

**CERTIFICATIONS/APPROVALS**

MUNICIPALITY  
THIS PLAN IS HEREBY APPROVED BY THE PLANNING BOARD  
OF THE TOWNSHIP OF LAWRENCE, MERCER COUNTY

DATE \_\_\_\_\_ BOARD CHAIRMAN \_\_\_\_\_

DATE \_\_\_\_\_ BOARD SECRETARY \_\_\_\_\_

DATE \_\_\_\_\_ MUNICIPAL ENGINEER \_\_\_\_\_

I HEREBY CERTIFY THAT I AM THE PRESENT OWNER OF THE  
REFERENCED PROPERTY AND THAT I CONSENT TO THE FILING  
OF THIS MINOR SUBDIVISION WITH THE PLANNING BOARD OF THE  
TOWNSHIP OF LAWRENCE

DATE \_\_\_\_\_ OWNER \_\_\_\_\_

**GENERAL NOTES:**

- OWNER/APPLICANT  
BARNWELLE HOLDINGS, LP C/O CHRIS CANALE  
14 DARTMOUTH LANE  
HAVERFORD, PA 19041  
PHONE: (610)-230-0006
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR 243 CARTER ROAD, BLOCK 7201, LOTS 4, 5 & 6, LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY", PREPARED BY ENGINEERING & LAND PLANNING ASSOCIATES, INC., DATED 12/04/18.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
- ALL ELEVATIONS GIVEN ARE ON NAVD88 DATUM.
- THE SUBJECT PARCELS, BLOCK 7201 LOT 4, CONSISTS OF 179,395 S.F. (4.118 ACRES), BLOCK 7201 LOT 5, CONSISTS OF 268,789 S.F. (6.171 ACRES), BLOCK 7201 LOT 6, CONSISTS OF 42,731 S.F. (0.981 ACRES).
- ALL FLOOD HAZARD AREA AND FRESHWATER WETLAND BOUNDARIES SHOWN HEREON AS PER APPROVED PERMIT PLANS PREPARED BY E&LP, DATED 04/27/2021, AS NJDEP FILE NO. 1107-19-0001.1 AND 1107-19-0001.2. NJDEP HAS REVIEWED THESE APPLICATIONS AS TWO SEPARATE PERMITS FOR PROPOSED LOT 4 AND 5.

**NOTES:**

- SEE ENGINEERING DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
- THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.

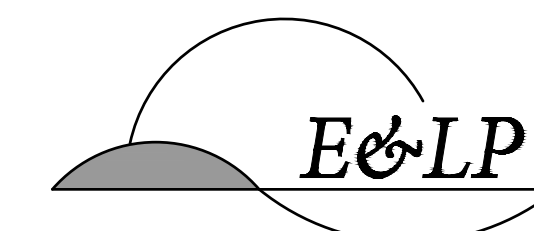
# MINOR SUBDIVISION 243 CARTER ROAD

BLOCK 7201 LOTS 4, 5 & 6, TAX MAP SHEET NO. 72.05  
LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY

PREPARED BY  
**ENGINEERING & LAND PLANNING ASSOCIATES, INC.**  
140 WEST MAIN STREET, HIGH BRIDGE, NEW JERSEY 08829

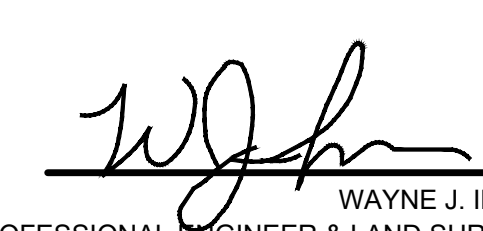
ADDITIONAL PARTIES TO BE NOTIFIED	
AGENCY	ADDRESS
PUBLIC SERVICE ELECTRIC & GAS COMPANY	80 PARK PLAZA, 4B, NEWARK, NJ 07101
EWING-LAWRENCE SEWERAGE AUTHORITY	600 WHITEHEAD ROAD, LAWRENCEVILLE, NJ 08648
NJ AMERICAN WATER - ATTN: DONNA SHORT	1025 LAUREL OAK ROAD, VOORHEES, NJ 08043
ELIZABETHTOWN GAS COMPANY	ONE ELIZABETHTOWN PLAZA, UNION, NJ 07083
TRENTON WATER WORKS	PO BOX 528, TRENTON, NJ 08604
VERIZON	540 BROAD STREET, NEWARK, NJ 07101
AQUA WATER COMPANY - ATTN: JAMES BARBATO	2875 ERIAL ROAD, ERIAL, NJ 08081
COMCAST CABLEVISION	940 PROSPECT STREET, TRENTON, NJ 08618
RCN CORPORATION	105 CARNEGIE CENTER, PRINCETON, NJ 08540
AT&T	1 AT&T WAY, BEDMINSTER, NJ 07921
JERSEY CENTRAL POWER & LIGHT	300 MADISON AVENUE, MORRISTOWN, NJ 07962
MERCER COUNTY PLANNING BOARD	640 BROAD STREET, PO BOX 8068, TRENTON, NJ 08650
SUN PIPE LINE COMPANY	1801 MARKET STREET, 26TH FLR, PHILADELPHIA, PA 19103
TRANSCONTINENTAL GAS PIPE LINE CORPORATION	2800 POST OAK BLVD, HOUSTON, TX 77056
SUNOCO PIPE LINE, L.P. - R.O.W. DEPARTMENT	525 FRITZTOWN ROAD, SINKING SPRINGS, PA 19608

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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829  
PH. 908-238-0544 FAX. 908-238-9572  
A PROFESSIONAL ASSOCIATION  
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2022

NO.	REVISION	BY	DATE
1	PER TOWNSHIP COMMENTS	JZ	10/01/21

10/01/2021 DATE   
WAYNE J. INGRAM  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
N.J. P.E. NO. 24GB04258200

PROJECT:  
MINOR SUBDIVISION  
243 CARTER ROAD  
TAX MAP SHEET NO. 72.05  
BLOCK 7201 LOTS 4, 5 & 6  
LAWRENCE TOWNSHIP  
MERCER COUNTY NEW JERSEY

TITLE:  
**COVER SHEET**

JOB NO.:	0118386	DRAWING NO.:	1 7
SCALE:	N.T.S.		
DESIGNED:	JZ		
CHECKED:	ADR		
FILENAME:	01_COVER.DWG		
DATE:	08/09/2021		

PLAN INDEX	
SHEET No.	TITLE
1.	COVER SHEET
2.	MINOR SUBDIVISION PLAT
3.	MINOR SUBDIVISION PLAN
4.	GRADING & UTILITY PLAN
5.	SOIL EROSION & SEDIMENT CONTROL PLAN
6.	SIGHT DISTANCE PLAN VIEW AND PROFILES
7.	CONSTRUCTION DETAILS

- OUTSIDE AGENCY APPROVALS:**
- MERCER COUNTY PLANNING BOARD
  - MERCER COUNTY SOIL CONSERVATION DISTRICT
  - NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION

