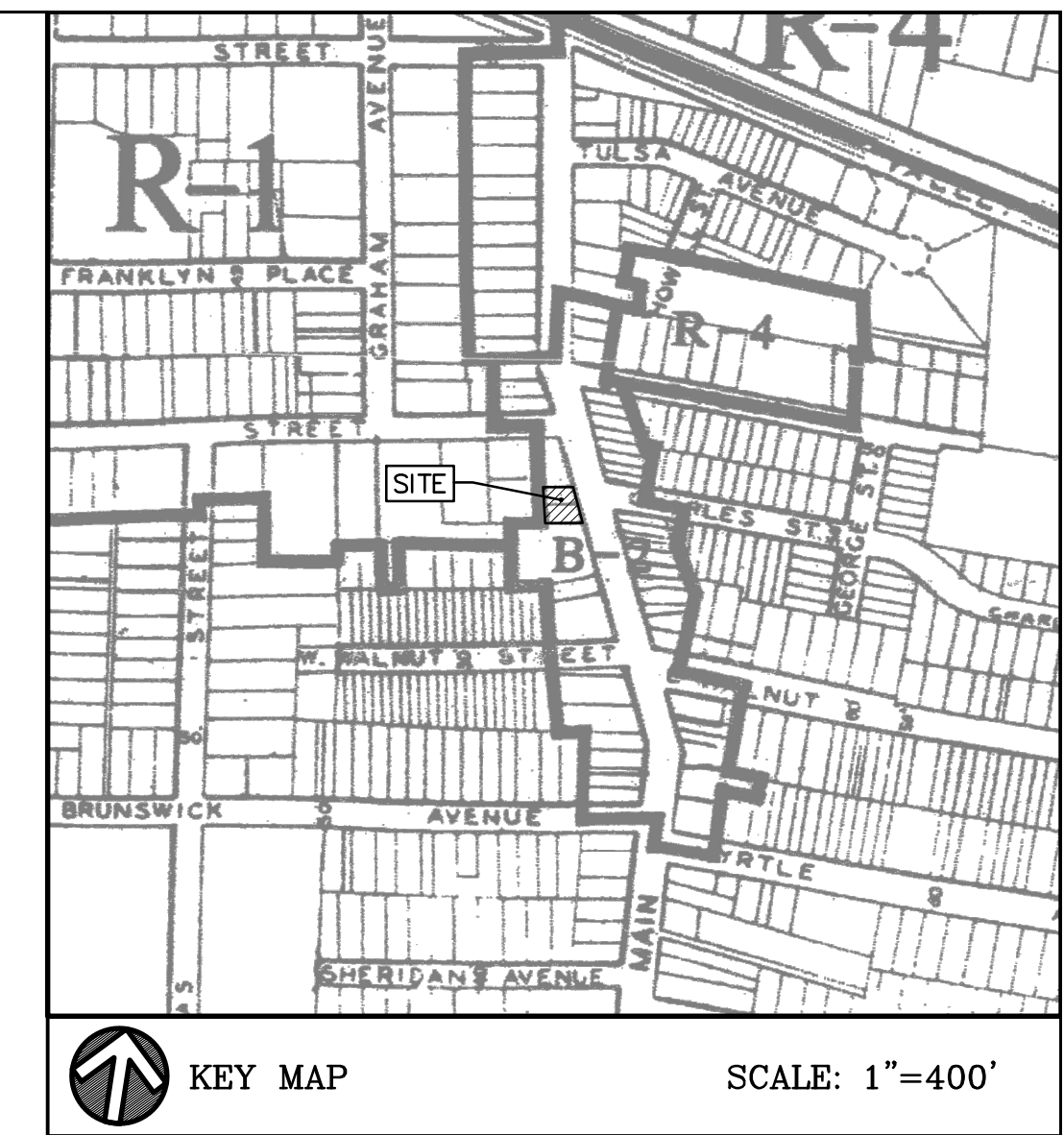


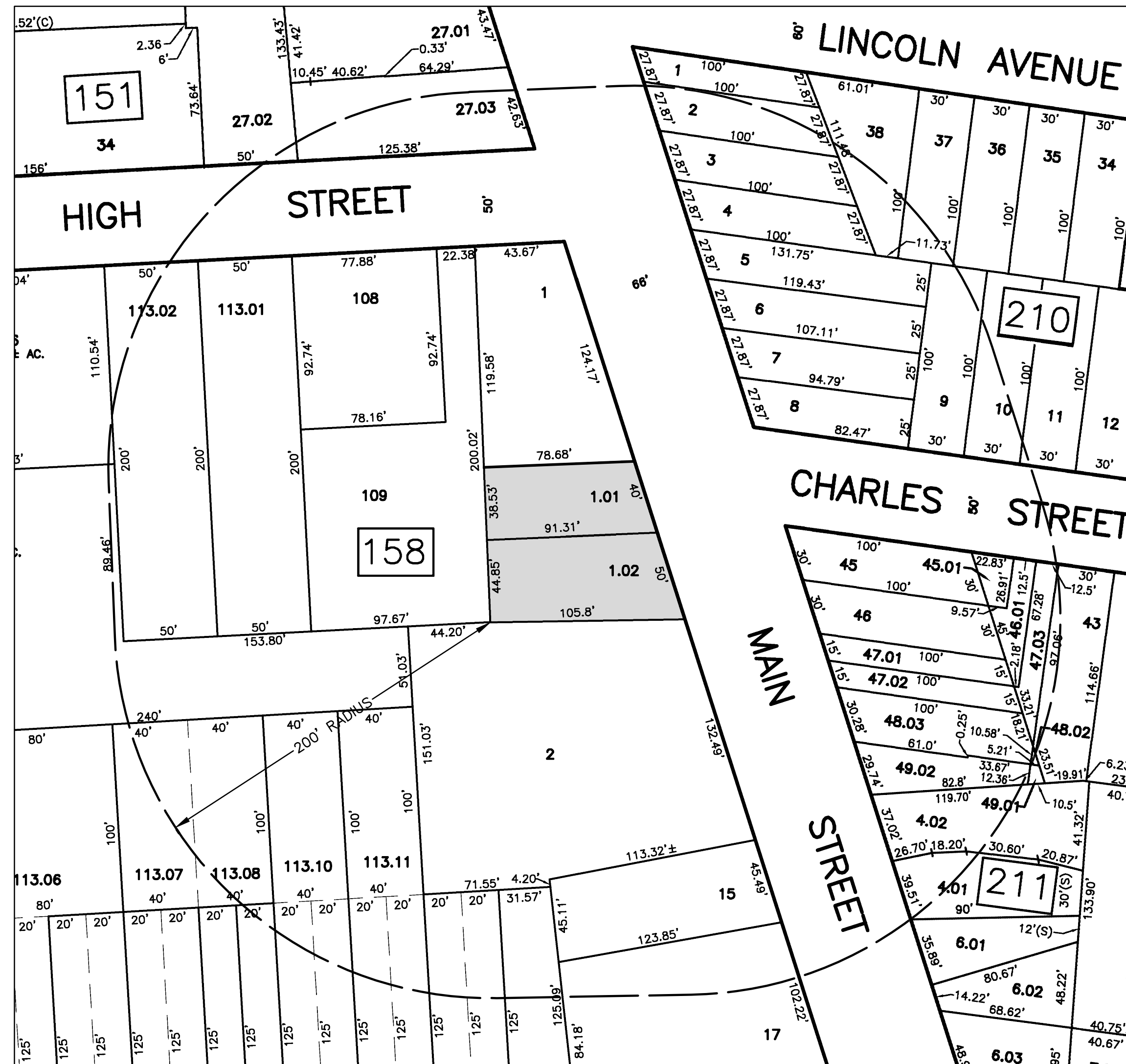
# SITE PLAN PREPARED FOR 195 MAIN STREET BLOCK 158, LOTS 1.01 & 1.02 TAX MAP 55 BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY



SCALE: 1"=400'

### PROPERTY OWNERS LIST

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
151 27.2	12,14 HIGH ST.	2	GERB, JOHN F & GREGORY 12 HIGH ST METUCHEN, NJ	08840
151 27.3	203 MAIN ST.	4A	MAYA VENTURES LLC 69 MELBON LANE EDISON, NJ	08837
158 1	199 MAIN ST.	4A	SHERICK, JOHN T 5 HIGH ST METUCHEN, NJ	08840
158 1.01	195 MAIN ST. L1.02	4A	BOCHASANWASI, SHREE A P & S-NE P.O. BOX 519 WINDSOR, NJ	08561
158 2	183 MAIN ST.	15C	PARKING AUTHORITY OF METUCHEN 120-B LIBERTY ST. METUCHEN, NJ	08840
158 15	171 MAIN ST.	4A	B.C.D. INC. 171 MAIN ST. METUCHEN, NJ	08840
158 17	167 MAIN ST.	4A	KMP REALTY LLC 291 MAIN ST. METUCHEN, NJ	08840
158 108	7 HIGH ST.	2	SHERICK, JOHN T 5 HIGH ST METUCHEN, NJ	08840
158 109	5 HIGH ST.	2	SHERICK, JOHN T 5 HIGH ST METUCHEN, NJ	08840
158 113.1	21 HIGH ST.	2	HILLMAN, TIMOTHY F & BEST, CATHERINE 21 HIGH ST METUCHEN, NJ	08840
158 113.2	25 HIGH ST.	2	CASH, JAMES T & JUDITH V 25 HIGH ST METUCHEN, NJ	08840
158 145	12 W. WALNUT ST. 145,113.07,113.08	2	MAHAN, JEAN D 12 W WALNUT ST METUCHEN, NJ	08840
158 147	10 W. WALNUT ST	2	SULTANA, MICHAEL P 10 W WALNUT ST METUCHEN, NJ	08840
158 149	8 W. WALNUT ST L150,113.10	2	SMITH, SHANNON 8 W WALNUT ST METUCHEN, NJ	08840
158 151	6 W. WALNUT ST. L152,113.11	2	DETERRIS, JILLIAN & MATTHEW D 6 WEST WALNUT ST METUCHEN, NJ	08840
158 153	4 W. WALNUT ST. L154	2	SMALL, MICHAEL J. & SUSAN C. 4 WEST WALNUT ST. METUCHEN, NJ	08840
158 155	2 W. WALNUT ST.	2	ZRGO, XINHU & FU, XIAOYAN 3840 PARK AVE. UNIT D107 EDISON, NJ	08820
158 156	2 HONEY CT.	2	GUPTA, BUDDHADEB & SANCHAYITA 2 HONEY COURT METUCHEN, NJ	08840
158 157	4 HONEY CT.	2	PAPPALARDO, DAVID J. & MARIA 4 HONEY COURT METUCHEN, NJ	08840
210 1	196 MAIN ST. L 2, 3, 4	4A	188 MAIN STREET INC 77 ALEXANDER ST. EDISON, NJ	08820
210 5	188 MAIN ST. L 6, 7, 8	4A	188 MAIN ST. INC & FRANK BARDECKER 77 ALEXANDER ST. EDISON, NJ	08820
210 9	9 CHARLES ST. L12	2	ALBERT, NEAL & DEBORAH 9 CHARLES ST METUCHEN, NJ	08840
210 11	15 CHARLES ST. L12	2	IRVING, RAYMOND MICHAEL & TERESA 15 CHARLES STREET METUCHEN, NJ	08840
210 35	20 LINCOLN AVE.	2	HEALY, MICHAEL S & FARRELL, NORBEN A 20 LINCOLN AVE METUCHEN, NJ	08840
210 37	18 LINCOLN AVE. L 38	2	SHIBAZAKI, MASAYUKI & KEIKO 18 LINCOLN AVE METUCHEN, NJ	08840
211 4.1	156,158,168 MAIN ST L 1	4A	PALCJA, ROHIT D 330 ANKOY AVENUE METUCHEN, NJ	08840
211 4.2	170 MAIN ST.	4A	SOTO, DORA A-TRUSTEE 1 CLINTON CT EAST BRUNSWICK, NJ	08816
211 43	14 CHARLES ST. 48.02,49.01	4A	ANNAL HOLDINGS LLC 14 CHARLES ST METUCHEN, NJ	08840
211 45	182 MAIN ST. L.45.01	4A	JAMP, LLC 182 MAIN ST METUCHEN, NJ	08840
211 46	178-180 MAIN ST. L46.1, 47.1	4A	LOGO, NOEL & MAUREEN 178-180 MAIN ST. METUCHEN, N.J.	08840
211 47.2	174-176 MAIN ST. 47.03,48.03	4A	KODERSHA, GUS & ANNA 21 APPLE TREE LANE WARREN, NJ	07059
211 49.2	172 MAIN ST.	4A	172 MAIN STREET LLC 172 MAIN STREET METUCHEN, NJ	08840



