

PROJECT NO. 100580901

COMPLIANCE CHART - BOROUGH OF SAYREVILLE, NJ

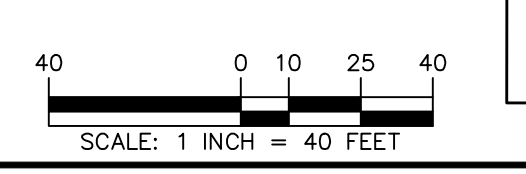
SECTION	REQUIREMENT	PROPOSED	COMPLIANCE
90.01	A MINIMUM OF A TEN-FOOT PLANTING STRIP WITHIN AND FORMING PART OF EACH BUILDING SETBACK (REQUIRED BY THE PROVISIONS OF SECTION 4.6 ABOVE) SHALL SERVE AS A BUFFER AREA. THE TEN-FOOT MINIMUM PLANTING STRIP SHALL BE SITUATED IN THE PORTION OF A BUILDING SETBACK THAT IS FARTHEST AWAY FROM ANY PARTICULAR BUILDING.	A TEN-FOOT WIDE PLANTING STRIP CONSISTING OF FENCES, WALLS, AND/OR LANDSCAPING IS PROPOSED ALONG PROPERTY LINES, EXCEPT IN AREAS WHERE EXISTING VEGETATION IS TO REMAIN.	COMPLIES
90.02	NO LANDSCAPING AT ANY LOCATION SHALL INTERFERE WITH SIGHT TRIANGLES.	PROPOSED LANDSCAPING DOES NOT INTERFERE WITH SIGHT TRIANGLES.	COMPLIES
90.03	STREET TREES SHALL BE REQUIRED. TREES SHALL BE APPROXIMATELY FIFTY (50) FEET APART AND LOCATED BETWEEN THE SETBACK LINE AND THE STREET RIGHT-OF-WAY LINE IF POSSIBLE (INCLUDING THE SIDE STREET ON CORNER LOTS) AND NOT CLOSER THAN TWENTY-FIVE (25) FEET FROM ANY EXISTING OR PROPOSED STREETLIGHT OR STREET INTERSECTION.	PROPOSED STREET TREES ARE SPACED APPROXIMATELY 50 FEET APART, EXCEPT IN AREAS OF CONCERN FOR UTILITIES AND ARE NOT CLOSER THAN 25 FEET FROM ANY EXISTING OR PROPOSED STREETLIGHT OR STREET INTERSECTION.	COMPLIES
90.04	BUFFERS MAY INCLUDE FENCES, WALLS OR LANDSCAPING TO MINIMIZE ANY ADVERSE IMPACTS OR INTERFERENCES SUCH AS THE QUALITY OF VIEWS, NOISE, LIGHT FROM STRUCTURES AND THE MOVEMENT OF PEOPLE AND VEHICLES ON THE SITE OR FROM ADJACENT AREAS. BUFFERS SHALL BE USED, WHERE APPROPRIATE AND/OR WHERE REQUIRED, IN THE FOLLOWING AREAS: 1. ALONG PROPERTY LINES SHIELDING VARIOUS USES FROM EACH OTHER. 2. WITHIN OR ADJACENT TO PARKING AREAS, GARBAGE COLLECTION AREAS AND LOADING AND UNLOADING AREAS. 3. THE BUFFER AREA SHALL CONSIST OF A SOLID AND CONTINUOUS LANDSCAPED SCREEN TO BE PLANTED AND MAINTAINED. THE LANDSCAPING SHALL CONSIST OF LAWNS, EVERGREENS AND DECIDUOUS TREES AND SHRUBS OF SUCH SPECIES AND DENSITY AS WILL PROVIDE, WITHIN TWO (2) GROUND SEASONS, A CONTINUOUS, YEAR-LONG SCREEN NOT LESS THAN SIX (6) FEET IN HEIGHT. THE PROPOSED VEGETATION SHOULD BE SPACED ACCORDING TO INDUSTRY STANDARD TO ALLOW FOR THE GROWTH OF THE SPECIES. 