

Ravens Crest East At Princeton Meadows Condominium Association

Landscape Renovation Project



MORRIS ENGINEERING, LLC

Morris Engineering LLC
2nd Floor
892 State Highway 22
Somerville, NJ 08876



Landscape Project Background

- Major Renovation Projects on Buildings and Grounds Included;
 - Building **COMPLETE**
 - Replacing Roofs
 - Replacing Siding
 - Replacing Stairs
 - New Decking and Rails
 - Replacing Doors, and Windows
 - Grounds **COMPLETE**
 - Limited Drainage
 - Paving of the Parking Lots and Loop Road
 - Lighting
 - Tot Lot
 - Sidewalks

Landscape Project Goals

- Landscaping Improvements **COMING SOON**
- Improve the Aesthetics of the Community
- Preserve Property Values
- Improve Security Around Site
- Provide Safer Walking Paths
- Promote Community Gathering Places and a Neighborhood Feel
- Reduce Maintenance Costs
- Replace Unhealthy and Unsafe Trees
- Re-use (Transplant) of Plantings Where Possible

Landscape Project Goals

- New Irrigation System **COMING SOON**
- More Efficient Water Usage
 - Monitors Weather and only waters When Needed
 - Won't Overwater Turf (Soggy Spots)
 - Provides Reports if a Zone Doesn't Get Watered
 - Notifies Management if a Line Breaks, etc.
- Reduce Maintenance Cost of the System
- Reduce Water Usage Saves Money
- Improved Turf Health

Landscape Project Process

- Board assembled the Project Team
 - Board issued an RFP for a Landscape Architect
 - Proposals and Interviews from 3 Landscape Architects
 - Board selected Barry Caul of Caul Design Group based on his Presentation, Experience, and Fee
 - Project Team was in place
 - Board
 - Management
 - Caul design group
 - Aqua Mist Irrigation
 - Morris Engineering
- Project Team met multiple times to develop the Needs, Goals and Budgets for the Project (Program)
- Caul Design conducted numerous Site Visits and worked closely with Board to refine the Program
- Caul Design, Aqua Mist & ME prepared Plans Specifications & Bid Docs based on the Program

Landscaping Project Program & Community Benefits

Building Plantings

- **Front**

- All Existing Landscaping will be Removed
- Existing Soils will be Tilled and Enhanced to Provide for a new Landscape Planting
- New Plant Selection
 - Aesthetics
 - Durability
 - Eliminate Oversized Shrubs surrounding Buildings
 - Selected to Work Together, reducing Overall Maintenance and Mulching
- Selected Trees will grow in a more Columnar Shape
 - Better Fit in narrow Planting Space
 - Prevents branches from growing into the Building
 - Reduces Maintenance Costs

- **Rear & Sides**

- New Plantings will be installed along the Sides and Rears of the Buildings
- Attempts will be made to save any Existing Plants that are Healthy and will work with New Plan

- **Transplanting**

- Healthy Plants Removed will be Transplanted at Other Locations On Site
- Most Transplants will be Installed Near Tot-lot