200 FT. RADIUS MAP  
SCALE: 1" = 50'

### GENERAL NOTES

- PROPERTY KNOWN AND DESIGNATED AS LOTS 1.01 & 1.02 IN BLOCK 158 AS SHOWN ON THE CURRENT TAX MAP SHEET No. 55 OF THE BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY.
- AREA OF SITE:  
LOT 1.01 = 3,247.97 SF± (0.103 ACRES±)  
LOT 1.02 = 4,498.85 SF± (0.074 ACRES±)  
TOTAL AREA = 7,746.82 SF± (0.177 ACRES±)
- THE PROPERTY IS SITUATED IN ZONE "B-2" (NEIGHBORHOOD BUSINESS DISTRICT).
- LOTS 1.01 & 1.02 CURRENTLY HAS AN EXISTING 3 STORY BRICK/FRAME BUILDING ON SITE TO REMAIN AND 10 EXISTING PAVED PARKING STALLS LOCATED ON LOT 2 TOWNSHIP PARKING LOT.
- THE APPLICANT PROPOSES TO CONVERT THE EXISTING 3 STORY BUILDING INTO A 3 STORY MIXED USE BUILDING CONTAINING ONE "B" USE OFFICE TENANT AND 13 APARTMENTS AND PROVIDE AN ADA ACCESS RAMP TO BUILDING, TRASH AREA AND PATIO AREA.  
PROPOSED CONVERSION - 3 STORY BRICK/FRAME BUILDING  
1ST FLOOR - (1) ONE BR. APARTMENT, (1) 2 BR APARTMENT (COAH), (1) 3 BR APARTMENT (COAH) & 500 S.F. OFFICE AREA  
2ND FLOOR - (5) ONE BR. APARTMENTS  
3RD FLOOR - (5) ONE BR. APARTMENTS

### SURVEY REFERENCES:

- THE OUTBOUND SURVEY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON A PLAN ENTITLED, "TOPOGRAPHIC SURVEY 51 HOLLY ROAD ASSOCIATES, LLC, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY, BLOCK 158 LOTS 1.01 & 1.02", PREPARED BY BRUNSWICK SURVEYING INCORPORATED, PISCATAWAY, N.J., DATED 03/08/2021.  
NOTE: ELEVATIONS REFERENCED TO NAVD88 DATUM ESTABLISHED BY GP OBSERVATIONS PROCESSED USING O.P.U.S.
- FOR ARCHITECTURAL PLANS OF THE CONVERTED EXISTING 3 STORY BUILDING, PLEASE REFER TO PLANS PREPARED FOR, "51 HOLLY ROAD ASSOCIATES, LLC, 195 MAIN STREET METUCHEN, NEW JERSEY 08840", PREPARED BY MARCILLE ARCHITECTURE, METUCHEN NEW JERSEY, 08840, DATED 02/17/2021.
- ALL PROPOSED IMPROVEMENTS SHALL CONFORM TO THE BOROUGH OF METUCHEN AND/OR MIDDLESEX COUNTY STANDARDS AND SPECIFICATIONS.
- OWNER/APPLICANT:  
LOTS 1.01 & 1.02  
51 HOLLY ROAD ASSOCIATES, LLC  
195 MAIN STREET SUITE 206  
METUCHEN, NJ 08840  
(732) 709-8297

### BULK REQUIREMENTS: ZONE "B-2" (NEIGHBORHOOD BUSINESS DISTRICT)

	REQUIRED	EXISTING LOTS 1.01 & 1.02	PROPOSED
MINIMUM LOT AREA	5,000 SF	7,746.82 SF	7,746.82 SF
MINIMUM LOT WIDTH	40 FT.	89.65 FT	89.65 FT
MINIMUM LOT DEPTH	100 FT.	(E) 91.22 FT	(E) 91.22 FT
MINIMUM FRONT YARD SETBACK	10 FT.	11.1 FT	11.1 FT
MINIMUM EACH SIDE YARD SETBACK	0 FT.	2.3 FT	2.3 FT
MINIMUM BOTH SIDE YARDS SETBACK	0 FT.	6.4 FT	6.4 FT
MINIMUM REAR YARD SETBACK	25 FT	(E) 11.3 FT	(E) 11.3 FT
MAXIMUM BUILDING COVERAGE (PRINCIPLE & ACC.)	70%	(3,927 SF) 50.7%	(3,927 SF) 50.7%
MAXIMUM IMPERVIOUS COVERAGE (BLDG. & P.VMT.)	80%	(4,851 SF) 62.6%	(5,126 SF) 66.2%
BUILDING HEIGHT	3 STORIES/35 FT	3 STORIES/31.55 FT	3 STORIES/31.55 FT

(E) EXISTING NON-CONFORMING

### OFF-STREET PARKING

- OFFICE BUSINESS AND PROFESSIONAL USES:  
1.0 PARKING STALL PER 250 SQUARE FEET OF FLOOR AREA
- R.S.I.S. RESIDENTIAL APARTMENT USE:  
(1) BEDROOM - 1.8 PARKING STALLS PER DWELLING UNIT REQUIRED  
(2) BEDROOM - 2.0 PARKING STALLS PER DWELLING UNIT REQUIRED  
(3) BEDROOM - 2.1 PARKING STALLS PER DWELLING UNIT REQUIRED
- OFFICE USE: 500 SF / 250 = 2 STALLS REQUIRED
- APARTMENT USE: (1) 1 BEDROOM UNITS X 1.8 PER UNIT = 20 STALLS REQUIRED  
(1) 2 BEDROOM UNITS X 2.0 PER UNIT = 2 STALLS REQUIRED  
(1) 3 BEDROOM UNITS X 2.1 PER UNIT = 2 STALLS REQUIRED
- TOTAL PARKING STALLS REQUIRED = 24 STALLS
- TOTAL PARKING STALLS PROVIDED = 15 STALLS (9'X18') (V)  
10 STALLS PREVIOUSLY APPROVED FOR LOTS 1.01 & 1.02 + 5 STALLS TO BE OBTAINED FROM BOROUGH PARKING AREA LOT 2.  
(INCLUDES 2 A.D.A. H/C STALL)
- (V) PROPOSED VARIANCE

### INDEX OF DRAWINGS

	SHEET NO.	LAST REVISED
COVER SHEET & 200 FT. RADIUS MAP	1	08/26/21
EXISTING CONDITIONS MAP & SITE IMPROVEMENTS PLAN	2	08/26/21
LANDSCAPING PLAN & DETAILS	3	-
CONSTRUCTION DETAILS	4	08/26/21

### APPROVED BY THE PLANNING BOARD

CHAIRMAN OF THE PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

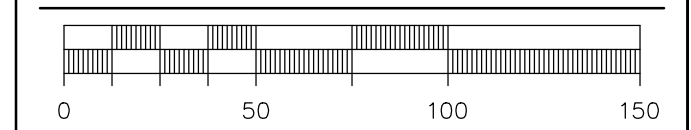
SECRETARY OF THE PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

BOROUGH ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

REV.	DESCRIPTION	DATE	BY
1	REVISED PLANS PER ARCHITECT AND BOROUGH PLANNING CONSULTANT	08/26/21	DSA

### COVER SHEET & 200 FT. RADIUS MAP

GRAPHIC SCALE 1" = 50'



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**MERIDIAN**  
ENGINEERING GROUP, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER: 24GA28084700

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HYDRAULIC & HYDROLOGIC ENGINEERING  
ENVIRONMENTAL & EROSION CONTROL ENGINEERING

