

LANDSCAPE CONSTRUCTION
DOCUMENTS FOR:

VERONA SUNSET URBAN RENEWAL, LLC

ESSEX COUNTY, NEW JERSEY

PREPARED FOR:

CANOE BROOK
DEVELOPMENT

CANOE BROOK DEVELOPMENT
75 Eisenhower Parkway
Roseland, NJ 07068
PH. 973-852-1700

BNE | REAL ESTATE GROUP

BNE Real Estate Group
16 Microlab Road, Suite A
Livingstone, NJ 070349
PH. 973-992-2443

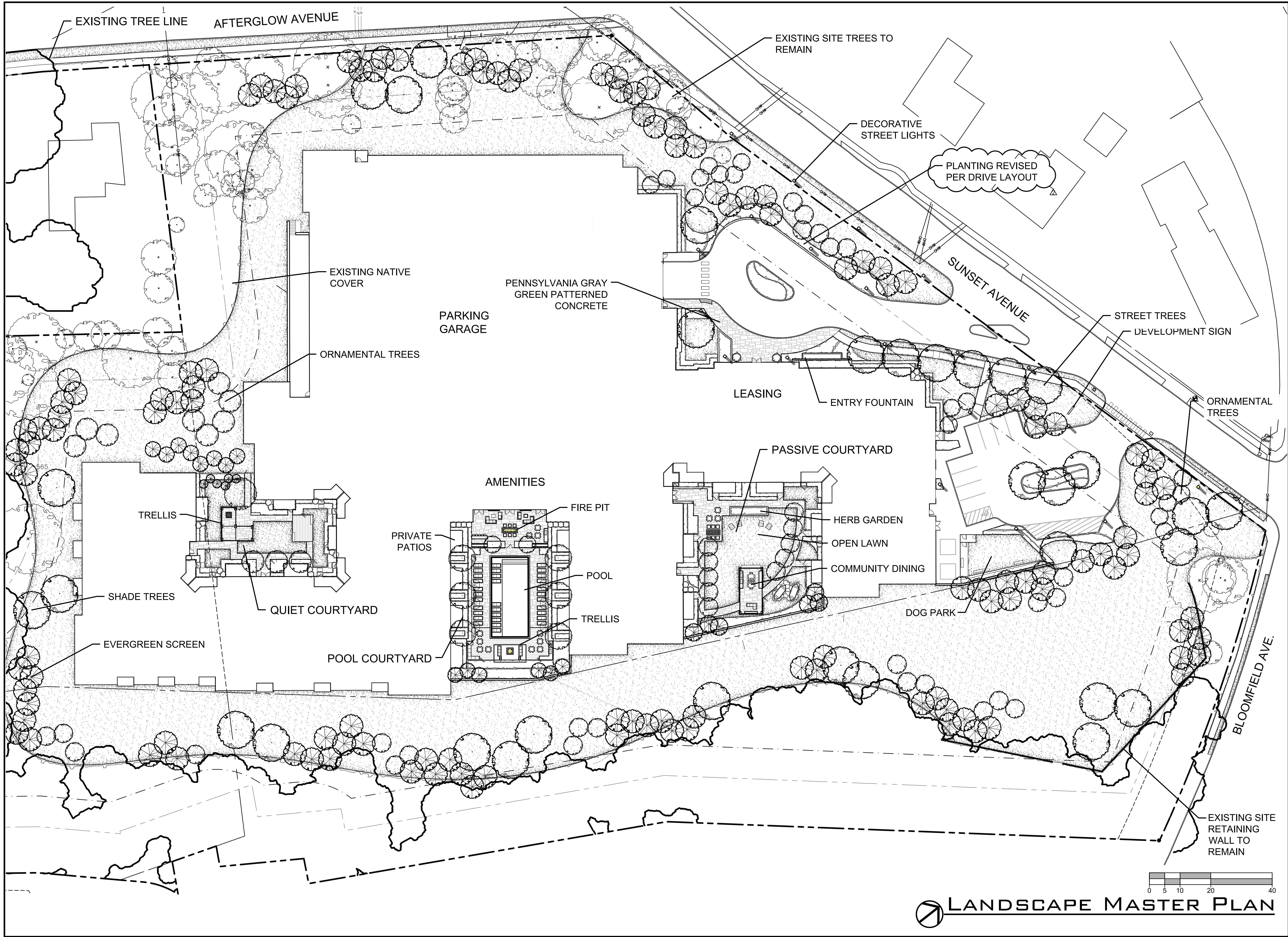
PREPARED BY:

LINDA
TYCHER
& ASSOCIATES

LANDSCAPE ARCHITECTS
11411 N. Central Expy. Suite V, Dallas,
Texas 75243 Tel. (214) 750-1210 Fax.
(214) 750-1210

SHEET INDEX:

L1.01	LANDSCAPE MASTER PLAN	L1.08	LANDSCAPE PLANTING PLAN
L1.02	SWIMMING POOL COURTYARD PLAN	L1.09	LANDSCAPE PLANTING PLAN
L1.03	PASSIVE COURTYARD PLAN	L1.10	SWIMMING POOL COURTYARD PLANTING PLAN
L1.04	QUIET COURTYARD PLAN	L1.11	PASSIVE COURTYARD PLANTING PLAN
L1.05	SITE AMENITIES	L1.12	QUIET COURTYARD PLANTING PLAN
L1.06	LANDSCAPE PLANTING PLAN	L1.13	LANDSCAPE DETAILS
L1.07	LANDSCAPE PLANTING PLAN		



LANDSCAPE ARCHITECTS
11411 N. CENTRAL EXP., SUITE V
DALLAS, TEXAS 75243
(214) 750-1210

CANOE BROOK
DEVELOPMENT

CANOE BROOK DEVELOPMENT
75 Eisenhower Parkway
Roseland, NJ 07068
PH. 973-852-1700

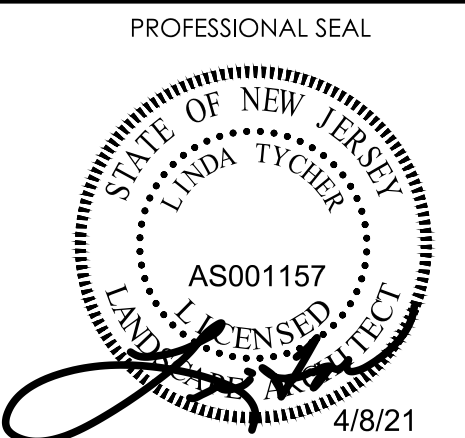


BNE Real Estate Group
16 Microlab Road, Suite A
Livingstone, NJ 070349
PH. 973-992-2443

VERONA SUNSET URBAN RENEWAL, LLC

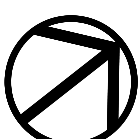
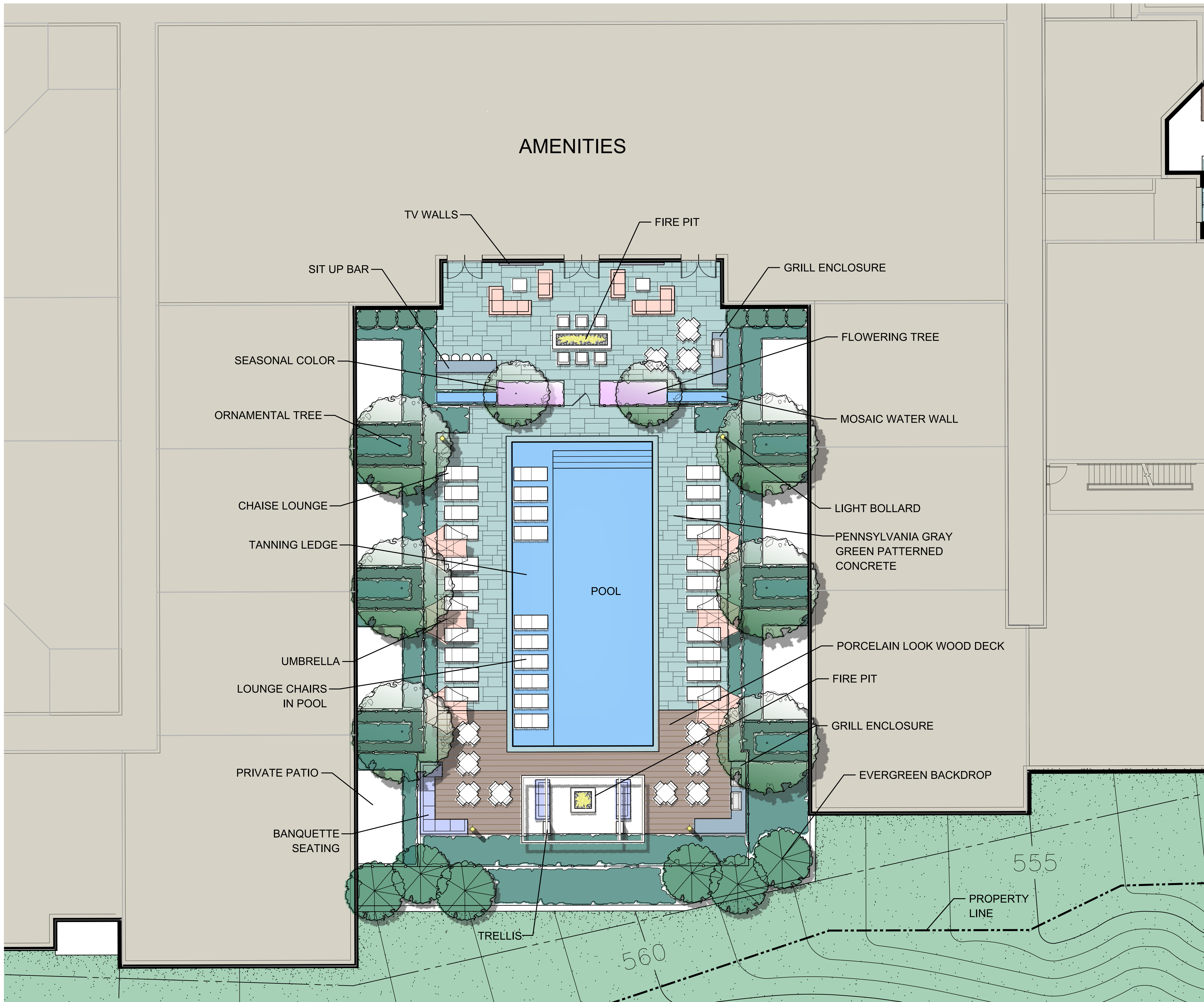
VERONA DEVELOPMENT
BLOCK 303, LOTS 4 TOWNSHIP OF VERONA
BLOCK 301, LOT 4 AND BLOCK 401, LOT 1
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

DRAWING ISSUE / REVISION	DATE
DESCRIPTION	
SITE PLAN SUBMITTAL	12/15/21
PARKING REVISION	4/8/22
DRIVE REVISION	5/9/22



LANDSCAPE
MASTER PLAN

L1.01



SWIMMING POOL COURTYARD PLAN

SCALE: 1/8"=1'-0"

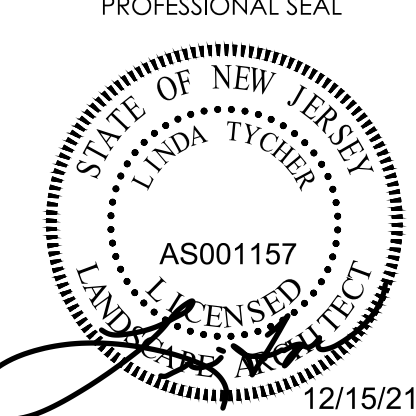
LINDA TYCHER & ASSOCIATES
LANDSCAPE ARCHITECTS
11411 N. CENTRAL EXP., SUITE V
DALLAS, TEXAS 75243
(214) 750-1210

CANOE BROOK DEVELOPMENT
CANOE BROOK DEVELOPMENT
75 Eisenhower Parkway
Roseland, NJ 07068
PH. 973-852-1700

BNE REAL ESTATE GROUP
BNE Real Estate Group
16 Microlab Road, Suite A
Livingstone, NJ 070349
PH. 973-992-2443

