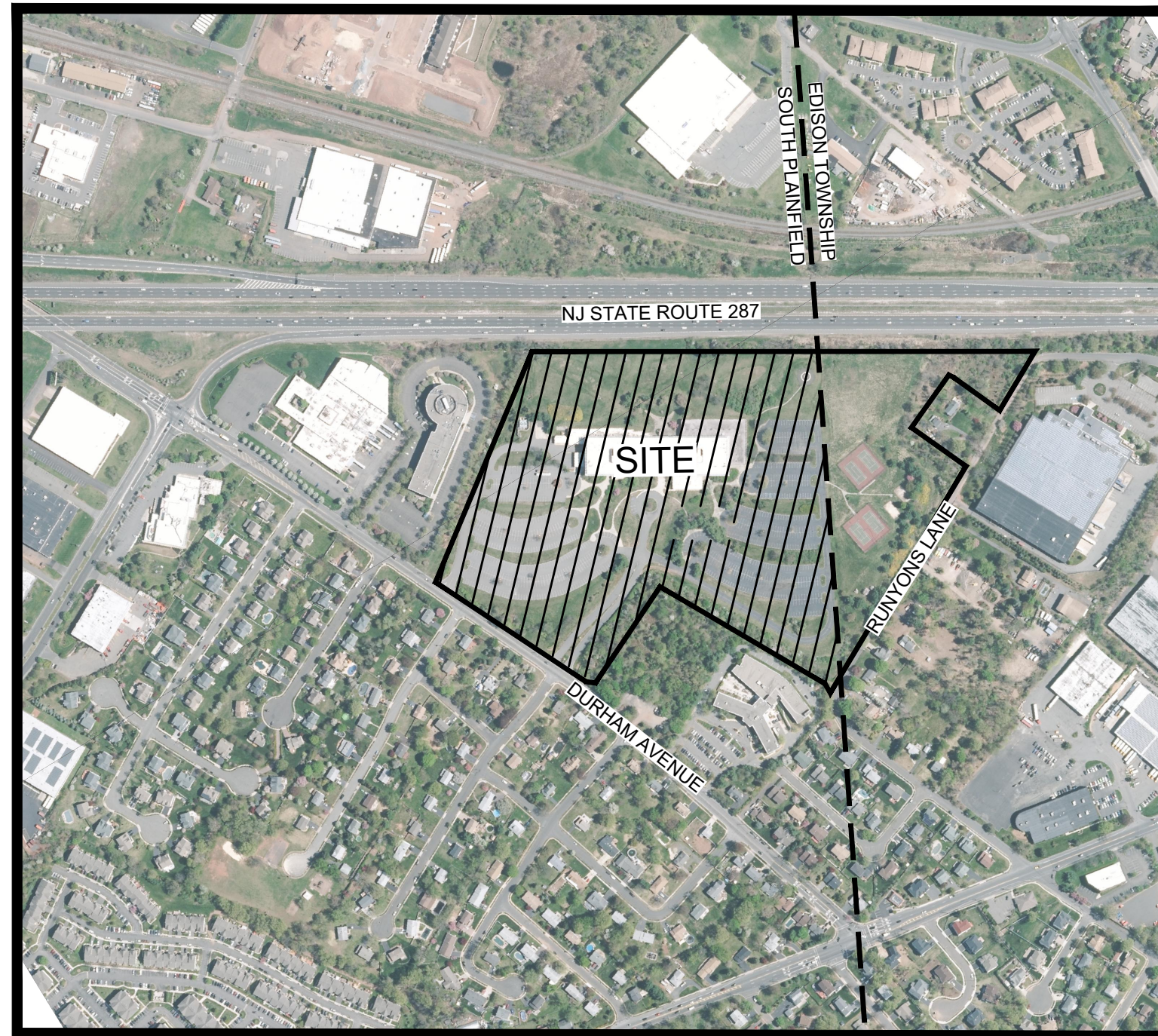


PRELIMINARY & FINAL SITE PLAN

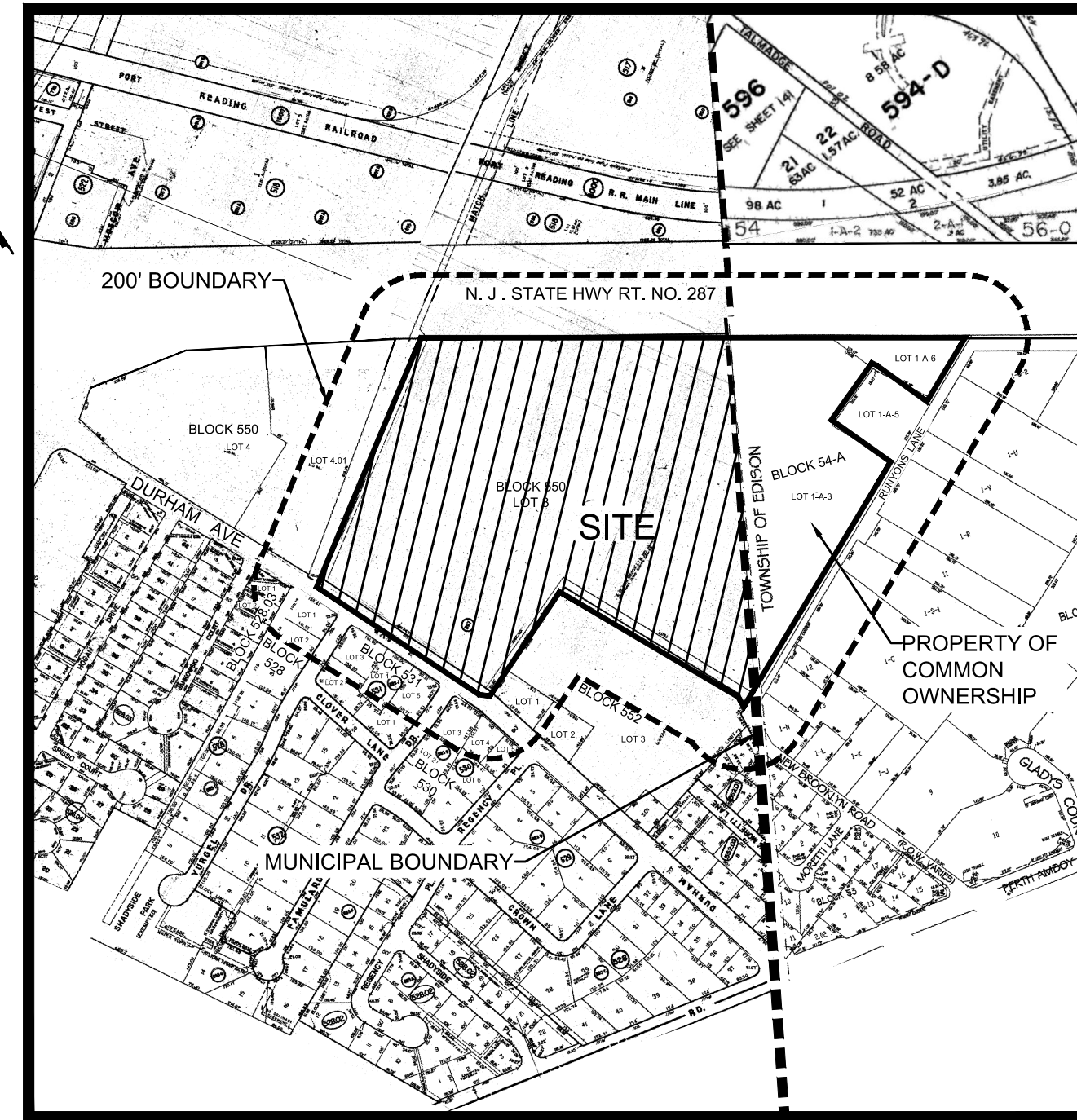
CROSSROADS AT DURHAM

BLOCK 550 LOT 3

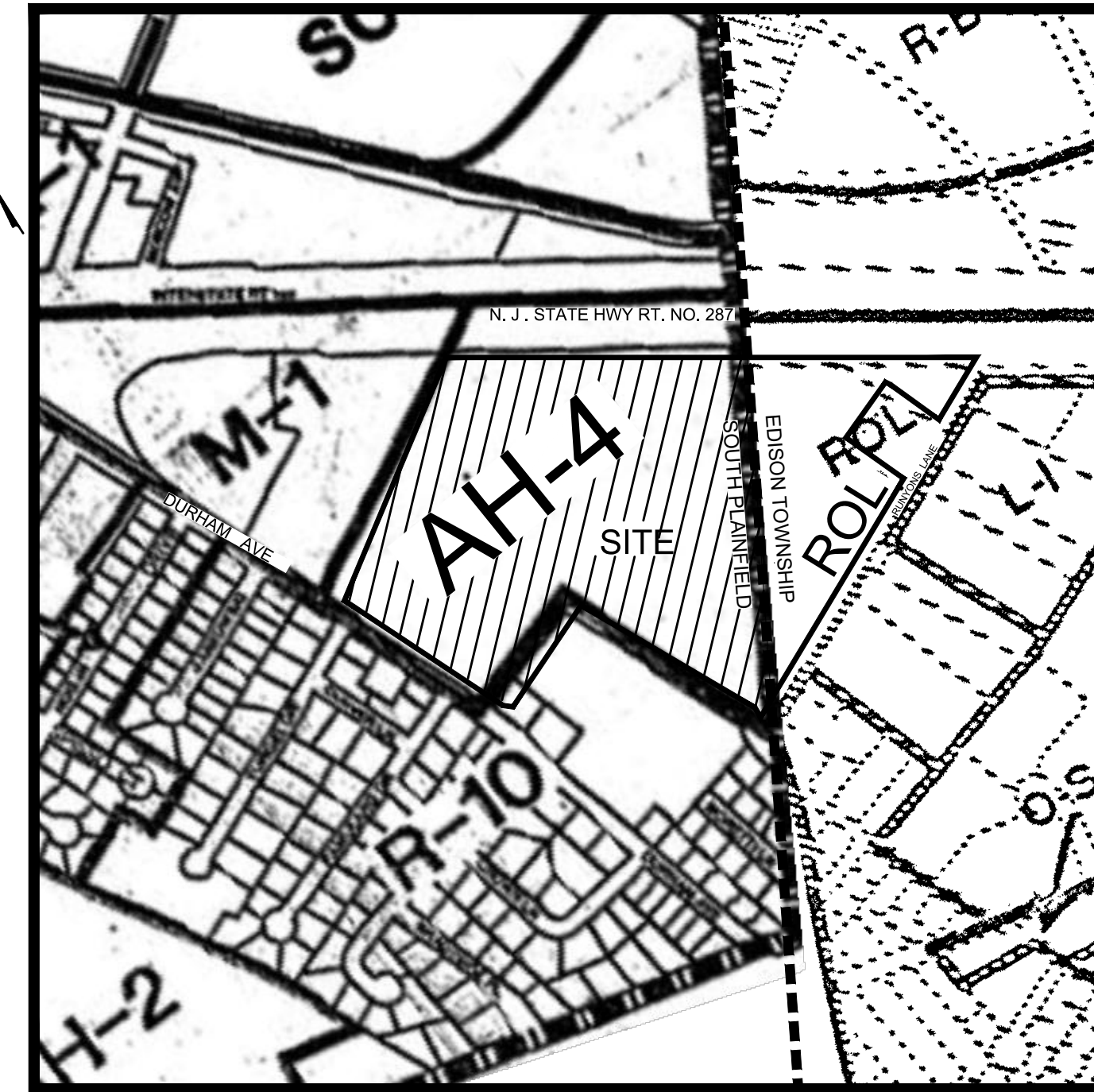
BOROUGH OF SOUTH PLAINFIELD, MIDDLESEX COUNTY, NEW JERSEY



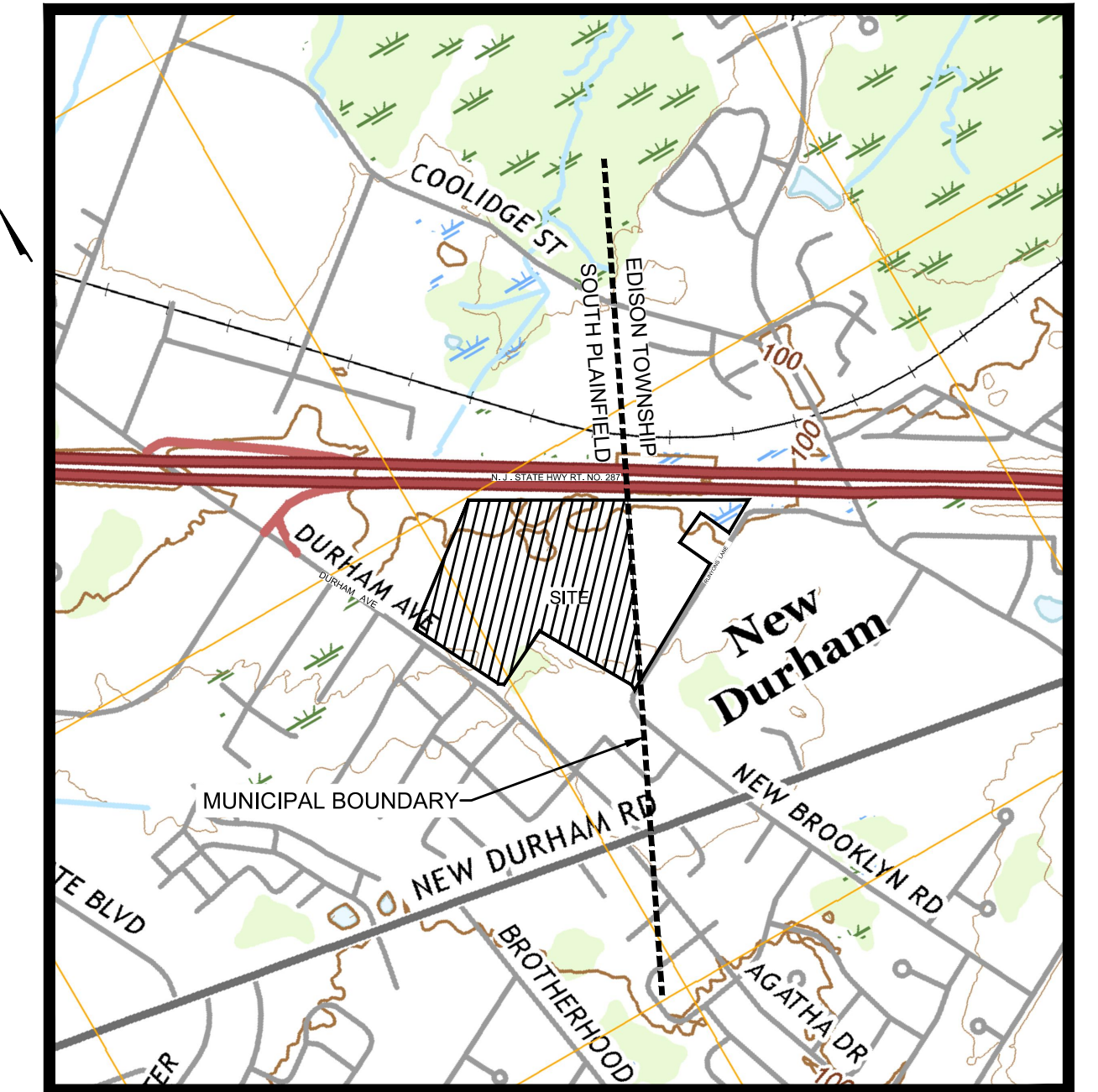
AERIAL MAP
1" = 500'



TAX MAP
1" = 500'



ZONING MAP
1" = 500'



U.S.G.S. MAP
1" = 1000'

AH-4 AFFORDABLE HOUSING ZONE DATA

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	25 AC	27,500 AC	27,500 AC
MIN. LOT WIDTH	N/A	1239.8 FT	1239.8 FT
MIN. LOT DEPTH	N/A	1139.9 FT	1139.9 FT
MINIMUM SETBACKS:			
BUILDING TO DURHAM AVE	100 FT	602.9 FT	107.9 FT
BUILDING TO ROUTE 287	85 FT	238.8 FT	91.2 FT
PRINCIPAL BUILDINGS TO OTHER PROPERTY LINES	30 FT	276.3 FT	30 FT
PRINCIPAL BUILDINGS TO PARCELS OF COMMON OWNERSHIP	0 FT	276.3 FT	0 FT
BUILDING TO INTERIOR PRIVATE ROAD	15 FT	15 FT	15 FT
BUILDING TO PARKING AREA	15 FT	15 FT	15 FT
BETWEEN BUILDINGS	30 FT	N/A	30 FT
MAX. BUILDING HEIGHT:			
IN STORIES/FEET			
TOWNHOUSE UNITS	3 ST/40 FT	N/A	2 ST/ 28 FT
STACKED TOWNHOUSE UNITS	3 ST/45 FT	N/A	3 ST/ 37.02 FT
MULTI-FAMILY RESIDENTIAL APARTMENT BUILDING	4 ST/65 FT	N/A	4 ST/ 50.54 FT
MAX. BUILDING COVERAGE	30% (359,370 S.F.)		24.2% (289,574 S.F.)
MAX. IMPERVIOUS COVERAGE	70% (838,530 S.F.)		66.0% (790,113 S.F.)
MAX. GROSS DENSITY	15 UNITS/AC		14.91 UNITS/AC
LANDSCAPE BUFFERS:			
DURHAM AVENUE:			
MINIMUM WIDTH	100 FT FROM BACK OF CURB		100 FT
MINIMUM HEIGHT	5 FT FROM TOP OF CURB		6 FT HIGH BERM
ROUTE 287:			
MINIMUM WIDTH	25 FT FROM PROP. LINE TO BACK OF CURB		26.2 FT
TO ADJACENT PROPERTIES (NOT IN COMMON OWNERSHIP):			
MINIMUM WIDTH	5 FT		5 FT
TO ADJACENT PROPERTIES (IN COMMON OWNERSHIP):			
MINIMUM WIDTH	0 FT		0 FT
CLUBHOUSE			
MIN. COMPLEX AREA	0.5 AC		0.5 AC
MAX. POOL AREA FENCING HEIGHT	6 FT		6 FT
MAJOR/CENTRAL OPEN SPACE AREA			
MIN. AREA	8,000 SQ. FT.		8,000 SQ. FT.
MIN. SHADE STRUCTURE AREA	500 SQ. FT.		500 SQ. FT.
MIN. SEATING SPACES	20 SEATS		(8) @4 SEATS/UNIT = 32
MINOR OPEN SPACE AREA			
MIN. AREA	(MIN. 3 TOTAL)		3 TOTAL
MIN. SEATING SPACES	3,000 SQ. FT.		3,000 SQ. FT.
	8 SEATS		(2) @4 SEATS/UNIT = 8
GATHERING AREAS TO ADJACENT MULTI-FAMILY APARTMENT BUILDINGS			
MIN. AREA	(MIN. 3 TOTAL)		3 TOTAL
MIN. SEATING SPACES	400 SQ. FT.		400 SQ. FT.
	4 SEATS EACH		4 SEATS EACH
TOTAL OPEN SPACE AREA:	N/A		32,450 S.F. (2.7%)

ITEM	REQUIRED	PROPOSED
CONDO PARKING:		
1-BEDROOM CONDO UNITS	(16) @ 1.8 STALLS/UNIT = 29	
2-BEDROOM CONDO UNITS	(134) @ 2.0 STALLS/UNIT = 268	
3-BEDROOM CONDO UNITS	(20) @ 2.1 STALLS/UNIT = 42	