4. ALL LOTS, REGARDLESS OF THE TYPE OF USE, SHALL HAVE A MINIMUM OF TWENTY (20%) PERCENT OF THE LOT AREA WITH ALL LOTS HAVING AN ADJUTING FRONT YARD SETBACK OR REQUIRED TO MAINTAIN A FRONT YARD SETBACK UNDER ARTICLE IV OF THIS CHAPTER, SHALL PROVIDE NOT LESS THAN FIVE (5%) PERCENT OF SUCH LANDSCAPING ALONG THE PUBLIC RIGHT-OF-WAY. 5. DECIDUOUS TREES SHALL HAVE AT LEAST A THREE (3") INCH CALIPER, AND EVERGREENS SHALL BE AT LEAST FOUR (4") FEET TALL. ALL TREES SHALL BE BALLED AND BURLEAPPED AND BE OF SPECIMEN QUALITY AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN. 6. FOUNDATION PLANTINGS AROUND MULTI-FAMILY AND COMMERCIAL OR INDUSTRIAL STRUCTURES SHALL BE OF SUCH SIZE AND PROPORTION TO THE BUILDING STRUCTURE, AND SHALL BE PLANTED IN BEDS NOT LESS THAN FIVE (5") FEET WIDE ON EACH SIDE OF THE BUILDING STRUCTURE.	BUFFERS ARE PROVIDED WHERE REQUIRED AND CONSIST OF FENCES, WALLS, AND/OR LANDSCAPING. BUFFER PLANTINGS CONSIST OF SHADE TREES, ORNAMENTAL TREES, EVERGREEN TREES, AND SHRUBS AND SHALL PROVIDE A CONTINUOUS, YEAR-LONG SCREEN. THE WIDTH OF FOUNDATION PLANTING ALONG THE BUILDING STRUCTURE IS MINIMUM 5 FEET WIDE.	COMPLIES
90.05	TREES SHALL BE STAGGERED AND/OR SPACED SO AS NOT TO INTERFERE WITH DRIVER VISION AT INTERSECTIONS OF DRIVEWAYS AND STREETS AND AT THE ENDS OF PARKING ROWS, HAVING BRANCHES NO LOWER THAN SIX (6) FEET, AND SHALL MAINTAIN AT LEAST ONE (1) TREE WITH A CALIPER OF TWO (2) INCHES FOR EVERY TEN (10) PARKING SPACES.	7/9 OFF-STREET PARKING SPACES / 10 = 7.9 = 8 TREES TOTAL TREES REQUIRED AT PARKING AREAS = 8 TREES TOTAL TREES PROPOSED AT PARKING AREAS = 8 TREES	COMPLIES
90.06	ALL PARKING AREAS SHALL BE EFFECTIVELY SCREENED ON ANY SIDE WHICH ADJUTS OR FACES ANY PREMISES SITUATED IN ANY RESIDENTIAL ZONE OR EXISTING RESIDENTIAL USE BY A BUFFERING SCREEN AT LEAST 50 (50) FEET IN HEIGHT, MAINTAINED IN GOOD CONDITION. IF SUCH FENCE, WALL OR HEDGE MAY BE WAIVED BY THE MUNICIPAL REVIEWING AGENCY IF THE SCREENING IS PROVIDED BY AN EXISTING SCREENING DEVICE OR STRUCTURE, THE SAME SHALL NOT BE NECESSARY TO PROTECT ANY ADJUTING OR FACING PREMISES SITUATED IN ANY RESIDENTIAL ZONE OR EXISTING RESIDENTIAL USE.	EXISTING VEGETATION TO REMAIN AND PROPOSED BUFFER PLANTINGS ARE LOCATED AROUND THE SITE PERIMETER ADJUTING TO EXISTING RESIDENTIAL AREAS.	COMPLIES

