

**DECIDUOUS TREE PLANTING WITH STAKES**  
NOT TO SCALE  
(NJA.040103 - 04/20/24)

**BIOBARRIER ROOT BARRIER**  
NOT TO SCALE  
(NJA.040103 - 04/20/24)

**DECIDUOUS AND EVERGREEN SHRUB PLANTING**  
NOT TO SCALE  
(NJA.040103 - 04/20/24)

**PERENNIAL/GROUND COVER PLANTING**  
NOT TO SCALE  
(NJA.040103 - 06/20/23)

**GENERAL LANDSCAPE NOTES:**

- THESE LANDSCAPE PLANS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATIONS, AND ASSOCIATED DETAILS FOUND ON THE LANDSCAPE DETAILS SHEET. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, ARE CONSIDERED PART OF LANDSCAPE PLANS. THE CONTRACTOR MUST REFER TO, AND FULLY COMPLY WITH, ALL NOTES, SPECIFICATIONS AND DETAILS DESCRIBED HEREIN, ON THE LANDSCAPE PLANS AND IN THE LANDSCAPE DETAILS SHEET.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH "MATERIALS" SECTION OF THE LANDSCAPE SPECIFICATIONS, UNLESS OTHERWISE SPECIFICALLY STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALL OVERHANG.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPALITY'S ENGINEERING AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCORD TO SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL PROJECT MAINTENANCE IS TURNED OVER TO THE PROPERTY OWNER OR OTHER RESPONSIBLE PARTY. SUCH RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE CARE, WATERING, AND MAINTENANCE OF ALL PLANT MATERIAL, LAWN MOVING, AND SEASONAL MAINTENANCE.
- ALL PROPOSED LANDSCAPE BEDS ARE TO BE TREATED WITH A 3" THICK LAYER OF DOUBLE SHREDED HARDWOOD BARK MULCH OVER WATER PERMEABLE BARRIER FABRIC, UNLESS OTHERWISE STATED ON THIS PLAN. LANDSCAPE BEDS ADJACENT TO BUILDING FOUNDATIONS ARE TO HAVE AN 18" WIDE STRIP CONSISTING OF 1-2" RIVER STONE BETWEEN THE BUILDING FOUNDATION AND ANY HARDWOOD BARK MULCH FOR THE PLANTING BEDS TO COMPLY WITH THE NJ STATE LAW N.J.A.C. 5:70-3.5.6.

**EXISTING CONDITION NARRATIVE:**

- THE WESTERN SECTION OF THE SITE IS DEVELOPED WITH AN ASSISTED LIVING FACILITY AND ASSOCIATED PARKING AREA AND MANAGED STORMWATER RETENTION BASIN. VEGETATION IS LIMITED TO MAINTAINED LAWN AND LANDSCAPE SPECIES. THIS AREA ENCOMPASSES APPROXIMATELY 14 ACRES OF THE SITE, WHICH DOES NOT INCLUDE THE EXISTING INTERIOR ACCESS ROAD.
- THE CENTRAL AND EASTERN SECTIONS OF THE SITE HAVE BEEN SUBJECT TO HISTORIC DISTURBANCE AND DEVELOPMENT AND IS CHARACTERIZED BY A MODERATE SUCCESSIONAL COMMUNITY. VEGETATION INCLUDES EASTERN RED CEDAR (JUNIPERUS VIRGINIANA, FACU), BRADFORD PEAR (PYRUS CALLERYANA, NI), RED RASPBERRY (RUBUS IDAEUS, FACU), POWERSHED (PHYTOCCA AMERICANA, FACU), CHINESE BUSH-DOVE (LESPEDeza CAENATA, FACU), GOLDENROD SPECIES (SOLIDAGO SP.), VARIOUS GRASS SPECIES AND WILD ONION (ALLIUM CERNUUM, NI). THIS COMMUNITY COMPRISES APPROXIMATE 10 ACRES OF THE SITE.
- THE FORESTED AND SUCCESSIONAL COMMUNITY ALONG THE SOUTHEASTERN PROPERTY BOUNDARY IS AN UPLAND COMPOSED OF SWEET GUM (LIQUIDAMBAR STRYACINUA, FACU), BLACK CHERRY (PRUNUS SEROTINA, FACU), AND PEAR AS SUBCANOPY VEGETATION. UNDERSTORY AND HERBACEOUS VEGETATION INCLUDE HIGHBUSH BLACKBERRY (RUBUS ALLEGHENENSIS, FACU), GOLDENROD, WILD ONION, AND DOGBANE (APOCYNUM CANADABUM, FACU). THIS COMMUNITY COMPRISES APPROXIMATELY 0.3 ACRES OF THE SITE.
- THE OFF-SITE WETLAND IMMEDIATELY SOUTHEAST OF THE SITE IS CHARACTERIZED AS A DECIDUOUS FORESTED WETLAND AND IS COMPOSED OF MATURE TREES THAT ARE 12 INCHES DBH OR GREATER. UNDERSTORY AND SUBCANOPY VEGETATION INCLUDE ARROWWOOD (VIBURNUM DENTATUM, FACU) AND AMERICAN HOLLY (ILEX OPACA, FACU). WOOD REED (CINNA LATIFOLIA, FACU) IS THE HERBACEOUS VEGETATION IDENTIFIED.
- THE SITE IS NOT COMPOSED OF ANY TREES THAT EXCEED 12 INCHES DIAMETER AT BREAST HEIGHT (DBH). DEVELOPMENT OF THE SITE WILL RESULT IN CLEAR-CUT DISTURBANCE OF THE ENTIRE MODERATE SUCCESSIONAL COMMUNITY THROUGHOUT THE SITE. THERE WILL BE NO DISTURBANCE TO THE SUCCESSIONAL AND MINIMAL FORESTED AREA AT THE SOUTHEAST PROPERTY CORNER OF THE SITE AND SURROUNDING FORESTED WETLANDS THAT ARE COMPOSED OF MATURE TREES THAT ARE 12 INCHES DBH OR GREATER.
- THE 100-FOOT-WIDE EXISTING BUFFERS INCLUDE SIDEWALKS, EARTH BERMS, LAWN, AND A MIX OF MEDIUM TO MATURE DECIDUOUS AND EVERGREEN TREES TO PROVIDE A SOLID VISUAL BUFFER.

