

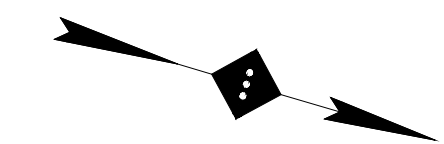
PHASE II PLANT LIST				
TREES & SHRUBS				
QUANTITY	PLANT KEY	BOTANICAL NAME	COMMON NAME	SIZE
6	ACE RUB.	Acer rubrum 'October Glory'	October Glory Red Maple	3"-3.5" cal.
12	AME LAE.	Amelanchier laevis	Allegheny Serviceberry	8'-10'
7	BET. NIG.	Betula nigra 'Heritage'	Heritage River Birch	8'-10'
18	CER. CAN.	Cercis canadensis	Eastern Redbud	8'-10'
6	COR. FLO.	Cornus florida 'Appalachian Joy'	White Flowering Dogwood	8'-10'
15	LIQ. STY.	Liquidambar styraciflua 'Moraine'	Moraine Sweetgum	3"-3.5" cal.
4	MAG. SOL.	Magnolia x soulangeana 'Rustica Rubra'	Saucer Magnolia	8'-10'
27	PIC. ABI.	Picea abies	Norway Spruce	8 - 10'
6	PIC. PUR.	Picea pungens	Colorado Spruce	8'-10'
30	PRU. STR.	Pinus strobus	Eastern White Pine	4'-8"
8	PRU. YED.	Prunus x yedoensis	Yoshino Cherry	2"-2.5"
7	QUE. PAL.	Quercus palustris	Pin Oak	3"-3.5" cal.
10	QUE. RUB.	Quercus rubra	Red Oak	3"-3.5" cal.
4	THU. PLI.	Thuja plicata	Green Giant Arborvitae	8 - 10'
6	TIL. TOM.	Tilia tomentosa 'Green Mountain'	Silver Linden	3"-3.5" cal.
302	VIB. PRA.	Viburnum 'pragnae'	Prague Viburnum	3'- 4'

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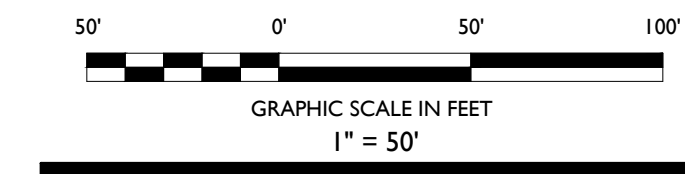
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

NOTES :



LANDSCAPING LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY



02	AA	05-24-17	REVISED PER DRC MEETING
01	DB	03-21-17	SUBMITTED TO TOWNSHIP
NO.	BY	DATE	ISSUE OR REVISION

REVISION :

PROJECT :
**PROPOSED RESIDENTIAL
REDEVELOPMENT**
750 WALNUT AVENUE
CRANFORD, N.J.

DRAWING TITLE :
**OVERALL LANDSCAPING
PLAN
- PHASE 2 -**

DESIGNER :
JEFFREY A. MARTELL
NO. PE 4 47290

DATE : 03/21/2017

PROJECT NO. : T-16509

DRAWING BY : DB

CHECK BY : ZC

DWG NO. : C-17

CADD FILE NO. : 17 OF 23

EXISTING TREES ONSITE		
PLOT	SPECIES	TREE DIAMETER
A	PINE	12"
A	PINE	12"
A	PINE	12"
A	PINE	12"
A	HONEYLOCUST	12"
A	HONEYLOCUST	12"
A	HONEYLOCUST	12"
A	BLUE SPRUCE	8"
A	HONEYLOCUST	12"
A	HONEYLOCUST	12"
A	PINE	12"
A	DOGWOOD	6"
A	DOGWOOD	6"
A	IRONWOOD	6"
A	IRONWOOD	6"
A	IRONWOOD	6"

PLOT A: BUFFER AREA ALONG WALNUT AVENUE FRONTAGE.

TOTAL TRACT AREA
1,327,759 SF (30.48 AC)

TOTAL WOODED AREA ALONG WALNUT AVENUE
(19,377 SF (3.31 AC)

TOTAL WOODED AREA TO BE REMOVED
59,613 SF (6.55 AC) (54.5% OF WOODED ACRES)

WOODED ACRE SAMPLE PLOT
WOODED AREA SAMPLE 11,700 SF (0.27 AC)
MULTIPLICATION FACTOR: 251 AC / 0.27 AC = 93

TREES EQUAL TO OR GREATER THAN OR EQUAL TO 6" BUT LESS THAN 12"
TOTAL TREES WITH DBH EQUAL TO OR GREATER THAN 6" AND LESS THAN 12" WITHIN WOODED ACRE SAMPLE PLOTS: 7 TREES

ESTIMATED TOTAL TREES WITH A DBH EQUAL TO OR GREATER THAN 6" AND LESS THAN 12" ON SITE: 7 x 93 = 65 TREES

TREES EQUAL TO OR GREATER THAN OR EQUAL TO 12" BUT LESS THAN 18"
TOTAL TREES WITH DBH EQUAL TO OR GREATER THAN 12" AND LESS THAN 18" WITHIN WOODED ACRE SAMPLE PLOTS: 10 TREES

ESTIMATED TOTAL TREES WITH A DBH EQUAL TO OR GREATER THAN 12" AND LESS THAN 18" ON SITE: 10 x 93 = 93 TREES

TOTAL TREES ESTIMATE ON SITE: 65 + 93 = 158 TREES

TREE REPLACEMENT CALCULATIONS

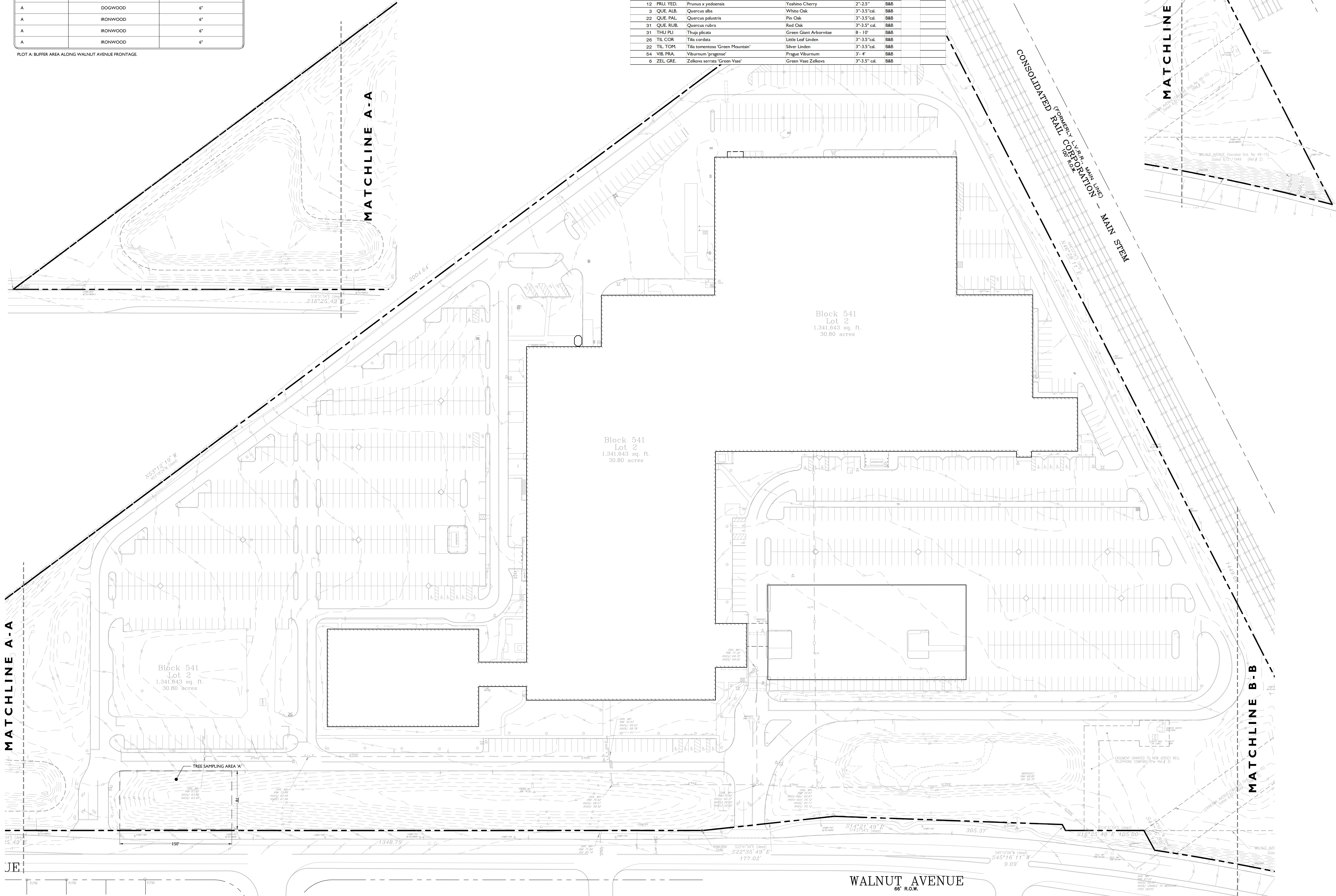
DBH REQUIRED	ESTIMATED TOTAL TREES REMOVED FOR REPLACEMENT	REQUIRED PER TREE	TOTAL
	QTY. REMOVED		
BETWEEN 6"-12"	35	3	105
BETWEEN 12"-18"	51	4	204
TOTAL:	86		309

*FORMULAS USED TO OBTAIN ESTIMATE OF QUANTITY OF REMOVED TREES:
TREES WITHIN SAMPLE PLOTS X 93 = TOTAL TREES ON SITE
TOTAL TREES ON SITE X SITE REMOVED = QUANTITY OF TREES REMOVED

