

CODE SECTION	REQUIRED	PROPOSED
§ 220-28.D.(1) PLANT MATERIAL & SPECIFICATIONS	50% OF REQUIRED DECIDUOUS TREES SHALL BE A MINIMUM OF 2" CALIPER & 50% SHALL BE A MINIMUM OF 3" CALIPER 20 TOTAL PROPOSED TREES REQUIRED: 10 TREES 2" - 2.5" CALIPER 10 TREES 2.5" - 3" CALIPER	2" - 2.5" CAL - 10 TREES 2" - 3.5" CAL - 9 TREES 4" - 4.5" CAL - 1 TREES
§ 220-28.F.(1) PLANT MATERIAL & SPECIFICATIONS	ALL SHRUBS SHALL BE A MINIMUM OF 2 GALLON SIZE AT THE TIME OF PLANTING	MIN 24" - 30" HT 5 GALLON
§ 220-28.F.(2) PLANT MATERIAL & SPECIFICATIONS	ALL SHRUBS SHALL BE A MINIMUM HEIGHT OR SPREAD OF 24"	MIN 24" - 30" HT 5 GALLON
§ 220-28.G.(1) PLANT MATERIAL & SPECIFICATIONS	GROUND COVER SHALL BE PLANTED AND SPACED TO RESULT IN A TOTAL COVERAGE OF THE REQUIRED LANDSCAPE AREA BY UTILIZING 4" POTS AT 18" ON CENTER.	COMPLIES
§ 220-28.G.(2) PLANT MATERIAL & SPECIFICATIONS	GROUND COVER SHALL BE PLANTED AND SPACED TO RESULT IN A TOTAL COVERAGE OF THE REQUIRED LANDSCAPE AREA BY UTILIZING 1 GALLON OR GREATER-SIZED CONTAINERS AT 24" ON CENTER.	COMPLIES
III.B.4.(b) DELSEA DRIVE REDEVELOPMENT PLAN	STREET TREES SHOULD BE PLANTED AT INTERVALS AVERAGING 50' ON CENTER. HAVE A 2"-2.5" CALIPER AT TIME OF PLANTING, AND PLACED AS TO NOT OBSTRUCT STORE SIGNAGE.	COMPLIES
III.B.4.(b) DELSEA DRIVE REDEVELOPMENT PLAN	STREET TREES SHOULD BE PLANTED AT INTERVALS AVERAGING 50 FEET ON CENTER. HAVE A 2-2.5 INCH CALIPER AT TIME OF PLANTING, AND PLACED AS TO NOT OBSTRUCT STORE SIGNAGE.	COMPLIES - 4 TREES COMPLIES - 7 TREES
III.B.4.(c) DELSEA DRIVE REDEVELOPMENT PLAN	EGG HARBOR ROAD: [200 LF:50] = 4 TREES BLACKWOOD BARNSBORO ROAD [332 LF:50] = 7 TREES WHERE OFF-STREET PARKING AREAS WITHIN THE REDEVELOPMENT AREA WOULD BE VISIBLE FROM SIDEWALKS OR RESIDENTIAL USES, A BUFFER SHOULD BE PROVIDED INCLUDING A YEAR-ROUND CONTINUOUS VISUAL SCREEN AT LEAST 4' IN HEIGHT (AND AT LEAST 2' CONTINUOUS VISUAL SCREEN AT LEAST 4' IN HEIGHT) AND CONTAINING AT LEAST 50% EVERGREEN PLANT MATERIAL OR DECIDUOUS MATERIAL WHICH IS DEMONSTRATIVELY EFFECTIVE FOR SCREENING PURPOSES. THE HEIGHT OF ANY REQUIRED SCREEN, HEDGE OR WALL MUST DECREASE WHERE DRIVEWAYS APPROACH SIDEWALKS OR WALKWAYS IN ORDER TO PROVIDE ADEQUATE VISIBILITY OF PEDESTRIANS FROM MOTOR VEHICLES AND SATISFY CLEAR SIGHT TRIANGLE REQUIREMENTS.	COMPLIES
III.B.4.(d) DELSEA DRIVE REDEVELOPMENT PLAN	IN ALL PARKING LOTS OF 10 OR MORE SPACES, AT LEAST 5% OF THE INTERIOR PARKING AREA SHALL BE LANDSCAPED AND AT LEAST 2 TREES FOR EACH TEN 10 SPACES SHALL BE INSTALLED WITHIN LANDSCAPED ISLANDS. INTERIOR PARKING AREA = [21,866 SF * 5% = 1,093 SF] RESTAURANT PARKING: 28 PROPOSED SPACES [28 SPACES * 5 = 5.6] PROPOSED TREES WITHIN LANDSCAPE ISLANDS	4,304 SF PROPOSED COMPLIES: 3 TREES PROPOSED
III.B.4.(e) DELSEA DRIVE REDEVELOPMENT PLAN	CURBED ISLANDS WITH A MINIMUM RADIUS OF 3 FEET SHALL BE LOCATED AT THE END OF EACH PARKING ROW AND AT AN INTERVAL OF EVERY 10 SPACES THESE ISLANDS SHOULD CONTAIN 1 SHADE TREE WITH A MINIMUM 3" CALIPER AND SHRUBS NOT EXCEEDING 24" IN HEIGHT	14 SPACES (V) *