	TOTAL = 339	358 SURFACE PARKING STALLS
TOWNHOUSE PARKING:		
2-BEDROOM TOWNHOUSES	(60) @ 2.3 STALLS/UNIT = 138	
3-BEDROOM TOWNHOUSES	(180) @ 2.4 STALLS/UNIT = 432	
	TOTAL = 570	240 GARAGE SPACES 240 DRIVEWAY SPACES 128 SURFACE PARKING STALLS 608 TOTAL SPACES PROVIDED
OVERALL SITE PARKING:	909 TOTAL REQUIRED	966 + 16 REC CENTER STALLS = 982
VISITOR STALLS (REQUIRED IN THE FORM OF SURFACE STALLS):		
CONDO SECTION	(170) @ 0.5 STALLS/UNIT = 85	358 SURFACE PARKING STALLS
TOWNHOUSE SECTION	(240) @ 0.5 STALLS/UNIT = 120	128 SURFACE PARKING STALLS
PARK STALL SIZE:		
STANDARD	9 FT X 18 FT	9 FT X 18 FT
HANDICAP	8 FT X 18 FT W/ 5 FT STRIPED AISLE	8 FT X 18 FT W/ 5 FT STRIPED AISLE
DIRECTIONAL SIGNS:		
MAX. AREA	15 SQ. FT. (EACH)	5 SQ. FT. (EACH)
MIN. HEIGHT	7 FT	7 FT. HEIGHT
MAX. HEIGHT	11 FT	
IDENTIFICATION SIGNS (MAIN ENTRY BOULEVARD)		
MAX. # PERMITTED	2	2
MAX. AREA	32 SQ. FT. (EACH)	30 SQ. FT.
MAX. HEIGHT	5 FT.	5 FT.
MIN. SETBACK FROM DURHAM AVENUE	15 FT.	16.3 FT. & 26.6 FT.
IDENTIFICATION SIGNS (DURHAM AVE SECONDARY ENTRANCE)		
MAX. # PERMITTED	1	1
MAX. AREA	24 SQ. FT.	20 SQ. FT.
MAX. HEIGHT	5 FT.	5 FT.
MIN. SETBACK FROM DURHAM AVENUE	15 FT.	24.1 FT.
IDENTIFICATION SIGN (CLUBHOUSE)		
MAX. AREA	32 SQ. FT.	6.95 SQ. FT.
MAX. HEIGHT	6 FT.	6 FT.
IDENTIFICATION SIGN (MULTI-FAMILY BUILDING)		
MAX. AREA	12 SQ. FT. (EACH)	2.25 SQ. FT.

DRAWING INDEX

1	E-1	TITLE SHEET
2	E-2	OVERALL DEMOLITION EXHIBIT
3	E-3	OVERALL GEOMETRY EXHIBIT
4	E-4	OVERALL UTILITY EXHIBIT
5	E-5	OVERALL GRADING EXHIBIT
6	E-6	OVERALL DRAINAGE EXHIBIT
7	E-7	OVERALL EXHIBIT LANDSCAPE PLAN
8	E-8	LANDSCAPE ENTRANCES & CLUBHOUSE ENLARGEMENTS
9	E-9	LANDSCAPE COMMON AREA ENLARGEMENTS
10	E-10	OVERALL LIGHTING EXHIBIT
11	E-11	CONSTRUCTION DETAIL EXHIBIT

PLANNING BOARD APPROVALS

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

APPLICANT/OWNER:

M & M REALTY PARTNERS AT SOUTH PLAINFIELD, LLC
1260 STELTON ROAD
PISCATAWAY, NEW JERSEY 08854
732-985-1900

CHECKLIST WAIVER:

TOPOGRAPHY SHOWING SPOT ELEVATIONS, HIGH AND LOW POINTS, EXISTING AND PROPOSED AT ONE FOOT INTERVALS EXTENDING 200', WHEREAS TOPOGRAPHY IS ONLY SHOWN WITHIN THE SITE BOUNDARIES.

"I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE PLAN"

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____, 20__.

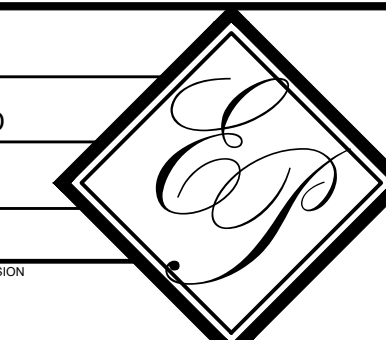
JACK MORRIS

NOTARY

NO.	REVISIONS	DATE	BY

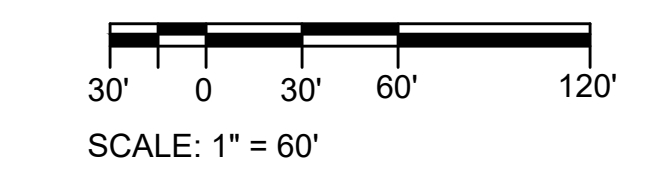
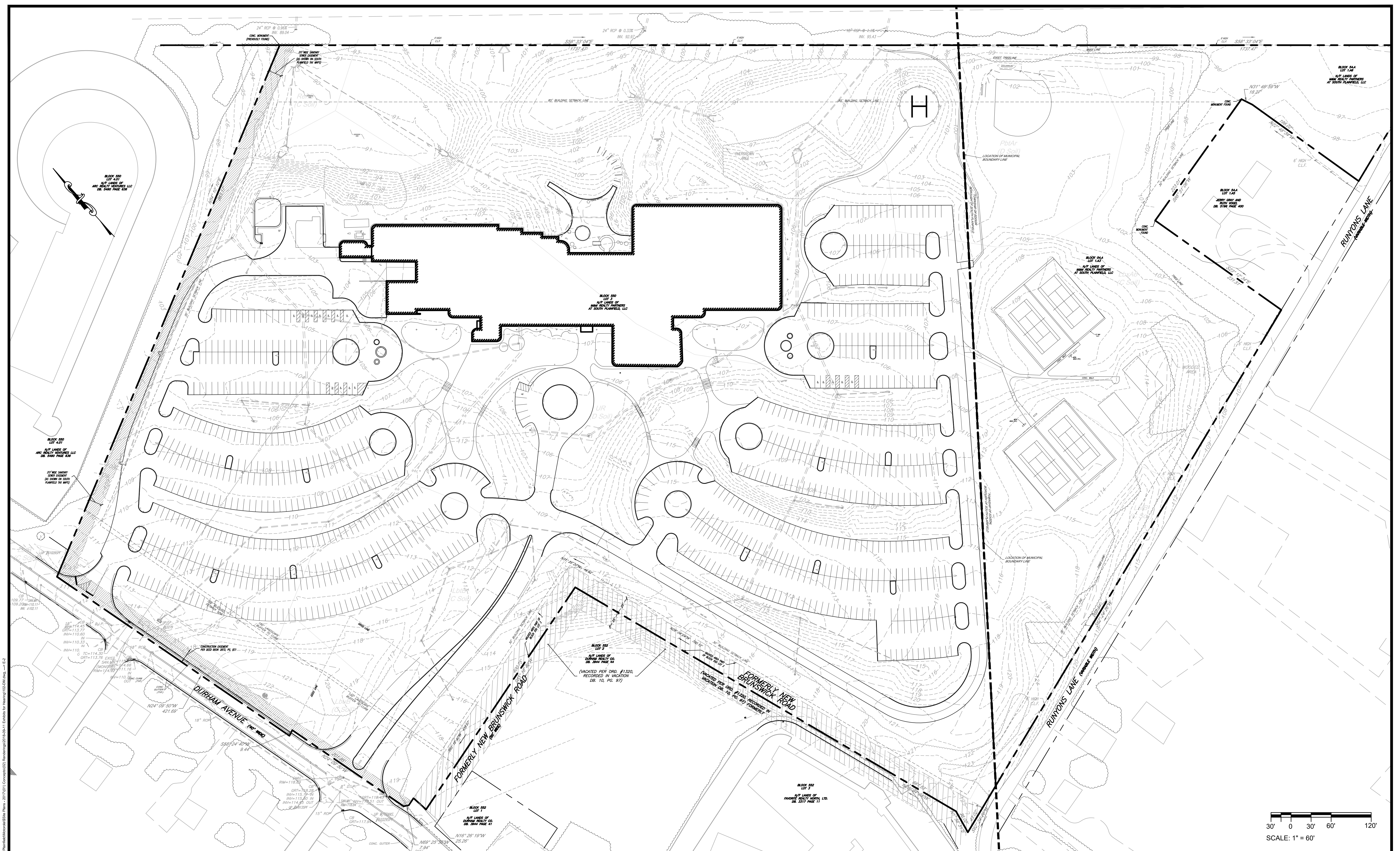
THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
BRADFORD J. ALLER
PROFESSIONAL ENGINEER

