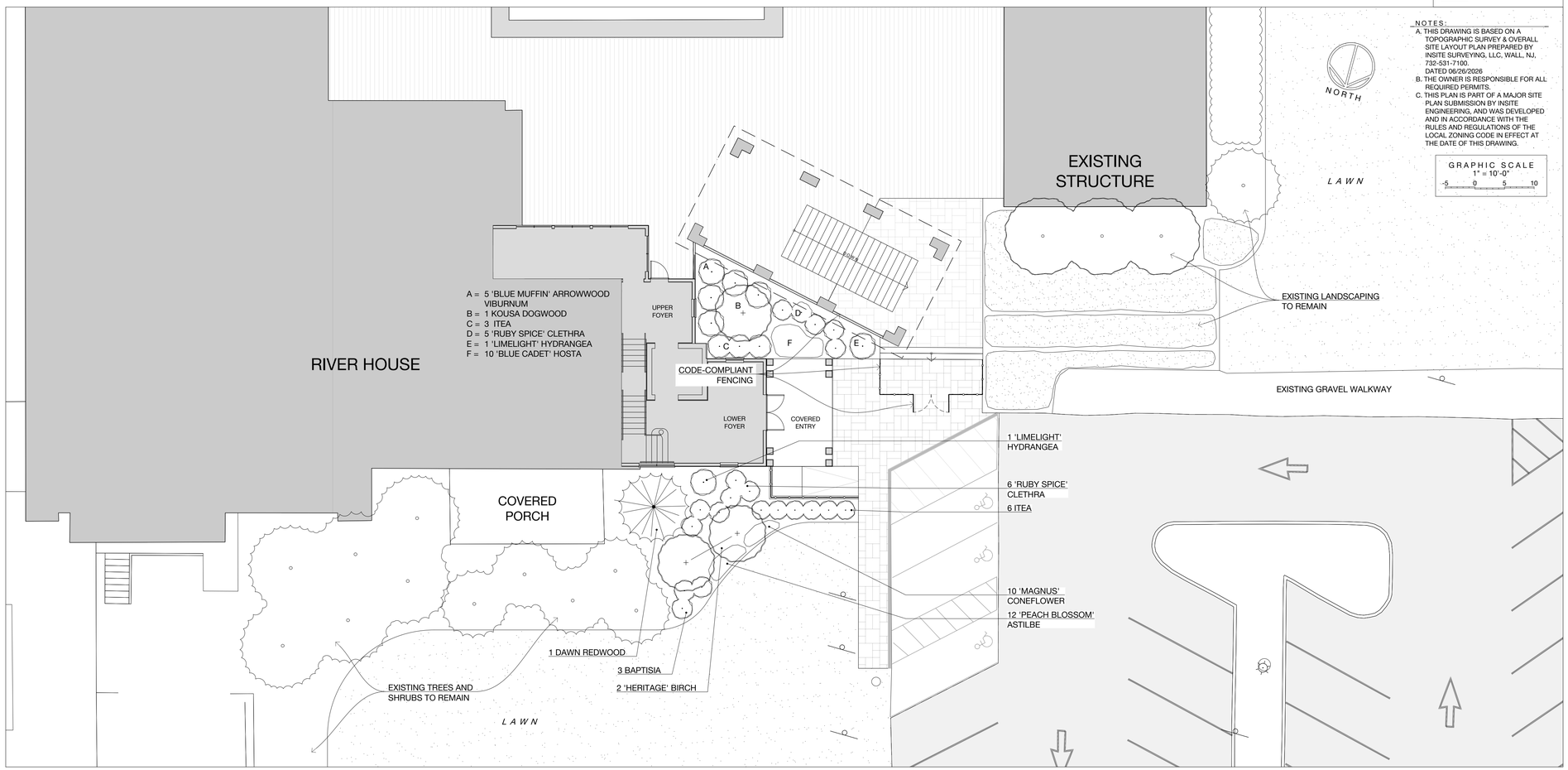
- PLANT LIST -

-TREES & SHRUBS

Botanical Name	Common Name	Qty.	Size
Betula nigra 'Heritage'	'Heritage' Birch	2	7'-8' ht.
Clethra alnifolia 'Ruby Spice'	'Ruby Spice' Clethra	11	3 gallon
Cornus kousa	Kousa Dogwood	1	7'-8' ht.
Hydrangea paniculata 'Limelight'	'Limelight' Hydrangea	2	4'-5' ht.
Itea virginica	Itea	9	3 gallon
Metasequoia glyptostroboides	Dawn Redwood	1	8'-10' ht.
Viburnum dentatum 'Blue Muffin'	'Blue Muffin' Viburnum	5	42"-48" ht.
- PERENNIALS			
Astilbe japonica 'Peach Blossom'	'Peach Blossom' Astilbe	12	2 gallon
Baptisia	Baptisia	3	3 gallon
Echinacea purpurea 'Magnus'	'Magnus' Coneflower	10	2 gallon
Hosta 'Blue Cadet'	'Blue Cadet' Hosta	10	1 gallon