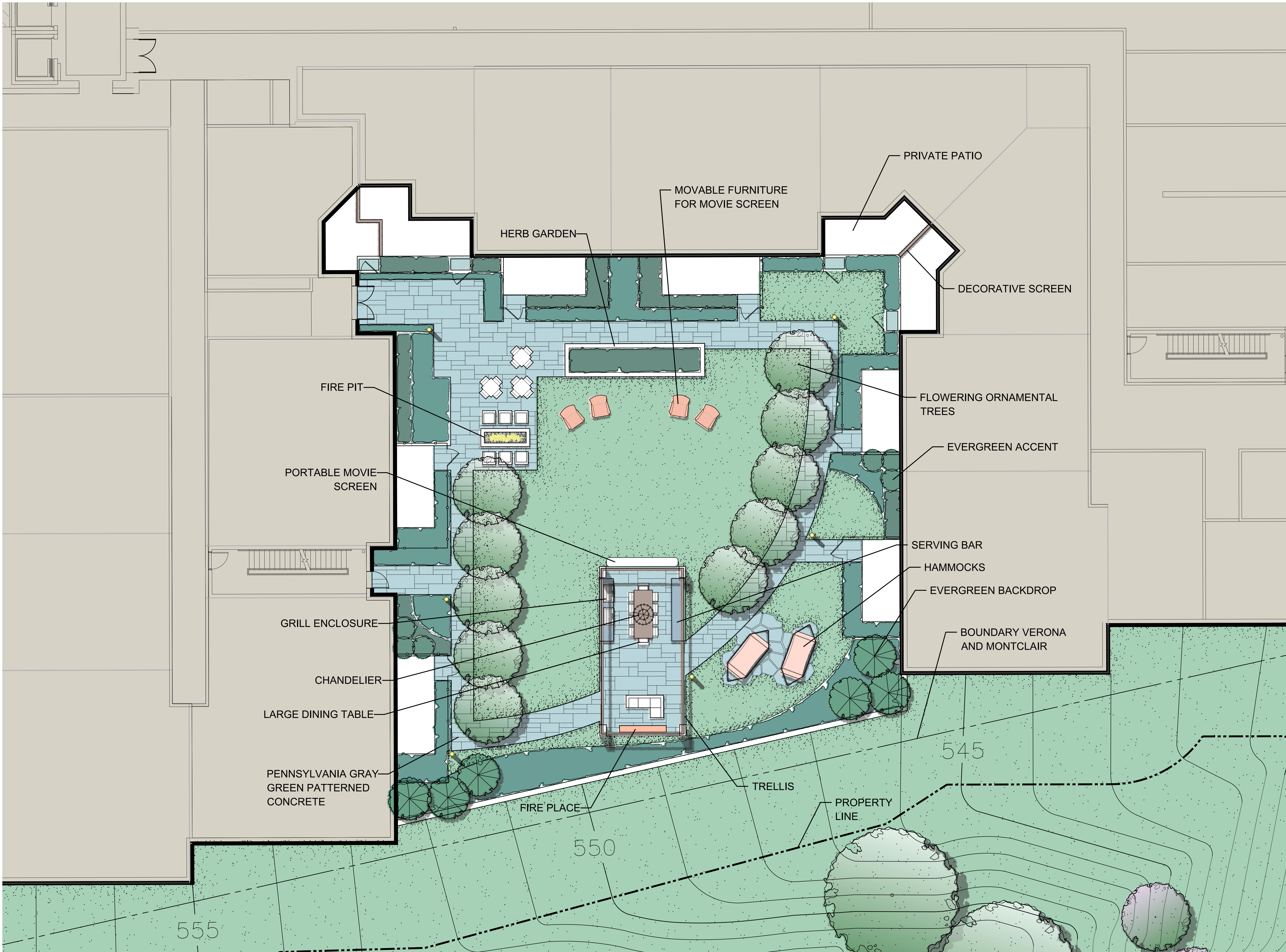
VERONA SUNSET URBAN RENEWAL, LLC
VERONA DEVELOPMENT
BLOCK 303, LOTS 4 TOWNSHIP OF VERONA
BLOCK 301, LOT 4 AND BLOCK 401, LOT 1
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

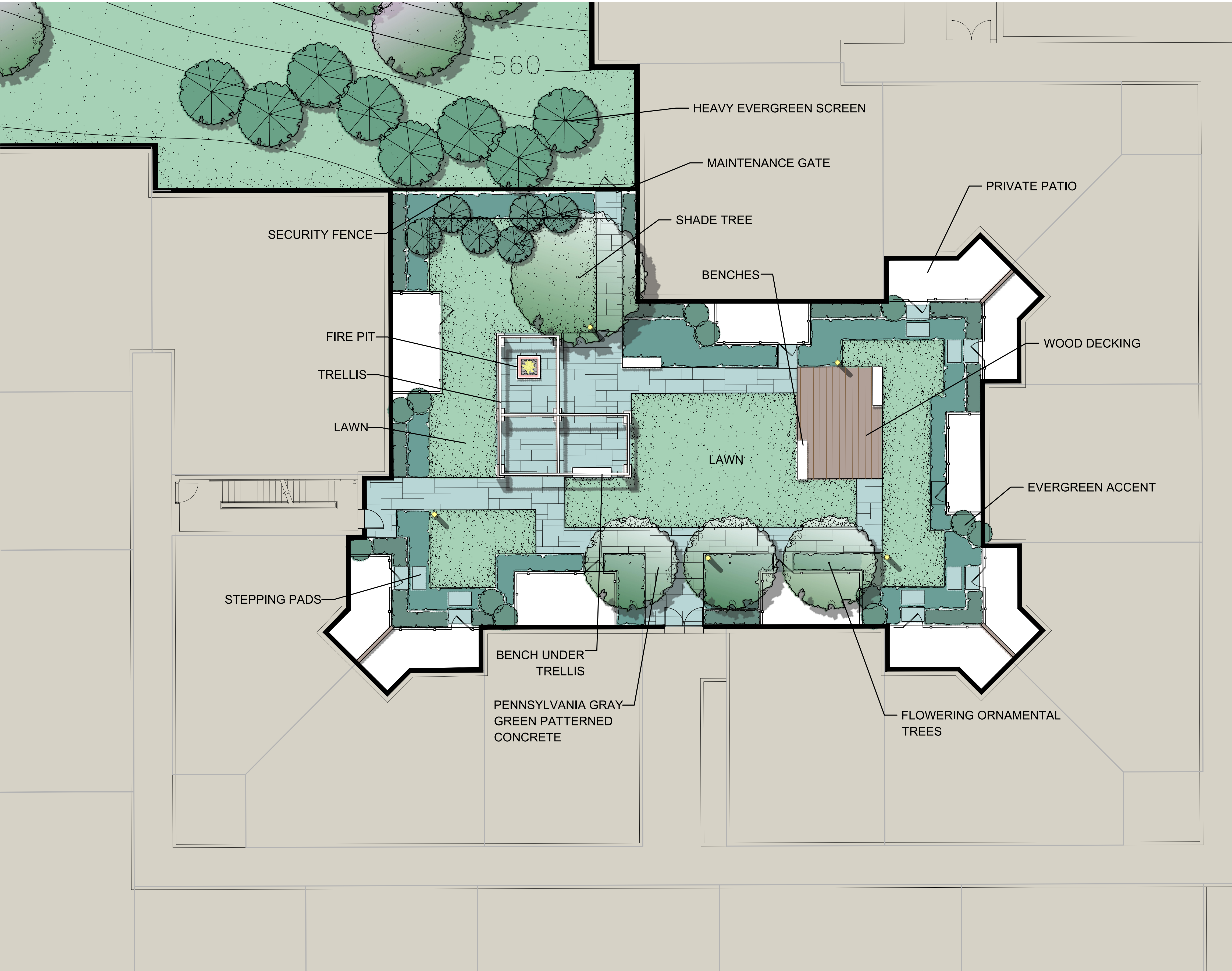
DRAWING ISSUE / REVISION	DATE
DESCRIPTION	
SITE PLAN SUBMITTAL	12/15/21



SWIMMING POOL
COURTYARD PLAN

L1.02





LANDSCAPE ARCHITECTS
11411 N. CENTRAL EXP., SUITE V
DALLAS, TEXAS 75243
(214) 750-1210

CANOE BROOK
DEVELOPMENT

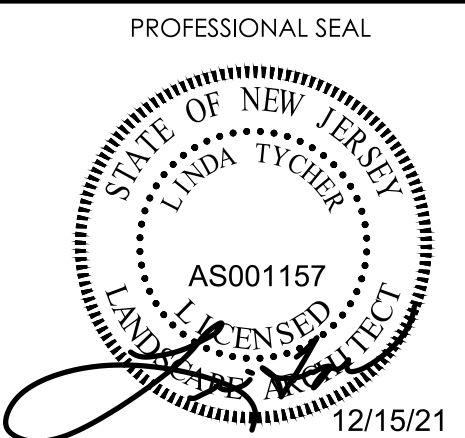
CANOE BROOK DEVELOPMENT
75 Eisenhower Parkway
Roseland, NJ 07068
PH. 973-852-1700



BNE Real Estate Group
16 Microlab Road, Suite A
Livingstone, NJ 070349
PH. 973-992-2443

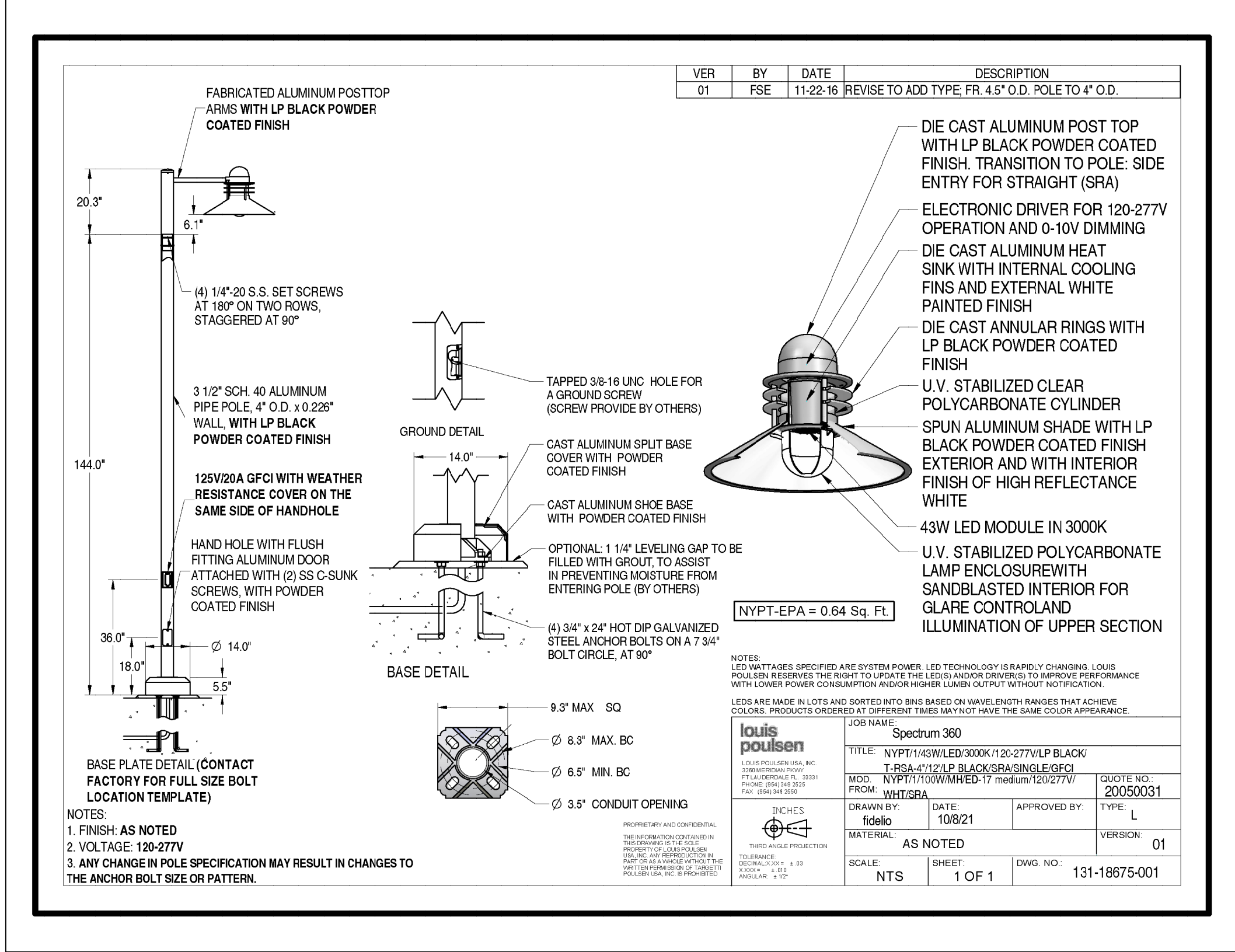
VERONA SUNSET URBAN RENEWAL, LLC
VERONA DEVELOPMENT
BLOCK 303, LOTS 4 TOWNSHIP OF VERONA
BLOCK 301, LOT 4 AND BLOCK 401, LOT 1
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

