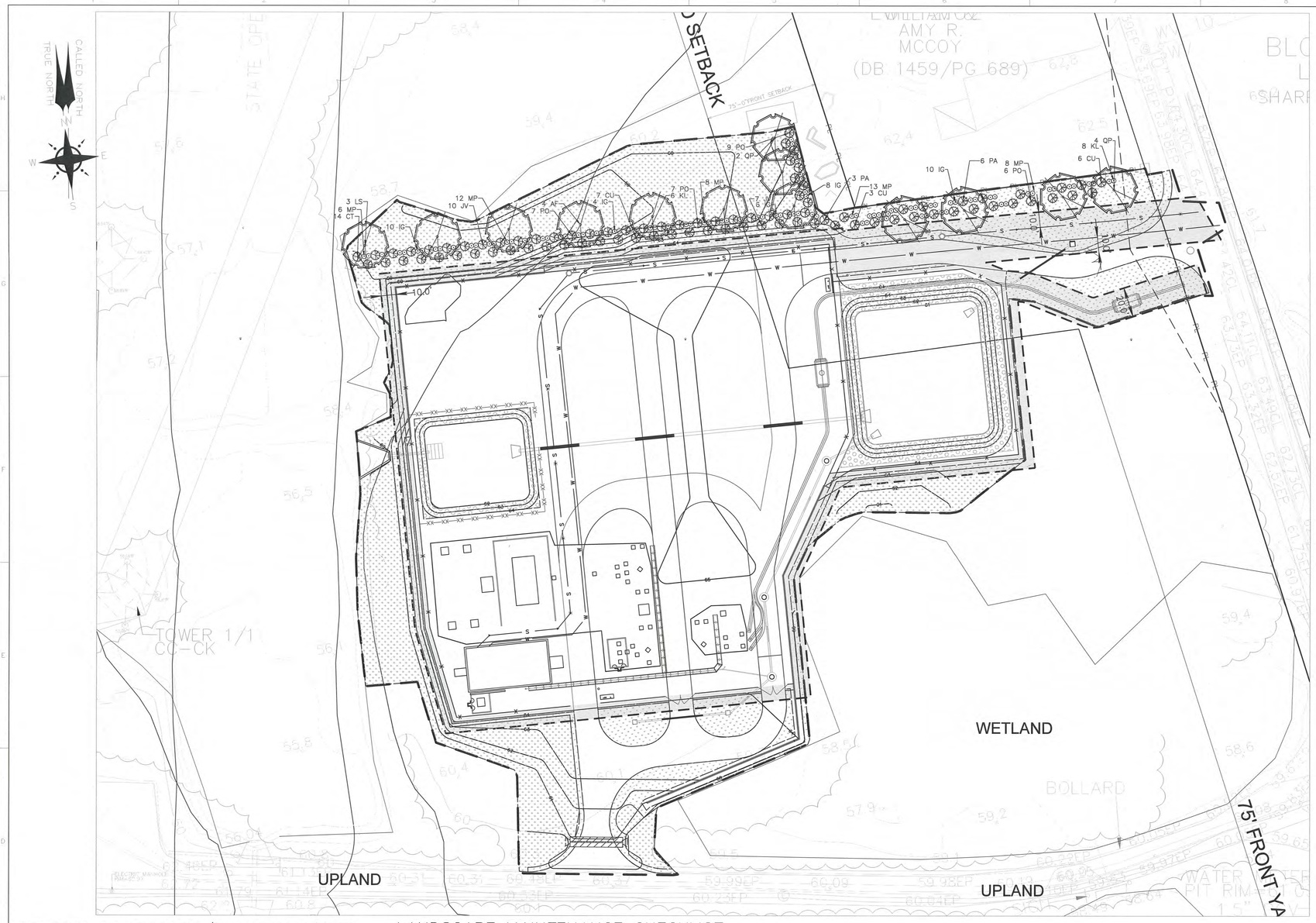
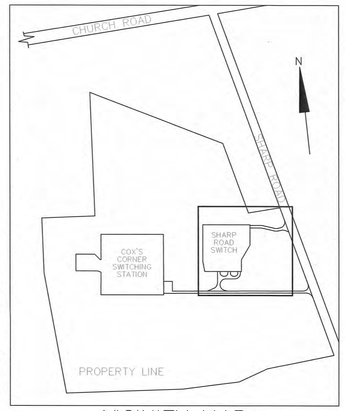
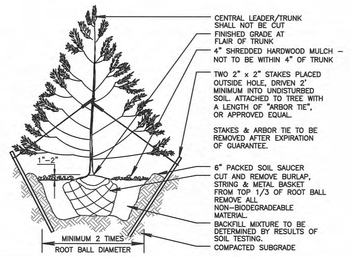


