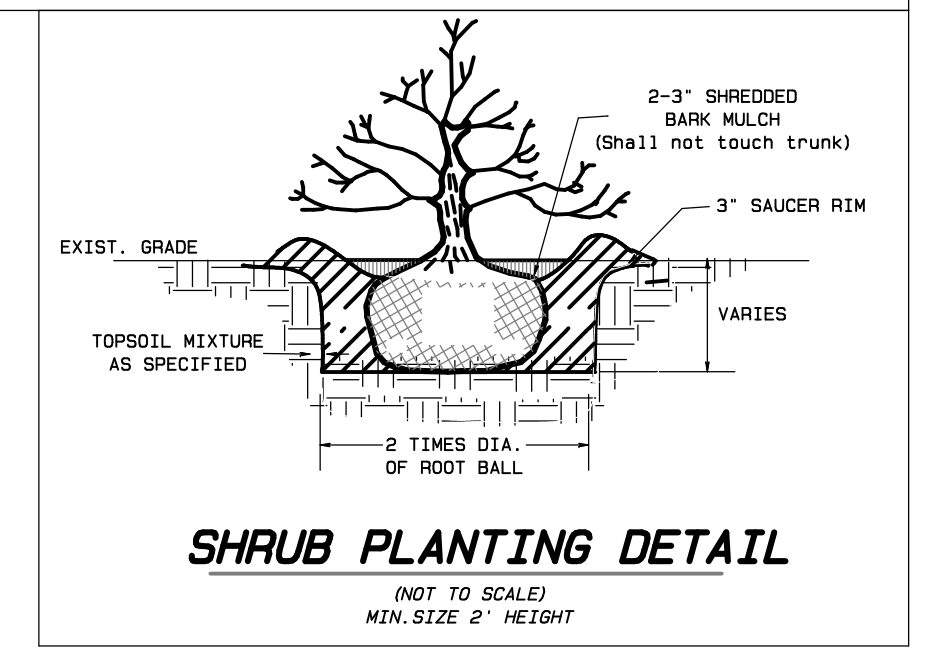
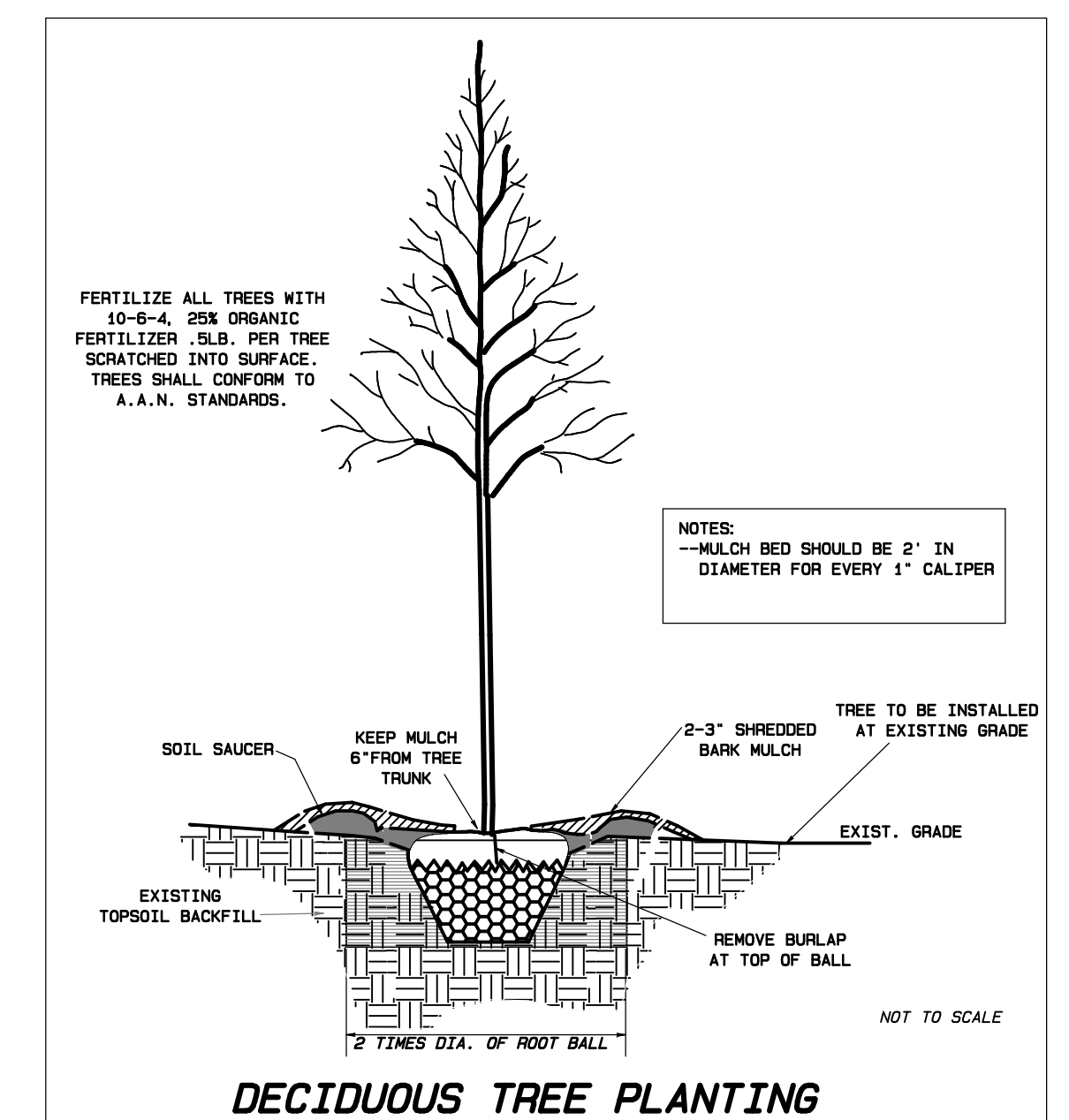