THE PIONEER TREES OUTSIDE OF THE LOOP DRIVE HAVE BEEN REVIEWED BY TOWNSHIP STAFF AND THE APPLICANT. THE PLANS HAVE BEEN REVISED TO INDICATE THE REMOVAL OF EXISTING SCRUB VEGETATION AND THE INSTALLATION OF NEW NATIVE SHADE TREES.  
EXISTING STREET TREES ALONG THE NORTHERN STRETCH OF THE LOOP DRIVE TO BE PRESERVED.

**IRRIGATION NOTE**

CONTRACTOR TO PROVIDE AN IRRIGATION DESIGN FOR BOTH LAWN AND BED AREAS. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR TO VERIFY STATIC PRESSURE PRIOR TO DESIGN. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRESSURE REDUCING DEVICES REQUIRED TO MEET MAXIMUM PRESSURE REQUIREMENT. SYSTEM DESIGN IS TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS AND CONTROLLERS. ALL SIZES IN PAVEMENT AREAS MUST BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFLOW PREVENTION DEVICE INSTALLATION AND PERMITTING.

- ALL LANDSCAPE AREAS WITHIN THE LOOP ROAD TO BE TEMPORARILY IRRIGATED THROUGH THE FIRST YEAR AFTER INSTALLATION.
- IRRIGATION DESIGN TO BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- IRRIGATION TO BE DESIGNED AND INSTALLED BY A NEW JERSEY CERTIFIED LANDSCAPE IRRIGATION CONTRACTOR. IRRIGATION CONTROLLER TO INCLUDE RAIN AND FREEZE SENSORS WITH RAIN/FREEZE DELAY, FLOW SENSOR, AND SEASONAL SETTINGS.

**GREEN DEVELOPMENT PRACTICE CHECKLIST NOTE:**  
CONSTRUCT DRIP IRRIGATION IN LEU OF SPRAY SYSTEMS AND/OR INSTALL WATER SENSORS TO CONSERVE IRRIGATION WATER USE.