309 REPLACEMENT TREES ARE REQUIRED

TOTAL TREES REQUIRED TO BE REPLACED: 309 TREES
TOTAL NUMBER OF REPLACEMENT TREES: 343 TREES

OVERALL PLANT LIST			
TREES & SHRUBS			
QUANTITY	PLANT KEY	BOTANICAL NAME	COMMON NAME
22	ACE. RUB.	Acer rubrum 'October Glory'	October Glory Red Maple
24	AME. LAE.	Amelanchier laevis	Allegheny Serviceberry
31	BET. NIG.	Betula nigra 'Heritage'	Heritage River Birch
2	CER. JAP.	Cercidiphyllum japonicum	Katsura-tree
42	CER. CAN.	Cercis canadensis	Eastern Redbud
15	COR. FLO.	Cornus florida 'Appalachian Joy'	White Flowering Dogwood
11	FRA. AME.	Fraxinus pennsylvanica 'Pamora'	Pamora Green Ash
7	GIN. BIL.	Ginkgo biloba	Ginkgo
17	GLE. SHA.	Gleditsia tricanthos inermis 'Shademaster'	Shademaster Honeylocust
6	LIR. TUL.	Liriodendron tulipifera	Tulip Tree
34	LIQ. STY.	Liquidambar styraciflua 'Moraine'	Moraine Sweetgum
11	MAG. SOU.	Magnolia x soulangiana 'Rustica Rubra'	Southern Magnolia
62	PIC. ABI.	Picea abies	Norway Spruce
17	PIC. PUN.	Picea pungens	Colorado Spruce
58	PIN. STR.	Pinus strobus	Eastern White Pine
11	PLA. ACE.	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree
12	PRU. YED.	Prunus x yedoensis	Yoshino Cherry
3	QUE. ALB.	Quercus alba	White Oak
22	QUE. PAL.	Quercus palustris	Pin Oak
31	QUE. RUB.	Quercus rubra	Red Oak
31	THU. PLI.	Thuja plicata	Green Giant Arborvitae
26	TIL. COR.	Tilia cordata	Little Leaf Linden
22	TIL. TOM.	Tilia tomentosa 'Green Mountain'	Silver Linden
54	VIB. PRA.	Viburnum 'pragense'	Prague Viburnum
6	ZEL. GRE.	Zelkova serrata 'Green Vase'	Green Vase Zelkova

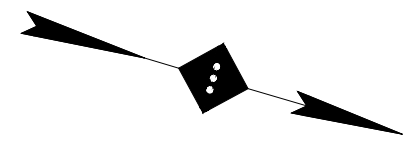


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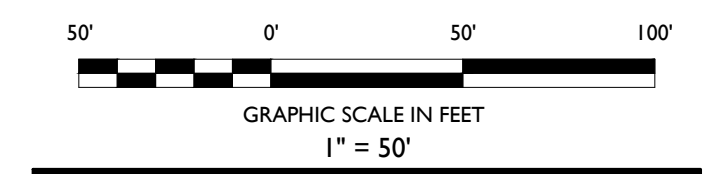
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NOTES :



LANDSCAPING LEGEND

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--- ADJACENT PROPERTY BOUNDARY



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REVISION :

PROJECT :
**PROPOSED RESIDENTIAL
REDEVELOPMENT**
750 WALNUT AVENUE
CRANFORD, N.J.

DRAWING TITLE :