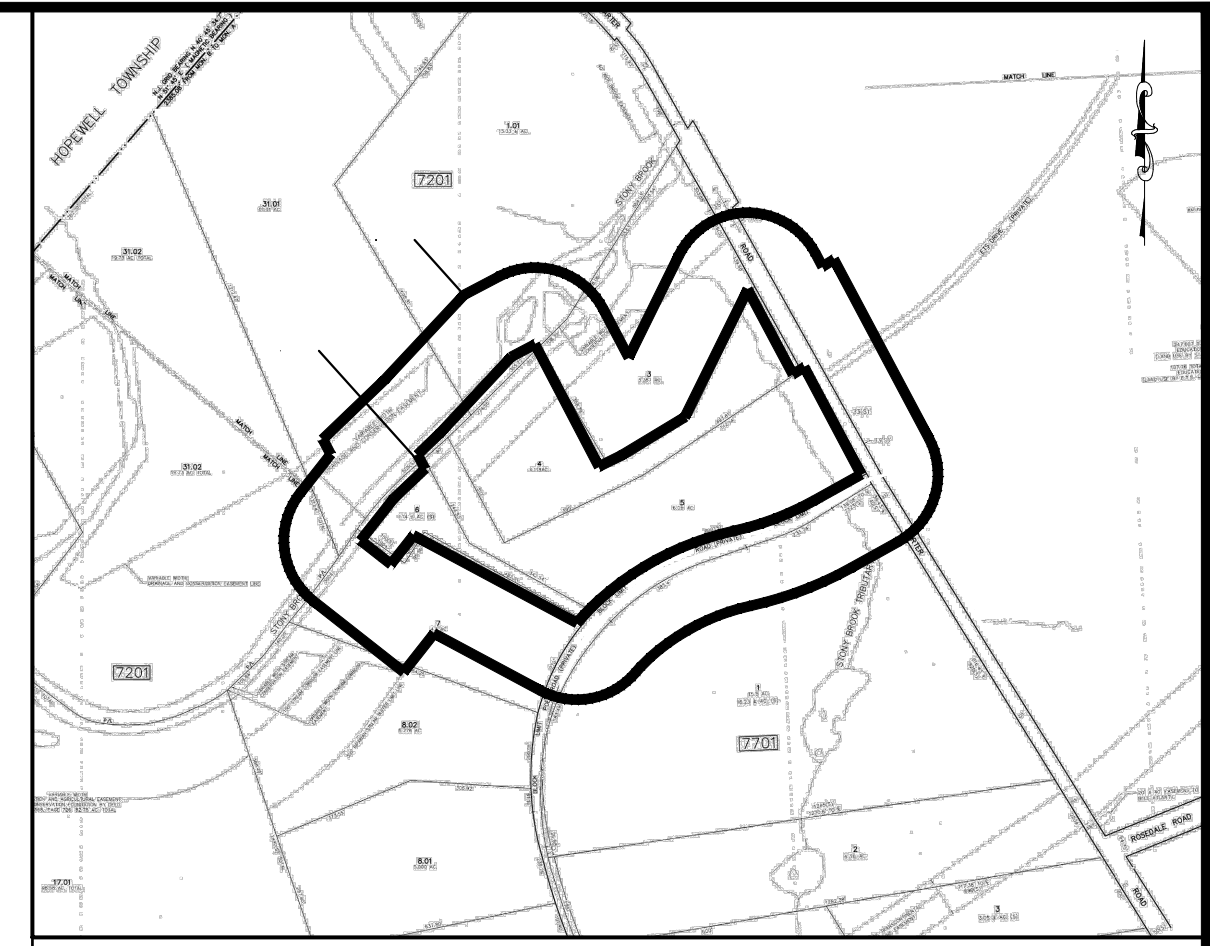
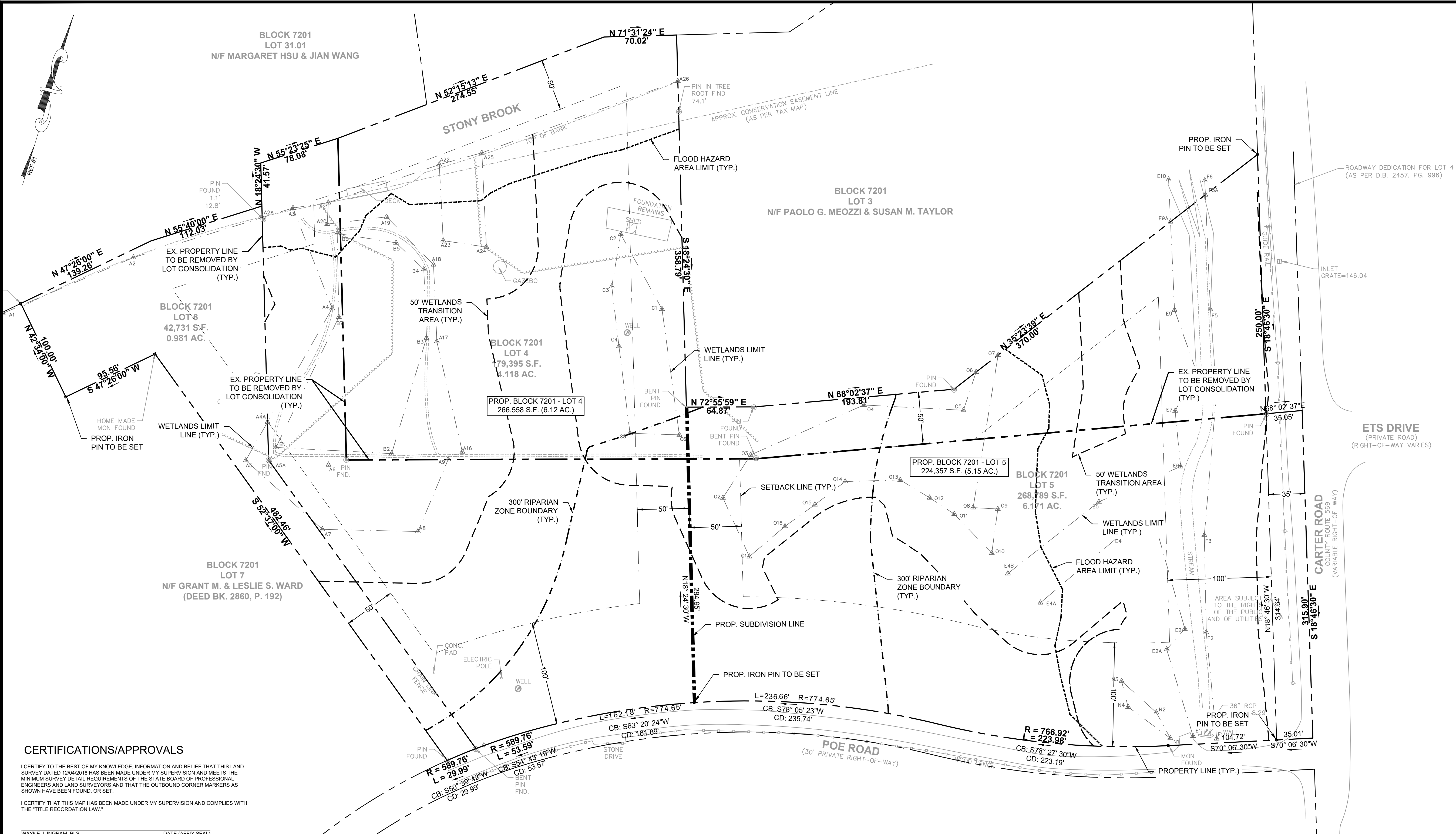
LAWRENCE TOWNSHIP ZONING REQUIREMENTS						
ITEM	REQUIRED	EXISTING LOT 4	EXISTING LOT 5	EXISTING LOT 6	PROPOSED LOT 4	PROPOSED LOT 5
ZONING DISTRICT		EP-2 (ENVIRONMENTAL PROTECTION 2)				
MIN. LOT AREA	3 AC	4.11 AC	6.17 AC	0.98 AC (ENC)	6.12 AC	5.15 AC
MIN. ACREAGE EXCLUSIVE OF CRITICAL AREAS [1]	1 AC	2.83 AC±	4.22 AC±	0.81 AC± (ENC)	4.574 AC±	3.285 AC±
MIN. LOT FRONTAGE (FT)	200 FT	250 FT	315.9 FT	29.99 FT (ENC)	245.76 FT	600.37 FT
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE						
FRONT YARD SETBACK (FT)	100 FT	N/A	N/A	N/A	100 FT	112.1 FT
SIDE YARD SETBACK (FT)	50 FT	N/A	N/A	N/A	92.5 FT	97.3 FT
REAR YARD SETBACK (FT)	50 FT	N/A	N/A	N/A	>50 FT	N/A
MIN. USEABLE YARD AREA [2]	20% (EACH YARD)	15%± (ENC)	>20%	>20%	>20%	>20%
MAX. BUILDING HEIGHT (PRINCIPAL USE)(FT)	35 FT	N/A	<35 FT	N/A	<35 FT	<35 FT
MAX. BUILDING HEIGHT (GARAGE)(FT)	20 FT	N/A	<20 FT	N/A	<20 FT	<20 FT
MAX. IMPERVIOUS SURFACE RATIO [3]	12%	0.28%	7.95% [3]	0.44%	<12%	<12%

(ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION  
(V) VARIANCE REQUIRED

**ZONING NOTES:**

- PER SECTION 201, CRITICAL AREAS ARE DEFINED AS WATER BODIES (INCLUDING STREAMS, PONDS AND LAKES), 100-YEAR FLOOD PLAINS, FRESHWATER WETLANDS, AQUIFER RECHARGE AREAS, HABITATS OF THREATENED OR ENDANGERED SPECIES, HIGH WATER TABLE WITHIN ONE FOOT OF THE SURFACE AND SLOPES IN EXCESS OF 25%; AREAS WITH SEDIMENT-PRODUCING, HIGHLY ERODIBLE OR SEVERELY ERODED SOILS.
- PER SECTION 201, USEABLE YARD AREA IS A PORTION OF A FRONT, SIDE, OR REAR YARD THAT IS EXCLUSIVE OF ANY CRITICAL AREA.
- THE IMPERVIOUS SURFACE RATIO SHOWN FOR EXISTING LOT 5 IS BASED ON THE EXISTING CONDITIONS AS OF 12/04/18.





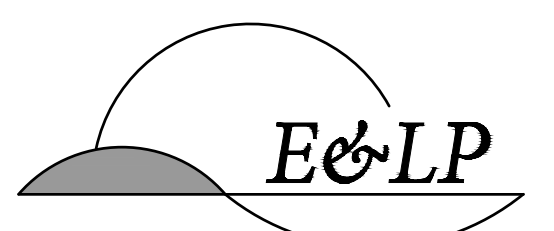
KEY MAP  
SCALE 1"=500'

**LEGEND**

- PROPERTY LINE
- - - PROP. SUBDIVISION LINE
- SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- WETLANDS LIMIT
- 50' WETLANDS TRANSITION AREA
- 300' RIPARIAN ZONE BOUNDARY
- FLOOD HAZARD AREA LIMIT
- ▲ WETLANDS FLAG

0 50 100 Feet  
SCALE: 1"=50'

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A PROFESSIONAL ASSOCIATION  
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2022

NO.	REVISION	BY	DATE
1	PER TOWNSHIP COMMENTS	JZ	10/01/21

10/01/2021 DATE  
WAYNE J. INGRAM  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
N.J. P.E. NO. 24GB04258200

PROJECT: MINOR SUBDIVISION  
243 CARTER ROAD  
TAX MAP SHEET NO. 72.05  
BLOCK 7201 LOTS 4, 5 & 6  
LAWRENCE TOWNSHIP

MERCER COUNTY NEW JERSEY

TITLE: MINOR SUBDIVISION PLAT

JOB NO.:	0118386	DRAWING NO.:	2 7
SCALE:	1"=50'		
DESIGNED:	JZ		
CHECKED:	ADR		
FILENAME:	02_PLAT.DWG		
DATE:	08/09/2021		

**CERTIFICATIONS/APPROVALS**

I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED 12/04/2018 HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "TITLE RECORDATION LAW."

