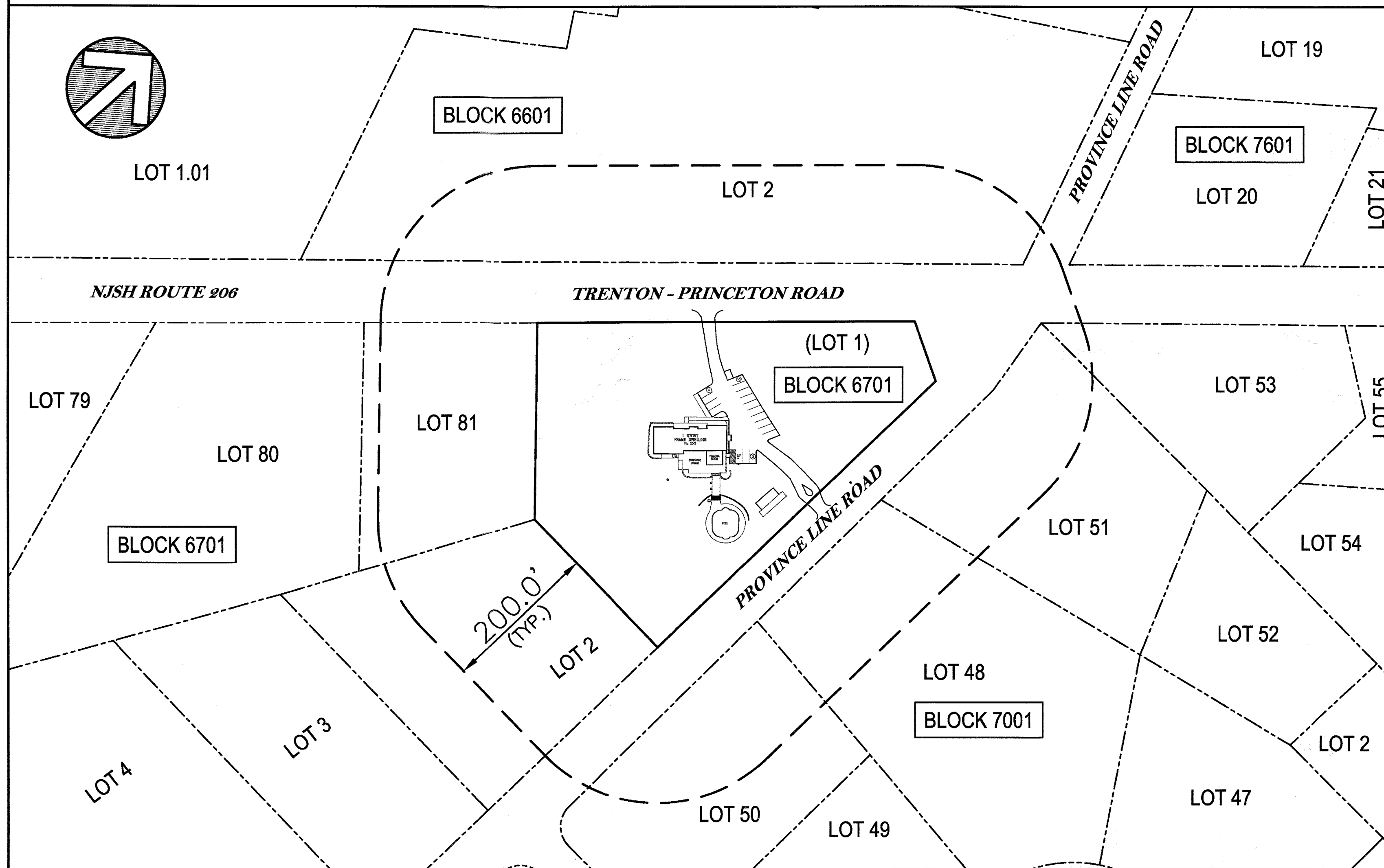


PRELIMINARY & FINAL SITE PLAN

FOR

SMILES REAL ESTATE, LLC.

LOT 1, BLOCK 6701
 3640 TRENTON - PRINCETON ROAD
 LAWRENCE TOWNSHIP
 MERCER COUNTY, NEW JERSEY



LOCATION MAP
 SCALE: 1"=100'

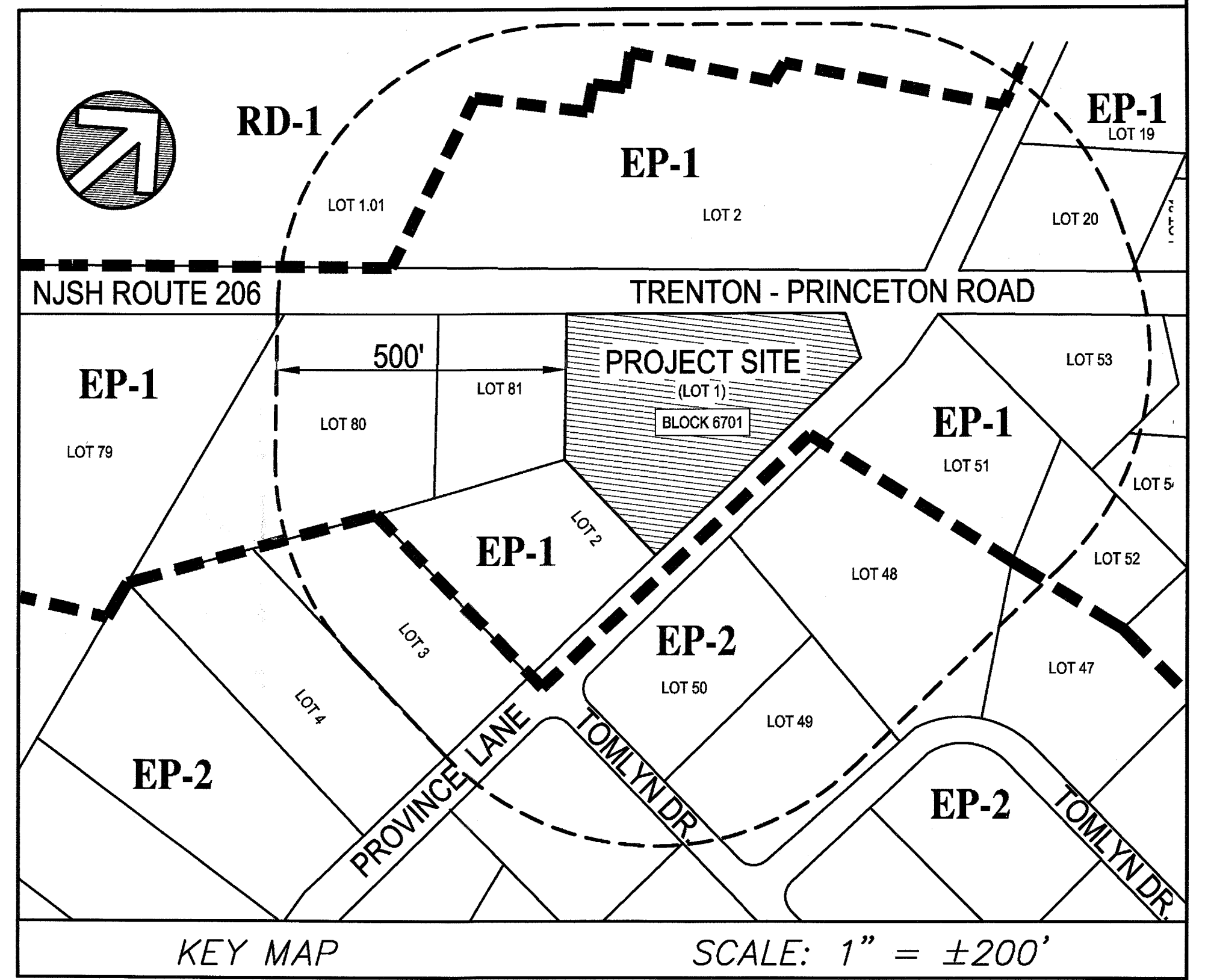
PROPERTY OWNERS WITHIN 200 FEET (TOWNSHIP OF LAWRENCE)

BLOCKS	LOTS	NAME/ADDRESS	BLOCKS	LOTS	NAME/ADDRESS
6601	2	L'VILLE REALTY CO-CARE ONE,RE TAX DEP. 173 BRIDGE PLAZA NORTH FORT LEE, NJ 07024	7001	50	SCATURRO, MICHAEL & KATHERN 1 TOMLYN DR. PRINCETON, NJ 08540
6701	2	GILL, GEORGE M ETUX 4440 PROVINCE LINE RD PRINCETON, NJ 08540	7001	51	IBARRA GARLAND MARIO GABRIEL H/W 4453 PROVINCE LINE ORAD PRINCETON, NJ 08540
6701	81	HAMRICK, MARK C & ERIN MC DONALD 3620 LAWRENCEVILLE RD PRINCETON, NJ 08540	7001	53	191 HACKENSACK REALTY LLC 18 LAKE VIEW BLVD EDISON, NJ 08817
7001	48	KUMAR, NITESH & RICHA N SRIVASTAVA 22 TOMLYN DR. PRINCETON, NJ 08540	7601	20	MEJIA, GERARDO ELIAS 4485 PROVINCE LINE RD PRINCETON, NJ 08540