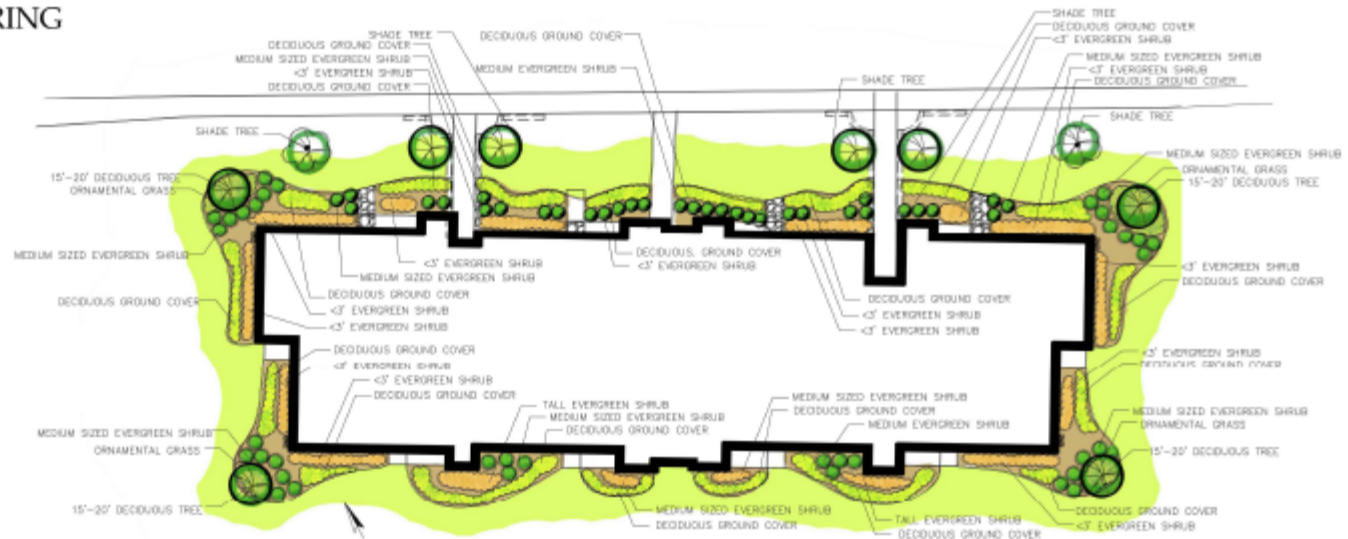
Building Plantings

- **Entrance Walls**

- At Buildings with Entry Steps, Low Entry Walls will be constructed on either side of the New, Widened Walkways
- Walls Will Reduce the Slope of the Lawn Area Adjacent to Entry
 - Control Storm Water and Reduce Erosion
 - Roof Runoff will be Collected and Directed Away from Walkways
 - Control Runoff onto Walks in Winter – Less Chance of ice
 - Improved Soil Conditions for Better Plant and Turf Health
- Improved Aesthetics



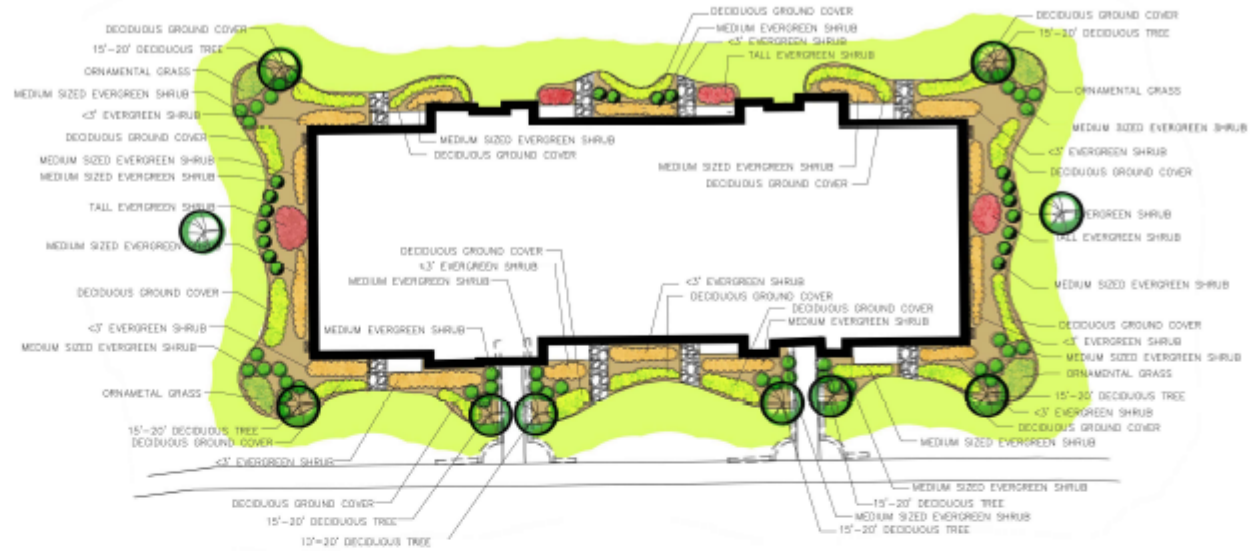
CONCEPTUAL RENDERING



Building Type	Building Numbers
Multi-Family Residential	1000-1001, 1002-1003, 1004-1005