TREE REPLACEMENT PLAN

DESIGNER
JEFFREY A. MARTELL
NJ PE # 47293

DATE : 03/21/2017

PROJECT NO. : T-16509

DRAWING BY : DB

CHECK BY : ZC

DWG NO. : **C-18**

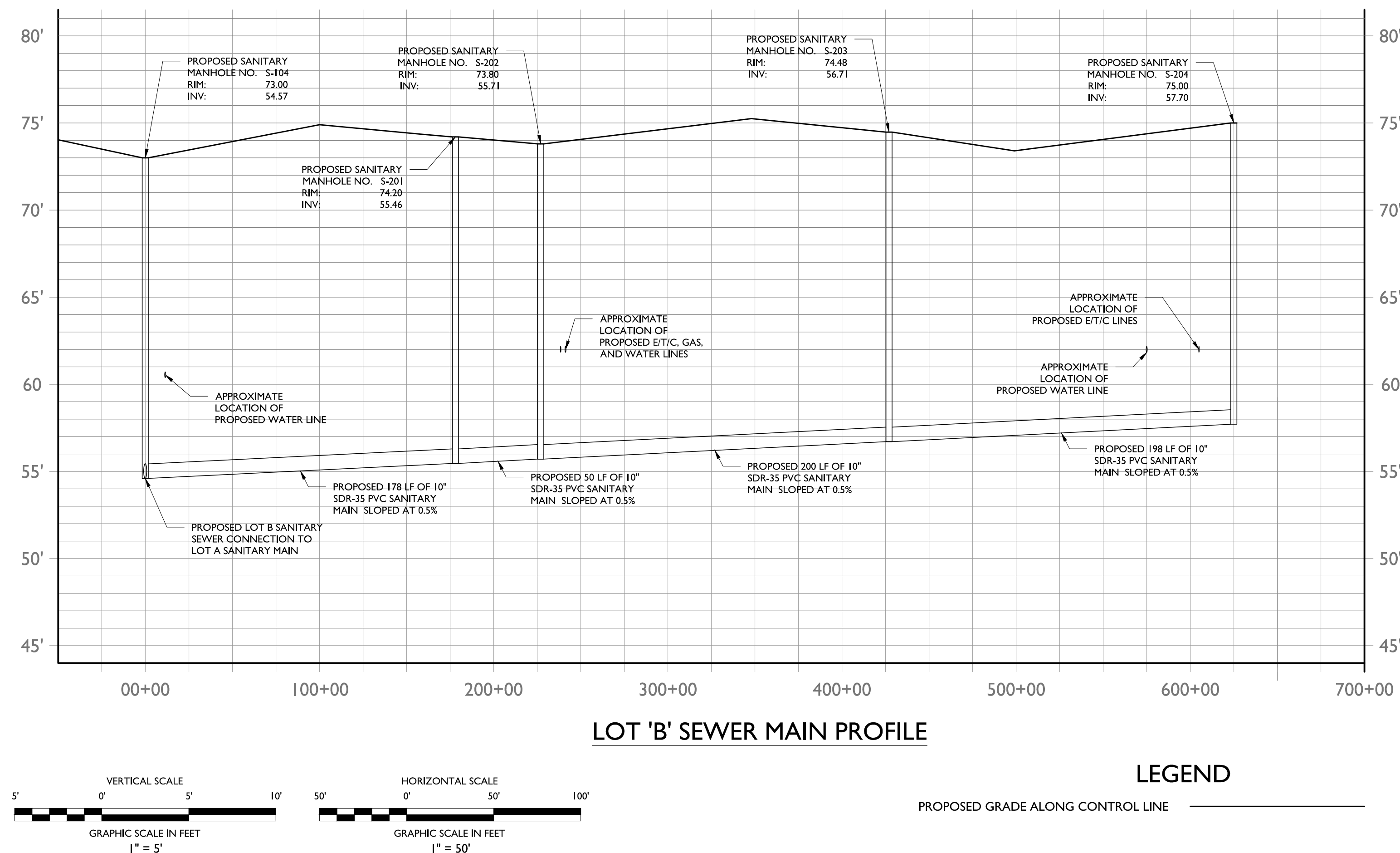
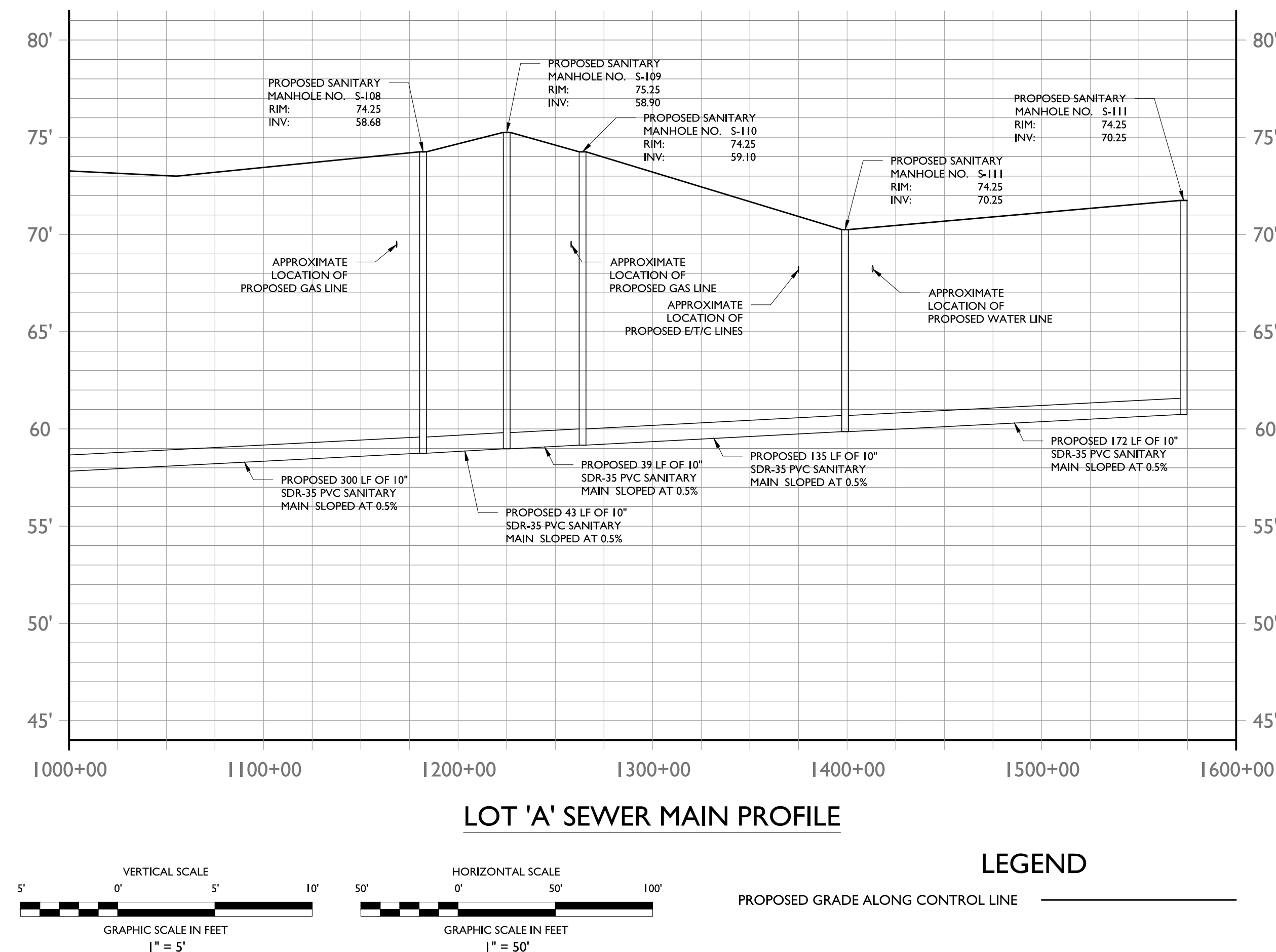
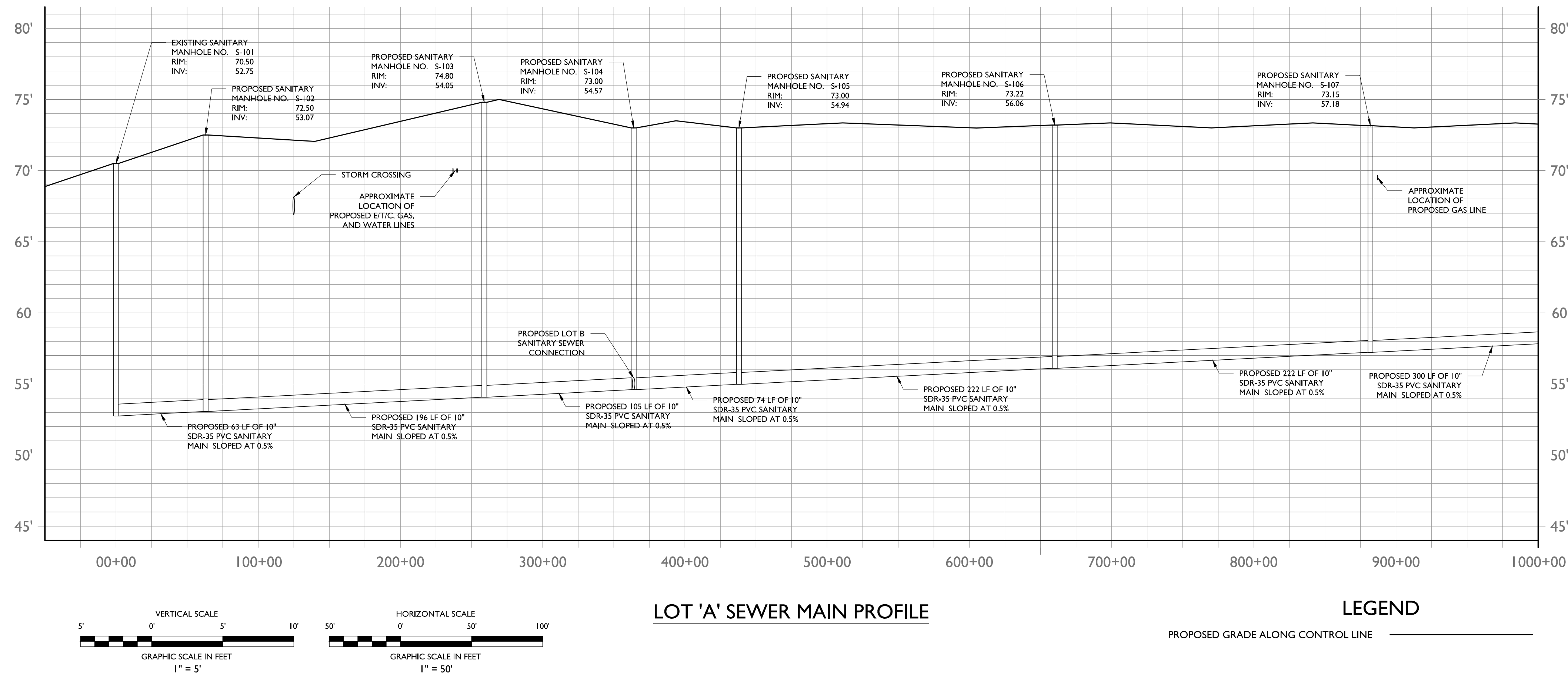
