

BLOCK	LOT	OWNER/ADDRESS
3801	1	PROPERTY OWNER 1 ORIOLE CT PLAINSBO, NJ 08536
3801	4	PROPERTY OWNER 1593 ROUTE 88 BRICK, NJ 08724
3801	5	PROPERTY OWNER 100 FRANKLIN CR RD LAWRENCEVILLE, NJ 08648
3801	6	PROPERTY OWNER 45 EISENHOWER DR #500 PARAMUS, NJ 07652
3801	19	PROPERTY OWNER 45 EISENHOWER DR #500 PARAMUS, NJ 07652
3901	1.01	PROPERTY OWNER 1906 TOWN CTR BLVD #27C ANNAPOLIS, MD 21401
3903	17	PROPERTY OWNER 17 MAIN STREET, SUITE 40 ROBBINSVILLE, NJ 08691
3903	18	PROPERTY OWNER 17 MAIN STREET, SUITE 40 ROBBINSVILLE, NJ 08691
3903	19	PROPERTY OWNER 902 CARNEGIE CENTER #40 PRINCETON, NJ 08540

The map displays the Lewisville area with various roads and geographical features. A red triangle labeled 'SITE' is located near the intersection of Benjamin Franklin Rd and Mill Rd, adjacent to Shabakink Creek. The map also shows Lewisville, Princessville, and Bakersville. Major roads like I-95 and I-75 are visible. Other roads include HREY'S DR, LEWISVILLE RD, LENOX DR, PRINCESS RD, EAGLES CHASE DR, BURNING TREE LN, MERITT DR, PIN OAK DR, ROYAL OAK RD, and STONICKER DR. The map also shows the Shabakink Creek and the Raccoon River and Raccoon Canal.

[illegible]

<p>ENVIRONMENTAL SEWERAGE AUTHORITY 600 WHITEHORN ROAD LAURENCEVILLE IN 06848</p>	<p>PUBLIC SERVICE ELECTRIC & GAS COMPANY 50 PARK PLAZA, 4B NEWARK IN 07101</p>
<p>N. AMERICAN WATER 1025 LAUREL OAK ROAD VORHIES IN 08043</p>	<p>ONE ELIZABETHTOWN PLAZA THIRD FLOOR EAST UNION IN 07083-1975</p>
<p>TRENTON WATER WORKS P.O. BOX 528 TRENTON IN 08604</p>	<p>VERIZON 540 BROAD STREET NEWARK IN 07101</p>
<p>AQUA WATER SERVICE 1000 LAUREL ROAD TRENTON IN 08611</p>	<p>COMCAST CABLEVISION 1400 PROSPECT STREET TRENTON IN 08618</p>
<p>RCH CORPORATION 105 CARNEGIE CENTER PRINCETON NJ 08540</p>	<p>AT&T 1 AT&T WAY BEDMINSTER NJ 07921</p>
<p>MERCER COUNTY PLANNING BOARD 400 SOUTH BROAD STREET P.O. BOX 6060</p>	<p>JERSEY CENTRAL POWER LIGHT 300 MADISON AVENUE MORRISTOWN NJ 07962</p>
<p>TRENTON IN 08650-0060 NORTH PIPE LINE COMPANY ATTN: R-C-W DEPARTMENT 1800 MARKET STREET 26TH FLOOR PHILADELPHIA PA. 19103-1899</p>	<p>TRANSCONTINENTAL GAS PIPE LINE CORPORATION 2000 EAST OAK BOULEVARD TOLSON TX 77066</p>
<p>SUNOCO PIPE LINE, LP RIGHT-OF-WAY DEPARTMENT MONTFLORE COMPLEX 525 FRITZTOWN ROAD SUNOCO SPRING PARK 19068</p>	<p>N.J. DEPARTMENT OF TRANSPORTATION 1095 PARKWAY AVENUE, CN 600 TRENTON IN 08625</p>

No.	Description	Revision	Date
C0.01	COVER SHEET		05/14/24
C1.01	EXISTING CONDITIONS PLAN		ORIGINAL SUBMISSION
C2.01	SITE LAYOUT PLAN		05/14/24
C3.01	RIGHT TRAILSES		ORIGINAL SUBMISSION
C4.01	GRADING & DRAINAGE PLAN		ORIGINAL SUBMISSION
C5.01	SOIL EROSION & SEDIMENT CONTROL PLAN		ORIGINAL SUBMISSION
C6.01	UTILITY PROFILES		ORIGINAL SUBMISSION
C7.01	SOIL EROSION & SEDIMENT CONTROL PLAN		ORIGINAL SUBMISSION
C8.01	CONSTRUCTION DETAILS		ORIGINAL SUBMISSION
C9.01	CONSTRUCTION DETAILS		ORIGINAL SUBMISSION
C10.01	CONSTRUCTION DETAILS		ORIGINAL SUBMISSION
C11.01	CONSTRUCTION DETAILS		ORIGINAL SUBMISSION

PARKING TABLE		
REQUIRED PARKING		
USE	UNITS	SPACES REQUIRED
APARTMENT UNITS (PER RSIS) (1)		
1-BEDROOM UNIT (1.8 SPACES/UNIT)	93	167.4
2-BEDROOM UNIT (2.0 SPACES/UNIT)	104	208
3-BEDROOM UNIT (2.1 SPACES/UNIT)	7	14.7
SUB-TOTAL	204	390 (2)
RETAIL-1 SPACES/200 SF	17,000	85
TOTAL REQUIRED		475
PERMITTED PARKING REDUCTIONS		
RETAIL SHARED PARKING	50%	-43
CREDIT FOR EV (3)	10%	-47 (4)
NET PARKING REQUIREMENT		386
PROPOSED PARKING		
ON-SITE PARKING IN MIXED USE AREA (LOTS 2 & 3)		369
OFF-SITE PARKING IN OFFICE PARK AREA (LOTS 6) (5)		17
TOTAL PROPOSED		386 (6)

PROJECT NAME: 3131 PRINCETON PIKE LAWRENCE TOWNSHIP, NJ 08648		ZONE: 3131 PRINCETON PIKE REDEVELOPMENT PLAN		
PROPOSED USE:		MULTI-FAMILY RESIDENTIAL DWELLINGS & MIXED COMMERCIAL (BOTH PERMITTED)		
	REQUIRED	EXISTING	PROPOSED	COMPLIES
MAX. RESIDENTIAL DENSITY	205 UNITS	N/A	204 UNITS	Yes
MIN. BUILDING SETBACKS:				
FRONT (PRINCETON PIKE)	65 FT	164.6 FT	73.73 FT	Yes
FRONT (EXECUTIVE PARK PLAZA RD)	15 FT	51.4 FT	15.25 FT	Yes
SIDE	45 FT	158.8 FT	53.73 FT	Yes
REAR	45 FT	80.0 FT	150.39 FT	Yes
BUILDING HEIGHT	3 STORIES / <50 FT	2 STORIES / < 50 FT	3 STORIES / <50 FT	Yes
MAX. IMPERVIOUS COVERAGE	80%	58.0%	73.9%	Yes
MIN. PARKING SETBACKS:				
SIDE AND REAR PROPERTY LINES:				
REDEVELOPMENT AREA				
EXTERNAL BOUNDARY	5 FT	3.4 FT	6 FT	Yes
REDEVELOPMENT AREA				
INTERNAL BOUNDARY	2 FT	4.3 FT	3 FT	Yes
PRINCETON PIKE	35 FT	100.1 FT	59.0 FT	Yes
EXECUTIVE PARK PLAZA ROAD	5 FT	42.0 FT	19.88 FT	Yes
MIN. SIDEWALK WIDTH ALONG				
PRINCETON PIKE AND EXECUTIVE PARK PLAZA ROAD	5 FT	N/A	5 FT	Yes
MIN. AVG. PLAZA WIDTH:				
FACING PRINCETON PIKE	25 FT	N/A	<25 FT	Yes
FACING SITE INTERIOR	15 FT	N/A	<15 FT	Yes