2	REVISED AS PER TOWNSHIP COMPLETENESS LETTER DATED 04-30-2021.	05-04-2021
1	FOR FILING.	03-29-2021
No.	REVISION	DATE

ZONING LEGEND	
RD-1	RESEARCH & DEVELOPMENT-1
EP-1	ENVIRONMENTAL PROTECTION 1
EP-2	ENVIRONMENTAL PROTECTION 2

- ### NOTES
- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY STATE, COUNTY AND TOWNSHIP PERMITS.
 - ALL THE PROPOSED IMPROVEMENTS SHALL CONFORM TO LAWRENCE TOWNSHIP AND MERCER COUNTY DESIGN STANDARDS DETAILS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL CONTACT THE UTILITIES COORDINATION COMMITTEE AT 1-800-272-1000 FOR A UTILITY MARK UP IN THE AREA OF THE CONSTRUCTION AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
 - THESE PLANS DO NOT SHOW ALL OF THE EXISTING UNDERGROUND UTILITIES LOCATED WITHIN THE SITE. EXISTING UTILITIES INFORMATION, AS SHOWN ON THESE PLANS, HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT CERTIFIED FOR ACCURACY OR COMPLETENESS. IT IS THEREFORE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL THE EXISTING UTILITIES IN THE AREA OF CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK.
 - MAINTENANCE/ESCROW AGREEMENT TO BE PROVIDED AS CONDITIONAL APPROVAL.
 - A MINIMUM VERTICAL DISTANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN THE WATER LINE AND THE SANITARY SEWER LINE, WITH WATER LINE HIGHER THAN THE SEWER LINE.
 - THE OUTBOUND SURVEY AND TOPOGRAPHIC INFORMATION AS SHOWN ON THESE PLANS HAVE BEEN PROVIDED BY JAMES P. DEADY SURVEYOR, LLC, 295 ROUTE 22 EAST, ONE SALEM SQ. STE 202 WEST WHITEHOUSE, NJ 08889 DATED, 03-08-21)
 - THE SURVEY INFORMATION AS SHOWN ON THESE PLANS IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 - NO SOIL WILL BE REMOVED FROM THIS SITE IN CONNECTION WITH THE CONSTRUCTION OF THIS PROJECT.
 - ALL CONCRETE ARE $f'_c=4,500$ PSI.
 - WHERE EXISTING UTILITIES ARE TO BE CROSSED BY THE PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. THE TEST PIT INFORMATION SHALL BE PROVIDED TO THE ENGINEER PRIOR TO THE CONSTRUCTION IN ORDER TO PERMIT ADJUSTMENTS, IF REQUIRED.
 - ALL EXISTING CURBS, SIDEWALKS AND DRIVEWAYS THAT ARE DISTURBED DUE TO THE PROPOSED IMPROVEMENTS SHALL BE RESTORED IN ACCORDANCE WITH THE CURRENT TOWNSHIP AND NJDOT STANDARDS.
 - ALL EXISTING POWER POLES WITHIN 10 FEET OF THE PROPOSED IMPROVEMENTS SHALL EITHER BE RELOCATED OR SUPPORTED PER THE RECOMMENDATIONS OF THE UTILITY COMPANY.
 - A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE SANITARY SEWER LINE AND THE WATER LINE.
 - NO LOADING OR UNLOADING OF MATERIALS WILL BE PERFORMED IN THE PROPOSED PARKING AREAS.
 - ELECTRIC, TELEPHONE, CATV AND ALL OTHER WIRE SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVING UTILITY COMPANY AND APPROVED BY THE TOWNSHIP ENGINEER.
 - ALL GRADING TO BE A MINIMUM OF 2% & A MAXIMUM OF 3' HORIZONTAL TO 1' VERTICAL ACROSS ALL LAWN AREAS.
 - THIS SITE DESIGN COMPLIES WITH CURRENT ADA REQUIREMENTS.
 - ALL AREAS WHERE NATURAL VEGETATION AND/OR SPECIMEN TREES ARE TO REMAIN SHALL BE PROTECTED BY THE ERECTION OF FENCING & NO DISTURBANCE SHALL OCCUR PRIOR TO INSPECTION BY THE TOWNSHIP ENGINEER. THESE PROTECTIVE MEASURES SHALL NOT BE ALTERED OR REMOVED WITHOUT THE APPROVAL OF THE TOWNSHIP ENGINEER.



- ### LIST OF REQUIRED REGULATORY APPROVAL/PERMIT OR EXEMPTION
- LAWRENCE TWP. PLANNING BOARD.
 - MERCER COUNTY PLANNING BOARD.
 - LAWRENCE TWP. SOIL EROSION & SEDIMENT CONTROL.
 - LAWRENCE TWP. BUILDING DEPARTMENT.
 - DELAWARE & RARITAN CANAL COMMISSION.

- ### LIST OF DRAWINGS
- Y-1 TITLE SHEET
 - Y-2 EXISTING CONDITION PLAN
 - Y-3 DIMENSION PLAN
 - Y-4 GRADING PLAN
 - Y-5 LANDSCAPING PLAN

GENERAL NOTES

- PROPERTY IS KNOWN AND DESIGNATED AS LOT 1 AIN BLOCK 6701. AS SHOWN ON THE LATEST LAWRENCE TOWNSHIP TAX MAP.
- PROPERTY CONSISTS OF 142,036 S.F. OR 3.261 ACRES.
- PROPERTY IS LOCATED IN THE "EP-1" ZONE. (PROFESSIONAL OFFICE)
- EXISTING EXISTING DRIVEWAY CUTS TO REMAIN. NO NEW DRIVEWAY CUTS ARE PROPOSED AS PART OF THIS SITE DEVELOPMENT.
- THE OUTBOUND, TOPOGRAPHIC SURVEY, AND ON SITE EXISTING INFORMATION WERE OBTAINED FROM DRAWING TITLED, BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY JAMES P. DEADY SURVEYOR, LLC, INC. DATED 03-08-2021.
- OWNER: DAVID C. & LEANA MAFFEI
3640 TRENTON - PRINCETON ROAD
LAWRENCE, NJ 08848
- APPLICANT: SMILES REAL ESTATE, LLC
3640 TRENTON - PRINCETON ROAD
LAWRENCE, NJ 08848
- ZONING REQUIREMENTS (EP-1 ZONE) ENVIRONMENTAL PROTECTION 1 (LOT 30.01)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	136,650 S.F. 3.12 ACRES	142,049 S.F. 3.261 ACRES	142,049 S.F. 3.261 ACRES
MIN. LOT FRONTAGE	200'	493.53'	493.53'
TRENTON-PRINCETON ROAD	200'	500.70'	500.70'
PROVINCE LANE	100'	133.19'	133.19'
MIN. FRONT YARD SETBACK	100'	128.15'	128.15'
TRENTON-PRINCETON ROAD	100'	133.19'	133.19'
PROVINCE LANE	100'	128.15'	128.15'
MIN. SIDE YARD SETBACK	50'	152.45'	152.45'
TRENTON-PRINCETON ROAD	50'	N/A*	167.14'
PROVINCE LANE	50'	N/A*	167.14'
MIN. REAR YARD SETBACK	50'	N/A*	152.45'
TRENTON-PRINCETON ROAD	50'	167.14'	167.14'
PROVINCE LANE	50'	167.14'	167.14'
MAX. IMPERVIOUS COVERAGE	12%	16,000 S.F. (411.26%)	17,815 S.F. (412.54%)**
MAX. BLDG HEIGHT:	35'	±30.0'	±30.0'

* CORNER LOT
 ** VARIANCE REQUIRED

OFF-STREET PARKING REQUIREMENTS
 5 STALLS PER 1,000 S.F. OF FLOOR AREA (MEDICAL OFFICE AREA)
 5 x (43,000 S.F.) / 1,000 = 15 SPACES

TOTAL PARKING REQUIRED = 15 SPACES
 TOTAL PARKING PROVIDED = 17 SPACES

I/WE DO HEREBY CERTIFY THAT ALL STATEMENTS MADE HEREIN AND IN ANY DOCUMENTS SUBMITTED HERewith ARE TRUE AND ACCURATE.

OWNER SIGNATURE _____ DATE _____

(PRINT OR TYPE NAME)

I HEREBY CERTIFY THAT THE DRAWINGS ARE IN COMPLIANCE WITH THE MUNICIPAL ORDINANCE AND REQUIREMENTS.