DRAWING ISSUE / REVISION	
DESCRIPTION	DATE
SITE PLAN SUBMITTAL	12/15/21

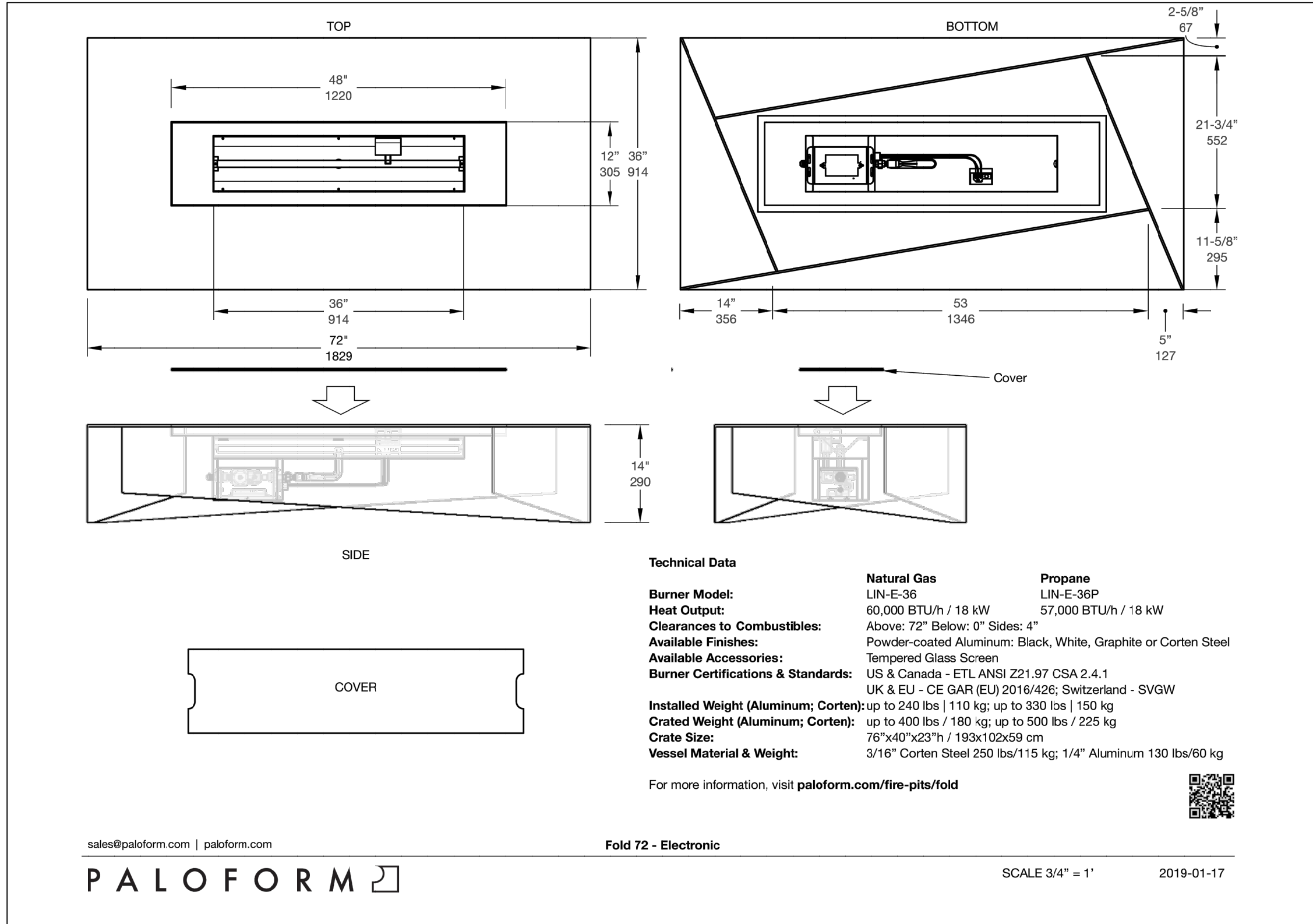


QUIET COURTYARD
PLAN

L1.04



PALOFORM- FOLD 72, GRAPHIC POWDER COAT, BLACK GLASS



LOUIS POULSEN NYHAVEN- BLACK



HESS LINEA- GRAPHITE GRAY



LINEA LED Specification

The simple linear form of LINEA combined with LED illumination provides a synergy of form and function. High-power LEDs provide a wide asymmetric distribution while generating no light above ninety degrees horizontal. Bollard housing and shaft are single-piece and finished in finely textured paint. All hardware is stainless steel.

.hess



Model	Lamp	Color Temperature	Volt	Mounting	Pole	Finish	Option
LN950	LED - Standard output	WW - 3000K	UNV - 120-277V	A - Single Mount	ogSRA - 3' Straight Rectangular	SG - Silver Grey	DIM - 0-10VDC Dimming
	HP/LED - High output	NW - 4000K		B - Twin Mount		DG - Dark Grey	EF - External Flange
						GG - Graphite Grey	N - None
						BLK - Matte Black	
						BRZ - Dark Bronze	
						CC - Custom RAL Color	

Specifications are subject to change without notification
HessAmerica > Products > Lighting Products > Illuminating Bollard > LINEA
https://www.hessamerica.com/Products/Lighting/Illuminating_Bollard/LINEA/

Page 1



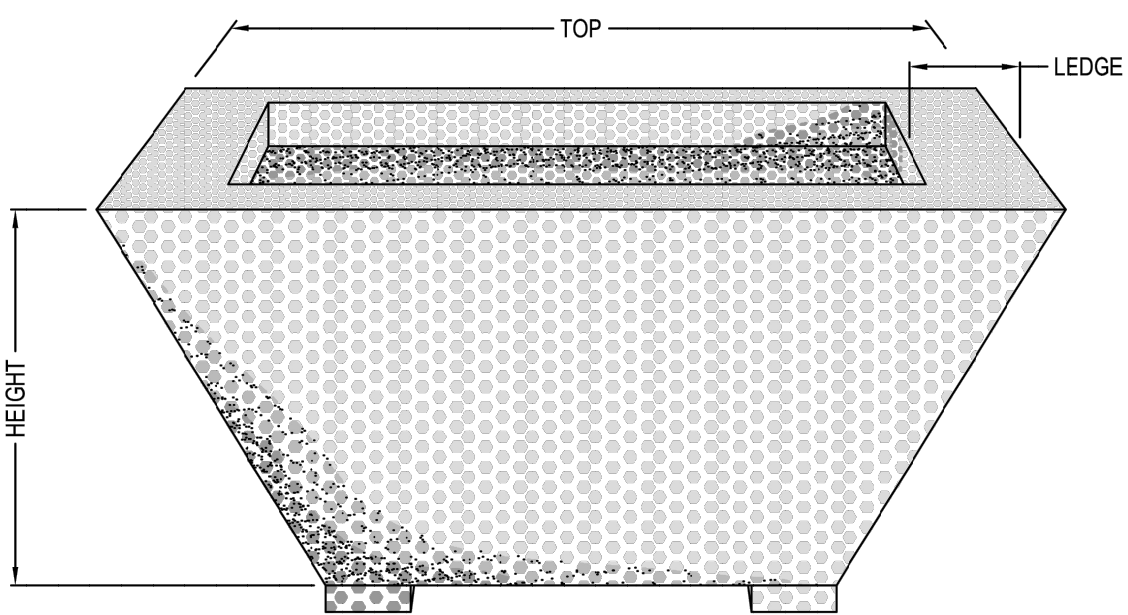
GRAND EFFECTS
18 TECHNOLOGY DR. SUITE 110
IRVINE, CA 92618
PHONE: (949) 697-5270
FAX: (949) 625-8027
www.grandeffectsincc.com

SELECT DESIRED OPERATION:

- ☐ AUTOMATION OPERATION
- ☐ MANUAL OPERATION

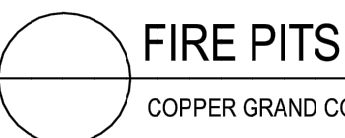
SELECT DESIRED SIZE:

- ☐ 40" SQ TOP X 17" H x 24" base (6.5" LEDGE)
- ☐ 50" SQ TOP X 17" H x 28" base (8.5" LEDGE)



PERSPECTIVE

- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4903-047.



FIRE PITS
COPPER GRAND CORINTHIAN FIRE PIT

4903-047

PROTECTED BY COPYRIGHT ©2014 CADDETAILS.COM LTD.

REVISION DATE 08/15/2014

CADdetails.com

GRAND CORINTHIAN- BLACK GLASS

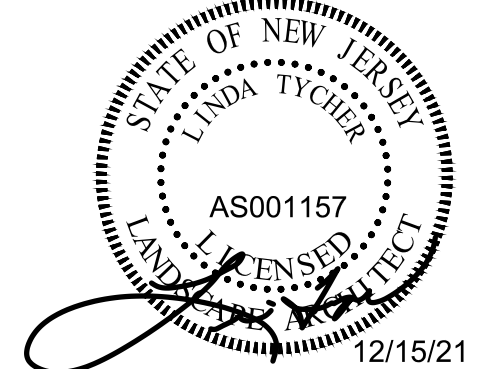


VERONA SUNSET URBAN RENEWAL, LLC

VERONA DEVELOPMENT
BLOCK 303, LOTS 4 TOWNSHIP OF VERONA
BLOCK 301, LOT 4 AND BLOCK 401, LOT 1
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