GENERAL NOTES

- 1. INCLUSIVE OF GUEST PARKING**
2. PER R.S.I.S. TABLE 4.4, NOTE B: THE NUMBER OF SPACES/UNIT INCLUDES 0.5 SPACES/UNIT FOR GUEST PARKING.
3. PURSUANT ORDINANCE 2022-08-030, ONE THIRD OF THE TOTAL NUMBER OF MAKE-READY EYE SPARKING SPACES MUST BE MADE ACTIVE AT THE CONCLUSION OF CONSTRUCTION. OF THE REMAINING SPACES, HALF MUST BE MADE ACTIVE WITHIN 3 YEARS OF COMPLETION OF THE CONSTRUCTION PROJECT. LASTLY, ANY REMAINING MAKE-READY EYE SPACES MUST BE MADE ACTIVE WITHIN 6 YEARS OF COMPLETING CONSTRUCTION.
4. PURSUANT ORDINANCE 2022-08-030, A PARKING SPACE PREPARED WITH EYE OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT. THIS SHALL RESULT IN A REDUCTION OF NO MORE THAN 10% OF THE TOTAL REQUIRED PARKING.
5. PER REDEVELOPMENT PLAN SECTION D.3, "PARKING & CIRCULATION" SHARED AND OFF-STREET PARKING WITHIN THE REDEVELOPMENT AREA IS PROVIDED.
6. A MINIMUM OF 6 HANDICAP PARKING SPACES ARE REQUIRED AND PROVIDED. A MINIMUM OF 15% OF 386 PARKING MUST BE EYE, 59 SPACES PROVIDED
- GENERAL NOTES**
1. PROJECT SITE KNOWN AND DESIGNATED AS BLOCK 3801, LOTS 2 & 3, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY (SHEETS 38) CONTAINING 8.57 ACRES.
2. BOUNDARY, TOPOGRAPHIC INFORMATION AND EXISTING CONDITIONS SHOWN BASED UPON MAP ENTITLED "SURVEY WITH TOPOGRAPHY OF TAX MAP LOTS 2 & 3, BLOCK 3801, TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY" PREPARED BY ACME LAND SURVEYING, AND DATED 10/25/2023.
3. HORIZONTAL DATUM: NAVD 88 VERTICAL DATUM: NAVD 88
4. THE SITE IS LOCATED WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 34021C0137F, HAVING AN EFFECTIVE DATE OF JULY 20, 2016.

APPROVED BY THE HOPEWELL TOWNSHIP PLANNING BOARD AS A
REDEVELOPMENT PLAN

CHAIRMAN	DATE
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SECRETARY	DATE
-----------	------

ENGINEER _____ DATE _____

PRELIMINARY/FINAL MAJOR SITE PLAN
CANVAS
3131 PRINCETON PIKE
BLOCK 3801; LOTS 2 & 3
COVER SHEET

MidAtlantic
Engineering Partners

321 W. State Street
26 Washington St.
Washington, DC 20001
202-775-1865
202-775-1866

1971 Highway 34, Suite 201
Wilmington, DE 19804
302-722-5699
302-722-5699

3315 Rte. 1, Suite 300
Baltimore, MD 21204
410-540-0200
410-540-0200

26 Washington St.
Washington, DC 20001
202-775-1865
202-775-1866

Sheet Number
C0.01

[illegible]

DRAWN BY: DJS	CHECKED BY: IAB
HORIZONTAL SCALE: AS SHOWN	VERTICAL SCALE: N/A
PROJECT No.: RAM-2201	
DATE: 04/24/24	

Louis W. Zuegner IV, P.E.
PROFESSIONAL ENGINEER
N.J. License No. GE04226500
Certificate of Authorization No. 24C0268140090

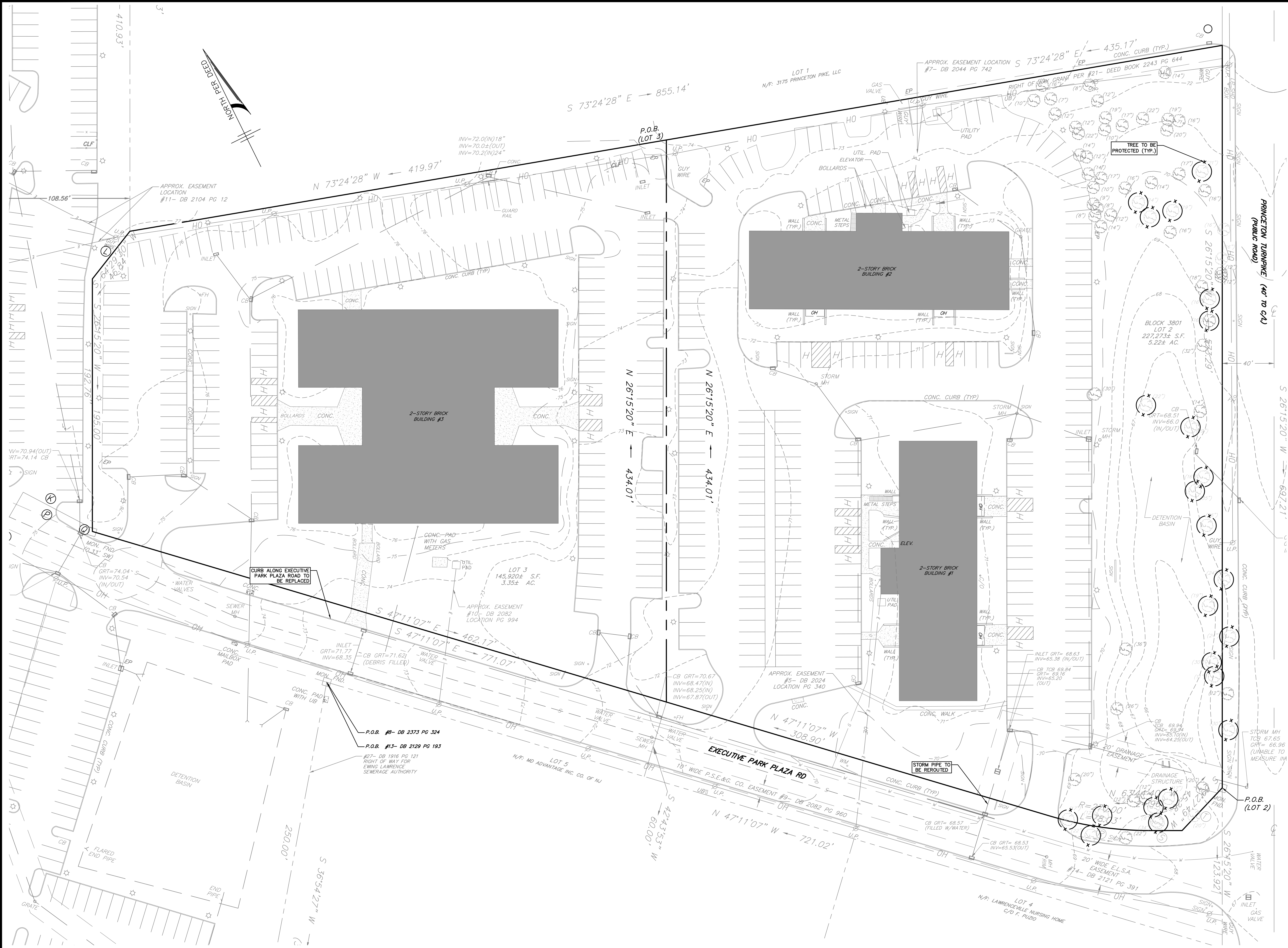
ELIMINARY/FINAL MAJOR SITE PLAN
CANVAS
3131 PRINCETON PIKE
BLOCK 3801; LOTS 2 & 3
COVER SHEET
SITUATED IN
TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY

MidAtlantic
Engineering Partners

Briggs, Mr. Suburban
10711 Highway 14, Suite 201
Walters, Mr. 10664
Walters, Mr. 10664
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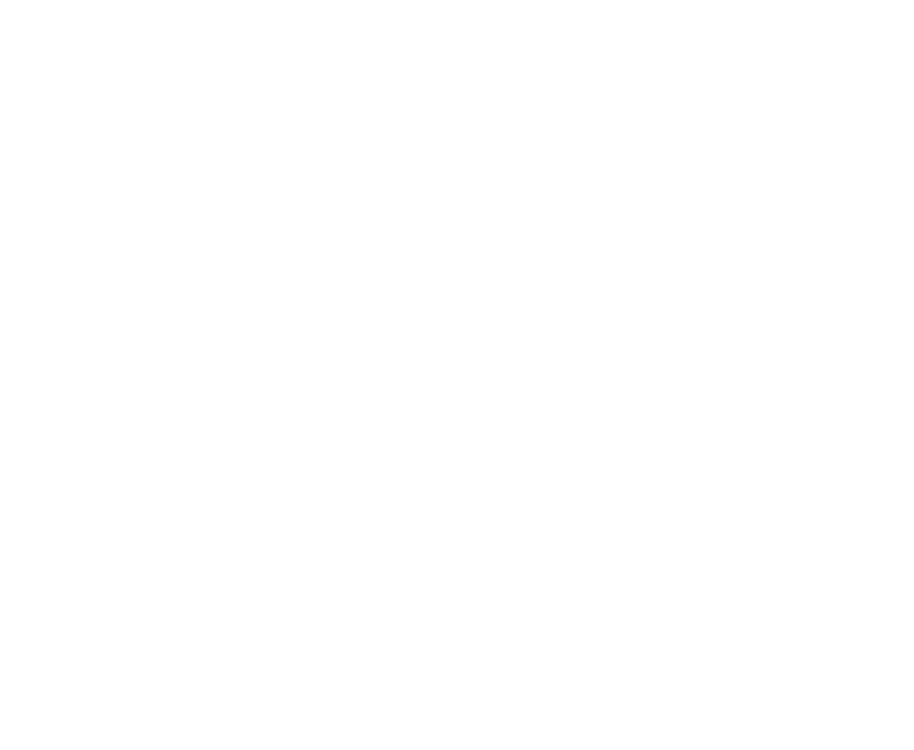
28 Washington St., 2nd Floor
Montreal, QC H3P 0K6
379-7156 (toll-free)

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- EXISTING CONDITIONS NOTES
- PROJECT SITE KNOW AND DESIGNATED AS BLOCK 3801, LOTS 2 & 3, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY (SHEETS 3D) CONTAINING 8.57 ACRES.
 - SITE COORDINATES: N 535866, E 413214
 - HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
 - PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3402010137, WITH AN EFFECTIVE DATE OF JULY 20, 2016, THE PROPERTY IS LOCATED IN FLOODPLAIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
 - ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
 - ALL DEBRIS GENERATED DURING CONSTRUCTION SUCH AS TREES, STUMPS, VEGETATION, DIRT PILES, CONSTRUCTION DEBRIS, ETC WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AS PART OF THIS PROJECT AND BE DISPOSED OF OFF-SITE UNLESS OTHERWISE STATED OR APPROVED.
 - THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
 - THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND SUBJECT TO EXACT LOCATION IN THE FIELD DURING CONSTRUCTION AS REQUIRED BY ENGINEER OR AS DEEMED NECESSARY TO ACCURATELY LOCATE (HORIZONTAL AND VERTICALLY) ALL IMPACTED UTILITIES WHICH ARE IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR TO DETERMINE THE LOCATION AND ELEVATION OF THE CONFLICTING UTILITIES AND SUBMIT THE DATA TO THE ENGINEER FOR REVIEW ELEVATION PRIOR TO CONSTRUCTION.
 - ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (1-800-272-1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DEMOLITION, CONSTRUCTION, ABANDONMENT, SOILS INVESTIGATION, AND/OR EXCAVATIONS.

PROJECT BOUNDARY
EXISTING BUILDING
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING SPOT ELEVATION
EXISTING SANITARY SEWER LINE
EXISTING SANITARY SEWER MANHOLE
EXISTING STORM SEWER LINE
EXISTING INLET/CATCH BASIN
EXISTING MANHOLE/STORM GRATE
EXISTING WATER LINE
EXISTING WATER VALVE
EXISTING SPRINKLER BOX
EXISTING GAS LINE
EXISTING GAS VALVE
EXISTING ELECTRIC LINE
EXISTING UTILITY POLE
EXISTING FENCELINE
EXISTING GUIDERAIL
EXISTING LIGHT POLE
EXISTING SIGNAGE
EXISTING HYDRANT



LEGEND	
PROJECT BOUNDARY	---
EXISTING BUILDING	▒
EXISTING MAJOR CONTOUR	---x 57.6
EXISTING MINOR CONTOUR	---x 11.5
EXISTING SPOT ELEVATION	•
EXISTING SANITARY SEWER LINE	---S---
EXISTING SANITARY SEWER MANHOLE	⊙
EXISTING STORM SEWER LINE	---ST---
EXISTING INLET/CATCH BASIN	⊕
EXISTING MANHOLE/STORM GRATE	⊙
EXISTING WATER LINE	---W---
EXISTING WATER VALVE	⊕
EXISTING SPRINKLER BOX	⊕
EXISTING GAS LINE	---G---
EXISTING GAS VALVE	⊕
EXISTING ELECTRIC LINE	---E---
EXISTING UTILITY POLE	⊕
EXISTING FENCELINE	---F---
EXISTING GUIDERAIL	---GR---
EXISTING LIGHT POLE	⊕
EXISTING SIGNAGE	⊕
EXISTING HYDRANT	⊕

PRELIMINARY/FINAL MAJOR SITE PLAN

CANVAS

3131 PRINCETON PIKE

BLOCK 3801; LOTS 2 & 3

EXISTING CONDITIONS PLAN

SITUATED IN

TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY

MidAtlantic

Engineering Partners

2028B Orange Rd, Suite 200
M. Lawrence, NJ 08541
609-910-4400

1971 Highway 64, Suite 201
Medley, PA 19063
732-722-8899

28 Washington St, 3rd Floor
Morristown, NJ 07960
973-711-8802

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Drawn By: DUB

Checked By: LAB

Horizontal Scale: 1" = 30'

Vertical Scale: N/A

Project No.: RAM-2201

Date: 04/24/24

Revisions

Drawn By: LAB

Checked By: LAB

Horizontal Scale: 1" = 30'

Vertical Scale: N/A

Project No.: RAM-2201

Date: 04/24/24

Revisions

Drawn By: LAB

Checked By: LAB

Horizontal Scale: 1" = 30'

Vertical Scale: N/A

Project No.: RAM-2201

Date: 04/24/24

Revisions

Louis J. Zaegler IV, P.E.