DRAWN BY	PRL	CHECKED BY	BJA
DATE	9/6/18	SCALE	AS NOTED
APPROVED BY	RCA	ACAD. NO.	101-T
PROJECT NO.		PROJECT	
SHEET	E-1	DRAWING NO.	
REVISION			



EP DESIGN SERVICES, LLC
State of New Jersey Certificate of Authorization #: 24CA28126500
2901 Hamilton Boulevard
South Plainfield, New Jersey 07080
(908) 205-0443 Fax: (908) 205-8371

TITLE SHEET
CROSSROADS AT DURHAM
FOR
BLOCK 550 LOT 3
BOROUGH OF SOUTH PLAINFIELD
MIDDLESEX COUNTY NEW JERSEY

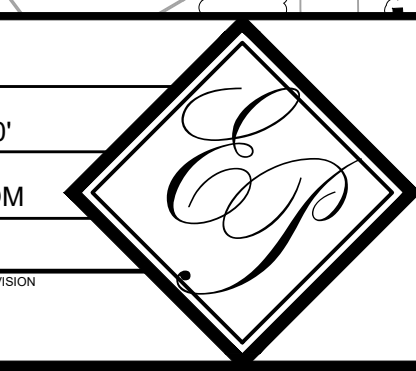


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 File: H:\Engineering\Projects\Residential\South Plainfield\110718-2-09-PA.dwg, Date: 11/11/18

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BRADFORD J. ALLER
 PROFESSIONAL ENGINEER
 N.J.P.E. LIC. NO. GE 43435

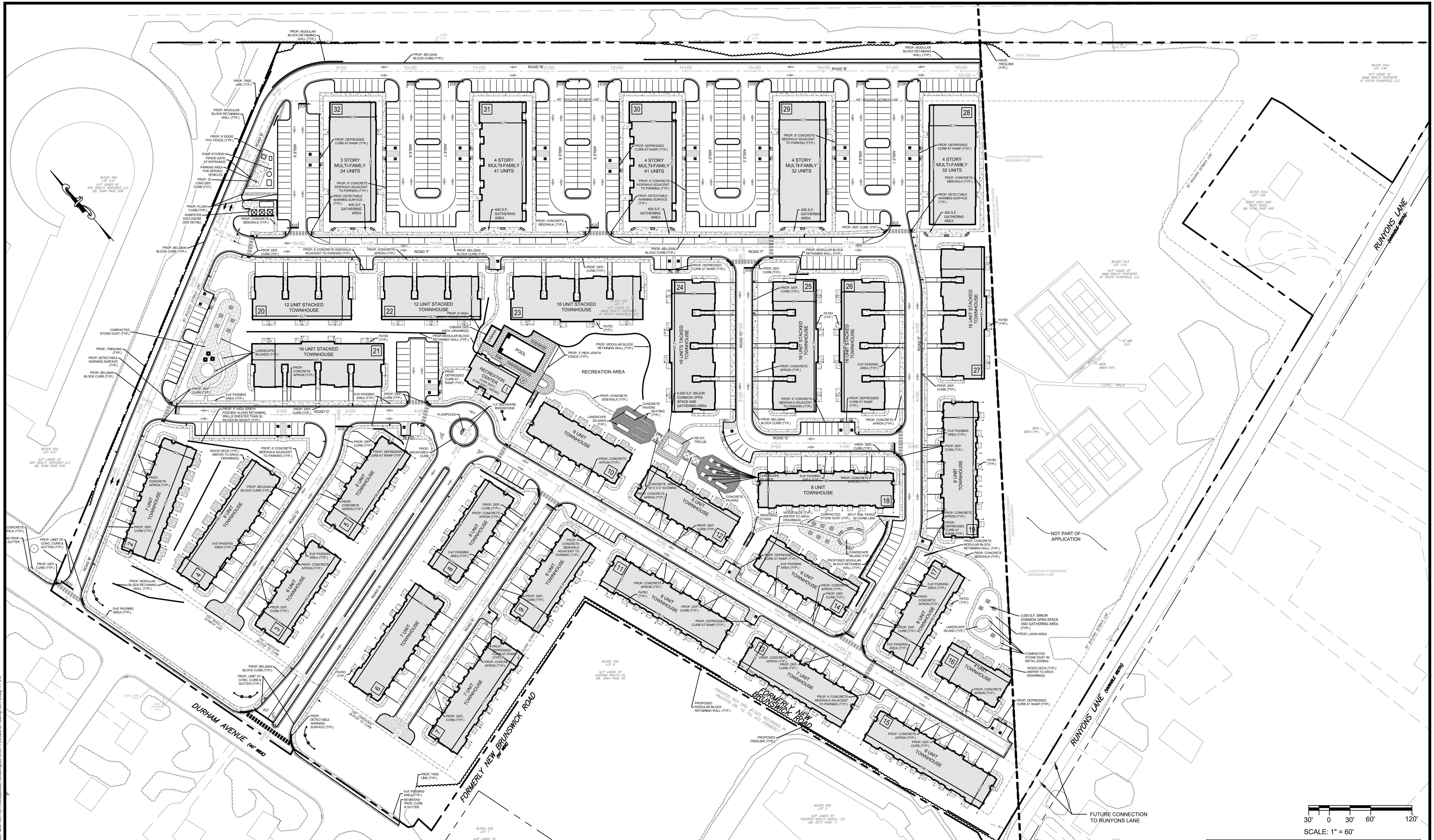
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DATE	9/6/18	SCALE	1" = 60'
APPROVED BY	RCA	PROJECT NO.	102-DM
ISSUED FOR			
SHEET	E-2		



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 2001 Hamilton Boulevard
 South Plainfield, New Jersey 07080
 (908) 205-0443 Fax: (908) 205-8371

OVERALL DEMOLITION EXHIBIT
CROSSROADS AT DURHAM
 FOR
BLOCK 550 LOT 3
BOROUGH OF SOUTH PLAINFIELD
 MIDDLESEX COUNTY NEW JERSEY

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30' 0 30' 60' 120'
SCALE: 1" = 60'

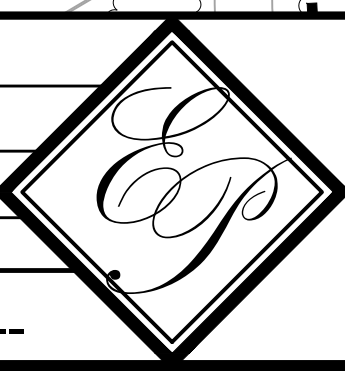
DEVELOPMENT SUMMARY			
TOWNHOUSE	STACKED TOWNHOUSE	CONDOS	COAH RENTALS
120	120	88	82

OVERALL GEOMETRY EXHIBIT
CROSSROADS AT DURHAM
FOR
BLOCK 550 LOT 3
BOROUGH OF SOUTH PLAINFIELD
MIDDLESEX COUNTY NEW JERSEY

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N.J.P.E. LIC. NO. GE 43435

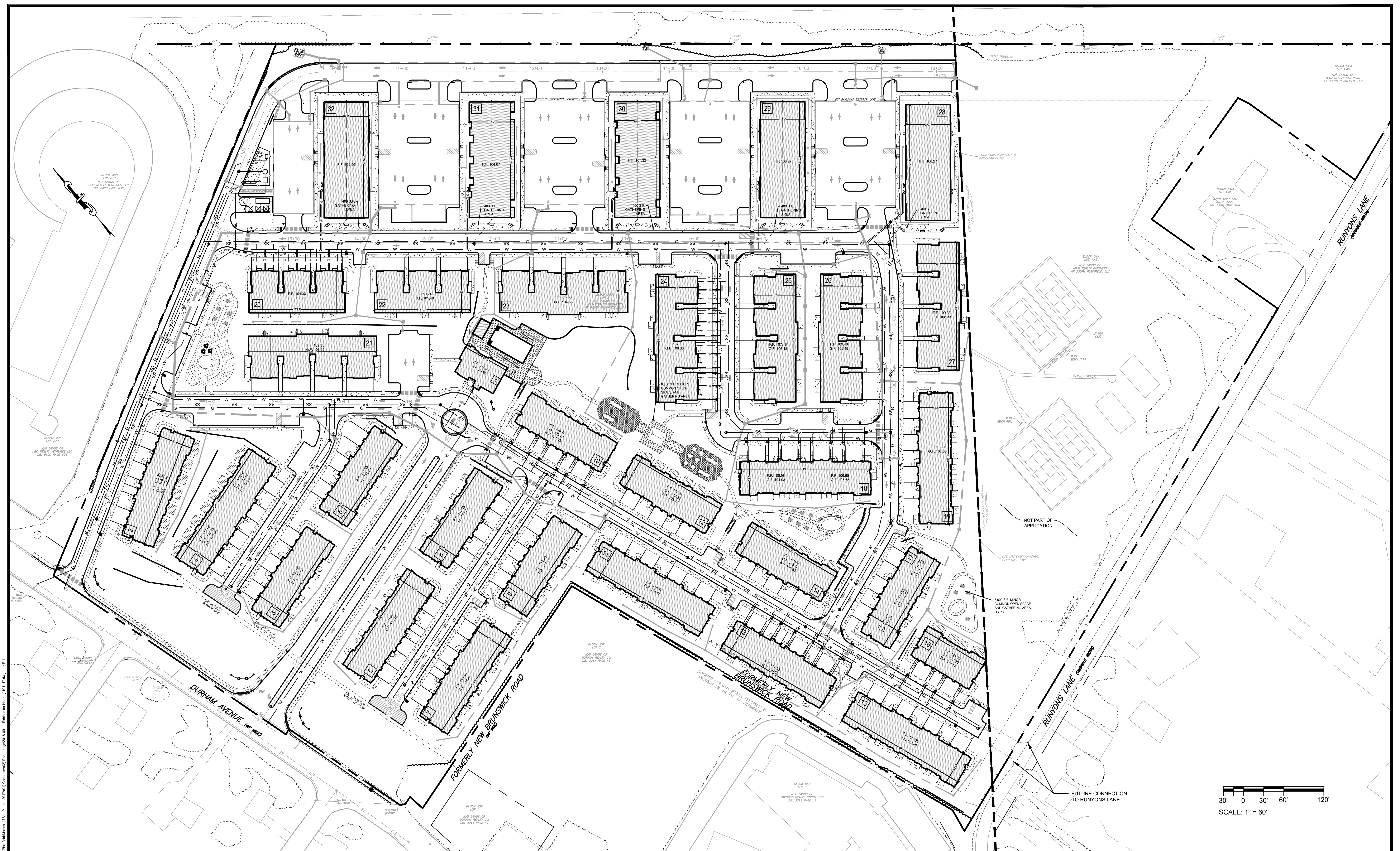
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FIELD NO.			
SHEET	E-3	DRAWING NO.	