**VEGETATIVE SCREENING AND FIELD ADJUSTMENT NOTES:**

- ALL GROUND-MOUNTED UTILITY EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, HVAC UNITS, UTILITY METERS, AND TRANSFORMERS TO BE SCREENED AROUND THEIR ENTIRE PERIMETER PER THE FOLLOWING TABLE.
- ONE 3" WIDE GAP IN SCREENING FOR ACCESS TO UTILITY EQUIPMENT TO BE PROVIDED ON SIDE OF ENCLOSURE FACING LEAST ACTIVELY USED AREA.
- ALL UTILITY EQUIPMENT SCREENING TO PROVIDE ADEQUATE ACCESS SPACE AROUND THE ENTIRETY OF THE EQUIPMENT FOR PROJECT ENGINEER SPECIFICATION.
- ALL MAINTENANCE STRUCTURES INCLUDING BUT NOT LIMITED TO SHEDS, WATER SERVICE HOT BOXES, AND/OR EMERGENCY GENERATORS TO BE SCREENED AROUND THEIR ENTIRE PERIMETER PER THE FOLLOWING TABLE.
- GAPS IN SCREENING FOR MAINTENANCE STRUCTURES TO BE REVIEWED AND APPROVED BY PROJECT LANDSCAPE ARCHITECT PRIOR TO WORK.
- ALL LANDSCAPE FIELD ADJUSTMENTS REQUIRED TO ACCOMMODATE EMERGENCY EGRESS WAYS, STAIRWAYS, AND/OR BUILDING ACCESS SHALL BE REVIEWED AND APPROVED BY PROJECT LANDSCAPE ARCHITECT PRIOR TO WORK.

HT. OF EQUIPMENT	BOTANICAL NAME	COMMON NAME	HITSIZE	MIN. ROOT
UP TO 3'	ILEX GLABRA 'COMPACTA'	COMPACT HICKORY HOLLY	30" - 36"	3 GAL.
3' TO 6'	TAXUS MEDIA 'HICKSII'	HICKS YEW	48" - 54"	B&B
6' AND ABOVE				B&B

**OWNER MAINTENANCE RESPONSIBILITIES**

UPON OWNERS (OR OWNER CONTRACTORS) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE OF CARE, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT FROM ALL PEDESTRIAN SURFACES OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT FROM ALL PAVED, TRAVELLED SURFACES, OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS. THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

**PLANT MATERIAL LOCATED ALONG BUILDING FACADE AND LOWER-LEVEL PARKING SHALL BE FIELD VERIFIED AND SPACED/ARRANGED ADEQUATELY TO ALLOW ADEQUATE AIR CIRCULATION FROM AIR VENTS ENSURING PROPER HEALTH OF PLANT AND ANY AIR INTAKE/EXHAUST.**

**REFER TO SHEET L.2 FOR OVERALL SITE PLANT SCHEDULE & LANDSCAPE SPECIFICATIONS**

**REFER TO SHEET L.3 FOR ADDITIONAL LANDSCAPE DETAILS AND NOTES**

**THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY**

**SITE LANDSCAPE PLAN**  
SHEET NUMBER: **L.1**



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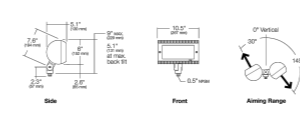




Luminaire Schedule	Qty	Label	Arrangement	LLF	Description	MANUFACT	Filename
Symbol	40	A	Single	0.900	HADCO BY SIGNIFY, URBAN HAGERSTOWN (T033) SERIES LED DECORATIVE POST TOP LIGHT, TYPE 3W WITH HOUSE SIDE SHELD, ZERO UP LIGHT (TX0332-G3-3W-730-7)	PHILIPS LIGHTING, LITTLESTOWN	TX0332-G3-3W-730-7.res
	5	F	Single	0.900	HADCO BY SIGNIFY, URBAN HAGERSTOWN (T033) SERIES LED DECORATIVE POST TOP LIGHT, TYPE 3W, ZERO UP LIGHT (TX0364-G3-3W-730-7)	Signify	TX0364-G3-3W-730-7.res
	23	R	Single	1.000	HADCO BY SIGNIFY, URBAN HAGERSTOWN (T033) SERIES LED DECORATIVE POST TOP LIGHT, TYPE 5, ZERO UP LIGHT (TX0332-G3-5-730-3)	Signify	TX0332-G3-5-730-3.res
	NA	NA	One Per Wayfinding Sign Face	0.900	CFL-WF-21 LED-TYPE 3K, SIGMA, BLACK, FIXED HOOD	PHILIPS LIGHTING, COMPACT FLOODLIGHT, LED 23	NA