WAYNE J. INGRAM, PLS DATE (AFFIX SEAL)  
N.J. LICENSE NO. 24GB04258200

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE LAWRENCE TOWNSHIP TO GUARANTEE THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED, AND THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS.

LAWRENCE TOWNSHIP CLERK DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERE TO.

MUNICIPAL ENGINEER OF THE LAWRENCE TOWNSHIP DATE

THIS SUBDIVISION SHOWN HEREON IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER WHO HEREBY CONSENTS TO THE FILING THEREOF.

LAWRENCE TOWNSHIP DATE

THE ABOVE PLANNING BOARD APPROVAL FOR FILING SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH THE CLERK OF THE COUNTY OF MERCER ON OR BEFORE

LAWRENCE TOWNSHIP DATE

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF MERCER COUNTY BY THE PLANNING BOARD OF THE TOWNSHIP OF LAWRENCE

CHAIRMAN, PLANNING BOARD DATE

SECRETARY DATE

**LAWRENCE TOWNSHIP ZONING REQUIREMENTS**

ITEM	REQUIRED	EXISTING LOT 4	EXISTING LOT 5	EXISTING LOT 6	PROPOSED LOT 4	PROPOSED LOT 5
ZONING DISTRICT		EP-2 (ENVIRONMENTAL PROTECTION 2)				
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(ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION

**ZONING NOTES:**

- PER SECTION 201, CRITICAL AREAS ARE DEFINED AS WATER BODIES (INCLUDING STREAMS, PONDS AND LAKES), 100-YEAR FLOOD PLAINS, FRESHWATER WETLANDS, AQUIFER RECHARGE AREAS, HABITATS OF THREATENED OR ENDANGERED SPECIES, HIGH WATER TABLE WITHIN ONE FOOT OF THE SURFACE AND SLOPES IN EXCESS OF 25%; AREAS WITH SEDIMENT-PRODUCING, HIGHLY ERODIBLE OR SEVERELY ERODED SOILS.
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- THE IMPERVIOUS SURFACE RATIO SHOWN FOR EXISTING LOT 5 IS BASED ON THE EXISTING CONDITIONS AS OF 12/04/18.

**200 FT CERTIFIED OWNERS' LIST**

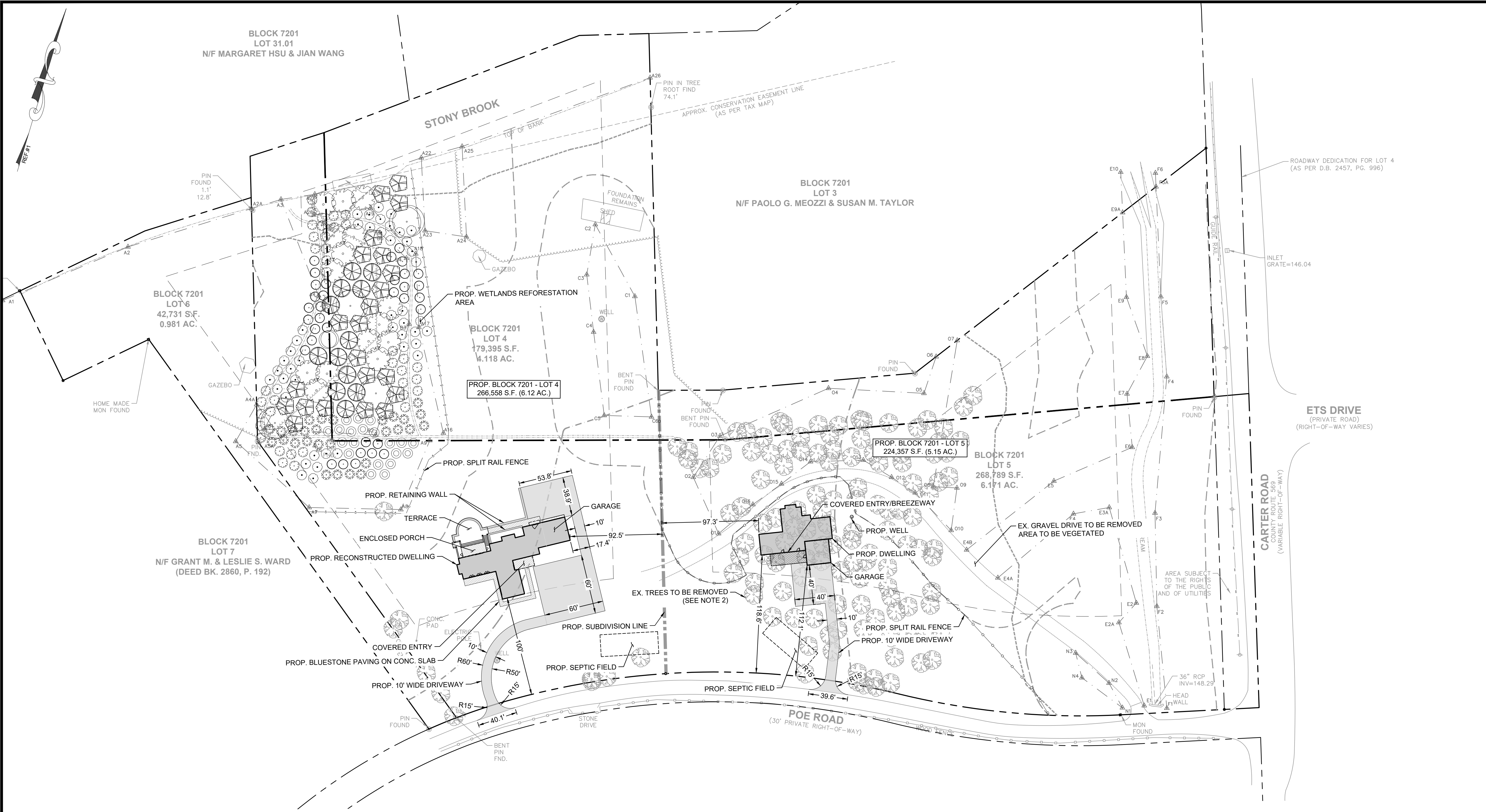
BLOCK	LOT	PROPERTY OWNER	ADDRESS
7201	1.01	AYSE DIZIOGLU KOYLUOGLU	261 CARTER ROAD, PRINCETON, NJ 08540
7201	3	PAOLO G. MEOZZI & SUSAN M. TAYLOR	245 CARTER ROAD, PRINCETON, NJ 08540
7201	6	BARNWELLE HOLDINGS, LP	14 DARTMOUTH LANE, HAVERFORD, PA 19041
7201	7	LESLIE & GRANT WARD & DEREK STRAUT	233 CARTER ROAD, PRINCETON, NJ 08540
7201	31.01	MARGARET HSU & JIAN WANG	PO BOX 3128, MERCERVILLE, NJ 08619
7701	1	M PETERSON C/O PETERSON MGMT	712 5TH AVE 46TH FL, NEW YORK, NY 10019
7801	21	EDUCATIONAL TESTING SERVICE	660 ROSEDALE RD, MS-01-F, PRINCETON, NJ 08541
7801	21	E T S - JERI BOGAN ZIELINSKI 01-F	660 ROSEDALE RD, PRINCETON, NJ 08540

**CRITICAL AREAS CALCULATIONS**

	PROPOSED LOT 4	PROPOSED LOT 5
TOTAL LOT AREA	6.12 AC	5.15 AC
FRESHWATER WETLANDS	0.79 AC	1.773 AC
WATER BODIES OUTSIDE OF WETLANDS	0.608 AC	0 AC
AREAS OF SLOPES GREATER THAN 25% OUTSIDE OF WETLANDS	0.148 AC	0.092 AC
AREA EXCLUSIVE OF CRITICAL AREAS	4.574 AC	3.285 AC

**REFERENCES:**

- THIS PLAN REFERENCES A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR 243 CARTER ROAD, BLOCK 7201, LOTS 4, 5 & 6, LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY," BY ENGINEERING AND LAND PLANNING ASSOCIATES, INC., DATED 12/04/18.
- ALL FLOOD HAZARD AREA AND FRESHWATER WETLAND BOUNDARIES SHOWN AS PER APPROVED PERMIT PLANS PREPARED BY ENGINEERING AND LAND PLANNING ASSOCIATES, INC., DATED 04/27/2021, AS NJDEP FILE NO. 1107-19-0001.



**LEGEND**

---	PROPERTY LINE
---	PROP. SUBDIVISION LINE
---	SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	WETLANDS LIMIT
---	50' WETLANDS TRANSITION AREA
---	300' RIPARIAN ZONE BOUNDARY
---	FLOOD HAZARD AREA LIMIT
▲	WETLANDS FLAG

- NOTES:**
1. THE PROPOSED DEVELOPMENT IN EACH PROPOSED LOT IS DECREASING THE IMPERVIOUS AREA ON SITE AND DISTURBING LESS THAN AN ACRE. THEREFORE, THE PROJECT IS CONSIDERED A MINOR DEVELOPMENT SINCE THE INCREASE OF IMPERVIOUS AREA IS NOT GREATER THAN 0.25 ACRES AND THE AREA OF DISTURBANCE IS LESS THAN 1 ACRE PER NJDEP PHASE II STORMWATER REGULATIONS.
  2. ALL TREES WITHIN THE PROPOSED LIMIT OF DISTURBANCE ARE TO BE REMOVED IN ACCORDANCE WITH THE TOWNSHIP STANDARDS.
  3. THE DWELLING FOOTPRINTS SHOWN ARE CONCEPTUAL ONLY. FINAL ARCHITECTURAL PLANS FOR EACH DWELLING SHALL BE PROVIDED TO TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL.