DRAWING ISSUE / REVISION
DESCRIPTION DATE
SITE PLAN SUBMITAL 12/15/21

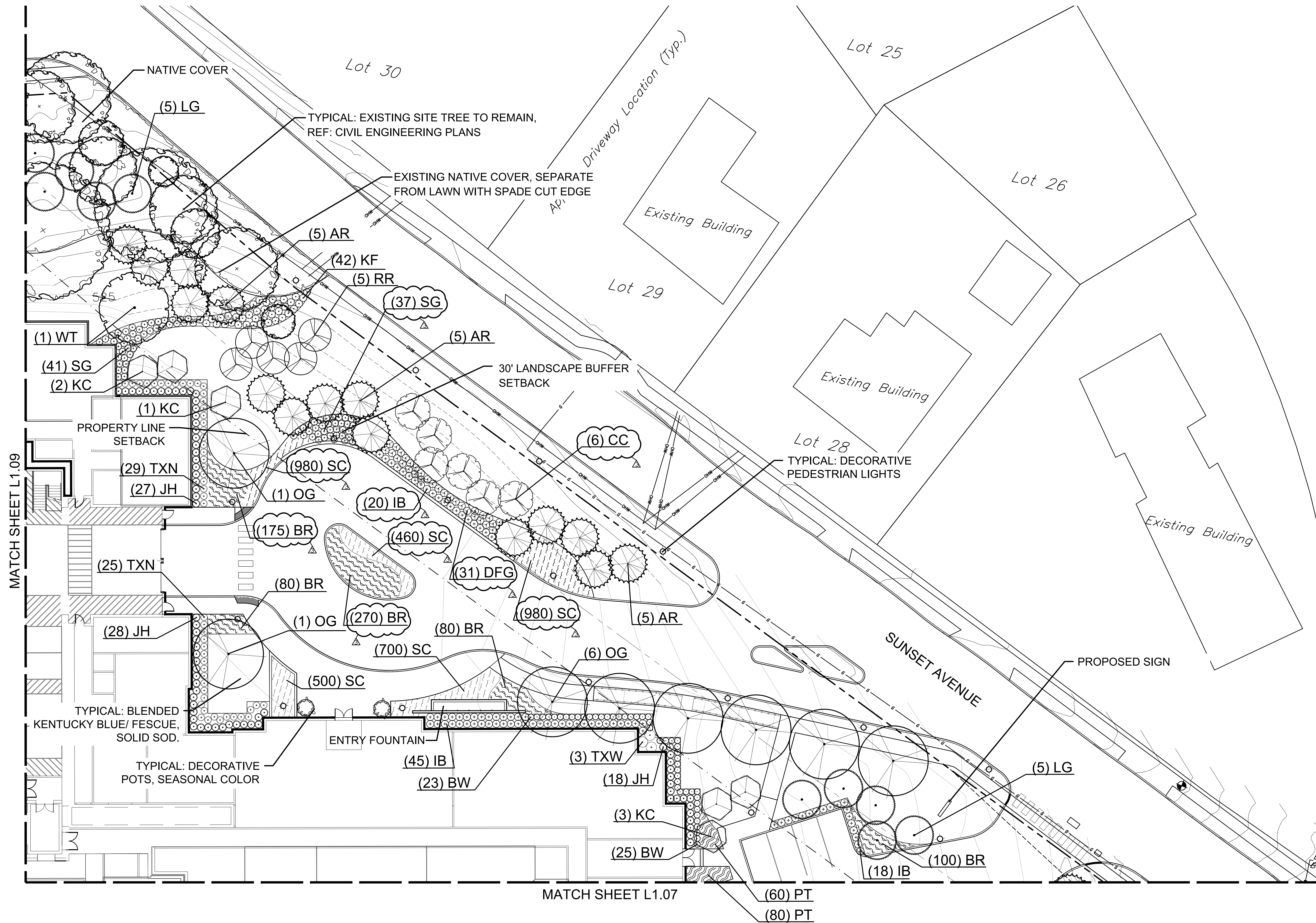
PROFESSIONAL SEAL



SITE AMENITIES

SITE AMENITIES
SCALE: NTS

L1.05



LANDSCAPE ARCHITECTS
11411 N. CENTRAL EXP., SUITE V
DALLAS, TEXAS 75243
(214) 750-1210

CANOE BROOK
DEVELOPMENT

CANOE BROOK DEVELOPMENT
75 Eisenhower Parkway
Roseland, NJ 07068
PH. 973-852-1700

BNE | REAL ESTATE GROUP

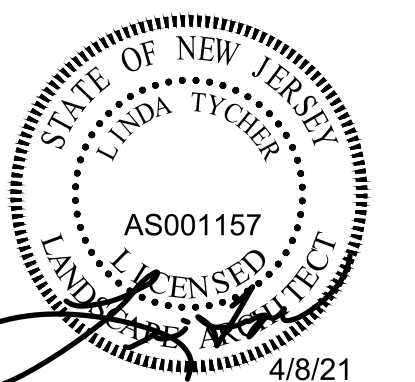
BNE Real Estate Group
16 Microlab Road, Suite A
Livingstone, NJ 070349
PH. 973-992-2443

VERONA SUNSET URBAN RENEWAL, LLC

VERONA DEVELOPMENT
BLOCK 303, LOTS 4 TOWNSHIP OF VERONA
BLOCK 301, LOT 4 AND BLOCK 401, LOT 1
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

DRAWING ISSUE / REVISION	DATE
DESCRIPTION	
SITE PLAN SUBMITTAL	12/15/21
PER CITY COMMENTS	2/23/22
PARKING REVISION	4/8/22
DRIVE REVISION	5/9/22

PROFESSIONAL SEAL



LANDSCAPE
PLANTING PLAN

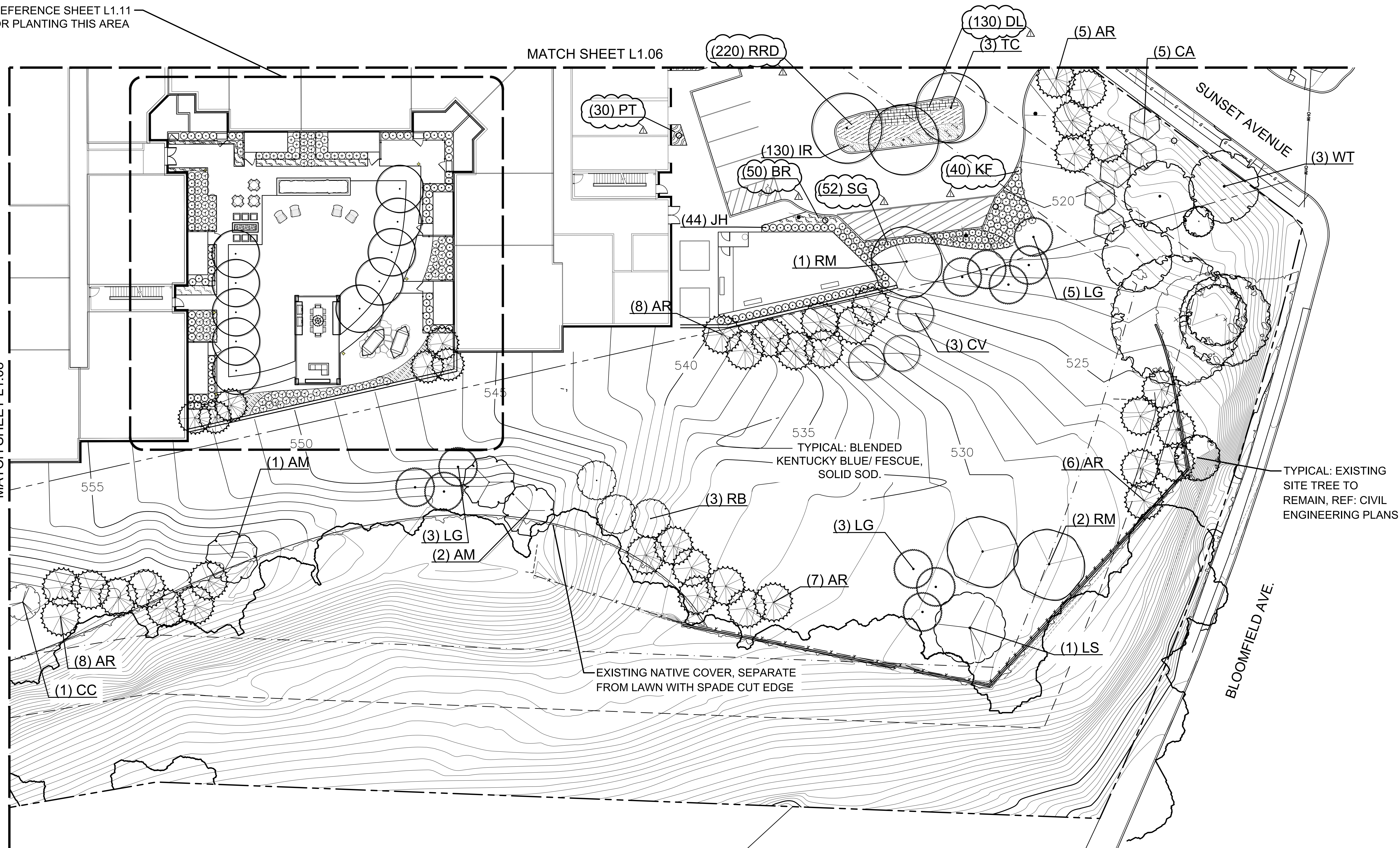
L1.06

LANDSCAPE PLANTING PLAN
SCALE: 1/16"=1'-0"

REFERENCE SHEET L1.11
FOR PLANTING THIS AREA

MATCH SHEET L1.06

MATCH SHEET L1.08



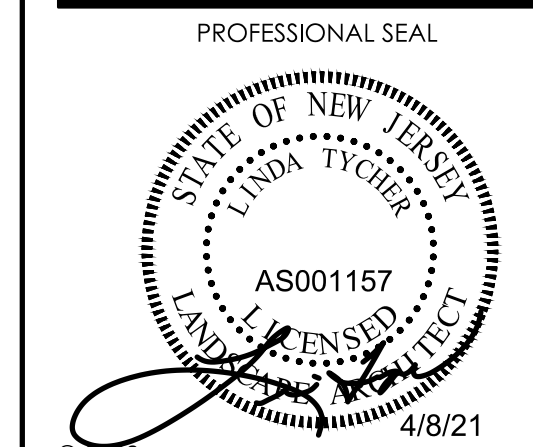
TYPICAL: EXISTING
SITE TREE TO
REMAIN, REF: CIVIL
ENGINEERING PLANS

EXISTING NATIVE COVER, SEPARATE
FROM LAWN WITH SPADE CUT EDGE

TYPICAL: BLENDED
KENTUCKY BLUE/ FESCUE,
SOLID SOD.

VERONA SUNSET URBAN RENEWAL, LLC
VERONA DEVELOPMENT
BLOCK 303, LOTS 4 TOWNSHIP OF VERONA
BLOCK 301, LOT 4 AND BLOCK 401, LOT 1
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

DRAWING ISSUE / REVISION		DATE
DESCRIPTION		
SITE PLAN SUBMITTAL		12/15/21
PARKING REVISION		4/8/22



LINDA TYCHER & ASSOCIATES
LANDSCAPE ARCHITECTS
11411 N. CENTRAL EXP., SUITE V
DALLAS, TEXAS 75243
(214) 750-1210

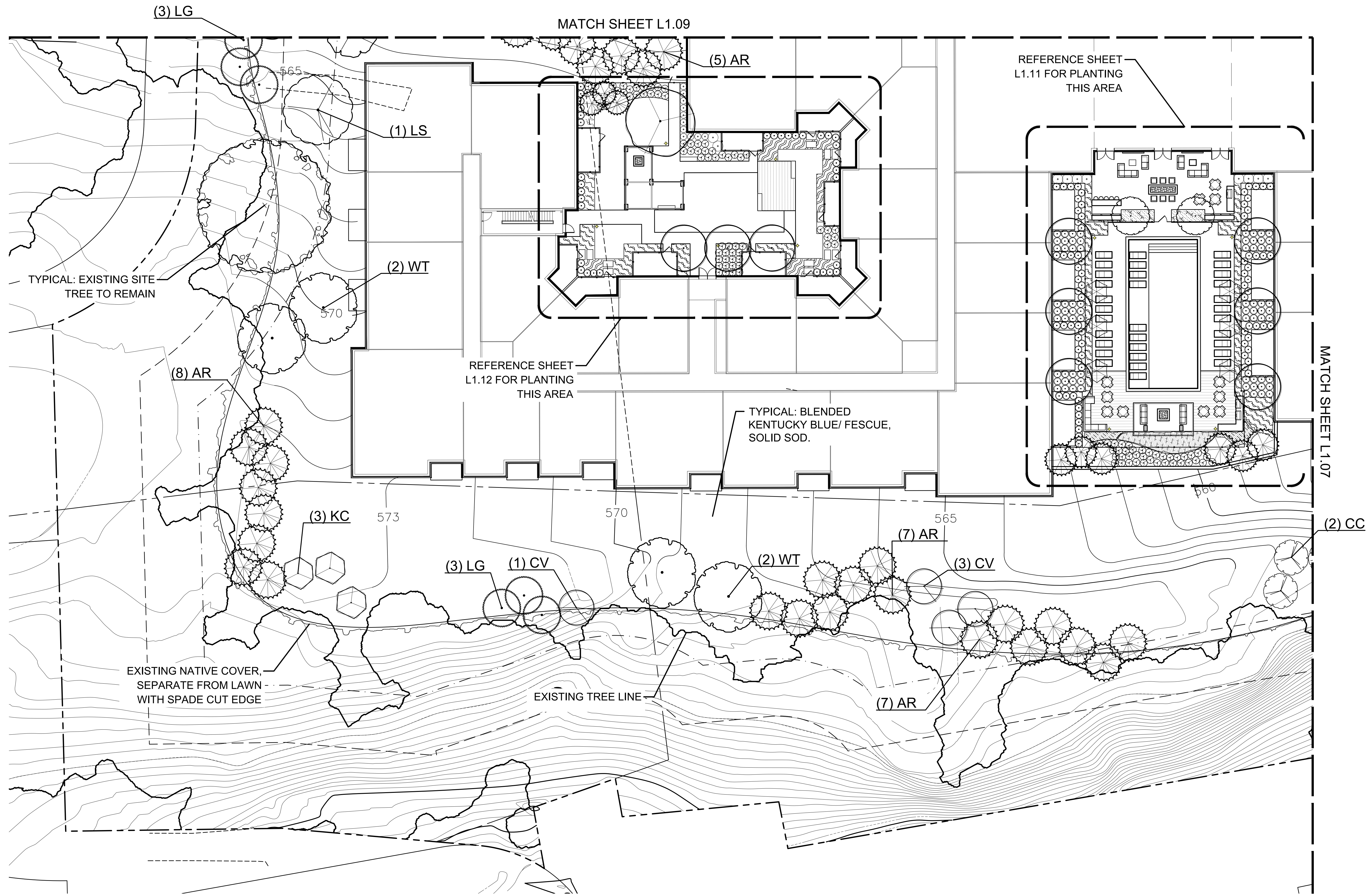
CANOE BROOK DEVELOPMENT
CANOE BROOK DEVELOPMENT
75 Eisenhower Parkway
Roseland, NJ 07068
PH. 973-852-1700

