

State of N.J. C.O.A.: 24GA27986500

911 PROTECT YOURSELF

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11

FOR

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BLOCK 34
 LOTS 3.01, 25 & 26

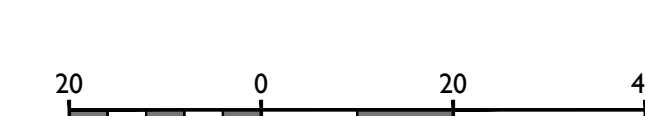
NEW JERSEY

Red Bank, NJ 07701
Phone: 732.383.1950

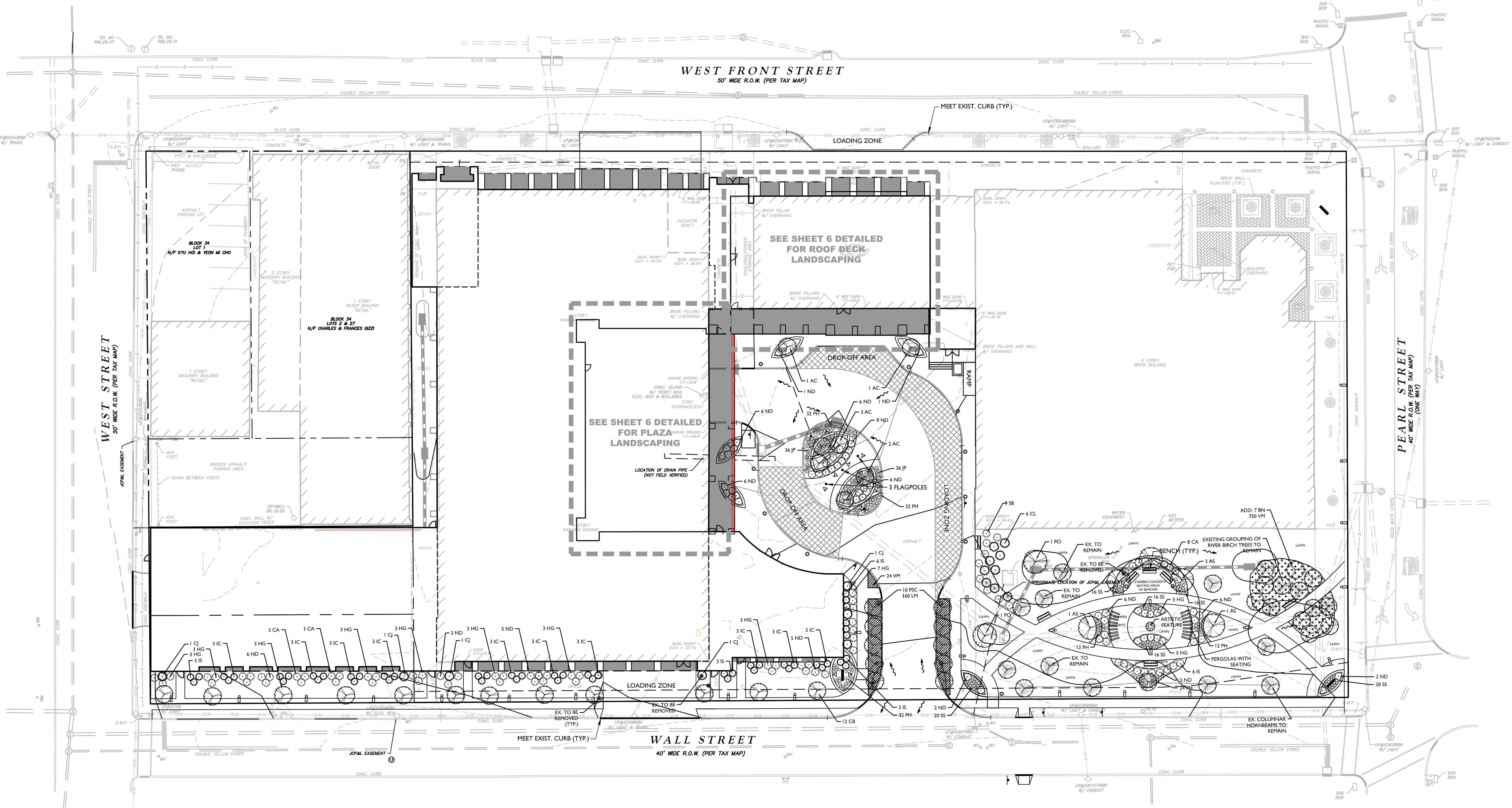
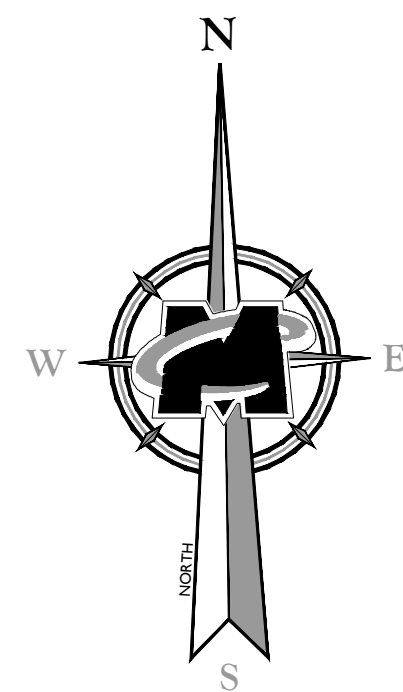
19003629A	C-GRAD
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SHEET NUMBER:

NOT SCALE DRAWINGS FOR CONSTRUCTION

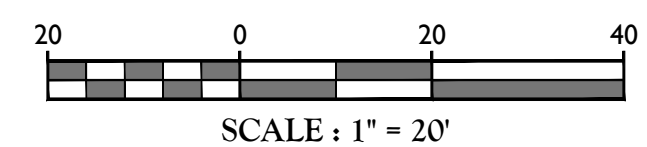


NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
AC	7	APELANCHER CANADENSIS	SERVICEBERRY	8.8 B 7' CAL	8-10' Ht
AS	3	ACER SACHARUM	SUGAR MAPLE	8.8 B 7' CAL	14-16'
BN	7	BETULA NIGRA	SLIVER BIRCH	8.8 B 7' CAL	14-16'
CB	12	CARPUS BETULUS 'COLUMNARIS'	COLUMNAR HORNBUSH	8.8 B 7' CAL	8-10' Ht
PC	10	PRUNUS SERIOLATA 'COLUMNARIS'	COLUMNAR CHERRY	8.8 B 2.5' CAL	18-20'
PO	3	PLATANUS OCCIDENTALIS	PLANE TREE	8.8 B 7' CAL	18-20'
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
CL	6	CEDRUS LEYLANDI	LEYLAND CYPRESS	8.8 B	6-8' Ht
CJ	5	CRYPTOMERIA JAPONICA	UPRIGHT CRYPTOMERIA	8.8 B	10-12' Ht
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
CA	9	CLETHRA ALNIFOLIA	SUMMERSWEET	#3 CG	24" Ht
HC	42	HYDRANGEA GRADIFLORA	FLOWERING HYDRANGEA	#5 CG	24" Ht
IC	30	ILEX CRENATA HELLER	HELLER HOLLY	#5 CG	24" Ht
IS	24	ILEX STEEDS	STEEDS UPRIGHT HOLLY	#5 CG	24" Ht
JP	72	JUNIPERUS PROCELIBENS NANA	GARDEN JUNIPER	#2 CG	24" Ht
ND	42	NANDINA DOMESTICA	DWARF HEAVENLY BAMBOO	#2 CG	24" Ht
SB	9	SPIREA BURNINGA ANTHONY WATERER	ANTHONY WATERER SPIREA	#2 CG	24" Ht
PERENNIALS & GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
LM	200	LIRIODENDRON	VARIATED LIRIOPE	12" OC	1 Qt
PH	138	PENISTETUM ALPOECUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	12" OC	1 Qt
SS	106	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	12" OC	1 Qt
VM	780	VINCA MINOR	PERIWINKLE	12" OC	1 Qt