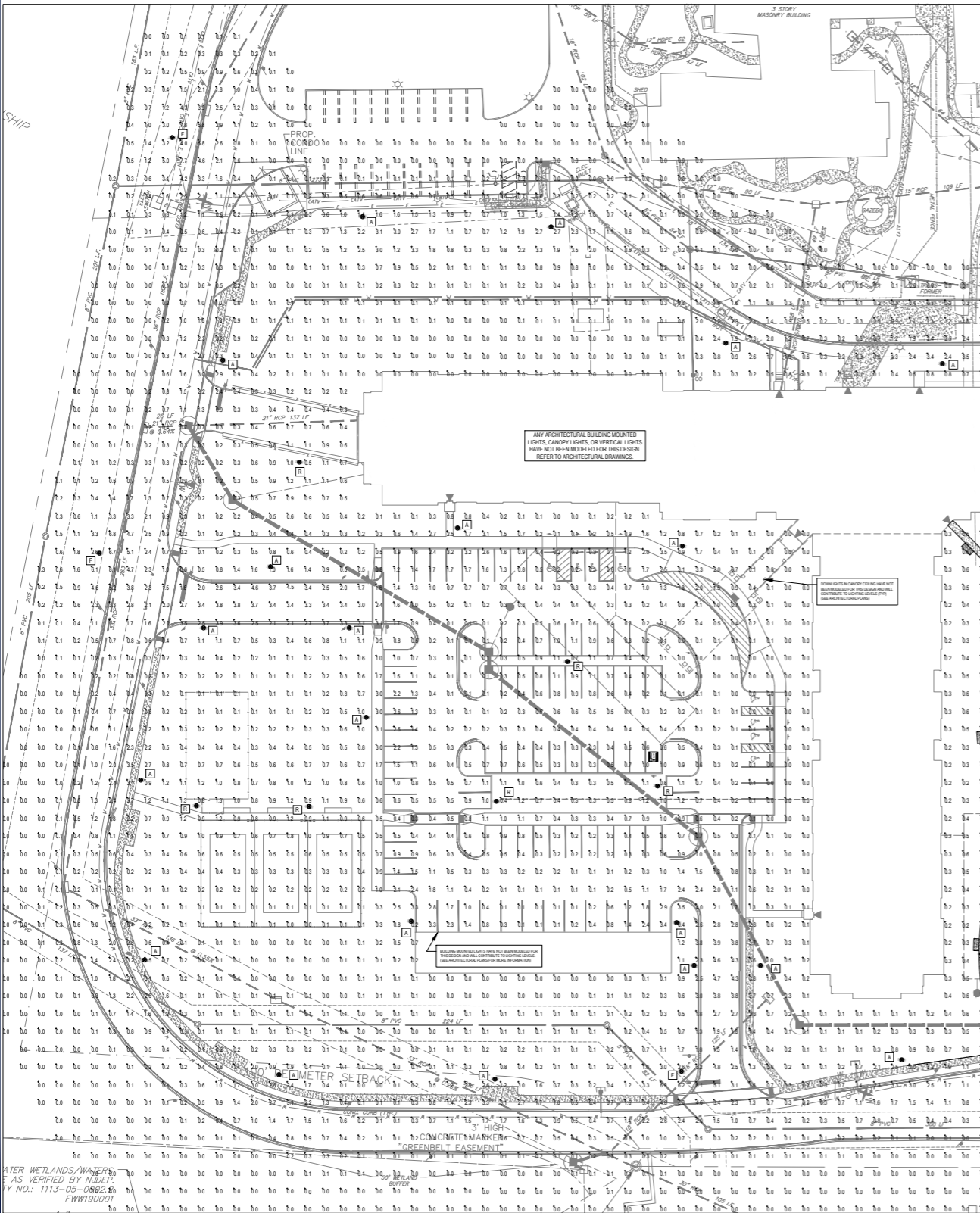
REFER TO SHEET L.5 FOR LIGHT POLE DETAIL

Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
Ground Level Calc	Luminaire	Fc	0.60	8.1	0.0	N.A.	N.A.
Courtyard	Luminaire	Fc	0.67	1.4	0.2	3.35	7.00
Entry Drive	Luminaire	Fc	0.76	6.1	0.0	N.A.	N.A.
Intersection 1	Luminaire	Fc	3.04	4.6	1.8	1.90	2.88
Intersection 2	Luminaire	Fc	3.22	5.1	1.4	2.30	3.64
Intersection 3	Luminaire	Fc	3.05	7.8	1.3	2.35	6.00
Intersection 4	Luminaire	Fc	2.43	3.6	1.1	2.21	3.27
Parking Lot North	Luminaire	Fc	0.60	3.5	0.0	N.A.	N.A.
Parking Lot South	Luminaire	Fc	0.60	3.4	0.0	N.A.	N.A.
Rear Parking	Luminaire	Fc	0.40	1.1	0.0	6.00	8.00