BNE REAL ESTATE GROUP
BNE Real Estate Group
16 Microlab Road, Suite A
Livingstone, NJ 070349
PH. 973-992-2443

LANDSCAPE
PLANTING PLAN

LANDSCAPE PLANTING PLAN
SCALE: 1/16"=1'-0"

L1.07





LANDSCAPE ARCHITECTS
11411 N. CENTRAL EXP., SUITE V
DALLAS, TEXAS 75243
(214) 750-1210

CANOE BROOK
DEVELOPMENT

CANOE BROOK DEVELOPMENT
75 Eisenhower Parkway
Roseland, NJ 07068
PH. 973-852-1700

BNE | REAL ESTATE GROUP

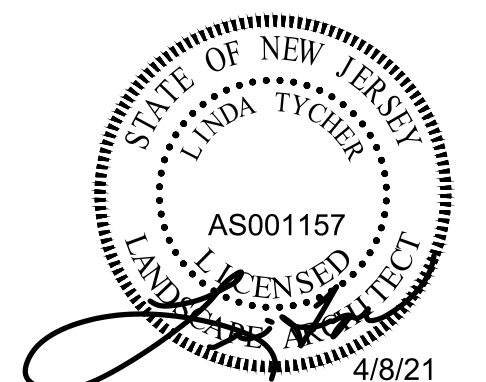
BNE Real Estate Group
16 Microlab Road, Suite A
Livingstone, NJ 070349
PH. 973-992-2443

VERONA SUNSET URBAN RENEWAL, LLC

VERONA DEVELOPMENT
BLOCK 303, LOTS 4 TOWNSHIP OF VERONA
BLOCK 301, LOT 4 AND BLOCK 401, LOT 1
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

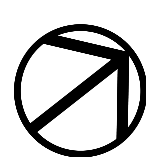
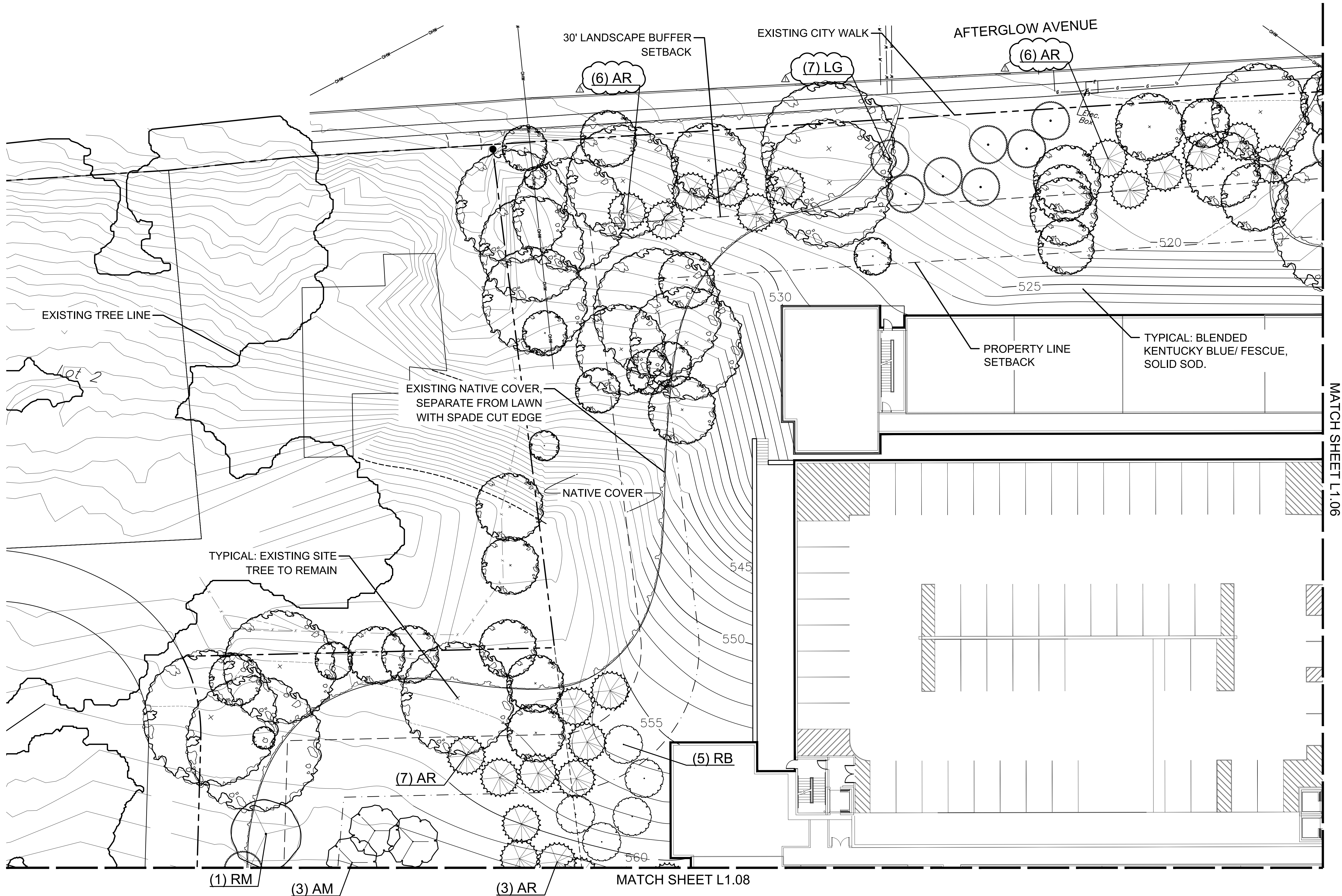
DRAWING ISSUE / REVISION	DATE
DESCRIPTION	
SITE PLAN SUBMITTAL	12/15/21
PER CITY COMMENTS	2/23/22

PROFESSIONAL SEAL



LANDSCAPE
PLANTING PLAN

L1.09



LANDSCAPE PLANTING PLAN

SCALE: 1/16"=1'-0"



LANDSCAPE ARCHITECTS
11411 N. CENTRAL EXP., SUITE V
DALLAS, TEXAS 75243
(214) 750-1210

CANOE BROOK
DEVELOPMENT

CANOE BROOK DEVELOPMENT
75 Eisenhower Parkway
Roseland, NJ 07068
PH. 973-852-1700

BNE | REAL ESTATE GROUP

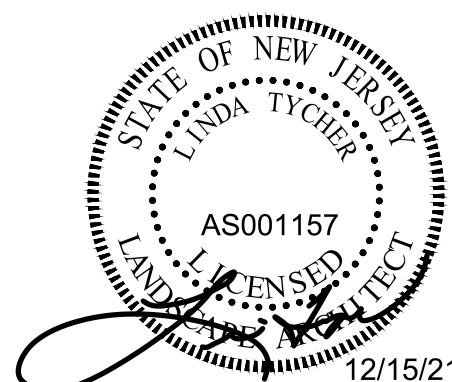
BNE Real Estate Group
16 Microlab Road, Suite A
Livingstone, NJ 070349
PH. 973-992-2443

VERONA SUNSET URBAN RENEWAL, LLC

VERONA DEVELOPMENT
BLOCK 303, LOTS 4 TOWNSHIP OF VERONA
BLOCK 301, LOT 4 AND BLOCK 401, LOT 1
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

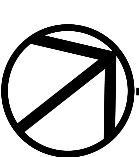
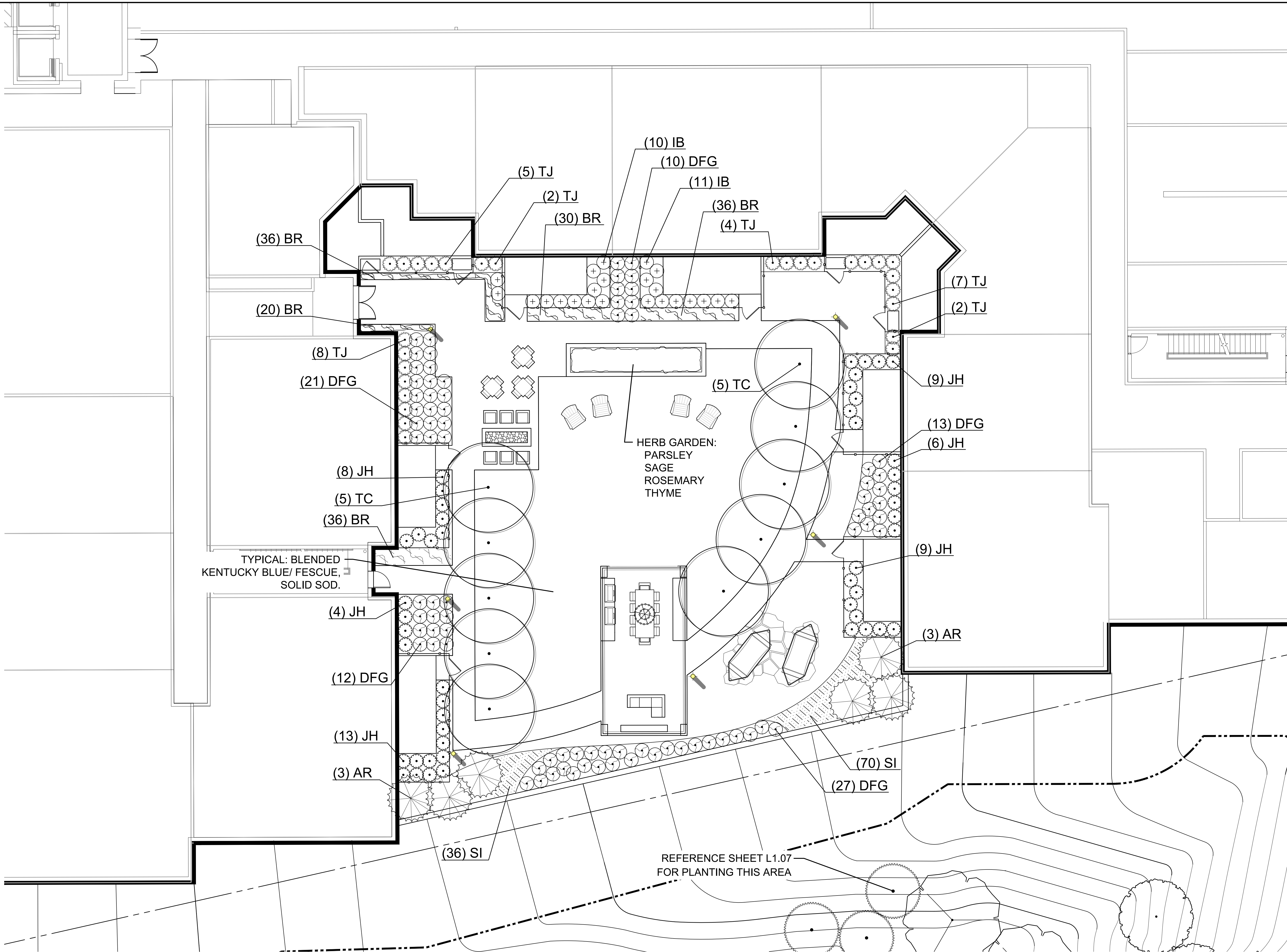
DRAWING ISSUE / REVISION	
DESCRIPTION	DATE
SITE PLAN SUBMITTAL	12/15/21

