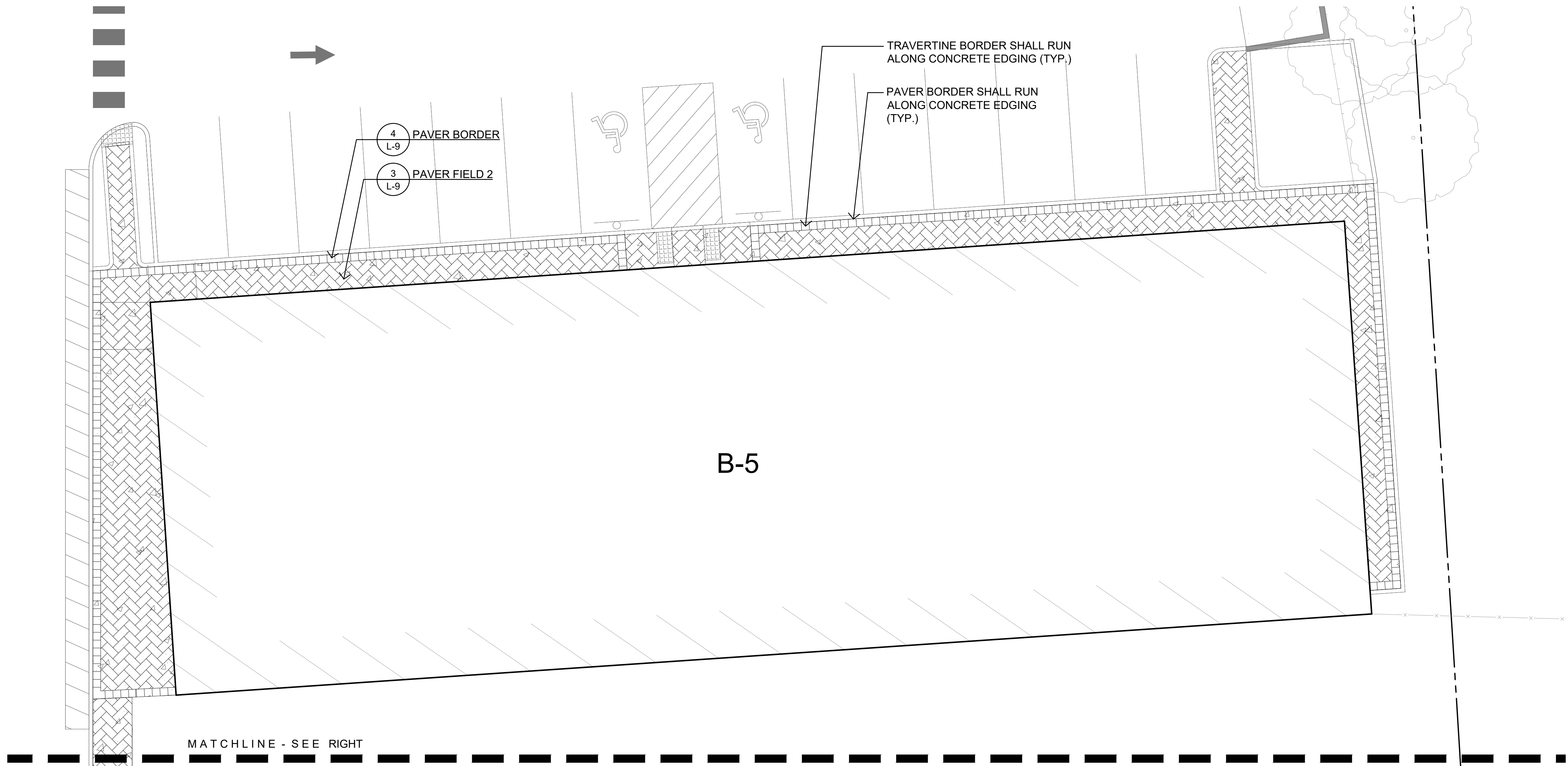
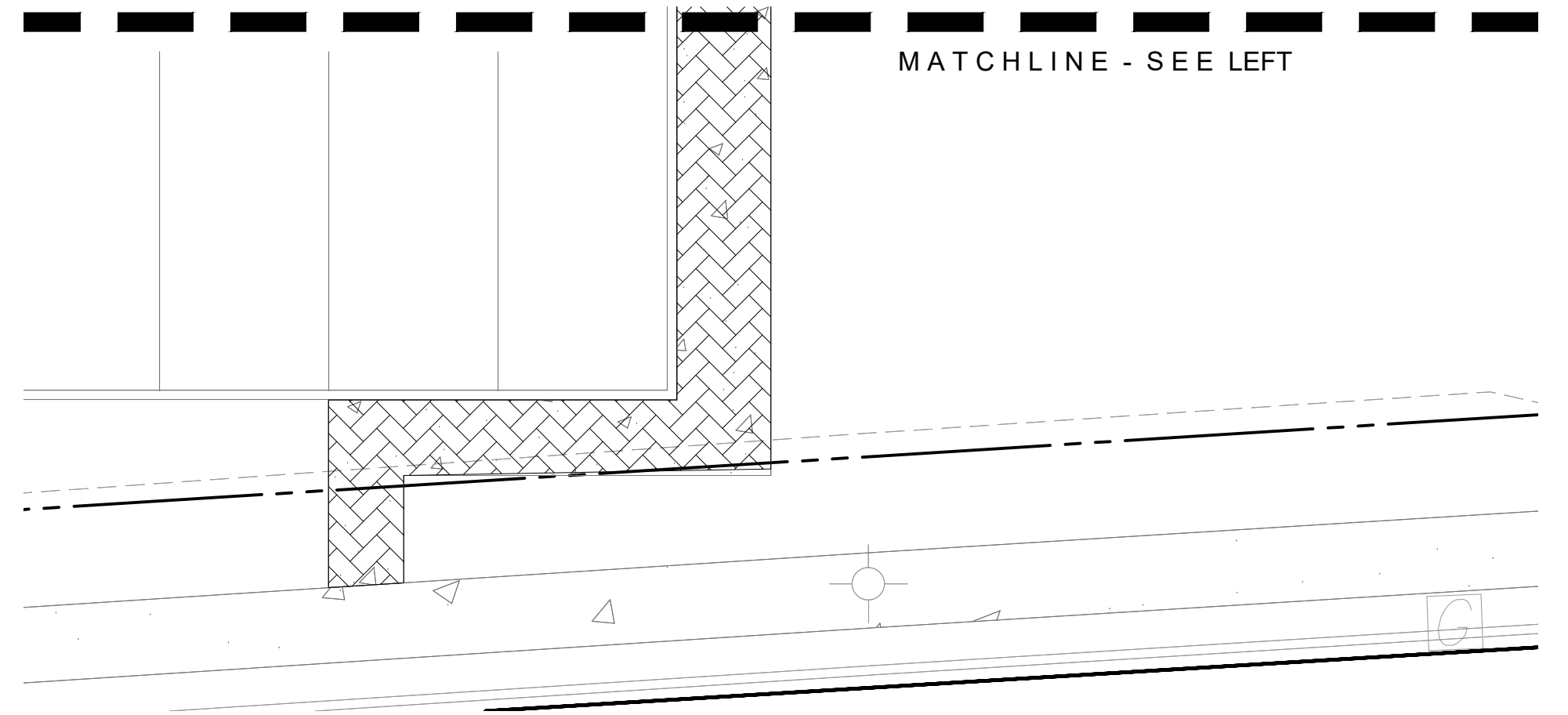
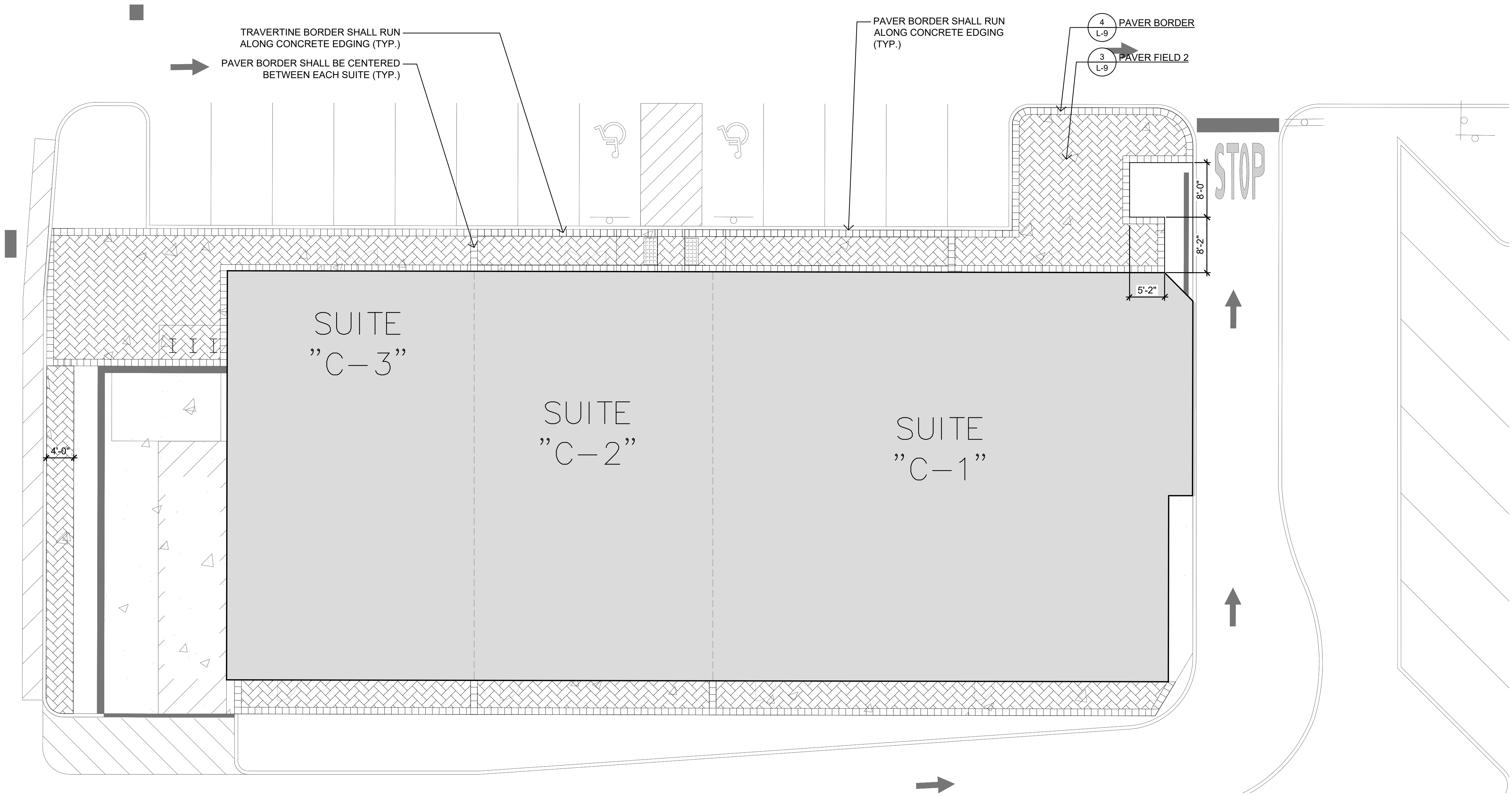


LAYOUT NOTES

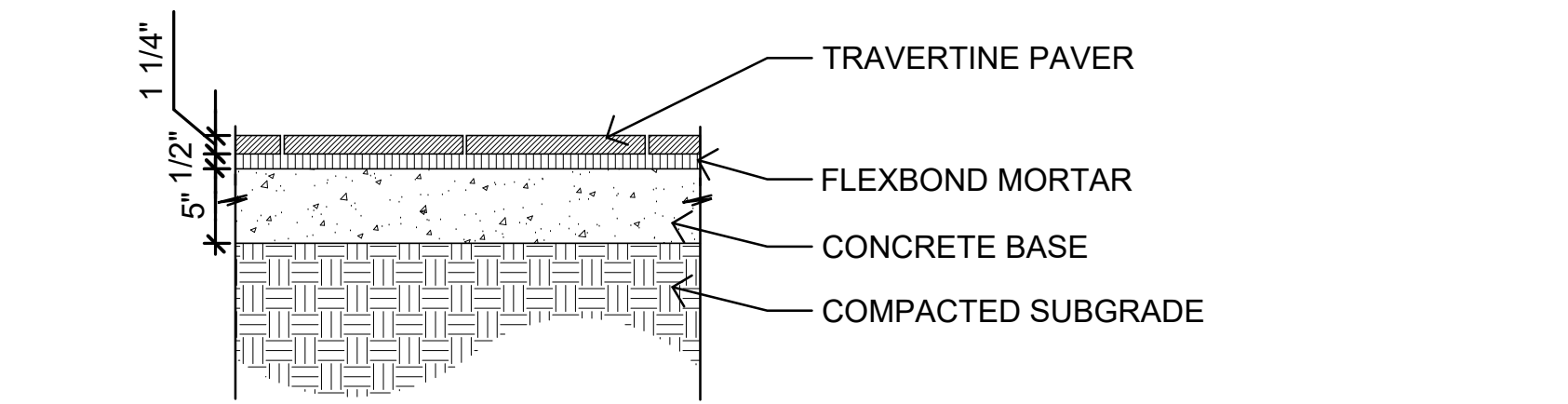
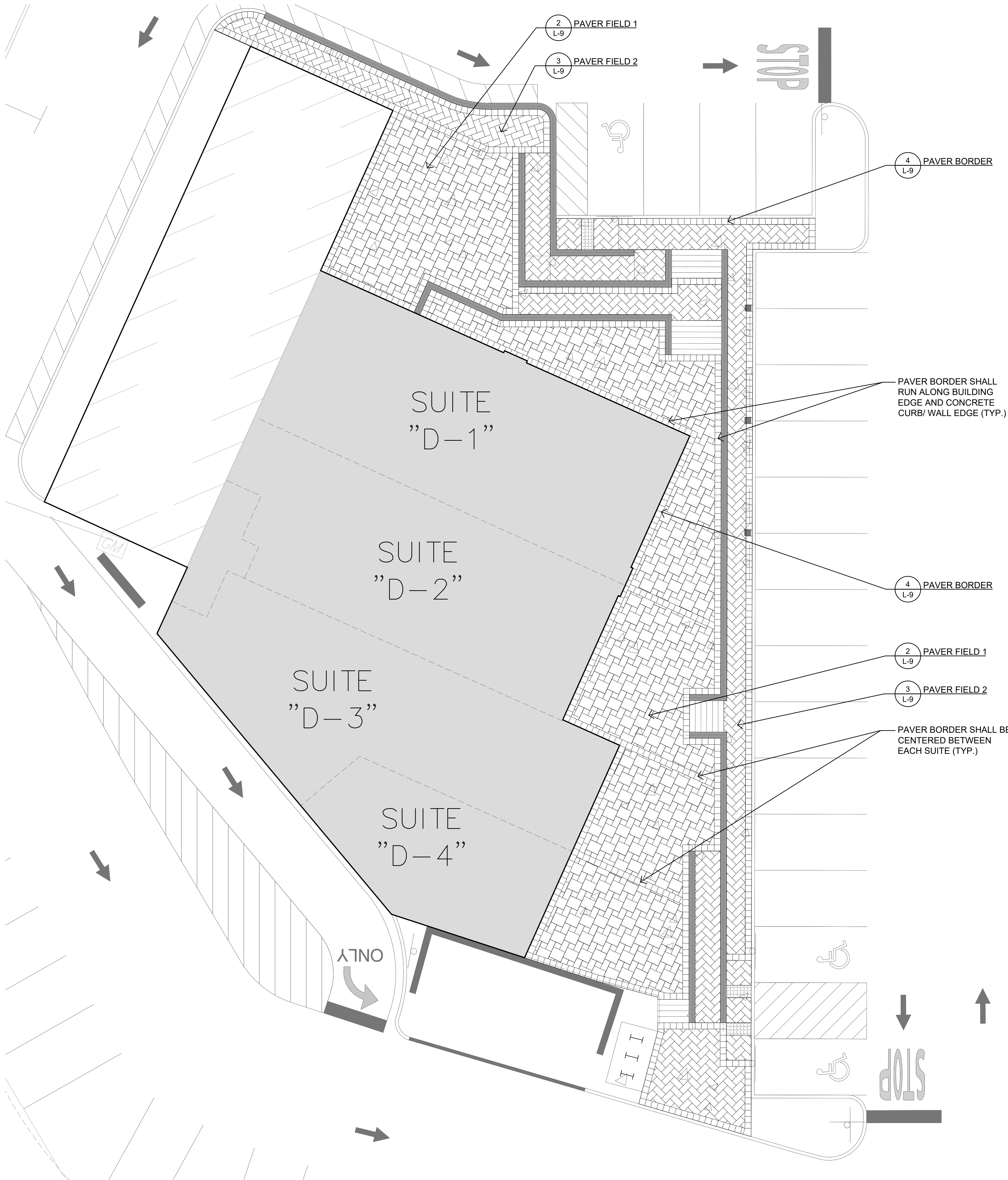
1. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL CONDITIONS AT THIS SITE SHALL BE SUBMITTED