

PRELIMINARY / FINAL MINOR SUBDIVISION AND SITE PLAN OF LOTS 58-62, BLOCK 105 FOR SCOZZARI BUILDERS, INC. IN EWING TOWNSHIP MERCER COUNTY, NEW JERSEY

SITE PLAN NOTES:

1. VERTICAL DATUM: BASED ON INFORMATION TAKEN FROM PLAN ENTITLED "PRELIMINARY/FINAL SITE PLAN OF COMMERCE PARK AT EWINGVILLE, LOTS 58-62 IN BLOCK 105" BY HOPKELL VALLEY ENGINEERING, P.C., DATED NOVEMBER 15, 1999.
2. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - A. ALL WORK SHOWN IS TO BE DONE IN ACCORDANCE WITH N.J.DOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" EDITION 2007 (THE GREEN BOOK) AND THE "TOWNSHIP CONSTRUCTION DETAILS" AS REVISED TO FEBRUARY 2007.
 - B. CURRENT, PREVAILING TWP. AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - C. CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
3. WHEN DISTURBED AREAS ARE AT FINAL GRADE, THEY WILL BE STABILIZED AND FINAL LANDSCAPING WILL BE IMPLEMENTED IN ACCORDANCE TO GOOD PRACTICES.
4. THE TOWNSHIP ENGINEER MAY DIRECT THE REMOVAL OF UNSUITABLE MATERIAL AND INSTALLATION OF SELECT FILL MATERIAL AND/OR SOIL STABILIZATION FABRIC.
5. SOLID WASTE GENERATED DURING CONSTRUCTION IS TO BE DISPOSED OF OFF-SITE IN AN APPROPRIATE LANDFILL. ON-SITE OPEN BURNING IS PROHIBITED BY STATE AND LOCAL AIR-POLLUTION CONTROL LAWS.
6. A SOIL DISTURBANCE/REMOVAL APPLICATION MUST BE SUBMITTED TO THE MERCER COUNTY SOIL CONSERVATION DISTRICT AND A PERMIT ISSUED BY SAID AGENCY PRIOR TO ANY DISTURBANCE OF SOIL OR ISSUANCE OF A BUILDING PERMIT.
7. DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN.
8. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED HEREON IS NOT A SURVEY.
9. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF TOWNSHIP AND AGENCY REVIEW AND APPROVAL.
10. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
11. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION.
12. TEST PITS SHALL BE DUG BY THE CONTRACTOR TO ASCERTAIN EXISTING INVERTS, MATERIAL AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
13. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION, WOULD OR COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
14. ALL UTILITIES MUST BE CONSTRUCTED UNDERGROUND.
15. THESE NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.
16. EXISTING DAMAGED OR DETERIORATED CURB SHALL BE REMOVED & REPLACED.
17. INSTALL BUILDING ADDRESS PLACARDS AT ALL EGRESS DOORS (4" MIN.)

SURVEY NOTES:

1. THERE MAY BE VARIOUS LEDGES, PROTRUSIONS, OVERHANGS, ETC. THAT ARE NOT SHOWN OR MEASURED ALONG THESE BUILDINGS. FOR USE OTHER THAN A PICTURE FOOTPRINT ADDITIONAL DETAIL AND MEASUREMENTS MAY BE REQUIRED TO SHOW SPECIFIC CONDITIONS ALONG THAT PORTION OF THE BUILDING IN QUESTION.
2. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, P.L. 2003, C. 14 (N.J.S.A. 45:9-36.3) AND N.J.A.C. 13:40-5.1 (d).
3. THIS PLAN PREPARED FOR A FEE FOR THE PERSONS AND PURPOSES INDICATED HEREON. ANY OTHER USE OF THIS PLAN (OR COPIES, OR ALTERATIONS OF IT NOT IMPRESSED WITH THE SEAL OF THE LICENSED INDIVIDUAL WHO PREPARED THIS PLAN) IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
4. UTILITY STATEMENT: THE UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN HEREON HAVE BEEN LOCATED FROM PHYSICAL MARKINGS ON THE GROUND BY VARIOUS UTILITY COMPANIES. FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES OR STRUCTURES SHOWN COMPRISE ALL SUCH UNDERGROUND FEATURES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FEATURES WHICH ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE UNDERGROUND UTILITY MARKOUT NUMBER (800-272-1000) SHALL BE CALLED.
5. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND LEASES OF RECORD, RECORDED OR UNRECORDED, AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE, TITLE SEARCH NOT PROVIDED.
6. INVESTIGATION AND DETERMINATION OF ENVIRONMENTAL FLOODPLAIN AND SUBSURFACE CONDITIONS WERE NOT PART OF THIS PROJECT OR CONTRACT.
7. HORIZONTAL DATUM: "FINAL SUBDIVISION PLAN OF COMMERCE PARK AT EWINGVILLE," VAN NOTE HARVEY ASSOCIATES. FILED IN THE OFFICE OF THE COUNTY CLERK OF MERCER ON 2/27/08 AS MAP NO. 2749.
8. VERTICAL DATUM: BASED ON INFORMATION TAKEN FROM PLAN ENTITLED "PRELIMINARY/FINAL SITE PLAN OF COMMERCE PARK AT EWINGVILLE, LOTS 58-62 IN BLOCK 105" BY HOPKELL VALLEY ENGINEERING, P.C., DATED NOVEMBER 15, 1999.
9. ON-SITE BENCHMARK: RIM OF SANITARY MANHOLE IN CENTERLINE OF COMMERCE AVENUE, ELEVATION = 96.35, AS SHOWN ON PLAN.
10. (LOT 57) INDICATES LOT NUMBERS AS SHOWN ON FILED MAP

OWNER/APPLICANT

SCOZZARI BUILDERS, INC.
1891 NORTH OLDEN AVENUE
TRENTON, N.J. 08638
(609) 989-1221

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD AND THAT I CONCUR WITH THE PLAN

OWNER/APPLICANT

APPROVED BY EWING TOWNSHIP PLANNING BOARD

CHAIRPERSON	DATE
SECRETARY	DATE
DIRECTOR OF PLANNING	DATE
TOWNSHIP ENGINEER	DATE

SITE DATA
LOTS 58-62
BLOCK 105 PAGE 20
EWING TOWNSHIP TAX MAPS
(LOTS 52-56 ON FILED MAP OF
COMMERCE PARK AT EWINGVILLE)
TOTAL AREA = 20,000±Sq.Ft.
= 0.459±Ac.

No.	Date	Description
REVISIONS		

TRENTON ENGINEERING CO., INC.
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
ESTABLISHED 1907
2193 SPRUCE STREET TRENTON, N.J. 08638
TEL. NO. 609-982-0616
FAX. NO. 609-982-6004
D.F. STRATTON, L.S., N.J.-27923 P.P.N.J.-5021
JOSEPH MESTER
N.J. PROFESSIONAL ENGINEER AND
PROFESSIONAL LAND SURVEYOR No. 19462
Joseph Mester
DATE

TITLE SHEET
at
Lots 58-62 Block 105
for
Scozzari Builders, Inc.
in
**TOWNSHIP OF EWING
MERCER CO., NEW JERSEY**