PROFESSIONAL SEAL

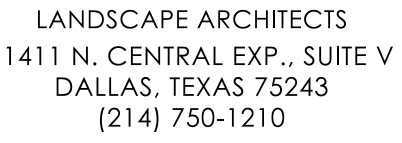


PASSIVE
COURTYARD
PLANTING PLAN

L1.10



PASSIVE COURTYARD PLANTING PLAN
SCALE: 1/8"=1'-0"

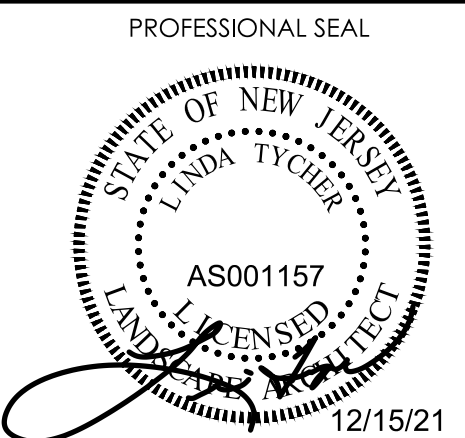


ANOE BROOK DEVELOPMENT
75 Eisenhower Parkway
Roseland, NJ 07068
PH. 973-852-1700



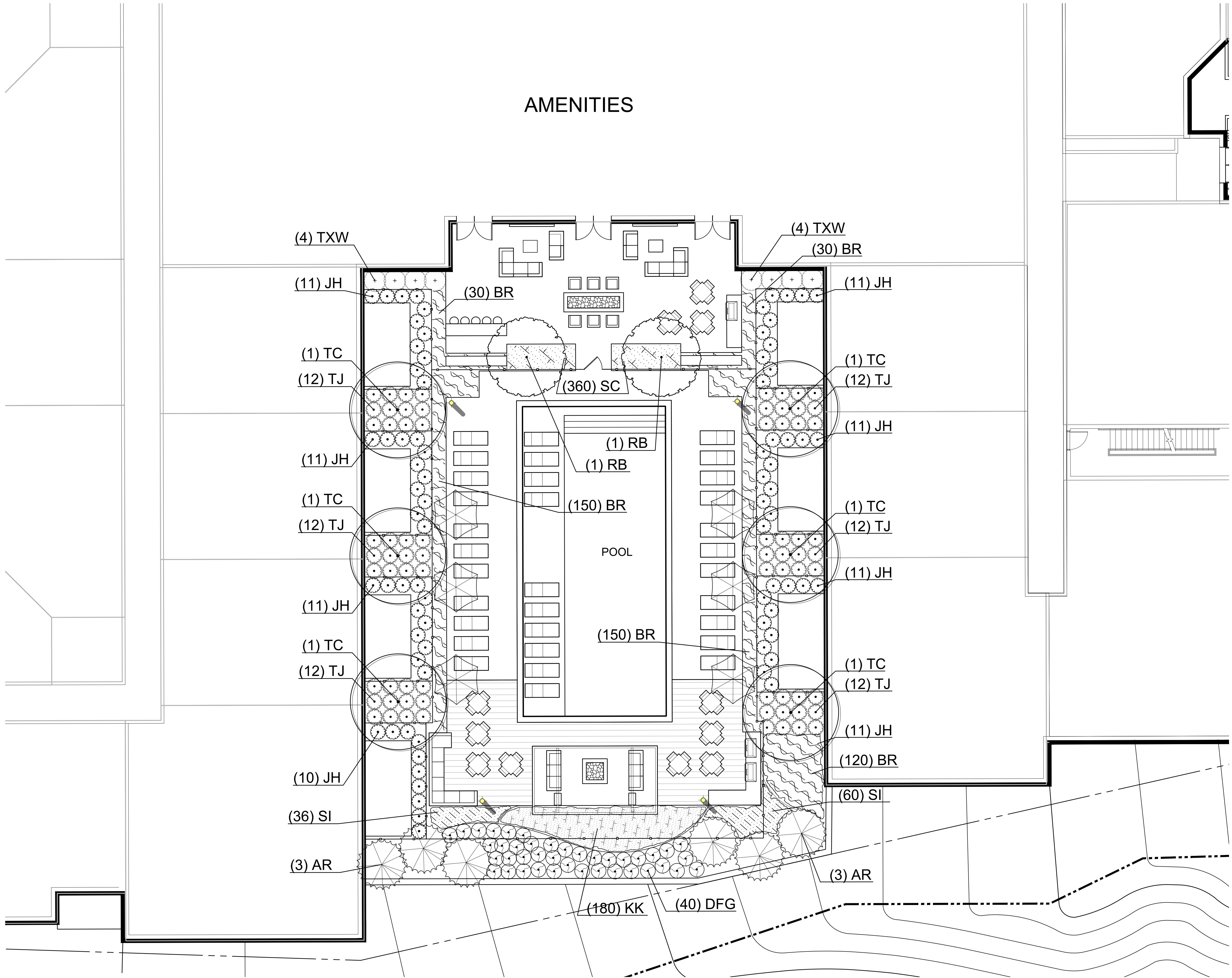
BLOCK 303, LOTS 4 TOWNSHIP OF VERONA
BLOCK 301, LOT 4 AND BLOCK 401, LOT 1
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

DRAWING ISSUE / REVISION	
DESCRIPTION	DATE
WHITE PLAN SUBMITTAL	12/15/2



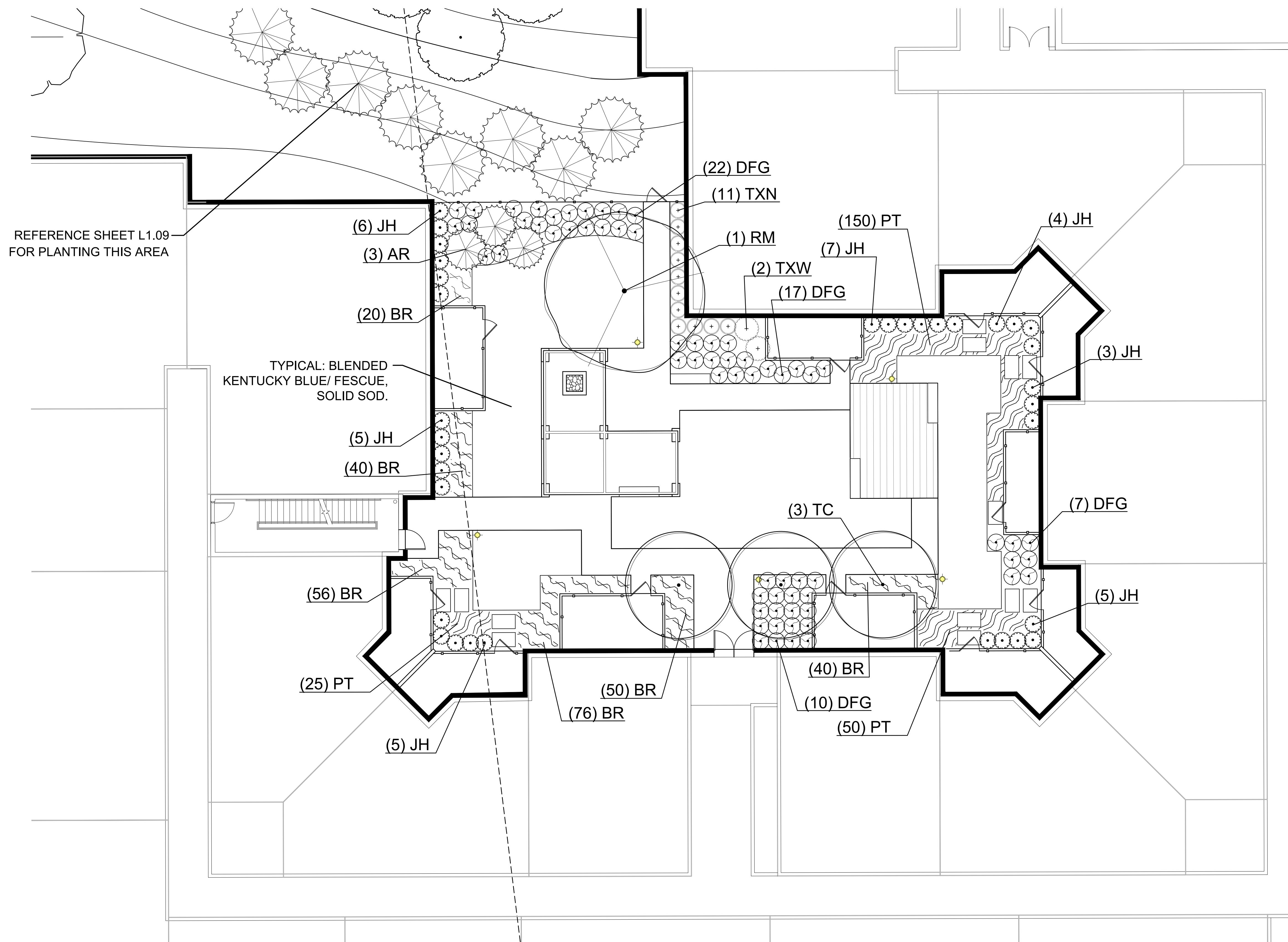
L1.11

AMENITIES



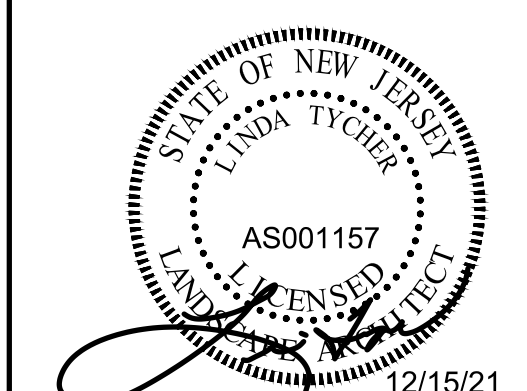
POOL COURTYARD PLANTING PLAN

SCALE: 1/8"=1'-0"