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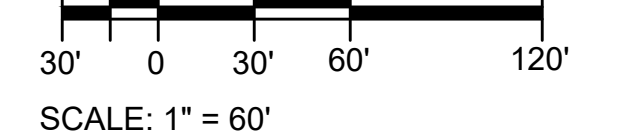
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BRADFORD J. ALLER			
PROFESSIONAL ENGINEER			
NO.	REVISIONS	DATE	BY

DATE:	9/6/18	DRAWN BY:	BJA
PROJECT NO.:	RCA	SCALE:	1" = 60'
SHEET NO.:	E-4	PROJECT NAME:	104-UT

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 2901 Hamilton Boulevard
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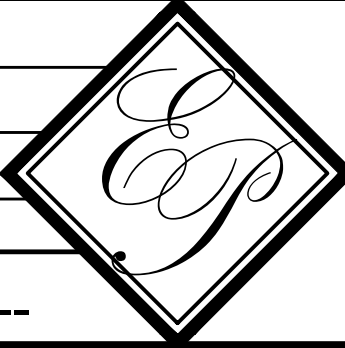
**OVERALL UTILITY EXHIBIT
 CROSSROADS AT DURHAM**
 FOR
BLOCK 550 LOT 3
BOROUGH OF SOUTH PLAINFIELD
MIDDLESEX COUNTY NEW JERSEY

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PROFESSIONAL ENGINEER			
N.J.P.E. LIC. NO. GE 43435			
NO.	REVISIONS	DATE	BY

DESIGNED BY	BJA
CHECKED BY	
DATE	9/6/18
PROJECT NO.	105-GD
SCALE	1" = 60'
DRAWING NO.	E-5

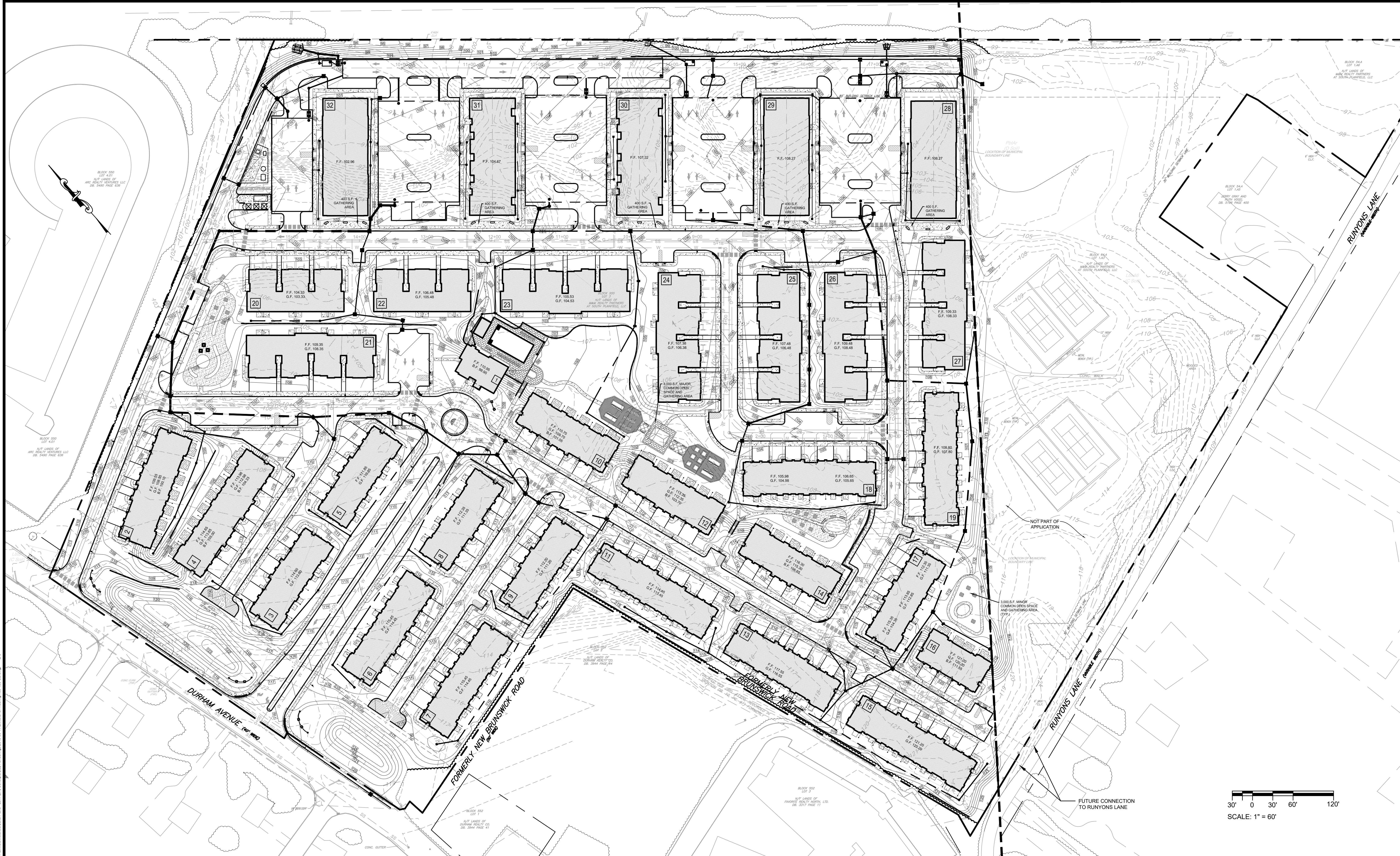


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 2901 Hamilton Boulevard
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 (908) 205-0943 Fax: (908) 205-6371

OVERALL GRADING EXHIBIT
CROSSROADS AT DURHAM
 FOR
BLOCK 550 LOT 3
BOROUGH OF SOUTH PLAINFIELD
 MIDDLESEX COUNTY NEW JERSEY

11/27/18 2:51 PM By: greg@epdesign.com
 File: H:\Engineering\Projects\Residential\South Plainfield\105-GD\105-GD.dwg - E-5

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Block 550 Lot 3
 N.J.P.E. LIC. NO. GE 43435
 BRADFORD J. ALLER
 PROFESSIONAL ENGINEER
 EP DESIGN SERVICES, LLC
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 (908) 205-0443 FAX: (908) 205-8371

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BRADFORD J. ALLER
PROFESSIONAL ENGINEER

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DATE	9/6/18	SCALE	1" = 60'
APPROVED BY	RCA	PROJECT NO.	106-DR
TITLE BOOK			

N.J.P.E. LIC. NO. GE 43435

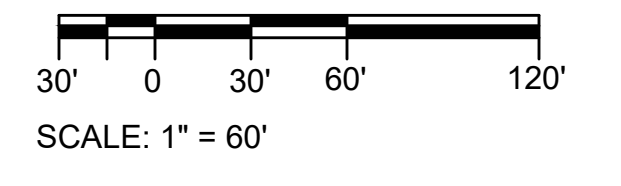
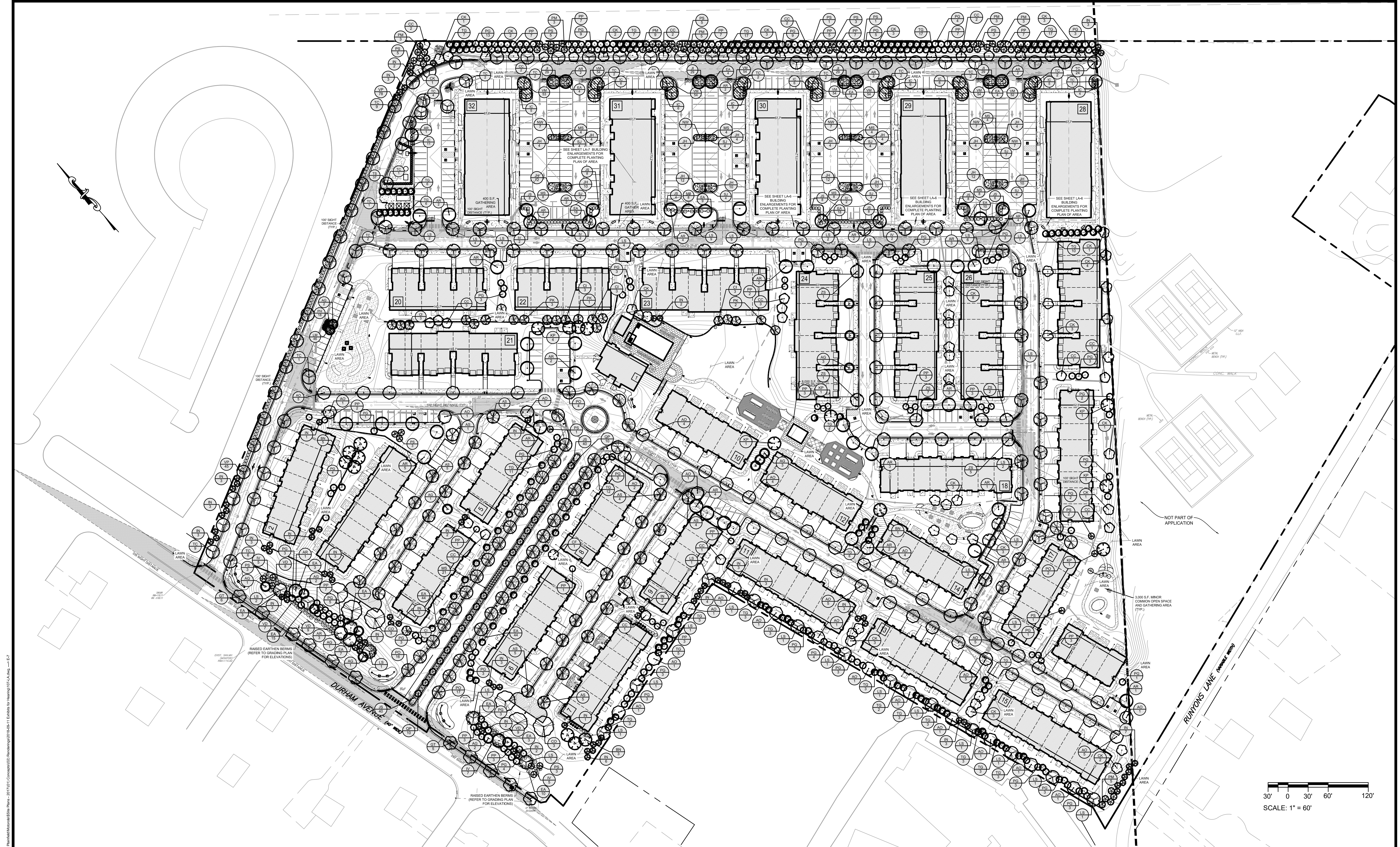
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**OVERALL DRAINAGE EXHIBIT
CROSSROADS AT DURHAM**
FOR
**BLOCK 550 LOT 3
BOROUGH OF SOUTH PLAINFIELD**

MIDDLESEX COUNTY NEW JERSEY

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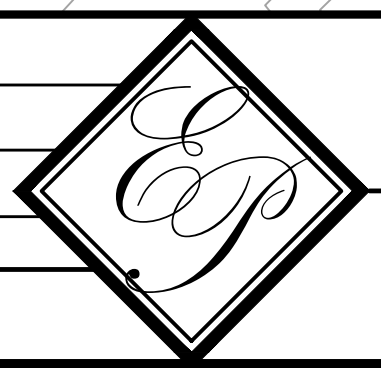


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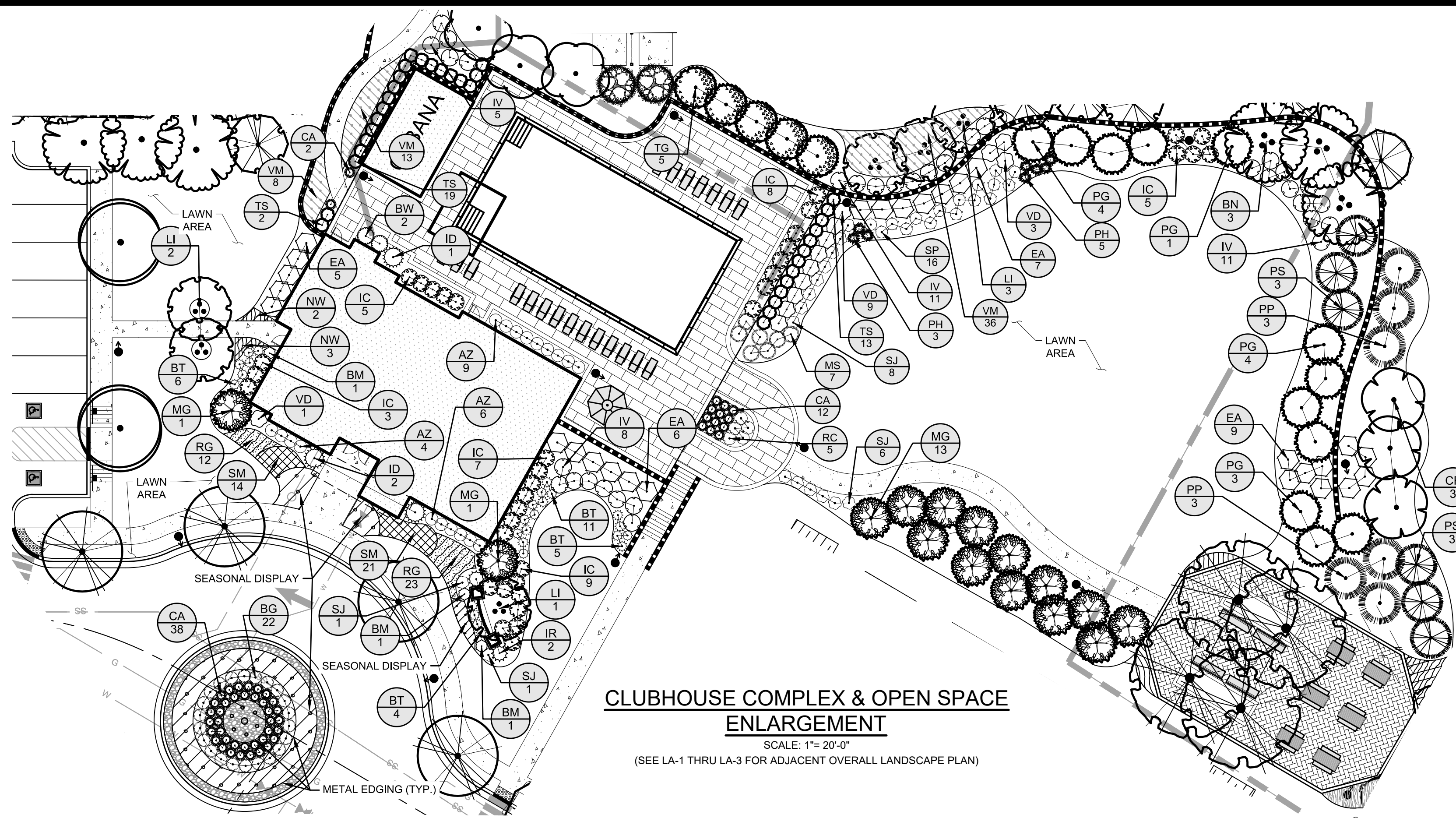
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 DATE: 9/6/18
 APPROVED BY: RCA
 FIELD BOOK: ---
 SHEET: E-7