CHAIRMAN OF THE ZONING BOARD _____ DATE _____

SECRETARY OF THE ZONING BOARD _____ DATE _____

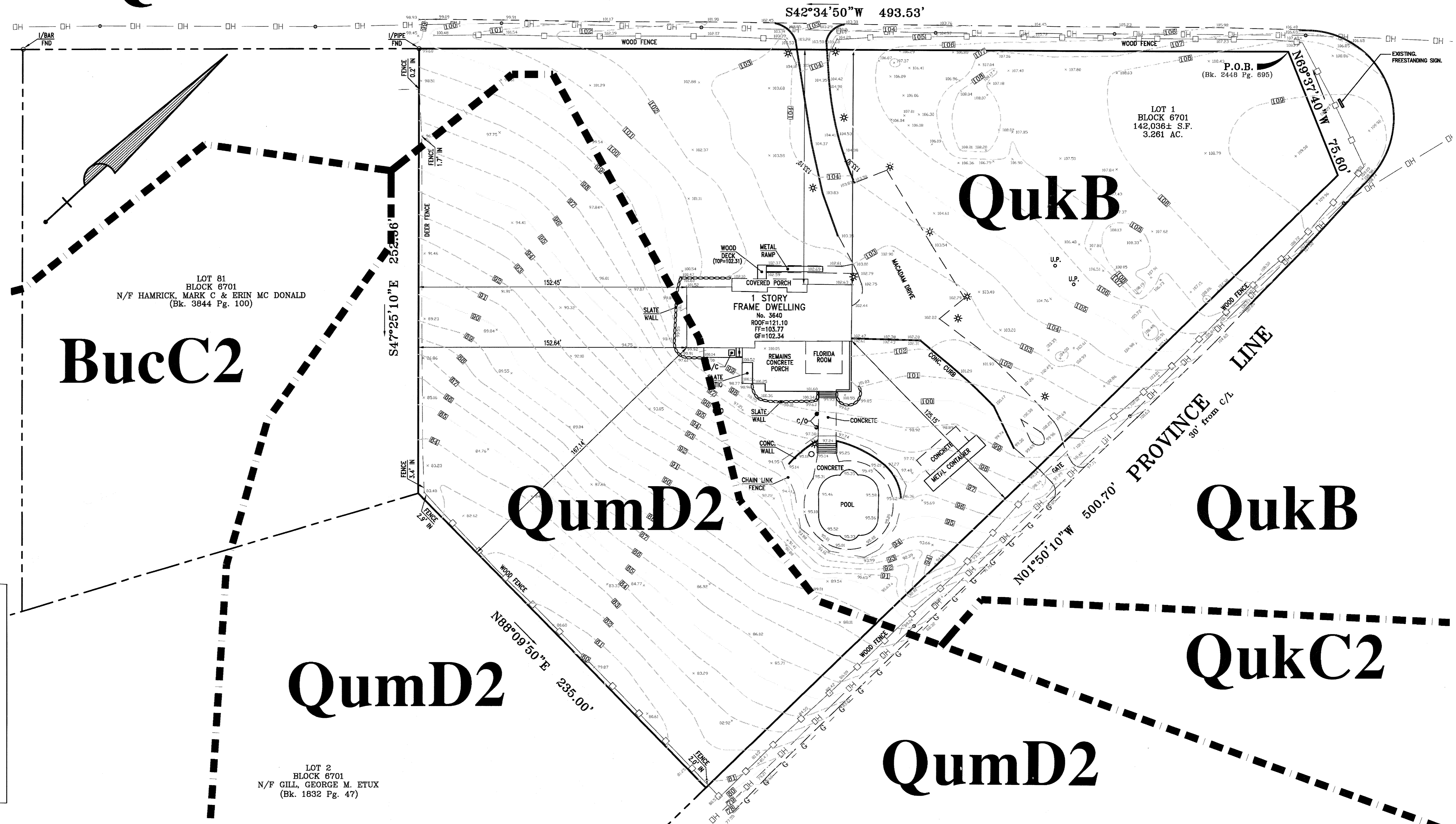
ADMINISTRATIVE OFFICER OF THE ZONING BOARD _____ DATE _____

MUNICIPAL ENGINEER _____ DATE _____

CLIENT: SMILES REAL ESTATE, LLC. 3640 TRENTON - PRINCETON ROAD TOWNSHIP OF LAWRENCE MERCER COUNTY, NEW JERSEY	 MEH CONSULTING ENGINEERS, INC. www.mehengineers.com CIVIL ENGINEERS - STRUCTURAL ENGINEERS ENVIRONMENTAL AND HYDRAULIC ENGINEERS 825 BLOOMFIELD AVENUE SUITE 106 VERONA, NEW JERSEY 07044 PHONE: (973) 239-2626 FAX: (973) 239-6956	TITLE SHEET PROPOSED SITE IMPROVEMENT FOR SMILES REAL ESTATE, LLC. LOT 1, BLOCK 6701 TOWNSHIP OF LAWRENCE MERCER COUNTY, NEW JERSEY	
		DATE: 05-04-2021	DATE: 03-29-2021

QukB

TRENTON - PRINCETON ROAD
(ALSO KNOWN AS LAWRENCEVILLE - PRINCETON ROAD)
VARIABLE WIDTHS



BucC2

LOT 81
BLOCK 6701
N/F HAMRICK, MARK C & ERIN MC DONALD
(Bk. 3844 Pg. 100)

QumD2

QumD2

LOT 2
BLOCK 6701
N/F GILL, GEORGE M. ETUX
(Bk. 1832 Pg. 47)

QukB

QukB

QukC2

QumD2

NOTES:

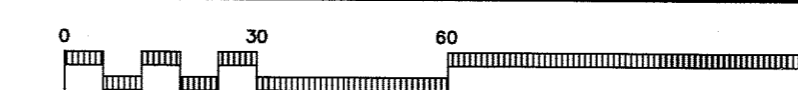
1. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE INDIVIDUAL(S) IN THE TITLE AND/OR CERTIFICATION. THE UNDERSIGNED WILL NOT BE RESPONSIBLE FOR ANY ASSIGNMENT OF THIS SURVEY TO ANY PERSON NOT SO NAMED.
2. SUBJECT TO SUCH STATE OF FACT THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
3. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
4. UNDERGROUND UTILITIES ARE NOT DEPICTED, THE LACK OF UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OF SAME. REFERENCE TO THE APPROPRIATE UTILITY AUTHORITY SHOULD BE MADE TO VERIFY THE PRESENCE OR EXISTENCE OF SAME.
5. DEED REFERENCE: BOOK 2448 PAGE 695, FILED IN THE MERCER COUNTY CLERK'S OFFICE.
6. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.A.C. 45:8-36.3) AND (N.J.A.C. 13:40-5.1(D)).
7. VERTICAL DATUM ASSUMED AT 100.00', BENCHMARK SHOWN ON PLAN.

SOIL LEGEND

HYD. GROUP CN VALUE

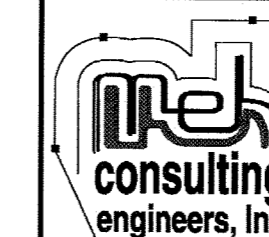
	<i>SOIL LEGEND</i>	<i>HYD. GROUP</i>	<i>CN VALUE</i>
QukB	QUACKERTOWN SILT LOAM 2-6% SLOPE	C	74
QumD2	QUACKERTOWN CHANNERY SILT LOAM 6-12% SLOPE	C	74
QukC2	QUACKERTOWN SILT LOAM 6-12% SLOPE	C	74
BucC2	BUCKS SILT LOAM 6-12% SLOPE	B	61

GRAPHIC SCALE 1" = 30'



CLIENT:

SMILES REAL ESTATE, LLC.
3640 TRENTON - PRINCETON ROAD
TOWNSHIP OF LAWRENCE
MERCER COUNTY, NEW JERSEY



MEH CONSULTING ENGINEERS, INC.
www.mehengineers.com
CIVIL ENGINEERS - STRUCTURAL ENGINEERS
ENVIRONMENTAL AND HYDRAULIC ENGINEERS
825 BLOOMFIELD AVENUE SUITE 106
VERONA, NEW JERSEY 07084
PHONE: (973) 239-2826 FAX: (973) 239-8356

MOHAMMED EL-HAWWAT, P.E.
NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 28476

05-04-2021

DATE:

EXISTING CONDITION PLAN

PROPOSED SITE IMPROVEMENT
FOR
SMILES REAL ESTATE, LLC.

LOT 1, BLOCK 6701
TOWNSHIP OF LAWRENCE
MERCER COUNTY, NEW JERSEY

DATE: 03-29-2021 SCALE: 1"=30' DRAWN BY: BHS SHEET#
W.O.: 21-011 CAD FILE: Y-3N4 CHECKED BY: MEH **Y-2**

2	REVISED AS PER TOWNSHIP COMPLETENESS LETTER DATED 04-30-2021.	05-04-2021
1	FOR FILING.	03-29-2021
No.	REVISION	DATE

GENERAL NOTES

ALL SIGNS AND PAVEMENT MARKING SHALL CONFORM TO MUTCD.

CONSTRUCTION CASTINGS: NOTE THAT, ALL CASTINGS SHALL BE OF U.S. MANUFACTURE AND NJDOT APPROVED. IF OTHER THAN CAMPBELL, NEENAH, BRIDGESTONE, EMPORIA OR QUIRIN CASTING ARE PLANNED TO BE USED, COMPLETE DATA MUST BE SUBMITTED INCLUDING BUT NOT NECESSARILY LIMITED TO AN AFFIDAVIT CERTIFYING THAT THE CASTINGS WERE MADE IN THE U.S.; LOAD CAPACITY BASED ON THE STANDARD HIGHWAY LOADING; WEIGHTS AND CONFIGURATIONS OF THE CASTINGS AND METALLURGICAL ANALYSIS. ALL GRATES ARE TO BE "BICYCLE SAFE".