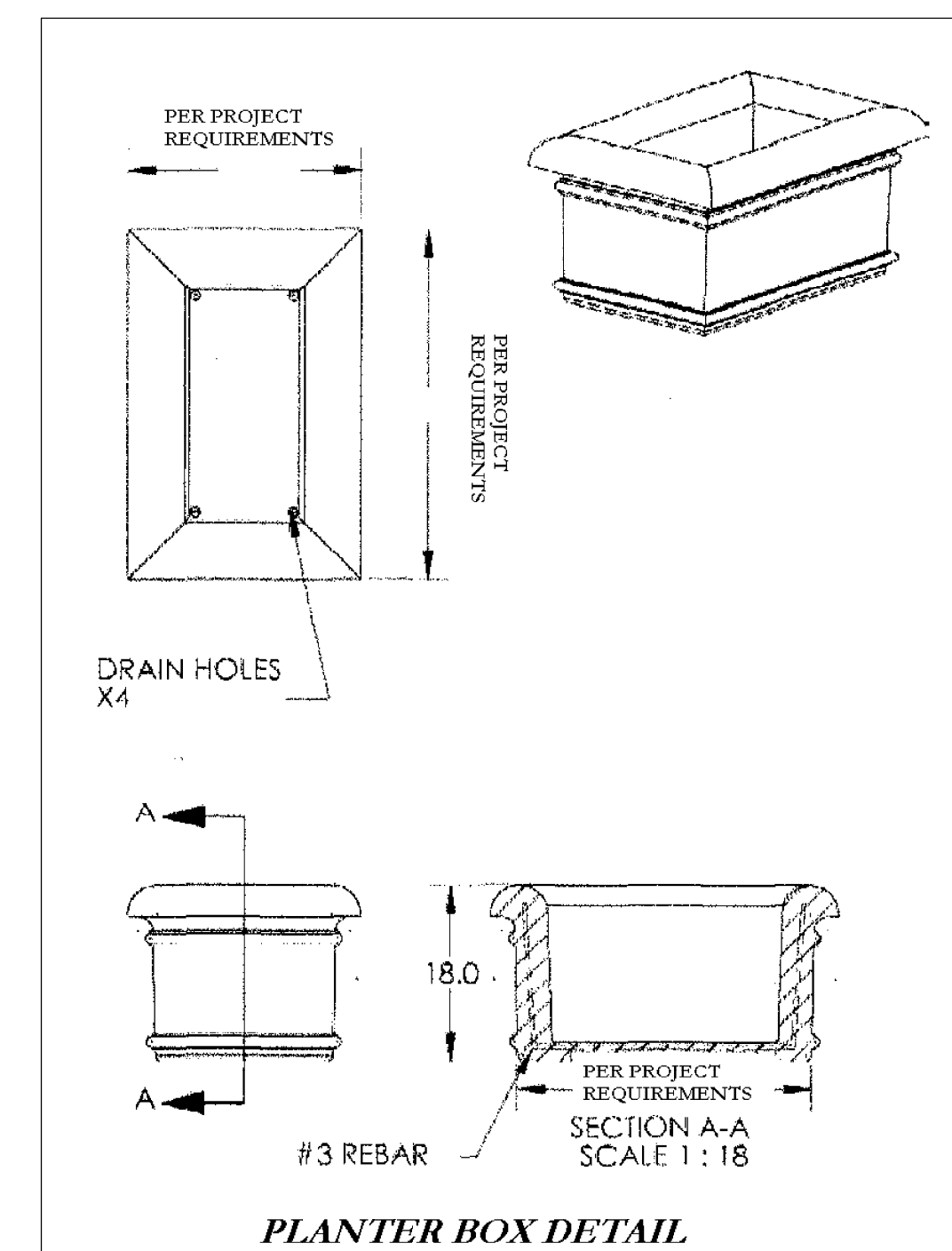