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RUMSON COUNTRY CLUB

- RIVER HOUSE -

163 RUMSON ROAD
RUMSON, NEW JERSEY

BLOCK 112, LOT 1
ZONE R-1

	REVISIONS	DATE
	PLANNING BOARD SUBMISSION	08/14/2026

AUGUST 14, 2026

LANDSCAPE PLAN

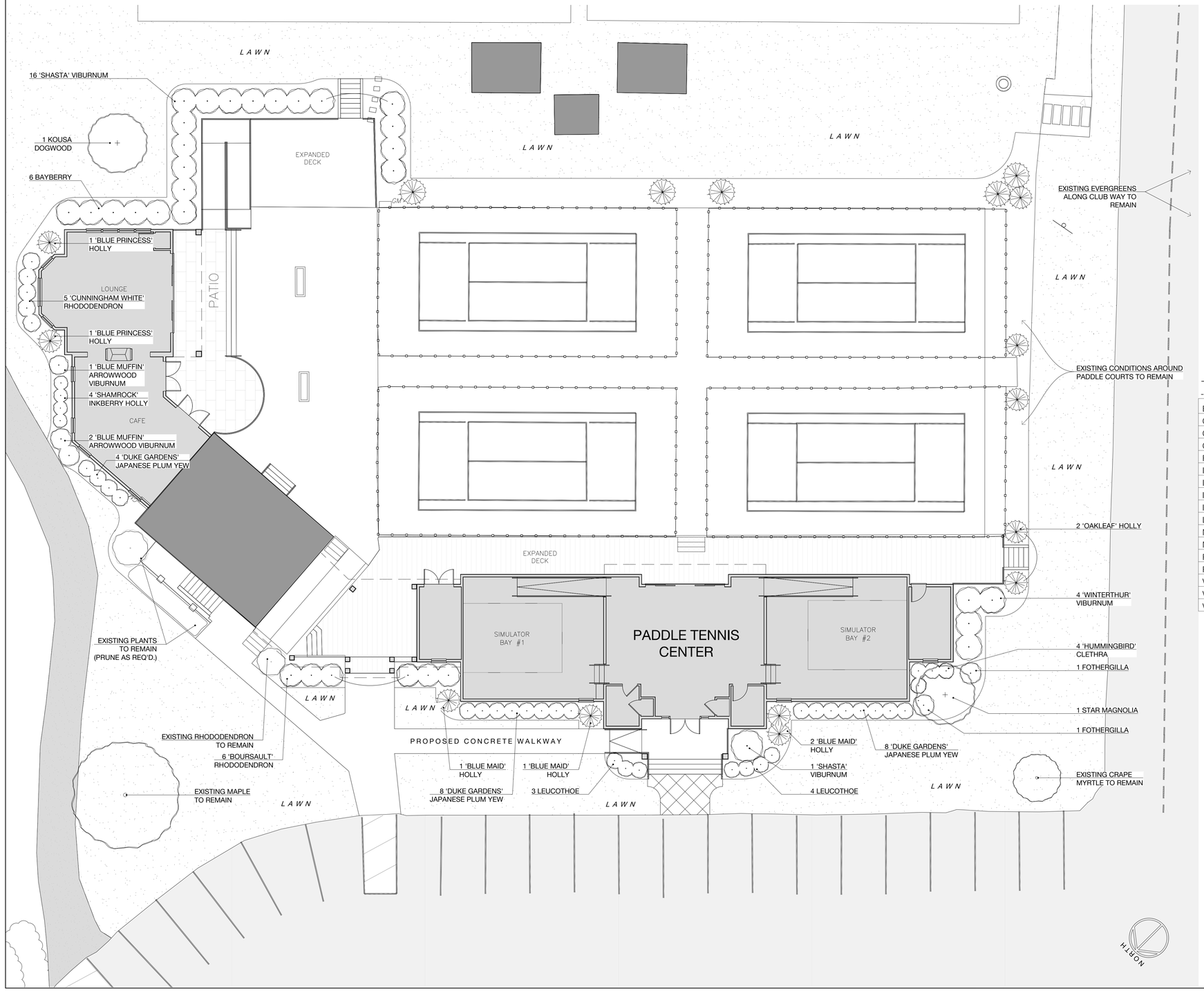
SCALE: 1" = 10'-0"