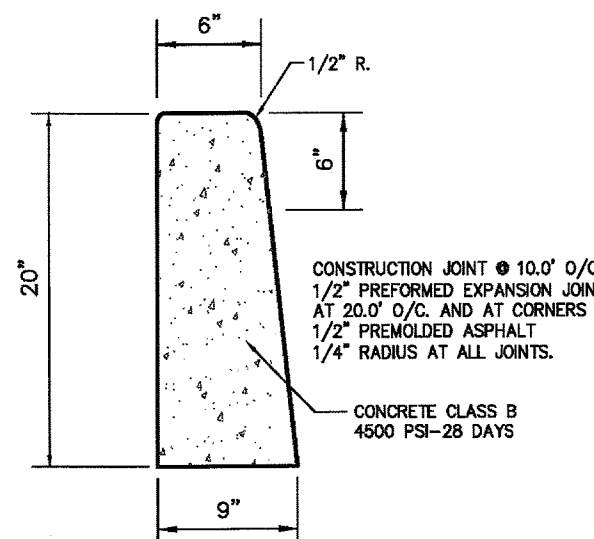
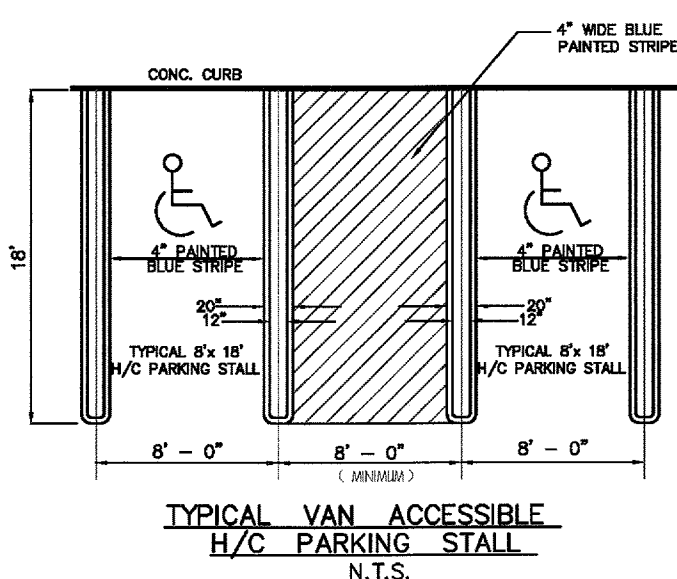
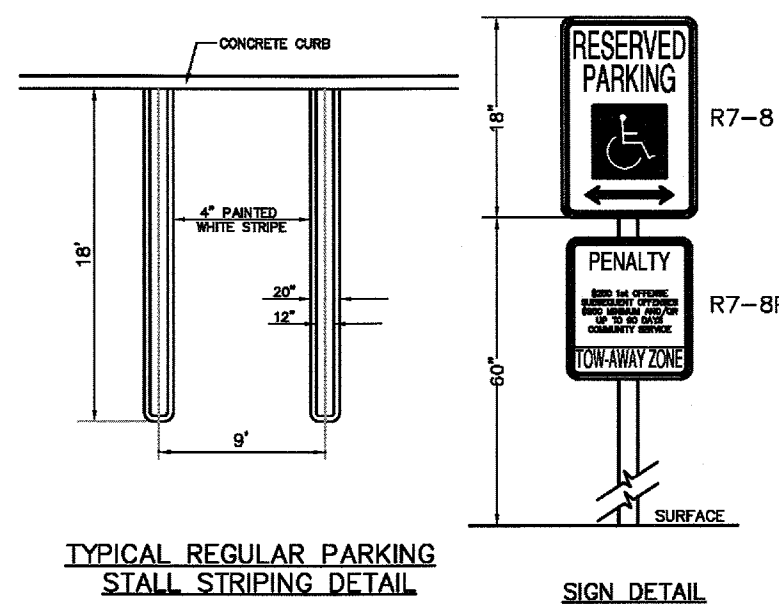
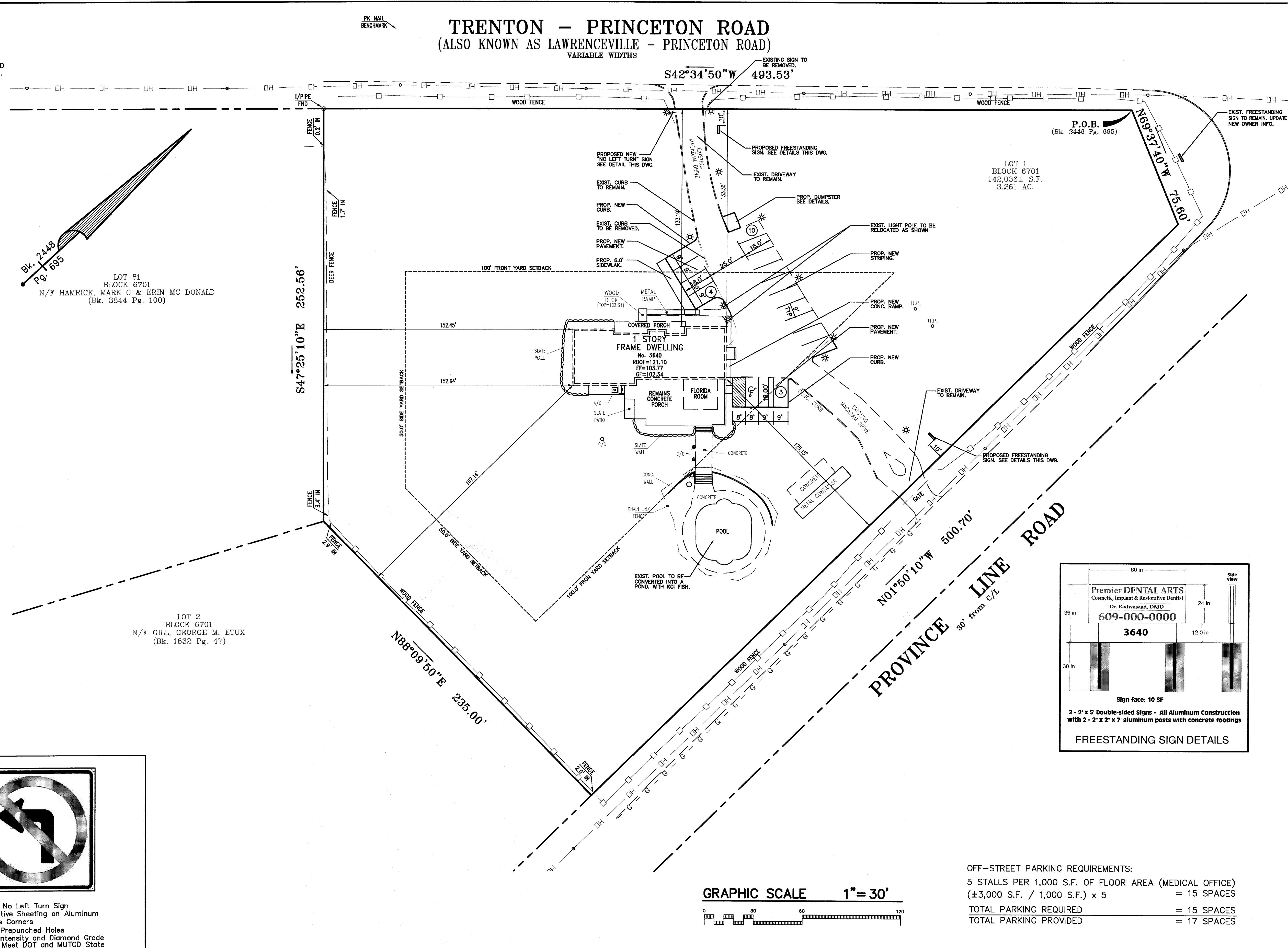
ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING, AS APPLICABLE:
 A- NEW JERSEY DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

B- CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.

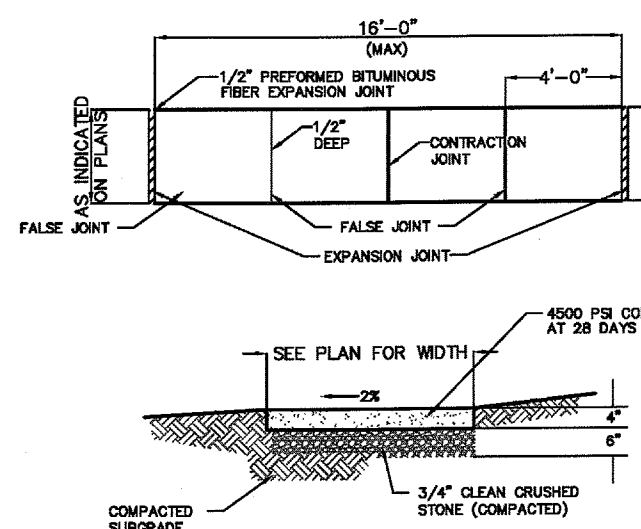
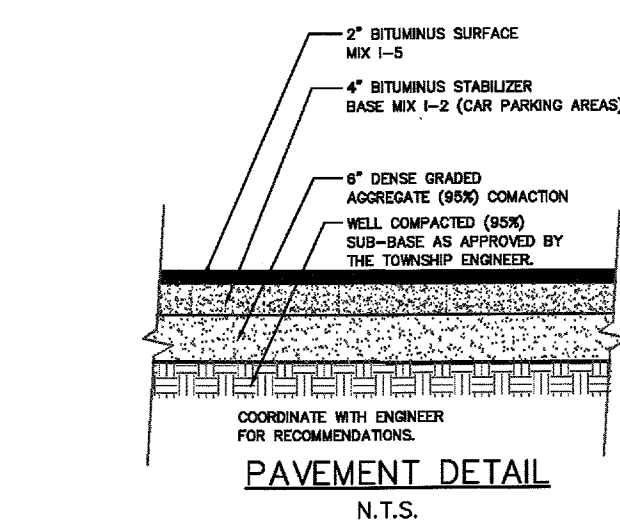
C- CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.

D- STATE OF NEW JERSEY B.O.C.A. CODE AND BARRIER-FREE DESIGN REGULATIONS AS CURRENTLY AMENDED.

TRENTON - PRINCETON ROAD
 (ALSO KNOWN AS LAWRENCEVILLE - PRINCETON ROAD)
 VARIABLE WIDTHS



TYP. CONCRETE CURB DETAIL
N.T.S.