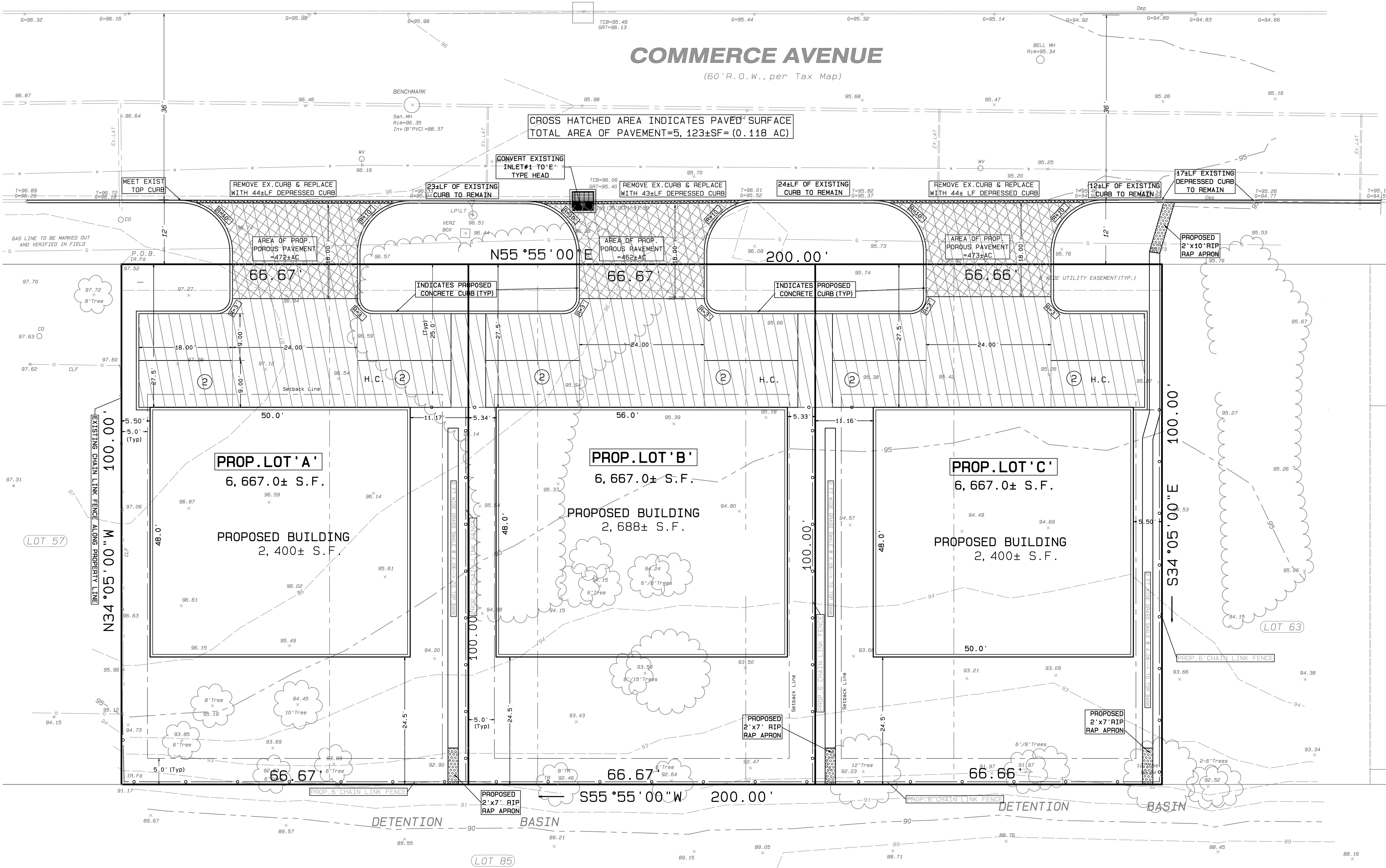
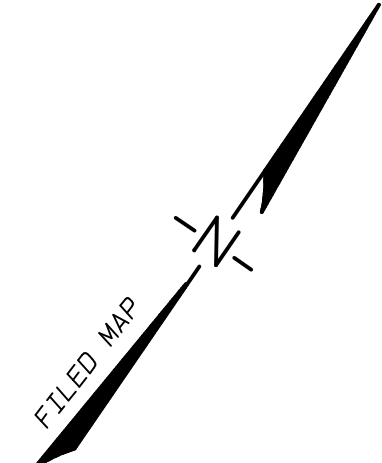
SHEET 1

TAX MAP DATA		
LOT	BLOCK	PAGE
58-62	105	20
DATE 7/20/21		
INV. 43948		
DRAWN BY: BDS		
SCALE		
FB. 1050 PG. 64		
FILE 106-51		

COMMERCE AVENUE

(60' R.O.W., per Tax Map)

CROSS HATCHED AREA INDICATES PAVED SURFACE
TOTAL AREA OF PAVEMENT=5,123±SF=(0.118 AC)



SITE DATA
 LOTS 58-62
 BLOCK 105 PAGE 20
 EWING TOWNSHIP TAX MAPS
 (LOTS 52-56 ON FILED MAP OF
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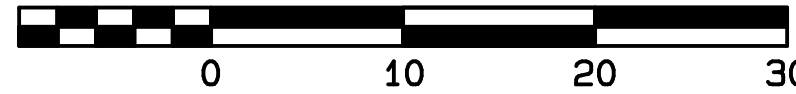
OWNER/APPLICANT

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OWNER/APPLICANT

GRAPHIC SCALE 1"=10'



SHEET 2

- NOTES:**
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 - LOT 57 INDICATES LOT NUMBERS AS SHOWN ON FILED MAP

ZONING SCHEDULE: INDUSTRIAL PARK (IP-3)

DESCRIPTIONS	REQUIRED	LOT A	LOT B	LOT C
PRINCIPAL BUILDING				
Minimum Lot Area	4,000 S.F.	6,667.0 S.F.	6,667.0 S.F.	6,666.0 S.F.
Minimum Lot Frontage	40 FT.	66.67 FT	66.67 FT	66.67 FT
Minimum Lot Width (Corner)	60 FT.			
Minimum Front Yard	25 FT.	40.5 FT.	40.5 FT.	40.5 FT.
Minimum Side Yard	5 FT.	5.5 FT.	5.5 FT.	5.49 FT.
Minimum Rear Yard	5 FT.	5.5 FT.	5.5 FT.	5.5 FT.
Maximum Floor Area Ratio	N/A	N/A	N/A	N/A
Maximum Lot Coverage	80%	77.4%	77.4%	77.4%
Maximum Building Coverage	50%	45%	45%	45%
Maximum Building Height	2 STY/25 FT.	2 STY/25 FT	2 STY/25 FT	2 STY/25 FT

PARKING DATA
 REQUIRED
 OFFICE - 1 SPACE/250 SF
 WAREHOUSE - 1 SPACE/EMPLOYEE ON MAX. SHIFT

STORM WATER RUNOFF WILL BE HANDLED BY REGIONAL DETENTION BASIN

- LEGEND:**
- MH = MANHOLE
 - SAN = SANITARY
 - INV = INVERT
 - T = TOP OF CURB
 - G = GUTTER
 - GD BOX = GAS DRIPO BOX
 - SL = SANITARY LINES
 - SSL = STORM SEWER LINES
 - TCB = TOP OF CATCH BASIN
 - GR = DEPRESSED CURB
 - HYD = EDGE OF PAVING
 - DEP = GROUND
 - LGT = TOP OF CURB
 - MON = MONUMENT
 - MV = WATER VALVE
 - RCP = REINFORCED CONCRETE PIPE

No.	Date	Description

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JOSEPH MESTER
 N.J. PROFESSIONAL ENGINEER AND
 PROFESSIONAL LAND SURVEYOR No. 19462
Joseph Mester
 DATE