DRAWN BY:	PROJECT NUMBER:	SHEET:
M.E.	26-05	1 OF 3

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NOTES:
A. THIS DRAWING IS BASED ON A TOPOGRAPHIC SURVEY & OVERALL SITE LAYOUT PLAN PREPARED BY INSITE SURVEYING, LLC, WALL, NJ, 732-531-7100. DATED 06/26/2026
B. THE OWNER IS RESPONSIBLE FOR ALL REQUIRED PERMITS.
C. THIS PLAN IS PART OF A MAJOR SITE PLAN SUBMISSION BY INSITE ENGINEERING, AND WAS DEVELOPED AND IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL ZONING CODE IN EFFECT AT THE DATE OF THIS DRAWING.

GRAPHIC SCALE
1" = 10'-0"
-5 0 5 10



- PLANT LIST -
-TREES & SHRUBS

Botanical Name	Common Name	Qty.	Size
Cephalotaxus harringtonia 'Duke Garden'	'Duke Garden Japanese Plum Yew	20	5 gallon
Clethra alnifolia 'Hummingbird'	'Hummingbird' Clethra	4	3 gallon
Cornus kousa	Kousa Dogwood	1	8'-10' ht.
Fothergilla major	Fothergilla	2	5 gallon
Ilex glabra 'Shamrock'	'Shamrock' Inkberry Holly	4	24"-30" ht.
Ilex x 'Conaf'	Oak Leaf Holly	2	4'-5' ht.
Ilex x meserveae 'Blue Maid'	'Blue Maid' Holly	4	36"-42" ht.
Ilex x meserveae 'Blue Princess'	'Blue Princess' Holly	2	48"-54" ht.
Leucothoe axillaris	Leucothoe	7	5 gallon
Magnolia stellata	Star Magnolia	1	7'-8' ht.
Myrica pensylvanica	Bayberry	6	5 gallon
Rhododendron catawbiense 'Boursault'	'Boursault' Rhododendron	6	36"-42" ht.
Rhododendron 'Cunningham White'	'Cunningham White' Rhododendron	5	24"-30" ht.
Viburnum dentatum 'Blue Muffin'	'Blue Muffin' Viburnum	3	42"-48" ht.
Viburnum nudum 'Winterthur'	'Winterthur' Viburnum	4	4'-5' ht.
Viburnum plicatum 'Shasta'	'Shasta' Viburnum	17	4'-5' ht.

PLANT KEY
- EXISTING TREE
- PROPOSED TREE
- EVERGREEN TREE
- SHRUB
- HEDGE
- LAWN

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LANDSCAPE PLAN

SCALE: 1" = 10'-0"

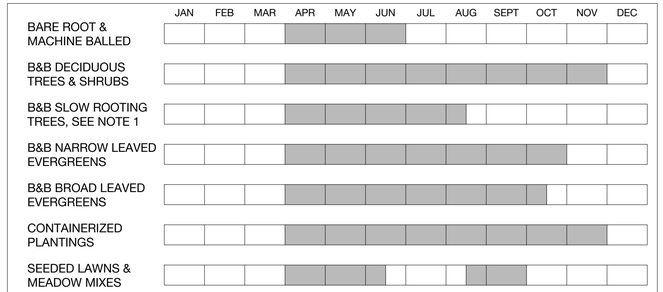
DRAWN BY:	PROJECT NUMBER:	SHEET:
M.E.	26-05	2 OF 3

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GENERAL LANDSCAPE NOTES:

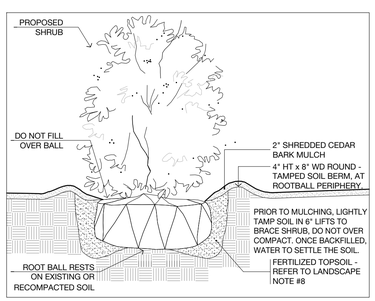
1. The Contractor shall protect from damage all existing pavements, utilities, structures, etc., and shall repair any damage resulting from the Contractor's operations at no cost to the Owner.
2. The Landscape Contractor shall provide continuous oversight of all landscaping activities by an experienced supervisor and shall be responsible for the means and methods of construction and for all safety precautions in connection with the work of this Contract.
3. The Landscape Contractor shall coordinate his operations with the Owner's Sprinkler System Contractor, Electrician, and all other trades working on-site.
4. All plant material shall conform to the standards of the American Association of Nurserymen: ANSI Z60.1-2014.
5. All plants are subject to inspection by the Landscape Architect in the nursery and at the project site prior to installation.
6. The placement of all new plants shall be approved by the Landscape Architect prior to final installation. The Contractor shall make whatever adjustments to plant locations that the Landscape Architect may require.
7. The Contractor shall inspect the subsoil when excavating the plant pits to determine whether the soil will support plant growth. If the Contractor determines that the soil is inadequate, he shall notify the Owner and the Landscape Architect prior to installing any plants. The Owner, Landscape Architect and Contractor shall agree upon remedial measures. No subsequent claims shall be allowed for plant growth problems arising from soil conditions or poor drainage unless this procedure is followed.
8. Fertilize all trees and shrubs with Roots "Healthy Start", 3-4-3, 100% natural fertilizer as manufactured by Lebanon Turf Corp., at a rate of 0.5 pounds per inch of trunk diameter. Fertilize all beds labeled as "Perennials" with the same material at a rate of 50 pounds per 1,000 square feet.
9. Mulch all beds with two inches of double shredded hardwood bark.
10. All beds labeled on the plans as "Flowers" or "Perennials" shall be rototilled to a minimum depth of 12". Add certified compost as required to create a loose, friable plant bed.
11. No plant substitutions shall be allowed except if approved by the Owner and Landscape Architect.
12. The Contractor shall warrant all plant materials to be alive and growing for a period of two years after the performance bond release date. The Contractor shall maintain, water, prune, etc., all materials during the period of installation. Following acceptance of the work by the Owner, the Contractor shall visit the site periodically and inspect the quality of maintenance being provided by the Owner. If, in the Contractor's opinion, the Owner is providing inadequate maintenance, the Contractor shall notify the Owner and the Landscape Architect in writing of the conditions requiring attention. If the Owner does not correct the situation to the satisfaction of the Contractor and the Landscape Architect, the Contractor shall be relieved of warranty responsibilities for those specific plants and conditions. If the Contractor does not periodically inspect the Owner's maintenance he shall not subsequently be allowed to claim that plant failure was the result of the Owner's procedures.
13. Written quantities take precedence over graphic depiction.

PLANTING SCHEDULE

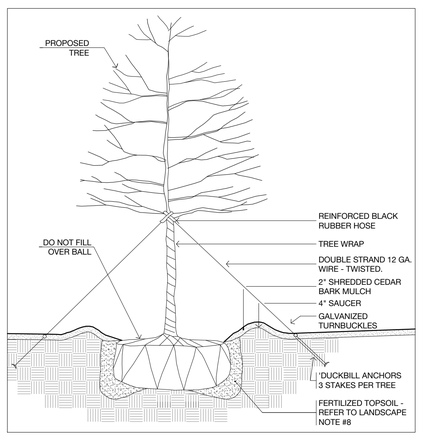


NOTES:

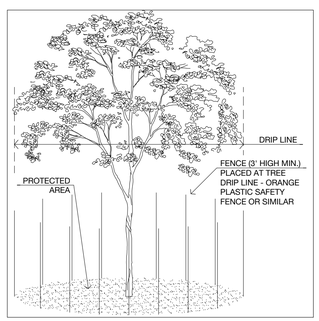
1. SLOW ROOTED TREES THAT SHOULD BE PLANTED AFTER LAST FROST IN SPRING: ACER RUBRUM, BETULA SPP, CORNUS SPP, KOELREUTERIA PANICULATA, LIRIODENDRON TULIPIFERA, MAGNOLIA SPP, NYSSA SYLVATICA, POPULUS SPP, PRUNUS SPP (STONE FRUITS,) QUERCUS SPP, SALIX SPP, TILIA TOMENTOSA, ZELKOVA SERRATA
2. DESIRABLE AND MARGINAL TRANSPLANTING TIMES VARY ACCORDING TO SPECIFIC PLANT TYPE AND DIFFERENT ROOT CONDITIONS.
3. ALL TREES, SHRUBS, PERENNIALS AND GROUNDCOVERS SHALL BE PLANTED AFTER LAST FROST OF SPRING AND BEFORE THE FIRST FROST OF AUTUMN.



1 SHRUB PLANTING DETAIL
NOT TO SCALE



2 TREE PLANTING DETAIL
NOT TO SCALE



3 TREE PROTECTION DETAIL
NOT TO SCALE

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LANDSCAPE DETAILS

SCALE: N/A

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M.E.	26-05	2 OF 3

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