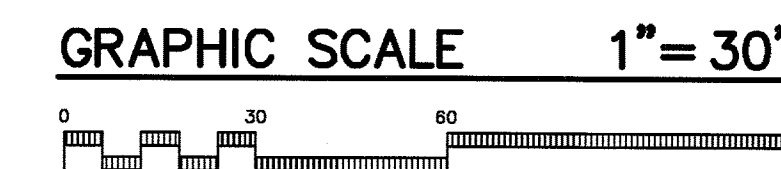
NOTES:
 1. AT DRIVEWAY CROSSINGS, SIDEWALK SHALL BE 6" THICK AND SHALL CONTAIN NO. 10 REBAR 12" ON CENTER FROM THE BOTTOM OF THE SIDEWALK.
 2. THE TOWNSHIP ENGINEER SHALL APPROVE ALL SUBGRADES PRIOR TO THE POURING OF ANY CONCRETE.
 3. EXPANSION JOINTS SHALL BE PROVIDED AT 20' MAXIMUM INTERVALS. JOINTS SHALL BE FILLED WITH 1/2" BIT. EXPANSION JOINT FILLER.
 4. ALL SIDEWALK THAT IS BROKEN, CRACKED, OR OUT OF ALIGNMENT SHALL BE REPAIRED PRIOR TO ACCEPTANCE.

CONCRETE SIDEWALK DETAIL
N.T.S.

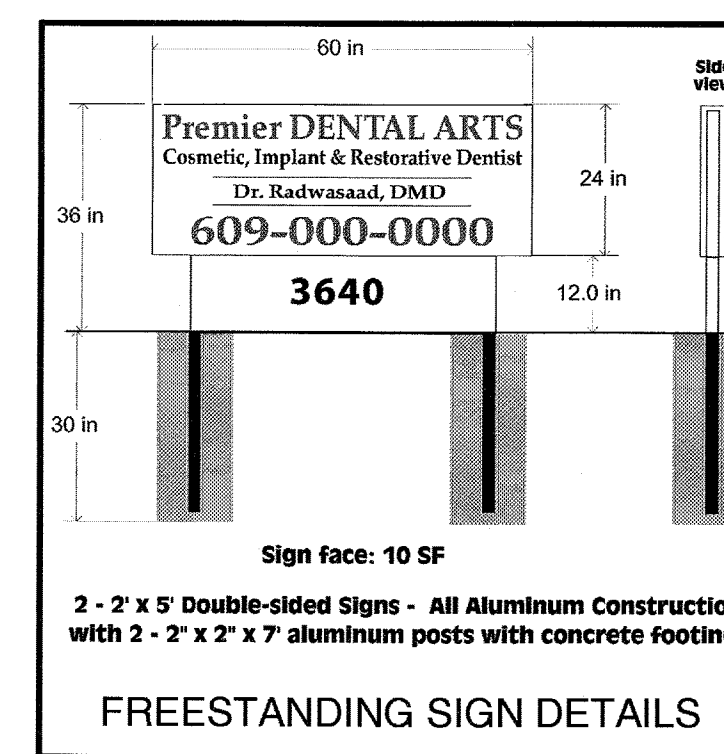


NO LEFT TURN SIGN DETAILS

2	REVISED AS PER TOWNSHIP COMPLETENESS LETTER DATED 04-30-2021.	05-04-2021
1	FOR FILING.	03-29-2021
No.	REVISION	DATE



OFF-STREET PARKING REQUIREMENTS:
 5 STALLS PER 1,000 S.F. OF FLOOR AREA (MEDICAL OFFICE)
 (±3,000 S.F. / 1,000 S.F.) x 5 = 15 SPACES
 TOTAL PARKING REQUIRED = 15 SPACES
 TOTAL PARKING PROVIDED = 17 SPACES

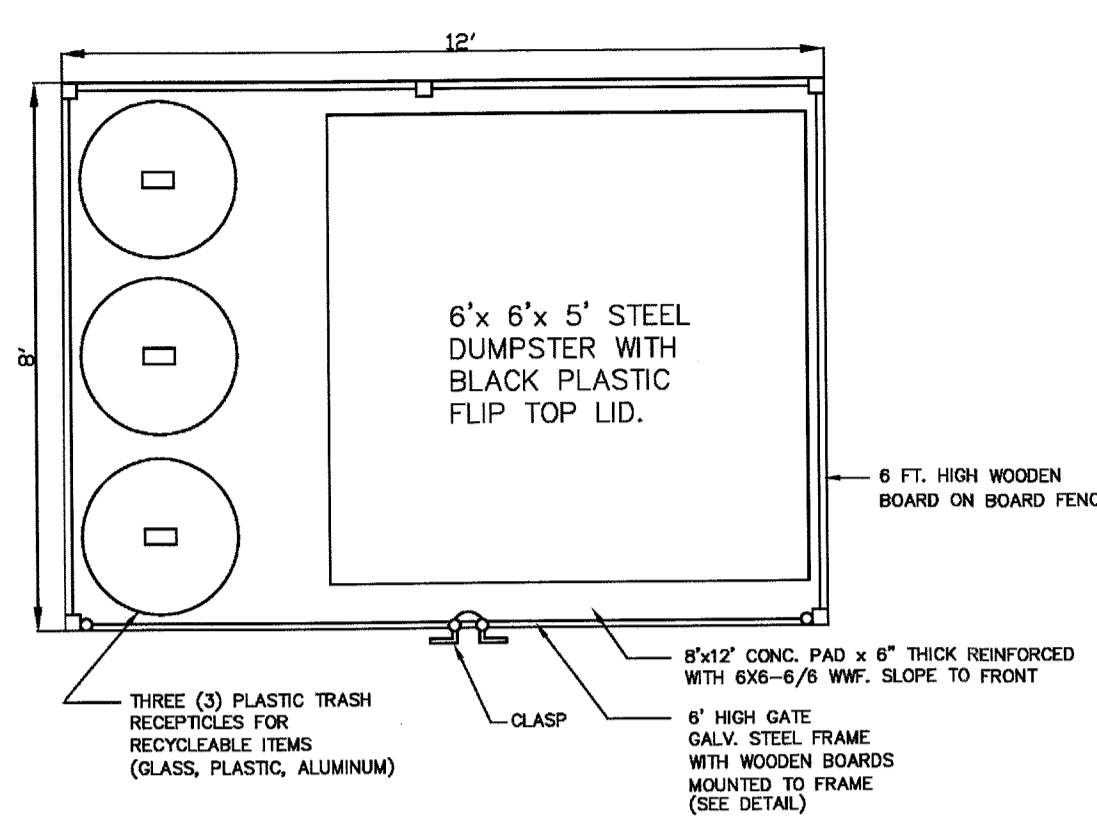
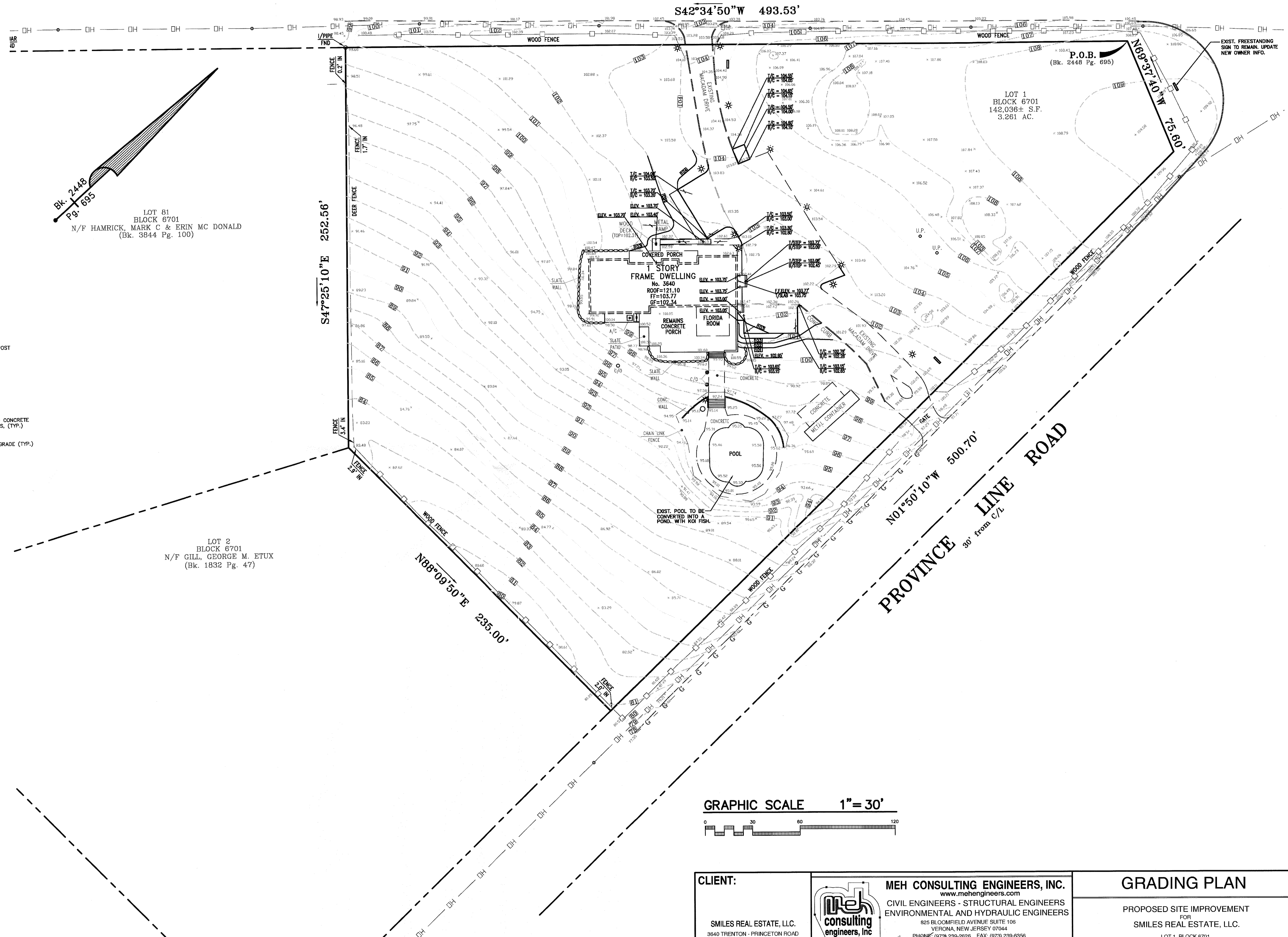