DRAWING ISSUE / REVISION	
DESCRIPTION	DATE
SITE PLAN SUBMITTAL	12/15/21

PROFESSIONAL SEAL



GENERAL NOTES: LANDSCAPE CONTRACTOR

1. LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANTS AND TREES FOR 24 MONTHS. ANY REPLACEMENT PLANTS WILL CARRY AN ADDITIONAL 90 DAY GUARANTEE.
2. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT 'AMERICAN STANDARDS FOR NURSERY STOCK' BY AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA) AND SHALL BE IDENTIFIED BY WATERPROOF LABELS FIRMLY ATTACHED TO PLANTS. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY LANDSCAPE ARCHITECT.
3. NO PLANT SUBSTITUTIONS, SIZE OR SPECIES, SHALL BE PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
4. TREES OVERHANGING PEDESTRIAN CIRCULATION AREAS TO HAVE A CLEAR TRUNK HEIGHT OF 7'-0".
5. PLANS MUST BE SUBMITTED TO OWNER ADA CONSULTANT FOR REVIEW/ COMPLIANCE PRIOR TO CONSTRUCTION.
6. 100% OF LANDSCAPE AREA TO BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS DESIGNED BY REGISTERED IRRIGATOR. DRIP IRRIGATION WILL NOT BE ALLOWED. LANDSCAPE ARCHITECT WILL PROVIDE PERFORMANCE SPECIFICATIONS AS DESIGN GUIDELINES.
7. LANDSCAPE CONTRACTOR TO PLACE 3" OF HARDWOOD BARK MULCH ON ALL BED AREAS, DARK BROWN FINE TEXTURED APPEARANCE.
8. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL FINISH GRADING HAS BEEN COMPLETED.
9. CONTRACTOR TO PROVIDE REPRESENTATIVE DIGITAL PHOTO OF ALL TREES AND PLANT MATERIAL TO LANDSCAPE ARCHITECT FOR APPROVAL.
10. PLANTING DATES:
FALL
AUGUST 15 - DECEMBER 15: EVERGREEN TREES
OCTOBER 15 - DECEMBER 15: DECIDUOUS TREES
SPRING
MARCH 1 - MAY 15: ALL PLANTS
11. ALL DISTURBED AREAS OF THE SITE NOT PLANTED WITH SHRUBS OR GROUND COVER SHALL BE FINE GRADED AND SEEDED OR SODDED.
12. ALL LAWN AREAS TO BE BLENDED KENTUCKY BLUE/ FESCUE, SOLID SOD.
13. LANDSCAPE CONTRACTOR TO SEPARATE ALL PLANTING AREAS FROM LAWN WITH A SPADE CUT EDGE.
14. LANDSCAPE CONTRACTOR TO COMMENCE WHEN GENERAL CONTRACTOR LEAVES THE SITE CLEAN, GRADED, FREE OF DEBRIS AND HAS PLACED 12" OF TOPSOIL.
15. ALL PLANTING/ LAWN AREAS TO RECEIVE BED PREP AFTER LANDSCAPE CONTRACTOR HAS FINE GRADED 12" TOPSOIL SUBGRADE PLACED BY GENERAL CONTRACTOR. BED PREP TO CONSIST OF 4" OF ORGANIC MATERIAL CONSISTING OF FOUR PARTS VOLUME OF TOPSOIL AND ONE PART VOLUME OF PEAT MOSS, PLUS TWO POUNDS OF 6-10-4 FERTILIZER PER CUBIC YARD.
16. CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL TEST OF EXISTING ON SITE SOILS TO BE USED AS PART OF PLANTING BACKFILL MIXTURE.
17. BACKFILL PLANT PITS WITH A MIXTURE OF TOPSOIL AND SOIL AMENDMENTS. AMENDMENTS SHALL BE ADDED AS RECOMMENDED BY CERTIFIED SOIL TEST.
18. CONTRACTOR TO PROVIDE PLANTING BACKFILL PER DEPTH SPECIFIED ON PLANTING DETAILS.
19. IN WET SOIL CONDITIONS, PLANT PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND THE ADDITIONAL AREA FILL WITH SAND.
20. IMPORTED OR ON-SITE TOPSOIL MAY BE USED TO REFILL THE EXCAVATED AREA. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED, AND PROTECTED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS.
21. ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL CONSTRUCTION AND STORAGE OF EQUIPMENT, WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT, SHALL BE PREPARED AND SEEDED PER SPECIFICATIONS.
22. ALL PLANTING AREAS WITHIN EXISTING PAVED AREAS SHALL BE DECOMPACTED A MINIMUM DEPTH OF 24 INCHES. CONTRACTOR TO REMOVE PAVING MATERIALS AND SCARIFY/RIP REMAINING SOIL TO A DEPTH OF 24 INCHES. TAKE CARE TO NOT RIP SOIL WITHIN THE DRIPLINE OF EXISTING TREES.
23. LANDSCAPE CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS.
24. LANDSCAPE CONTRACTOR TO LOCATE ALL UTILITIES THREE (3) DAYS PRIOR TO ANY EXCAVATION.
25. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR TREES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. LANDSCAPE CONTRACTOR TO NOTIFY OWNER OF ANY CONFLICTS. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
26. ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
27. DURING PLANTING OPERATIONS EXCESS WASTE MATERIALS SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THE SITE.

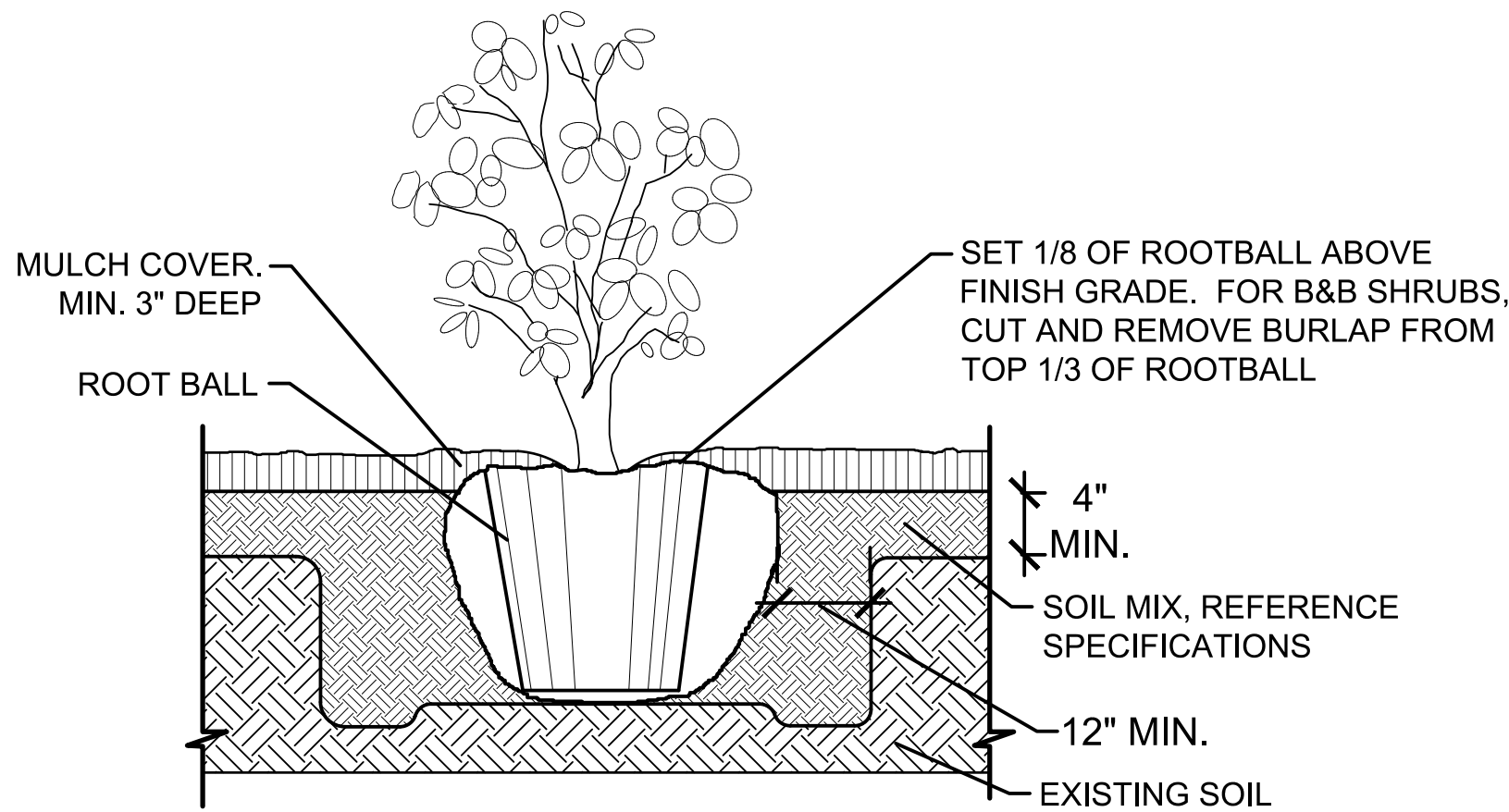
28. EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, AND FURNISHING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF THEIR NEGLIGENCE IN THE EXECUTION OF THE WORK.
29. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALL AND SHALL CONTINUE UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE. MAINTENANCE INCLUDES: WATERING, PRUNING, FERTILIZING, WEEDING, MULCHING, REPLACEMENT OF DISEASED OR DEAD PLANT, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH, AND SURVIVAL OF PLANTS.

LANDSCAPING AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§150-11.1 (A) BUFFER ZONE REQUIREMENTS	ALL COMMERCIAL, INDUSTRIAL, OFFICE APARTMENT, HEALTHCARE, INSTITUTIONAL, OR A PUBLIC USE ADJOINING OR ABUTTING A RESIDENTIAL ZONE, AND SHALL PROVIDE A BUFFER ZONE IN ACCORDANCE WITH THE STANDARDS SET FORTH BELOW: 5% OF LOT DETPH MINIMUM: 5 FT MAXIMUM 30 FT	30 FT
§150-11.1 (B) BUFFER ZONE REQUIREMENTS	NO PRINCIPAL OR ACCESSORY STRUCTURE, OTHER THAN AS MAY BE PROVIDED HEREIN. NOR ANY OFF-STREET PARKING OR LOADING AREAS OR OTHER USE SHALL BE PERMITTED WITHIN THE BUFFER ZONE.	COMPLIES
§150-11.2 (B) GENERAL LANDSCAPING REQUIREMENTS	ANY USE WHICH IS NOT CONDUCTED WITHIN A COMPLETELY ENCLOSED BUILDING, SUCH AS REQUIRED OFF-STREET PARKING, SHALL BE SCREENED BY A SOLID OR CLOSELY WOVEN FENCE OR BY EVERGREEN HEDGES OR SHRUBS SPACED AT INTERVALS OF NOT MORE THAN FIVE FEET, LOCATED AND MAINTAINED IN GOOD CONDITION, WITHIN TEN FEET OF THE PROPERTY LINE OR THE ZONE DISTRICT BOUNDARY LINE.	COMPLIES
§150-11.4 (A) USE OF AREAS RESTRICTED	THE PLANTED AREA AND A PLANTED BUFFER AREA REQUIRED BY THIS CHAPTER SHALL NOT BE USED FOR ANY BUILDINGS, STRUCTURES, PAVING OR PARKING OR FOR THE SALE, DISPLAY, STORAGE OR LEASING OF MATERIALS OR FOR ANY OTHER USE OTHER THAN A PLANTED AREA OR A PLANTED BUFFER AREA EXCEPT DETENTION BASINS.	COMPLIES
§150-11.6 (B) DESIGN CRITERIA	THE PLANTED AREA OR REQUIRED BUFFER AREA SHALL BE PLANTED WITH APPROVED PLANT MATERIAL WITH SUFFICIENT ORGANIC SANITARY MATERIAL, TOPSOIL, PEAT MOSS AND THE LIKE, SO THAT THE SAME SHALL BE LIKELY TO THRIVE. MINIMUM DEPTH OF TOPSOIL IN ALL TURF AREAS SHALL BE FOUR INCHES.	COMPLIES

IRRIGATION NOTE:

IRRIGATION CONTRACTOR, LICENSED IN THE STATE OF NEW JERSEY, TO PROVIDE DESIGN BUILD SERVICE FOR A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH A RAIN AND FREEZE SENSOR. HIGH EFFICIENCY SPAY HEADS TO BE UTILIZED. NO DRIP IRRIGATION TO BE USED.