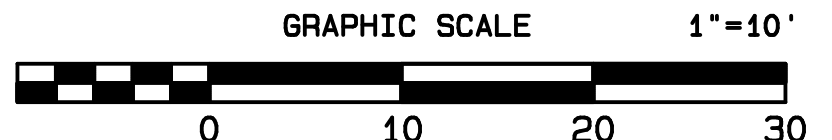
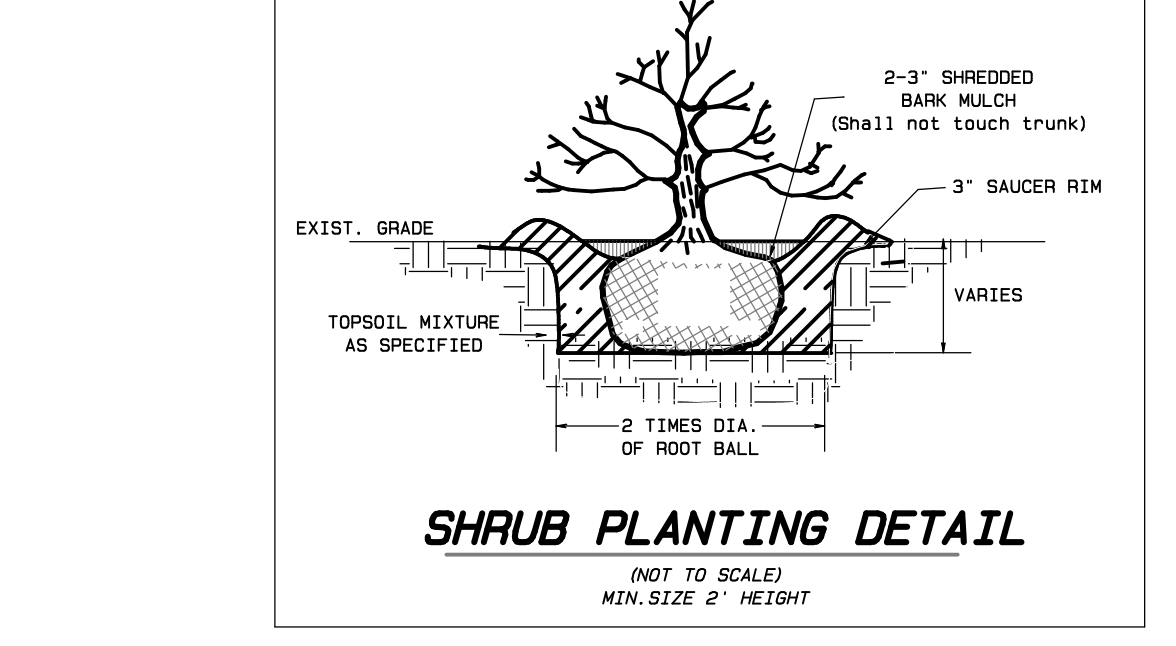
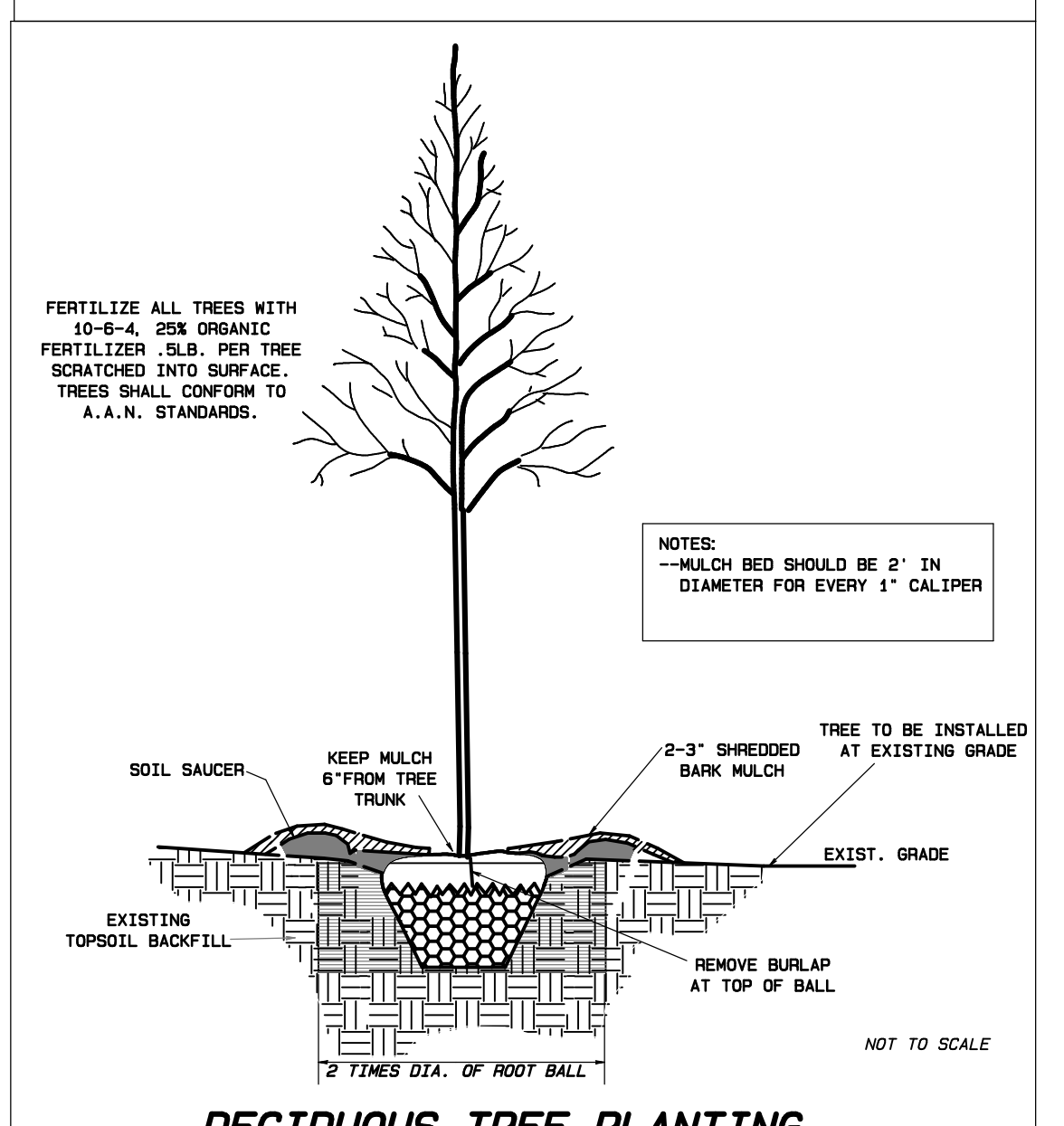
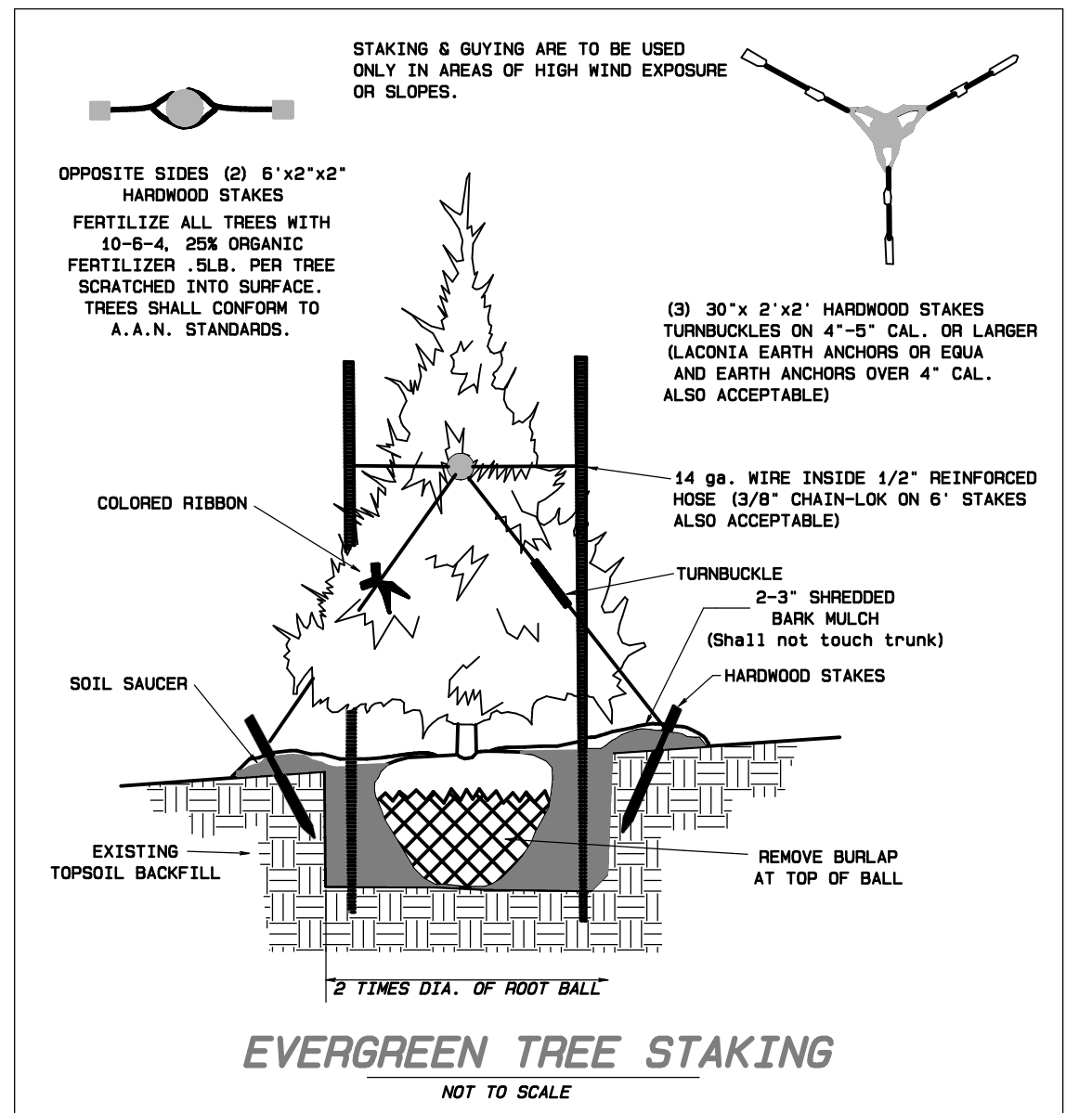
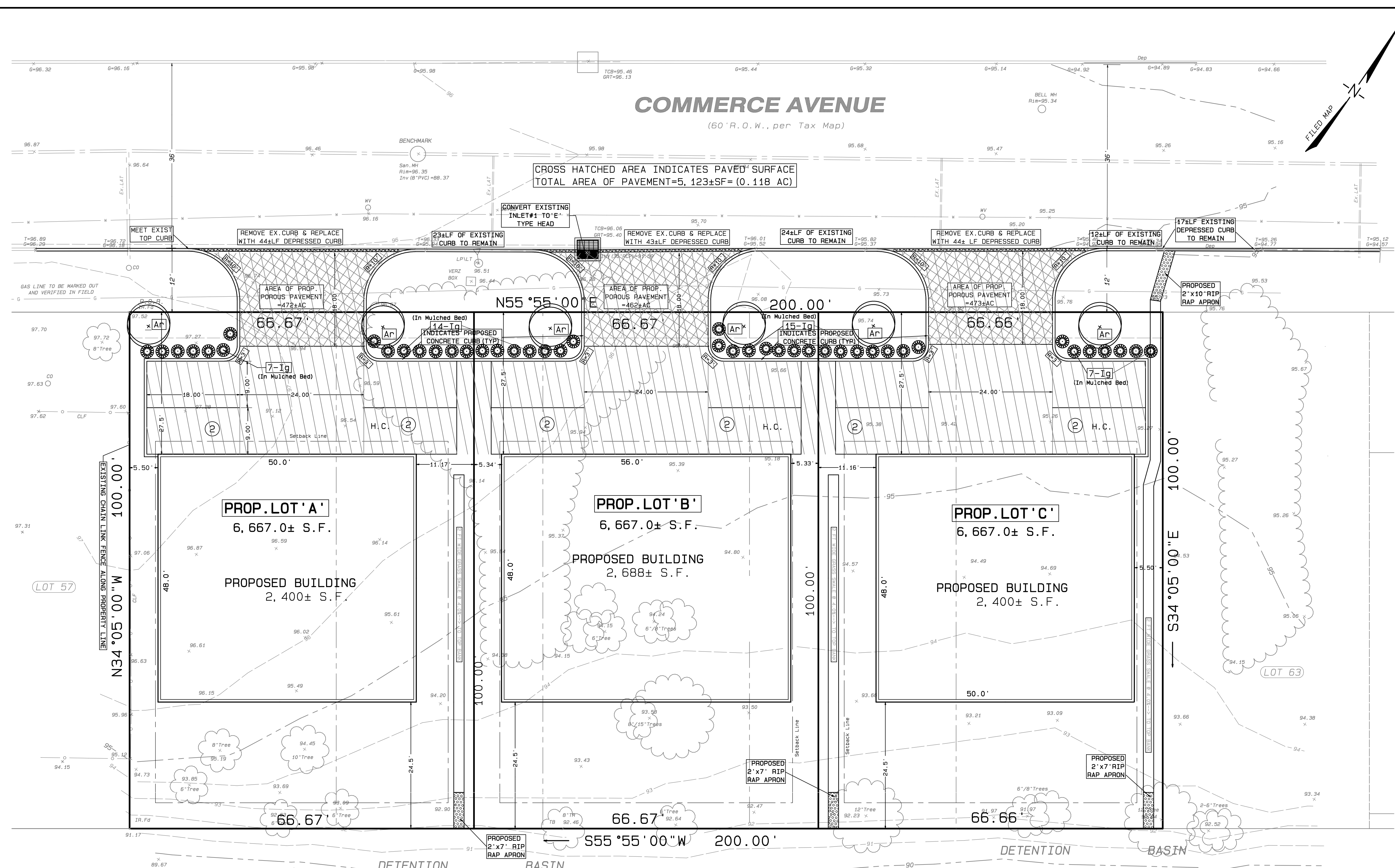
MINOR SUBDIVISION AND SITE PLAN
 of
Lots 58-62 Block 105
 for
Scozzari Builders, Inc.
 in
**TOWNSHIP OF EWING
 MERCER CO., NEW JERSEY**