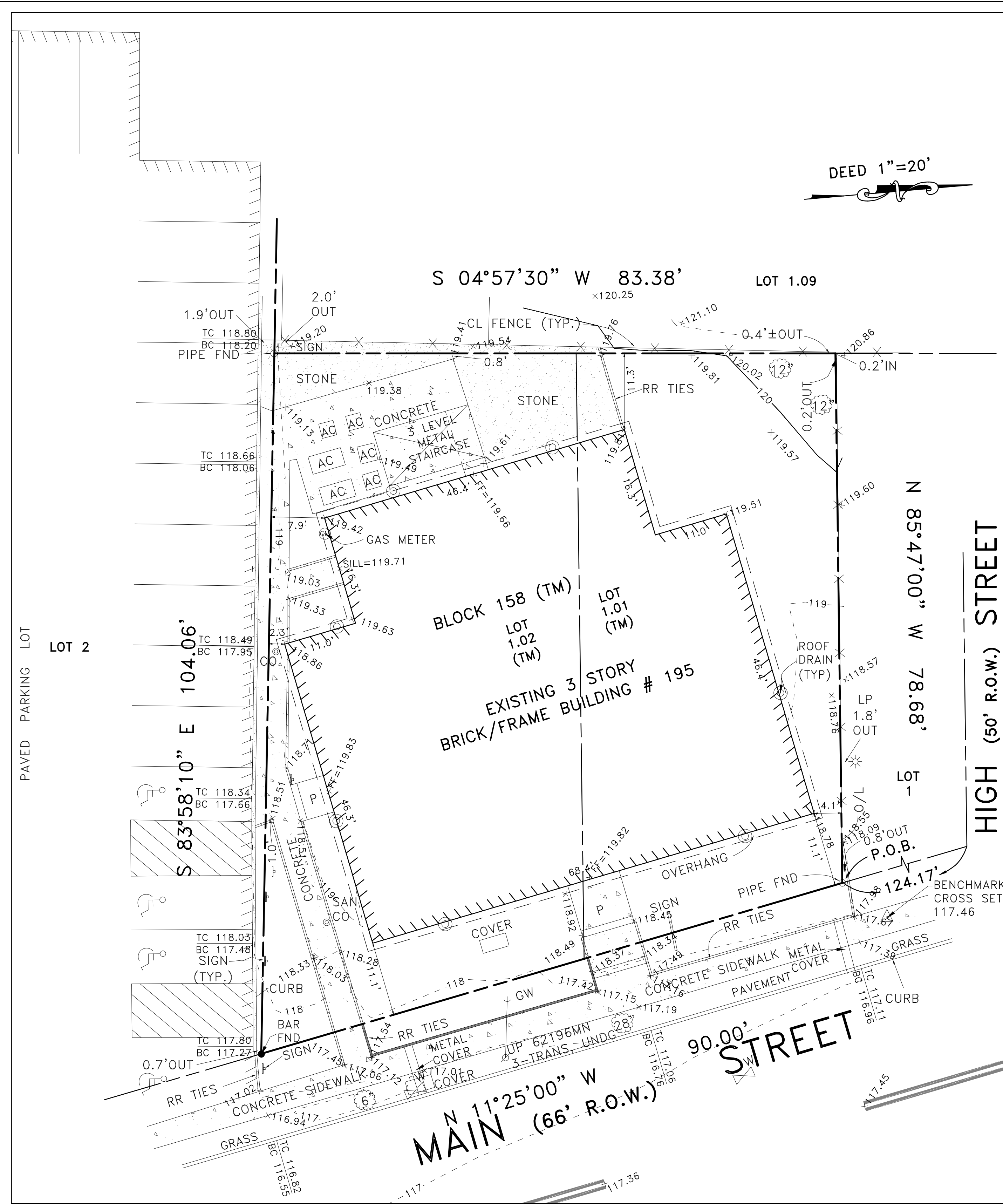
1199 AMBOY AVENUE, SUITE 1D  
EDISON, NEW JERSEY 08837  
PHONE: (732) 205-8288 • FAX: (732) 719-7208  
www.meridianegi.com • info@meridianegi.com

SITE PLAN  
PREPARED FOR:  
**195 MAIN STREET  
BLOCK 158, LOTS 1.01 & 1.02**  
TAX MAP 55  
SITUATED IN:  
BOROUGH OF METUCHEN  
MIDDLESEX COUNTY, NEW JERSEY

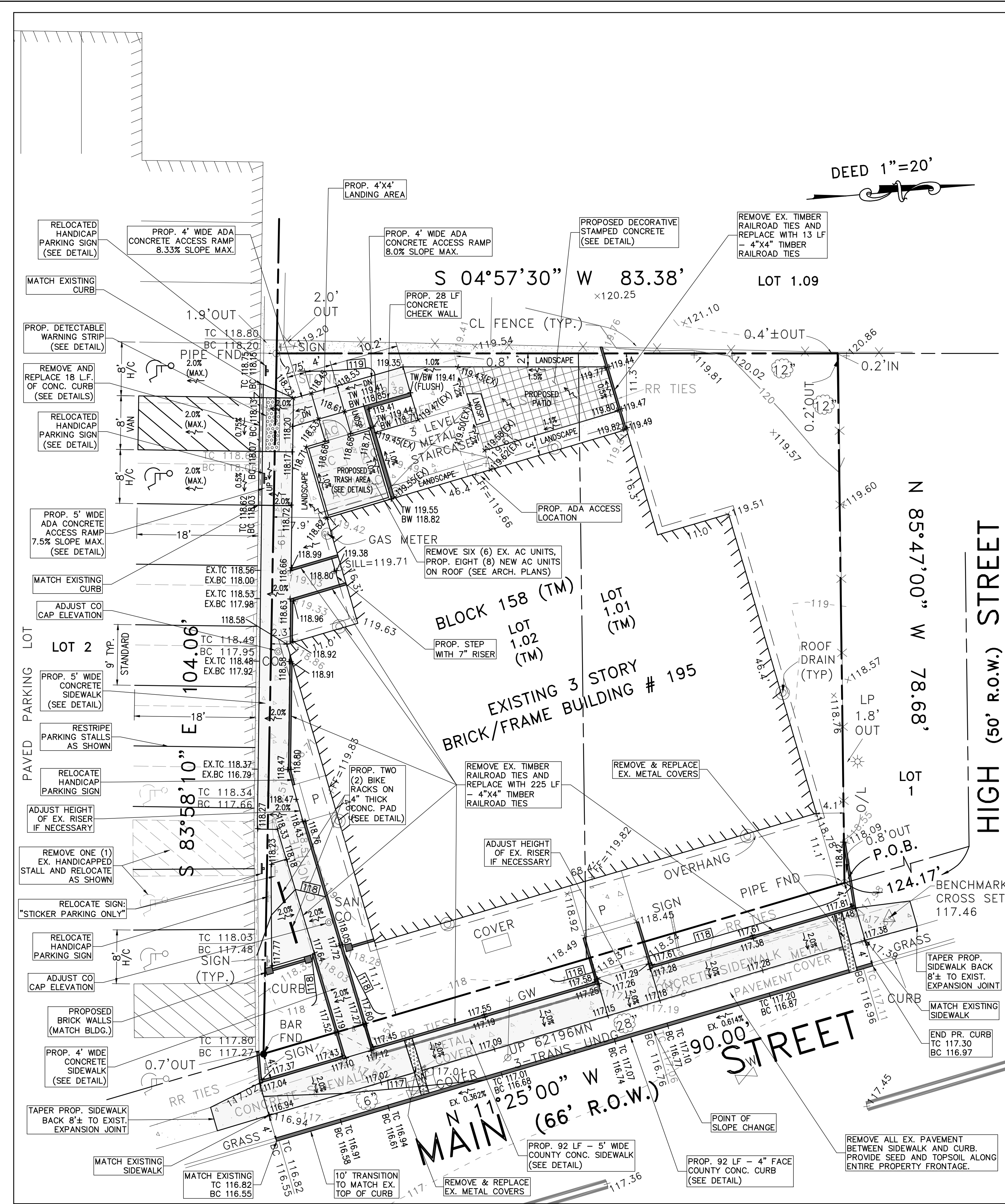
CAD:	DATE:	SCALE:
46-53	04/05/21	1" = 50'

FILE: 046.0053 DRAWN: DSA SHEET 1 OF 4

**LESLIE A. WALKER III, PE** DATE \_\_\_\_\_  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NUMBER: 24GE04729700



EXISTING CONDITIONS MAP



SITE IMPROVEMENTS PLAN

**CONSTRUCTION NOTES:**

1. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY STATE, COUNTY AND CITY PERMITS.
2. 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.
3. THESE PLANS IN NO WAY SHOW ALL THE EXISTING UNDERGROUND UTILITIES LOCATED WITHIN THE PROJECT SITE AND MAIN STREET R.O.W. EXISTING UTILITIES INFORMATION AS SHOWN ON THESE PLANS HAS BEEN COLLECTED FROM VARIOUS SOURCES AND ARE 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.
4. 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 CONSTRUCTION IN ORDER TO PERMIT ADJUSTMENTS, IF REQUIRED.
5. ALL THE EXISTING POWER POLES WITHIN 10 FEET OF THE PROPOSED IMPROVEMENTS SHALL EITHER BE RELOCATED OR SUPPORTED PER THE RECOMMENDATIONS OF THE UTILITY COMPANY.

**SURVEY REFERENCES:**

1. THE OUTBOUND SURVEY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON A PLAN ENTITLED, "TOPOGRAPHIC SURVEY 51 HOLLY ROAD ASSOCIATES, LLC, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY, BLOCK 158 LOTS 1.01 & 1.02", PREPARED BY BRUNSWICK SURVEYING INCORPORATED, PISCATAWAY, N.J., DATED 03/08/2021.

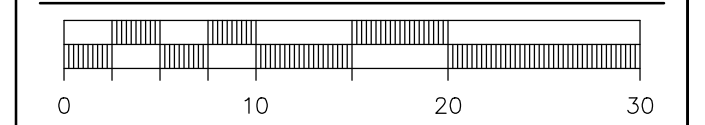
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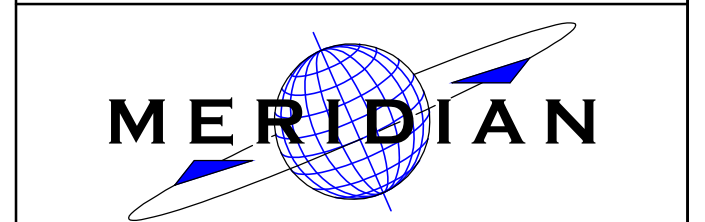
REV.	DESCRIPTION	DATE	BY
1	REVISED PLANS PER ARCHITECT AND BOROUGH PLANNING CONSULTANT	06/26/21	DSA

**EXISTING CONDITIONS MAP & SITE IMPROVEMENTS PLAN**

GRAPHIC SCALE 1" = 10'



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**SITE PLAN**  
PREPARED FOR:  
**195 MAIN STREET**  
**BLOCK 158, LOTS 1.01 & 1.02**  
TAX MAP 55  
SITUATED IN:  
BOROUGH OF METUCHEN  
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CAD: 46-53	DATE: 04/05/21	SCALE: 1" = 10'
FILE: 046.0053	DRAWN: DSA	SHEET 2 OF 4

**LESLIE A. WALKER III, PE** DATE  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NUMBER: 24GE04729700

**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 Township Engineer.

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

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 Township Engineer 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 hardwood bark mulch. Shredded hardwood bark mulch with a maximum of one (1) inch of mulch shall be placed within twelve (12) inches of tree trunks. The mulch shall have no leaves, weeds, branches, shavings, twigs over 1/2" diameter, or foreign material such as stones, etc.