GERALD J. DeFELICIS
NEW JERSEY LICENSED
LANDSCAPE ARCHITECT - LICENSE NUMBER: AS0571

**BIFURCATED USE
VARIANCE SITE PLAN**
FOR
**141 WEST FRONT
STREET**

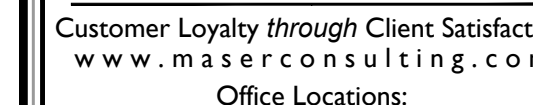
**BLOCK 34
LOTS 3.01, 25 & 26**
**BOROUGH OF RED BANK
MONMOUTH COUNTY
NEW JERSEY**

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
Fax: 732.383.1984

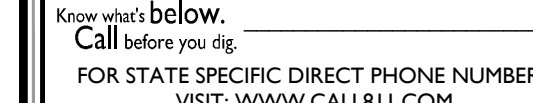
SCALE: AS SHOWN DATE: 11/14/19 DRAWN BY: 5 CHECKED BY: XXXXXX
PROJECT NUMBER: 1903629A DRAWING NAME: C-LAND

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
5 of 9



State of N.J. C.O.A.: 24GA27986500

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BLOCK 34
LOTS 3.01, 25 & 26
BOROUGH OF RED BANK
MONMOUTH COUNTY
NEW JERSEY

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- NOTES:**

DECIDUOUS TREE PLANTING DETAIL

- NOTES:

EVERGREEN TREE PLANTING DETAIL

- NOTES:

WET CONDITION TREE PLANTING DETAIL


PERGOLA DETAILS

MANUFACTURER / CONTRACTOR TO SUPPLY
COMPLETE SIGNED AND SEALED ENGINEERING
DRAWING FOR ALL FOOTING, LAYOUT AND
CONSTRUCTION DETAILS NECESSARY FOR THE
PERGOLAS FOR REVIEW AND APPROVAL

PERGOLA FOOTING (TYP)

NOTES:-
THIS FOUNDATION DETAIL IS A RECOMMENDATION ONLY AND IS BASED ON GOOD, FIRM, DRY SOIL. ACTUAL FOUNDATION DESIGN IS THE RESPONSIBILITY OF THE PROJECT ENGINEER. IF ADDITIONAL FOUNDATION DEPTH IS REQUIRED, THE SPIKE CAN BE LENGTHENED AND THE DISTANCE BETWEEN THE BASEPLATE AND SUPPORT PLATE CAN BE INCREASED.

STANDARD FOUNDATION ARRANGEMENT

LINGO Order	Date:	PROJECT:	
Cast Order	SCALE: N.T.S.	LOCATION:	
Draw No		SUBJECT: 20', 25' or 30' x 5' flagpole foundation	
		CUSTOMER:	
		CAD Svc. File No.:	SHEET OF

- NOTES: _____ PLANTING MEDIA

GROUND COVER PLANTING DETAIL

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

MULTILEADER TREE PLANTING DETAIL

- NOTES:

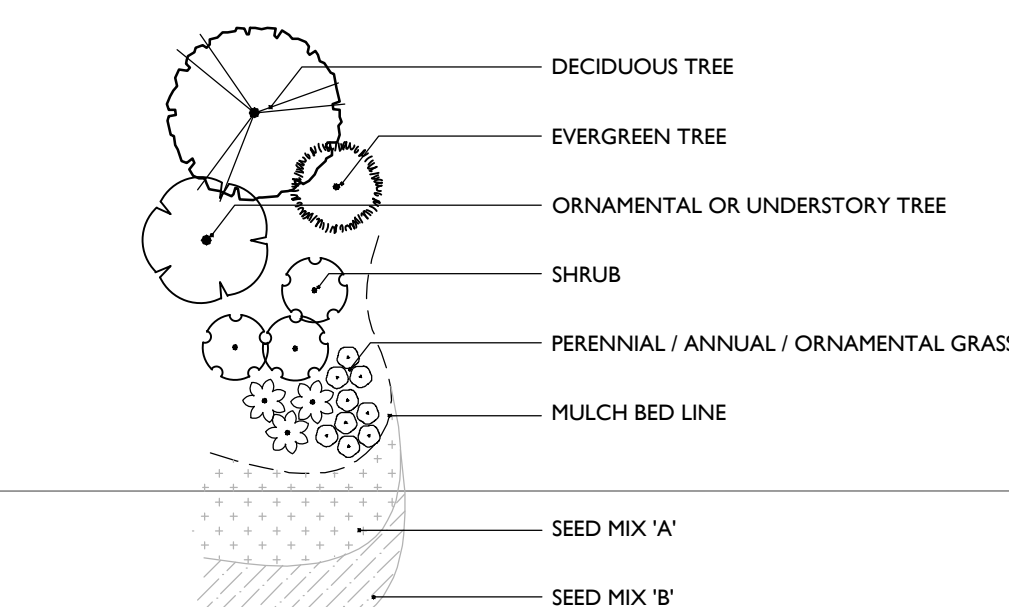
DECIDUOUS TREE WITH TREE GRATE AND STRUCTURAL SOIL DETAIL

- ### GENERAL NOTES
1. THIS SHEET IS TO BE USED FOR LANDSCAPE PURPOSES ONLY.
 2. REFER TO SHEET L-000 FOR GENERAL NOTES.

LANDSCAPE PLAN NOTES

2. REFER TO SHEET XX FOR GENERAL PLANNING NOTES AND LANDSCAPE DETAILS.
2. REFER TO SHEET XX FOR PLANT SCHEDULES.
3. PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO SITE CONDITIONS. PRIOR TO INSTALLATION PLANT LOCATIONS ARE TO BE VERIFIED BY THE LANDSCAPE ARCHITECT OR THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR THE TOWNSHIP ENGINEER OR PLANNER.
4. IF PLANT MATERIAL PRECEDES OVER THE PLANT SCHEDULE SHOULD ANY PLANT MATERIAL DISCREPANCIES OCCUR.
5. LAWNY AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE PLAN. REFER TO SHEET XX FOR SEED SCHEDULES.
6. ALL SHADE TREES PLANTED ADJACENT TO PEDESTALIAN WALKWAYS, VEHICLE ACCESS, OR WITHIN STREET RIGHT OF WAY OR SIGHT TRIANGLE SHALL BE BRANCHED A MINIMUM OF 7'00" ABOVE GROUND.
7. ALL TREES PLANTED WITHIN STREET RIGHT OF WAY OR SIGHT TRIANGLE SHALL BE BRANCHED A MINIMUM OF 10'00" ABOVE GROUND. ALL SHRUBS WITHIN A STREET RIGHT OF WAY OR SIGHT TRIANGLE SHALL NOT EXCEED 30' ABOVE THE ELEVATION OF THE ADJACENT CURB AND DRIVE.

LANDSCAPE LEGEND



- NOTES:**

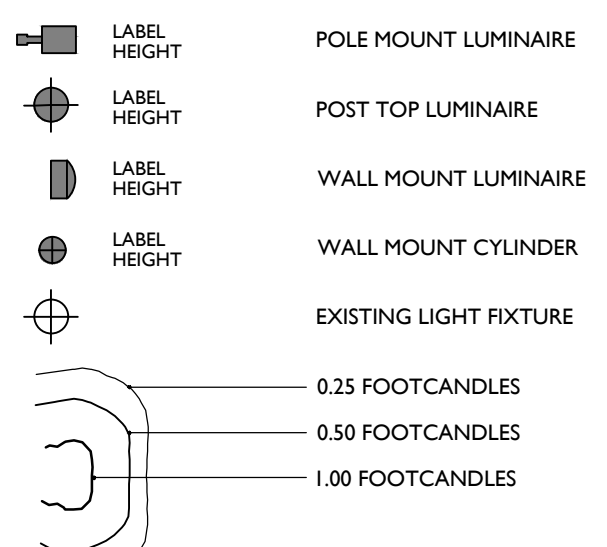
ORNAMENTAL GRASS PLANTING DETAIL

- ### GENERAL NOTES
1. THIS SHEET IS TO BE USED FOR LIGHTING PURPOSES ONLY.
2. REFER TO SHEET LECOR.GENERAL NOTES.