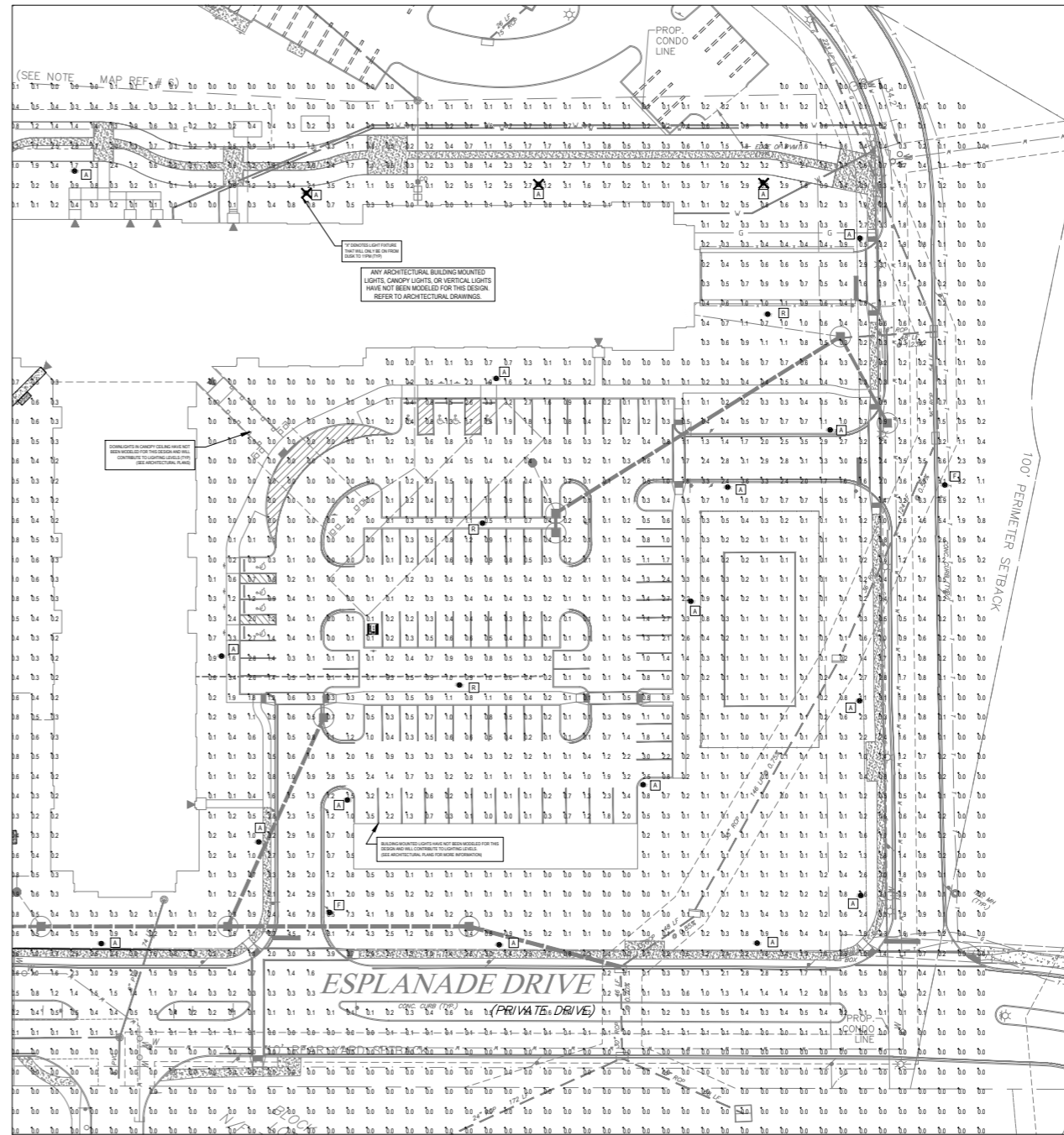


**Fixed Hood**  
Formed 1/16" thick aluminum. Mounts to predrilled door frame holes. Can be mounted along the top or bottom of the fixture to shield the lamp and lens from view.

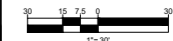
1 SIGN UPLIGHT  
SCALE: N.T.S.