CERTIFICATE OF AUTHORIZATION NO. TAX MAP DATA
 LOT BLOCK DATA
 58-62 105 20
 DATE 7/20/21
 INV. 43948
 DRAWN BY: BDS
 SCALE 1"=10'
 FB.1050 PG. 64
 FILE 106-51

COMMERCE AVENUE

(60' R.O.W., per Tax Map)

CROSS HATCHED AREA INDICATES PAVED SURFACE
TOTAL AREA OF PAVEMENT=5,123±SF= (0.118 AC)



SHEET 5

LANDSCAPE MAINTENANCE NOTES:

- ALL LAMN SHALL BE MAINTAINED AT A MOWN HEIGHT OF 2.5-3 INCHES. THE CUT SHALL NOT REMOVE MORE THAN 1/3 OF THE BLADE HEIGHT. THEREFORE LAMN SHALL BE MOWN WHEN THEY ACHIEVE A HEIGHT OF 3-4 INCHES. LINE, FERTILIZER AND OTHER SOIL AMENDMENTS SHALL BE APPLIED AT REGULAR INTERVALS BASED UPON SOIL TESTS AND RECOMMENDATIONS FROM A CERTIFIED SOIL TESTING LAB. SUCH SOIL TESTS SHALL BE PERFORMED ONCE A YEAR IN EARLY MARCH. AT LARGER SITES SEVERAL SOIL SAMPLES AND TESTS SHALL BE TAKEN FOR THE VARIOUS AREAS OF THE SITE. ALL APPLICATIONS SHALL BE MADE BY TRAINED AND LICENSED PERSONNEL IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND NOTICE.
- ALL PLANTING BEDS SHALL BE EDGED (3"-4" DEEP AND WIDE V-GROVE EDGE BETWEEN TURF AND MULCH BEDS) AND MULCH REPLENISHED AS NECESSARY TO MAINTAIN A 1 TO 3 INCH DEPTH OF MULCH UNLESS THE GROUNDCOVER OR PLANTING HAS COMPLETELY COVERED THE BED, PRECLUDING THE NEED FOR MULCH. ALL BEDS SHALL BE MAINTAINED FREE OF WEEDS.
- ALL PLANTS SHALL BE PERIODICALLY PRUNED FREE OF DEAD, DAMAGED OR DISEASED BRANCHES TO MAINTAIN THE VIGOR OF THE PLANT AND MAINTAIN A SAFE CONDITION. PRUNING SHALL MAINTAIN THE NATURAL FORM OR HABIT OF THE PLANT UNLESS A FORMAL HEDGE HAS BEEN SPECIFIED BY THE LANDSCAPE ARCHITECT. FLOWERING SHRUBS AND TREES SHOULD BE PRUNED AFTER FLOWERING TO LIMIT IMPACT UPON FOLLOWING SEASON FLOWER BUDS UNLESS SAFETY CONCERNS WARRANT IMMEDIATE PRUNING. HEDGES SHALL BE SHEARED TO A TRAPEZOIDAL FORM TO PREVENT SHADING OF LOWER BRANCHES.
- ALL PLANTS AND LAMN AREAS SHALL BE IRRIGATED OR WATERED AS NECESSARY TO MAINTAIN VIGOROUS AND HEALTHY GROWTH. IF AN AUTOMATIC SYSTEM IS SPECIFIED OR REQUIRED THEN THE SYSTEM SHALL BE PERIODICALLY CHECKED AND ADJUSTED TO ASSURE PROPER APPLICATION.
- HERBICIDES AND PESTICIDES SHALL BE APPLIED ONLY AS NECESSARY TO TREAT SPECIFIC PROBLEMS AS THEY ARE OBSERVED. ALL TREATMENTS SHALL BE PERFORMED BY TRAINED AND LICENSED PERSONNEL IN ACCORDANCE WITH ALL REGULATIONS.
- SEASONAL PLANTING BEDS SHALL BE PLANTED IN SPRING AND SUMMER AS SPECIFIED. PERENNIAL VEGETATION SHALL BE REMOVED AS APPROPRIATE IN THE FALL AND ORNAMENTAL GRASSES SHALL BE CUT IN THE SPRING TO PROMOTE PROPER GROWTH AND CLEAN APPEARANCE, BUT NOT DIMINISH THEIR MARKET INTEREST.
- ALL PAVEMENTS SHALL BE MAINTAINED AND FREE OF LITTER, GRASS, STAINS, SNOW AND ICE, DEBRIS, LEAVES, BRANCHES AND FRUIT. BENCHES AND STREET FURNISHINGS SHOULD BE PERIODICALLY CLEANED. DEBRIS, LEAVES AND BRANCHES SHALL BE REMOVED FROM ALL STORM WATER GRATES, CHANNELS AND APRONS. IF PREVIOUS (REMOVED) PAVEMENTS IS PRESENT ON THE SITE THEN SAND SHALL NOT BE UTILIZED TO TREAT ICE CONDITIONS.
- PLANTINGS WHICH ARE NOT GROWING IN A VIGOROUS MANNER AND ANY DEAD PLANTS SHALL BE REPLACED AS NECESSARY TO ACHIEVE THE INTENDED DESIGN DURING THE NEXT SPRING OR FALL PLANTING SEASON.
- HOSE BIBBS SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE AVAILABLE TO WATER PLANTINGS AS NEEDED. AT LEAST ONE (1") OF WATER PER WEEK FOR EACH NEW PLANT IS REQUIRED.