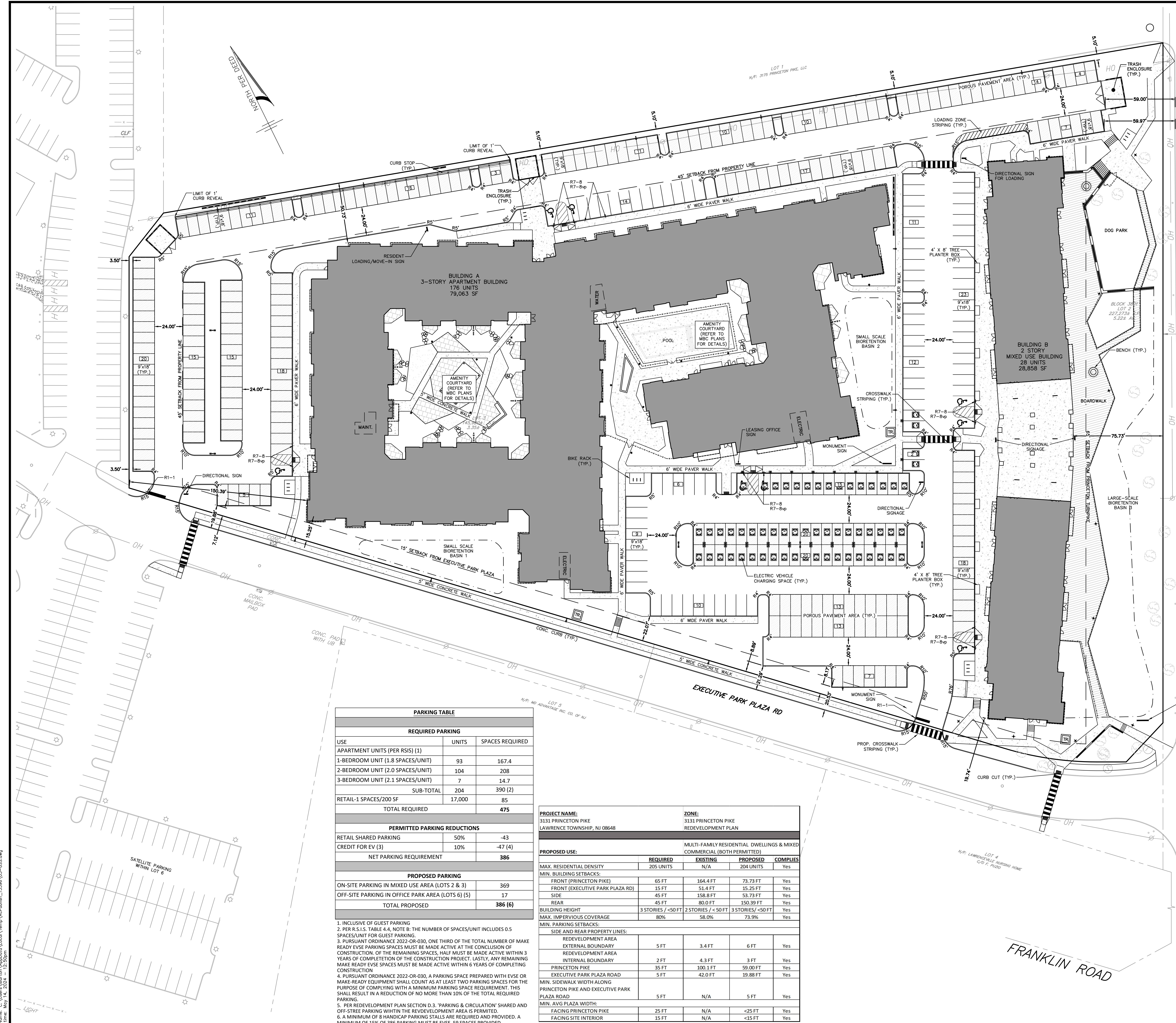
PROFESSIONAL ENGINEER

N.J. Lic. No. 13-000000000

Created: 04/23/2024

Sheet Number
C1.01

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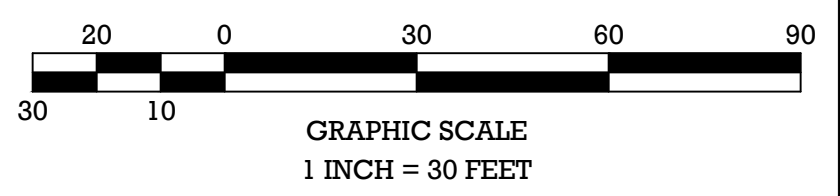
PARKING TABLE		
REQUIRED PARKING		
USE	UNITS	SPACES REQUIRED
APARTMENT UNITS (PER RSIS) (1)		
1-BEDROOM UNIT (1.8 SPACES/UNIT)	93	167.4
2-BEDROOM UNIT (2.0 SPACES/UNIT)	104	208
3-BEDROOM UNIT (2.1 SPACES/UNIT)	7	14.7
SUB-TOTAL	204	390 (2)
RETAIL-1 SPACES/200 SF	17,000	85
TOTAL REQUIRED		475
PERMITTED PARKING REDUCTIONS		
RETAIL SHARED PARKING	50%	-43
CREDIT FOR EV (3)	10%	-47 (4)
NET PARKING REQUIREMENT		386
PROPOSED PARKING		
ON-SITE PARKING IN MIXED USE AREA (LOTS 2 & 3)		369
OFF-SITE PARKING IN OFFICE PARK AREA (LOTS 6) (5)		17
TOTAL PROPOSED		386 (6)

- INCLUSIVE OF GUEST PARKING
- PER R.S.15, TABLE 4.4, NOTE 8: THE NUMBER OF SPACES/UNIT INCLUDES 0.5 SPACES/UNIT FOR GUEST PARKING.
- PURSUANT ORDINANCE 2022-OR-030, ONE THIRD OF THE TOTAL NUMBER OF MAKE READY EVSE PARKING SPACES MUST BE MADE ACTIVE AT THE CONCLUSION OF CONSTRUCTION. OF THE REMAINING SPACES, HALF MUST BE MADE ACTIVE WITHIN 3 YEARS OF COMPLETION OF THE CONSTRUCTION PROJECT. LASTLY, ANY REMAINING MAKE READY EVSE SPACES MUST BE MADE ACTIVE WITHIN 6 YEARS OF COMPLETING CONSTRUCTION
- PURSUANT ORDINANCE 2022-OR-030, A PARKING SPACE PREPARED WITH EVSE OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT. THIS SHALL RESULT IN A REDUCTION OF NO MORE THAN 10% OF THE TOTAL REQUIRED PARKING.
- PER REDEVELOPMENT PLAN SECTION D.3, "PARKING & CIRCULATION" SHARED AND OFF-STREET PARKING WITHIN THE REDEVELOPMENT AREA IS PERMITTED.
- A MINIMUM OF 8 HANDICAP PARKING STALLS ARE REQUIRED AND PROVIDED. A MINIMUM OF 15% OF 386 PARKING MUST BE EVSE, 59 SPACES PROVIDED

PROJECT NAME:		ZONE:		
3131 PRINCETON PIKE LAWRENCE TOWNSHIP, NJ 08648		3131 PRINCETON PIKE REDEVELOPMENT PLAN		
PROPOSED USE:		MULTI-FAMILY RESIDENTIAL DWELLINGS & MIXED COMMERCIAL (BOTH PERMITTED)		
	REQUIRED	EXISTING	PROPOSED	COMPLIES
MAX. RESIDENTIAL DENSITY	205 UNITS	N/A	204 UNITS	Yes
MIN. BUILDING SETBACKS:				
FRONT (PRINCETON PIKE)	65 FT	164.4 FT	73.73 FT	Yes
FRONT (EXECUTIVE PARK PLAZA RD)	15 FT	51.4 FT	15.25 FT	Yes
SIDE	45 FT	158.8 FT	53.73 FT	Yes
REAR	45 FT	80.0 FT	150.39 FT	Yes
BUILDING HEIGHT	3 STORIES / <50 FT	2 STORIES / <50 FT	3 STORIES / <50 FT	Yes
MAX. IMPERVIOUS COVERAGE	80%	58.0%	73.9%	Yes
MIN. PARKING SETBACKS:				
SIDE AND REAR PROPERTY LINES:				
REDEVELOPMENT AREA EXTERNAL BOUNDARY	5 FT	3.4 FT	6 FT	Yes
REDEVELOPMENT AREA INTERNAL BOUNDARY	2 FT	4.3 FT	3 FT	Yes
PRINCETON PIKE	35 FT	100.1 FT	59.00 FT	Yes
EXECUTIVE PARK PLAZA ROAD	5 FT	42.0 FT	19.88 FT	Yes
MIN. SIDEWALK WIDTH ALONG PRINCETON PIKE AND EXECUTIVE PARK PLAZA ROAD				
	5 FT	N/A	5 FT	Yes
MIN. AVG PLAZA WIDTH:				
FACING PRINCETON PIKE	25 FT	N/A	<25 FT	Yes
FACING SITE INTERIOR	15 FT	N/A	<15 FT	Yes