No soil shall be placed atop the rootball and the root flare must be exposed. Wire baskets are to be removed prior to backfilling the planting pit.

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 Township Engineer 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 min. 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. All watering is the responsibility of the applicant.

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.

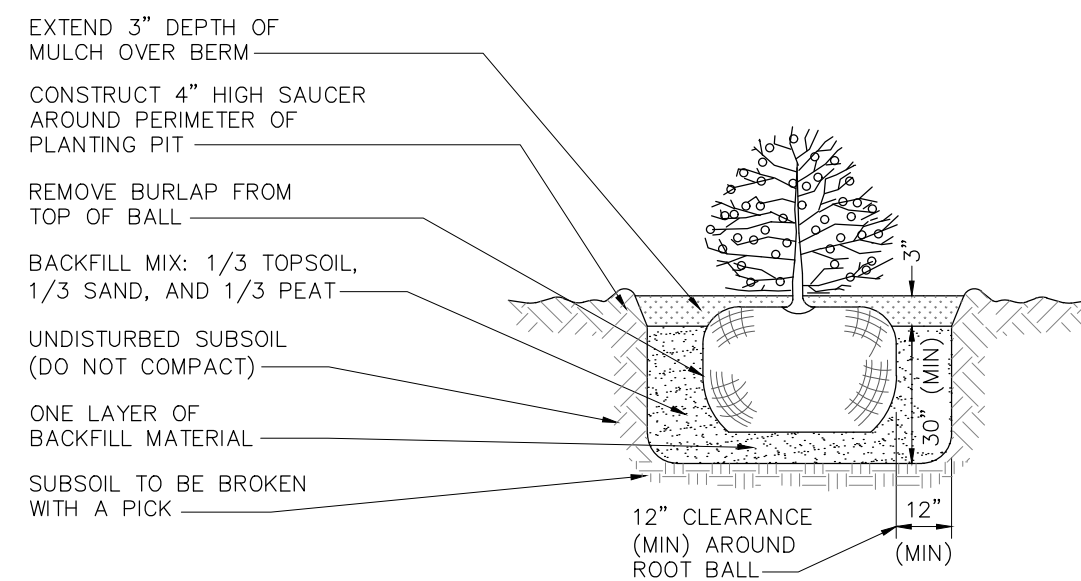
Plant material shown in a mass or touching each other shall be allowed to grow together to perform as a screen or hedge. DO NOT PRUNE OR SHEAR INTO INDIVIDUAL FREE-STANDING PLANTS!!!

**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:

- Acer rubrum & vars.
- Betula varieties
- Corpinus varieties
- Cornus varieties
- Crataegus varieties
- Koeleruteria
- Liquidambar styraciflua
- Liriodendron tulipifera
- Magnolia varieties
- Platanus acerifolia
- Prunus - all stone fruits
- Pyrus - all pears
- Quercus - all oaks
- Salix - weeping varieties
- Styrax japonica
- Tilia tomentosa
- Zelkova varieties

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

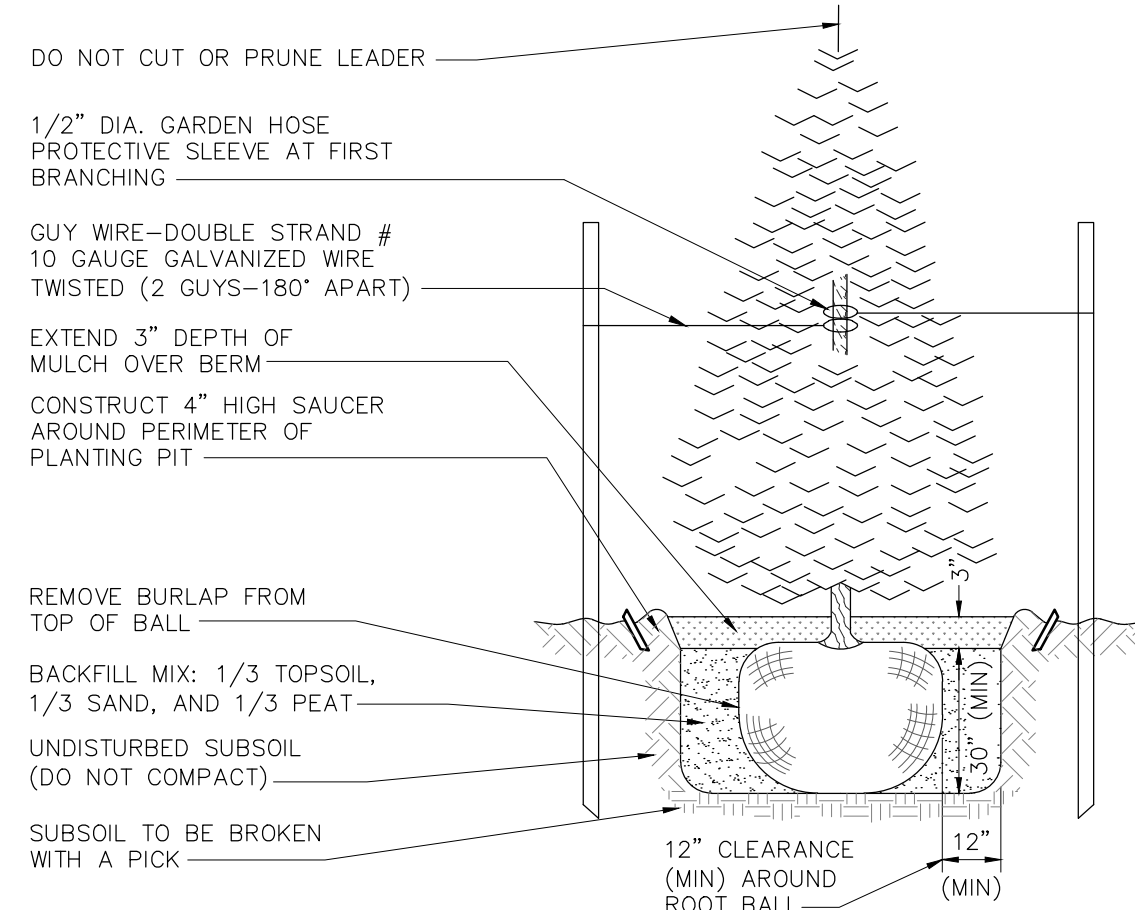
- NOTES:**
- ALL CORDS AND TIES SHALL BE REMOVED FROM THE CROWN OF THE BALL FOR ALL PLANTINGS AND THE BURLAP FOLDED BACK ALONG WITH THE CORDS.
  - WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT.
  - NO MULCH SHALL COME INTO CONTACT WITH THE TREE ROOT FLARE.



**SHRUB PLANTING DETAIL**

N.T.S.

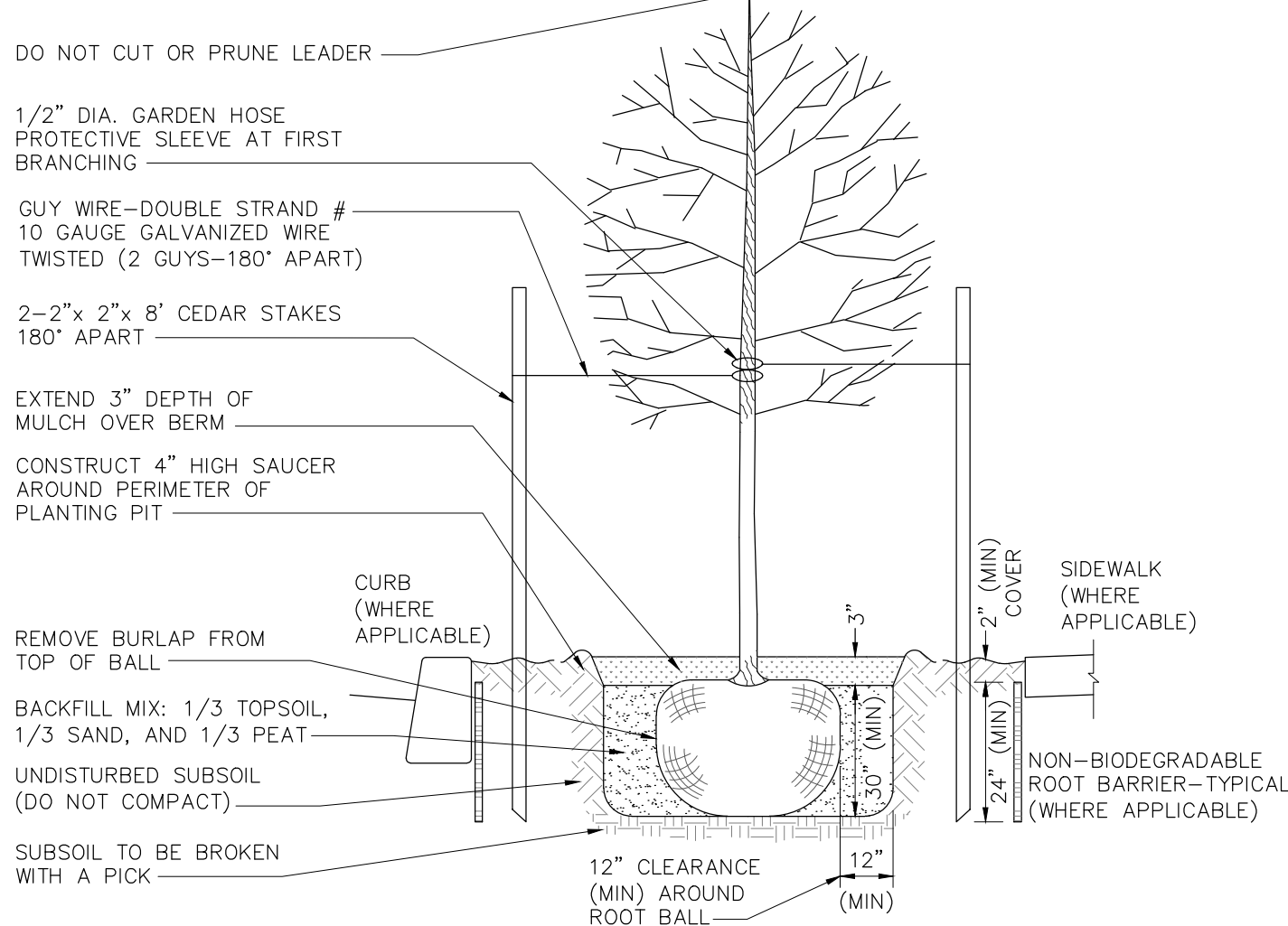
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  - WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT.
  - NO MULCH SHALL COME INTO CONTACT WITH THE TREE ROOT FLARE.