PLANTING NOTES

- PLANT MATERIALS SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEAN-UP.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVING NORMAL GROWTH HABITS; WELL DEVELOPED SYMMETRICAL OR BALANCED BRANCHES AND HABIT; DENSE FOLIAGE; VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES. UNLESS OTHERWISE SPECIFIED TREES SHALL BE SINGLE TRUNK WITH A SINGLE LEADER. STREET TREES, PARKING LOT TREES AND TREES ALONG WALLS SHALL BE PRUNED IF ANY BRANCHES WHICH MAY INTERFERE WITH PEDESTRIANS, VEHICLES AND TRAFFIC SIGNS.
- PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY.
- QUALITY AND SIZE OF PLANTS, INCLUDING ROOT SIZE, SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- BIG PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY MARKS OUTS AND COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING THIS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TREE MULCH RINGS OR BEDS DURING CONSTRUCTION AND THE MAINTENANCE PERIOD.
- THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PROPOSED PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING GROWING SEASON FOR REPLACEMENT OF DEAD OR DECLINING PLANTS.
- ALL PLANTS SHALL BE PLANTED IN AN APPROVED BACKFILL MIXTURE THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOIL, STIFF CLAY, LITTER, ETC., SHALL BE USED FOR PLANTING.
- PLANTS SHALL NOT BE BOUND AT ANY TIME WITH WIRE OR ROPE AS TO DAMAGE THE BARE AND BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. NOTE: WIRE BASKETS, IF PRESENT, SHALL BE COMPLETELY REMOVED.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE.
- ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT, AT SUCH A LEVEL THAT, AFTER SETTLEMENT, A NORMAL RELATIONSHIP BETWEEN THE CROWN OF THE ROOT BALL AND THE GROUND SURFACE WILL BE ESTABLISHED. ALL PLANTS SHALL BE LOCATED IN THE CENTER OF THEIR RESPECTIVE PLANTING PITS.
- ALL UNPAID ROOTS SHALL BE PRUNED PRIOR TO PLANTING. PRUNING BRANCHES WHICH CROSS THE CENTRAL LEADER OF TREES SHOULD NOT BE CUT. LONG SIDE BRANCHES SHOULD BE SHORTENED. ALL PRUNING TO CONFORM TO N.J. BOARD OF TREE EXPERTS "PRUNING STANDARDS FOR SHADE TREES".
- TREES AND SHRUBS SHOULD BE INSTALLED DURING THE FOLLOWING FALL AND SPRING SEASONS:

FALL	AUGUST 15-DECEMBER 15	EVERGREEN TREES
	OCTOBER 15-DECEMBER 15	DECIDUOUS TREES
SPRING	MARCH 1-MAY 15	ALL PLANTS
- ALL EXISTING TREES AND SHRUBS SHALL REMAIN UNLESS OTHERWISE NOTED.

NOTE:
EXISTING TREES WILL BE PRESERVED WHEN POSSIBLE

PERMANENT SEED MIX FOR LAMN AREAS:
60% - HARD FESCUE
20% - CREEPING RED FESCUE
10% - PERENNIAL RYEGRASS
10% - KENTUCKY BLUEGRASS

PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	CAL	HT	SP	ROOT	REMARKS
Ar	6	ACER RUBRUM 'October Glory'	OCTOBER GLORY RED MAPLE	3-3.5"			BB	
Ig	43	ILEX GLABRA COMPACTA	COMPACT INKBERRY		18-24"		3 GAL	36"OC