- LAYOUT NOTES:
- PROJECT SITE KNOW AND DESIGNATED AS BLOCK 3801, LOTS 2 & 3, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY (SHEETS 38) CONTAINING 8.57 ACRES.
 - BOUNDARY, TOPOGRAPHIC INFORMATION AND EXISTING CONDITIONS SHOWN BASED UPON MAP ENTITLED "SURVEY WITH TOPOGRAPHY OF TAX MAP LOTS 2 & 3, BLOCK 3801, TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY" PREPARED BY ACRE LAND SURVEYING, AND DATED 10/25/2023.
 - SITE COORDINATES: N 535866, E 413214
 - HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. PAVEMENT STRIPING AND/OR TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL STOP BARS INTERNAL TO THE SITE SHALL BE 12" WIDE AND ALL STOP BARS AT SITE ACCESS LOCATIONS SHALL BE 24" WIDE.
 - ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
 - ALL SIDEWALK RAMP MARKED HOR TO HAVE DETECTABLE WARNING SURFACE INSTALLED IN ACCORDANCE WITH ADA REGULATIONS. ALL DETECTABLE WARNING STRIPS SHALL BE "REPLACEABLE WET-SET" OR EQUIVALENT. SURFACE MOUNT OR "STICK ON" WARNING STRIPS ARE NOT PERMITTED UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURBING TO BE CONCRETE CURB, UNLESS OTHERWISE NOTED.
 - EXISTING CONCRETE CURBING AND/OR WALKS THAT WILL BE REMOVED SHALL BE REMOVED FROM AN EXISTING EXPANSION JOINT OR SAW CUT FOR REMOVAL AT AN EXISTING CONSTRUCTION JOINT.
 - WHERE CONCRETE CURBING WILL BE CONSTRUCTED WITHIN, OR ADJACENT TO, EXISTING BITUMINOUS PAVEMENT, IT SHALL BE SAW CUT AND REMOVED, CLEAR THROUGH TO THE SUBGRADE. A MINIMUM DISTANCE OF 18 INCHES FROM, AND PARALLEL TO, THE PROPOSED CURB FACE. THIS REQUIREMENT MAY BE MODIFIED IN THE FIELD IF THE MUNICIPAL / COUNTY ENGINEER DETERMINES THAT "FACE FORMING" OF NEW CURBS IS MORE DESIRABLE.
 - SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 7".
 - THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH NEW JERSEY ADMINISTRATIVE CODE, TITLE 5, CHAPTER 21, "RESIDENTIAL SITE IMPROVEMENT STANDARDS" TO THE MAXIMUM EXTENT FEASIBLE.
 - SEE ARCHITECT'S PLANS FOR BUILDING ELEVATIONS AND FLOOR PLANS.
 - A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE PERMIT OFFICE. THE PERMITTEE SHOULD CONTACT AT LEAST TWO WEEKS IN ADVANCE TO SCHEDULE A DATE.
 - ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
 - THE CONTRACTOR'S WORK SHALL BE IN CONFORMANCE WITH NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - ALL SIGNAGE TO BE POSTED AND STRIPING TO BE INSTALLED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION-FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD), LATEST EDITION.
 - THE CONTRACTOR SHALL:
 - PERFORM ALL WORK FOR THE PROJECT IN A FINISHED AND WORKMANLIKE MANNER TO THE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
 - BE RESPONSIBLE TO MAINTAIN THE SITE IN A CLEAN AND ORGANIZED MANNER.
 - DISPOSE OF ANY AND ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE, OR FEDERAL REQUIREMENTS.
 - REPAIR ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF CONSTRUCTION ACTIVITIES.
 - COORDINATE THE CONSTRUCTION SCHEDULE WITH THE OWNER PRIOR TO START OF WORK.
 - OBTAIN ANY REQUIRED ROAD OPENING PERMITS AND PERFORM WORK IN ACCORDANCE WITH AHJ REQUIREMENTS.
 - BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL, INCLUDING BARRICADES, LIGHTING, SIGNAGE, ETC. AS MAY BE NECESSARY FOR COMPLETION OF THE PROJECT.
 - BE RESPONSIBLE FOR SITE SAFETY & SECURITY AND THE MEANS & METHODS OF CONSTRUCTION FOR PROJECT DURATION.
 - CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION BY REQUESTING A UTILITY MARK OUT AND COMPLETING TEST PITS AS NECESSARY.
 - NOTIFY THE OWNER AND ENGINEER OF ANY REQUIRED FIELD CHANGE IMMEDIATELY.
 - MAINTAIN DIMENSIONED REDLINE PLANS OF ALL INSTALLED INFRASTRUCTURE AND IMPROVEMENTS THAT SHALL BE PROVIDED TO THE OWNER / ENGINEER NOTING THE LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE SUCH AS ELECTRIC CONDUIT, WATER LINES, ROOF LEADER COLLECTION PIPING ETC.
 - ONLY IMPORT CERTIFIED CLEAN FILL (IF REQUIRED) IN ACCORDANCE WITH NJDEP TECHNICAL REQUIREMENTS N.J.A.C. 7-28.6. ALL IMPORTED MATERIAL REQUIRES APPROVAL BY OWNER AND THEIR ENVIRONMENTAL CONSULTANT PRIOR TO PLACEMENT ONSITE.
 - ALL EASEMENTS FOR PUBLIC PURPOSES SHALL BE DEDICATED TO THE TOWNSHIP, UNLESS OTHERWISE NOTED.
 - PROPOSED GUIDERAIL SHALL BE IN ACCORDANCE WITH CURRENT NJDOT STANDARDS.
 - ASSIGNED PARKING SPACES AT A RATIO OF ONE SPACE PER AFFORDABLE UNIT TO BE DESIGNATED WITH PAINTED MARKING.
 - ALL TRAFFIC CONTROL DEVICES SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST REVISED EDITION, AND THE LATEST NEW JERSEY DEPARTMENT OF TRANSPORTATION DETAILS AND STANDARD SPECIFICATIONS.
 - ANY CONFLICTING EXISTING PAVEMENT MARKINGS SHALL BE REMOVED BY GRINDING METHOD.
 - ALL SIDEWALK AND CURB WITHIN THE PUBLIC RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE THAT IS DETERIORATED OR PRESENTS A TRIPPING HAZARD SHALL BE REPLACED UNDER THE DIRECTION OF THE COUNTY ENGINEER OR HIS/HER REPRESENTATIVE(S).

SITE LAYOUT LEGEND	
EXISTING	PROPOSED
BOUNDARY	BOUNDARY
CURB	CURB
BUILDING	BUILDING
SIGN	SIGN
SETBACK	SETBACK
FENCE LINE	FENCE LINE
100-YR WATER SURFACE ELEV.	100-YR WATER SURFACE ELEV.
BASIN BOTTOM	BASIN BOTTOM
RETAINING WALL	RETAINING WALL



PRELIMINARY/FINAL MAJOR SITE PLAN
CANVAS

3131 PRINCETON PIKE
BLOCK 3801; LOTS 2 & 3
SITE LAYOUT PLAN

SITUATED IN
TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY

CHECKED BY: LAB

DRAWN BY: DUS

HORIZONTAL SCALE: 1" = 30'

PROJECT No.: RAM-2201

DATE: 04/24/24

REVISIONS

END

DRAWN BY: LAB

DATE: 04/24/24

REVISIONS

END

DRAWN BY: LAB

MidAtlantic
Engineering Partners

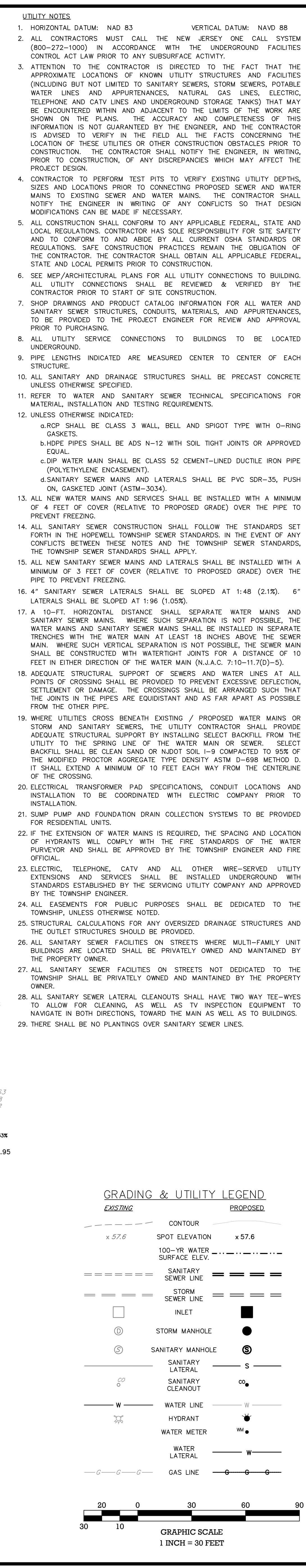
29 Washington St., 3rd Floor
Princeton, NJ 08540
908.949.1000
Fax: 908.949.1001
www.midatlanticeng.com

Sheet Number
C3.01

[illegible]