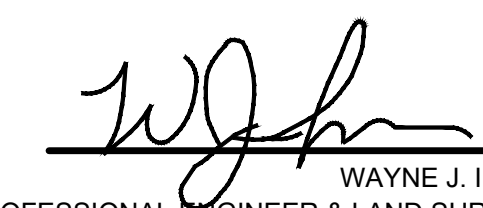
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  2. ALL FLOOD HAZARD AREA AND FRESHWATER WETLAND BOUNDARIES SHOWN AS PER APPROVED PERMIT PLANS PREPARED BY ENGINEERING AND LAND PLANNING ASSOCIATES, INC., DATED 04/27/2021, AS NJDEP FILE NO. 1107-19-0001 APPROVED 05/06/2021.

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**E&LP**

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 WAYNE J. INGRAM  
 PROFESSIONAL ENGINEER & LAND SURVEYOR  
 N.J. P.E. NO. 24GB04258200

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 243 CARTER ROAD  
 TAX MAP SHEET NO. 72.05  
 BLOCK 7201 LOTS 4, 5 & 6  
 LAWRENCE TOWNSHIP  
 MERCER COUNTY NEW JERSEY

TITLE: MINOR SUBDIVISION PLAN

JOB NO.:	0118386	DRAWING NO.:	<b>3</b> <b>7</b>
SCALE:	1"=50'		
DESIGNED:	JZ		
CHECKED:	ADR		
FILENAME:	03_SITE.DWG		
DATE:	08/09/2021		

**IMPERVIOUS COVERAGE CALCULATIONS (PROP. BLOCK 7201 LOT 4)**

EXISTING ITEM	EXISTING COVERAGE (S.F.)	PERCENTAGE (%)	PROPOSED ITEM	PROPOSED COVERAGE (S.F.)	PERCENTAGE (%)
PRINCIPAL STRUCTURE	5,746	2.16	PRINCIPAL STRUCTURE	3,468	1.30
ACCESSORY STRUCTURES	1,120	0.42	ACCESSORY STRUCTURES	2,138	0.80
PAVED/GRAVEL AREAS	14,480	5.43	PAVED/CONC. AREAS	8,330	3.13
RETAINING WALLS	22	0.01	RETAINING WALLS	317	0.12
<b>TOTAL</b>	<b>21,368</b>	<b>8.02</b>	<b>TOTAL</b>	<b>14,253</b>	<b>5.35</b>

**PARKING SCHEDULE CALCULATIONS (PROP. BLOCK 7201 LOT 4)**  
 (PER RESIDENTIAL SITE IMPROVEMENTS STANDARDS REQUIREMENTS)

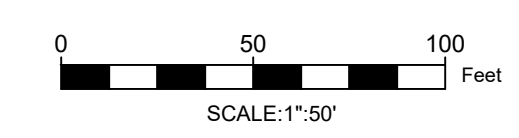
REQUIREMENT	UNITS	REQUIRED SPACES
2.5 PARKING SPACES (4 BEDROOM SINGLE FAMILY DWELLING)	1 FRAME DWELLING	2.5 SPACES
	TOTAL NUMBER OR PARKING SPACES REQUIRED	3 SPACES
	TOTAL NUMBER OF PARKING SPACES PROVIDED	4 SPACES

**IMPERVIOUS COVERAGE CALCULATIONS (PROP. BLOCK 7201 LOT 5)**

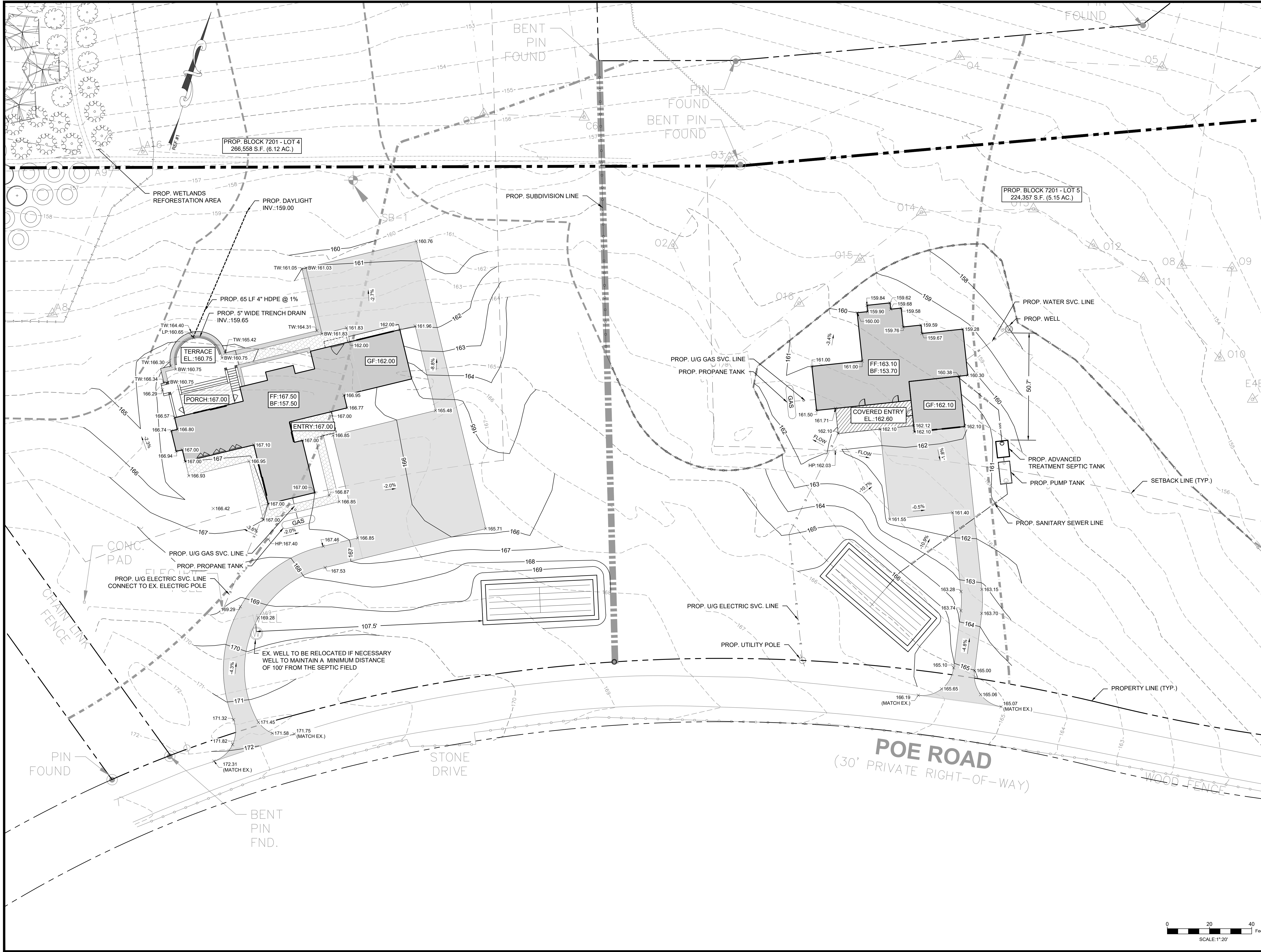
EXISTING ITEM	EXISTING COVERAGE (S.F.)	PERCENTAGE (%)	PROPOSED ITEM	PROPOSED COVERAGE (S.F.)	PERCENTAGE (%)
PRINCIPAL STRUCTURE	0	0.00	PRINCIPAL STRUCTURE	2,111	0.94
ACCESSORY STRUCTURES	0	0.00	ACCESSORY STRUCTURES	1,008	0.45
PAVED/GRAVEL AREAS	6,839	3.05	PAVED/GRAVEL AREAS	2,432	1.08
<b>TOTAL</b>	<b>6,839</b>	<b>3.05</b>	<b>TOTAL</b>	<b>5,551</b>	<b>2.47</b>

**PARKING SCHEDULE CALCULATIONS (PROP. BLOCK 7201 LOT 5)**  
 (PER RESIDENTIAL SITE IMPROVEMENTS STANDARDS REQUIREMENTS)

REQUIREMENT	UNITS	REQUIRED SPACES
2.5 PARKING SPACES (4 BEDROOM SINGLE FAMILY DWELLING)	1 FRAME DWELLING	2.5 SPACES
	TOTAL NUMBER OR PARKING SPACES REQUIRED	3 SPACES
	TOTAL NUMBER OF PARKING SPACES PROVIDED	4 SPACES







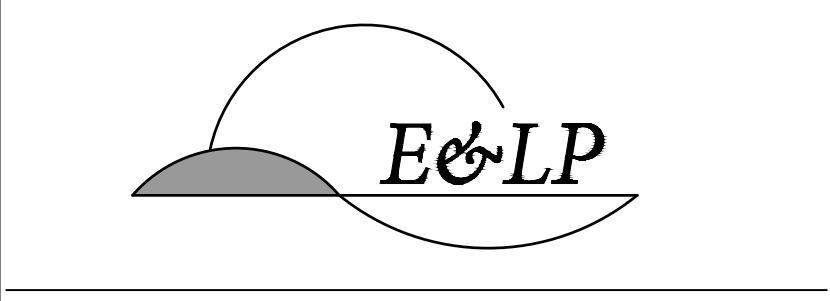
**LEGEND**

---	PROPERTY LINE
---	PROP. SUBDIVISION LINE
---	SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	WETLANDS LIMIT
---	50' WETLANDS TRANSITION AREA
---	300' RIPARIAN ZONE BOUNDARY
---	FLOOD HAZARD AREA LIMIT
△	WETLANDS FLAG
---	EXISTING GRADE
---	PROPOSED GRADE
X 85.00	FINISHED GRADE/SURFACE ELEVATION
FF:85.00	FINISHED FLOOR ELEVATION
GF:85.00	GARAGE FLOOR ELEVATION
BF:85.00	BASEMENT FLOOR ELEVATION
---	PROPOSED GAS LINE
---	PROPOSED ELECTRIC/TELECOM
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE

**REFERENCES:**

1. THIS PLAN REFERENCES A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR 243 CARTER ROAD, BLOCK 7201, LOTS 4, 5 & 6, LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY", BY ENGINEERING AND LAND PLANNING ASSOCIATES, INC., DATED 12/04/18.
2. ALL FLOOD HAZARD AREA AND FRESHWATER WETLAND BOUNDARIES SHOWN AS PER APPROVED PERMIT PLANS PREPARED BY ENGINEERING AND LAND PLANNING ASSOCIATES, INC., DATED 04/27/2021, AS NJDEP FILE NO. 1107-19-0001 APPROVED 05/05/2021.