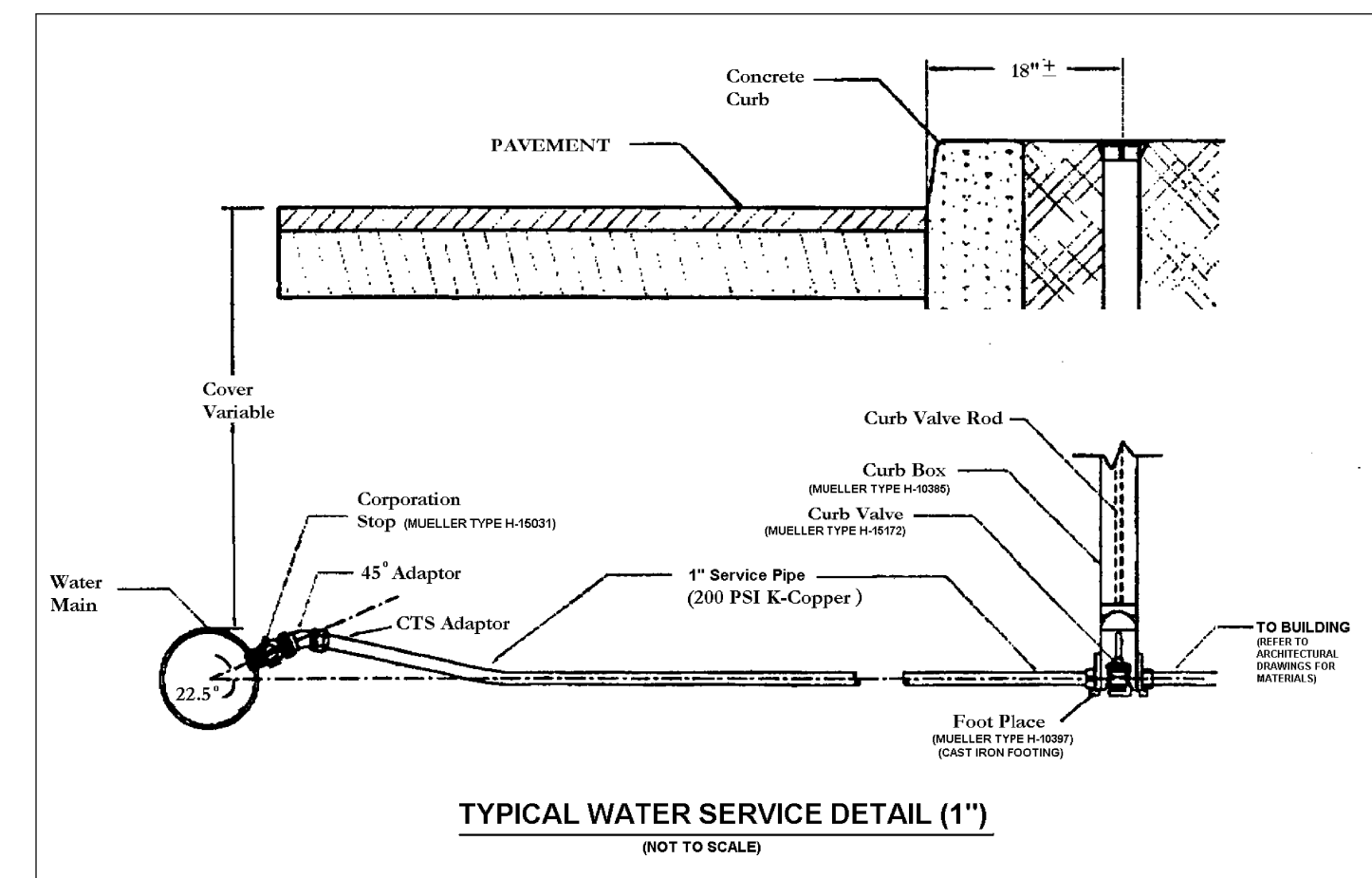
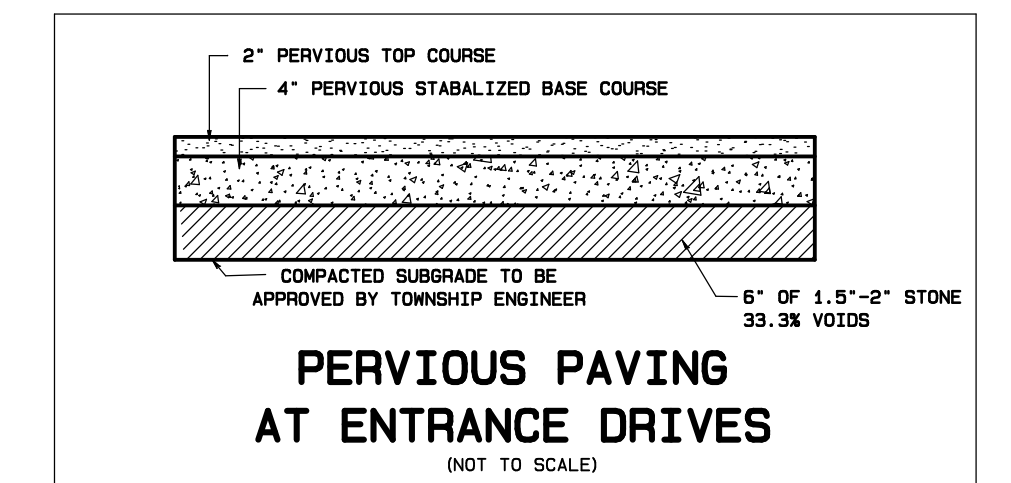
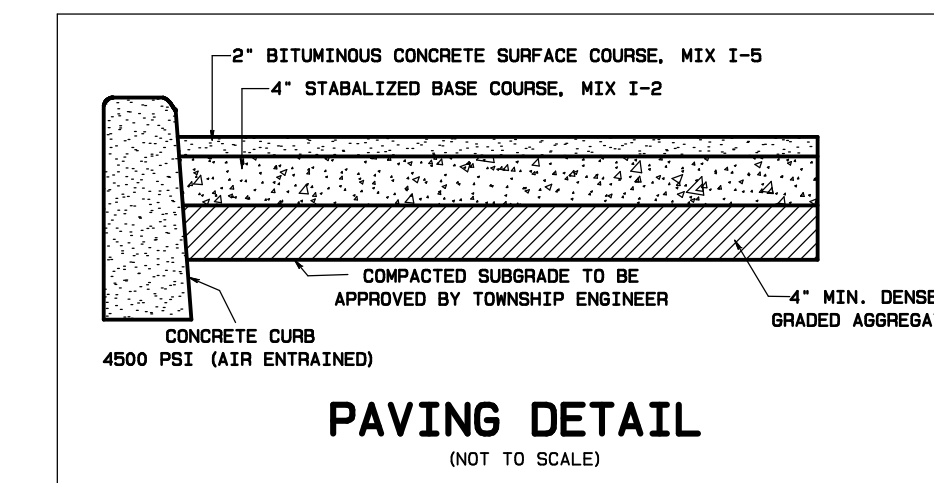
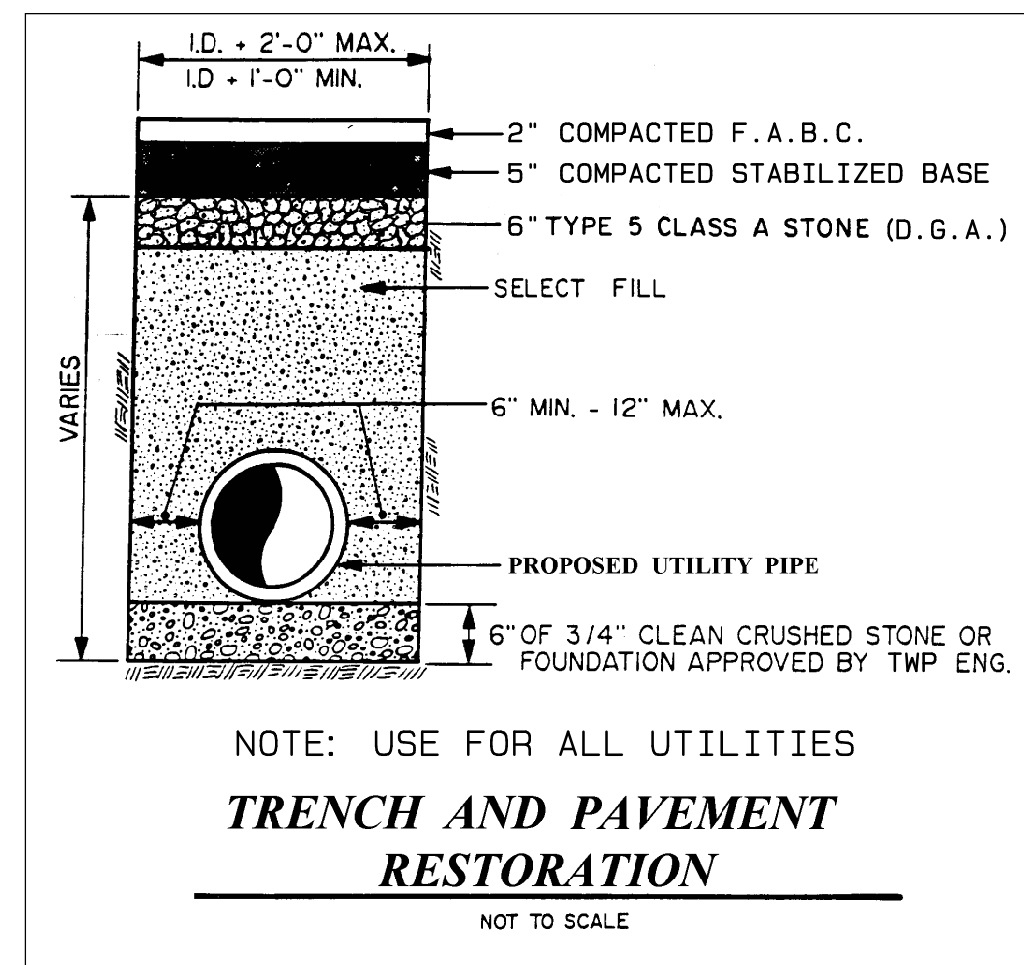
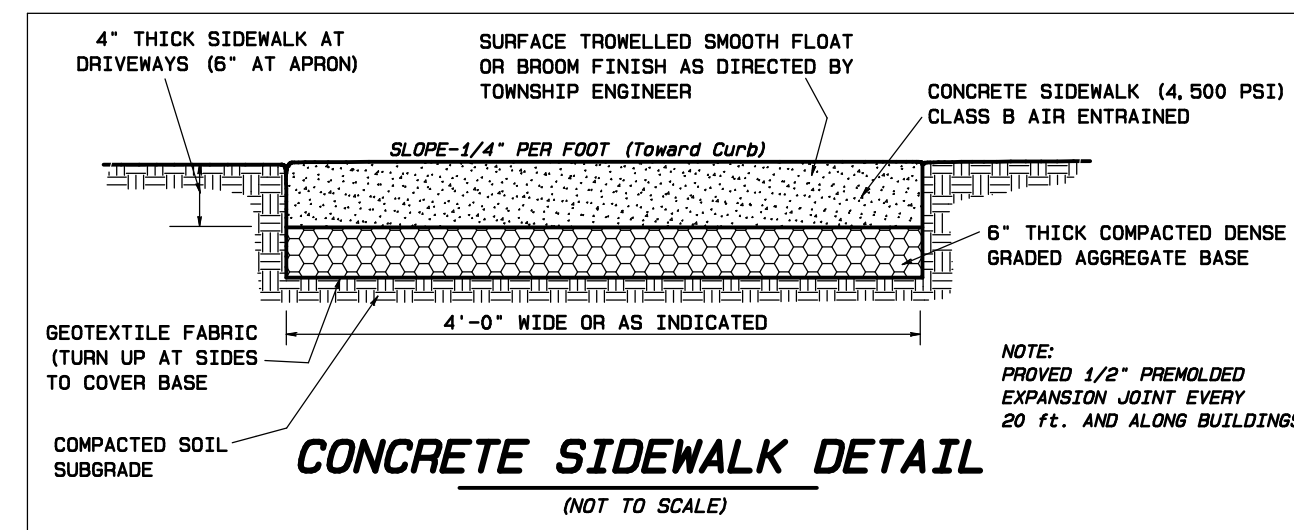
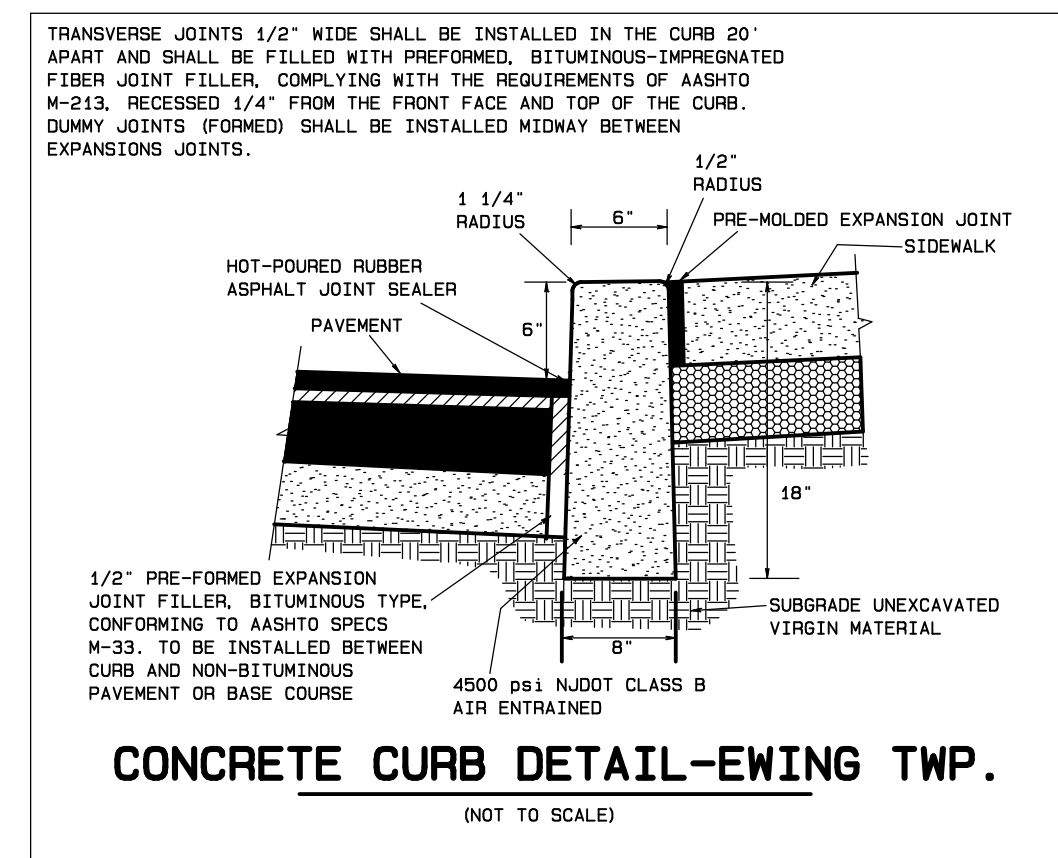