TO CONSTRUCTION MANAGER IN AN RFI IMMEDIATELY.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES.
3. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK.
4. LAYOUT OF ALL WORK SHALL BE ADJUSTED IN THE FIELD TO MEET SITE CONDITIONS AS APPROVED BY THE CONSTRUCTION MANAGER.
5. THE CONTRACTOR SHALL LAYOUT THE WALKWAYS AND OTHER NEW WORK PRIOR TO CONSTRUCTION FOR THE CONSTRUCTION MANAGER'S APPROVAL. ANY LOCATIONS NOT APPROVED BY THE CONSTRUCTION MANAGER AND INSTALLED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED AS PER THE CONSTRUCTION MANAGER'S INSTRUCTIONS AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL LAY OUT AND STAKE IN THE FIELD THE ALIGNMENT OF ALL WALKWAYS FOR REVIEW BY THE CONSTRUCTION MANAGER. ADJUSTMENTS MAY BE MADE ONLY AS DIRECTED BY THE CONSTRUCTION MANAGER. CONTRACTOR MAY NOT PROCEED WITH CONSTRUCTION OF IMPROVEMENTS UNTIL HE HAS RECEIVED THE FINAL APPROVAL OF THE LAYOUT FROM THE CONSTRUCTION MANAGER.