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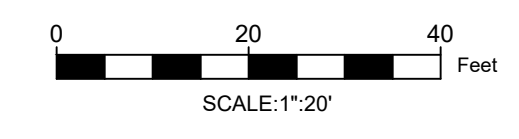
NO.	REVISION	BY	DATE
1	PER TOWNSHIP COMMENTS	JZ	10/01/21

10/01/2021 DATE *WJ* WAYNE J. INGRAM  
 PROFESSIONAL ENGINEER & LAND SURVEYOR  
 N.J. P.E. NO. 24GB04258200

PROJECT:  
 MINOR SUBDIVISION  
 243 CARTER ROAD  
 TAX MAP SHEET NO. 72.05  
 BLOCK 7201 LOTS 4, 5 & 6  
 LAWRENCE TOWNSHIP  
 MERCER COUNTY NEW JERSEY

TITLE:  
**GRADING AND UTILITY PLAN**

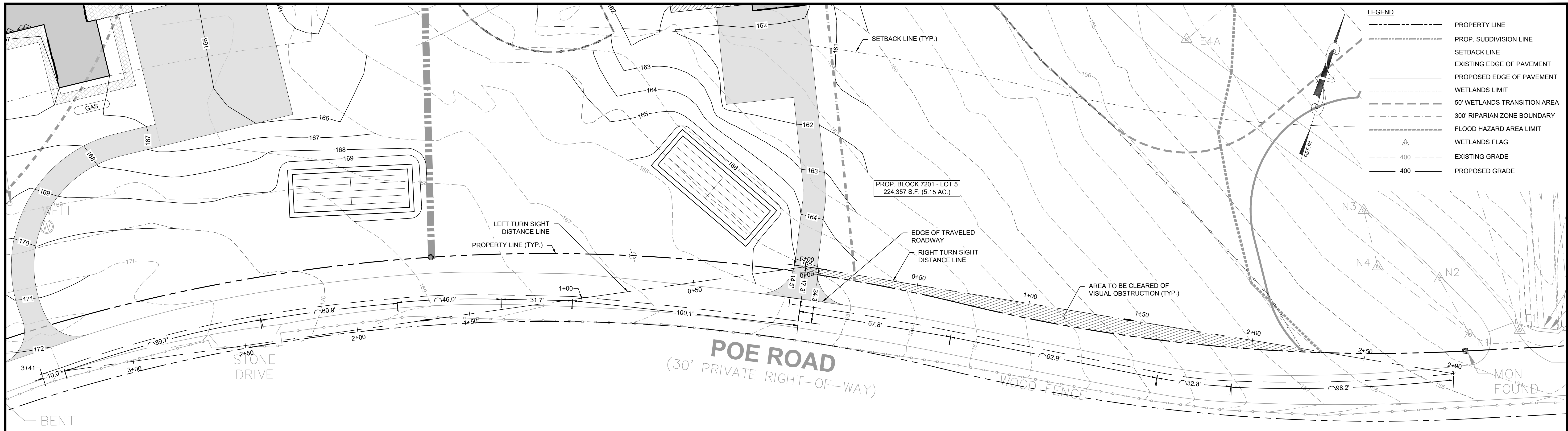
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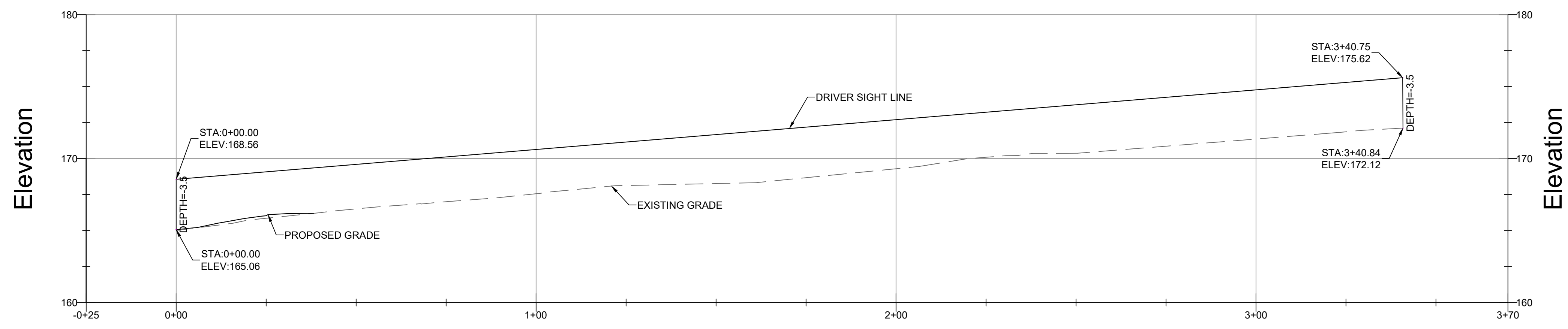


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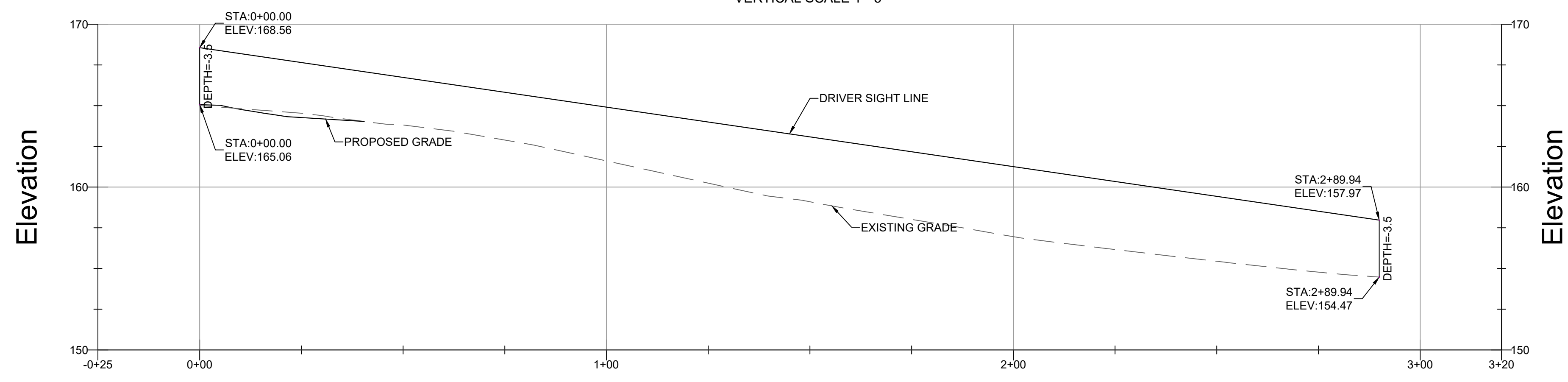
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---	PROP. SUBDIVISION LINE
---	SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	WETLANDS LIMIT
---	50' WETLANDS TRANSITION AREA
---	300' RIPARIAN ZONE BOUNDARY
---	FLOOD HAZARD AREA LIMIT
△	WETLANDS FLAG
---	EXISTING GRADE
---	PROPOSED GRADE

**SIGHT DISTANCE PLAN VIEW**  
SCALE 1"=20'

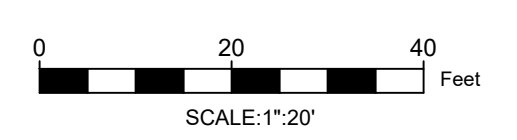
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**LEFT TURN SIGHT DISTANCE PROFILE**  
HORIZONTAL SCALE 1"=20'  
VERTICAL SCALE 1"=5'



**RIGHT TURN SIGHT DISTANCE PROFILE**  
HORIZONTAL SCALE 1"=20'  
VERTICAL SCALE 1"=5'



- REFERENCES:**
1. THIS PLAN REFERENCES A SURVEY ENTITLED 'BOUNDARY AND TOPOGRAPHIC SURVEY FOR 243 CARTER ROAD, BLOCK 7201, LOTS 4, 5 & 6, LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY', BY ENGINEERING AND LAND PLANNING ASSOCIATES, INC., DATED 04/27/2021, AS NJDEP FILE NO. 1107-19-0001 APPROVED 05/06/2021.
  2. ALL FLOOD HAZARD AREA AND FRESHWATER WETLAND BOUNDARIES SHOWN AS PER APPROVED PERMIT PLANS PREPARED BY ENGINEERING AND LAND PLANNING ASSOCIATES, INC., DATED 04/27/2021, AS NJDEP FILE NO. 1107-19-0001 APPROVED 05/06/2021.
- SIGHT DISTANCE NOTES:**
1. THE POSTED SPEED LIMIT ON THIS SECTION OF POE ROAD IS 25 MPH.
  2. THE REQUIRED SIGHT DISTANCE WAS CALCULATED IN ACCORDANCE WITH 'A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS 2011 (6TH EDITION)' FOR A 30 MPH. THE DISTANCE TO VERTEX (DECISION POINT) OF THE DEPARTURE SIGHT TRIANGLE IS 14.5 FEET FROM THE EDGE OF THE TRAVELED ROADWAY.
  3. PER AASHTO 2011, THE DRIVERS EYE IS 3.5 FEET ABOVE THE DRIVEWAY SURFACE.
  4. PER SECTION 534 OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF LAWRENCE, SIGHT TRIANGLE EASEMENTS SHALL BE PROVIDED AT ALL INTERSECTIONS MEASURED FROM THE EDGE OF RIGHT OF WAY.