LEGEND:

- BOLLARD
- POLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- XX.XX — EXISTING SPOT ELEVATION
- 57'-0" — NEW SPOT ELEVATION
- 58.1 — NEW CONTOUR
- 110 — EXISTING MAJOR CONTOUR
- 109 — EXISTING MINOR CONTOUR
- c — T — EXISTING TELEPHONE LINE
- PL — PL — PROPERTY LINE
- x — x — PROPOSED FENCE
- W — PROPOSED WATER LINE
- S — PROPOSED SEWER LINE
- SETBACK
- LIMIT OF DISTURBANCE
- PROPOSED NJ SOIL EROSION AND SEDIMENT CONTROL SEED MIX #12
- NATIVE MEADOW SEED MIX
- BASIN SLOPE SEED MIX–SEE SESC PLANS FOR PERMANENT & TEMPORARY SEEDING
- PSE&G TREE PLANTING CLEAR ZONE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB



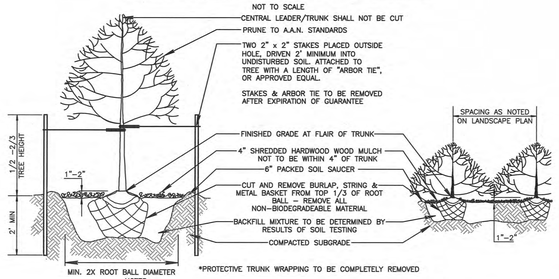
VICINITY MAP



NOTES:
1. BACKFILL 50% NATIVE SOIL ONLY IF APPROVED AFTER SOIL TESTING. REMAINING 50% TO BE A TOPSOIL, HUMUS, PEAT MIXTURE.
2. FERTILIZE PLANTINGS WITH 1/2 CUP SUPERPHOSPHATE AND TO BE THOROUGHLY MIXED INTO BACKFILL MATERIAL.

EVERGREEN TREE PLANTING & STAKING

NOT TO SCALE



NOTES:
1. BACKFILL 50% NATIVE SOIL ONLY IF APPROVED AFTER SOIL TESTING. REMAINING 50% TO BE A TOPSOIL, HUMUS, PEAT MIXTURE.
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TREE & SHRUB PLANTING & STAKING