LOT 1 BLOCK 2801 N.Y. RAVENS CREST EAST AT PRINCETON MEADOWS, A CONDOMINIUM 80,340 SQ. FT. 35,285 ACRES	CAVIL DESIGN GROUP ARCHITECTS 1000-1001, 1002-1003, 1004-1005 BARRY GALE, AIA Principal	LANDSCAPE PLAN FOR RAVENS CREST EAST CONDOMINIUM ASSOCIATION 1000-1001, 1002-1003, 1004-1005 BLOCK 2801, NEW JERSEY	13.14 DATE: 03-03-14 SHEET: 1 OF 1 DRAWN BY: AC CHECKED BY: BFG
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CONCEPTUAL RENDERING



Building Type	Building Numbers
CONDO	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

<p>LOT 1 BLOCK 2001 N/Y RAVENS CREST EAST AT PRINCETON MEADOWS, A CONDOMINIUM 30 3640 PS 178 35,243 SQUARE</p>	<p>CAUL DESIGN GROUP ARCHITECTS 300 BROADWAY BARRY CAUL, AIA Barry Caul</p>	<p>LANDSCAPE PLAN FOR RAVENS CREST EAST CONDOMINIUM ASSOCIATION LOT 1, BLOCK 2001 PLANNED FOR DEVELOPMENT YEAR 2001-2002</p>	<p>11 of 14 DATE: 09/10/10 BY: JAC CHECKED BY: JC DATE: 09/10/10</p>
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Building Plantings

Community Benefits

- Improved Aesthetics
- Better Plant and Turf Health
- Lower Maintenance Cost
 - Elimination of Plants that Damage Buildings
 - Better Light and Airflow at Buildings (Less Staining on Siding)
 - Planting Beds Easier to Maintain
- Safety
 - Less Run-off on Sidewalks
 - Less Ice on Sidewalks
 - Less Dirt and Gravel on Sidewalks
 - Level Entry Walks and Proper Step Heights
- Improved Security
 - Eliminate Overgrown Plants at Building (Hiding Places)

Site & Path Plantings

- Installation of Trees and Shrubs Throughout the Community
- Provide Screening and Aesthetic Improvements
- Cherry Trees will be Planted along the Path near the Creek
- Landscape Beds will be Revised to Reduce Maintenance Costs
- Hedges Along the Main Loop Road will be Improved with Replanting
- Site Benches will be Added at Walking Path
- Many Areas will be Revised with Safety and Maintenance as the Priority

Community Benefits

- Improved Screening of the Homes from the Roadway
- Lower Maintenance Cost
- Community Focal Points along Walkways
- Improved Aesthetics