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NO.	REVISION	BY	DATE
1	PER TOWNSHIP COMMENTS	JZ	10/01/21

10/01/2021 DATE *WJ* WAYNE J. INGRAM  
 PROFESSIONAL ENGINEER & LAND SURVEYOR  
 N.J. P.E. NO. 24GB04258200

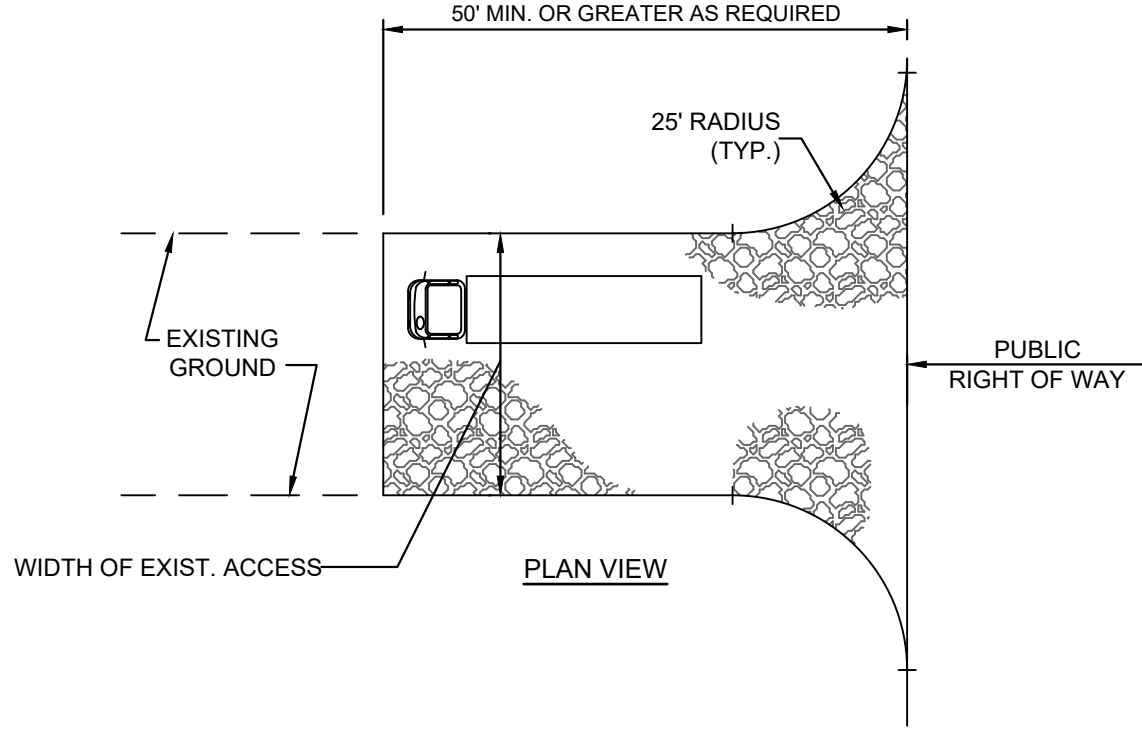
PROJECT: MINOR SUBDIVISION  
 243 CARTER ROAD  
 TAX MAP SHEET NO. 72.05  
 BLOCK 7201 LOTS 4, 5 & 6  
 LAWRENCE TOWNSHIP  
 MERCER COUNTY NEW JERSEY

TITLE: **SIGHT DISTANCE PLAN VIEW AND PROFILES**

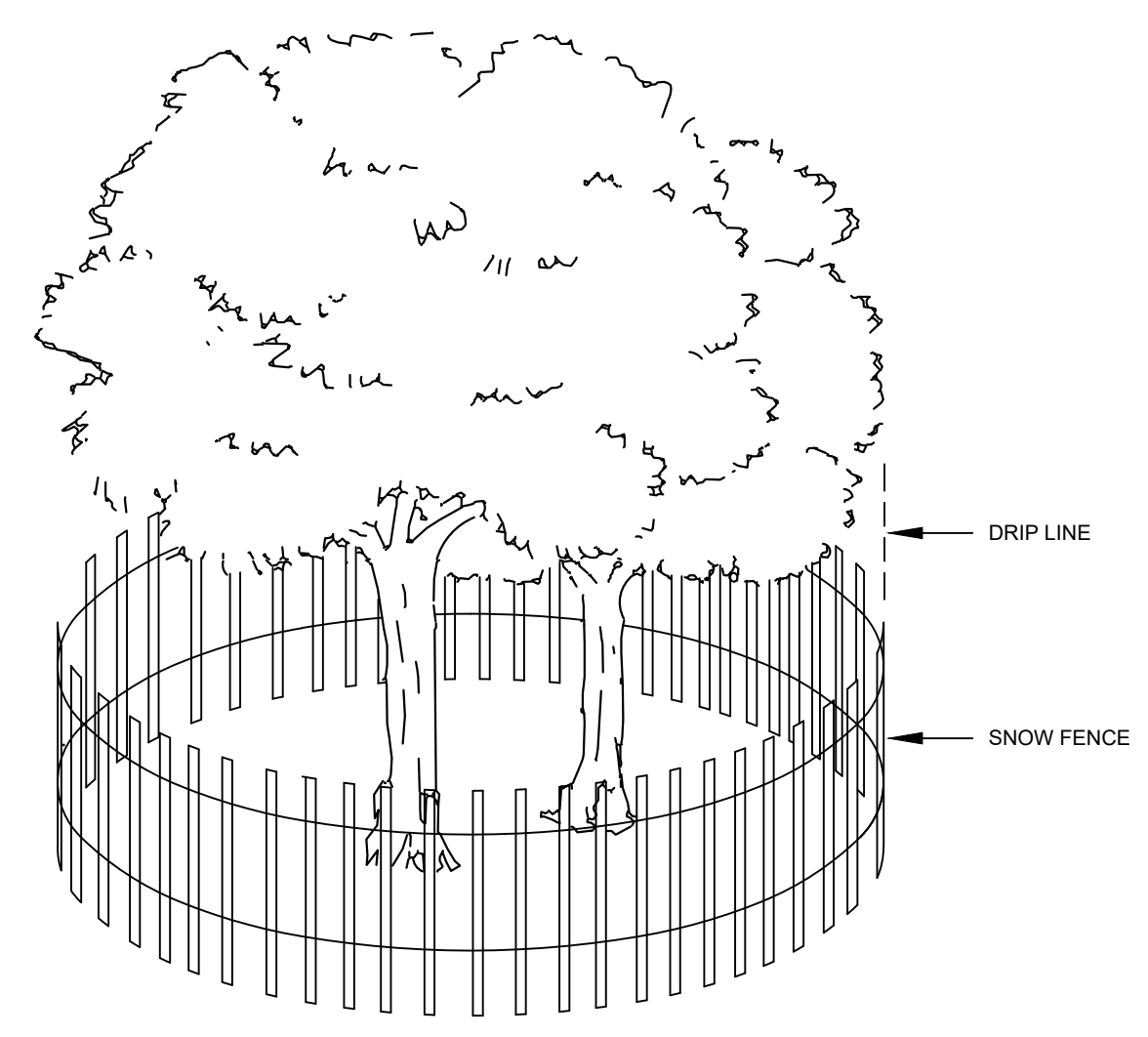
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SCALE:	1"=20'		
DESIGNED:	JZ		
CHECKED:	ADR		
FILENAME:	06_SIGHT.DWG		
DATE:	08/09/2021		

**DESIGN CRITERIA**  
 STONE SIZE - USE ASTM C-33, SIZE No. 2 (2 1/2 TO 1 1/2") OR 3 (2 TO 1"). USE CLEAN CRUSHED ANGULAR STONE. CRUSHED CONCRETE OF SIMILAR SIZE MAY BE SUBSTITUTED BUT WILL REQUIRE MORE FREQUENT UPGRADING AND MAINTENANCE. THICKNESS-NOT LESS THAN SIX (6) INCHES. WIDTH-NOT LESS THAN FULL WIDTH OF POINTS OF INGRESS OR EGRESS.