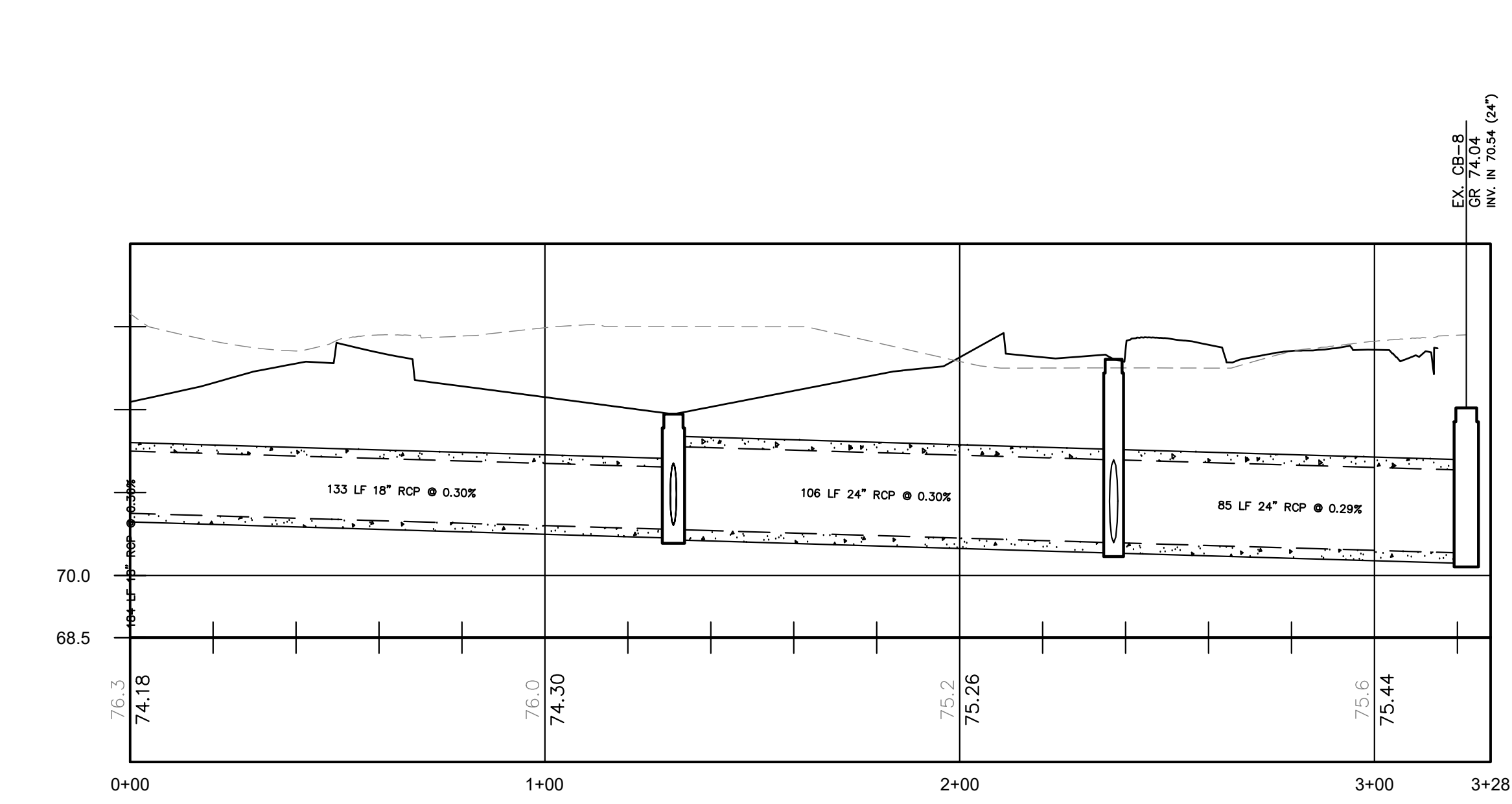
PRELIMINARY/FINAL MAJOR SITE PLAN
CANVAS
3131 PRINCETON PIKE
BLOCK 3801; LOTS 2 & 3
GRADING & DRAINAGE PLAN
SITUATED IN
TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY