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OVERALL EXHIBIT LANDSCAPE PLAN
CROSSROADS AT DURHAM
 FOR
BLOCK 550 LOT 3
BOROUGH OF SOUTH PLAINFIELD
 MIDDLESEX COUNTY NEW JERSEY

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CLUBHOUSE COMPLEX & OPEN SPACE ENLARGEMENT

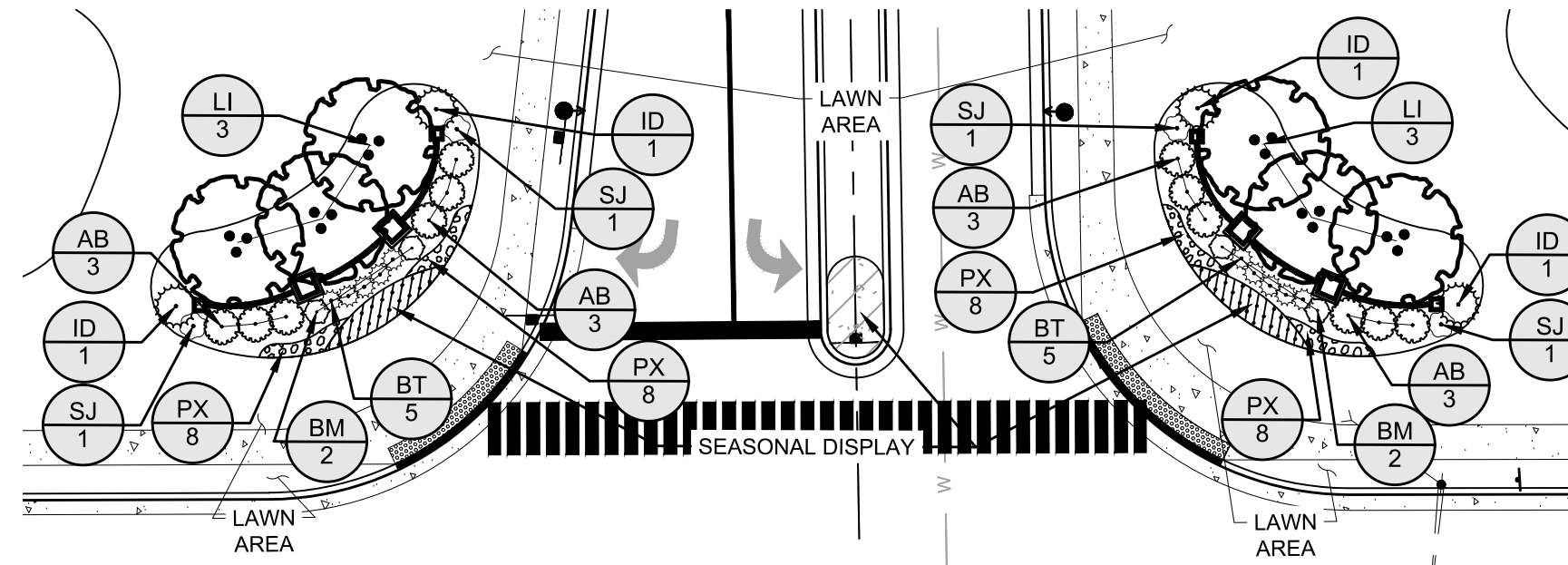
SCALE: 1"= 20'-0"
(SEE LA-1 THRU LA-3 FOR ADJACENT OVERALL LANDSCAPE PLAN)

PLANT SCHEDULE CLUBHOUSE COMPLEX & OPEN SPACE ENLARGEMENT

EVERGREEN TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT		QTY	REMARKS
	MG	<i>Magnolia grandiflora</i> 'Brackens Brown Beauty' Bracken's Southern Magnolia	#30	CONTAINER	8FT		15	FULLY BRANCHED TO GROUND LEVEL
	PG	<i>Picea glauca</i> White Spruce	8FT-10FT	B&B	8FT		12	FULLY BRANCHED TO GROUND LEVEL
	PP	<i>Picea pungens</i> 'Glauca' Colorado Blue Spruce	8FT-10FT	B&B	8FT		6	FULLY BRANCHED TO GROUND LEVEL
	PS	<i>Pinus strobus</i> White Pine	8FT-10FT	B&B	8FT		6	FULLY BRANCHED TO GROUND LEVEL
	TS	<i>Thuja occidentalis</i> 'Smaragd' Emerald Green Arborvitae	8FT-10FT	B&B	8FT		34	FULLY BRANCHED TO GROUND LEVEL
	TG	<i>Thuja plicata</i> 'Green Giant' Western Red Cedar	8FT-10FT	B&B	8FT		5	FULLY BRANCHED TO GROUND LEVEL
ORNAMENTAL TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT		QTY	REMARKS
	CF	<i>Cornus florida</i> 'Cherokee Princess' Cherokee Princess Dogwood	2"-2.5" CALIPER	B&B	10FT		3	SYMMETRICAL
	LI	<i>Lagerstroemia indica</i> 'Muskogee' Muskogee Crape Myrtle	#30	CONTAINER	12FT		6	MULTI-STEM
SHADE TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT		QTY	REMARKS
	BN	<i>Betula nigra</i> 'Heritage' Heritage River Birch	#30	B&B	16FT		3	MULTI-STEM
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT/SPREAD		QTY	REMARKS
	BT	<i>Berberis thunbergii</i> 'Bagatelle' Bagatelle Red Barberry	#3	CONTAINER	12"		26	MATCHING
	EA	<i>Euonymus alatus</i> 'Compactus' Compact Burning Bush	#10	CONTAINER	36"		27	DENSELY BRANCHED
	IV	<i>Itea virginica</i> 'Henry's Garnet' Henry's Garnet Sweetspire	#3	CONTAINER	18"		35	DENSELY BRANCHED
	RC	<i>Rosa</i> x 'Noare' Flower Carpet Red Groundcover Rose	#3	CONTAINER	12"		5	HEAVILY BUDDED
	SJ	<i>Spiraea japonica</i> 'Goldmound' Spirea	#3	CONTAINER	14"		16	MATCHING
	SP	<i>Symphotrichum novae-angliae</i> 'Purple Dome' New England Aster	#2	CONTAINER	10"		16	HEAVILY BUDDED
	VD	<i>Viburnum dentatum</i> 'Blue Muffin' Southern Arrowwood	42"-48"	CONTAINER	42"		13	DENSELY BRANCHED
EVERGREEN SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT/SPREAD		QTY	REMARKS
	AZ	<i>Azalea</i> x 'Girard's Fuchsia' Girard's Fuchsia Azalea	#3	CONTAINER	18"		19	HEAVILY BUDDED
	BW	<i>Buxus microphylla</i> 'Wintergreen' Wintergreen Boxwood	24"-30"	CONTAINER	24"		2	MATCHING
	BM	<i>Buxus</i> x 'Green Mountain' Green Mountain Boxwood	30"-36"	B&B	30"		3	MATCHING
	BG	<i>Buxus</i> x 'Green Velvet' Boxwood	18"-24"	CONTAINER	18"		23	GLOBE SHAPED
	IC	<i>Ilex crenata</i> 'Green Lustre' Green Lustre Japanese Holly	24"-30"	B&B	24"		37	MATCHING
	ID	<i>Ilex</i> x meserveae 'Dragon Lady' Dragon Lady Meserve Holly	48"-60"	CONTAINER	4FT		3	SYMMETRICAL
	IR	<i>Ilex</i> x 'Rutzan' Red Beauty Holly	48"-60"	CONTAINER	4FT		2	SYMMETRICAL
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT/SPREAD		QTY	REMARKS
	CA	<i>Calamagrostis</i> x acutiflora 'Karl Foerster' Feather Reed Grass	#3	CONTAINER	32"		53	FULL, MATCHING
	MS	<i>Miscanthus sinensis</i> 'Yakushima' Dwarf Maiden Grass	#5	CONTAINER	34"		7	FULL, MATCHING
	PH	<i>Pennisetum alopecuroides</i> 'Hameln' Hameln Dwarf Fountain Grass	#3	CONTAINER	18"		8	MATCHING
ANNUALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE		SPACING	QTY	REMARKS
	SD	Seasonal Display Annuals	4"	POT		6" o.c.	199	ROTATED SEASONALLY
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE		SPACING	QTY	REMARKS
	PX	<i>Phlox subulata</i> Moss Phlox	#1	CONTAINER		18" o.c.	18	MATCHING

PLANT SCHEDULE MAIN ENTRANCE ENLARGEMENT

ORNAMENTAL TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT		QTY	REMARKS
	LI	<i>Lagerstroemia indica</i> 'Muskogee' Muskogee Crape Myrtle	#30	CONTAINER	12FT		6	MULTI-STEM
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT/SPREAD		QTY	REMARKS
	BT	<i>Berberis thunbergii</i> 'Bagatelle' Bagatelle Red Barberry	#3	CONTAINER	12"		10	MATCHING
	SJ	<i>Spiraea japonica</i> 'Goldmound' Spirea	#3	CONTAINER	14"		4	MATCHING
EVERGREEN SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT/SPREAD		QTY	REMARKS
	AB	<i>Abelia</i> x grandiflora Glossy Abelia	#5	CONTAINER	22"		12	MATCHING
	BM	<i>Buxus</i> x 'Green Mountain' Green Mountain Boxwood	30"-36"	B&B	30"		4	MATCHING
	ID	<i>Ilex</i> x meserveae 'Dragon Lady' Dragon Lady Meserve Holly	48"-60"	CONTAINER	4FT		4	SYMMETRICAL
ANNUALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE		SPACING	QTY	REMARKS
	SD	Seasonal Display Annuals	4"	POT		6" o.c.	330	ROTATED SEASONALLY
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE		SPACING	QTY	REMARKS
	PX	<i>Phlox subulata</i> Moss Phlox	#1	CONTAINER		18" o.c.	32	MATCHING

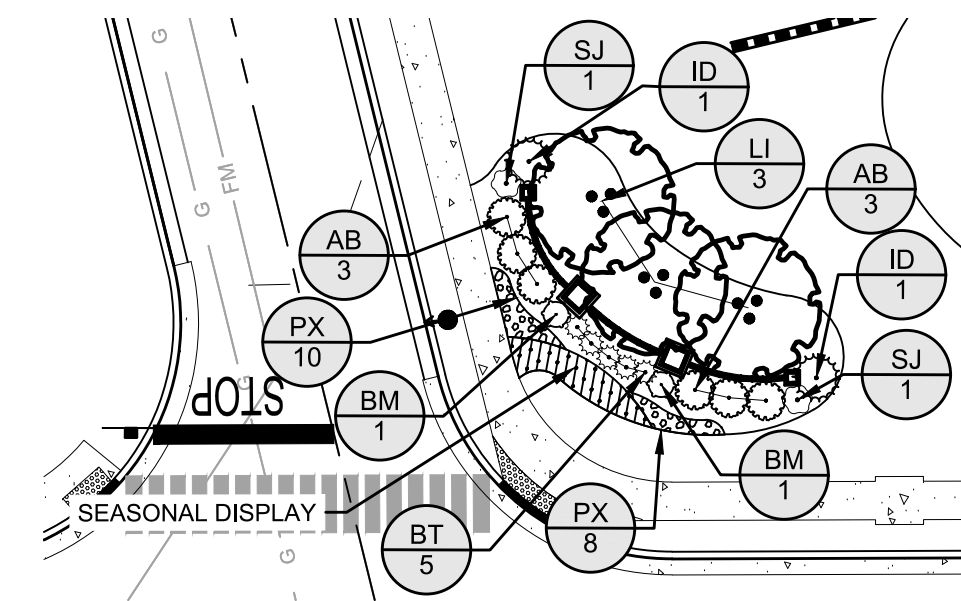


MAIN ENTRANCE ENLARGEMENT

SCALE: 1"= 20'-0"
(SEE LA-1 THRU LA-3 FOR ADJACENT OVERALL LANDSCAPE PLAN)