LIGHTING PLAN NOTES

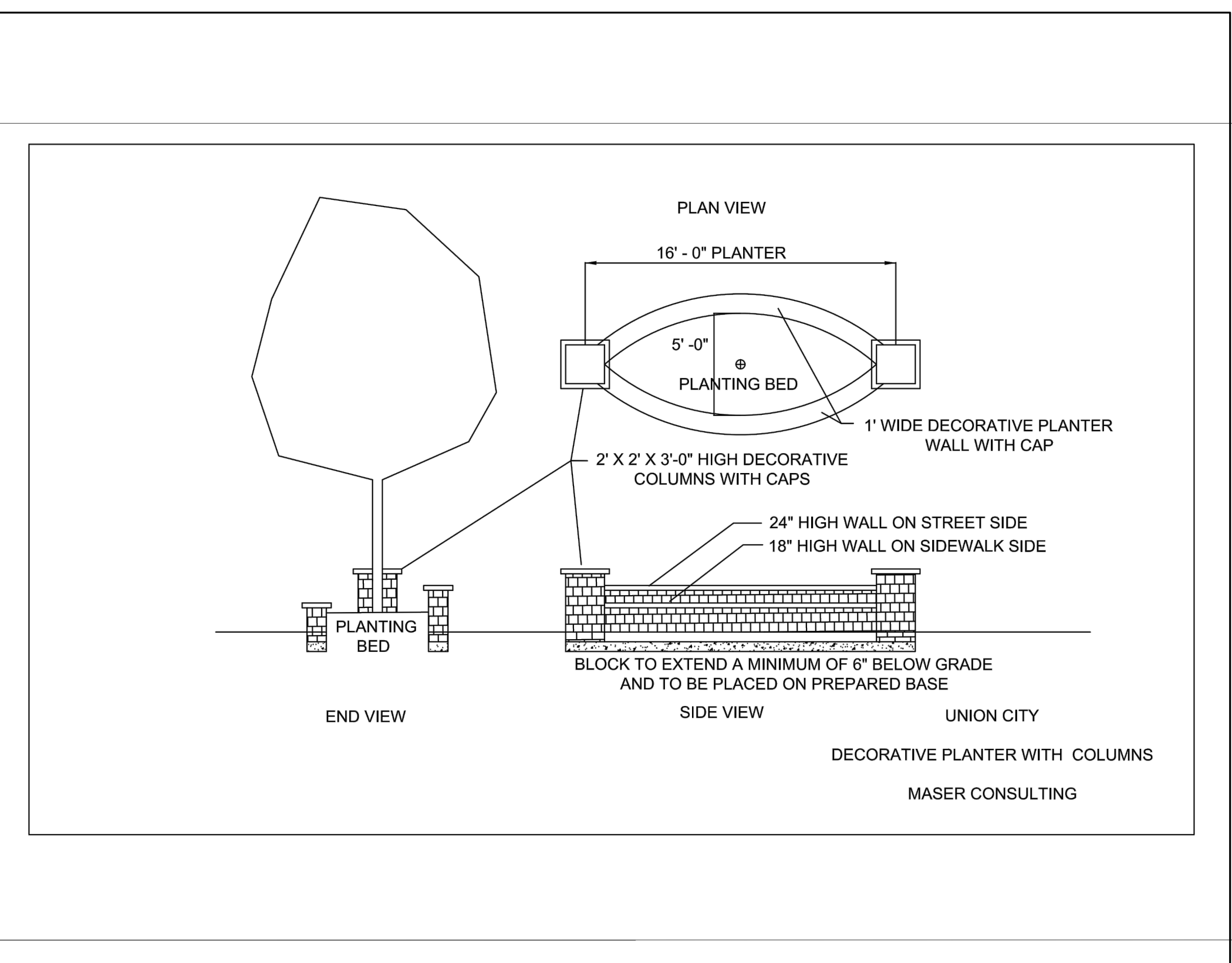
2. REFER TO SHEET XXX FOR LIGHTING DETAILS AND ORDERING INFORMATION.
3. LIGHT LEVELS ON PLAN REPRESENT AVERAGE MAINTAINED FOOTCANDLE LEVELS AT FINISHED EXTERIOR GRADE.
4. ALL MOUNTING HEIGHTS ARE MEASURED FROM FINISHED EXTERIOR GRADE TO LIGHT SOURCE.
5. POLE LOCATIONS MAY VARY DUE TO SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY POLE LOCATIONS PRIOR TO INSTALLATION TO ACCOMMODATE UTILITIES, PAVEMENTS, FENCES, ETC.
6. CONTRACTOR TO SUBMIT LIGHTING LAYOUT WITH THE PROPOSED LAYOUT FOR THE PROJECT.
7. CONTRACTOR TO PROVIDE FOR POLE MOUNTED LIGHTS TO BE DESIGNED BY OTHER. OTHER FOOTING DETAIL TO BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
8. ELECTRICAL WIRING DESIGN FOR SITE LIGHTING TO BE DESIGNED BY OTHERS.
9. LIGHT FIXTURES AND SUBSTITUTIONS ARE TO BE PERMITTED UNLESS EQUIVATIONS ARE SUBMITTED AND APPROVED.
10. LUMINAIRES TO BE MANUFACTURED BY XXXX OR APPROVED CLASS.
11. LUMINAIRES AND POLE FINISHES TO BE XXXX.

