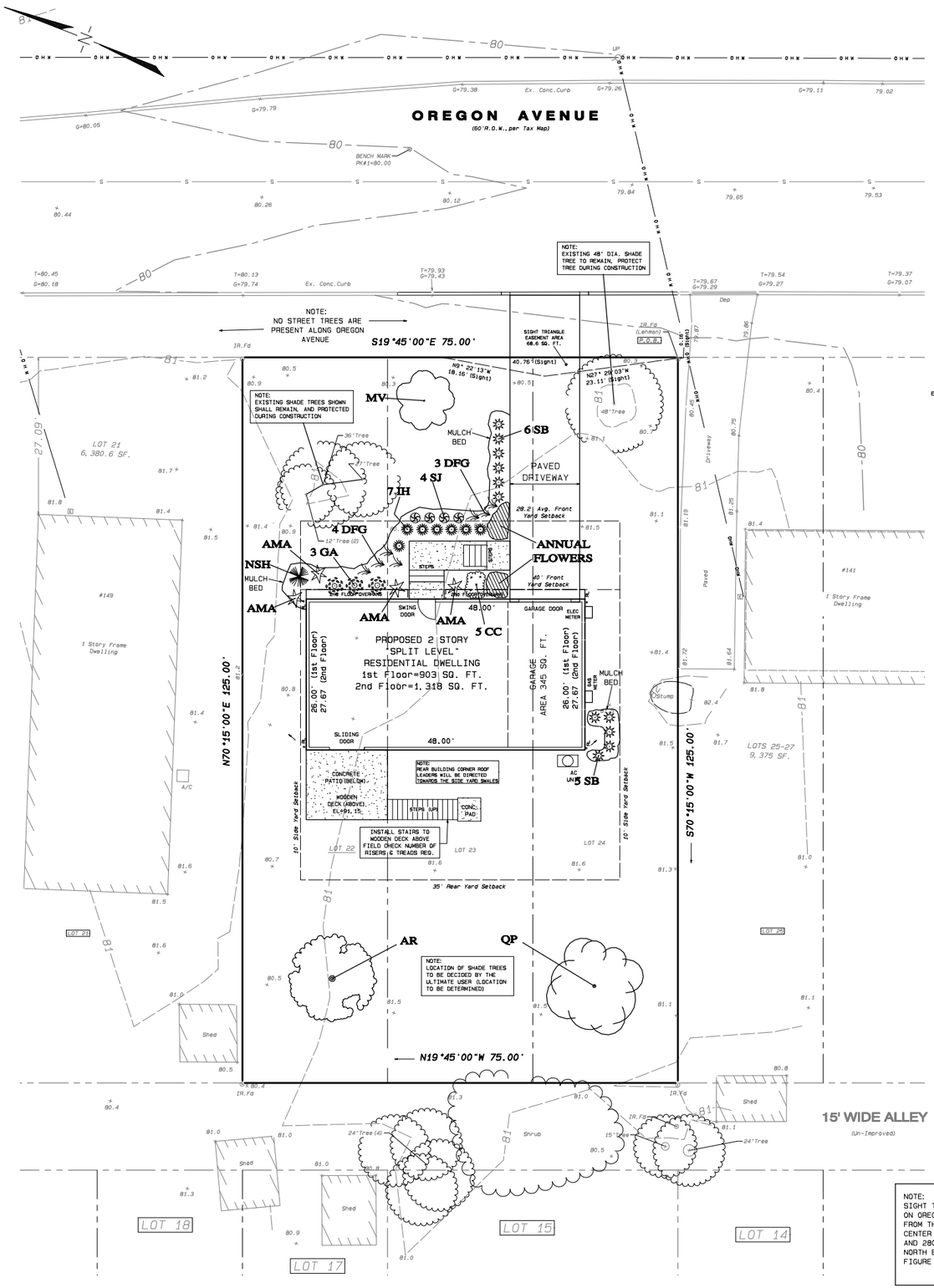
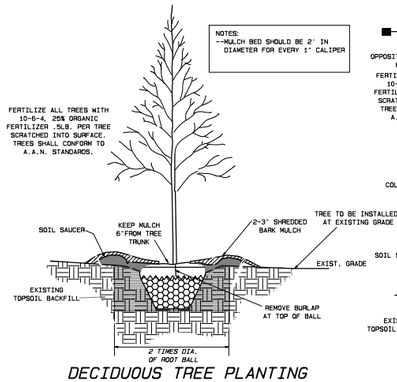


NOTE:
SIGHT TRIANGLE BASED ON 25 MPH SPEED LIMIT ON OREGON AVENUE, MEASURED 14.5 FEET FROM THE CURB LINE AND 240 FEET ALONG THE CENTER LINE OF THE SOUTH BOUND TRAVEL LANE AND 280 FEET ALONG THE CENTER LINE OF THE NORTH BOUND TRAVEL LANE AS PER NJDOT FIGURE 6-A.