LANDSCAPE MAINTENANCE NOTES:

- A. ALL LAWN 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 LAWN SHALL BE MOWN WHEN THEY ACHIEVE A HEIGHT OF 3.5-4 INCHES. LIQUID 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.
- B. ALL PLANTING BEDS SHALL BE EDGED (3'-4' DEEP AND WIDE Y-GROOVE EDGE BETWEEN TURF AND MULCH BEDS) AND MULCH REPLENISHED AS NECESSARY TO MAINTAIN A 1 TO 3 INCH DEPTH OF MULCH UNLESS THE GROUND COVER OR PLANTING HAS COMPLETELY COVERED THE BED, PRECLUDING THE NEED FOR MULCH. ALL BEDS SHALL BE MAINTAINED FREE OF WEEDS.
- C. 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 BUDD UNLESS SAFETY CONCERNS WARRANT IMMEDIATE PRUNING. HEDGES SHALL BE SHEARED TO A TRAPEZOIDAL FORM TO PREVENT SHADING OF LOWER BRANCHES.
- D. ALL PLANTS AND LAWN AREAS SHALL BE IRRIGATED OR WATERED AS NECESSARY TO MAINTAIN VIGOROUS AND HEALTHY GROWTH. IF AN AUTOMATIC SYSTEM IS SPECIFIED OR REQUIRED THAN THE SYSTEM SHALL BE PERIODICALLY CHECKED AND ADJUSTED TO ASSURE PROPER APPLICATION.
- E. 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.
- F. SEASONAL PLANTING BEDS SHALL BE EDGED 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 DURING THE WINTER INTEREST.
- G. ALL PAVEMENTS SHALL BE MAINTAINED AND FREE OF LITTER, GRASS, STAINS, SNOW AND ICE, DEBRIS, 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 APERTURES. IF PRECIPITATION PAVEMENTS IS PRESENT ON THE SITE THEN SAND SHALL NOT BE UTILIZED TO TREAT ICE CONDITIONS.
- H. 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.
- I. MORE BIRDS 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.