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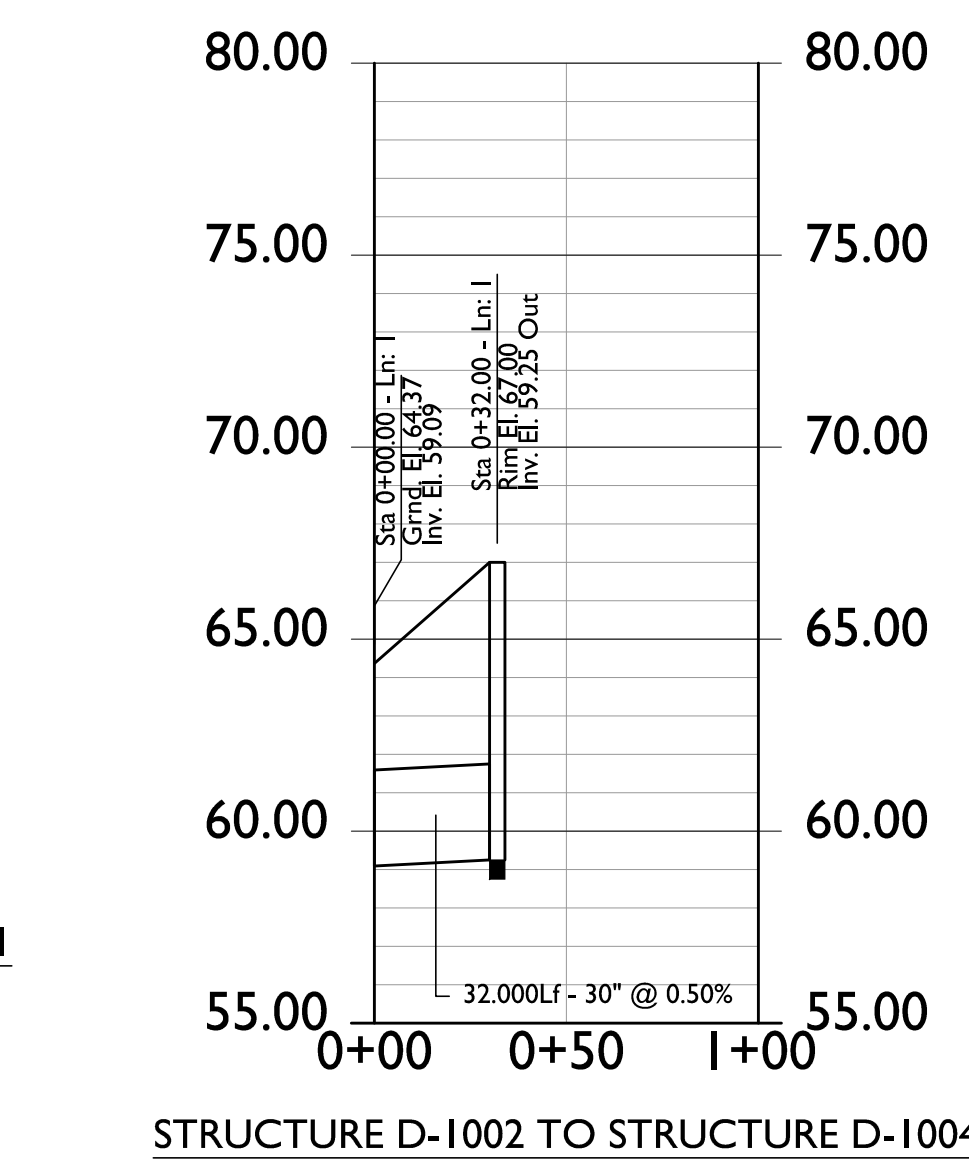
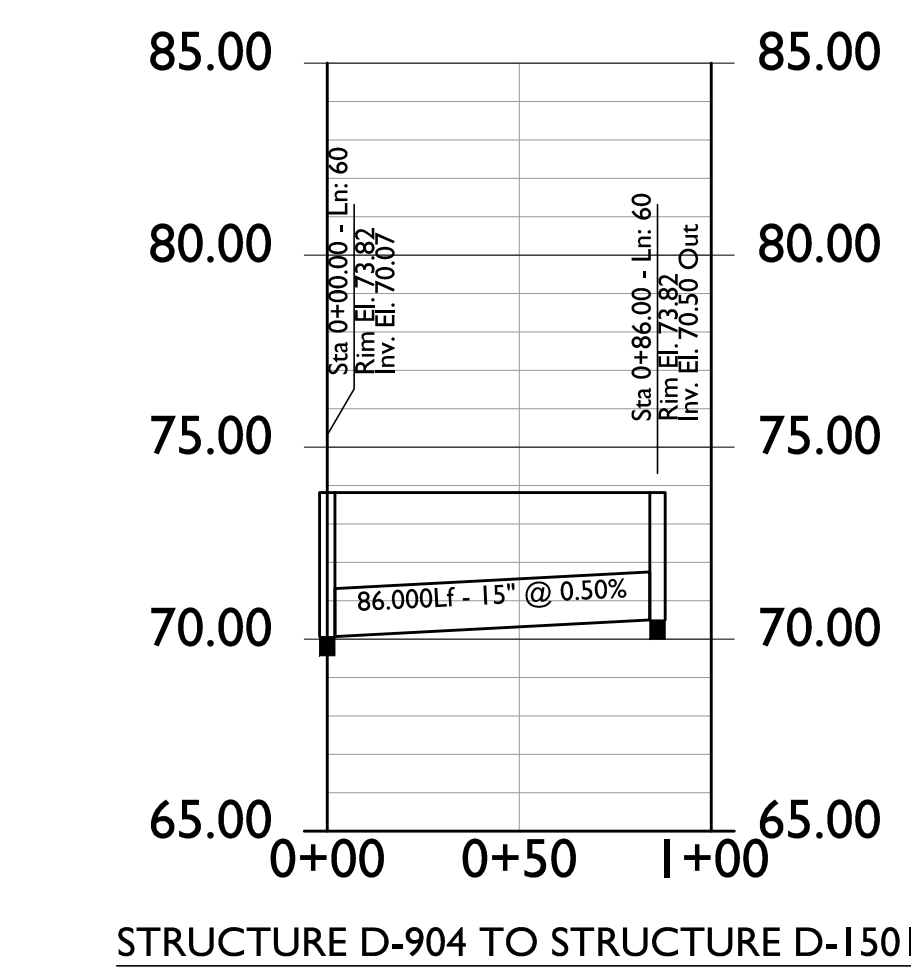
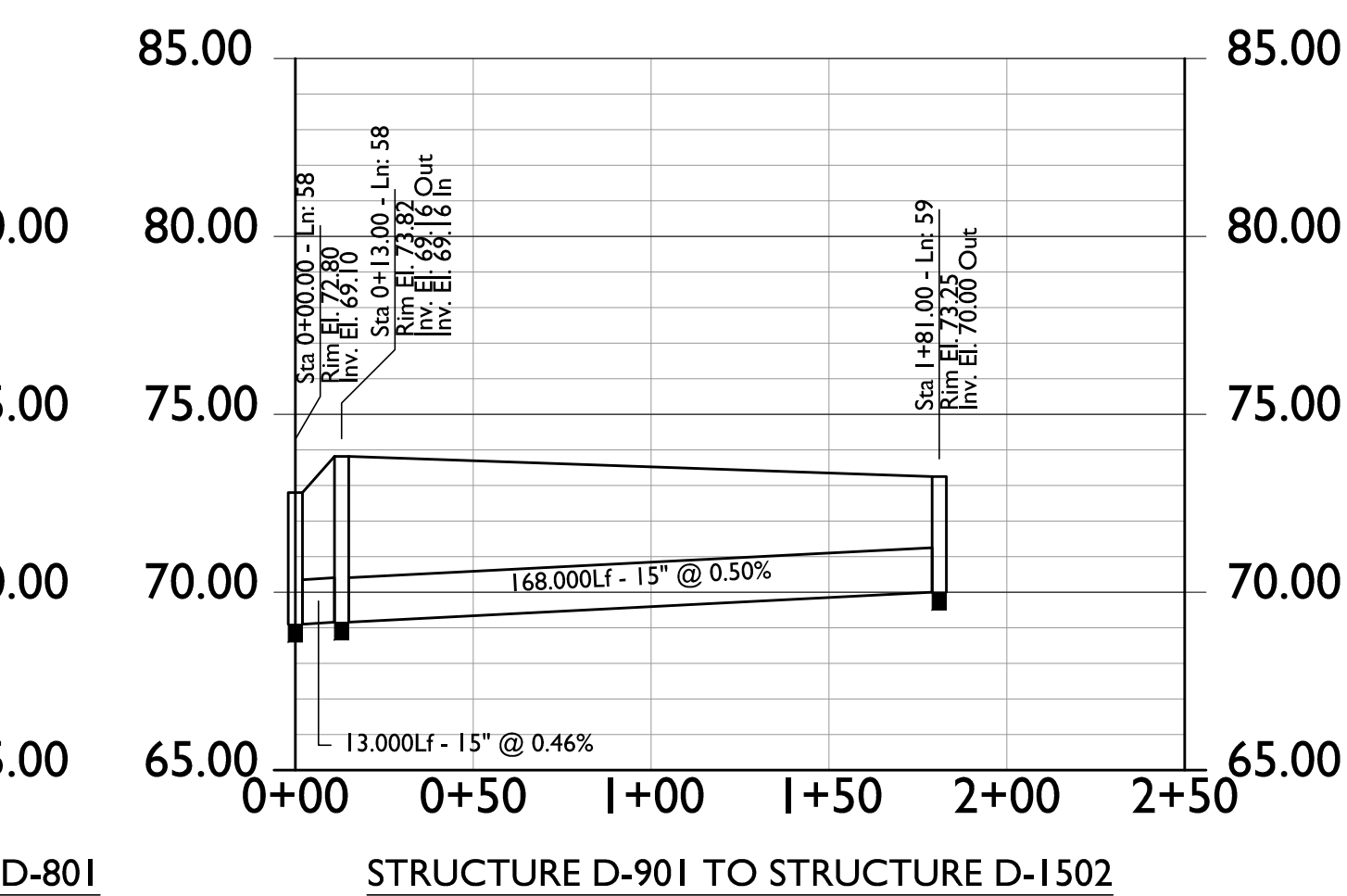
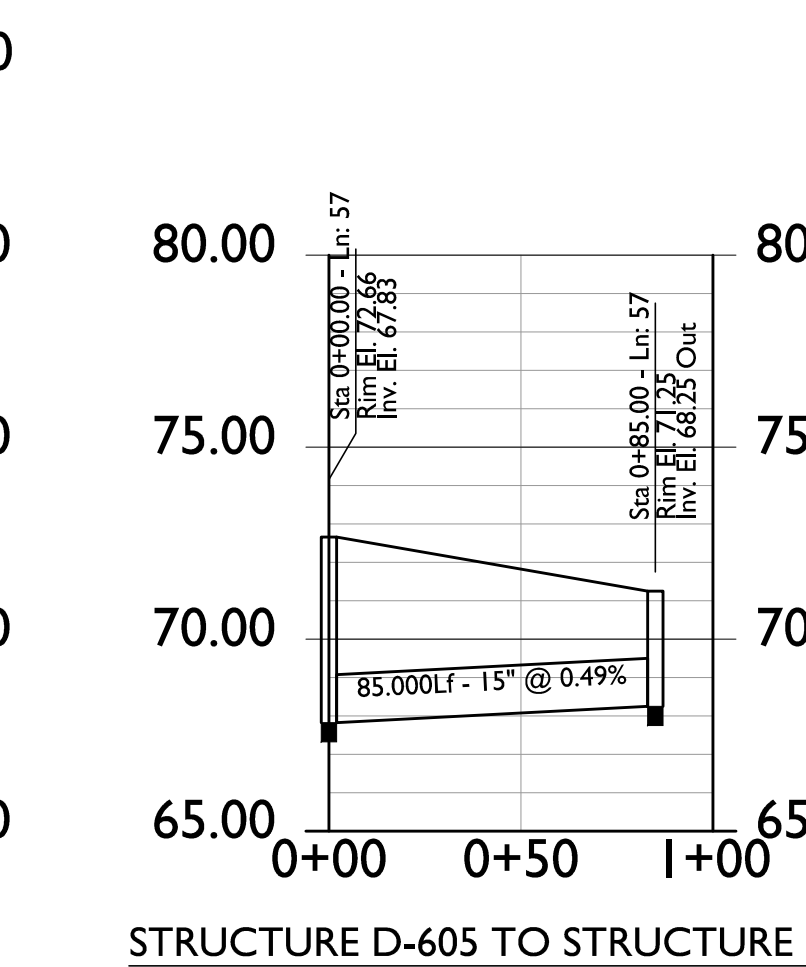
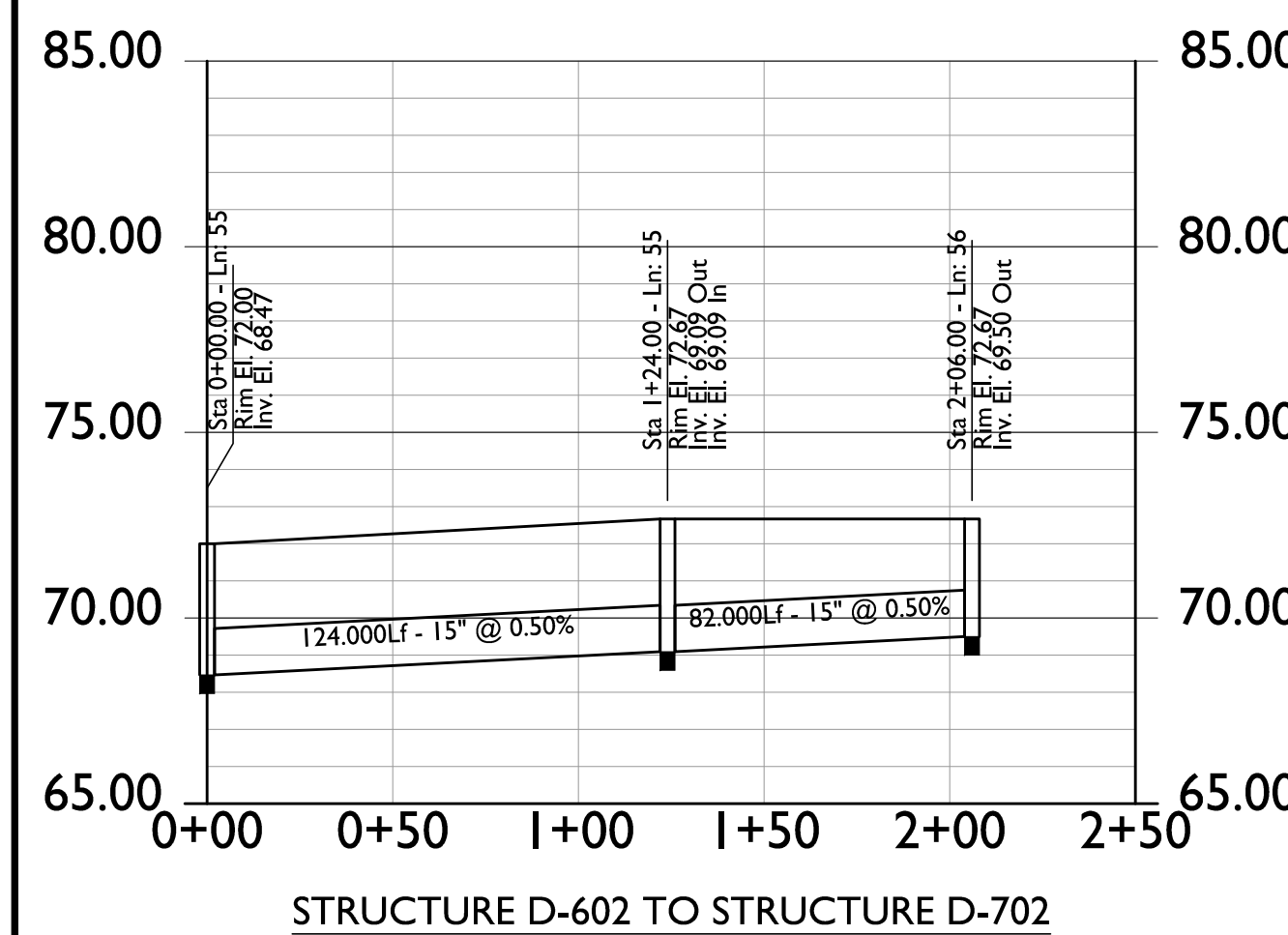