CLIENT: SMILES REAL ESTATE, LLC. 3840 TRENTON - PRINCETON ROAD TOWNSHIP OF LAWRENCE MERCER COUNTY, NEW JERSEY	 MEH CONSULTING ENGINEERS, INC. www.mehengineers.com CIVIL ENGINEERS - STRUCTURAL ENGINEERS ENVIRONMENTAL AND HYDRAULIC ENGINEERS 825 BLOOMFIELD AVENUE SUITE 106 VERONA, NEW JERSEY 07044 PHONE: (973) 239-2825 FAX: (973) 239-8356	DATE: 05-04-2021
		DIMENSION PLAN PROPOSED SITE IMPROVEMENT FOR SMILES REAL ESTATE, LLC. LOT 1, BLOCK 6701 TOWNSHIP OF LAWRENCE MERCER COUNTY, NEW JERSEY
DATE: 03-29-2021 W.O.: 21-011	SCALE: 1"=30' CAD FILE: Y-3N4	DRAWN BY: BHS SHEET # CHECKED BY: MEH Y-3

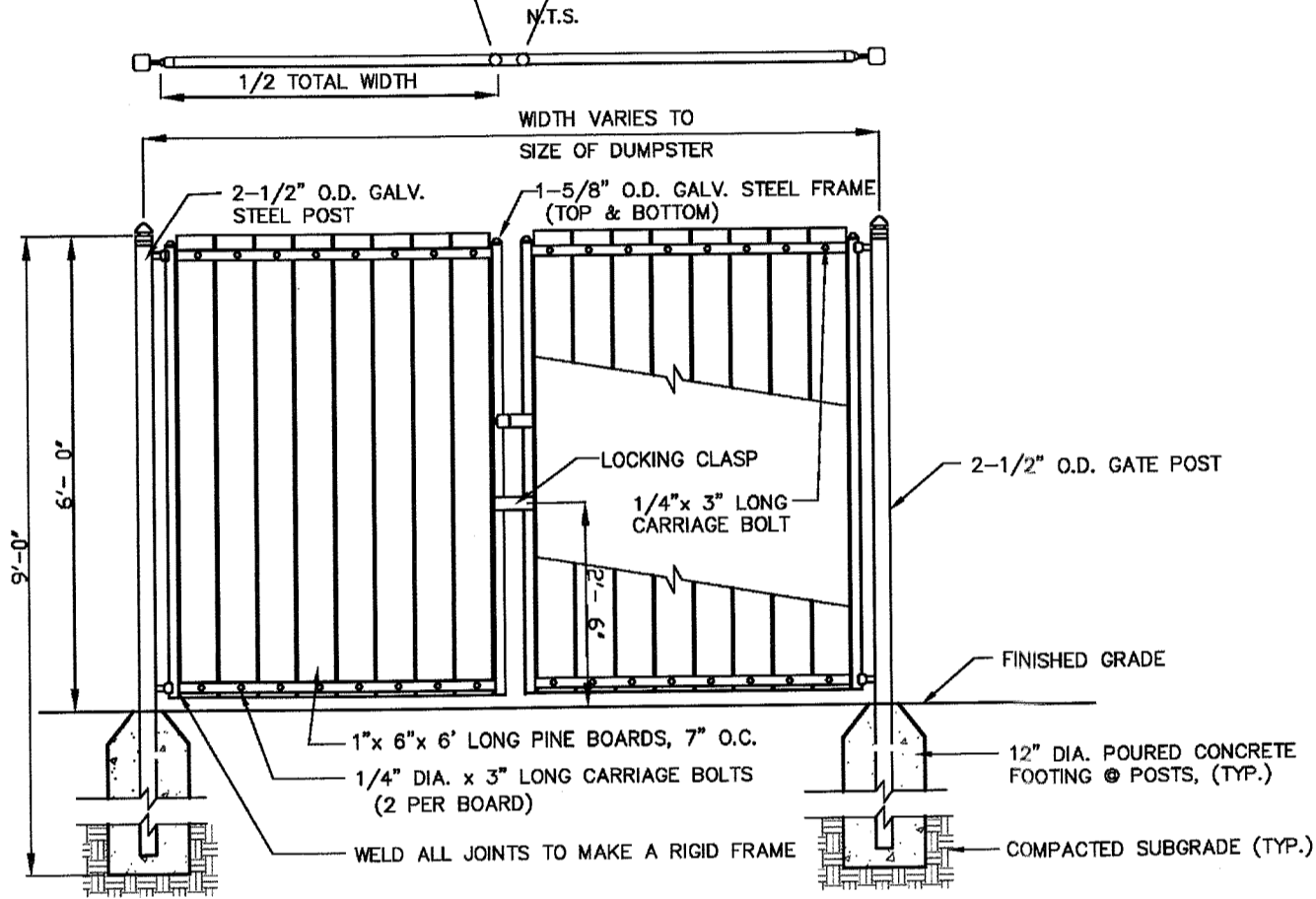
TRENTON - PRINCETON ROAD
(ALSO KNOWN AS LAWRENCEVILLE - PRINCETON ROAD)
VARIABLE WIDTHS

PK NAIL BENCHMARK

S42°34'50"W 493.53'



DUMPSTER AREA DETAIL

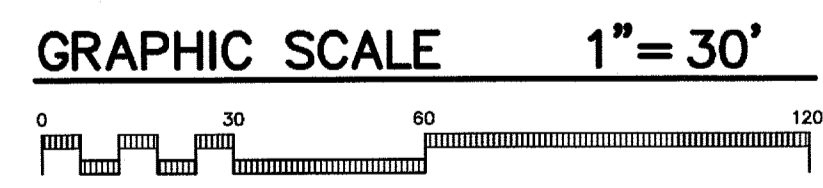


REFUSE AREA GATE DETAIL

LOT 1
BLOCK 6701
N/F HAMRICK, MARK C & ERIN MC DONALD
(Bk. 3844 Pg. 100)

LOT 2
BLOCK 6701
N/F GILL, GEORGE M. ETUX
(Bk. 1832 Pg. 47)

- LEGEND**
- EXISTING INLET
 - PROPOSED INLET
 - EXISTING MANHOLE
 - PROPOSED MANHOLE
 - STORM SEWER LINE
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - ⊙ PARKING COUNT
 - ⊙ PROPOSED WATER LINE WITH HYDRANT
 - ⊙ EXISTING HYDRANT
 - SILT FENCE
 - - - LIMIT OF DISTURBANCE
 - ⊙ PROPOSED TEST PIT
 - 300.0' RIPARIAN BUFFER LIMIT
 - FHA LINE LIMIT
 - - - PROPOSED ELECTRIC TELEPHONE & CABLE
 - RL RIDGE LINE



2	REVISED AS PER TOWNSHIP COMPLETENESS LETTER DATED 04-30-2021.	05-04-2021
1	FOR FILING.	03-29-2021
No.	REVISION	DATE

CLIENT:
SMILES REAL ESTATE, LLC.
3840 TRENTON - PRINCETON ROAD
TOWNSHIP OF LAWRENCE
MERCER COUNTY, NEW JERSEY

MEH CONSULTING ENGINEERS, INC.
www.mehengineers.com
CIVIL ENGINEERS - STRUCTURAL ENGINEERS
ENVIRONMENTAL AND HYDRAULIC ENGINEERS
825 BLOOMFIELD AVENUE SUITE 105
VERONA, NEW JERSEY 07044
PHONE: (973) 239-2628 FAX: (973) 239-8356

MOHAMMED EL-HAWWAT, P.E.
NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 38475

DATE: 05-04-2021

GRADING PLAN

PROPOSED SITE IMPROVEMENT
FOR
SMILES REAL ESTATE, LLC.
LOT 1, BLOCK 6701
TOWNSHIP OF LAWRENCE
MERCER COUNTY, NEW JERSEY

DATE: 03-29-2021 SCALE: 1"=30' DRAWN BY: BHS SHEET#
WO: 21-011 CAD FILE: Y-3N4 CHECKED BY: MEH **Y-4**

PLANTING NOTES

All plants are shown semi-mature size on plans. Sizes indicated in Plant List are sizes at time of installation. Deciduous trees, shrubs, vines, groundcovers and perennials shall be planted between October 15th and November 15th and between March 15th and May 15th. Broadleaf and Coniferous Evergreen trees, shrubs, vines, and groundcovers shall be planted between August 15th and September 15th and between April 15th and May 15th. These planting seasons may be extended or shortened according to prevailing weather conditions, or as directed by the Landscape Architect.