**EVERGREEN TREE PLANTING DETAIL**

N.T.S.

- NOTES:**
- ALL CORDS AND TIES SHALL BE REMOVED FROM THE CROWN OF THE BALL FOR ALL PLANTINGS AND THE BURLAP FOLDED BACK ALONG WITH THE CORDS.
  - WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT.
  - NO MULCH SHALL COME INTO CONTACT WITH THE TREE ROOT FLARE.



**TREE PLANTING & STAKING DETAIL**

N.T.S.



**PLANT LIST**

SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	REMARKS
<b>ORNAMENTAL TREE</b>					
CF	2	Cornus florida 'Rubra'	Pink Flowering Dogwood (single stem)	2.5" Cal.	B&B
<b>EVERGREEN TREES</b>					
PA	2	Picea abies	Norway Spruce	6 FT. High	B&B
TO	4	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	4 FT. High	B&B
JS	14	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	6 FT. High	B&B
<b>SHRUBS/GROUND COVER</b>					
BM	33	Buxus microphylla	Littleleaf Boxwood	24" High	B&B
ICC	11	Ilex crenata 'Compacta'	Dwarf Japanese Holly	24" High	B&B
LM	287	Liriope muscari	Big Blue Lilyturf	12" High	#3 Cont.
PAF	6	Pennisetum alopecuroides	Fountain Grass	36" High	#3 Cont.
PAH	25	Pennisetum alopecuroides 'Hamien'	'Hamien' Dwarf Fountain Grass	18" High	#1 Cont.
TCD	7	Taxus cuspidata 'densiformis'	Dense Japanese Yew	36" High	B&B
TW	6	Thuja occidentalis 'Woodwardii'	Woodward Globe Arborvitae	36" High	B&B
VD	2	Viburnum dentatum	Arrowwood	36" High	B&B

**SURVEY REFERENCES:**

1. THE OUTBOUND SURVEY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON A PLAN ENTITLED, "TOPOGRAPHIC SURVEY 51 HOLLY ROAD ASSOCIATES, LLC, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY, BLOCK 158 LOTS 1.01 & 1.02", PREPARED BY BRUNSWICK SURVEYING INCORPORATED, PISCATAWAY, N.J., DATED 03/08/2021.

**NOTE:** ELEVATIONS REFERENCED TO NAVD88 DATUM ESTABLISHED BY GP OBSERVATIONS PROCESSED USING O.P.U.S.

2. FOR ARCHITECTURAL PLANS OF THE CONVERTED EXISTING 3 STORY BUILDING, PLEASE REFER TO PLANS PREPARED FOR, "51 HOLLY ROAD ASSOCIATES, LLC, 195 MAIN STREET METUCHEN, NEW JERSEY 08840", PREPARED BY MARCILLE ARCHITECTURE, METUCHEN NEW JERSEY, 08840, DATED 02/17/2021.

REV.	DESCRIPTION	DATE	BY

**LANDSCAPING PLAN & DETAILS**

GRAPHIC SCALE 1" = 10'