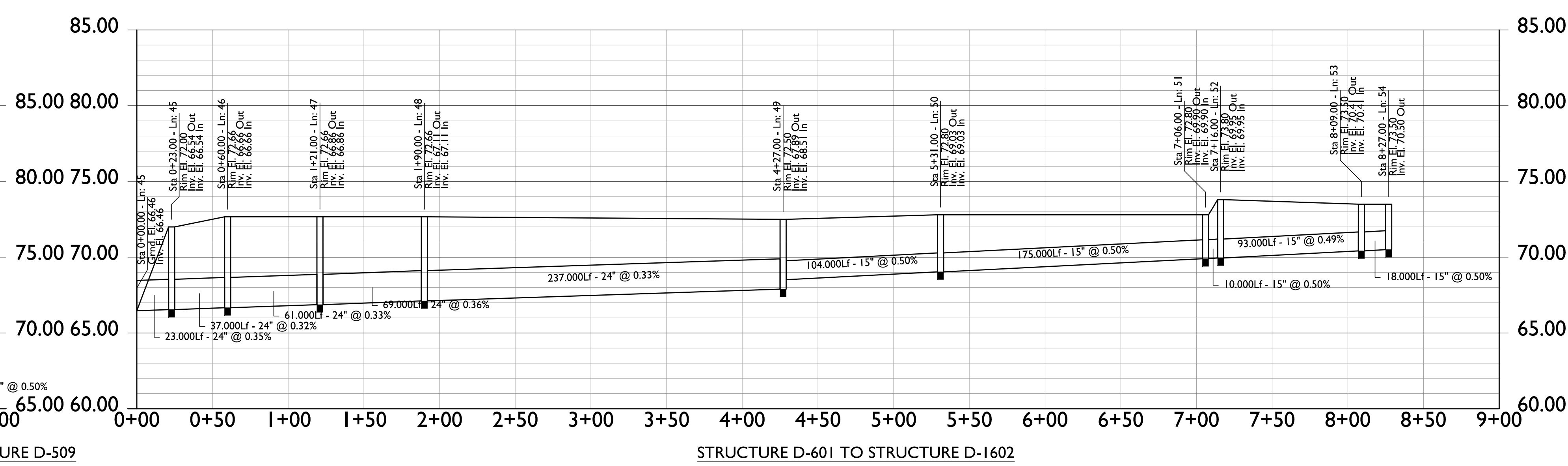
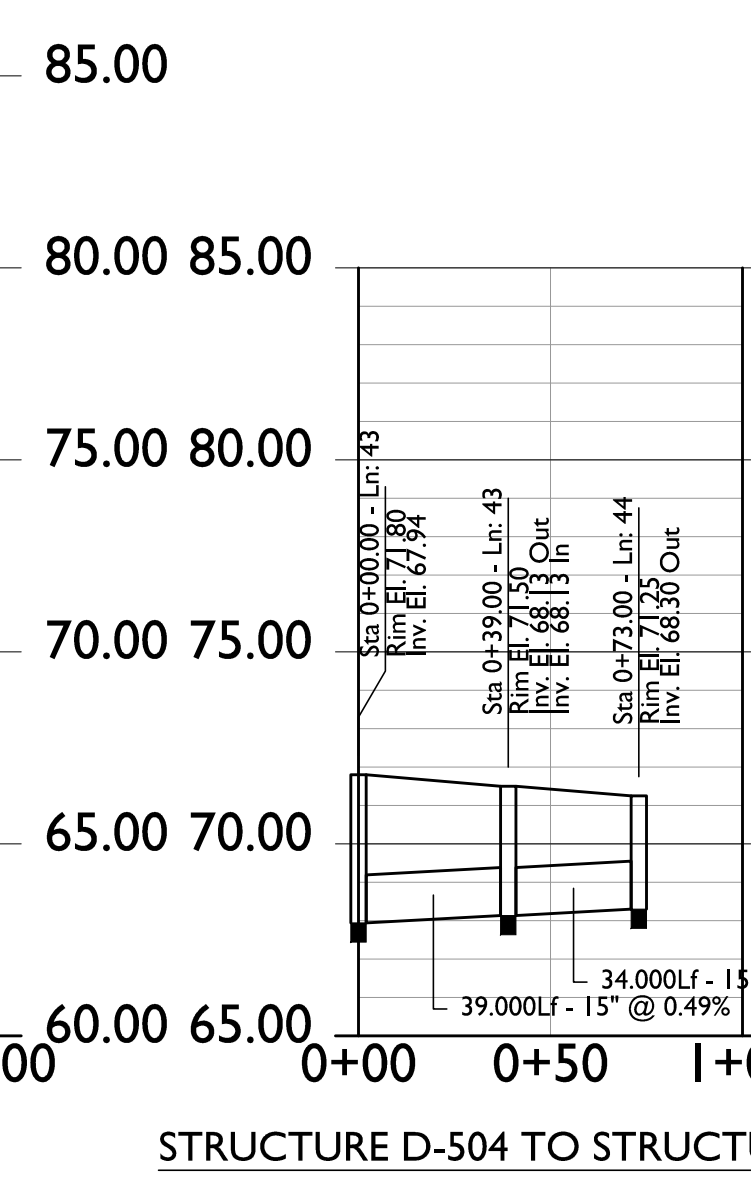
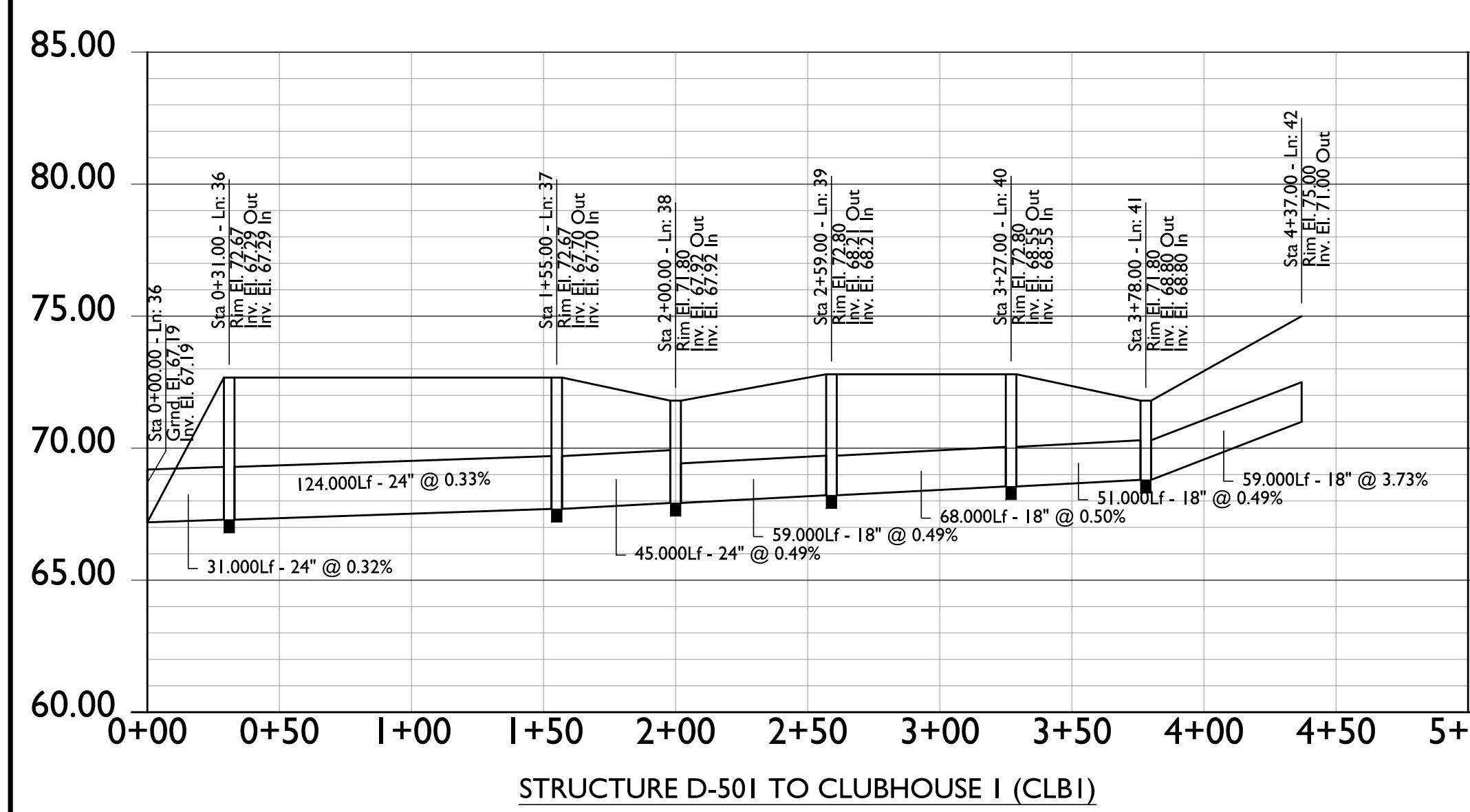
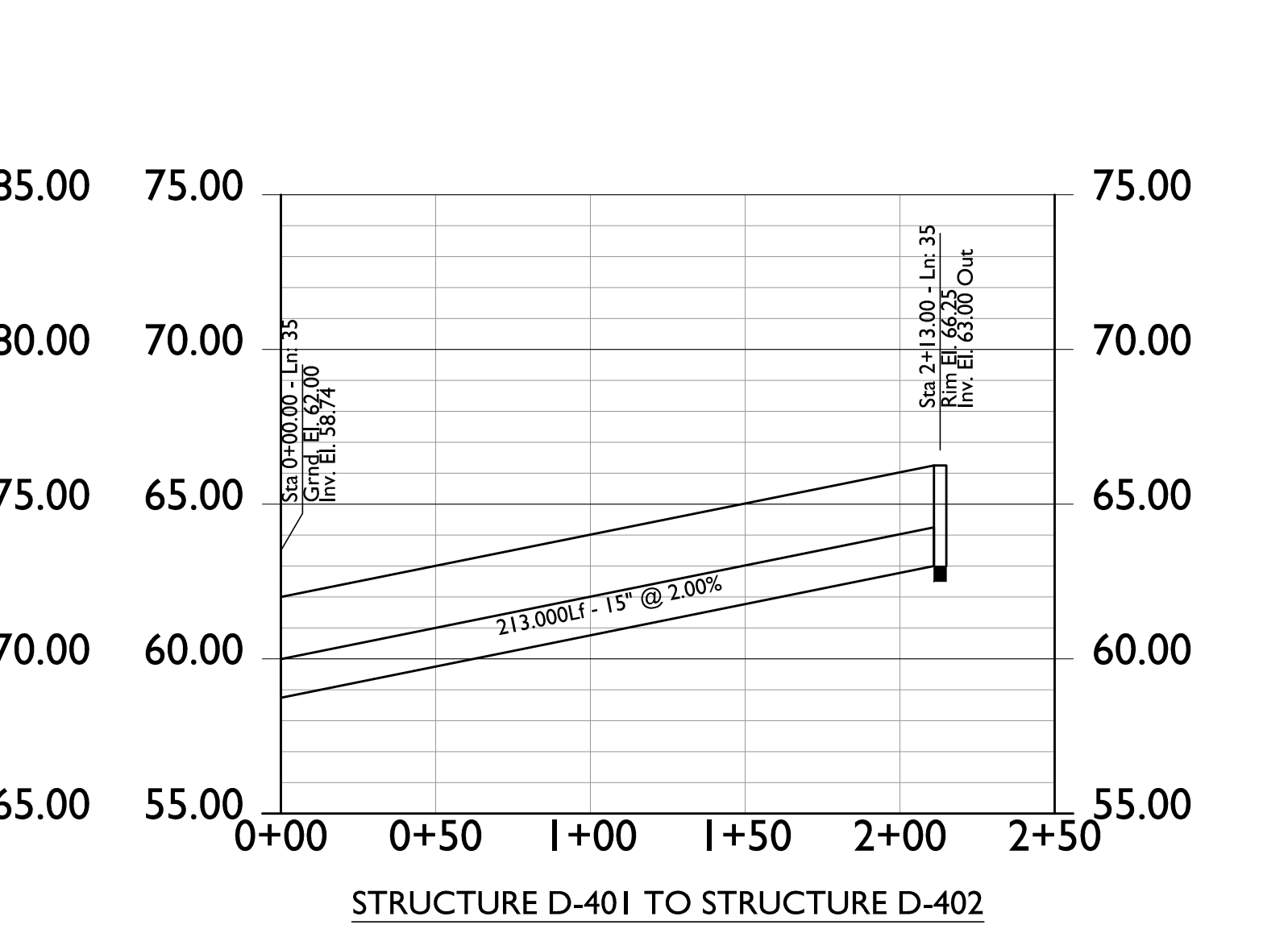
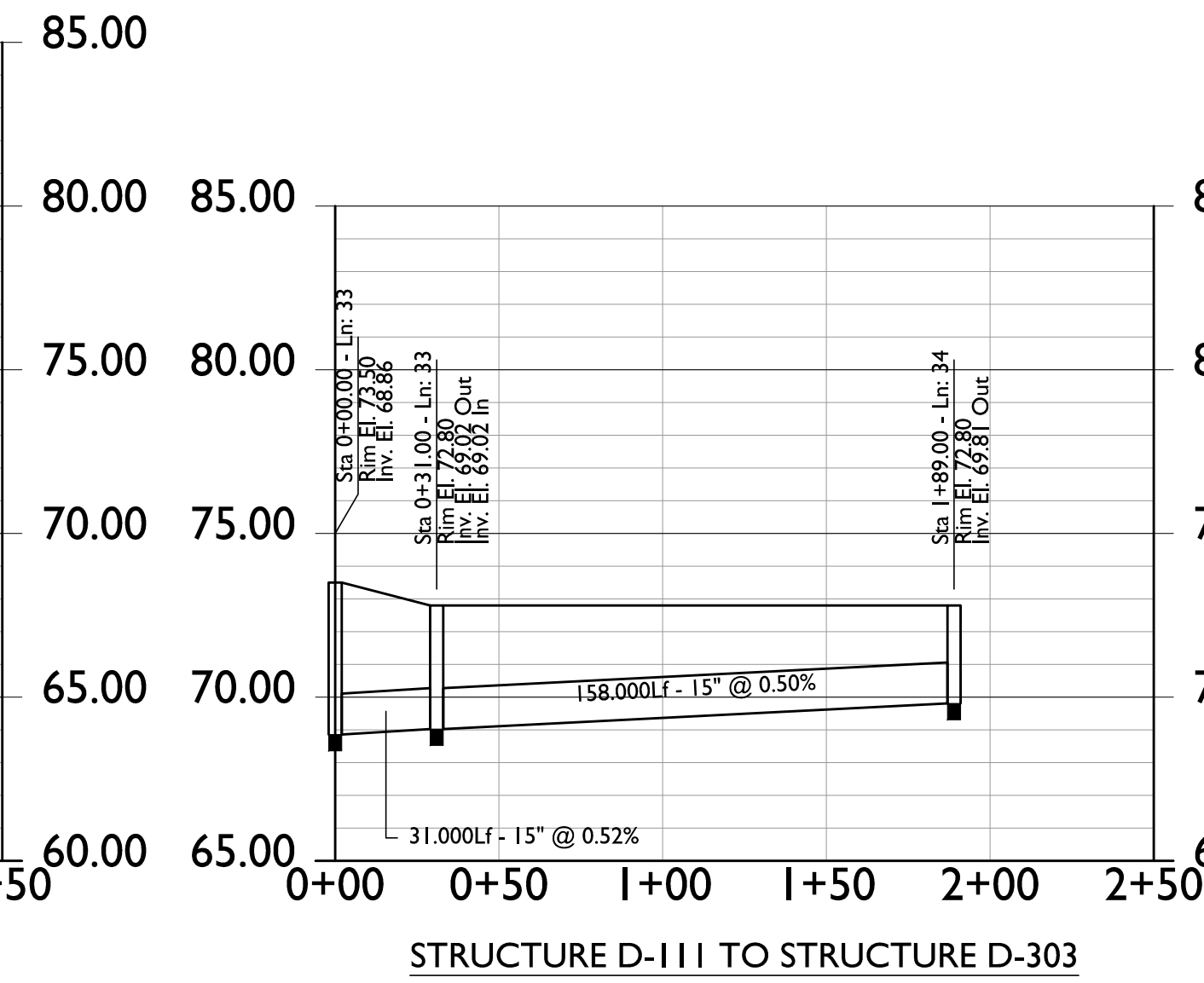
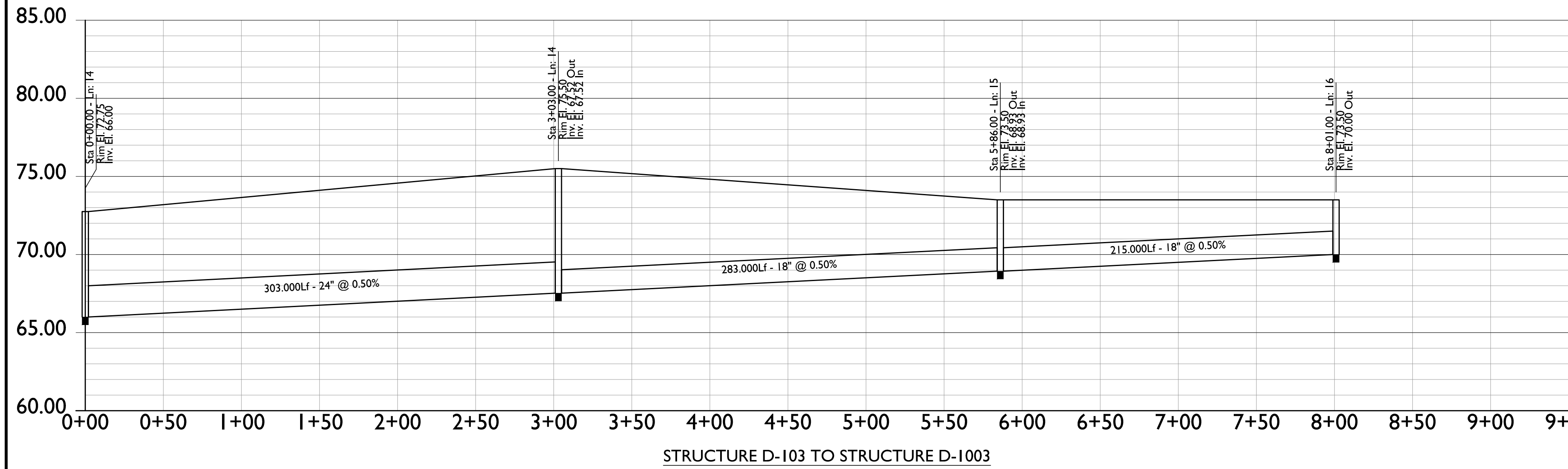