Sheet Number
C4.01

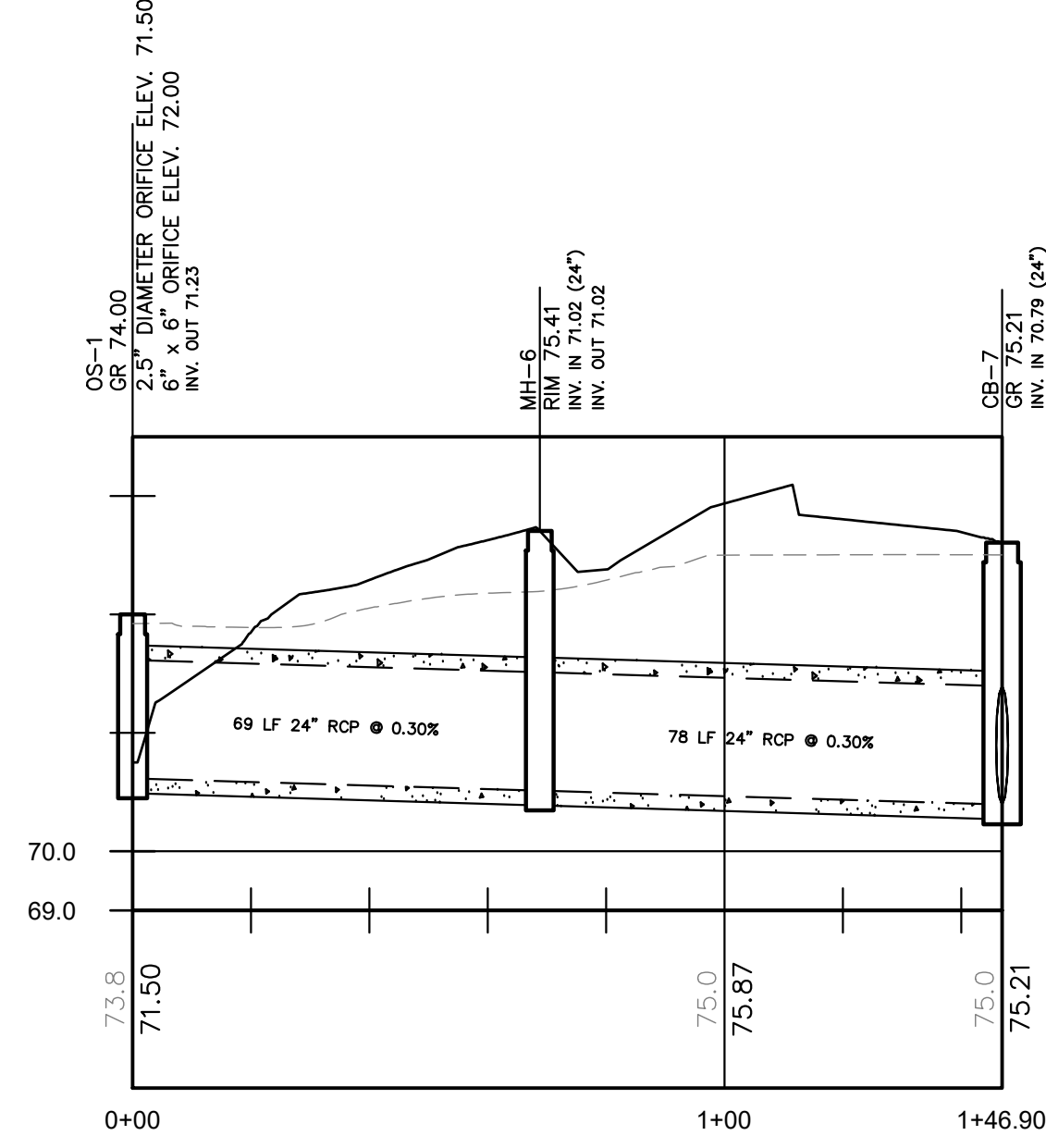


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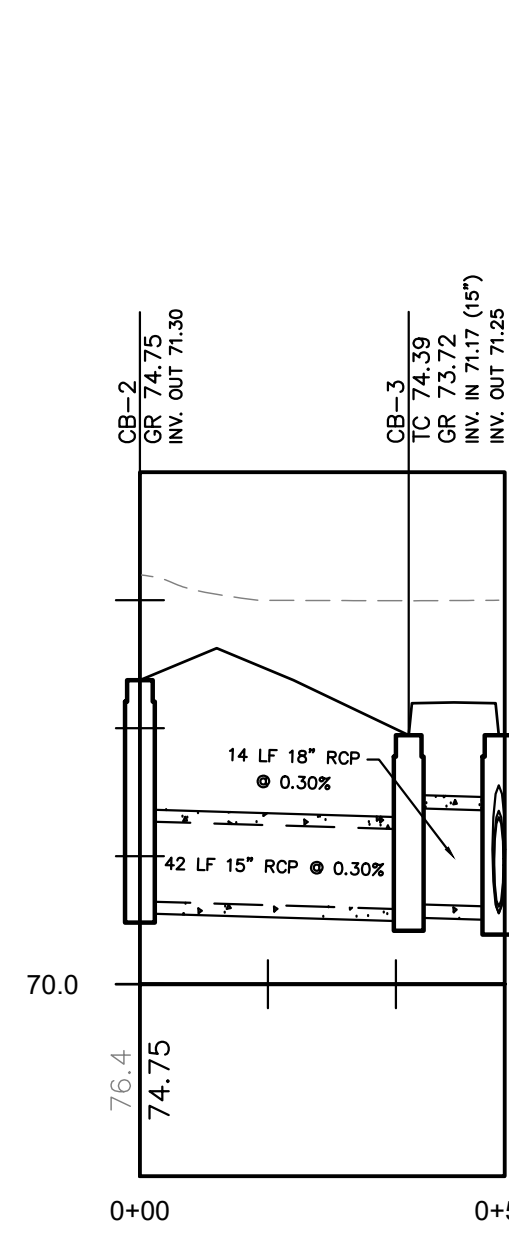
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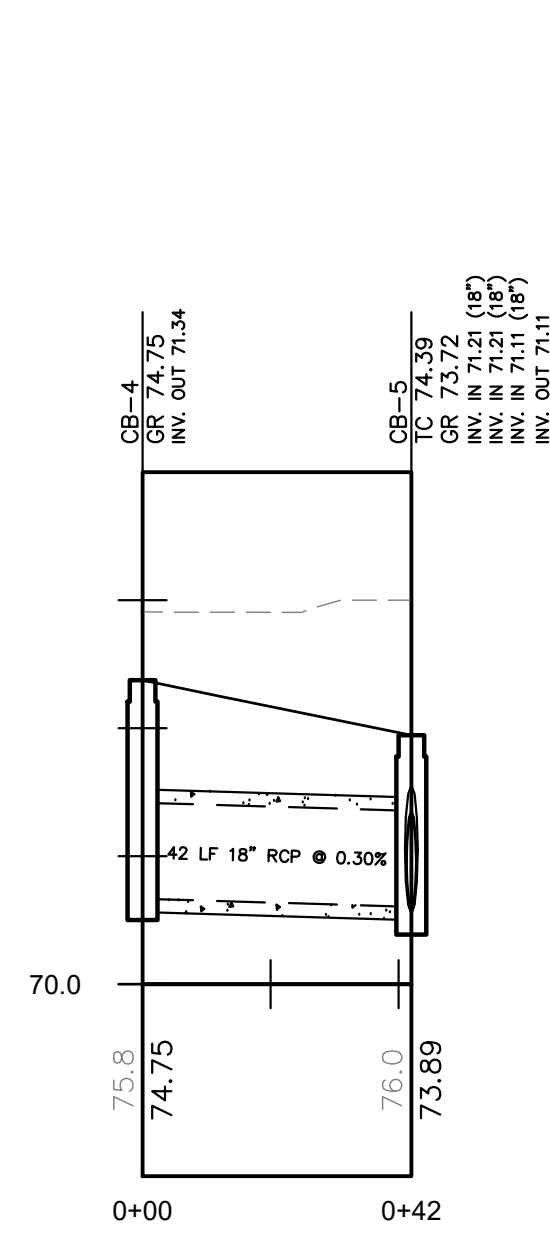
CB-1 to CB-EXISTING