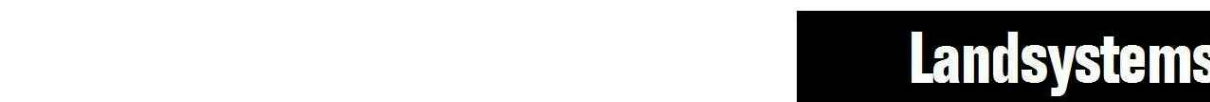
PLANT SCHEDULE SECONDARY ENTRANCE ENLARGEMENT

ORNAMENTAL TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT		QTY	REMARKS
	LI	<i>Lagerstroemia indica</i> 'Muskogee' Muskogee Crape Myrtle	#30	CONTAINER	12FT		3	MULTI-STEM
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT/SPREAD		QTY	REMARKS
	BT	<i>Berberis thunbergii</i> 'Bagatelle' Bagatelle Red Barberry	#3	CONTAINER	12"		5	MATCHING
	SJ	<i>Spiraea japonica</i> 'Goldmound' Spirea	#3	CONTAINER	14"		2	MATCHING
EVERGREEN SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT/SPREAD		QTY	REMARKS
	AB	<i>Abelia</i> x grandiflora Glossy Abelia	#5	CONTAINER	22"		6	MATCHING
	BM	<i>Buxus</i> x 'Green Mountain' Green Mountain Boxwood	30"-36"	B&B	30"		2	MATCHING
	ID	<i>Ilex</i> x meserveae 'Dragon Lady' Dragon Lady Meserve Holly	48"-60"	CONTAINER	4FT		2	SYMMETRICAL
ANNUALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE		SPACING	QTY	REMARKS
	SD	Seasonal Display Annuals	4"	POT		6" o.c.	199	ROTATED SEASONALLY
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE		SPACING	QTY	REMARKS
	PX	<i>Phlox subulata</i> Moss Phlox	#1	CONTAINER		18" o.c.	18	MATCHING



SECONDARY ENTRANCE ENLARGEMENT

SCALE: 1"= 20'-0"
(SEE LA-1 THRU LA-3 FOR ADJACENT OVERALL LANDSCAPE PLAN)



12 White Pine Road
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Landscape Architecture — Site Planning
Mitigation — Permitting

LANDSCAPE DESIGN BY KARL R. BRAUN, RLA
NEW JERSEY LICENSED LANDSCAPE ARCHITECT #000355

NO.	REVISIONS	DATE	BY

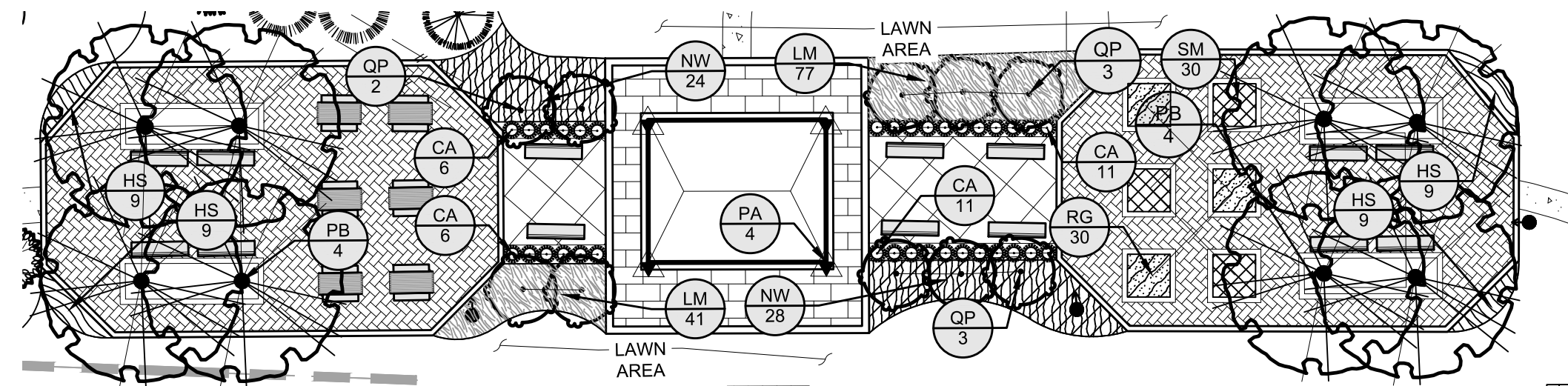
THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
BRADFORD J. ALLER
PROFESSIONAL ENGINEER

DATE: N.J.P.E. LIC. NO. GE 43435

DRAWN BY: PRL	CHECKED BY: BJA
DATE: 9/6/18	SCALE: 1"= 20'
APPROVED BY: RCA	PROJECT NO: 108-LA
SHEET: E-8	REVISION:

EP DESIGN SERVICES, LLC
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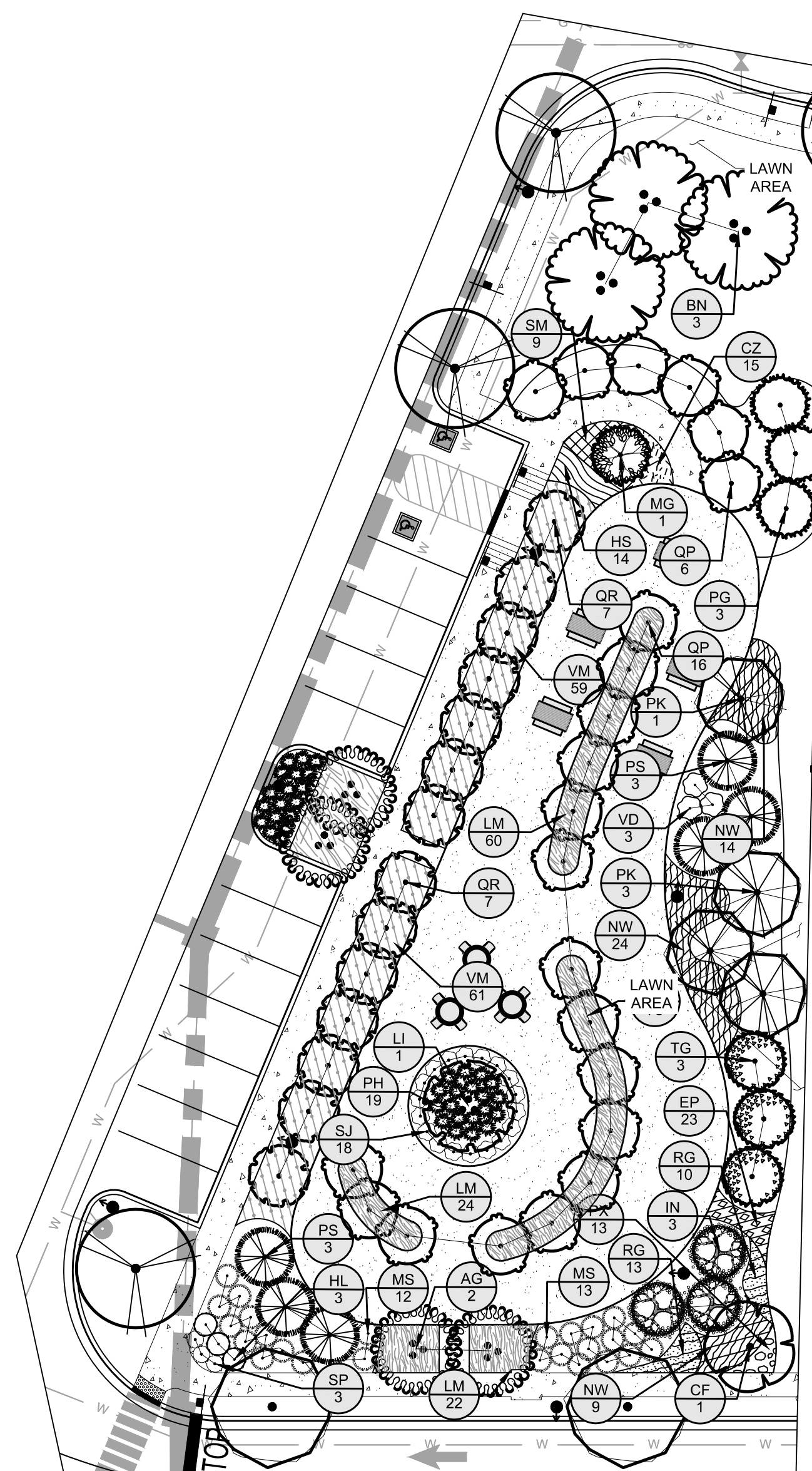
LANDSCAPE ENTRANCES & CLUBHOUSE ENLARGEMENTS
CROSSROADS AT DURHAM
FOR
BLOCK 550 LOT 3
BOROUGH OF SOUTH PLAINFIELD
MIDDLESEX COUNTY, NEW JERSEY



MAJOR/CENTRAL COMMON AREA ENLARGEMENT

SCALE: 1"= 20'-0"
(SEE LA-1 THRU LA-3 FOR ADJACENT OVERALL LANDSCAPE PLAN)

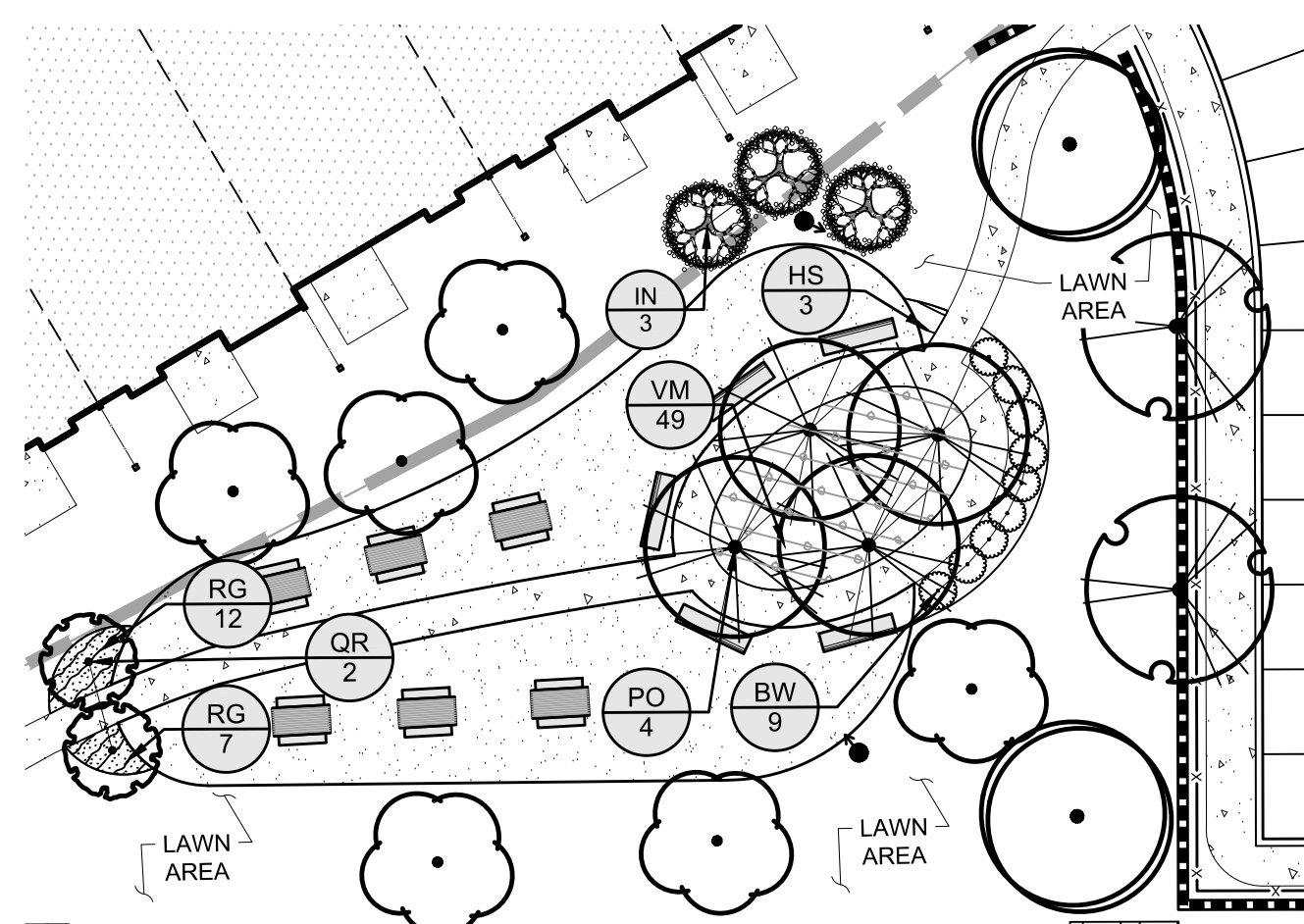
PLANT SCHEDULE MAJOR/CENTRAL COMMON AREA ENLARGEMENT							
SHADE TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT	QTY	REMARKS
	PB	Platanus x acerifolia 'Bloodgood' London Plane Tree	3"-3.5" CALIPER	B&B	16FT	8	SYMMETRICAL
	QP	Quercus palustris 'Green Pillar' Green Pillar Oak	2"-2.5" CALIPER	B&B	12FT	10	MATCHING
VINE/ESPALIER	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT/SPREAD	QTY	REMARKS
	PA	Polygonum aubertii Silver Lace Vine	#5	CONTAINER	36"	4	NURSERY STAKED
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT/SPREAD	QTY	REMARKS
	CA	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	#3	CONTAINER	32"	34	FULL MATCHING
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	SPACING	QTY	REMARKS
	HS	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	#2	CONTAINER	24" o.c.	36	MATCHING
	NW	Nepeta x faassenii 'Walkers Low' Walkers Low Catmint	#2	CONTAINER	36" o.c.	52	MATCHING
	RG	Rudbeckia fulgida sullivantii 'Little Goldstar' Coneflower	#2	CONTAINER	24" o.c.	30	MATCHING
	SM	Salvia x sylvestris 'May Night' Sage	#2	CONTAINER	24" o.c.	30	MATCHING
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	SPACING	QTY	REMARKS
	LM	Liriope muscari 'Big Blue' Big Blue Lilyturf	#1	CONTAINER	24" o.c.	118	MATCHING