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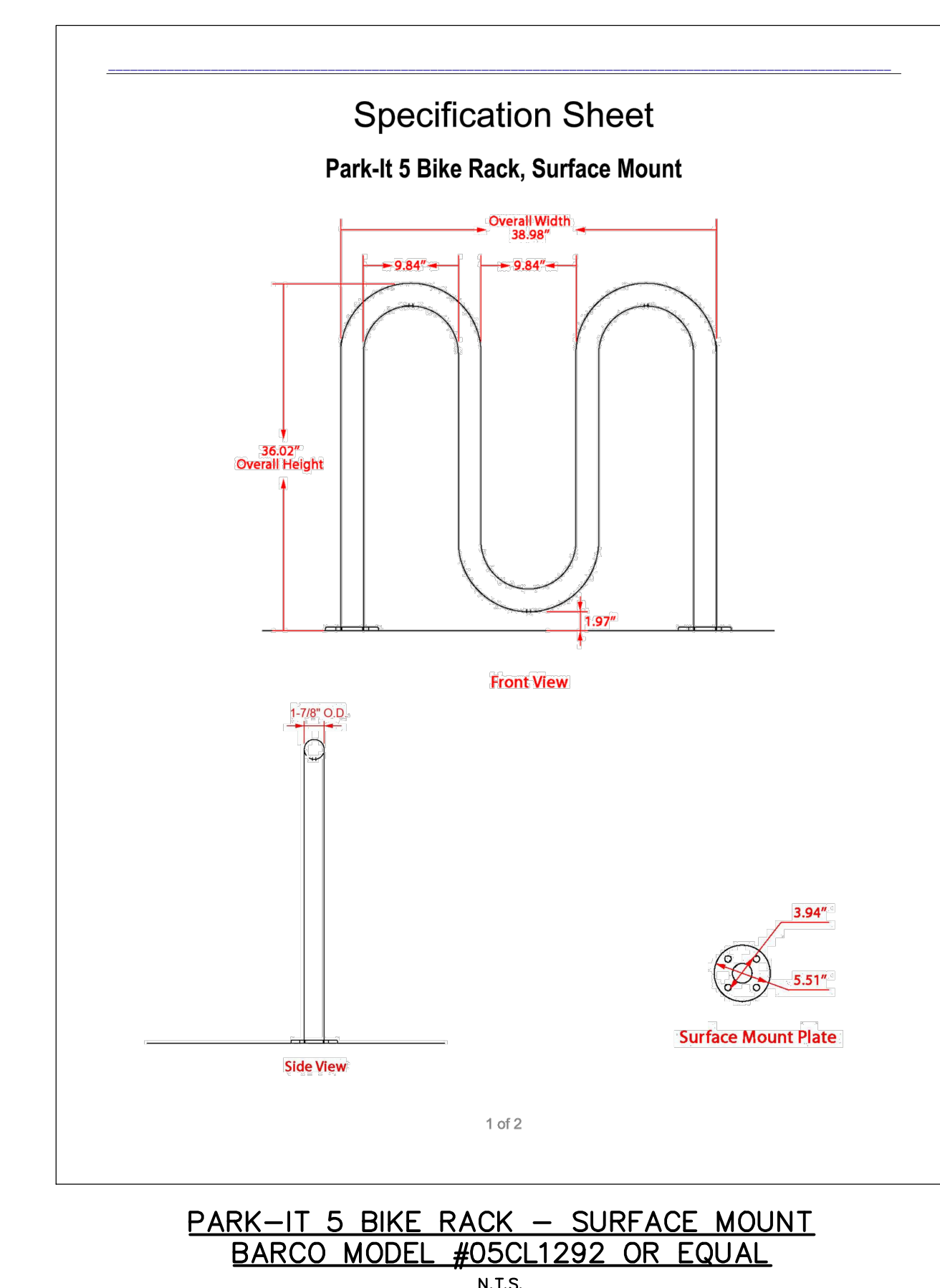
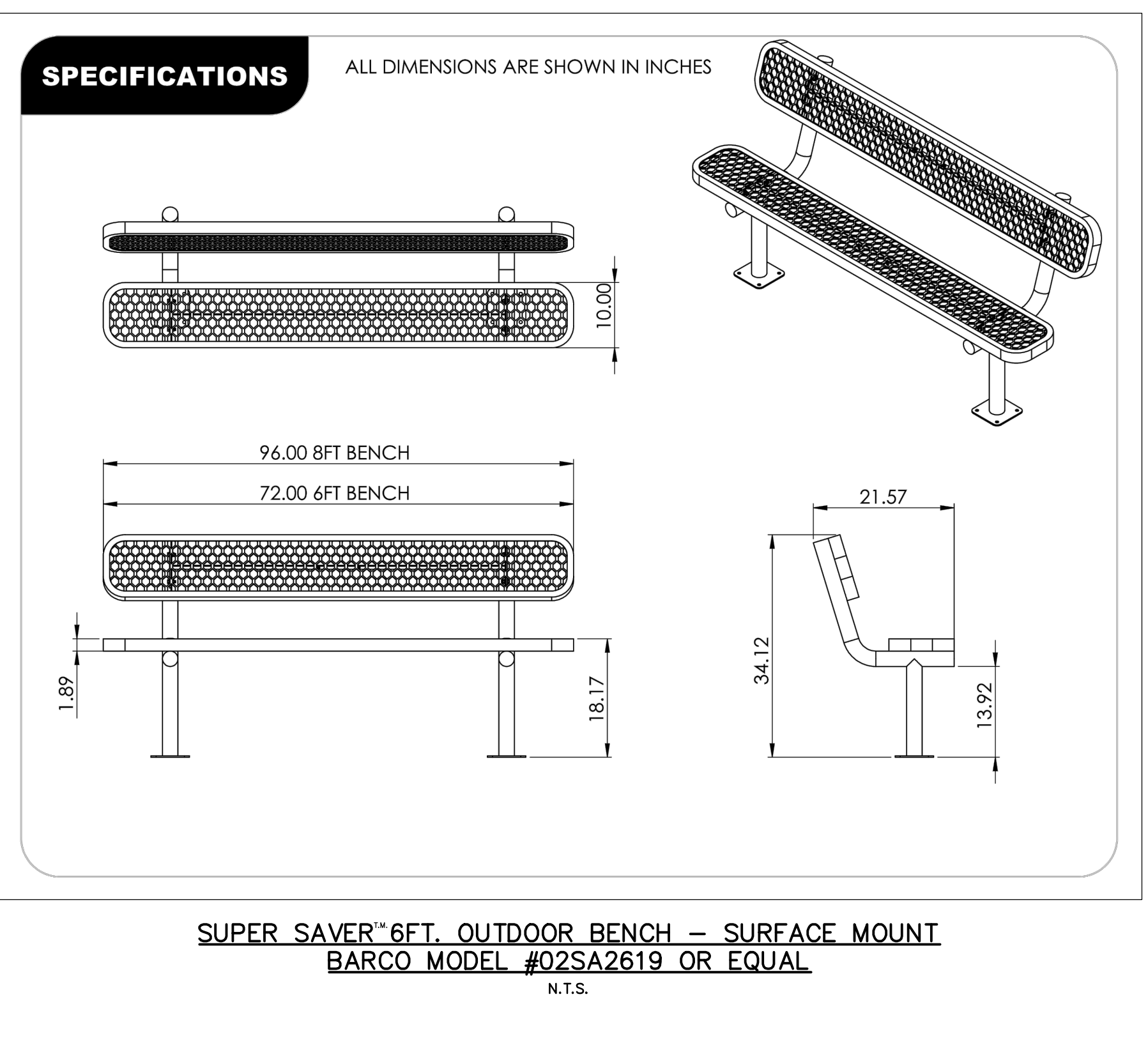
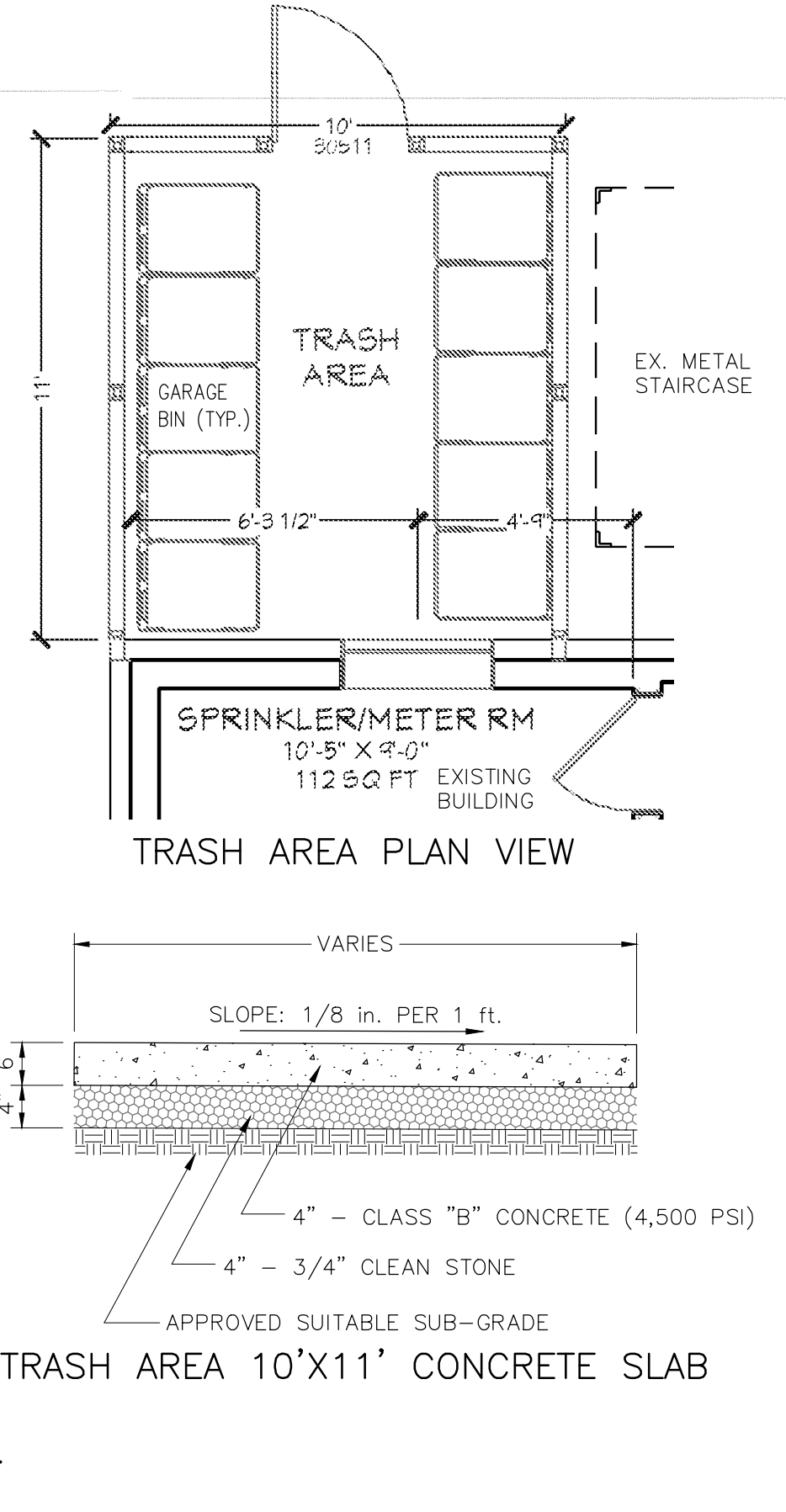
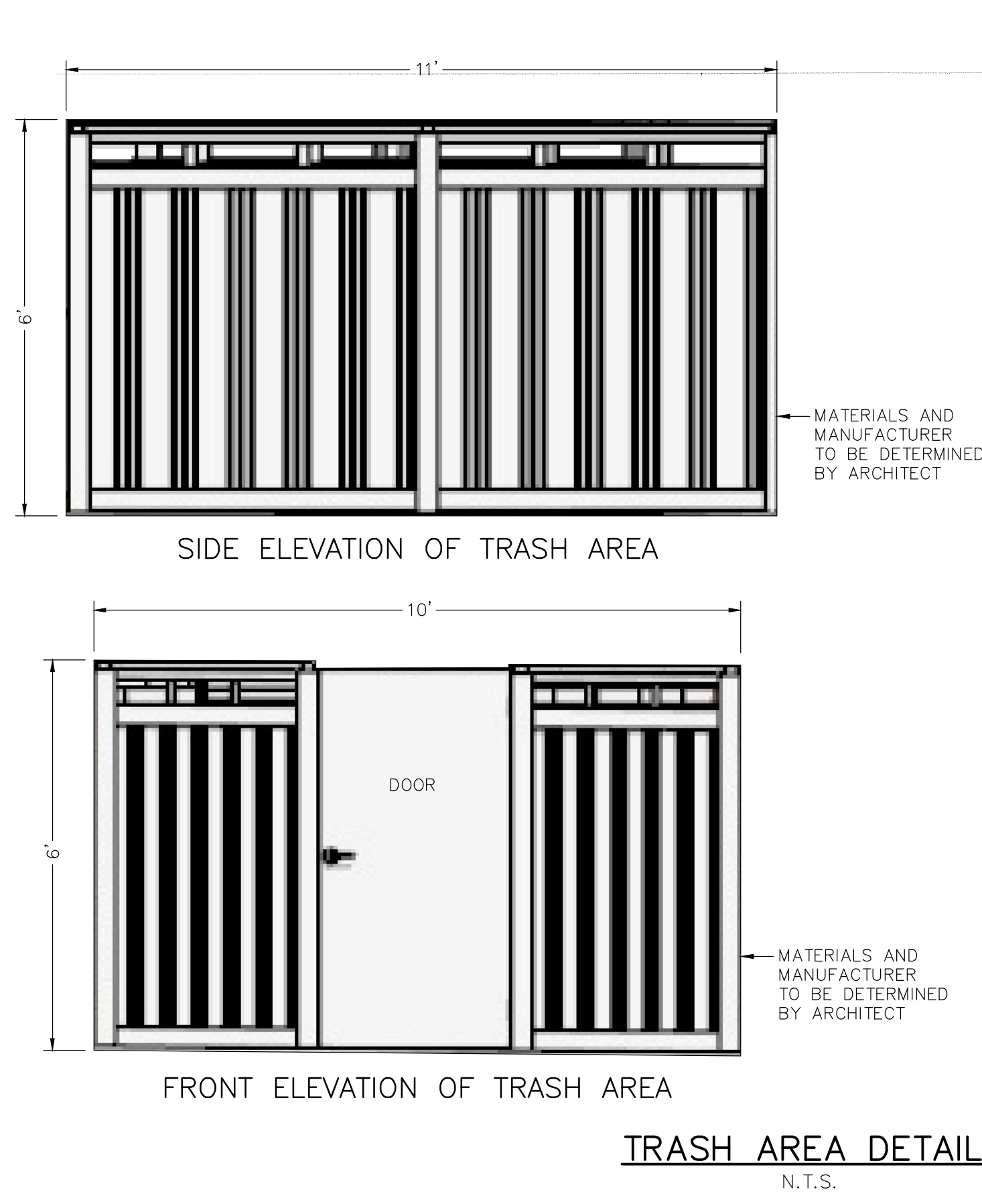
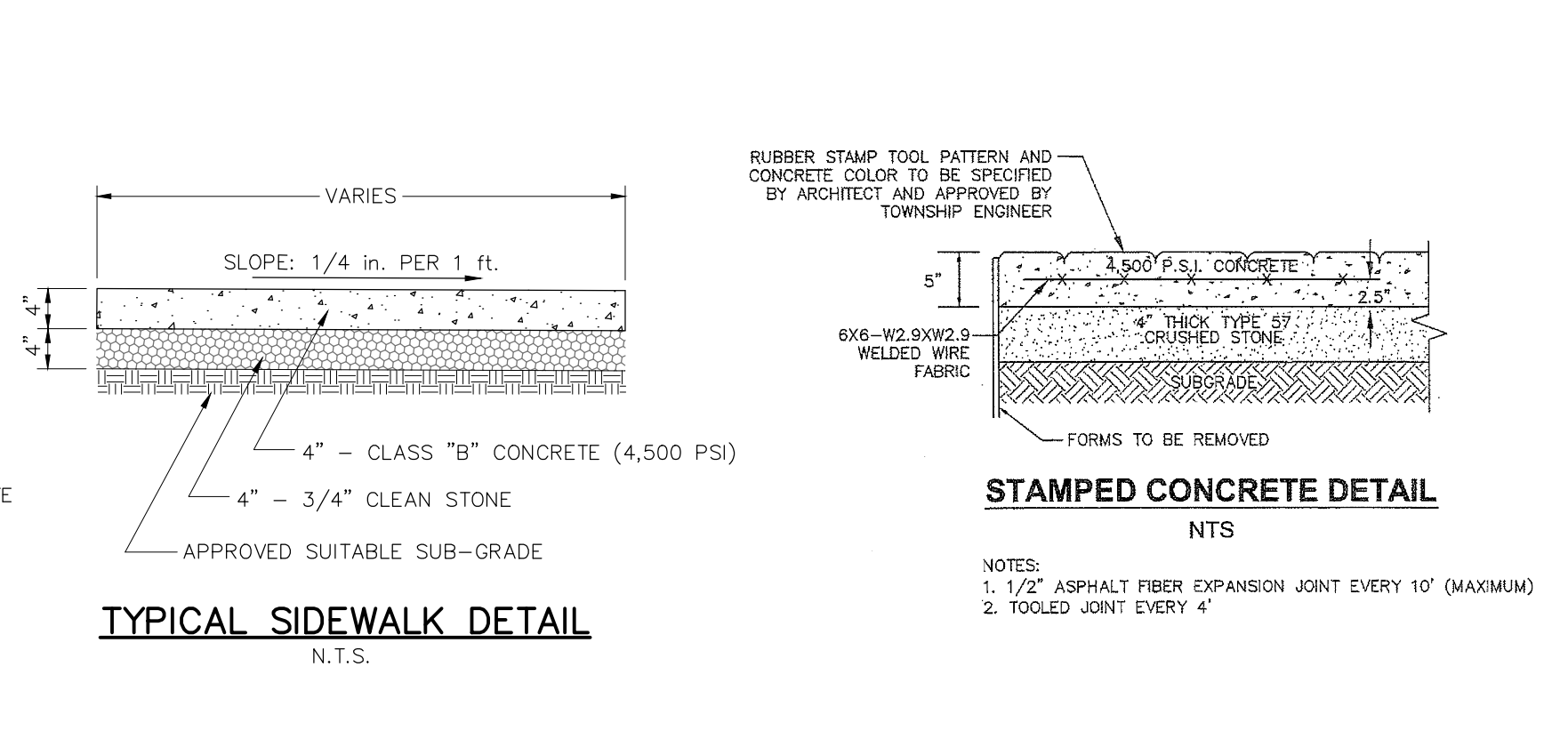
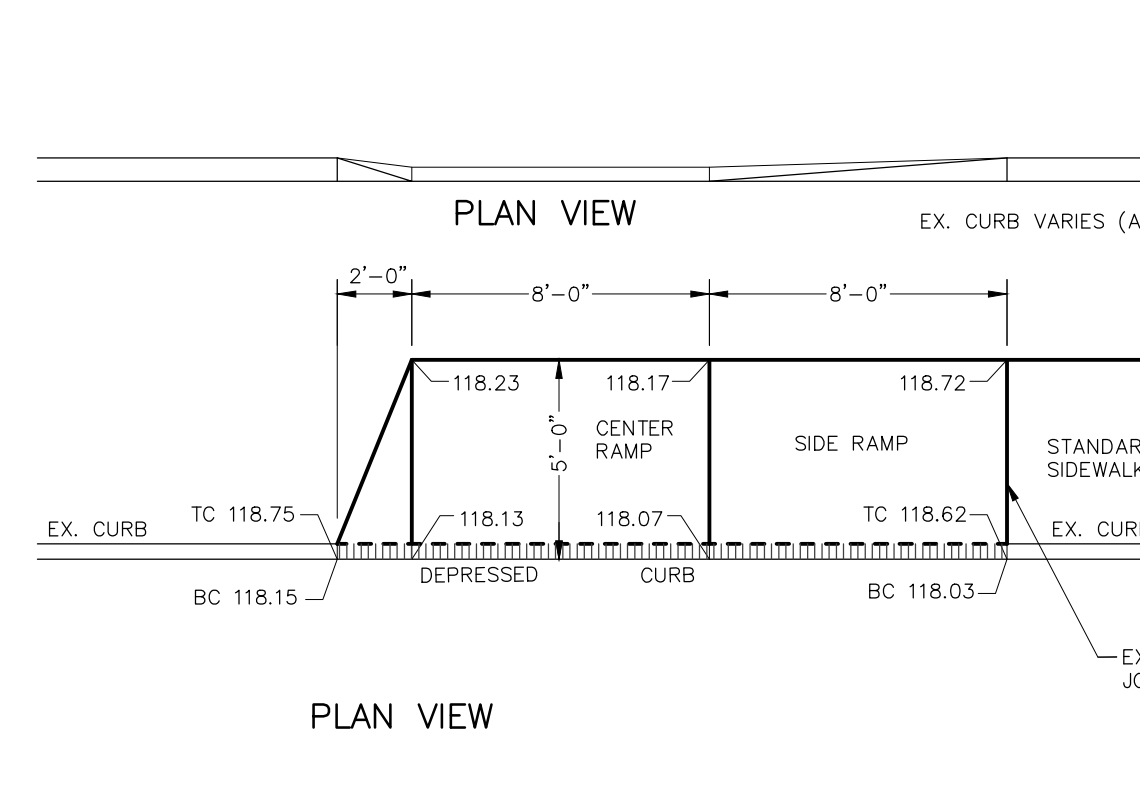