NOT TO SCALE

GENERAL LANDSCAPE/PLANTING NOTES

1. THIS PLAN IS TO BE USED FOR LANDSCAPE INSTALLATION PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES. IF ANY DISCREPANCIES ARE FOUND, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.
2. THE LOCATION OF ALL PLANTS SHOWN ON THE PLANTING PLAN IS APPROXIMATE. THE FINAL LOCATION OF ALL PLANTS AND BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. UNDER NORMAL CONDITIONS, NO SHADE TREE, STREET TREE, OR EVERGREEN TREE SHALL BE PLANTED CLOSER THAN 10' FROM ANY SIDEWALK, DRIVEWAY, CURB OR UTILITY EQUIPMENT UNLESS SPECIFICALLY PLACED BY LANDSCAPE ARCHITECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES ON SITE PRIOR TO LANDSCAPE INSTALLATION.
4. CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF THE PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING
5. ALL PLANTS AND MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR MUNICIPALITY PRIOR TO INSTALLATION.
6. ALL PLANT MATERIAL (INCLUDING LAWN) SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 15 OR SEPTEMBER 1 AND NOVEMBER 15.
7. ALL PLANT MATERIAL SHALL BE OF QUALITY STOCK. THEY SHALL BE OF SYMMETRICAL GROWTH, FREE OF INSECTS, PESTS AND DISEASE. THE CENTRAL LEADER SHALL NOT BE CUT. THE OWNER AND HIS REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND APPROVE ALL PLANT MATERIALS AND REJECT ANY PLANTS FOUND TO BE UNACCEPTABLE.
8. TREES TO BE INSTALLED WITHIN SIGHT TRIANGLES OR PARKING AREAS SHALL BE LIMBED UP TO A HEIGHT OF 7'. SHRUBS TO BE INSTALLED WITHIN SIGHT TRIANGLES OR PARKING AREAS SHALL BE KEPT TO A MAXIMUM HEIGHT OF 30". IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT SCHEDULE AND THE LANDSCAPE PLAN, THE GREATER QUANTITY SHALL SUPERSEDE.
9. ALL SIZES LISTED ON THE PLANT SCHEDULE ARE MINIMUMS. LARGER PLANT MATERIAL IS ACCEPTABLE.
10. ALL PLANTING AREAS (BEDS) ARE TO HAVE A MINIMUM OF 12" OF TOPSOIL ADDED PRIOR TO PLANT INSTALLATION.
11. ALL SHRUB MASSES ARE TO BE PLANTED IN CONTINUOUS MULCH BEDS.
12. ALL BEDS ARE TO HAVE 4" SHREDDED HARDWOOD MULCH APPLIED UNLESS SPECIFIED ON PLAN. MULCH SHALL BE KEPT 4" FROM THE TRUNKS OF ALL PLANTS.
13. PLANTS SHALL BE WATERED ON THE SAME DAY OF INSTALLATION AND THREE DAYS IMMEDIATELY FOLLOWING INSTALLATION. THEREAFTER, TREES SHALL BE WATERED WITH 30 GALLONS ONCE A WEEK UNTIL THE GROUND FREEZES AND THEN CONTINUED ONCE THE GROUND HAS THAWED FOR THE FIRST TWO YEARS FOLLOWING PLANTING. SHRUBS SHALL BE WATERED ON THE SAME SCHEDULE WITH 10 GALLONS OF WATER A WEEK.
14. ALL PLANT MATERIAL (TREES, SHRUBS, LAWN, ETC.) SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM INSTALLATION. ALL PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION SHALL BE REMOVED AND REPLACED WITH PLANTING OF LIKE KIND AND SIZE BEFORE THE CLOSE OF THE NEXT PLANTING SEASON BY THE LANDSCAPE CONTRACTOR AT NO CHARGE TO THE OWNER.
15. TREES SHALL BE STAKED AND GUYED ACCORDING TO TREE PLANTING DETAILS ON THIS SHEET.
16. CONTRACTOR SHALL REMOVE STAKING, GUYING AND WRAP AT THE END OF GUARANTEE PERIOD.
17. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1 OR (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
18. ALL SHRUBS ALONG STREET FRONTAGES ARE REQUIRED TO BE A MINIMUM HEIGHT OF 30 INCHES AT THE TIME OF PLANTING.
19. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FOLLOWING THEIR INSTALLATION AND ACCEPTANCE BY TOWNSHIP.

SITE FLOOD NOTES:

1. PROPOSED SITE FALLS PARTIALLY WITHIN 100 YEAR FLOODPLAIN LINE AND NJ FHA DESIGN FLOOD LINE.
2. FLOOD INFORMATION BASED ON " FIRM, FLOOD INSURANCE RATE MAP, BURLINGTON COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL NUMBER 261 OF 651, MAP NUMBER 34005C0261F". EFFECTIVE DATE 12/21/2017.

LANDSCAPE MAINTENANCE CHECKLIST

TREES, SHRUBS AND GROUNDCOVERS:
1. PRUNE TREES TO REMOVE DEAD AND DISEASED WOOD AND TO IMPROVE OVERALL HABIT. PRUNE SHRUBS AS NEEDED, AFTER FLOWERING ONLY. PRUNE AT LEAST ONCE PER YEAR. PLANT MATERIAL SHOWN PLANTED IN A MASS OR TOUCHING EACH OTHER ARE TO BE ALLOWED TO GROW TOGETHER IN ORDER TO BE ABLE TO PERFORM AS A SCREEN, HEDGE OR DECORATIVE DESIGN ELEMENT.
2. FERTILIZE AS PER SOIL TESTING RECOMMENDATIONS.
3. APPLY PESTICIDES ONLY AS NEEDED FOR SPECIFIC DISEASES OR INSECT PESTS. CONSULTATION WITH A NJ CERTIFIED TREE EXPERT IS RECOMMENDED.
4. WEED ALL BEDS AS NEEDED TO KEEP WELL GROOMED.
5. PLANTS SHALL BE WATERED ON THE SAME DAY OF INSTALLATION AND THREE DAYS IMMEDIATELY FOLLOWING INSTALLATION. THEREAFTER, TREES SHALL BE WATERED WITH A MINIMUM OF 20 GALLONS ONCE A WEEK UNTIL THE GROUND FREEZES AND THEN CONTINUED ONCE THE GROUND HAS THAWED FOR THE FIRST TWO YEARS FOLLOWING PLANTING. SHRUBS SHALL BE WATERED ON THE SAME SCHEDULE WITH A MINIMUM OF 5 GALLONS OF WATER A WEEK.
6. SPADE–CUT BED EDGES SHALL BE RE–CUT (4" DEEP) EACH SPRING AND CUT MATERIAL SHALL BE REMOVED FROM SITE.
7. RENEW SHREDDED HARDWOOD MULCH TO A TOTAL DEPTH OF 4" YEARLY.
8. REMOVE LEAVES FROM ALL BEDS, TURF AREAS, PARKING AREAS AND WALKS.
9. REPLACE ALL DEAD PLANT MATERIAL WITHIN THE NEXT GROWING SEASON.