REFER TO COURTYARD LIGHTING PLAN ON SHEET L.5 FOR THIS AREA



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



REVISIONS

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
CONSTRUCTION MANAGEMENT  
LANDSCAPE ARCHITECTURE  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/2026	PER TRC COMMENTS	JY	RC

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1	03/18/2026	PER TRC COMMENTS	JY	RC

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**AMENDED FINAL MAJOR SITE PLAN**  
PROJECT NO.: NJA25087-00-1A  
DRAWN BY: JY  
CHECKED BY: GM  
DATE: 01/18/2026  
CAD I.D.: P-PLAD-LIGHT

**PRELIMINARY & FINAL MAJOR SITE PLAN**  
FOR

**BEAR CREEK INDEPENDENT LIVING**  
PROPOSED INDEPENDENT LIVING FACILITY  
BLOCK 33, LOT 1.022  
TOWNSHIP OF WEST WINDSOR  
MERCER COUNTY, NEW JERSEY

**BOHLER**  
30 INDEPENDENCE BLVD., SUITE 200  
WARREN, NJ 07059  
PHONE: (908) 658-8300  
FAX: (908) 754-4401  
www.BohlerEngineering.com

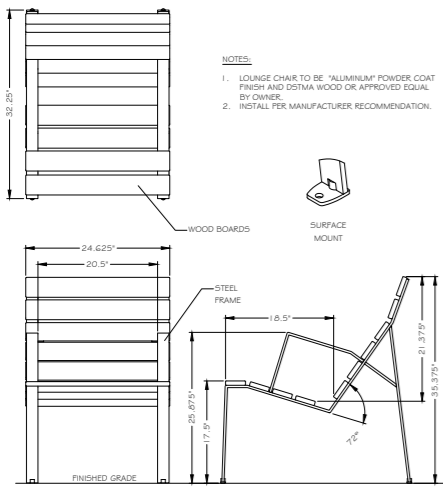
**A. M. ALEXANDER**  
LISCENSED LANDSCAPE ARCHITECT  
NEW JERSEY LICENSE NO. 21A50009700

**SITE LIGHTING PLAN**

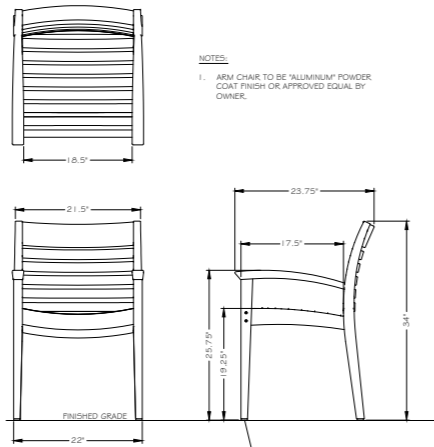
SHEET NUMBER: **L.4**

REVISION 1 - 03/18/2026

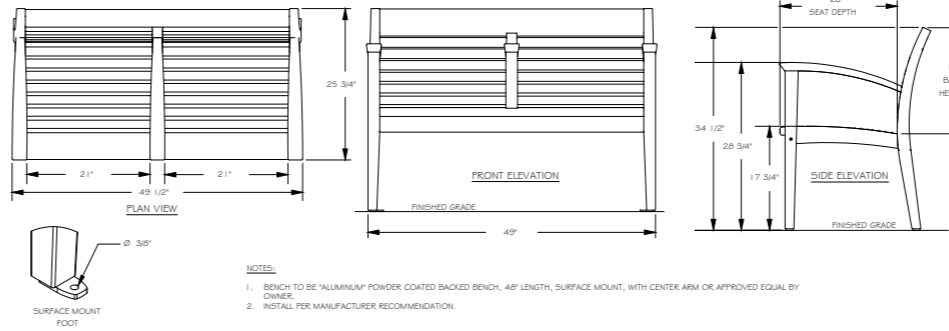




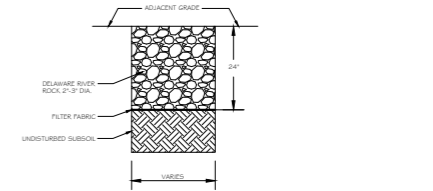
1 LOUNGE CHAIR  
SCALE: N.T.S.