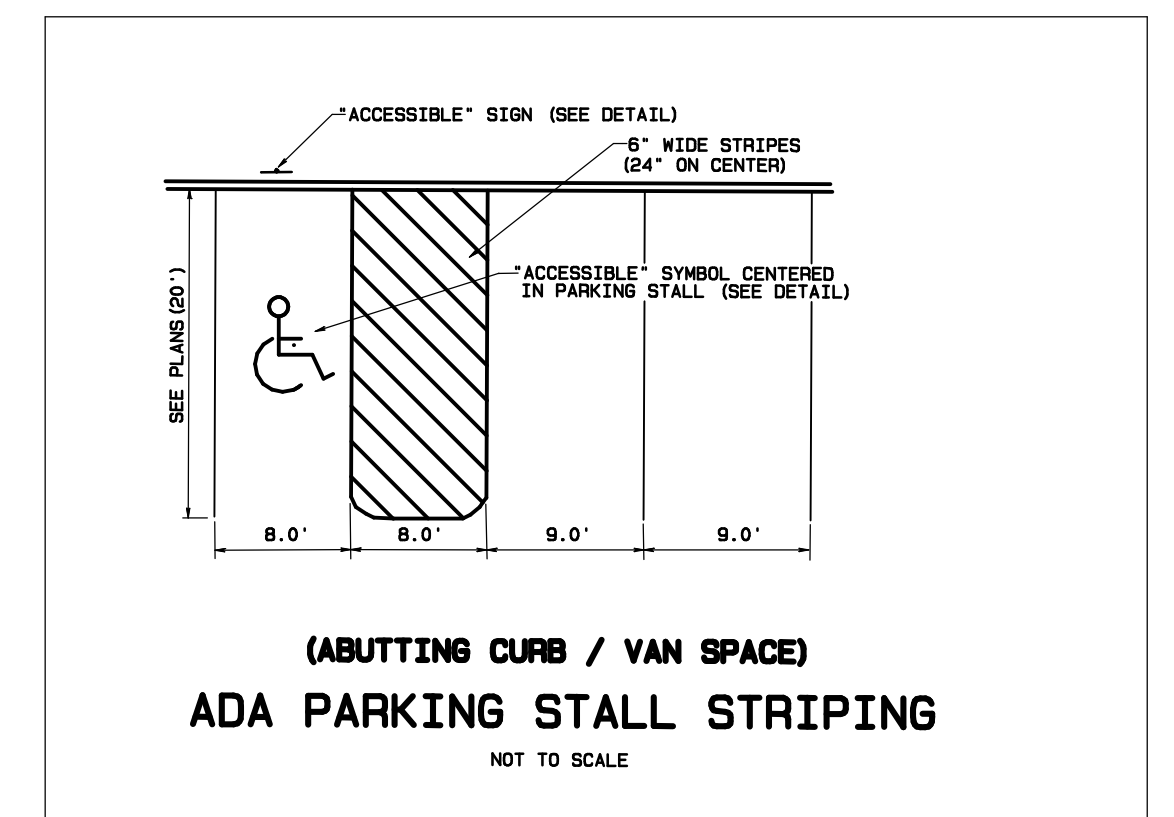
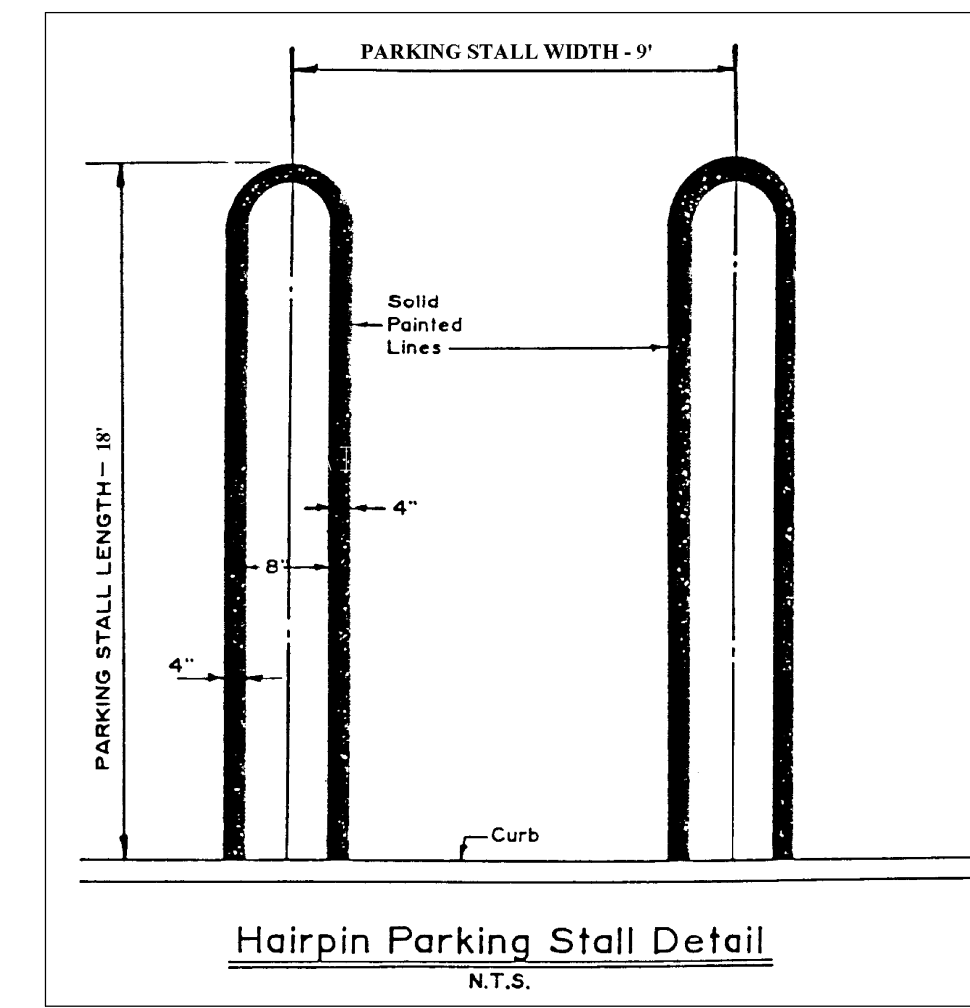
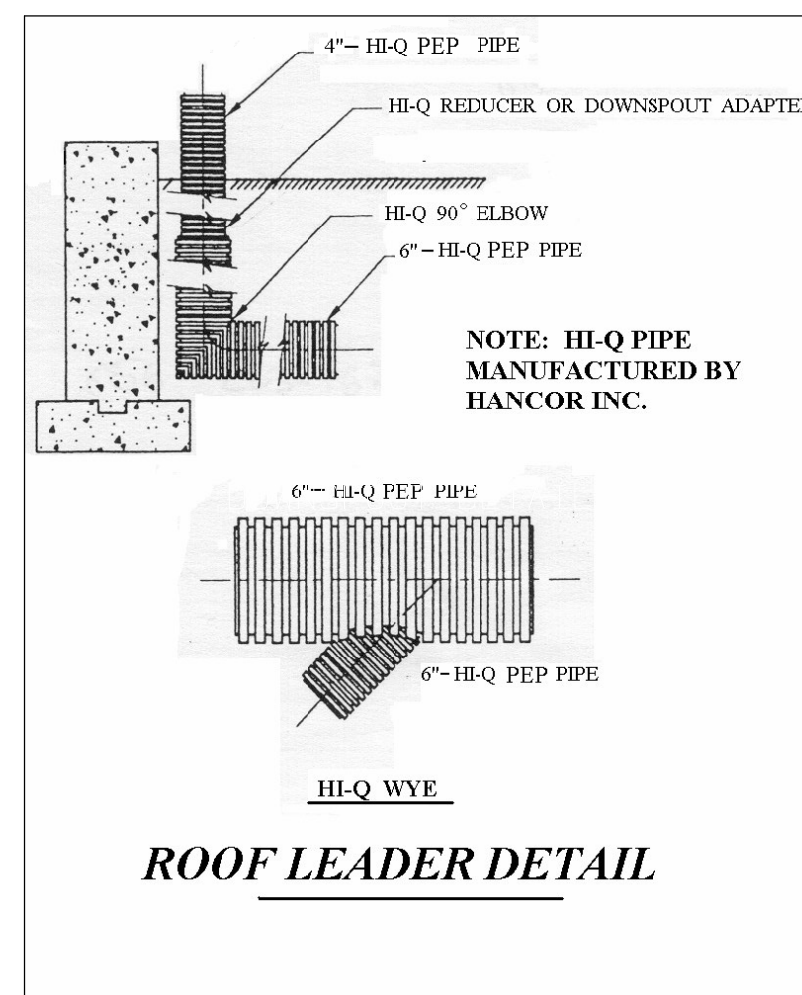
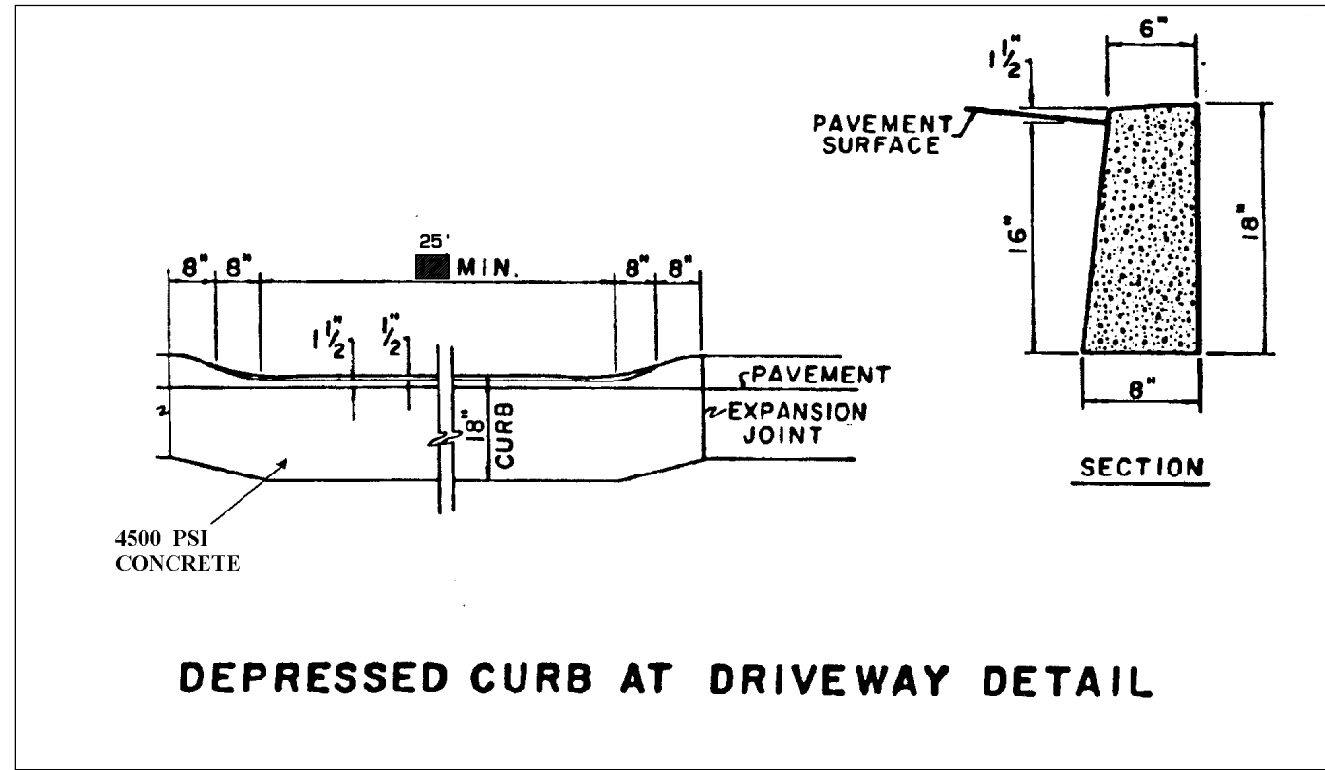
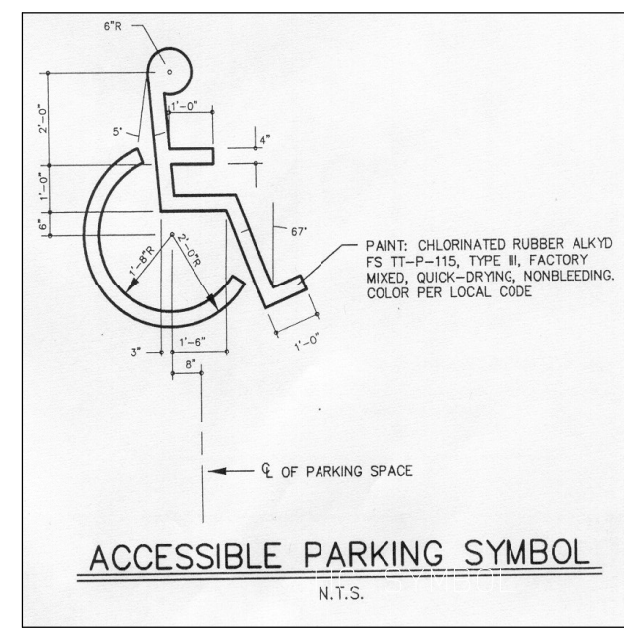
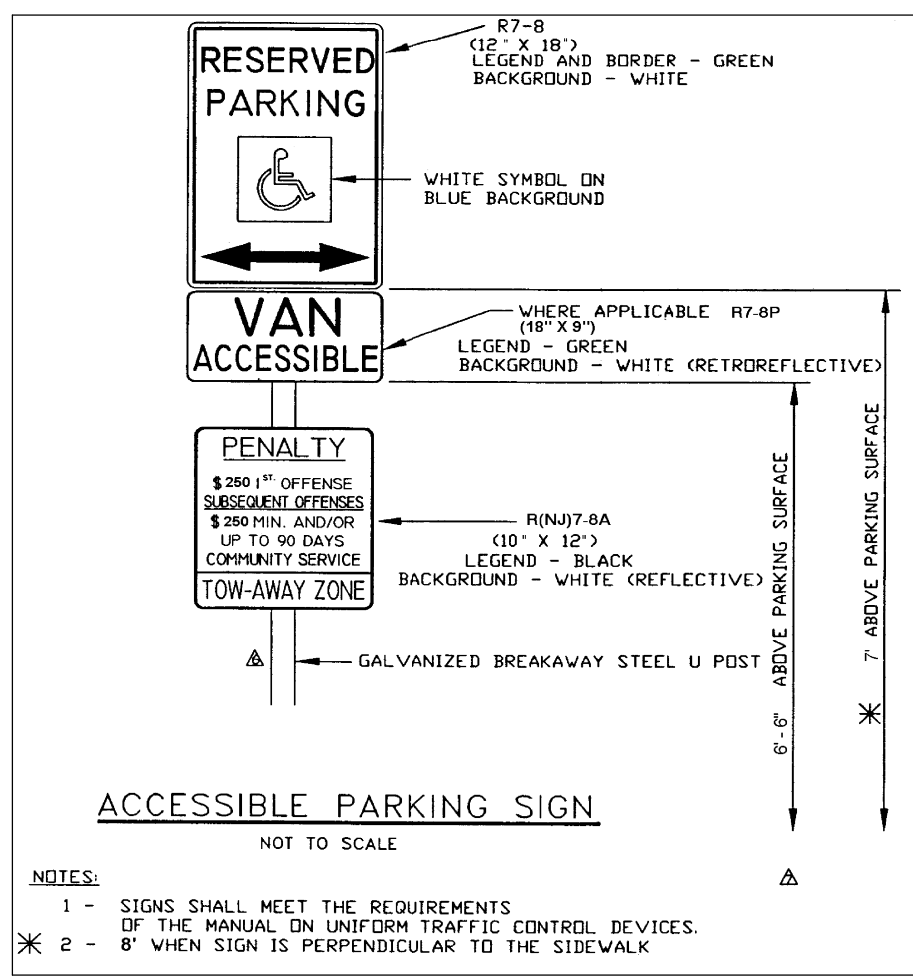
NO.	DATE	DESCRIPTION

