



LEGEND	
PROPERTY LINE	=====
TOP OF BANK	
50 FT NUDEP RIPARIAN BUFFER WIDTH	----- 50' -----
WETLAND BOUNDARY	
50 FT WETLAND BUFFER WIDTH	----- 50' -----
FHA ELEVATION (BASED ON METHOD 3 DELINEATION)	FHA.....

TREE REMOVAL KEY

EXISTING TREELINE TO REMAIN

— LOD — LOD — LOD —

LIMIT OF DISTURBANCE

EXISTING DECIDUOUS TREE TO REMAIN

EXISTING DECIDUOUS TREE TO BE REMOVED

**THIS PLAN TO BE UTILIZED FOR
TREE REMOVAL & REPLACEMENT
PURPOSES ONLY.**

**REFER TO THE LANDSCAPE PLAN
FOR PROPOSED TREE LOCATIONS.**

**NOTED TREE SPECIES WERE OBSERVED
PER A SITE VISIT CONDUCTED BY
BOHLER ON 07/29/2025.**

**REFER TO GENERAL NOTES AND
LEGEND SHEET FOR ADDITIONAL
NOTES, REFERENCES AND
SPECIFICATIONS.**

The image shows a professional engineer's seal for T. LAM, No. 002942, State of New Jersey. The seal is rectangular with a black border. At the top, the name "T. LAM" is written in a large, bold, serif font. Below the name, the text "PROFESSIONAL ENGINEER" is written in a smaller, bold, sans-serif font. Underneath that, the license number "NEW JERSEY LICENSE No. 002942" is written in a bold, sans-serif font. Below the license number, the text "CONNECTICUT LICENSE No. 300024" is written in a bold, sans-serif font. At the bottom, the text "PENNSYLVANIA LICENSE No. 76746" is written in a bold, sans-serif font. The entire seal is set against a white background.

**1 TREE PROTECTION
DURING SITE CONSTRUCTION**

**REFER TO GENERAL NOTES AND
LEGEND SHEET FOR ADDITIONAL
NOTES, REFERENCES AND
SPECIFICATIONS**

T. LAM

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 652942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

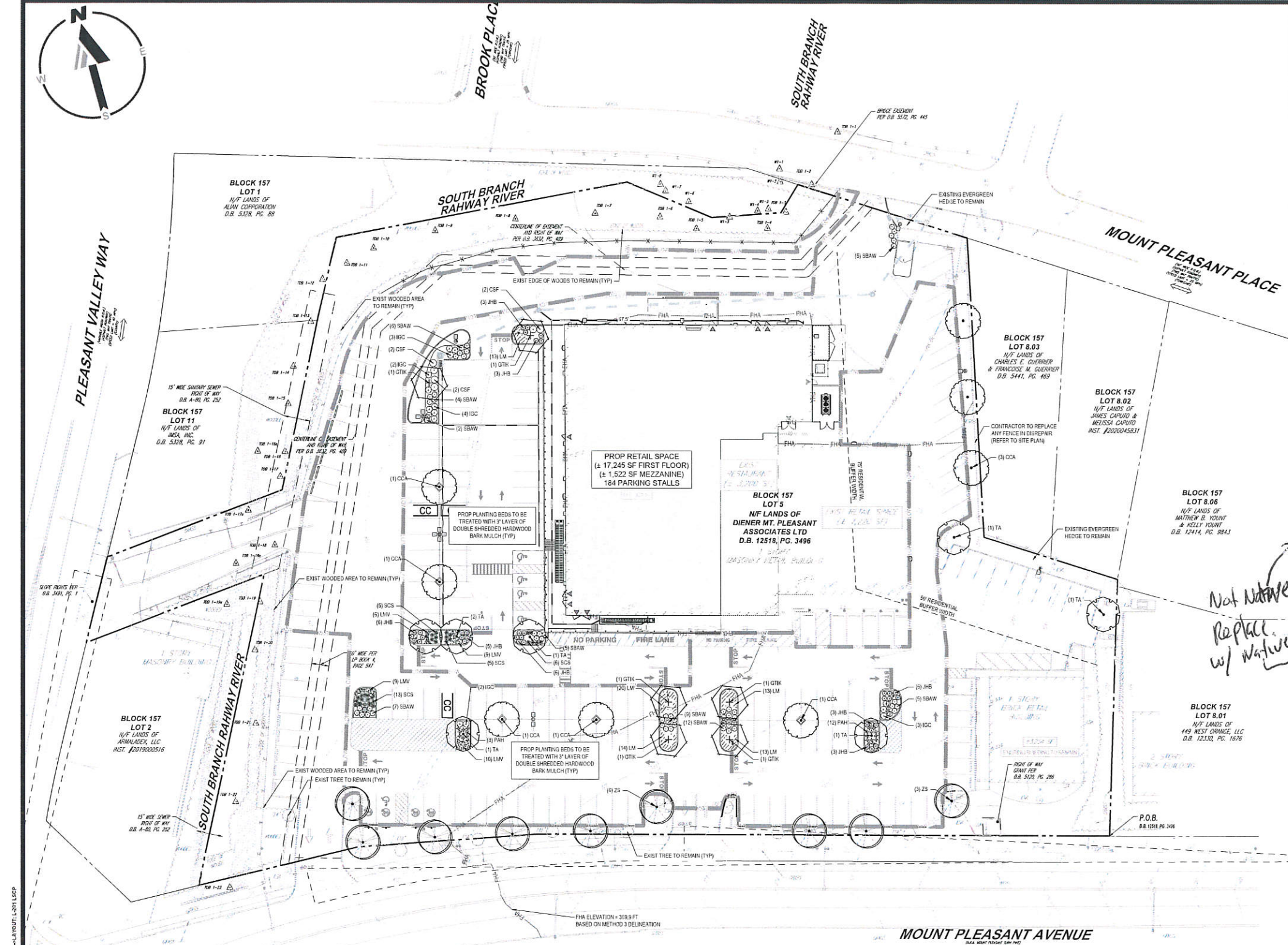
TITLE:

**TREE
REMOVAL
PLAN**

NUMBER:

L-101

REVISION 2 - 12/10/2025



COMPLIANCE CHART			
SECTION	REQUIREMENT	CALCULATIONS	COMPLIANCE
CHAPTER 25 LAND USE REGULATIONS ARTICLE I GENERAL DEVELOPMENT REGULATIONS 8.15 UTILITY SCREENING	IN ALL DISTRICTS, UTILITY BOXES AND OTHER GROUND LEVEL UTILITY STRUCTURES SHALL BE SCREENED ON AT LEAST THREE SIDES BY LANDSCAPING THAT WILL CONCEAL THE BOX THROUGHOUT ALL SEASONS OF THE YEAR. WHILE PERMITTING ACCESS BY THE UTILITY COMPANY, SUCH PROVISION SHOULD BE REFLECTED IN THE LANDSCAPE PLAN. PORTION OF ALL PRELIMINARY AND FINAL SITE PLANS.	A UTILITY AREA IS PROPOSED DIRECTLY ADJACENT TO THE BUILDING WITH A PAVED AREA. NO LANDSCAPE SCREENING HAS BEEN PROPOSED.	VARIANCE
CHAPTER 25 LAND USE REGULATIONS ARTICLE I GENERAL DEVELOPMENT REGULATIONS 12.1 GENERAL PROVISIONS FOR OFF-STREET PARKING	ANY PARKING AREA SHALL BE SCREENED ON ANY SIDE WHICH ADJACES OR FACES PREMISES SITUATED IN ANY RESIDENCE DISTRICT BY A FENCE, WALL, BERM, EVERGREEN OR HEDGE MAINTAINED IN GOOD CONDITION AS REQUIRED. THE FENCES AS REQUIRED BY THIS SUBSECTION MAY BE WAIVED BY THE PLANNING BOARD OR THE ZONING BOARD IF IN THE BOARD'S JUDGMENT, BECAUSE OF THE TOPOGRAPHY OR OTHER EXTRAORDINARY OR EXCEPTIONAL CONDITIONS, THE FENCE IS NOT NECESSARY TO PROTECT THE ADJOINING PROPERTY.	A COMPLIANT PRIVACY SCREEN SUPPLEMENTED WITH EXISTING VEGETATION ALONG A PORTION OF THE FENCE IS PROPOSED TO BE MAINTAINED AS PART OF THIS APPLICATION.	COMPLIES
CHAPTER 25 LAND USE REGULATIONS ARTICLE I GENERAL DEVELOPMENT REGULATIONS 12.1 GENERAL PROVISIONS FOR OFF-STREET PARKING	LANDSCAPED PLANS SHALL BE SUBMITTED FOR DETAILED PLANTING WITHIN THE PARKING AREA. IN PARKING AREAS WITH 30 OR MORE PARKING SPACES, THERE SHALL BE A MINIMUM OF ONE TREE PLUS GROUND LEVEL PLANTING FOR EACH 10 PARKING SPACES. THE MAXIMUM LENGTH OF A SINGLE ROW OF PARKING SPACES SHALL BE 20 SPACES. AT WHICH POINT A LANDSCAPED AREA WITH A MINIMUM WIDTH OF EIGHT FEET SHALL BE PROVIDED.	TOTAL PROPOSED PARKING - 187 SPACES REQUIRED 187 / 10 = 18.7 TREES OR 19 TREES PROPOSED 19 TREES	COMPLIES
CHAPTER 25 LAND USE REGULATIONS ARTICLE I GENERAL DEVELOPMENT REGULATIONS 12.3 LOADING SPACES	PARKING AREAS AND OFF-STREET TRUCK-LOADING SPACES SHALL BE SUITABLY PAVED, GRADED, LIGHTED, APPROPRIATELY PLANTED AND FENCED FOR THE PROTECTION OF ADJACENT PROPERTIES IN ACCORDANCE WITH SPECIFICATIONS OF THE TOWNSHIP AND SHALL BE ARRANGED FOR CONVENIENT ACCESS AND SAFETY OF VEHICLES AND PEDESTRIANS. THE FACILITIES SHALL BE MAINTAINED IN GOOD CONDITION BY THE OWNER.	EXISTING VEGETATION ALONG THE PERIMETER OF THE SITE TO REMAIN PROVIDING ADEQUATE SCREENING OF PARKING AND LOADING AREAS A COMPLIANT PRIVACY SCREEN SUPPLEMENTED WITH EXISTING VEGETATION ALONG A PORTION OF THE FENCE IS PROPOSED TO BE MAINTAINED ALONG THE EASTERN PROPERTY LINE AS PART OF THIS APPLICATION.	COMPLIES
CHAPTER 25 LAND USE REGULATIONS ARTICLE I TREE PROTECTION, REMOVAL AND REPLACEMENT PERMITS	E.R. ALL PARKING LOT OWNERS SHALL MAINTAIN TREES IN COMPLIANCE WITH TOWNSHIP CODE SUBSECTION 25-12.10 AND SHALL CREATE 50% SHADE IN THE PARKING LOTS WITHIN TWENTY-FIVE (25) YEARS.	A TOTAL OF NINETEEN (19) REQUIRED PARKING LOT TREES HAVE BEEN PROVIDED THROUGHOUT THE INTERIOR AND ALONG THE PERIMETER OF THE EXISTING AND PROPOSED PARKING AREAS. AN ADDITIONAL ELEVEN (11) TREES ARE PROPOSED PURSUANT TO THIS REQUIREMENT. THE SUM OF ALL EXISTING AND PROPOSED TREES ARE ESTIMATED TO PROVIDE APPROXIMATELY 50% SHADE IN PARKING AREAS WITHIN TWENTY FIVE (25) YEARS.	COMPLIES