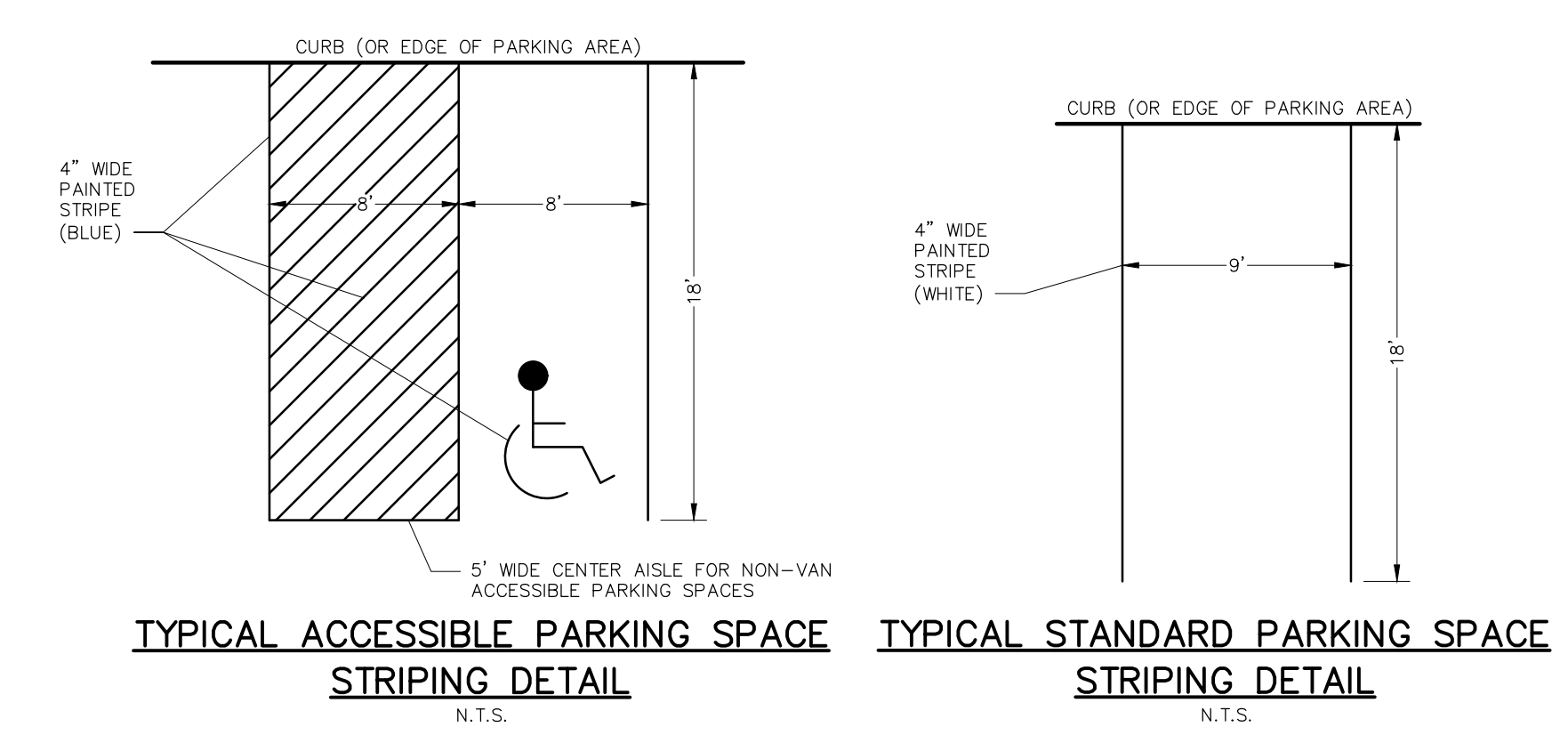
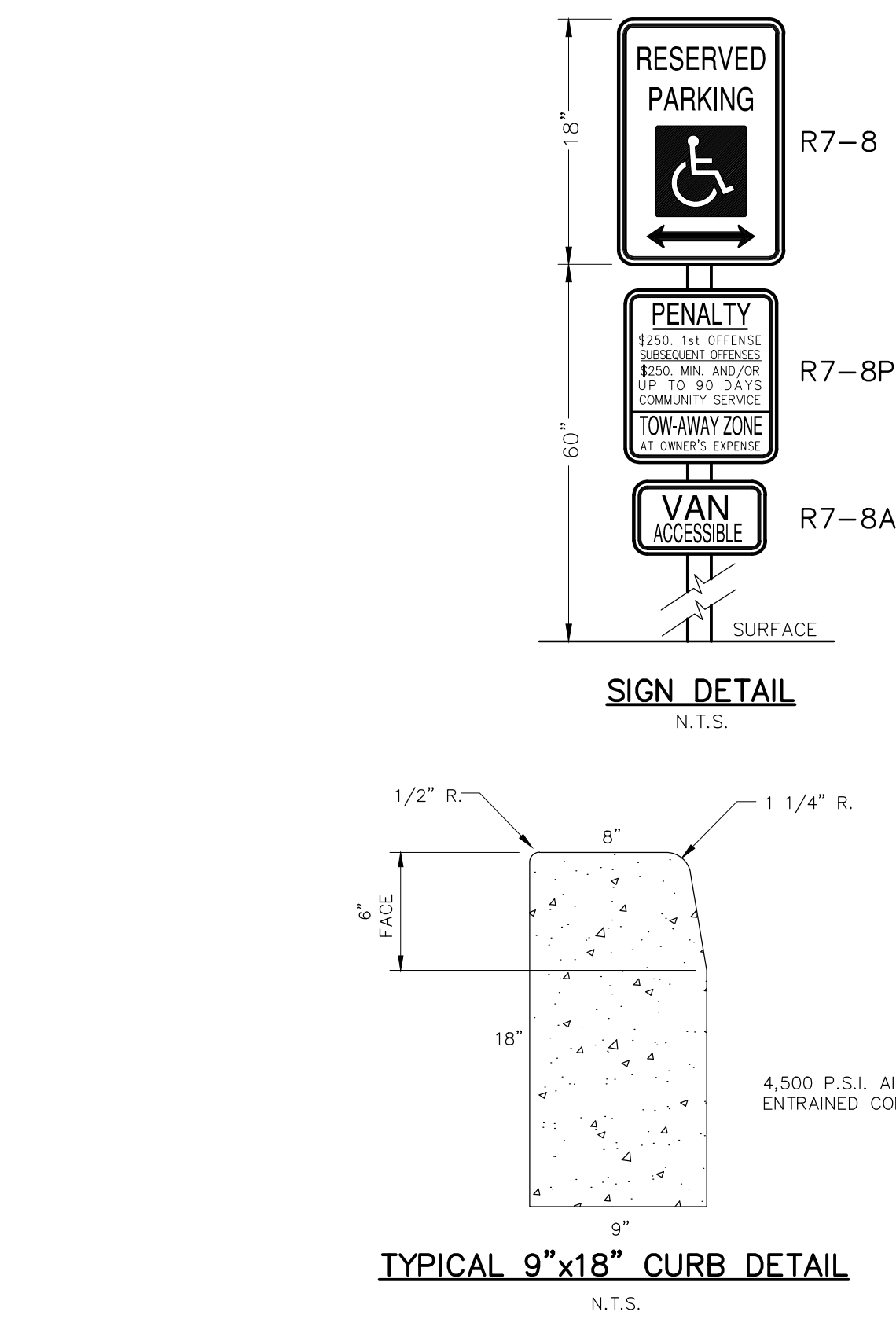
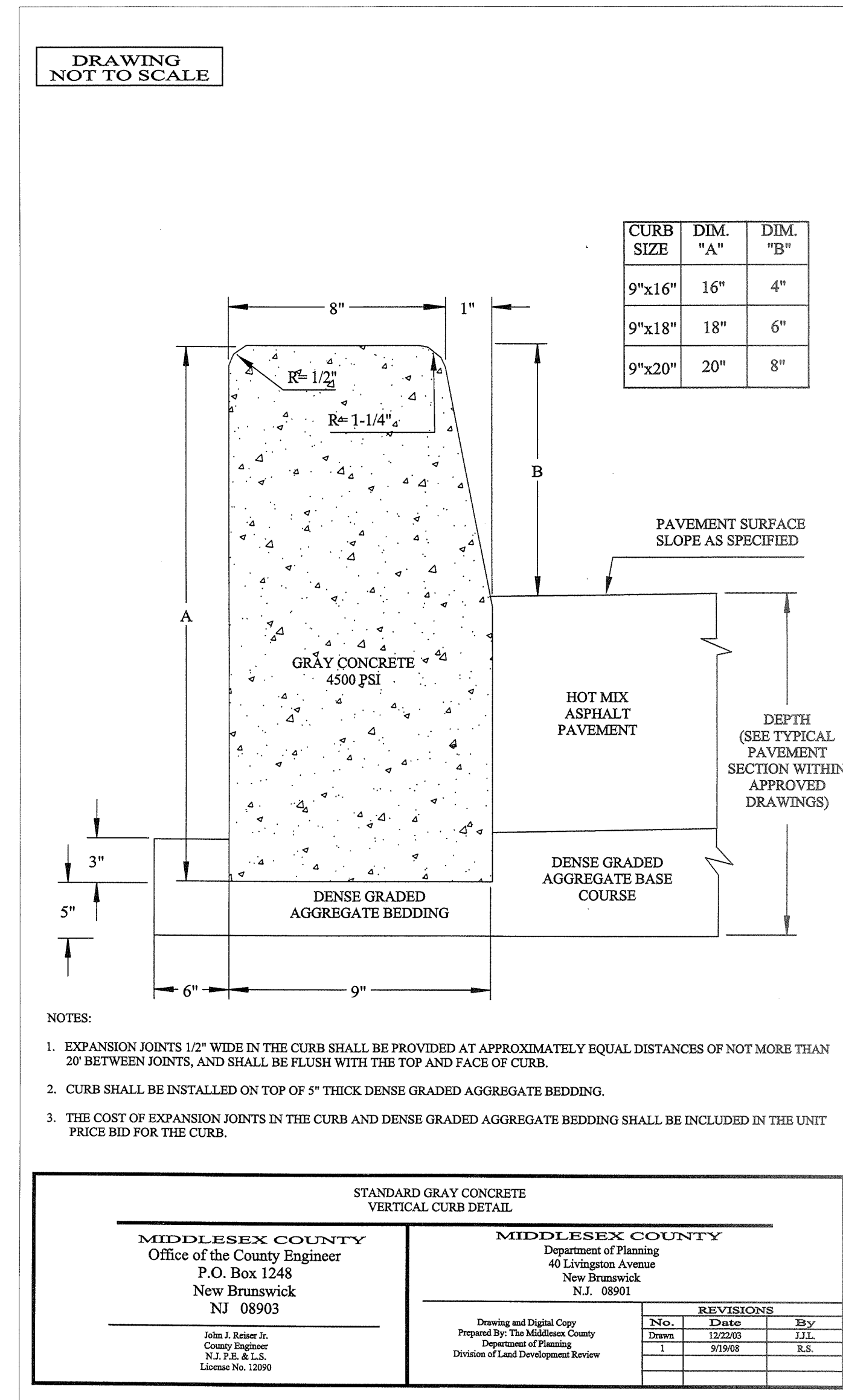
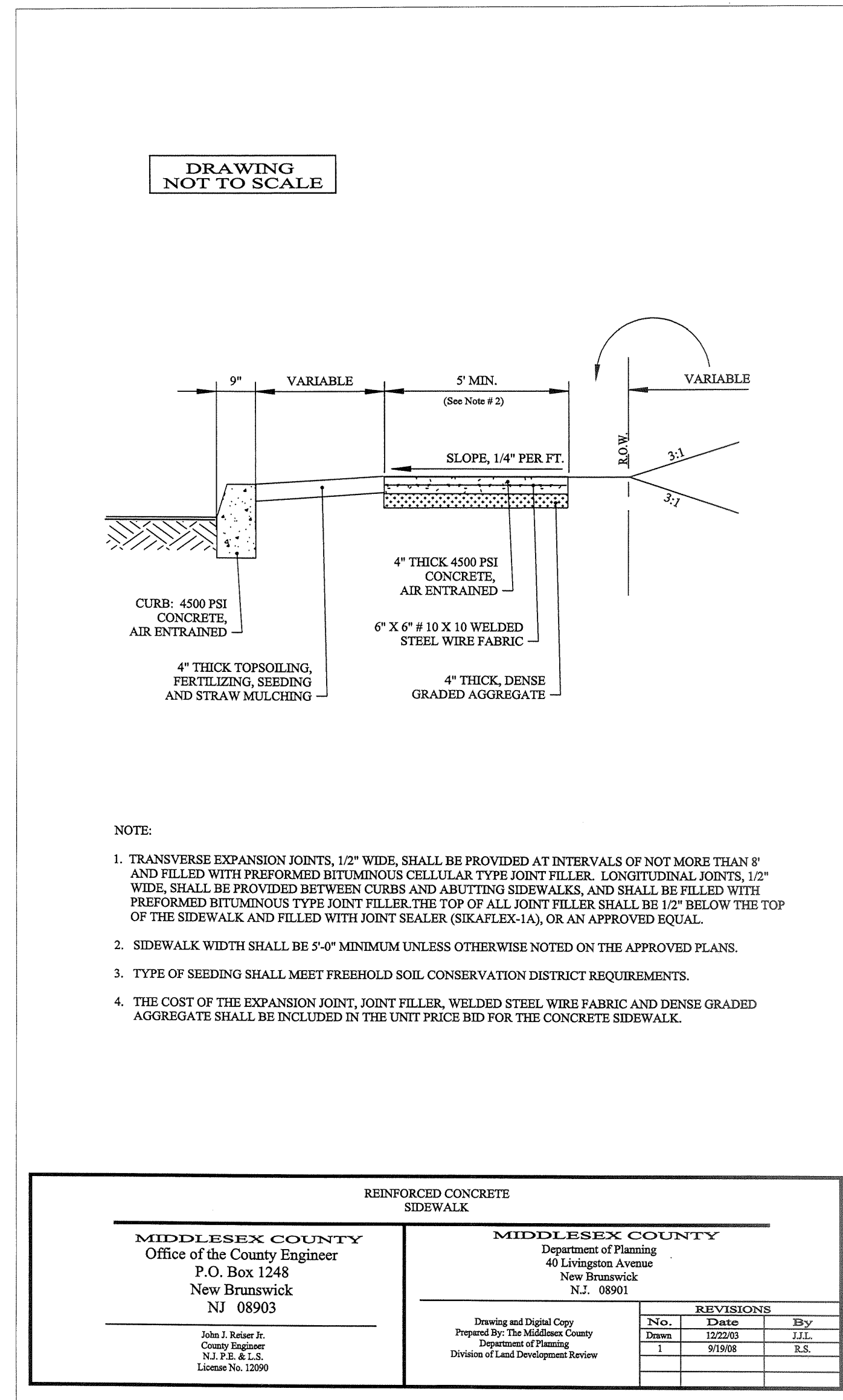
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 PHONE: (732) 205-8288 • FAX: (732) 719-7208  
 www.meridianegi.com • info@meridianegi.com