TURF
1. OVERSEED THIN SPOTS IN SPRING AND FALL. THATCH AND AERATE AS NECESSARY.
2. FERTILIZATION SCHEDULE: PER SOIL TESTING RECOMMENDATIONS.
3. PELLETIZED LIME SHALL BE APPLIED PER SOIL TESTING RECOMMENDATIONS.
4. APPLY ADDITIONAL PESTICIDES AS NEEDED FOR DISEASES AND INSECTS.
5. CUTTING HEIGHT IN SPRING AND FALL SHALL BE 3" AND DURING THE SUMMER SHALL BE 3 ½".
6. TRIM LAWN AND GROUND COVERS ALONG SIDEWALKS AND SHRUB BED EDGES MONTHLY. RAKE AS NEEDED.

SEEDING NOTES

1. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, SHALL BE PLANTED AS LAWN.
2. TOPSOIL SHALL BE SPREAD OVER ALL DISTURBED AREAS TO A MINIMUM DEPTH OF 6" WHEN COMPACTED
3. AREAS TO BE SEEDED SHALL BE SEEDED WITH SELECT HIGH QUALITY SEED. SEEDING MIXTURE AND SEEDING RATE SHALL BE AS SPECIFIED BELOW. TO ENSURE AND EVEN AND UNIFORM COVERAGE, SEED SHALL BE APPLIED IN TWO SUCCESSIVE SOWINGS WITH THE SECOND SOWING PERPENDICULAR TO THE FIRST. THE RATE OF EACH SOWING SHALL BE1/2 THE TOTAL SEEDING RATE SPECIFIED BELOW. TO ENSURE QUALITY GERMINATION, THE SEED SHALL BE RAKED INTO THE SOIL TO A DEPTH OF ¼"
4. ALL SEEDED AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING IN ACCORDANCE WITH NJ SOIL EROSION STANDARDS UNLESS OTHERWISE NOTED.
5. SEEDED AREAS SHALL BE WATERED DAILY TO INSURE GOOD GERMINATION. ONCE SEEDS HAVE GERMINATED, IRRIGATION MAY BE DECREASED BUT THE SEEDLINGS MUST NEVER BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERING SHALL BE CONTINUED FOR APPROXIMATELY THREE (3) WEEKS AFTER GERMINATION OR UNTIL GRASS HAS BECOME SUFFICIENTLY ESTABLISHED TO WARRANT WATERING ON AN "AS NEEDED" BASIS.
6. SEED MIXTURE TO BE IN ACCORDANCE WITH NJ SOIL EROSION STANDARDS. SEE SOIL EROSION DETAIL SHEET FOR MORE INFORMATION.

GENERAL NOTES:

1. SEED MIXES ARE TO MEET NJ SOIL EROSION AND SEDIMENT CONTROL SEED MIXTURE STANDARDS AND AS NOTED ON THIS SHEET.
2. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
3. SEE SOIL EROSION AND SEDIMENT CONTROL PLANS FOR ADDITIONAL INFORMATION.
4. ALL LANDSCAPE WORK TO BE IN CONFORMANCE WITH PSE&G STANDARDS.
5. LANDSCAPE CONTRACTOR TO CALL NEW JERSEY ONE CALL BEFORE ANY WORK TO BEGIN. DIAL 811 OR 1–800–272–1000.
6. SEE TREE REMOVAL PLAN FOR TREE REPLACEMENT CALCULATION.