The staking layout of all retaining walls, walkways, patio and deck surfaces, irrigation lines, and plantings shall be inspected by the Landscape Architect prior to installation. It is the contractor's responsibility to notify the Landscape Architect as to when the work shall begin.

Plant locations shown on this plan are diagrammatic. The final locations of all plant materials shall be determined and approved by the Landscape Architect.

The quality and size of plants, spread of roots and size of root balls shall be in accordance with ANSI Z60.1-1986, "American Standard for Nursery Stock" as published by the American Association of Nurserymen.

The Contractor shall examine all field conditions for exact locations of utilities, drainage systems and irrigation systems and shall adjust proposed plantings accordingly.

The Contractor shall notify the Landscape Architect in writing of all soil or drainage conditions which the Contractor considers detrimental to the growth of the plant material.

GUARANTEE OF PLANT MATERIALS AND GROWTH: All plants and trees shall be guaranteed by the Contractor to be in vigorous growing condition. Provision shall be made for a growth guarantee of at least one year for trees, and a minimum of one growing season for shrubs. Replacements shall be made at the beginning of the first succeeding planting season.

All tree pits, plant beds and ground cover areas shall be mulched with a 3 inch depth (after settlement) of shredded pine bark mulch. The mulch shall have no leaves, weeds, branches, shavings, twigs over 1/2" diameter, or foreign material such as stones, etc.

All turf areas abutting buildings shall be seeded with "Rebel II" Grass Seed as manufactured by Lofts Seeds, Inc., Bound Brook, N.J. or equal, and applied at a rate of 250-350 pounds per acre. All berms and disturbed areas shall be seeded with "Ecology Mix" as manufactured by Lofts Seeds, Inc., Bound Brook, N.J. or equal, applied at a rate of 170 pounds per acre. All water quality basin side slopes shall be seeded with "Moist/Acid Mixture" as manufactured by Lofts Seeds, Inc., Bound Brook, N.J. or equal, applied at a rate of 220 pounds per acre. Follow the manufacturer's procedures for establishing turf. Seeding dates shall be between 4/1 - 5/31 or 8/16 - 10/15, or as determined by the manufacturer.

The Contractor shall fertilize all plant material with 5-10-5 fertilizer, or approved equal, at the rate specified by the manufacturer. All turf areas shall be limed and fertilized appropriately for the type of soils on the site. It is the Contractor's responsibility to have the soil acidity and a soil test conducted by the County Soil District or Extension Service to establish the soil's lime and fertilizer rates.

Areas shown on this plan to be sod shall be sodded with locally cultivated Kentucky Bluegrass Sod for sunny areas, and a Fescue Type Sod in shaded areas. The contractor shall irrigate the soil prior to installing the sod. The soil shall be irrigated so that it is moist to a depth of six inches, but not saturated, to allow new roots to establish quickly.

All plant substitutions are to be verified with the Landscape Architect prior to purchase and installation.

All trees over six feet in height are to be staked at time of installation. All street trees shall be located four (4) feet from the sidewalk in the front lawn area, and shall be spaced an average of fifty (50) feet apart.

All water applied to planted or turf areas shall be free from impurities harmful to vegetation and applied at a rate of five gallons of water per square yard of plant pit.

Backfill material for raised plant beds shall consist of natural loam topsoil, free from subsoil, and shall be obtained from an area which has never been stripped. Topsoil shall have been removed from a depth of no more than 1 foot, or less if subsoil is encountered. Topsoil shall be of uniform quality, free from hard clods, stiff clay hard pan, sods, partially disintegrated stone, lime cement, tar residues, chips or any other undesirable material.

Areas disturbed by landscape operations shall be graded to match existing. Topsoil and seed as required.

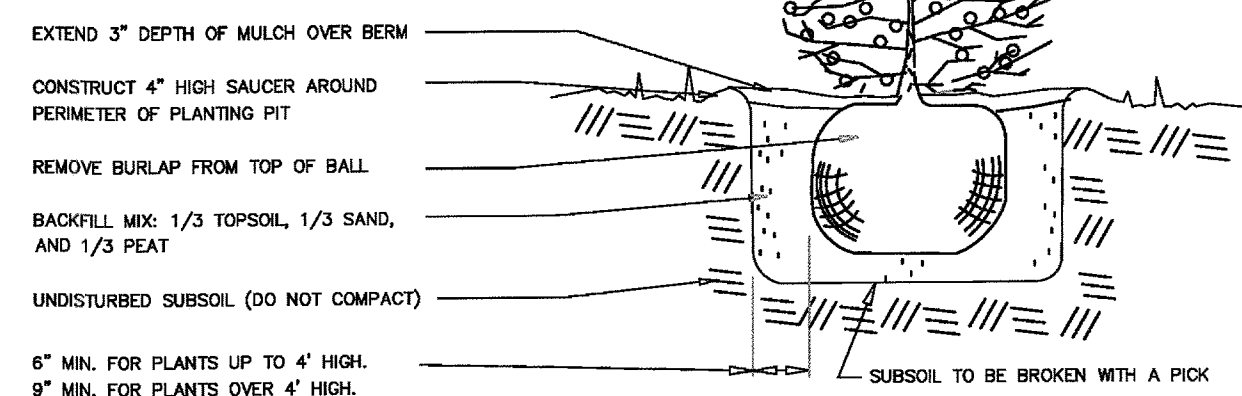
Plant material shown in a mass or touching each other shall be allowed to grow together to perform as a screen or hedge. DO NOT PRUNE OR SHEAR INTO INDIVIDUAL FREE-STANDING PLANTS!!!

FALL HAZARD NOTES: All plant materials that are known or suspected to have a Fall Planting Hazard shall be dug, transplanted and installed during the Spring Planting season only!! The following plant species are known to have a Fall Planting Hazard:

This drawing is to be used for Landscaping development purposes only.

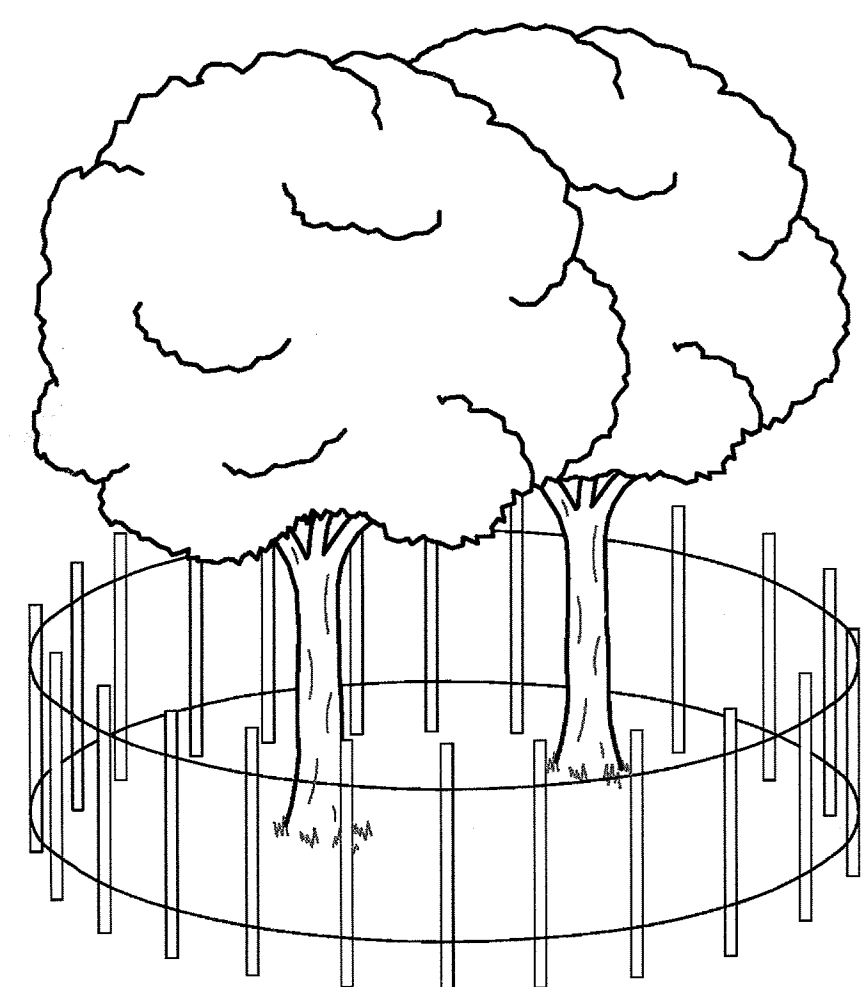
LANDSCAPE NOTES:

1. ALL PLANT MATERIALS TO BE NURSERY GROWN.
2. PLANT SIZES INDICATED IN PLANT LIST ARE SIZES INSTALLED.
3. ALL DECIDUOUS AND EVERGREEN TREES TO BE STAKED AT TIME OF PLANTINGS.
4. ALL LANDSCAPING IS TO CONFORM TO TOWNSHIP STANDARDS.
5. MULCH ALL TREE PITS, PLANT BEDS & GROUND COVER AREAS WITH A 3" DEPTH MINIMUM (AFTER SETTLEMENT) OF SHERDEDDED



SHRUB PLANTING DETAIL

N.T.S.



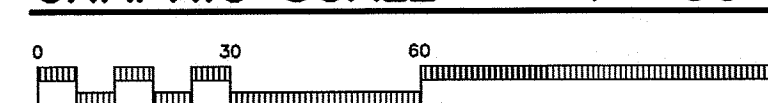
TREE PROTECTION FENCING DETAIL

N.T.S.