MINOR COMMON AREA I ENLARGEMENT

SCALE: 1"= 20'-0"
(SEE LA-1 THRU LA-3 FOR ADJACENT OVERALL LANDSCAPE PLAN)

PLANT SCHEDULE MINOR COMMON AREA I ENLARGEMENT							
EVERGREEN TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT	QTY	REMARKS
	IN	Ilex x 'Nellie R Stevens' Nellie Stevens Holly	#30	CONTAINER	8FT	3	FULLY BRANCHED TO GROUND LEVEL
	MG	Magnolia grandiflora 'Brackens Brown Beauty' Brackens Southern Magnolia	#30	CONTAINER	8FT	1	FULLY BRANCHED TO GROUND LEVEL
	PG	Picea glauca White Spruce	8FT-10FT	B&B	8FT	3	FULLY BRANCHED TO GROUND LEVEL
	PS	Pinus strobus White Pine	8FT-10FT	B&B	8FT	6	FULLY BRANCHED TO GROUND LEVEL
	TG	Thuja plicata 'Green Giant' Western Red Cedar	8FT-10FT	B&B	8FT	3	FULLY BRANCHED TO GROUND LEVEL
ORNAMENTAL TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT	QTY	REMARKS
	AG	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry	#15	B&B	8FT	2	MULTI-STEM
	CF	Cornus florida 'Cherokee Princess' Cherokee Princess Dogwood	2"-2.5" CALIPER	B&B	10FT	1	SYMMETRICAL
	LI	Lagerstroemia indica 'Muskogee' Muskogee Crape Myrtle	#30	CONTAINER	12FT	1	MULTI-STEM
	PK	Prunus serrulata 'Kwanzan' Flowering Cherry	2"-2.5" CALIPER	B&B	10FT	4	HEAVILY BUDDED
SHADE TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT	QTY	REMARKS
	BN	Betula nigra 'Heritage' Heritage River Birch	#30	B&B	16FT	3	MULTI-STEM
	QP	Quercus palustris 'Green Pillar' Green Pillar Oak	2"-2.5" CALIPER	B&B	12FT	22	MATCHING
	QR	Quercus robur 'Fastigiata' Pyramidal English Oak	2"-2.5" CALIPER	B&B	12FT	14	MATCHING
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT/SPREAD	QTY	REMARKS
	HL	Hydrangea paniculata 'Limelight' TM Limelight Hydrangea	#3	CONTAINER	24"	3	HEAVILY BUDDED
	SJ	Spiraea japonica 'Goldmound' Spiraea	#3	CONTAINER	14"	18	MATCHING
	SP	Symphotrichum novae-angliae 'Purple Dome' New England Aster	#2	CONTAINER	10"	3	HEAVILY BUDDED
	VD	Viburnum dentatum 'Blue Muffin' Southern Arrowwood	42"-48"	CONTAINER	42"	3	DENSELY BRANCHED
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT/SPREAD	QTY	REMARKS
	MS	Miscanthus sinensis 'Yakushima' Dwarf Maiden Grass	#5	CONTAINER	34"	25	FULL MATCHING
	PH	Pennisetum alopecuroides 'Hamel' Hamel Dwarf Fountain Grass	#3	CONTAINER	18"	19	MATCHING
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	SPACING	QTY	REMARKS
	CZ	Coreopsis verticillata 'Zagreb' Zagreb Thread Leaf Coreopsis	#2	CONTAINER	18" o.c.	15	MATCHING
	EP	Echinacea purpurea 'Magnus' Magnus Purple Coneflower	#2	CONTAINER	18" o.c.	23	MATCHING
	HS	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	#2	CONTAINER	24" o.c.	14	MATCHING
	NW	Nepeta x faassenii 'Walkers Low' Walkers Low Catmint	#2	CONTAINER	36" o.c.	47	MATCHING
	PX	Phlox subulata Moss Phlox	#1	CONTAINER	18" o.c.	13	MATCHING
	RG	Rudbeckia fulgida sullivantii 'Little Goldstar' Coneflower	#2	CONTAINER	24" o.c.	23	MATCHING
	SM	Salvia x sylvestris 'May Night' Sage	#2	CONTAINER	24" o.c.	9	MATCHING
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	SPACING	QTY	REMARKS
	LM	Liriope muscari 'Big Blue' Big Blue Lilyturf	#1	CONTAINER	24" o.c.	206	MATCHING
	VM	Vinca minor 'Bowles' Bowles' Common Periwinkle	#1	CONTAINER	36" o.c.	120	MATCHING



MINOR COMMON AREA II ENLARGEMENT

SCALE: 1"= 20'-0"
(SEE LA-1 THRU LA-3 FOR ADJACENT OVERALL LANDSCAPE PLAN)

PLANT SCHEDULE MINOR COMMON AREA II ENLARGEMENT							
EVERGREEN TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT	QTY	REMARKS
	IN	Ilex x 'Nellie R Stevens' Nellie Stevens Holly	#30	CONTAINER	8FT	3	FULLY BRANCHED TO GROUND LEVEL
ORNAMENTAL TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT	QTY	REMARKS
	PO	Prunus x okame Okame Cherry	3"-3.5" CALIPER	B&B	14FT	4	HEAVILY BUDDED
SHADE TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT	QTY	REMARKS
	QR	Quercus robur 'Fastigiata' Pyramidal English Oak	2"-2.5" CALIPER	B&B	12FT	2	MATCHING
EVERGREEN SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	MIN. HEIGHT/SPREAD	QTY	REMARKS
	BW	Buxus microphylla 'Wintergreen' Wintergreen Boxwood	24"-30"	CONTAINER	24"	9	MATCHING
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	SPACING	QTY	REMARKS
	HS	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	#2	CONTAINER	24" o.c.	3	MATCHING
	RG	Rudbeckia fulgida sullivantii 'Little Goldstar' Coneflower	#2	CONTAINER	24" o.c.	19	MATCHING
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	SPACING	QTY	REMARKS
	VM	Vinca minor 'Bowles' Bowles' Common Periwinkle	#1	CONTAINER	36" o.c.	49	MATCHING

Landsystems

12 White Pine Road
Chesterfield, New Jersey 08515
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Landscape Architecture - Site Planning
Mitigation - Permitting

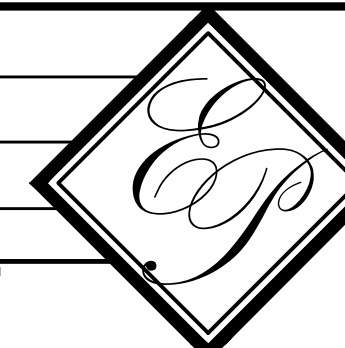
LANDSCAPE DESIGN BY KARL R. BRAUN, RLA
NEW JERSEY LICENSED LANDSCAPE ARCHITECT #000355

NO.	REVISIONS	DATE	BY

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
BRADFORD J. ALLER
PROFESSIONAL ENGINEER

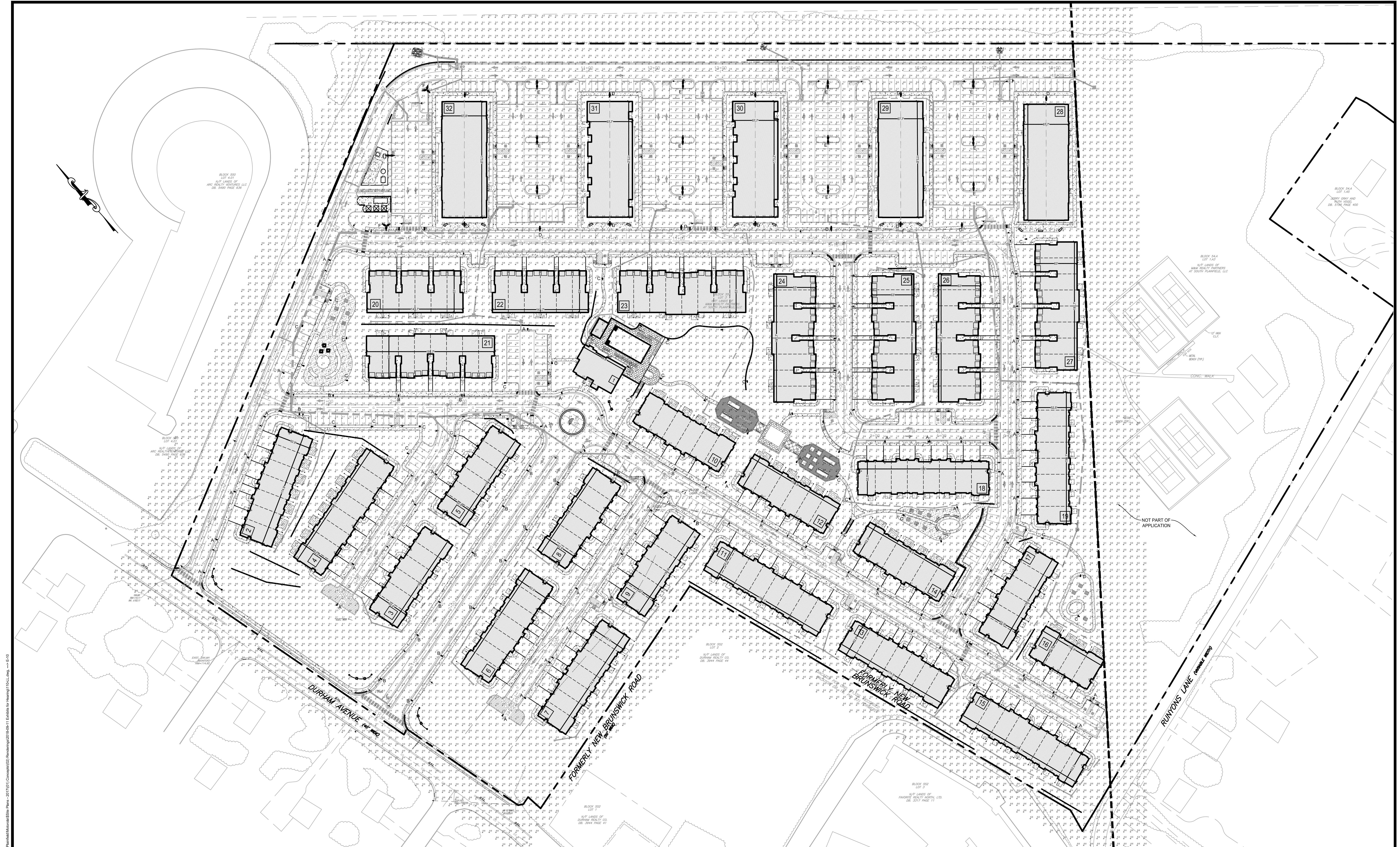
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PROJECT NO.	109-LA



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2901 Hamilton Boulevard
South Plainfield, New Jersey 07080
(908) 205-0443 Fax: (908) 205-8371

LANDSCAPE COMMON AREA ENLARGEMENTS
CROSSROADS AT DURHAM
FOR
BLOCK 550 LOT 3
BOROUGH OF SOUTH PLAINFIELD
MIDDLESEX COUNTY NEW JERSEY

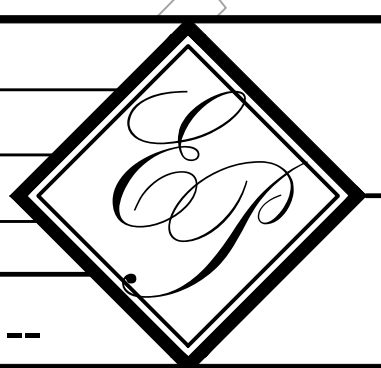


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NO.	REVISIONS	DATE	BY

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BRADFORD J. ALLER
 PROFESSIONAL ENGINEER
 N.J.P.E. LIC. NO. GE-43435

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 CHECKED BY: BJA
 DATE: 9/6/18
 SCALE: 1" = 60'
 APPROVED BY: RCA
 PROJECT NO.: 110-LL
 SHEET: E-10