PROPOSED PLANT SCHEDULE

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AF	4	ACER X FREEMANII	FREEMAN MAPLE	2–1/2"–3" CAL.	HEAVY, FULL CROWN
CT	14	CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CEDAR	7' – 8' B&B	HEAVY, FULL TO GROUND
CU	16	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	7' – 8' B&B	HEAVY, FULL TO GROUND
JV	17	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7' – 8' B&B	HEAVY, FULL TO GROUND
LS	3	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	2–1/2"–3" CAL.	HEAVY, FULL CROWN
PA	9	PICEA ABIES	NORWAY SPRUCE	7' – 8' B&B	HEAVY, FULL TO GROUND
PO	29	PICEA OMERIKA	SERBIAN SPRUCE	7' – 8' B&B	HEAVY, FULL TO GROUND
QP	6	QUERCUS PHELLOS	WILLOW OAK	2–1/2"–3" CAL.	HEAVY, FULL CROWN
SHRUBS					
IG	38	ILEX GLABRA	INKBERRY	36"–40"HT./SPRD.	FULL TO GROUND
KL	14	KALMIA LATIFOLIA	MOUNTAIN LAUREL	30"–36" 2 GAL.	AS SHOWN
MP	47	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	30"–36" 2 GAL.	AS SHOWN

NATIVE MEADOW SEED MIX

24.0% PURPLE LOVE GRASS
19.0% PURPLETOP
12.0% BIG BLUESTEM
11.0% VIRGINIA WILD RYE
5.0% PARTRIDGE PEA
5.0% LITTLE BLUESTEM
5.0% INDIANGRASS
3.0% LANCELEAF TICKSEED
3.0% SPOTTED HORSEMINT
3.0% SWITCHGRASS
2.0% GRAY GOLDENROD
2.0% SMOOTH ASTER
1.0% PURPLE CONEFLOWER
1.0% SWAMP SUNFLOWER
1.0% DEERTONGUE
1.0% BLACK–EYED SUSAN
1.0% EARLY GOLDENROD
0.5% WILD BERGAMOT
0.5% GOLDEN ALEXANDER

BASIN SLOPE SEED MIXTURE SHALL BE BASIN SLOPE MIX AS MANUFACTURED BY PINELAND NURSERY & SUPPLY OR APPROVED EQUAL. SEED SHALL BE APPLIED AT A RATE OF 15 LBS./ACRE

OVERSEED WITH ANNUAL OATS WHICH WILL ACT AS A NURSERY CROP

REFERENCE DRAWINGS:

KEY PLAN	DWG. #798874–A
SOIL EROSION AND SEDIMENT CONTROL PLAN	DWG. #798447–A
SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	DWG. #798448–A
8' HIGH ANTI–CUT/CLIMB FENCE DETAILS SH. 1	DWG. #807118–A
8' HIGH ANTI–CUT/CLIMB FENCE DETAILS SH. 2	DWG. #807119–A
GRADING DETAILS	DWG. #807120–A
GENERAL FENCE DETAILS	DWG. #807128–A
SIGHT TRIANGLE PLAN	DWG. #807129–A

SURVEY INFORMATION
SURVEY PREPARED BY:
PSE&G SURVEYS & MAPPING 80 PARK PLAZA T20, NEWARK, NJ 07102–4194
DATE OF SURVEY: SEPTEMBER 23, 2024
SURVEY PREPARED FOR: PSE&G

THE PRESENCE OF UNDERGROUND HAZARDS MAY ONLY BE SHOWN ON OTHER DISCIPLINE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO CHECK OTHER DISCIPLINE DRAWINGS FOR UNDERGROUND HAZARDS. CONTRACTOR SHALL FOLLOW PSE&G EXCAVATION PROCEDURE AND EXERCISE EXTREME CAUTION DURING ALL BELOW GRADE WORK.

0 15 30 60
SCALE: 1"=30'–0"

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

NO	DATE	DESCRIPTION	DWN	CKD	EXD	APD

REVISION

SHARP ROAD SWITCH
230/69KV SWITCHYARD
LANDSCAPE PLAN

ARRANGEMENT LANDSCAPE

PSE&G
PUBLIC SERVICE ELECTRIC AND GAS COMPANY
ELECTRIC DELIVERY COMPANY–ASSET RELIABILITY, NEWARK N.J.

DRAWN D. BROSSEAU CHECKED W. REIMER SCALE 1"=30'–0"
DATE 04/25/2025 EXAMINED W. REIMER
JOB C.92301.B.2.1.2.3 APPROVED W. REIMER

798446 L–100–0P

MATRIXNEWORLD Engineering Progress

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DES	DHB
CHK	WDR
APD	WDR

MATRIXNEWORLD Engineering Progress
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Fax: 973-240-1818
www.mnwe.com
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA27960200
WILLIAM D. REIMER, L.L.A.
N.J. LICENSED LANDSCAPE ARCHITECT.
LICENSED NO. 21AS00081200

DATE: 04/24/2025