(V) VARIANCE RELIEF GRANTED UNDER MARCH 3, 2020 PLANNING BOARD RESOLUTION

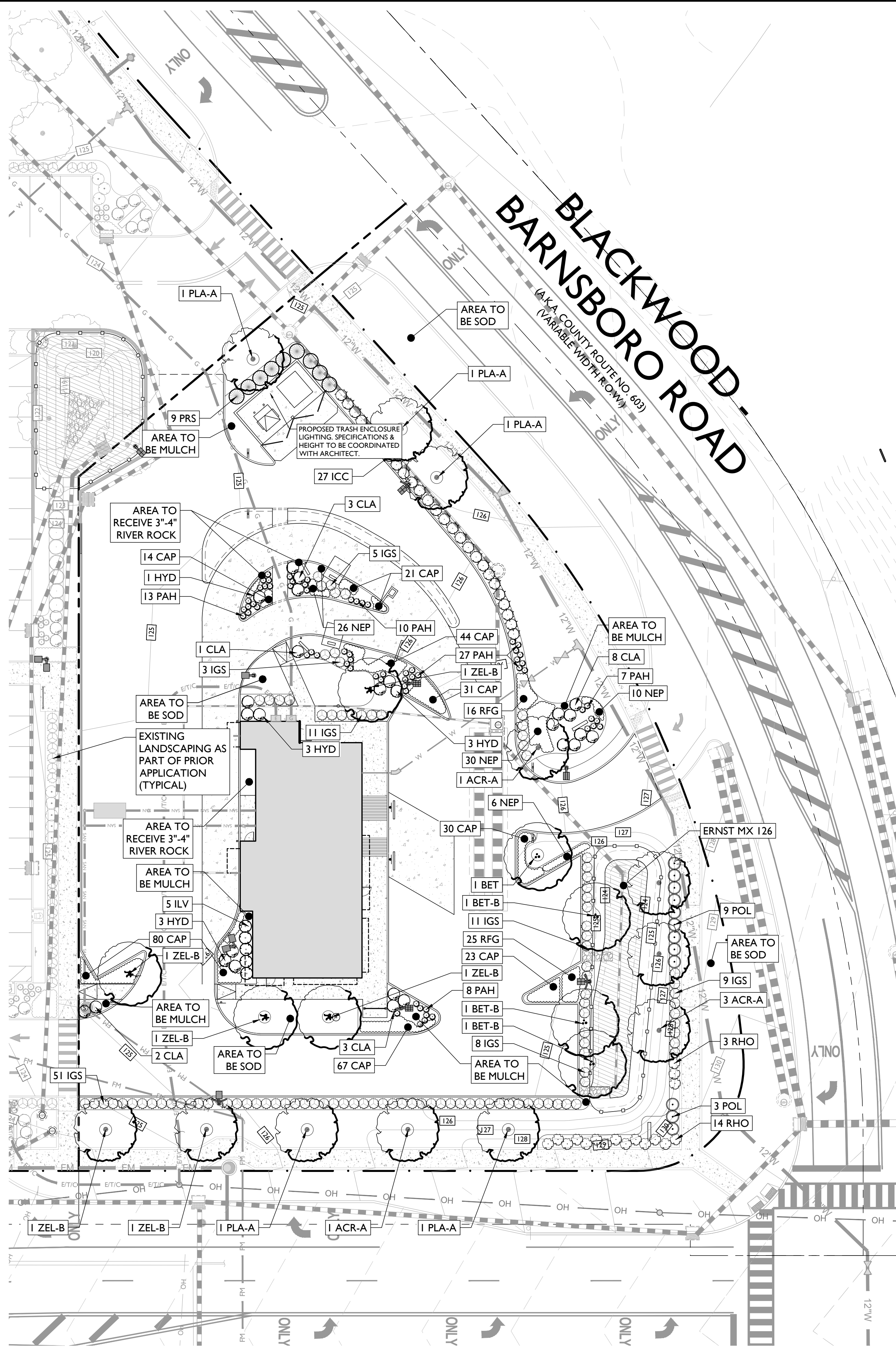
ERNST SEED CO. RETENTION BASIN FLOOR SEEDING SPECIFICATIONS (ERNST MIX-126):