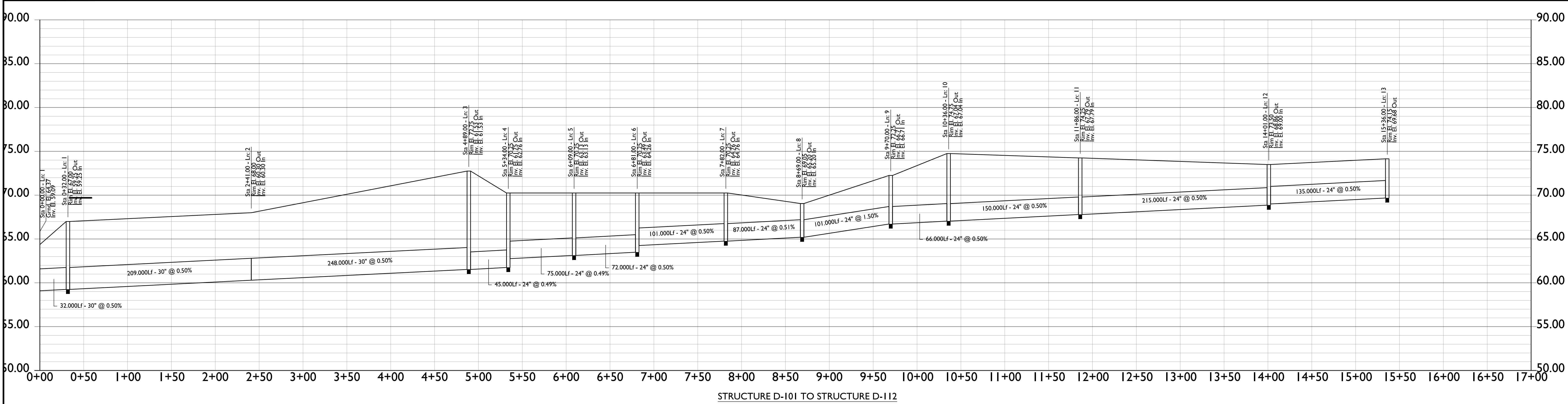
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02	AA	05-24-17	REVISED PER DRC MEETING
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PROJECT :
**PROPOSED RESIDENTIAL
REDEVELOPMENT**
750 WALNUT AVENUE
CRANFORD, N.J.