SIGHT TRIANGE EASEMENT

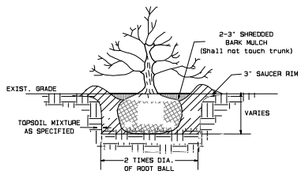
POINT OF BEGINNING
S 70° 15' 00" W 0.16'
N 27° 29' 03" W 23.11'
N 09° 22' 13" W 18.16'
S 19° 45' 00" E 40.76'

TOTAL AREA = 68.6 SQ. FT.



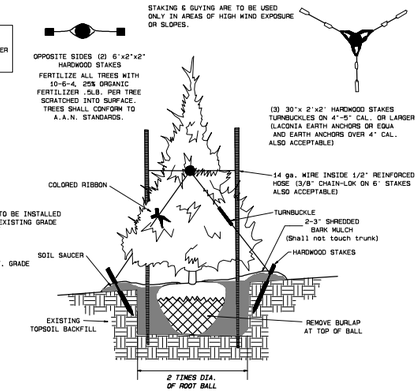
DECIDUOUS TREE PLANTING

NOT TO SCALE



SHRUB PLANTING DETAIL

(NOT TO SCALE)
MIN.SIZE 2' HEIGHT
NOT TO SCALE



EVERGREEN TREE STAKING

NOT TO SCALE

PERMANENT SEEDING MIXTURES:

70% TURF TYPE TALL FESCUE
20% PERENNIAL RYE GRASS
10% KENTUCKY BLUE GRASS

APPLY AT A RATE OF 200# PER ACRE

LANDSCAPE SCHEDULE:

Planting shall be done when all construction is finalized. Optional time to landscape is Mid-August to October, but can be completed any time between April and October.

LANDSCAPE MAINTENANCE:

Water newly planted trees and shrubs regularly, especially during the first year, and as needed based on weather conditions.

Regularly remove weeds to prevent them from competing with your plants.

Apply fertilizer to provide nutrients for healthy plant growth.

Trim trees and shrubs to maintain shape, remove dead or diseased wood, and encourage healthy growth. Disease and pest control: Monitor plants for signs of disease or pests and take appropriate action.

ANNUAL MAINTENANCE:

Spring: Remove winter mulches, prepare beds, plant annuals, and prune spring-blooming shrubs.

Summer: Continue watering, weeding, and fertilizing, and inspect plants for problems.

Fall: Remove fall leaves, divide and replant perennials, and prepare beds for winter.

Winter: Prune trees and shrubs, apply winter mulches, and clean tools.

PLANT SCHEDULE:

SYMBOL	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREE						
	AMA	4	AZALEZA	AUTUMN MAJESTY AZALEZA	2' -2.5' HT.	B & B
	AR	1	ACER RUBRUM	OCTOBER GLORY RED MAPLE	2 1/2 - 3" CALIPER	B & B
	GA	3	ABELIA X GRANDIFLORA	DWARF GLOSSY ABELIA	18"-24" HT.	CONTAINER
	IH	7	ILEXGLABRA 'SHAMROCK'	COMPACT INKBERRY HOLLY	18"-24" HT.	CONTAINER
	NSH	1	ILEX 'NELLIE STEVENS'	NELLIE STEVENS HOLLY	6' - 7' HT.	B & B
	QP	1	QUERCUS PALUSTRIS	PIN OAK	2 1/2 - 3" CALIPER	B & B
	SB	11	BUXUS "BOXWOOD"	SPRINTER BOXWOOD	12"-18" HT.	CONTAINER
	MV	1	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2' - 3' HT.	B & B
	CC	5	CORNUS CANADENSIS	CREEPING DOGWOOD(BUNCHBERRY)	6" TO 8" HT.	CONTAINER
	DFG	7	PENNISETUM ALOPECUROIDES	HAMELN DWARF GRASS	12" - 18" HT.	2 GAL.
	SJ	4	SPIRAEA JAPONICA	LITTLE PRINCESS SPIREA	18" TO 24" HT.	3 GAL.

LANDSCAPE NOTES:

A. GENERAL:

1. THE LANDSCAPE PLAN WAS PREPARED FOR LANDSCAPING PURPOSES ONLY. THIS PLAN SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. IN THE EVENT THAT DISCREPANCIES ARE DISCOVED BETWEEN THE PLAN AND THE PLANTING SCHEDULE, THE PLAN CONDITIONS SHALL GOVERN.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING.
4. SUBSTITUTIONS IN PLANT TYPE OR SIZE SHALL ONLY BE MADE WITH THE PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK.
6. WHEREVER MULCH IS PLACED, IT SHALL BE TREATED WITH A PRE-EMERGENT WEED CONTROL IN ACCORDANCE WITH THE PRODUCT APPLICATION INSTRUCTIONS.