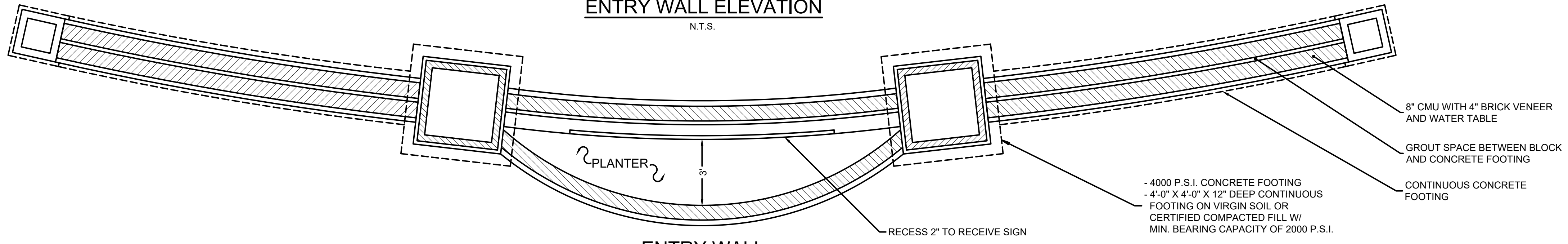


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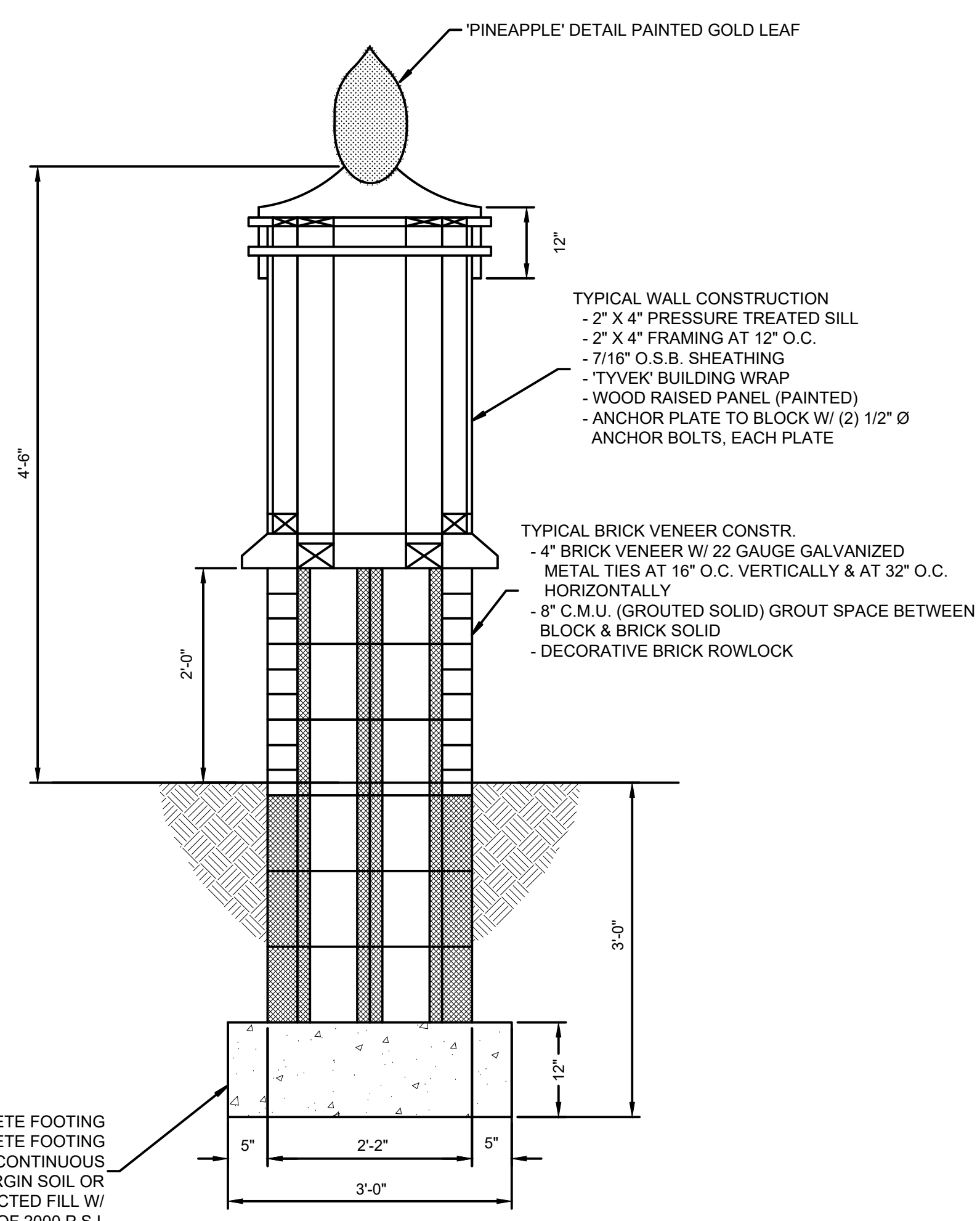
OVERALL LIGHTING EXHIBIT
CROSSROADS AT DURHAM
 FOR
BLOCK 550 LOT 3
BOROUGH OF SOUTH PLAINFIELD
 MIDDLESEX COUNTY NEW JERSEY



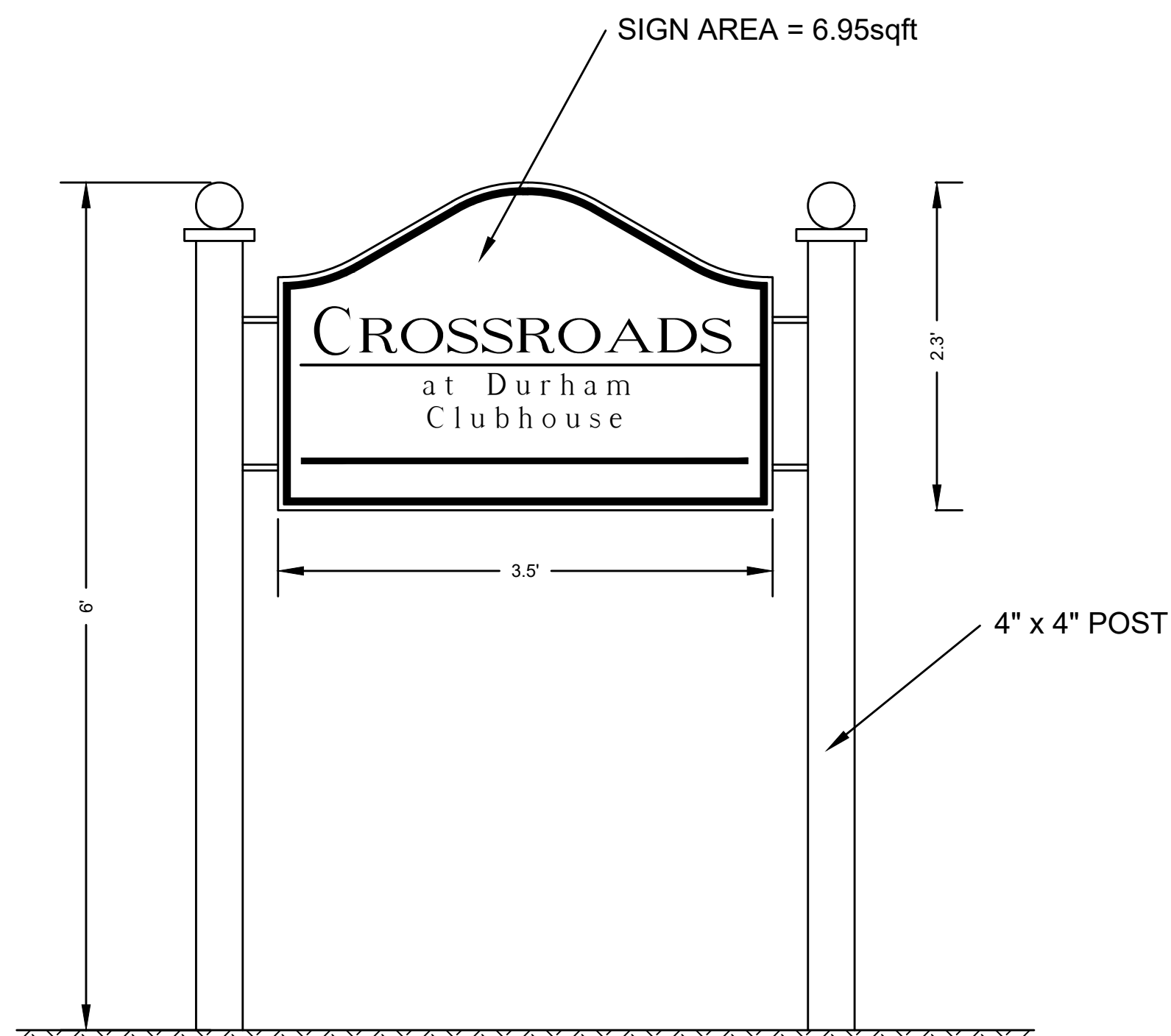
MAIN ENTRANCE IDENTIFICATION SIGN
ENTRY WALL ELEVATION
 N.T.S.



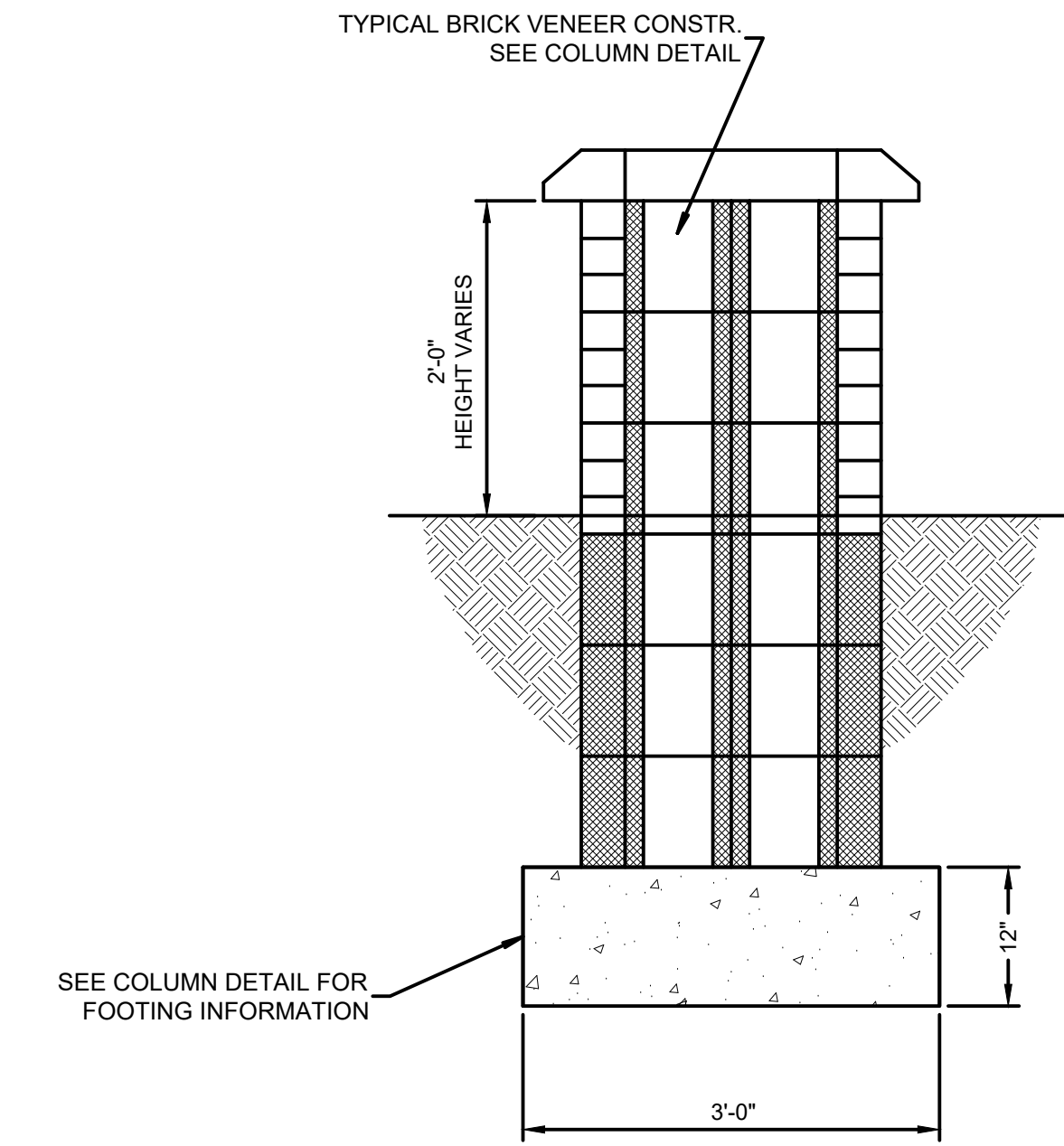
ENTRY WALL
PLAN
 N.T.S.



COLUMN DETAIL
 N.T.S.



CLUBHOUSE DECORATIVE WALL SIGN
ELEVATION
 N.T.S.



GARDEN WALL DETAIL
 N.T.S.

NOTE: WALL SIGN DETAILS ARE CONCEPTUAL ONLY.

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NO.	REVISIONS	DATE	BY

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BRADFORD J. ALLER PROFESSIONAL ENGINEER		APPROVED BY: RCA	PROJECT NO: 111-CD
N.J.P.E. LIC. NO. GE 43435		SHEET: E-11	REVISION: --

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CONSTRUCTION DETAIL EXHIBIT
CROSSROADS AT DURHAM
 FOR
BLOCK 550 LOT 3
BOROUGH OF SOUTH PLAINFIELD
 MIDDLESEX COUNTY NEW JERSEY

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