PUCCELLINIA DISTANS	20%
PANICUM CLANDESTINUM	19%
AGROSTIS STOLONIFERA	18%
ELYMUS VIRGINICUS	18%
POA PALUSTRIS	15%
CAREX VULPINOIDEA	5%
JUNCUS EFFRUSUS	3%
CAREX SCOPARIA	2%
ALKALIGRASS	20%
DEERTONGUE	19%
CREeping BENTGRASS	18%
VIRGINIA WILDOYE	18%
FOWL BLUEGRASS	15%
FOX SEDGE	5%
SOFT RUSH	3%
BLUNT BROOM SEDGE	2%

- SOW ABOVE MIX AT A RATE OF 20-40 LBS./ACRE
- SUPPLEMENT ABOVE MIX WITH ANNUAL RYE AT A RATE OF 10 LBS/ACRE.
- MOW SEEDED AREA ONCE PER YEAR.
MOWING SHALL TAKE PLACE IN EARLY SPRING ONLY.

PROTECTION OF EXISTING VEGETATION NOTES:

- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE Drip-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET. ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL". NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
- IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE Drip-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
 - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
 - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL".
 - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE REGRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL".



BURGER KING PLANT SCHEDULE

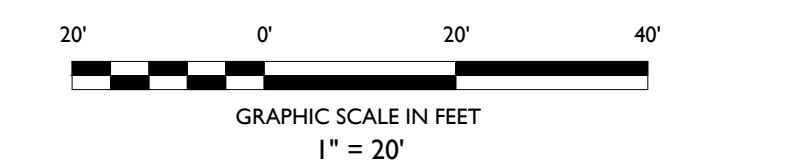
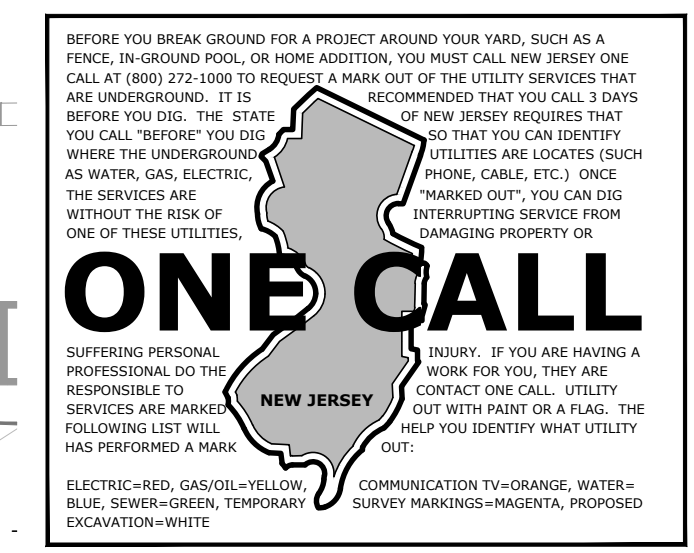
PLANT KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES					
ACR-A	5	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" - 2.5" CAL	B&B, STREET TREE
BET	1	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	4" - 4.5" CAL	B&B, MULTI-STEM
BET-B	3	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	3" - 3.5" CAL	B&B, MULTI-STEM, LANDSCAPE ISLAND TREE
PLA-A	5	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2" - 2.5" CAL	B&B, STREET TREE
ZEL-B	6	ZELKOVA SERRATA	JAPANESE ZELKOVA	3" - 3.5" CAL	B&B, LANDSCAPE ISLAND TREE
EVERGREEN SHRUBS					
ICC	27	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24" - 30"	5 GAL
IGS	96	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24" - 30"	5 GAL
PRS	11	PRUNUS 'SCHIPKAEANSIS'	SKIP LAUREL	4-5'	B&B