DRAWING TITLE :

SANITARY MAIN PROFILES

ENGINEER JEFFREY A. MARTELL NJ PE # 47290	DATE : 03/21/2017
PROJECT NO. : T-16509	DRAWING BY : DB
CHECK BY : ZC	DWG NO. C-19
CADD FILE NO.	19 OF 23



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REVISION :			

PROJECT :
PROPOSED RESIDENTIAL
REDEVELOPMENT
750 WALNUT AVENUE
CRANFORD, N.J.

DRAWING TITLE :

STORMWATER PROFILES

ENGINEER
JEFFREY A. MARTELL
NJ PE # 47290

DATE : 03/21/2017

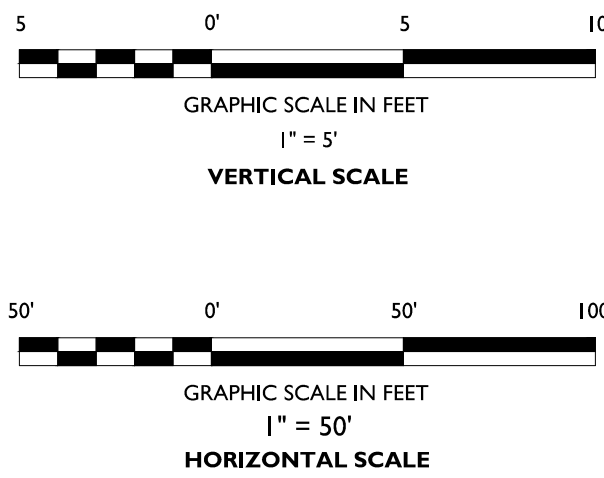
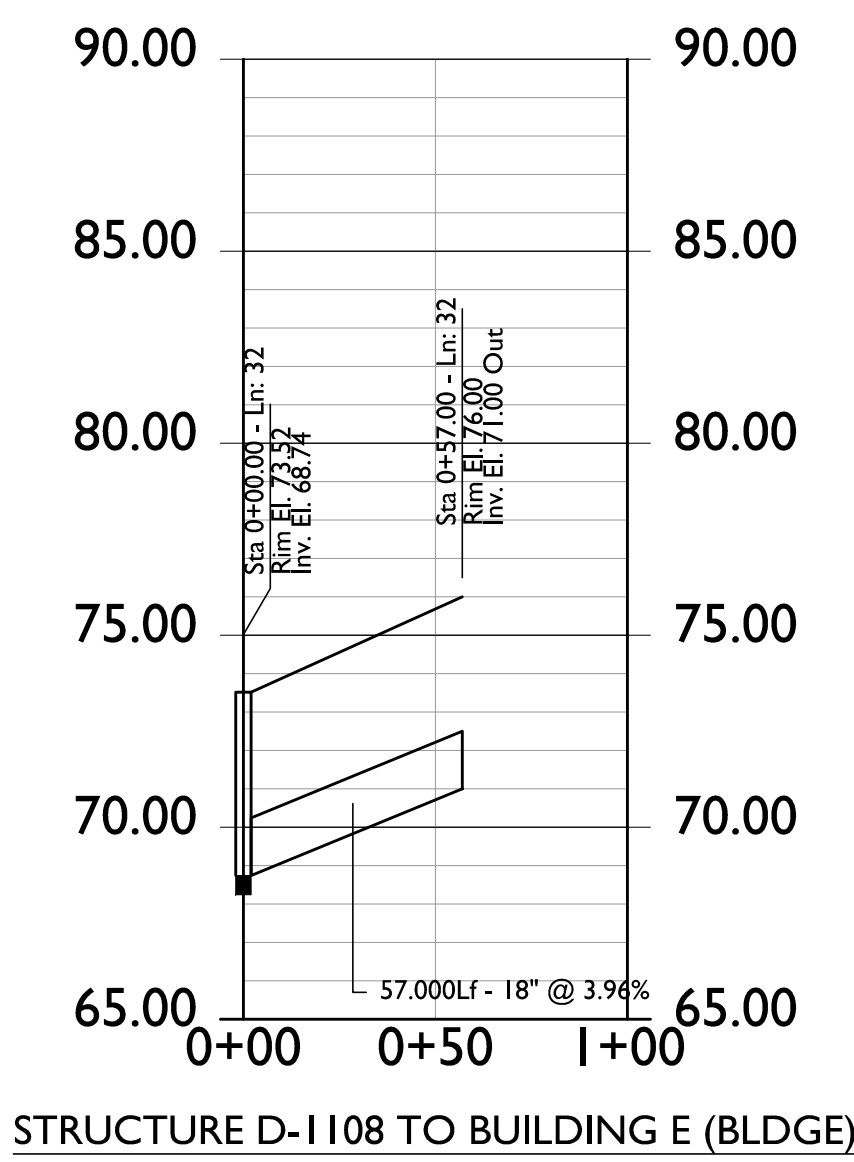
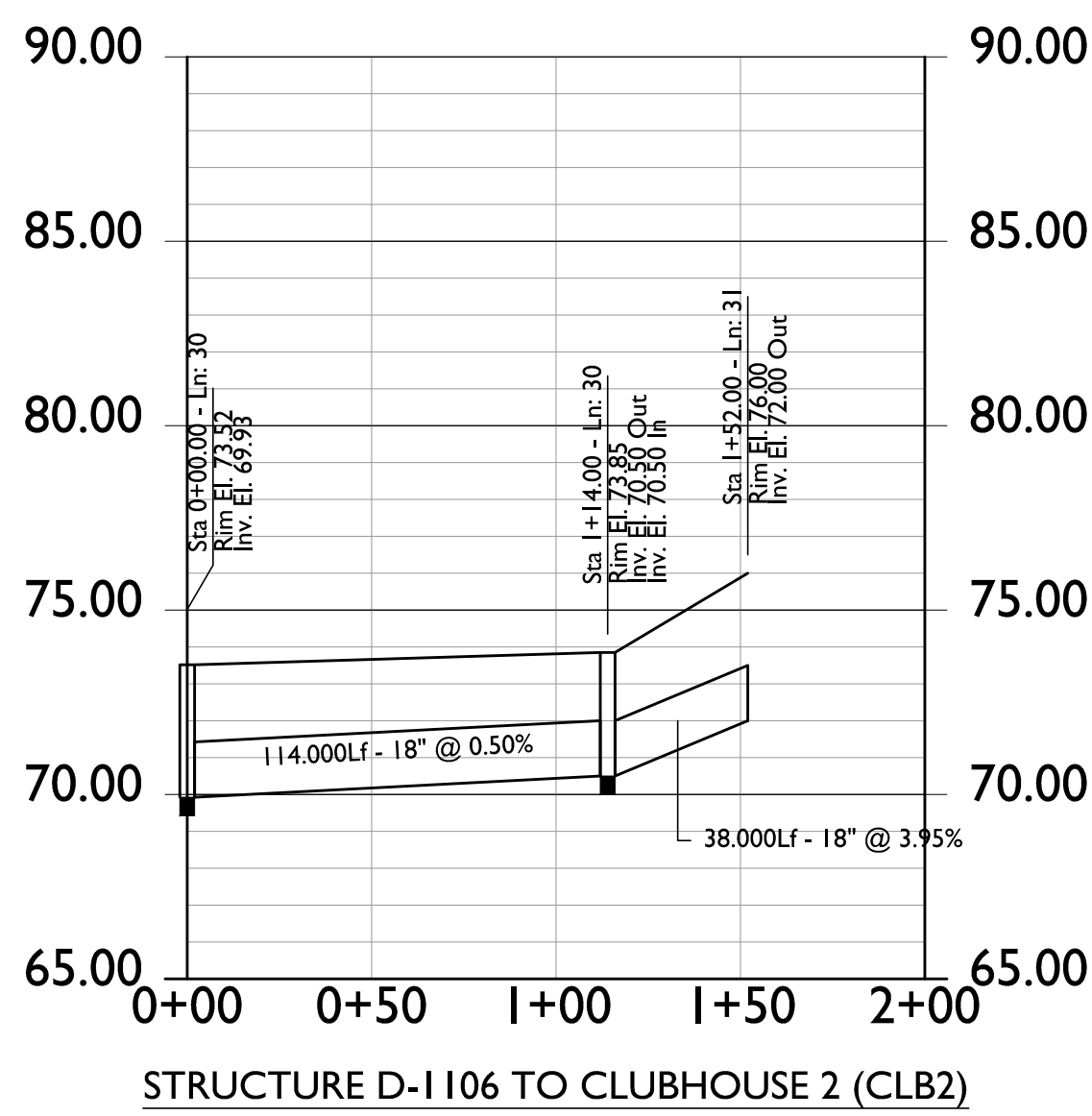
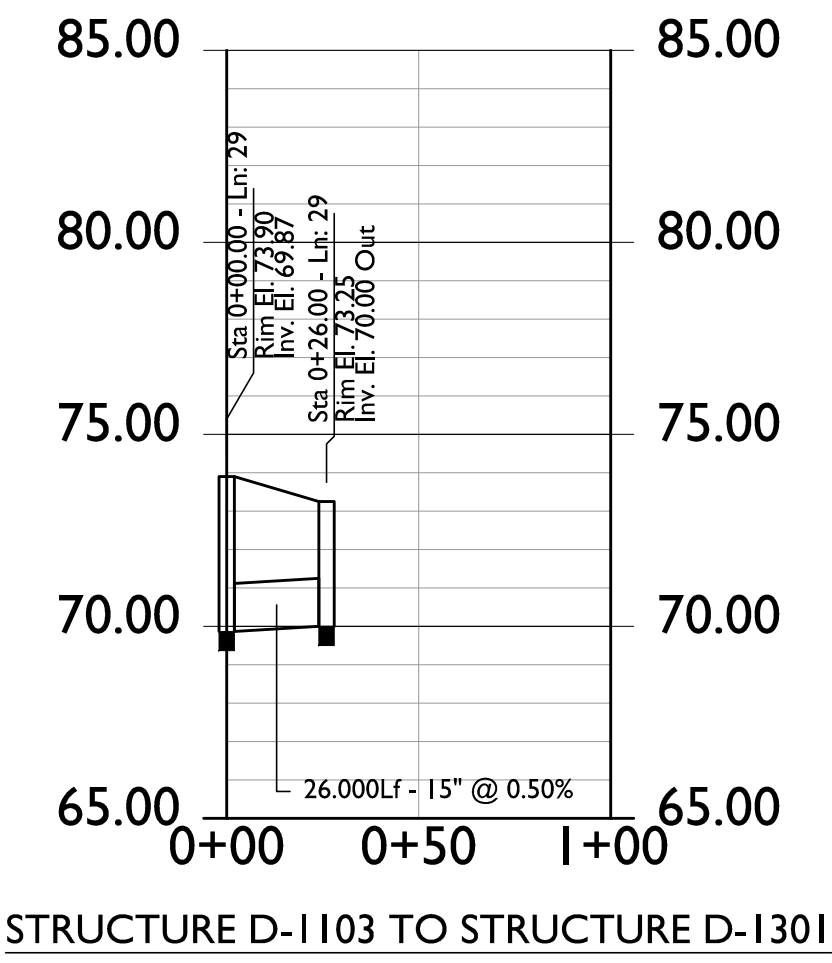
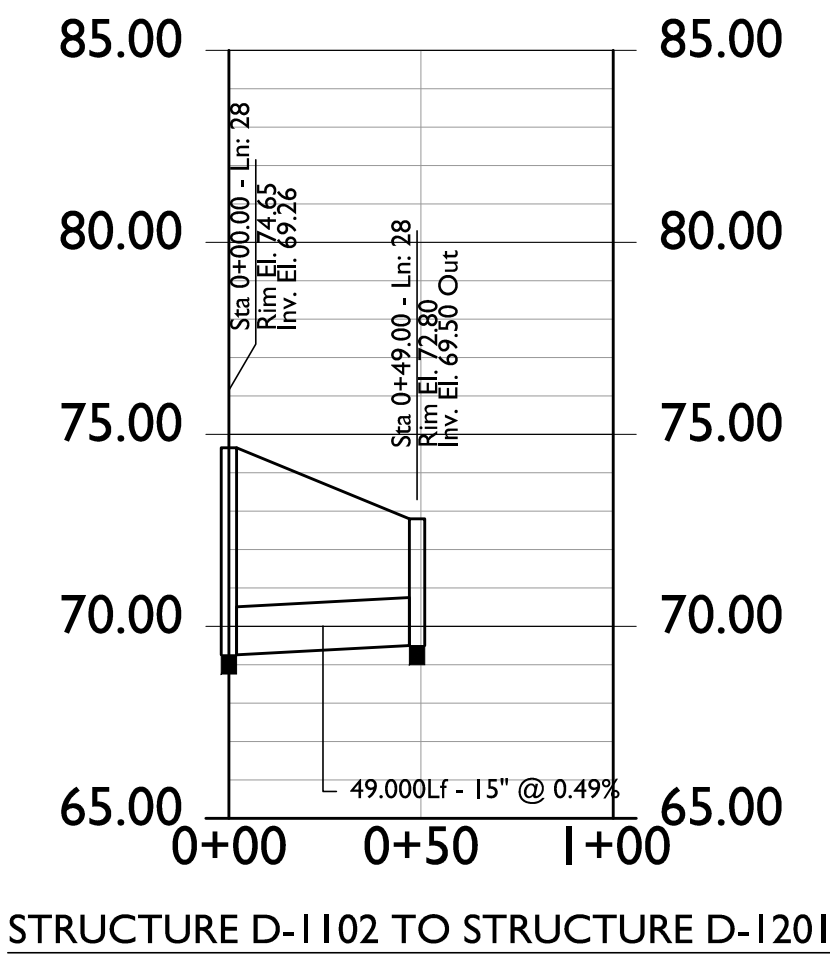
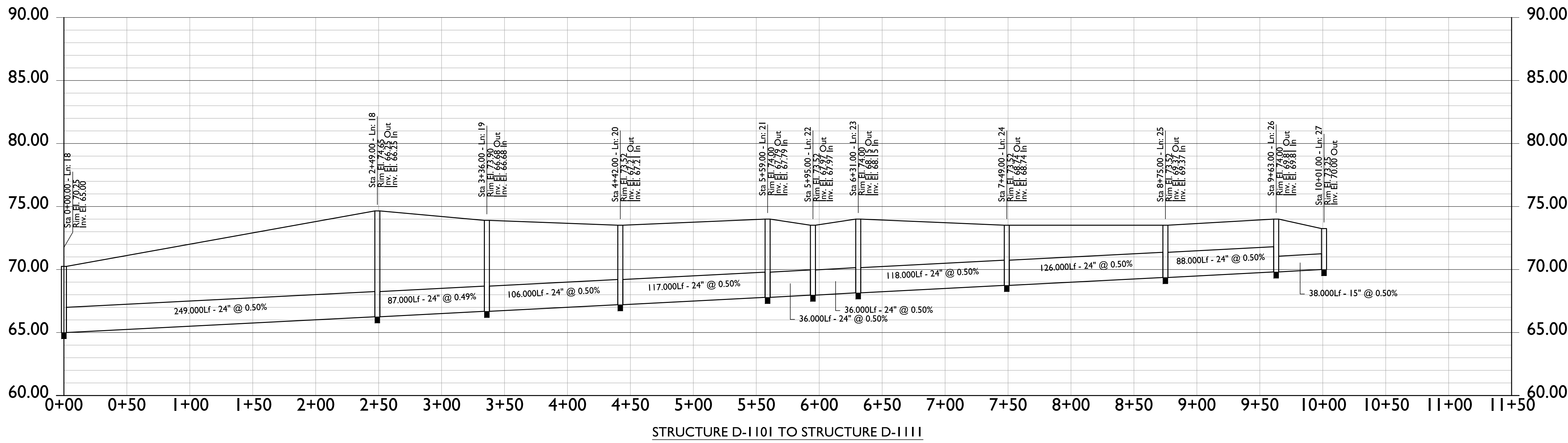
PROJECT NO. : T-16509