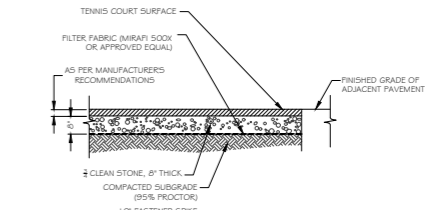
2 ARM CHAIR  
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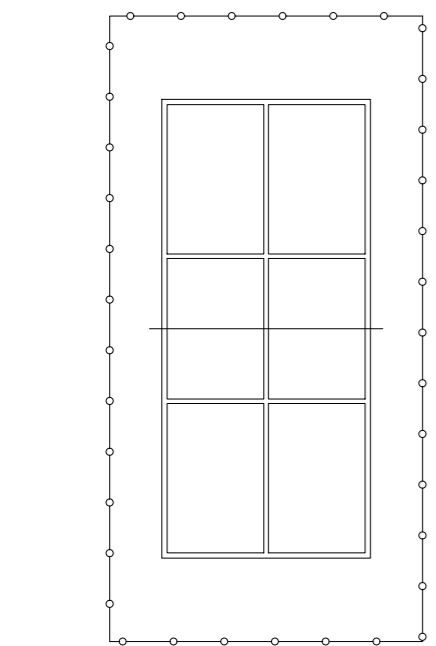
3 BENCH  
SCALE: N.T.S.



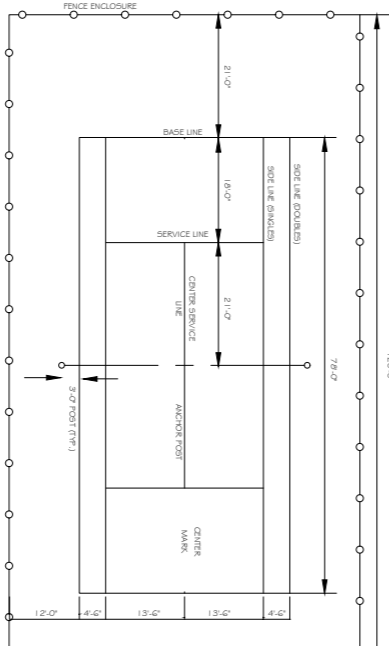
4 DECORATIVE STONE  
SCALE: N.T.S.



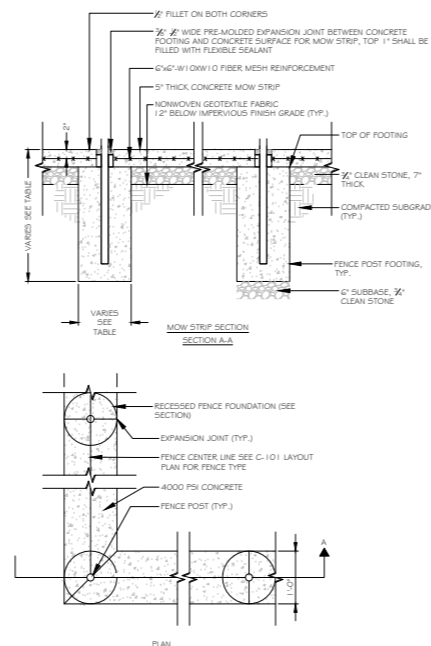
5 TENNIS COURT PAVEMENT  
SCALE: N.T.S.



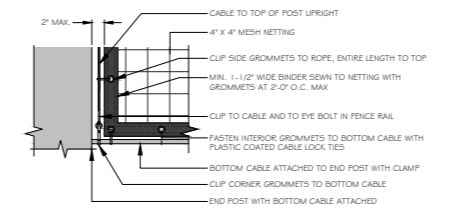
6 PICKLEBALL COURT  
SCALE: N.T.S.



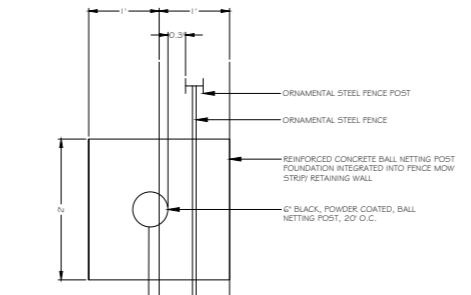
7 TENNIS COURT  
SCALE: N.T.S.



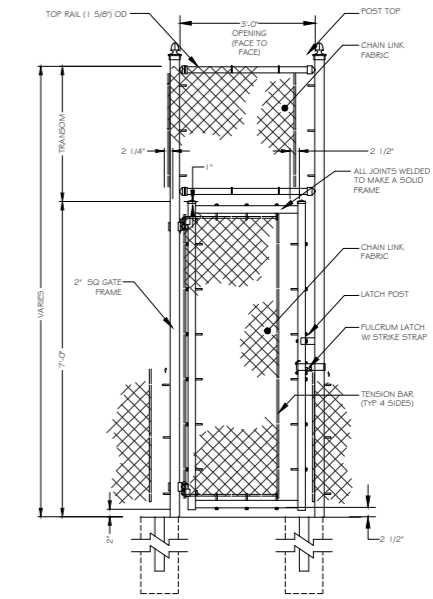
8 CONCRETE MOW STRIP  
SCALE: N.T.S.