OVERALL PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHRUB TREES						
AROG	79	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL. MIN.	B+B	-
OBM	6	GRINQO BLOBA 'MADYON'	MADYON UPRIGHT GINKGO	3" CAL. MIN.	B+B	-
OPIS	11	GRINQO BLOBA 'PRINCETON SENBIE'	PRINCETON SENBIE BRAD GINKGO	3" CAL. MIN.	B+B	-
OTIS	57	GLEDITSIA TRACANTHOS VAR. 'INERMES 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3" CAL. MIN.	B+B	-
LST	30	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	3" CAL. MIN.	B+B	-
PRAB	11	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREES	3" CAL. MIN.	B+B	-
QP	14	QUERCUS PALustris	PIN OAK	3" CAL. MIN.	B+B	-
QPH	11	QUERCUS PHellos	WILLOW OAK	3" CAL. MIN.	B+B	-
LIP	39	LIRIODENDRON	CHINESE ELM	3" CAL. MIN.	B+B	-
ORNAMENTAL TREES						
AC	44	AMELANCHIER CANADENSIS	MULTI STEM SHADLOW SERVICEBERRY	3" CAL. MIN.	B+B	-
BND	17	BETULA NIGRA 'TOUR HEAT'	BURKA HEAT RIVER BIRCH	3" CAL. MIN.	B+B	-
CC	49	CERES CANADENSIS	EASTERN REDBUD	3" CAL. MIN.	B+B	-
MY	29	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	3" CAL. MIN.	B+B	-
ABC	7	ABIES CONCOLOR	WHITE FIR	6-7'	B+B	-
AD	55	ADONIS HOLLY	AMERICAN HOLLY	6-7'	B+B	-
JV	41	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-7'	B+B	-
PRAB	40	POEA ABIES	NORWAY SPRUCE	6-7'	B+B	-
PO	94	POEA CAEDRINA	SERBIAN SPRUCE	6-7'	B+B	-
PP	7	POEA PUNGENSIS	COLORADO SPRUCE	6-7'	B+B	-
PS	7	PRINUS STROBUS	EASTERN WHITE PINE	6-7'	B+B	-
PSF	18	PRINUS STROBUS 'NASTIDATA'	PIRAMIDAL WHITE PINE	6-7'	B+B	-
EVERGREEN SHRUBS						
SGC	317	SAXIFRAGA COMPACTA	DWARF INBERRY HOLLY	24-30"	CONTAINER	-
SHH	501	JUNIPERUS HORIZONTALIS 'STAR HARBOR'	STAR HARBOR CREeping JUNIPER	15-18" SPREAD	CONTAINER	spaced @ 24" o.c.
KLOF	69	KALAMIA LATIFOLIA 'OLYMPIC FIRE'	OLYMPIC FIRE MOUNTAIN LAUREL	30-36"	CONTAINER	-
RORE	57	RHOODODENDRON CATAWBIENSE 'ROSEUM ELEGANS'	ROSEUM ELEGANS RHOODODENDRON	36-42"	B+B	-
PROVW	362	RHOODODENDRON X KURUME 'TOLAHNNE VALLEY WHITE'	TOLAHNNE VALLEY WHITE AZALEA	18-24"	CONTAINER	-
TWO	295	TAXUS X MEDIA 'DENSPORMIS'	DENSPORMIS TAXUS	24-30"	B+B	-
WRE	118	WIBURNUM X RHYTHYDOPHYLLUM 'CREE'	'CREE' LEATHERLEAF WIBURNUM	24-30"	B+B	-
DECIDUOUS SHRUBS						
CAS	6	CORNUS ALBA 'SIBERICA'	SIBERIAN DOGWOOD	2-3'	CONTAINER	-
CEA	75	CEANOTHUS AMERICANUS	NEW JERSEY TEA	9 GAL.	CONTAINER	-
CO	77	CERUALMATHUS OCCIDENTALIS	BUTTERNUTSH	15-18"	CONTAINER	-
DARU	54	DAPHNE X BURKWOOD	BURKWOOD DAPHNE	3 GAL.	CONTAINER	-
HMS	183	HYDRANGEA MACROPHYLLA 'BALMER' ENDLESS SUMMER	BIG BLUE LILTYURF	3 GAL.	CONTAINER	-
HMS	142	HYDRANGEA MACROPHYLLA 'RED SPIRIT'	RED SPIRITS WATERBERRY HOLLY	3 GAL.	CONTAINER	-
LB	36	LINDERA BURSIFOLIA	SPICEBUSH	30-36"	CONTAINER	-
RAG	1010	RIBES ARBORESCENS 'ORO LOW'	ORO LOW FRAGRANT SUMAC	3 GAL.	CONTAINER	spaced @ 24" o.c.
DECIDUOUS TREES						
LD	21	LAXODRUM DISTICHUM	BALD CYPRESS	8-10'	B+B	-
GROUND COVER						
CAF	1225	EPHORBIA AMYGDALOIDES VAR. ROBBIAE	MRS. ROBB'S BONNET' WOOD SPURGE	1 GAL.	CONTAINER	-
PERENNIALS						
AMS	78	ANEMONE HUBERTI	ANEMONE	1 GAL.	CONTAINER	-
HF	874	HOSTA FORTUNA 'BUBBLE MARGARITA'	MARGARITA HOSTA	2 GAL.	CONTAINER	-
HSD	2616	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	2 GAL.	CONTAINER	spaced @ 12" o.c.
LM	1203	LIRIOPE WISCONSIN 'BIG BLUE'	BIG BLUE LILTYURF	1 PT.	CONTAINER	spaced @ 18" o.c.
MD	1271	NEPETA X FASSNER 'SIBYRIFORME'	EBROPHONE CAT MINT	2 GAL.	CONTAINER	-
PACF	450	POLYSTICHUM ACROSTICHODES	CHRISTMAS FERN	1 GAL.	CONTAINER	-
SDAU	748	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	2 GAL.	CONTAINER	-
ORNAMENTAL GRASSES						
CAF	320	CALAMAGRISTIS ARUNDOINACEA 'VARL FODDERST'	FEATHER REED GRASS	2 GAL.	CONTAINER	-
WOM	96	WIKENLINDERSIA CAPILLARIS	PIKE MOUNTAIN GRASS	2 GAL.	CONTAINER	-
WOM	274	MISOCANTHUS SPICATUS 'MORNING LIGHT'	SILVER WARECREATED MORNEN GRASS	2 GAL.	CONTAINER	-
SSCO	1434	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	2 GAL.	CONTAINER	-