LIGHTING LEGEND



- NOTES:

SHRUB PLANTING DETAIL



- NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

811
Know what's below.
Call before you dig.

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

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GERALD J. DeFELICIS
NEW JERSEY LICENSED
LANDSCAPE ARCHITECT - LICENSE NUMBER: AS00571

BIFURCATED USE
VARIANCE SITE PLAN

FOR

141 WEST FRONT
STREET

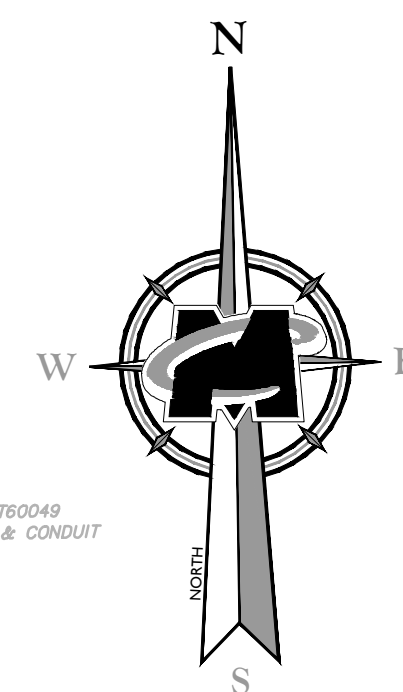
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MONMOUTH COUNTY
NEW JERSEY



RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone 732-323-1050

SCALE: AS SHOWN				DATE: 11/14/19		DRAWN BY: 7		CHECKED BY: XXXXXX	
PROJECT NUMBER: 19003629A				DRAWING NAME: C-LAND					

LANDSCAPE DETAILS

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BIFURCATED USE
VARIANCE SITE PLAN

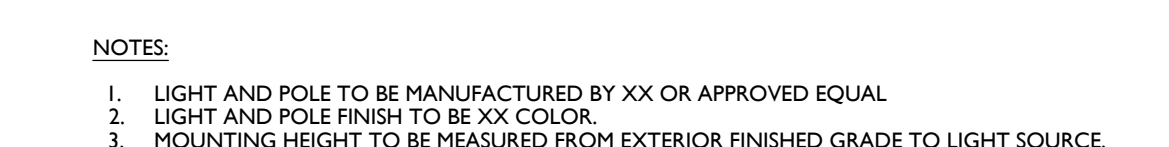
FOR
141 WEST FRONT
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BLOCK 34
LOTS 3.01, 25 & 26

BOROUGH OF RED BANK
MONMOUTH COUNTY
NEW JERSEY

SCALE: AS SHOWN	DATE: 11/14/19	DRAWN BY: PJC	CHECKED BY: JPL
PROJECT NUMBER: 19003629A		DRAWING NAME: C-LGHT	

SHEET NUMBER:
8 of 9



POLE MOUNTED LUMINAIRE DETAIL