B. MATERIALS:

1. TOPSOIL SHALL MEET THE STANDARDS OUTLINED IN SECTION 917.01 OF THE NJDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
2. ALL PLANTS SHALL BE PROVIDED IN THE SIZE, SPECIES, GENUS AND VARIETY AS SPECIFIED ON THE PLANTING SCHEDULE.
3. ALL PLANTS SHALL CONFIRM TO THE STANDARDS CONTAINED IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPING ASSOCIATION.
4. ALL PLANTS SHALL BE FREE OF DISEASE, INSECTS, KNOTS, AND OTHER DEFORMITIES.
5. TREE CROWNS SHALL BE WELL BALANCED, SYMMETRICAL, AND TYPICAL FOR THE GENUS, SPECIES, AND CULTIVAR.
6. UNLESS OTHERWISE SPECIFIED, ALL TREES SHALL HAVE A SINGLE, RELATIVELY STRAIGHT, CENTRAL LEADER AND TAPERED TRUNK.
7. PLANTS SHALL BE DELIVERED TO THE SITE NO MORE THAN 48 HOURS PRIOR TO PLANTING, WHEN PLANTS WILL NOT BE INSTALLED IMMEDIATELY UPON DELIVERY, THEY SHALL BE STORED IN A SHADED AREA, PROTECTED FROM DIRECT SUNLIGHT, AND THE ROOT BALLS WATERED REGULARY TO PREVENT DRYING.
8. ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM THE TIME OF OWER ACCEPTANCE.

C. PLANTING:

1. ALL PLANTS SHALL BE HANDLED AND TRANSPORTED TO PREVENT INJURIES DURING TRANSIT. DO NOT DROP OR DUMP PLANTS WHILE LOADING OR UNLOADING.
2. ALWAYS HANDLE PLANTS BY THE ROOTBALL. NEVER LIFT A PLANT BY THE TRUNK OR BRANCHES.
3. ALL SHRUB MASSES ARE TO BE PLANTED IN A CONTINUOUS PLANTING BED.
4. ALL PLANTING BEDS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO INSTALLING PLANTS.
5. PRIOR TO PLANTING, ALL PLANTS SHALL BE PRUNED IN ACCORDANCE WITH ANSI A.300 TO PRESERVE THE NATURAL CHARACTER OF EACH PLANT. NEVER PRUNE OR REMOVE THE CENTRAL LEADER OF ANY TREE.
6. ALL PLANTS SHALL BE SET PLUMB IN THE PLANTING PITS AT THE SAME DEPTH AT WHICH THEY WERE GROWN IN THE NURSERY. THE ROOT FLARE OF ALL TREES SHALL BE VISIBLE.
7. AFTER PLACING BALLED AND BURLAPPED PLANTS INTO THE PLANTING PIT, BURLAP SHALL BE REMOVED FROM THE TOP 1/3 OF THE ROOTBALL PRIOR TO, OR WHILE, BACKFILLING THE PLANTING PIT. THE TOP RING OF ANY WIRE BASKETS SHALL BE CUT AND REMOVED.
8. UNLESS SPECIFIED ELSEWHERE, ALL PLANTING PITS SHALL BE BACKFILLED WITH A MIXTURE OF 70% NATIVE SOIL AND 30% TOPSOIL.
9. BACKFILLING SHALL BE PLACED IN 6" LIFTS. EACH LIFT SHALL BE WATERED IN AND LET SETTLE PRIOR TO PLACING THE NEXT LIFT.
10. TREES SHALL BE GUYED AND STAKED IN AREAS WITH HIGH WINDS, SATURATED SOILS, STEEP SLOPES OR OTHER CONDITIONS WHICH WARRANT SUPPORT.
11. ALL TREES SHALL BE MULCHED TO A DEPTH OF 2" TO THE LIMIT OF THE PLANTING PIT. MULCH CIRCLE SHALL RESEMBLE A SAUCER. NO MULCH SHALL BE PLACED WITHIN 3" OF THE TREE TRUNK.

NOTES:
ALL TREES TO BE PLANTED A MINIMUM OF 10 FT FROM UNDERGROUND UTILITIES.

ALL SHRUB GROUPINGS WILL BE PLANTED IN A CONTINUOUS BED AND MULCHED.

ALL SITE WORK, INCLUDING LANDSCAPING, SHALL BE COMPLETED PER PLANS PRIOR TO OCCUPANCY.

GRAPHIC SCALE 1"=10'

10 0 10 20 30

SHEET 5

No.	Date	Description
1	9/3/25	REVISED AS PER TOWNSHIP COMMENTS DATED 9/3/25

REVISIONS

TRENTON ENGINEERING CO., INC.
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
ESTABLISHED 1907
2193 SPRUCE STREET TRENTON, N.J. 08638
TEL. NO. 609-882-0616
FAX. NO. 609-882-6004

JOSEPH MESTER
N.J. PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR No. 19462
DATE 9/3/25

LANDSCAPE PLAN
of
#145 Oregon Avenue
for
Mark T. Gualtieri
in
TOWNSHIP OF EWING
MERCER CO., NEW JERSEY

CERTIFICATE OF AUTHORIZATION NO. 24GA28052600

TAX MAP DATA		
LOT	BLOCK	PAGE
22-24	159	16

DATE	7/10/25
INV.	44949
DRAWN BY:	JTH
SCALE	1"=10'
FB.	PG.
FILE	109-30

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