NOTES:

- 1) BOX TREES WITHIN 25 FEET OF A BUILDING SITE TO PREVENT MECHANICAL INJURY. FENCING OR OTHER BARRIER SHOULD BE INSTALLED AT THE DRIP LINE OF THE TREE BRANCHES.
- 2) BOARDS WILL NOT BE NAILED TO TREES DURING BUILDING OPERATIONS.
- 3) FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA INSIDE THE DRIP LINE OF THE TREE BRANCHES.
- 4) DAMAGED TRUNKS OR EXPOSED ROOTS WILL BE PAINTED IMMEDIATELY WITH A GOOD GRADE OF "TREE PAINT". CARE FOR SERIOUS INJURY SHOULD BE PRESCRIBED BY A PROFESSIONAL FORESTER OR LICENSED TREE EXPERT.
- 5) TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE FLUSH TO TRUNK OR MAIN BRANCH AND THAT AREA PAINTED WITH A GOOD GRADE OF TREE PAINT.

GRAPHIC SCALE 1" = 30'



SHRUB LIST

SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CS	7	CORNUS SERICEA	YELLOWTWIG DOGWOOD	2-2.5'	B&B
LB	8	LINDERA BENZOIN	SPICE BUSH	2.5 - 3"	B&B
EA	10	EUONYMUS ALATUS "COMPACTUS"	COMPACT WINGED EUNONYMUS	2.5 - 3"	B&B

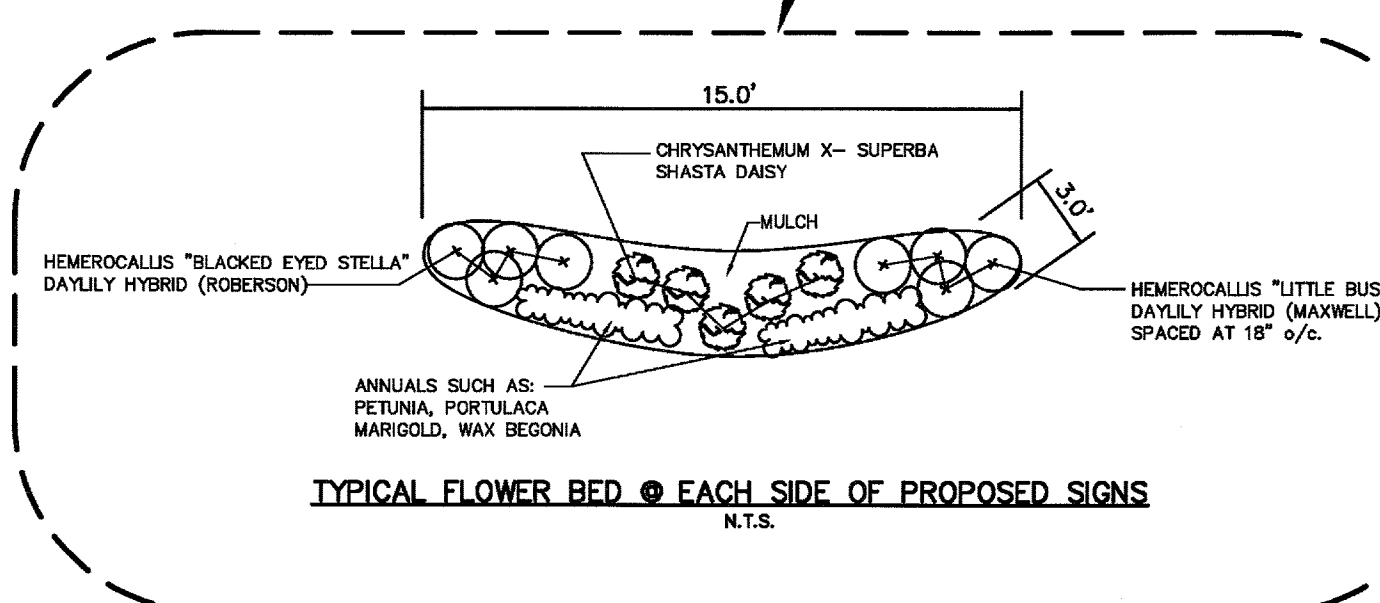
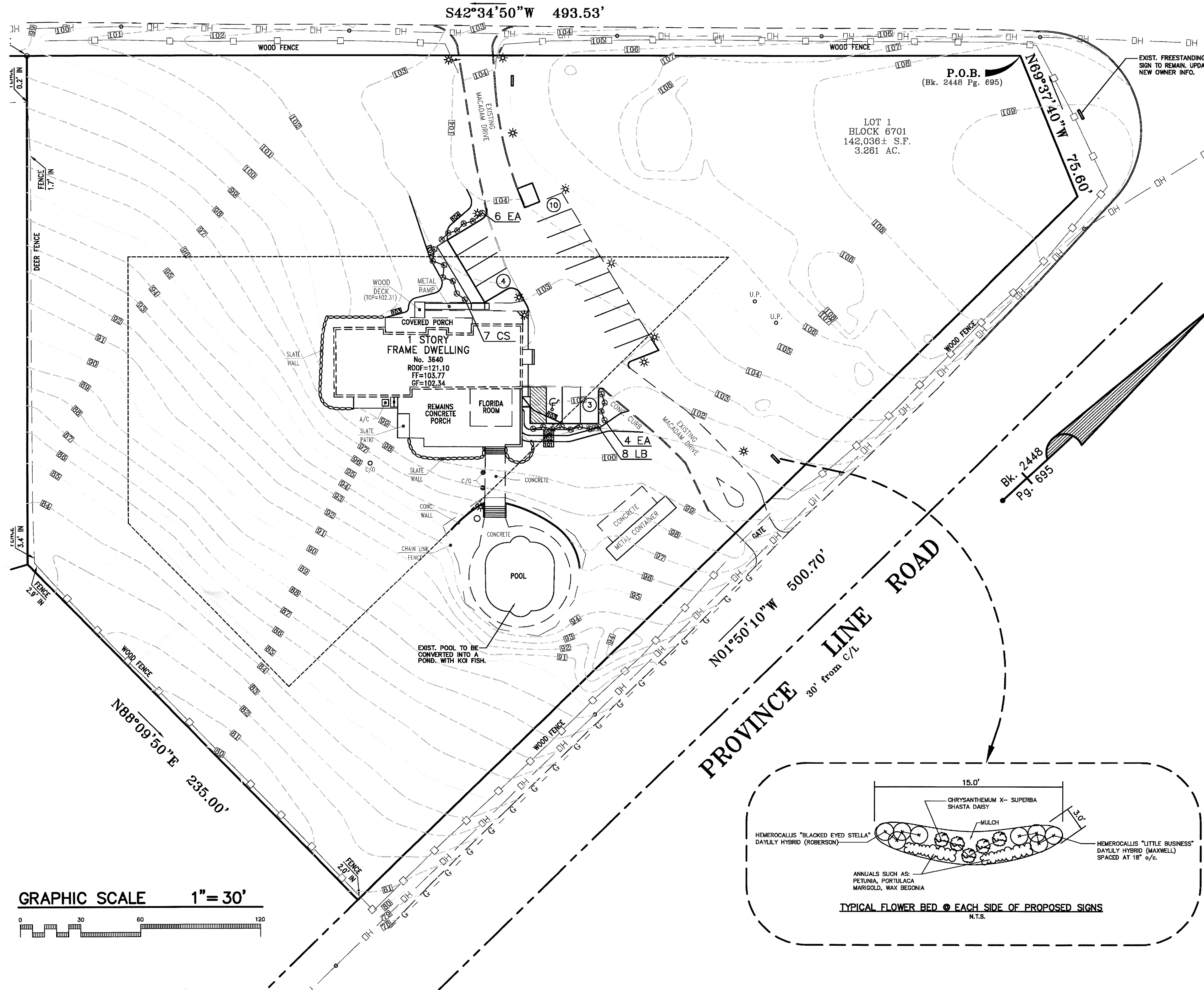
TOTAL NUMBER OF SHRUBS PROVIDED = 25

2	REVISED AS PER TOWNSHIP COMPLETENESS LETTER DATED 04-30-2021.	05-04-2021
1	FOR FILING.	03-29-2021
No.	REVISION	DATE

TRENTON - PRINCETON ROAD

(ALSO KNOWN AS LAWRENCEVILLE - PRINCETON ROAD)

VARIABLE WIDTHS



CLIENT: SMILES REAL ESTATE, LLC. 3840 TRENTON - PRINCETON ROAD TOWNSHIP OF LAWRENCE MERCER COUNTY, NEW JERSEY	 MEH CONSULTING ENGINEERS, INC. CIVIL ENGINEERS - STRUCTURAL ENGINEERS ENVIRONMENTAL AND HYDRAULIC ENGINEERS 825 BLOOMFIELD AVENUE SUITE 106 VERONA, NEW JERSEY 07044 PHONE: (973) 239-2828 FAX: (973) 239-8356	LANDSCAPING PLAN AND DETAILS
		PROPOSED SITE IMPROVEMENT FOR SMILES REAL ESTATE, LLC. LOT 1, BLOCK 6701 TOWNSHIP OF LAWRENCE MERCER COUNTY, NEW JERSEY
MOHAMMED EL-HAWWAT, P.E. NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 38475	DATE: 05-04-2021	DATE: 03-29-2021 SCALE: 1"=30' W.O.: 21-011 CAD FILE: Y-3N4 CHECKED BY: MEH