6. FINAL STAKEOUT OF WALKWAYS TO BE APPROVED BY THE CONSTRUCTION MANAGER. FORMWORK SHALL BE APPROVED BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION OF CONCRETE.
7. PRIOR TO THE COMMENCEMENT OF EXCAVATION FOR CURBS, FOOTINGS, PAVEMENTS, ETC. ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL NOTIFY OWNER OF SAID WORK. ALL PRUNING OF EXISTING TREES SHALL BE DONE BY THE CONTRACTOR UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.



PREPARED BY:		REV#	DATE	COMMENTS
 MKW+ ASSOCIATES, LLC. Landscape Architecture Site Planning Urban Design 39 PARK AVE. RUTHERFORD, NJ 07070				
PROJECT:				
WEST ORANGE PLAZA				
BLOCK 152.01 LOT 1445 & LOT 1445.05 235 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY				
DRAWING TITLE:				
PEDESTRIAN PAVING AT BUILDING A & B				
DRAWN BY: MKW		L-7		
CHECKED BY: MKW				
DATE: 05 / 05 / 2023				
SCALE: 1/8" = 1'-0"				
SHEET 7 OF 9		PROJECT # PL19011		
Allen E. Juba New Jersey Licensed Landscape Architect N.J. LLA # AS00118900				

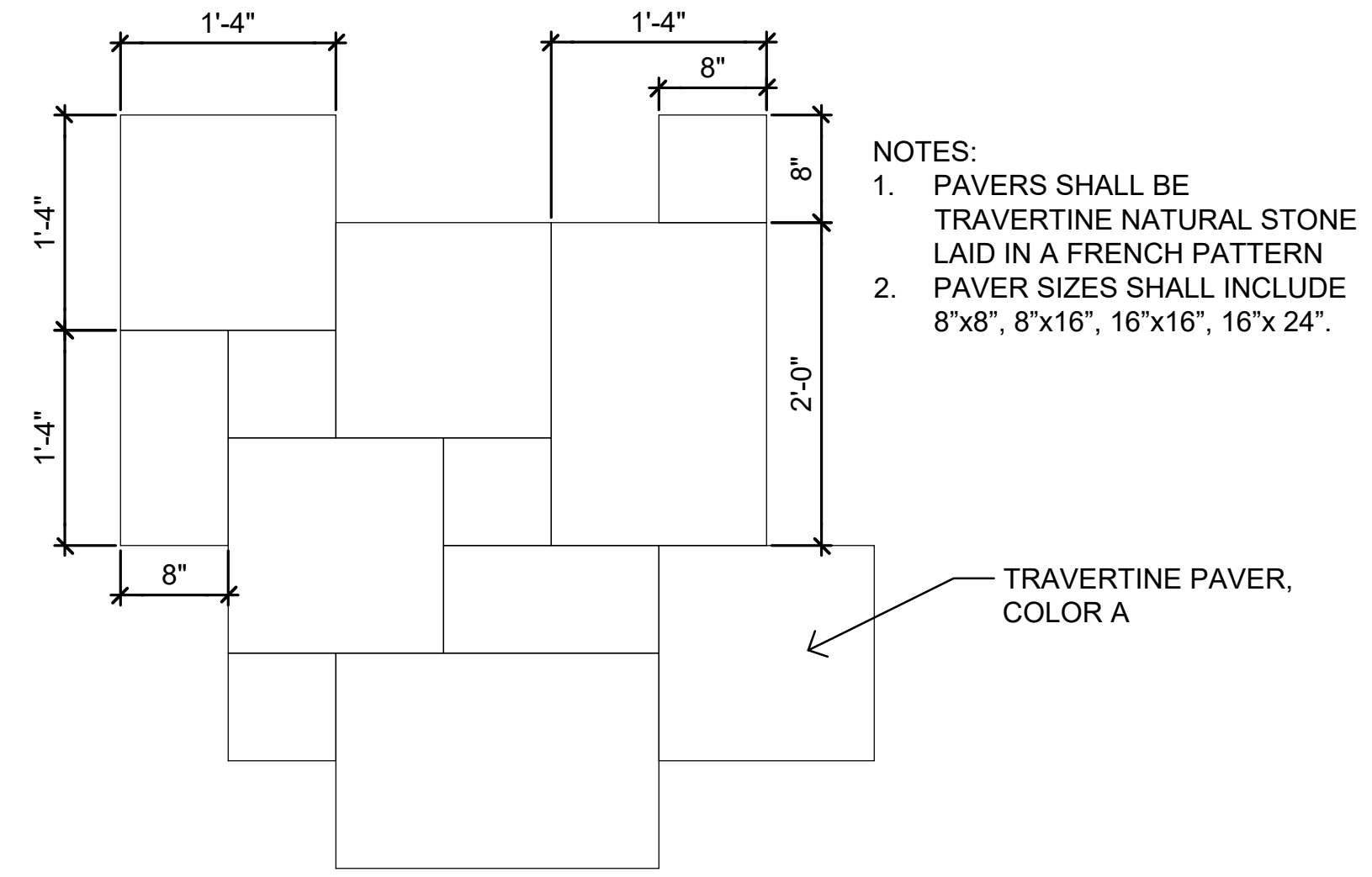


PREPARED BY:  + ASSOCIATES, LLC. Landscape Architecture Site Planning Urban Design 39 PARK AVE. RUTHERFORD, NJ 07070	REV#	DATE	COMMENTS
PED-001 PROJECT: WEST ORANGE PLAZA BLOCK 152.01 LOT 1445 & LOT 1445.05 235 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY			
DRAWING TITLE: PEDESTRIAN PAVING AT BUILDING C			
DRAWN BY: MKW		L-8	
CHECKED BY: MKW			
DATE: 05 / 05 / 2023			
SCALE: 1/8" = 1'-0"			
SHEET 8 OF 9		PROJECT # PL19011	
Allen E. Juba New Jersey Licensed Landscape Architect N.J. LLA # AS00118900			

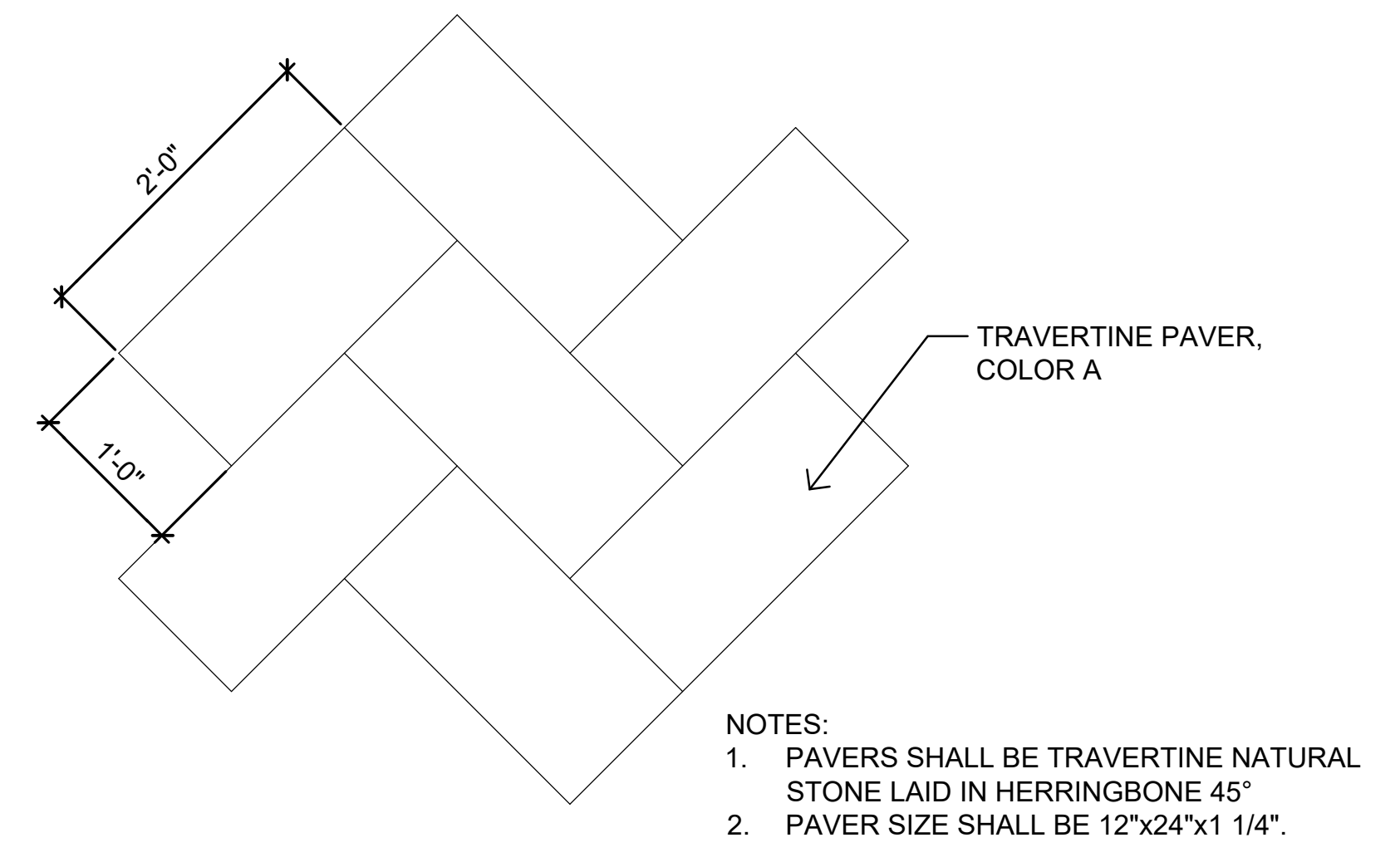


- NOTES:
- PAVERS SHALL BE TRAVERTINE NATURAL STONE AS SOLD BY "STONEHEDGE PAVERS".