POL	12	PRUNUS LAURO-CERASUS 'OTTO LUYKEN'	CHERRY LAUREL	24" - 30"	5 GAL
DECIDUOUS SHRUBS					
CLA	17	CLETHRA ALNIFOLIA 'VANILLA SPICE'	SUMMERSWEET	24" - 30"	5 GAL
HYD	10	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	24" - 30"	5 GAL
ILV	5	ILEX VERTICILLATA 'RED SPITE'	WINTERBERRY	24" - 30"	5 GAL
RHO	17	RHODOGENDRON VISCOSUM	SWAMP AZALEA	24" - 30"	5 GAL
PERENNIALS					
NEP	72	NERPETA RACEMOSA 'WALKERS LOW'	CATMINT	1 GAL	CONT.
RFG	41	RUDEBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	1 GAL	CONT.
GRASSES					
CAP	310	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL	CONT.
PAH	62	PENNISETUM ALOPECUROIDES 'HAEMEL'	DWARF FOUNTAIN GRASS	1 GAL	CONT.
SEEDS					
ERNST MIX - 126			ERNST SEED MIX 126		20 - 40 LBS PER ACRE

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

NOTE: THE PREVIOUSLY EXISTING SITE WAS CLEARED DURING THE CONSTRUCTION OF THE COUNTY ROADWAY RELOCATION. ALL TREE REMOVAL MITIGATION REQUIREMENTS WERE FULFILLED UNDER THE PREVIOUSLY SUBMITTED WAWA APPLICATION.

IRRIGATION NOTE:
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE AMPLER AND STONEFIELD ENGINEERING FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

- LANDSCAPING NOTES**
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
 - THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
 - THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
 - THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



ISSUE	DATE	BY	DESCRIPTION
03	04/08/2022	JCL	FOR TENANT REVIEW
02	03/17/2022	JCL	FOR RESOLUTION COMPLIANCE
01	06/11/2021	JMK	FOR TOWNSHIP SUBMISSION

NOT APPROVED FOR CONSTRUCTION

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FINAL MAJOR SITE PLAN

FAST FOOD RESTAURANT WITH DRIVE-THRU FACILITIES

DELSEA DRIVE REDEVELOPMENT NODE 4
101 BLACKWOOD-BARNSBORO ROAD
TOWNSHIP OF WASHINGTON
GLOUCESTER COUNTY, NJ

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
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SCALE: 1" = 20' PROJECT ID: T-1747

TITLE:
LANDSCAPING PLAN

DRAWING:
C-11