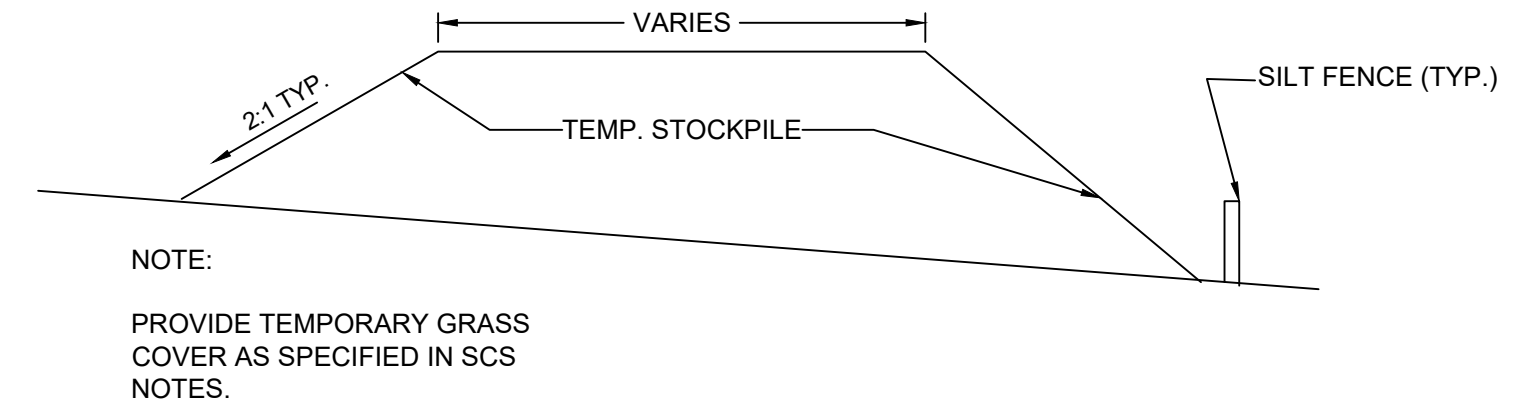
**MAINTENANCE**  
 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY.  
 WHERE ACCUMULATION OF DUST/SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.