 - FINISH SHALL BE TUMBLED
 - SEE SEPARATE DETAILS FOR PAVING PATTERNS AND COLORS.
 - COLOR A- IVORY
 - COLOR B- NOCE

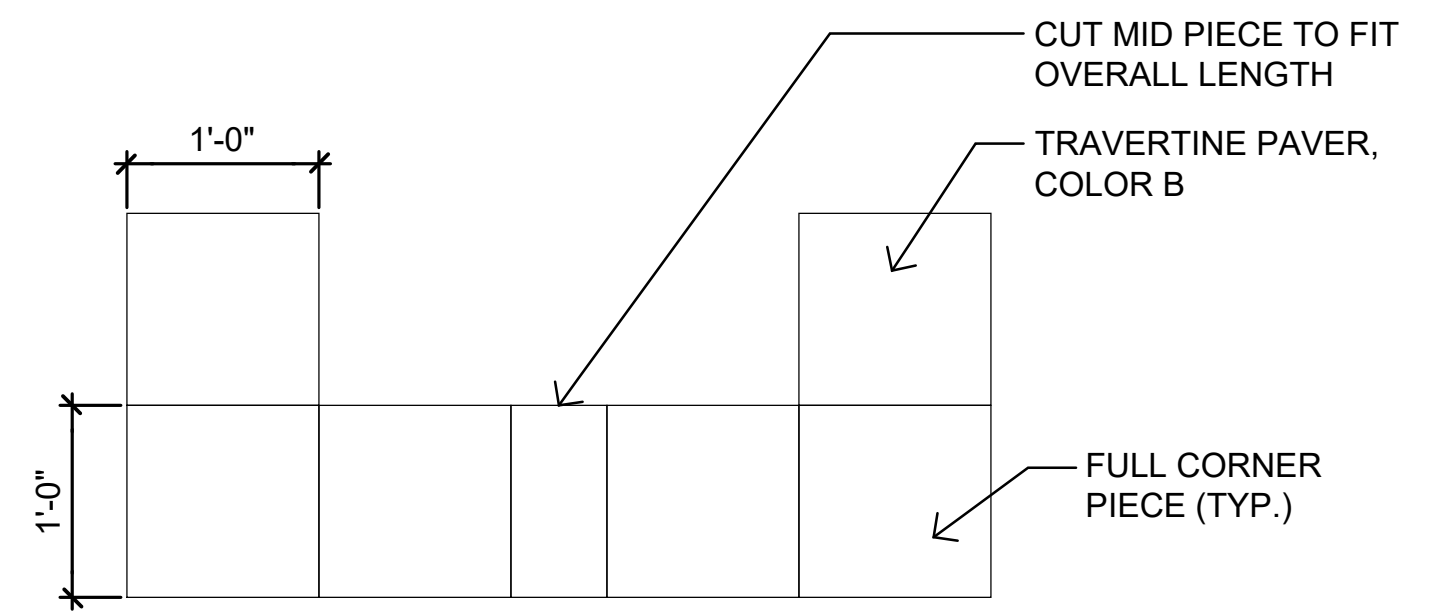
1 PAVES DETAIL
SCALE: 1" = 1'-0"



2 PAVES FIELD 1
SCALE: 1" = 1'-0"

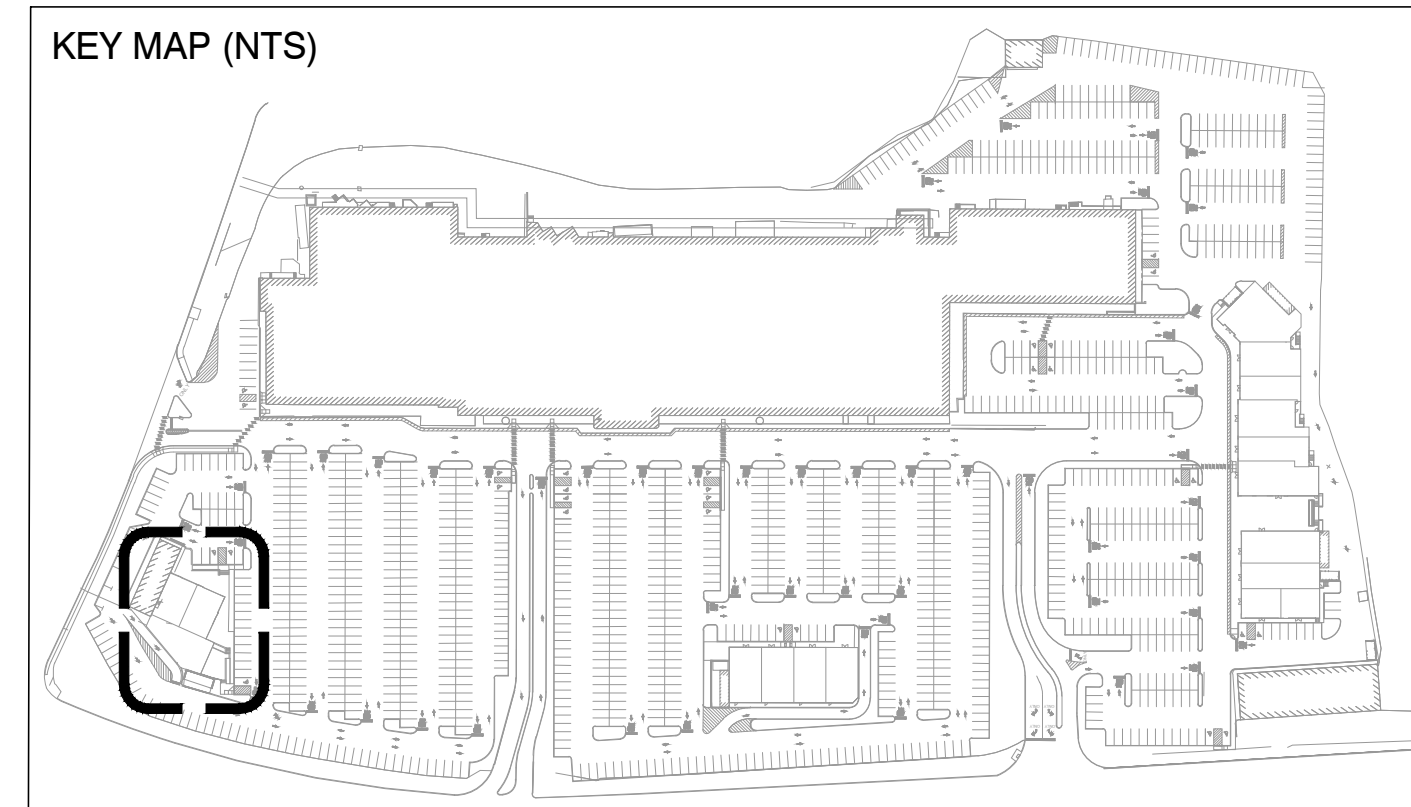
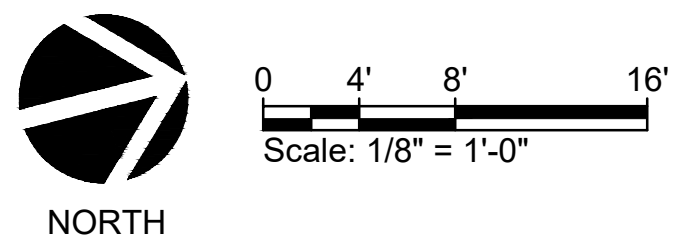


3 PAVES FIELD 2
SCALE: 1" = 1'-0"



- NOTES:
- PAVERS SHALL BE TRAVERTINE NATURAL STONE LAID IN SINGLE STACK PATTERN PAVES SIZE SHALL BE 12"x12"x1 1/4"
 - PAVERS LAID IN ARC FORM SHALL HAVE EDGES RADIALLY CUT.
 - CORNERS SHALL BE FULL PAVES, CUT 1-2 MID PAVES AS NEEDED. 6" MINIMUM PAVES SIZE.

4 PAVES BORDER
SCALE: 1" = 1'-0"



PREPARED BY: MKW + ASSOCIATES, LLC. Landscape Architecture Site Planning Urban Design 39 PARK AVE. RUTHERFORD, NJ 07070	REV#	DATE	COMMENTS
PROJECT: WEST ORANGE PLAZA BLOCK 152.01 LOT 1445 & LOT 1445.05 235 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY	DRAWING TITLE: PEDESTRIAN PAVING AT BUILDING D & PAVING DETAILS		
	DRAWN BY: MKW		
	CHECKED BY: MKW		
	DATE: 05 / 05 / 2023		
Allen E. Juba New Jersey Licensed Landscape Architect N.J. LLA # ASD0118900	SCALE: AS SHOWN		
	SHEET 9	OF 9	PROJECT # PL19011