PLANTING OF SHRUBS OR OTHER LANDSCAPING EXCEEDING 30 INCHES IN HEIGHT IS NOT PERMITTED WITHIN THE SIGHT TRIANGLES

NOTES:
1. REFER TO SHEETS LP101 THRU LP104 FOR ENLARGED LANDSCAPE PLANS.
2. REFER TO SHEET LP501 FOR LANDSCAPE NOTES AND DETAILS.



Date	Description	No.
16 DEC 22	REVISED PER BOROUGH REVIEW COMMENTS	3
4 FEB 22	REVISED PER BOROUGH REVIEW COMMENTS	2
15 MAY 20	COMPLETENESS RESUBMISSION	1

REVISIONS

Michael Szara
SIGNATURE: MICHAEL SZARA DATE SIGNED: []
N.J. LICENSED LANDSCAPE ARCHITECT LICENSE NO. A500815

LANGAN
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NJ CERTIFICATE OF AUTHORIZATION No. 24GK2798460

Project: **NATIONAL LEAD REDEVELOPMENT**
BLOCK No. 297, LOT No. 1
BLOCK No. 332, LOTS Nos. 1 - 4
BLOCK No. 333, LOT No. 1
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY NEW JERSEY

Drawing Title: **OVERALL LANDSCAPE PLAN**

Project No. 100580901 Drawing No. AE-6
Date: 20 DECEMBER 2019
Drawn By: YZMF
Checked By: DB