Site Plantings



Path Plantings



Tree Replacement

Trees Damaged During Recent Weather Events



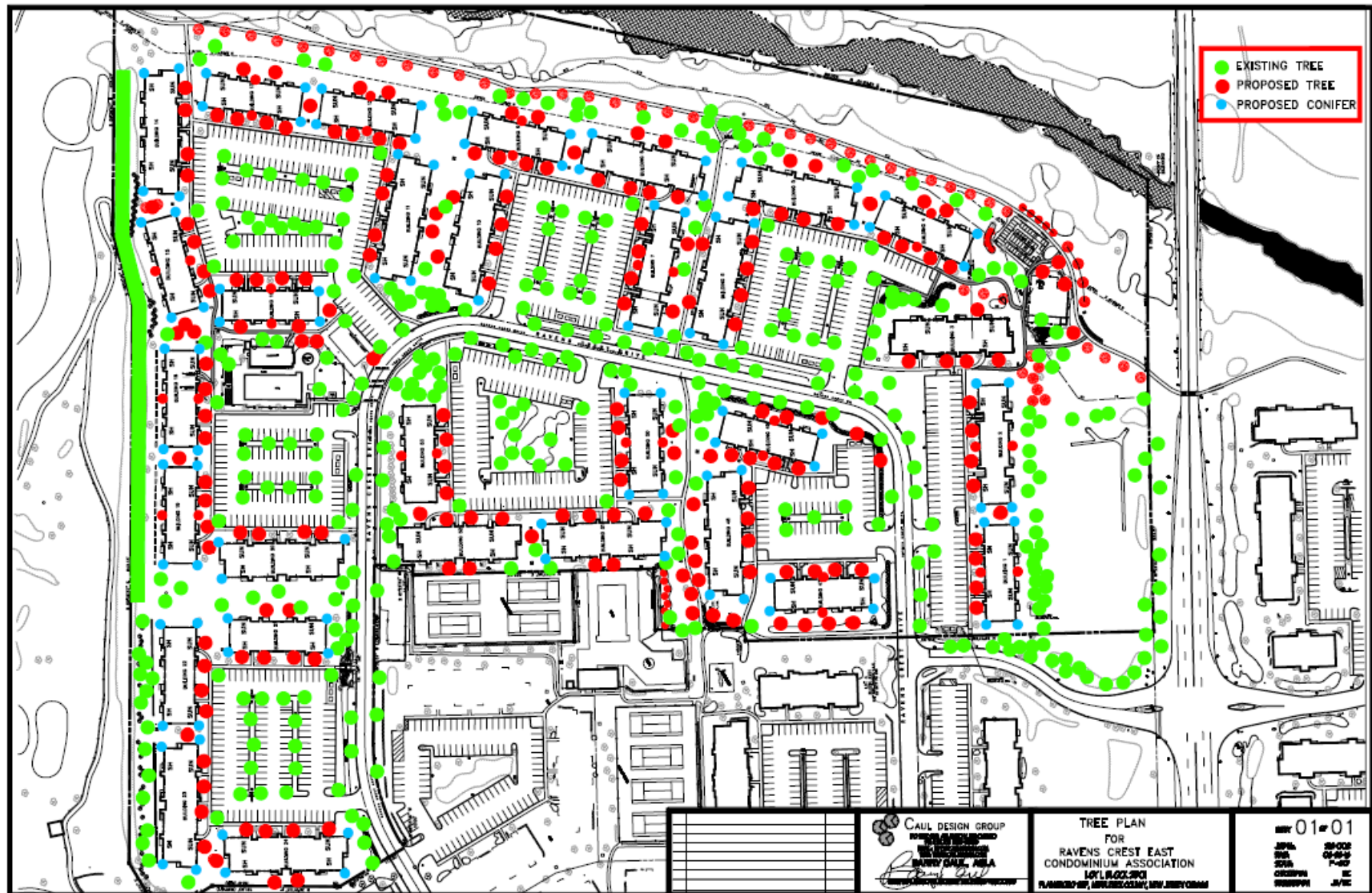
Tree Replacement

- The Landscape Project Includes Removal of Some Trees due to:
 - Proximity to Buildings
 - Rootbound Trees
 - Unhealthy and Dead Trees
 - Dangerous Trees
 - Trees to be Removed include Pear Trees in Parking Lot Areas. These Trees are a Recurring Problem as they Have Fallen, Split, and Dropped Large Branches
 - Cleaning up the Pear Trees has been a Large Expense for The Association