PLANT LIST

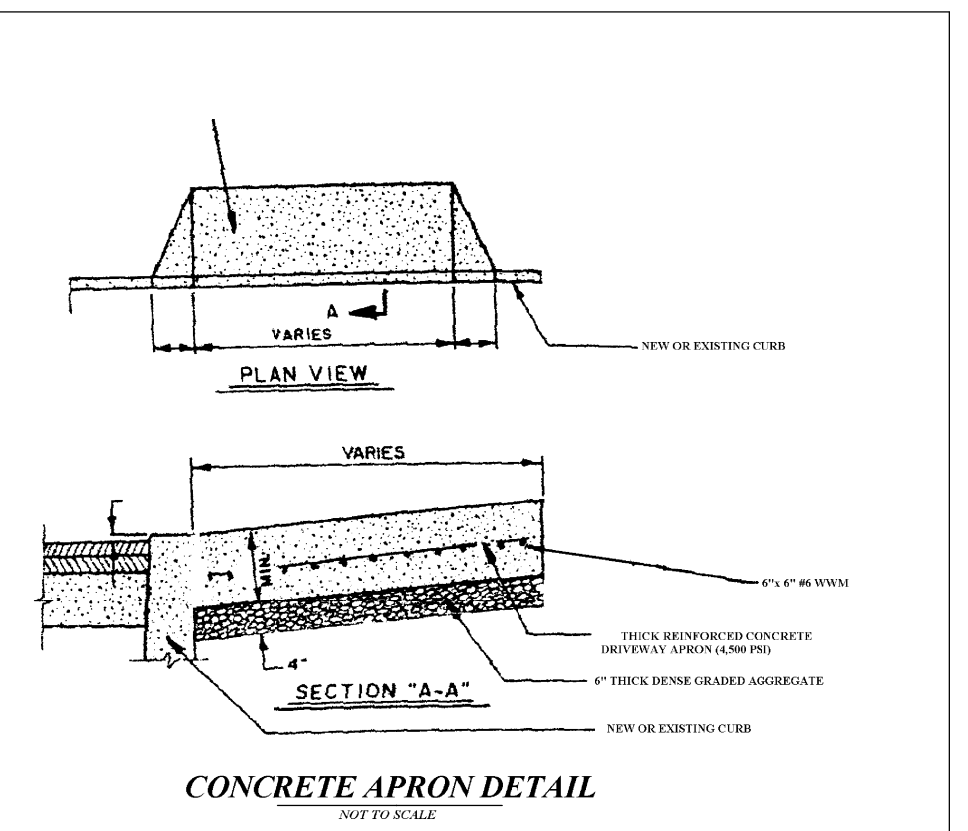
| SYM | QTY | BOTANICAL NAME | COMMON NAME | SPACING | SIZE | ROOT |
|-----|-----|-----------------------------|-------------------------|---------|--------------|-------|
| Ig | 18 | ILEX GLABRA COMPACTA | COMPACT INKBERRY | 3' OC | 18"-24" | 3 GAL |
| Ar | 4 | ACER RUBRUM 'October Glory' | OCTOBER GLORY RED BERRY | -- | 3'-3.5' CAL. | BB |



PERMANENT SEED MIX FOR LAWN AREAS:

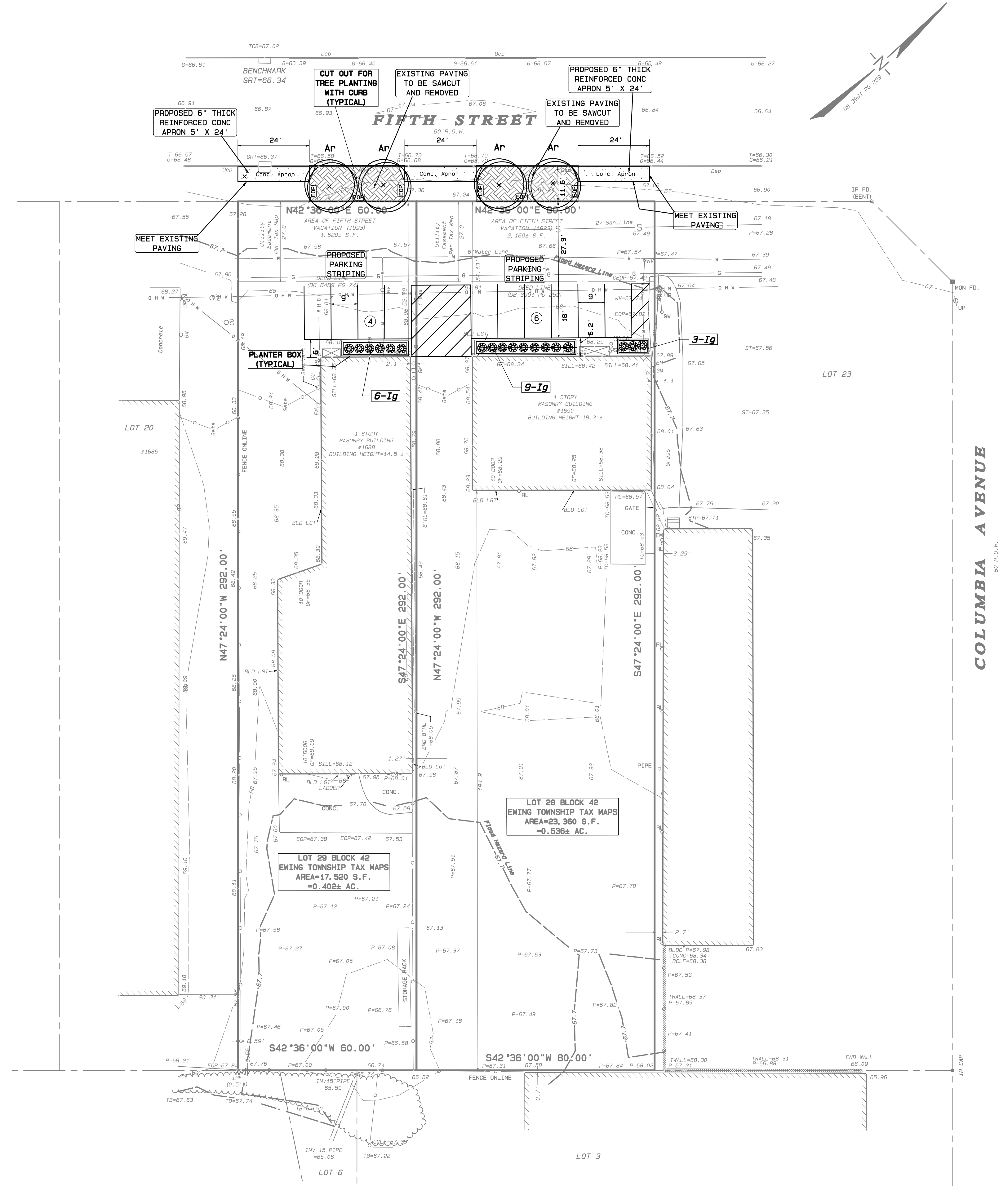
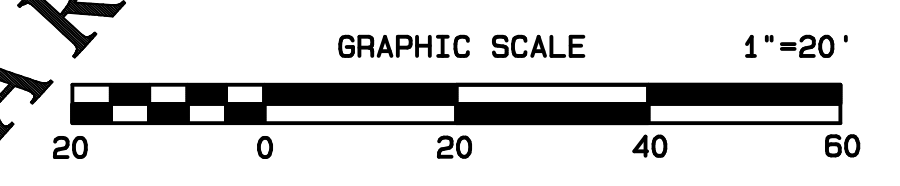
| | |
|-----|---------------------|
| 60% | HARD FESCUE |
| 25% | CREeping RED FESCUE |
| 10% | PERENNIAL RYEGRASS |
| 5% | KENTUCKY BLUEGRASS |

| | | |
|--------|------------------------|-----------------|
| FALL | AUGUST 15-DECEMBER 15 | EVERGREEN TREES |
| | OCTOBER 15-DECEMBER 15 | DECIDUOUS TREES |
| SPRING | MARCH 1-MAY 15 | ALL PLANTS |



PLANTING NOTES

1. PLANT MATERIALS SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEAN-UP.
2. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVING NORMAL GROWTH HABITS; WELL DEVELOPED SPHERICAL OR BALANCED BRANCHED 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 WALKS SHALL BE PRUNED OF ANY BRANCHES WHICH MAY INTERFERE WITH PEDESTRIANS, VEHICLES AND TRAFFIC SIGNS.
3. 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.
4. 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.
5. 80% PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY MARK OUTS AND COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL CODES, LAWS, ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TREE MULCH RINGS OR BIRDS DURING CONSTRUCTION AND THE MAINTENANCE PERIOD.
8. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PROPOSED PLANT MATERIAL.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. ALL INJURED 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".
15. TREES AND SHRUBS SHOULD BE INSTALLED DURING THE FOLLOWING FALL AND SPRING SEASONS:



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

SKETCH PLAT
of
LOTS 28 & 29, BLOCK 42
1690 PROPERTY MANAGEMENT, LLC
TOWNSHIP OF EWING
MERCER CO., NEW JERSEY

CERTIFICATE OF AUTHORIZATION NO. 24548052800
LOT BLOCK PAGE
28 42 5
DATE 4-24-23
INV. 44657
DRAWN BY: CWS
SCALE 1"=20'
FB. PG.
FILE 108-38

REVISIONS

DATE

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