DRAWING BY : DB

CHECK BY : ZC

DWG NO. : C-20

CADD FILE NO. : 20 CP 23



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PROJECT :
PROPOSED RESIDENTIAL
REDEVELOPMENT
750 WALNUT AVENUE
CRANFORD, N.J.

DRAWING TITLE :

STORMWATER PROFILES

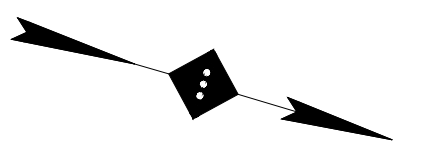
ENGINEER JEFFREY A. MARTELL NJ PE # 47290	DATE : 03/21/2017
PROJECT NO. : T-16509	DRAWING BY : DB
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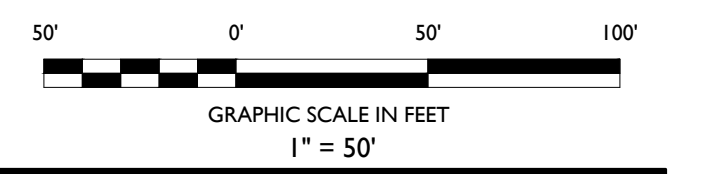
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NOTES :



SITE LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB
- EXISTING CURB
- EXISTING BUILDING
- PROPOSED BUILDING



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REVISION :

PROJECT :

**PROPOSED RESIDENTIAL
REDEVELOPMENT**
750 WALNUT AVENUE
CRANFORD, N.J.

DRAWING TITLE :

**FIRE TRUCK
TURNING PLAN**

ENGINEER
JEFFREY A. MARTELL
NJ PE # 41290

DATE : 03/21/2017

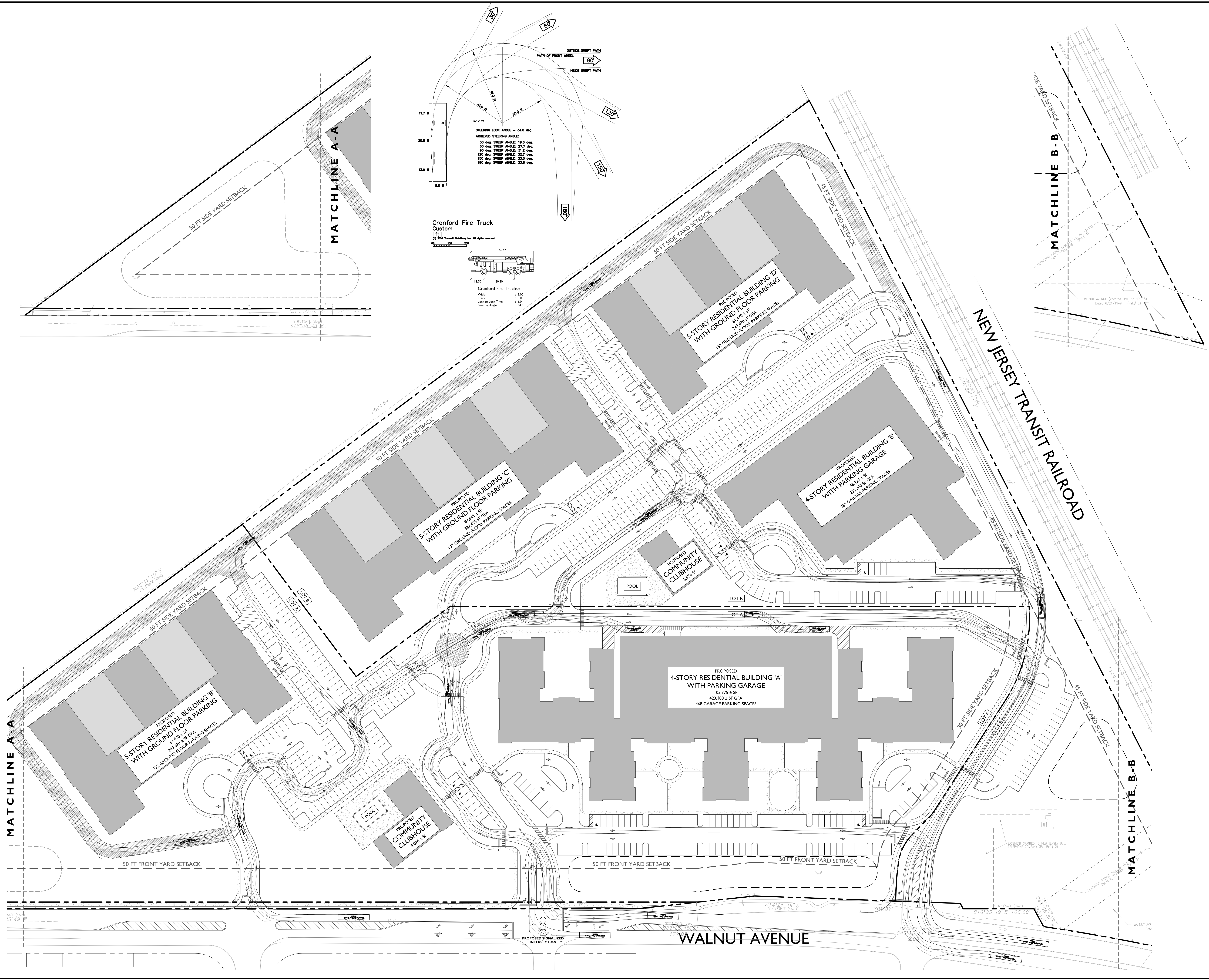
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DWG NO. : **C-22**

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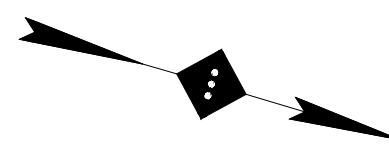
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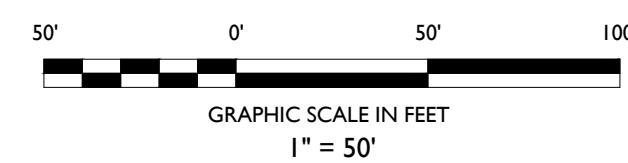
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NOTES :



SITE LEGEND

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PROJECT :

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750 WALNUT AVENUE
CRANFORD, N.J.

DRAWING TITLE :

DELIVERY TRUCK
TURNING PLAN

ENGINEER
JEFFREY A. MARTELL
NJ REG. # 41290

DATE : 03/21/2017

PROJECT NO. : T-16509

DRAWING BY: DB

CHECK BY: ZC

DWG NO. C-23

CARD FILE NO:

23 OF 23