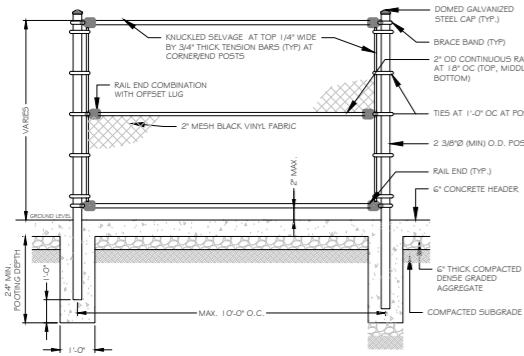
9 TENNIS COURT NETTING POST ATTACHMENT  
SCALE: N.T.S.



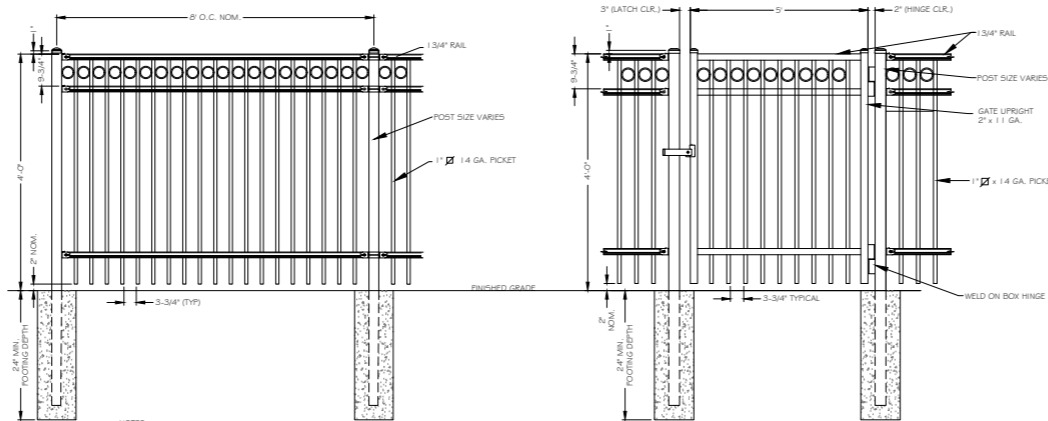
10 TENNIS COURT NETTING POST FOUNDATION  
SCALE: N.T.S.



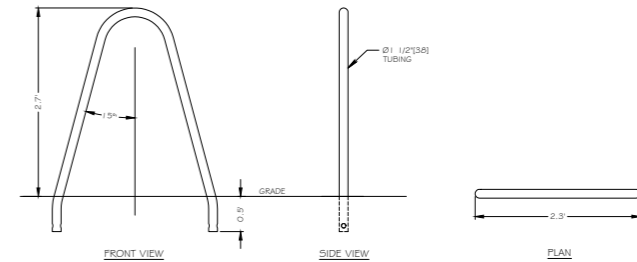
11 CHAIN LINK FENCE SINGLE SWING GATE  
SCALE: N.T.S.



12 CHAIN LINK FENCE  
SCALE: N.T.S.



13 ORNAMENTAL FENCE  
SCALE: N.T.S.



15 BICYCLE RACK, BOLA B0661-1  
SCALE: N.T.S.

REVISIONS

REV	DATE	COMMENT	BY	CHKD BY
1	03/18/2026	PER TRC COMMENTS	JY	RO



AMENDED FINAL MAJOR SITE PLAN

PROJECT No.: NJA250287-00-1A  
DRAWN BY: JY  
CHECKED BY: GM  
DATE: 01/16/2026  
CAD I.D.: P-PLAD.LSCP

PRELIMINARY & FINAL MAJOR SITE PLAN

BEAR CREEK INDEPENDENT LIVING

PROPOSED INDEPENDENT LIVING FACILITY  
BLOCK 33, LOT 1.022  
TOWNSHIP OF WEST WINDSOR  
MERCER COUNTY, NEW JERSEY



A. M. ALEXANDER  
LICENSED LANDSCAPE ARCHITECT  
NEW JERSEY LICENSE No. 21AS00090700

COURTYARD AND SIGNAGE DETAIL LANDSCAPE PLAN

SHEET NUMBER: L.6

REVISION 1 - 03/18/2026