**SITE PLAN PREPARED FOR:**  
**195 MAIN STREET**  
**BLOCK 158, LOTS 1.01 & 1.02**  
 TAX MAP 55  
 SITUATED IN:  
 BOROUGH OF METUCHEN  
 MIDDLESEX COUNTY, NEW JERSEY

CAD: 46-53 DATE: 08/26/21 SCALE: 1" = 10'  
 FILE: 046.0053 DRAWN: DSA SHEET 3 OF 4

*Leslie A. Walker III* 08/26/21  
**LESLIE A. WALKER III, PE** DATE  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NUMBER: 24GE04729700



1	REVISED PLANS PER ARCHITECT AND BOROUGHS PLANNING CONSULTANT	08/26/21	DSA
REV.	DESCRIPTION	DATE	BY

**CONSTRUCTION DETAILS**

**GRAPHIC SCALE 1" = 1'**

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**SITE PLAN**  
PREPARED FOR:  
**195 MAIN STREET**  
**BLOCK 158, LOTS 1.01 & 1.02**  
TAX MAP 55  
SITUATED IN:  
BOROUGH OF METUCHEN  
MIDDLESEX COUNTY, NEW JERSEY

CAD:	46-53	DATE:	04/05/21	SCALE:	AS SHOWN
FILE:	046.0053	DRAWN:	DSA	SHEET:	4 OF 4

**LESLIE A. WALKER III, PE** DATE  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NUMBER: 24GE04729700