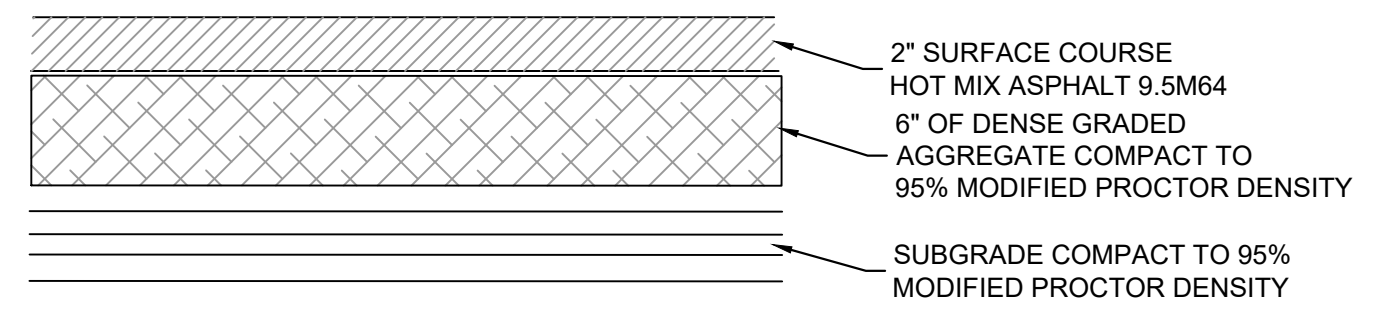
1 STABILIZED CONSTRUCTION ACCESS NTS



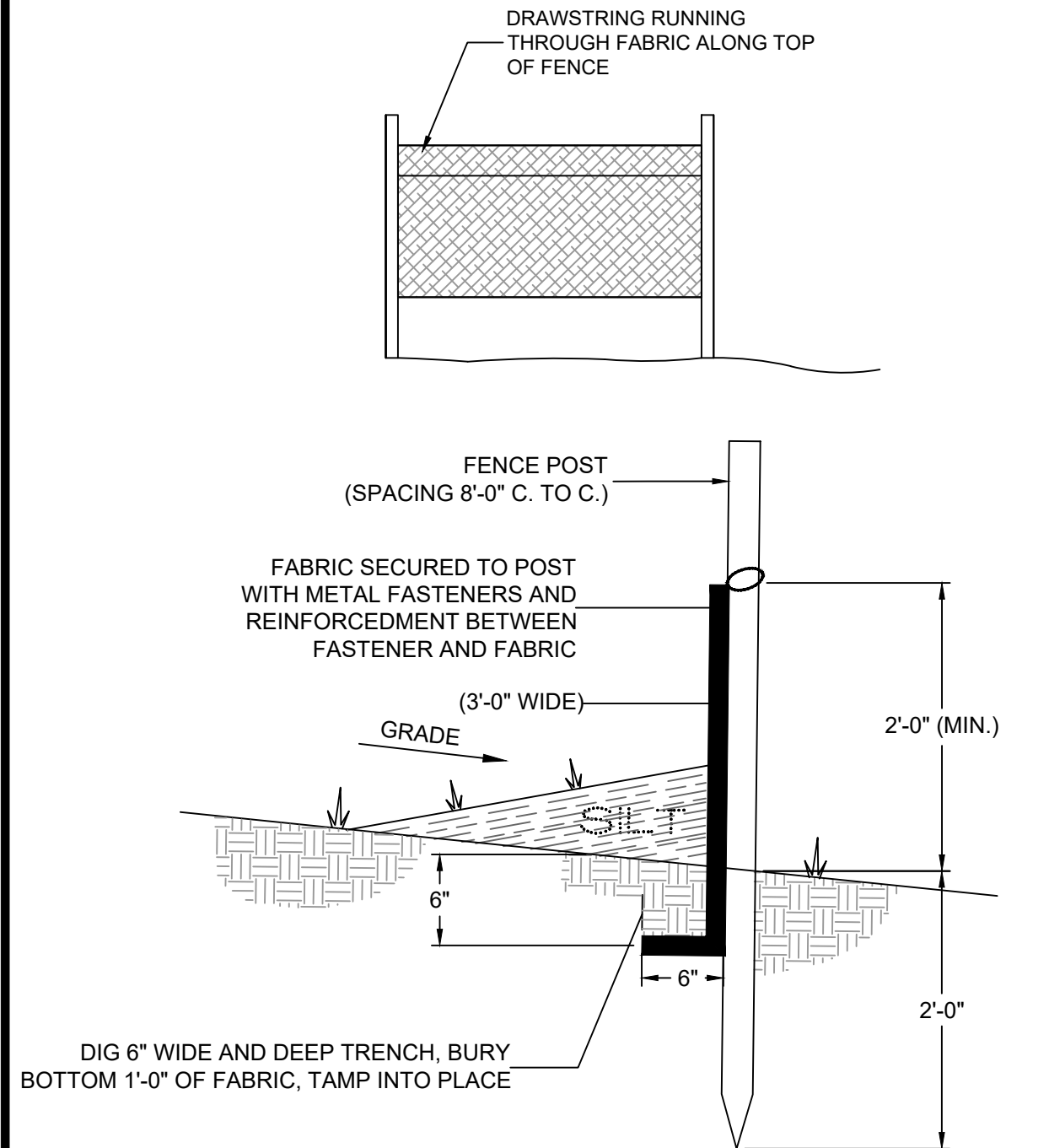
2 TREE PROTECTION DETAIL NTS



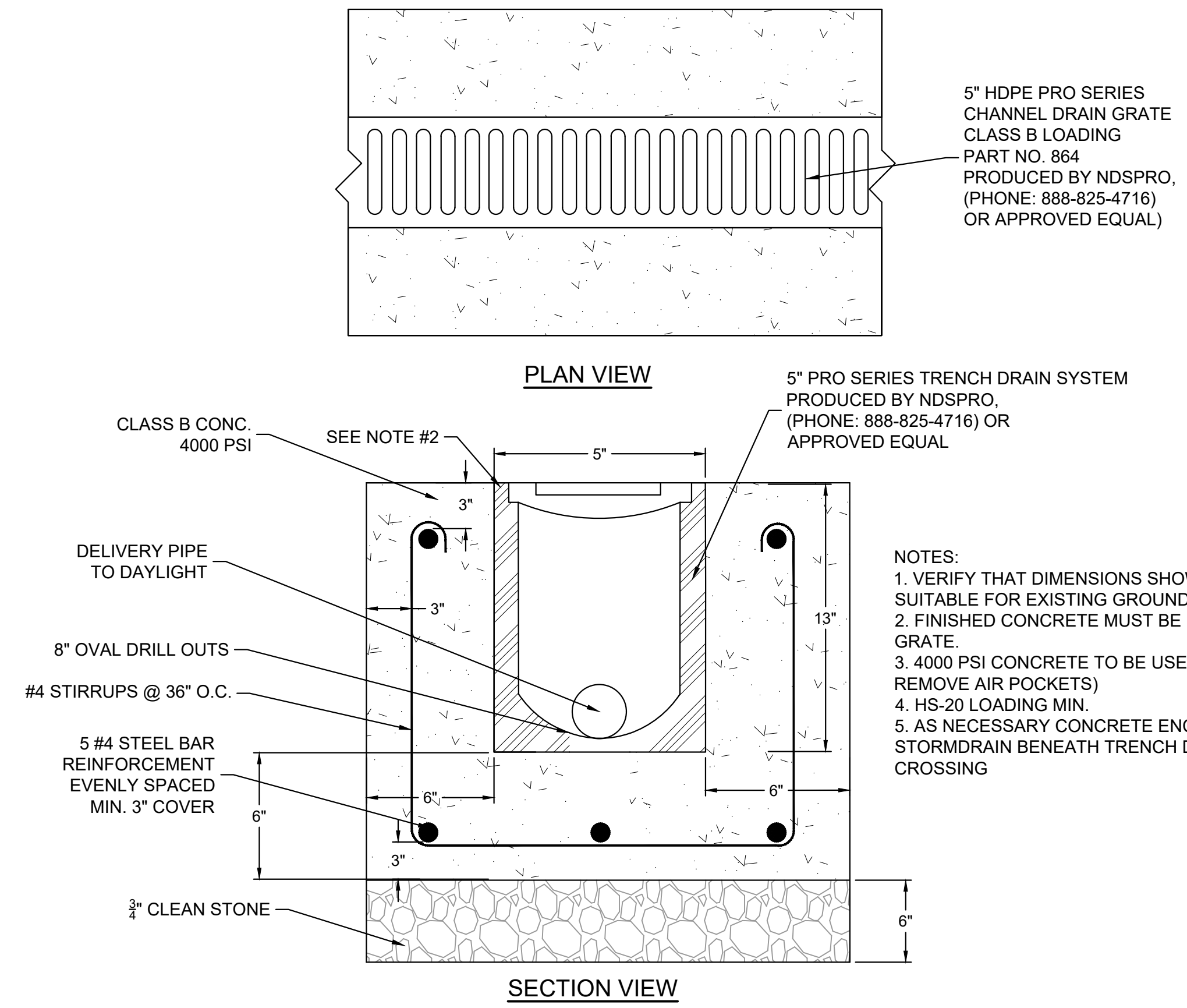
3 TEMPORARY STOCKPILE NTS



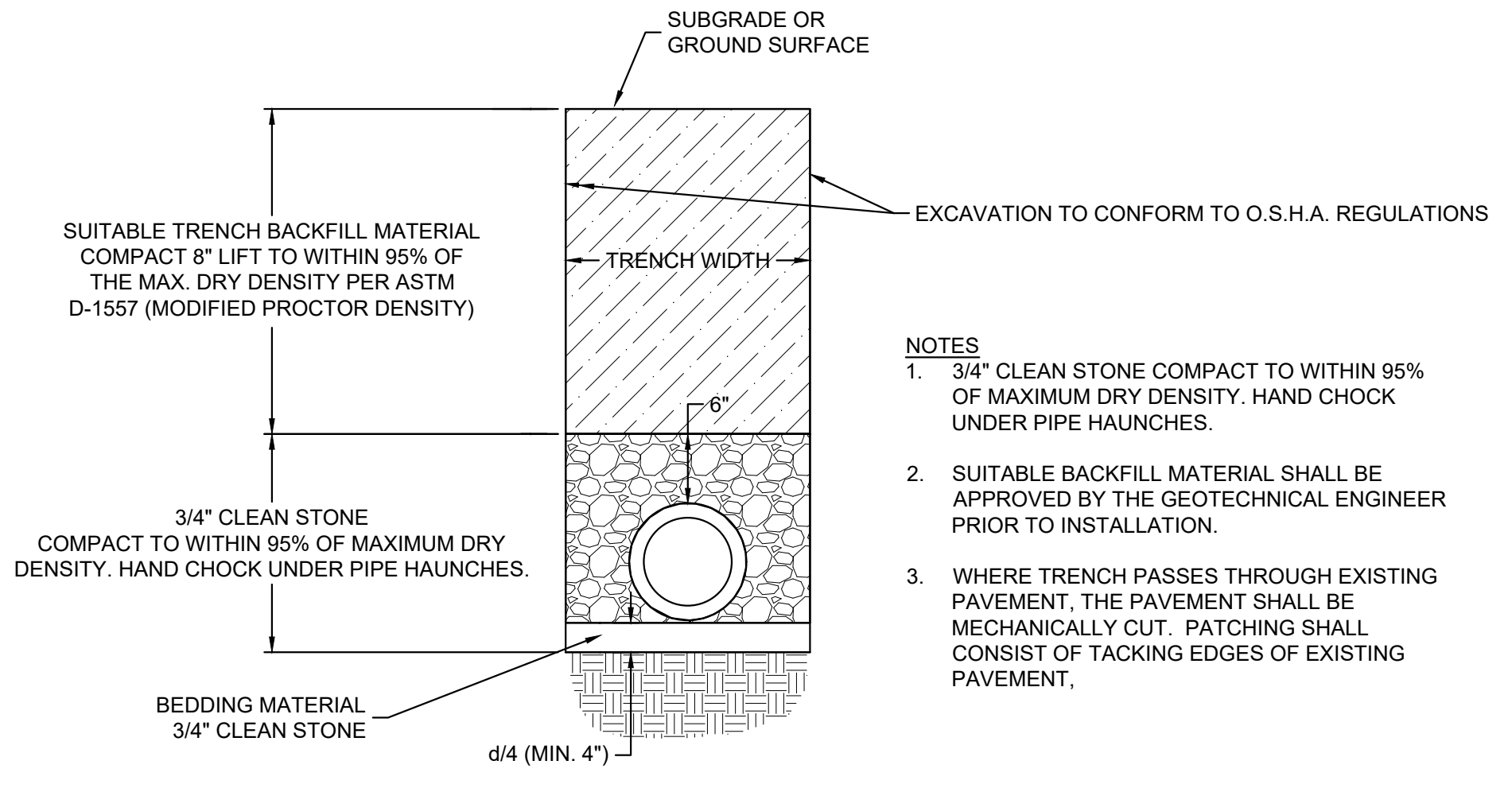
4 BITUMINOUS PAVING DETAIL NTS



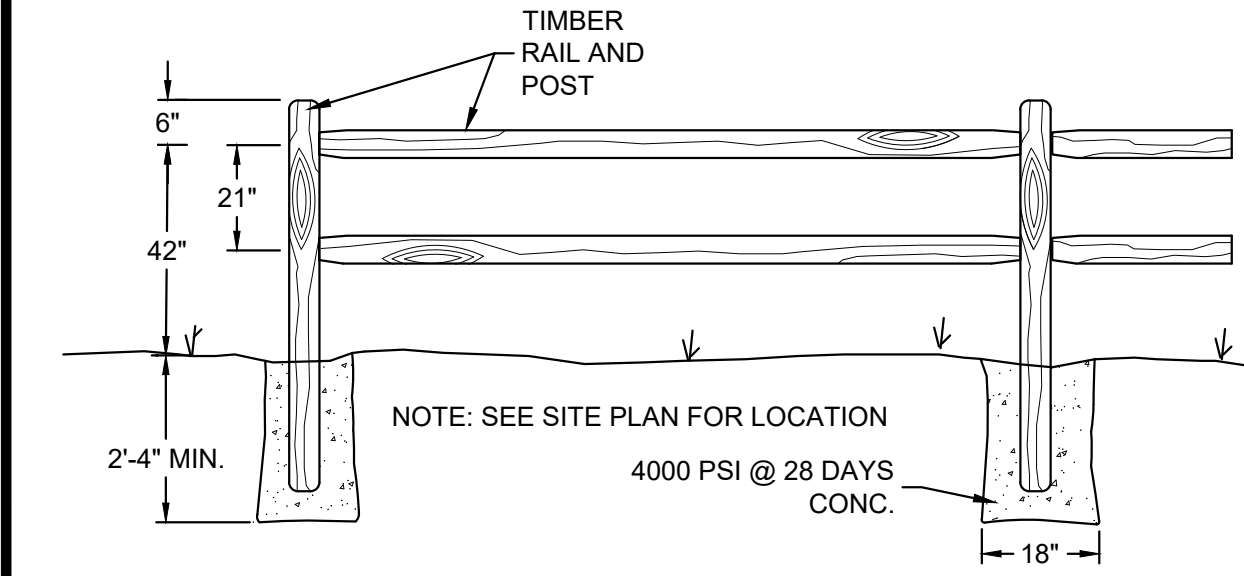
5 SILT FENCE DETAIL NTS



7 TRENCH DRAIN DETAIL NTS

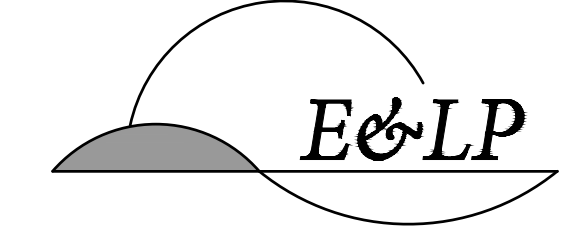


8 TYPICAL TRENCH DETAIL FOR HDPE STORM PIPE NTS



6 SPLIT RAIL FENCE DETAIL NTS

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10/01/2021 DATE *WJ* WAYNE J. INGRAM  
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 N.J. P.E. NO. 24GB04258200

PROJECT: MINOR SUBDIVISION  
 243 CARTER ROAD  
 TAX MAP SHEET NO. 72.05  
 BLOCK 7201 LOTS 4, 5 & 6  
 LAWRENCE TOWNSHIP  
 MERCER COUNTY NEW JERSEY

TITLE: CONSTRUCTION DETAILS

JOB NO.:	0118386	DRAWING NO.:	7
SCALE:	AS SHOWN		
DESIGNED:	JZ		
CHECKED:	ADR		
FILENAME:	07-DETAILS.DWG		
DATE:	08/09/2021		7