PLANT SCHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
DCA	8	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2 1/2" CAL	B&B
GTK	6	GLIOSTOMA TRICANTHOS INERMIS SKYCOLE	SKYLINE THORNLESS HONEY LOCUST	2 1/2" CAL	B&B
TA	7	TRILIA ALABASTRA	AMERICAN LINDEN	2 1/2" CAL	B&B
ZS	4	ZELKOVIA ELEGANTIA	ZELKOVIA	2 1/2" CAL	B&B
SHRUBS					
CSF	6	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	30-35"	B&B
ISC	14	ILEX GLABRA 'COMPACTA'	COMPACT HAWBERRY	30-35"	CONTAINER
JHB	35	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD	CONTAINER
SBW	55	SPIRAEA X BUNALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	24-30"	CONTAINER
GRASSES					
PHM	20	PERNITETUM ALOPECUROIDES 'HAMELIN'	HAMELIN FOURTAIN GRASS	1 GAL	CONTAINER
SCS	29	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	1 GAL	CONTAINER
PERENNIALS					
UN	175	LIROPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	1 GAL	CONTAINER
UN	125	LIROPE MUSCARI 'VARIETY SATY'	VARIETY SATY LILY TURF	1 GAL	CONTAINER

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DESIGNED BY	DRAWN BY
1	09/17/2025	REV PER SCD COMMENTS	TGH	TXL
2	12/10/2025	REV PER TOWNSHIP COMMENTS	AWG	TXL

811

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONTRACT DOCUMENT UNLESS SO SPECIFIED.

PROJECT No.: NJA230139.00-2A
DRAWN BY: CEA / TGH
CHECKED BY: TXL
DATE: 08/14/2025
CAD ID: P-CIVL-LSCP

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

PROPOSED
RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

BOHLER

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WARREN, NJ 07059
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NJ CERT. OF AUTHORIZATION NO. 245424800000 & MH000122

M. F. DWYER

LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21A500120900

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-201

REVISION 2 - 12/10/2025

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

REFER TO LANDSCAPE NOTES & DETAILS SHEET

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