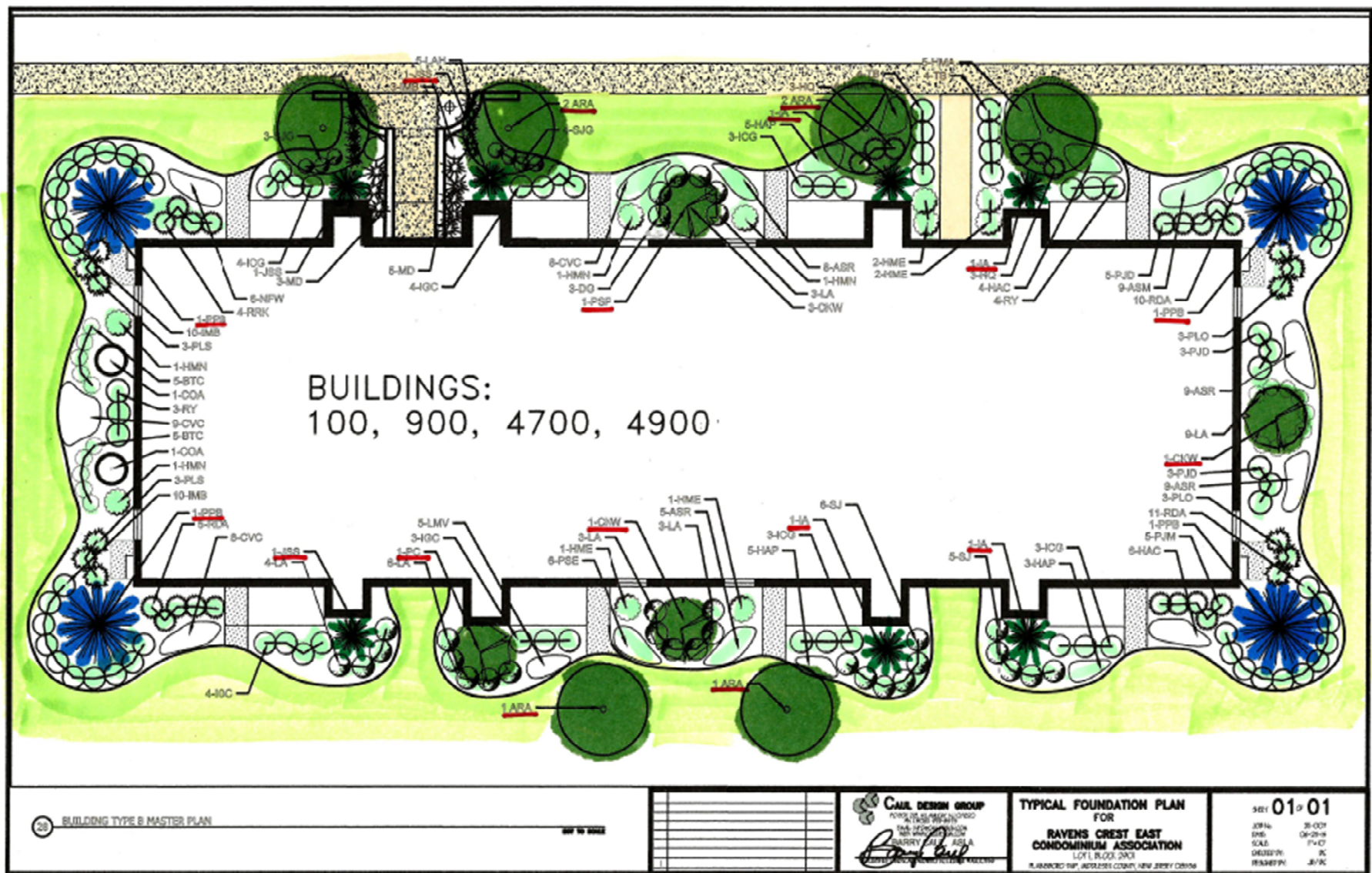
Community Benefits

- Eliminate Unhealthy and Dangerous Trees
- Replacement Trees Selected for the Specific Locations and Conditions in which they will be planted
 - Columnar Trees Won't Encroach on Buildings
 - Less Maintenance Required
- Trees will be Planted Properly to Ensure Long Term Health

Site Map – Tree Replacement Plan



Sample Building Plan



Tree Replacement 1



Tree Replacement 2