1 SHRUB PLANTING DETAIL AT GRADE SCALE: NTS

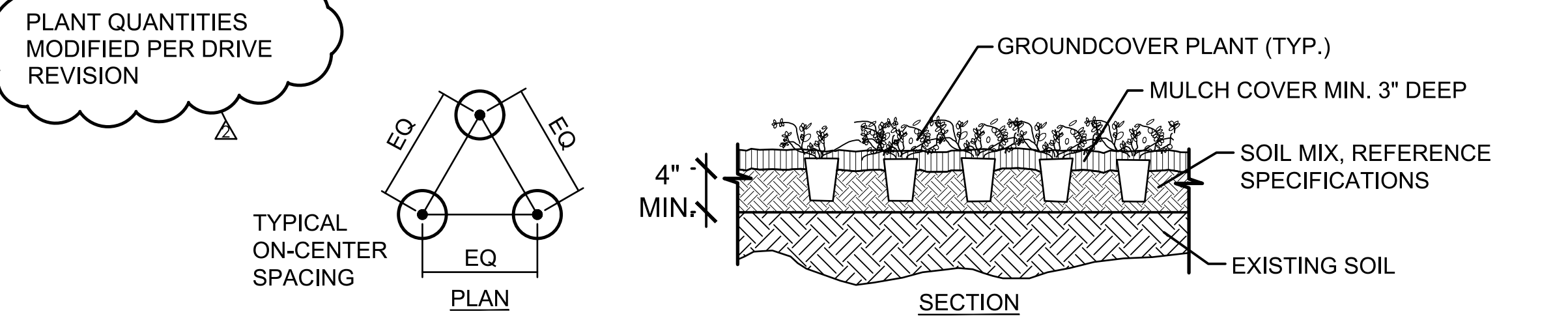
LANDSCAPE MASTER PLAN PLANT LIST

TREES					
QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
6	AM	AMELANCHIER CANADENSIS	SERVICEBERRY	8' - 10' HT.	AS SHOWN
113	AR	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	8' - 10' HT.	AS SHOWN
7	CV	CORNUS x 'VENUS'	'VENUS' DOGWOOD	8' - 10' HT.	AS SHOWN
9	CC	CORNUS x 'CELESTIAL SHADOWS'	'CELESTIAL' DOGWOOD	8' - 10' HT.	AS SHOWN
5	RM	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	3" CALIPER	AS SHOWN
34	LG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	8' - 10' HT.	AS SHOWN
9	KC	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	8' - 10' HT.	AS SHOWN
8	OG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CALIPER	AS SHOWN
10	RB	BETULA NIGRA	RIVER BIRCH	3" CALIPER	AS SHOWN
5	RR	MALUS x 'ROYAL RAINDROPS'	'ROYAL RAINDROPS' CRABAPPLE	8' - 10' HT.	AS SHOWN
2	LS	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3" CALIPER	AS SHOWN
5	CA	MALUS SARGENTII	SARGENT CRABAPPLE	8' - 10' HT.	AS SHOWN
8	WT	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	3" CALIPER	AS SHOWN
22	TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN	3" CALIPER	AS SHOWN

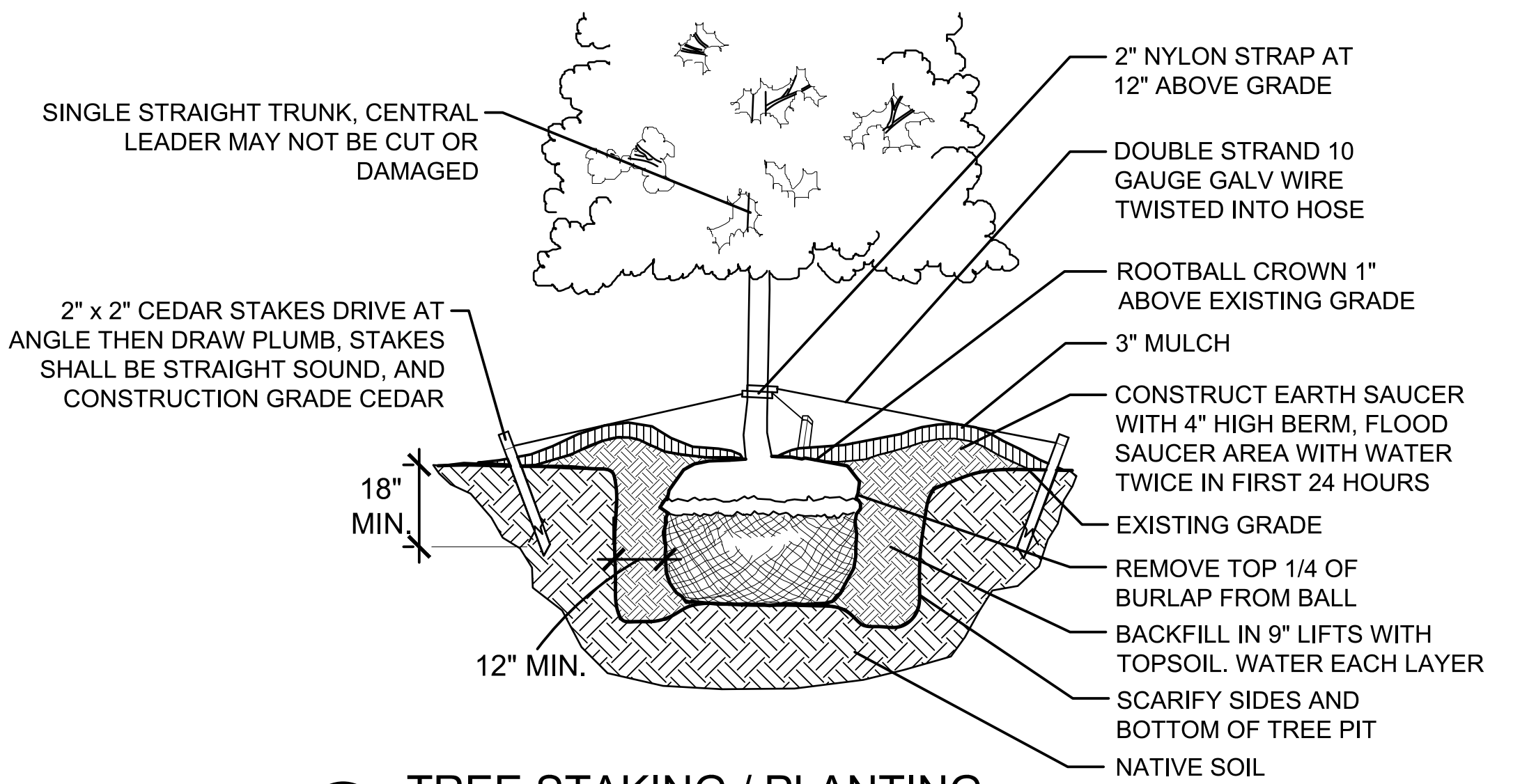
SHRUBS					
CODE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
1,195	BR	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	1 GAL.	12" O.C.
48	BW	BUXUS MICROPHYLLA 'WINTERGREEN'	WINTERGREEN BOXWOOD	5 GAL.	2'-0" O.C.
104	IB	ILEX GLABRA	INK BERRY	5 GAL.	2'-6" O.C.
274	JH	ILEX CRENATA 'GREEN LUSTRE'	JAPANESE HOLLY	24" - 36" HEIGHT	2'-6" O.C.
100	TJ	JUNIPERUS SABINA TAMARISCIFOLIA	TAM JUNIPER	5 GAL.	2'-6" O.C.
48	TXN	TAXUS CUSPIDATA 'NANA'	DWARF JAPANESE YEW	24" - 30" HEIGHT	2'-6" O.C.
13	TXW	TAXUS x MEDIA 'WARDII'	WARDII YEW	24" - 30" HEIGHT	AS SHOWN

GROUND COVER/ PERENNIALS					
CODE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
130	DL	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GAL.	12" O.C.
240	KK	ARCTOSTAPHYLOS UVA-URSI	KINKKINICK	1 GAL.	12" O.C.
220	RRD	HEMEROCALLIS 'ROSY RETURNS'	ROSY RETURNS DAYLILY	1 GAL.	12" O.C.
420	PT	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	1 GAL.	12" O.C.
130	IR	IRIS VERSICOLOR	BLUEFLAG	1 GAL.	12" O.C.
318	SI	IRIS SIBIRICA	SIBERIAN IRIS	1 GAL.	12" O.C.
4,080	SC	SEASONAL COLOR	SEASONAL COLOR	4" POT	6" O.C.

GRASSES					
CODE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
184	DFG	PENNISETUM ALOPECUROIDES	DWARF FOUNTAIN GRASS	5 GAL.	2'-6" O.C.
83	KF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	5 GAL.	2'-6" O.C.
130	SG	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	5 GAL.	2'-6" O.C.

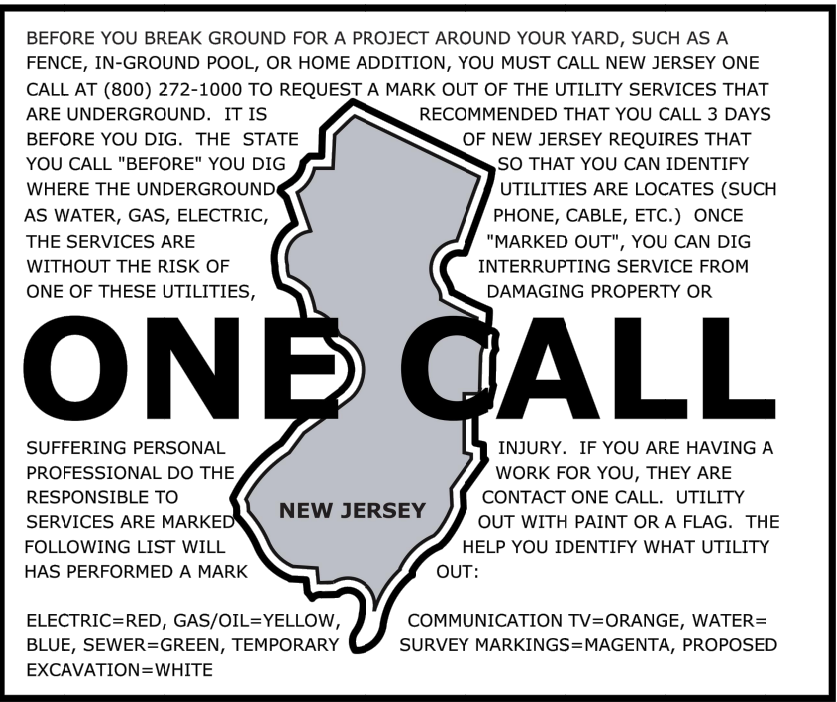


2 GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING DETAIL AT GRADE SCALE: NTS



3 TREE STAKING / PLANTING PROCEDURE AT GRADE SCALE: NTS
INSTALL THREE 24" STAKES OUTSIDE PLANTING PIT IN UNDISTURBED MULCHED SOIL. USE DOUBLE STRAND OF #10 GAUGE GALVANIZED WIRE. ATTACH TO 2" NYLON STRAPS THROUGH METAL GROMMETS.

PLANTING DETAILS SCALE: AS NOTED



LINDA TYCHER & ASSOCIATES

LANDSCAPE ARCHITECTS
11411 N. CENTRAL EXP., SUITE V
DALLAS, TEXAS 75243
(214) 750-1210

CANOE BROOK DEVELOPMENT

CANOE BROOK DEVELOPMENT
75 Eisenhower Parkway
Roseland, NJ 07068
PH. 973-852-1700

BNE | REAL ESTATE GROUP

BNE Real Estate Group
16 Microlab Road, Suite A
Livingstone, NJ 070349
PH. 973-992-2443

VERONA SUNSET URBAN RENEWAL, LLC

VERONA DEVELOPMENT
BLOCK 303, LOTS 4 TOWNSHIP OF VERONA
BLOCK 301, LOT 4 AND BLOCK 401, LOT 1
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

DRAWING ISSUE / REVISION
DESCRIPTION
DATE

SITE PLAN SUBMITTAL
PLANT QUANTITIES
PLANT QUANTITIES

12/15/21
4/8/22
5/9/22

PROFESSIONAL SEAL
STATE OF NEW JERSEY
LINDA TYCHER
LANDSCAPE ARCHITECT
AS001157
4/8/21

© 2022

PLANTING DETAILS