REVISIONS

TRENTON ENGINEERING CO., INC.
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
ESTABLISHED 1907
2193 SPRUCE STREET TRENTON, N.J. 08638
TEL. NO. 609-982-0616
FAX. NO. 609-982-6004
D.F. STRATTON, L.S., N.J.-2793 P.P.N.J.-5021
C.W. STRATTON, L.S., N.J.-4395
JOSEPH MESTER
N.J. PROFESSIONAL ENGINEER AND
PROFESSIONAL LAND SURVEYOR NO. 19462
Joseph Mester
DATE

LANDSCAPE PLAN
at
Lots 58-62 Block 105
for
Scozzari Builders, Inc.
in
**TOWNSHIP OF EWING
MERCER CO., NEW JERSEY**

CERTIFICATE OF AUTHORIZATION NO. 24848052000
TAX MAP DATA
LOT BLOCK PAGE
58-62 105 20
DATE 7/20/21
INV. 43948
DRAWN BY: BDS
SCALE 1"=10'
FB.1050 PG. 64
FILE 106-51



NOTE:
 SIGNS TO BE MOUNTED TO A GALVANIZED BREAKAWAY STEEL U POST (BOTTOM OF SIGN SHALL BE A MINIMUM OF 5' FROM PAVEMENT)

NO.	DATE	DESCRIPTION
REVISIONS		

TRENTON ENGINEERING CO., INC.
 PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
 ESTABLISHED 1907
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JOSEPH MESTER
 N.J. PROFESSIONAL ENGINEER AND
 PROFESSIONAL LAND SURVEYOR NO. 19462
Joseph Mester
 DATE

DETAIL SHEET
 of
Lots 58-62 Block 105
 for
Scozzari Builders, Inc.
 in
TOWNSHIP OF EWING
MERCER CO., NEW JERSEY

SHEET 7

CERTIFICATE OF AUTHORIZATION NO.		TAX MAP DATA	
LOT	BLOCK	PAGE	
58-62	105	20	
DATE	7/20/21	INV.	43948
DRAWN BY:	BDS	SCALE	
FB.	PG.	FILE	106-51