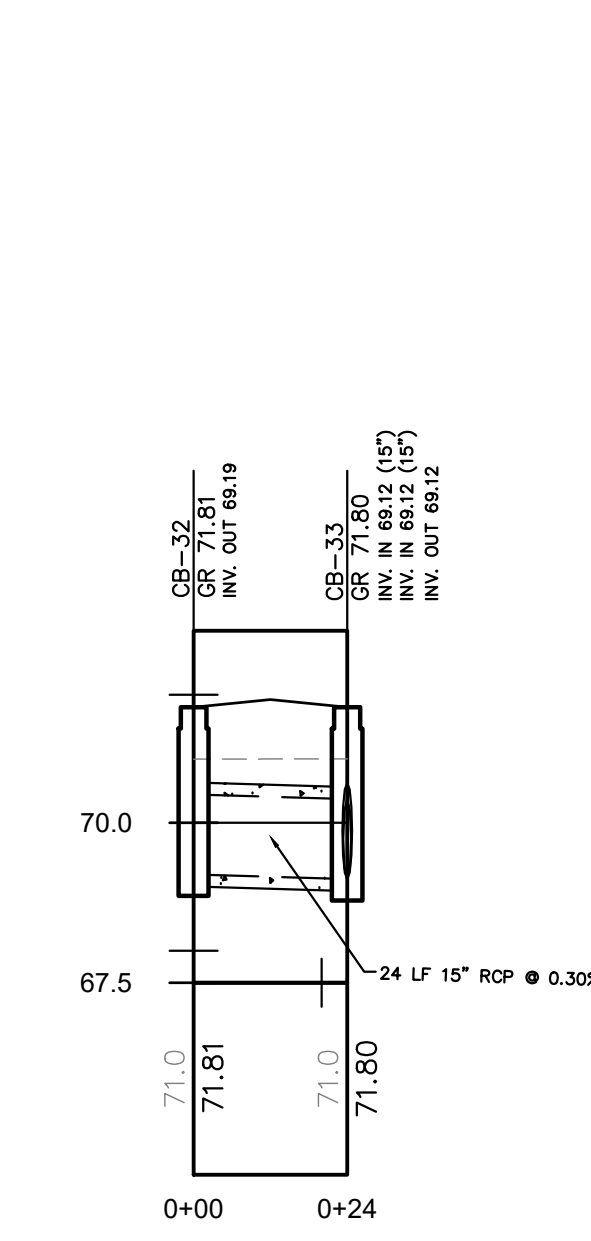
OS-1 to CB-7



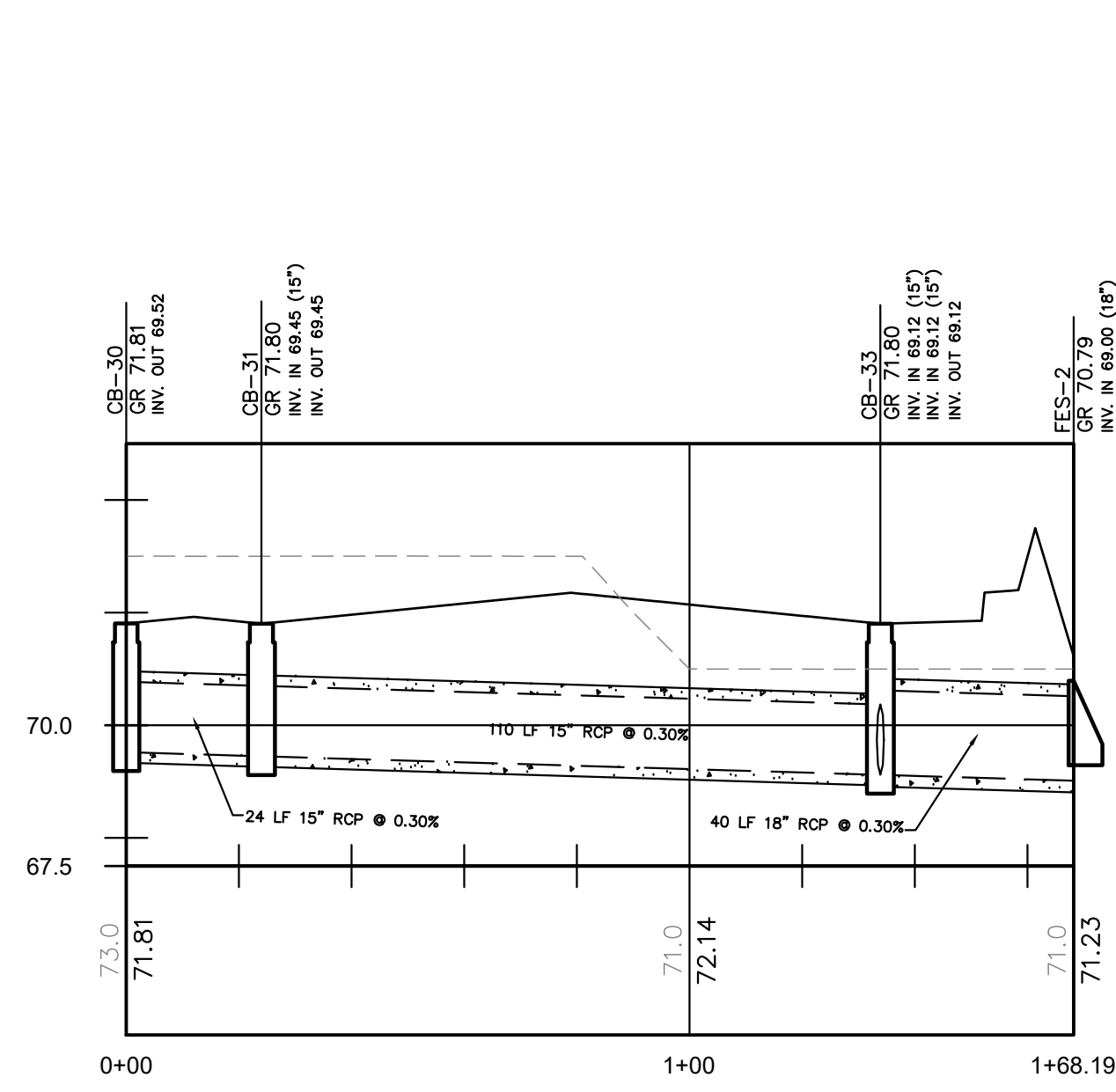
CB-2 to CB-5



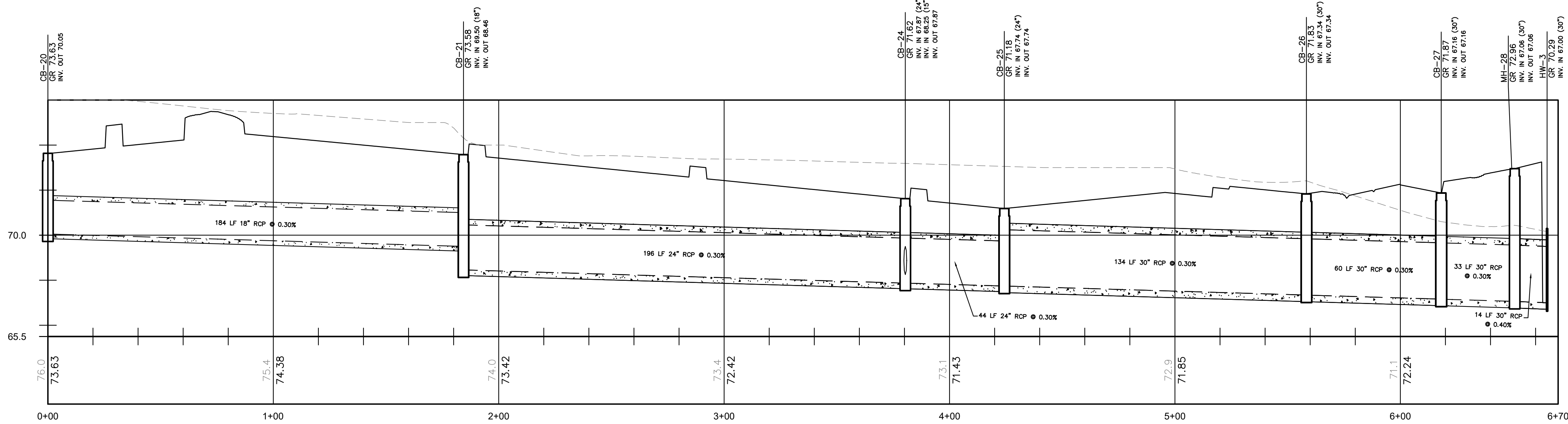
CB-4 to CB-5



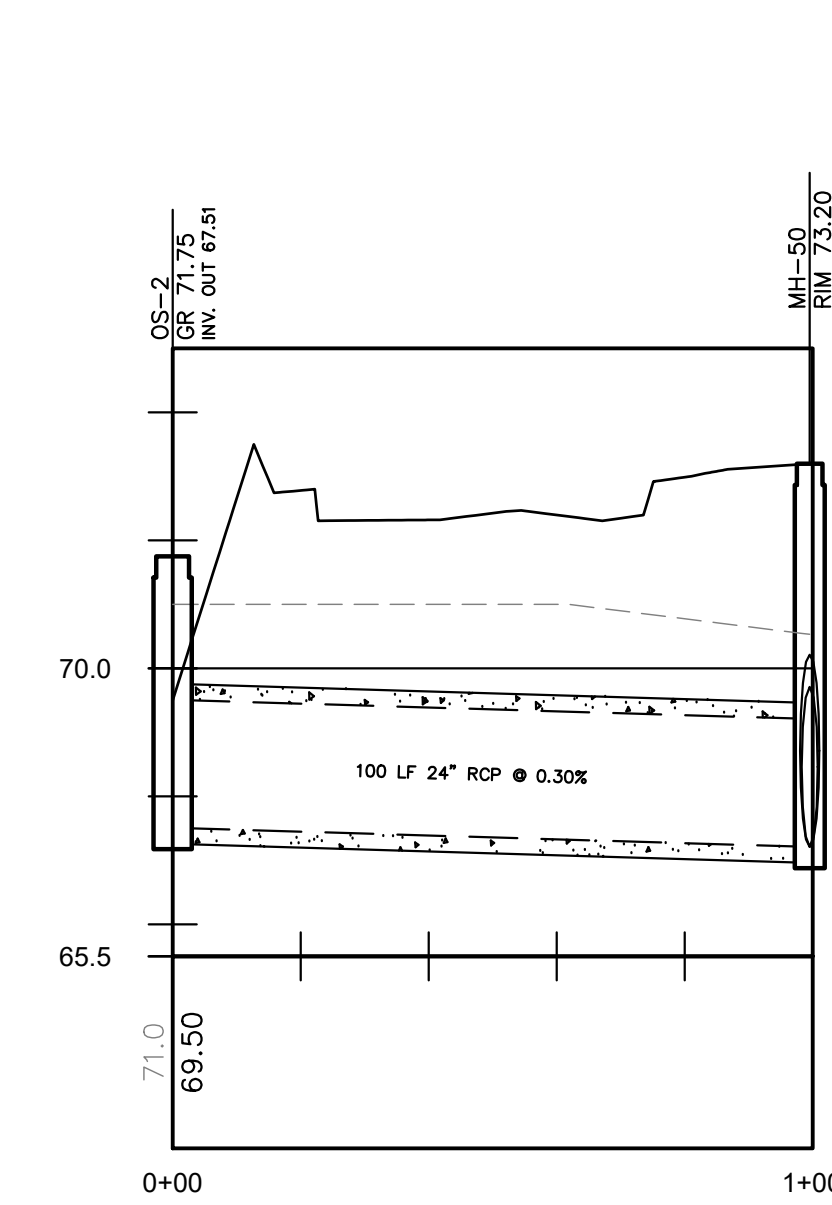
CB-32 TO CB-33



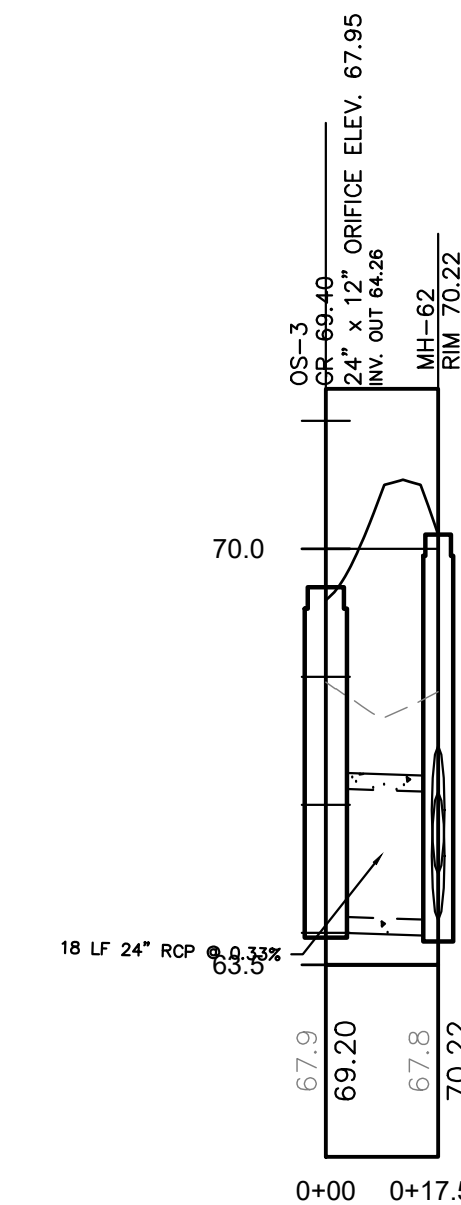
CB-30 TO FES-2



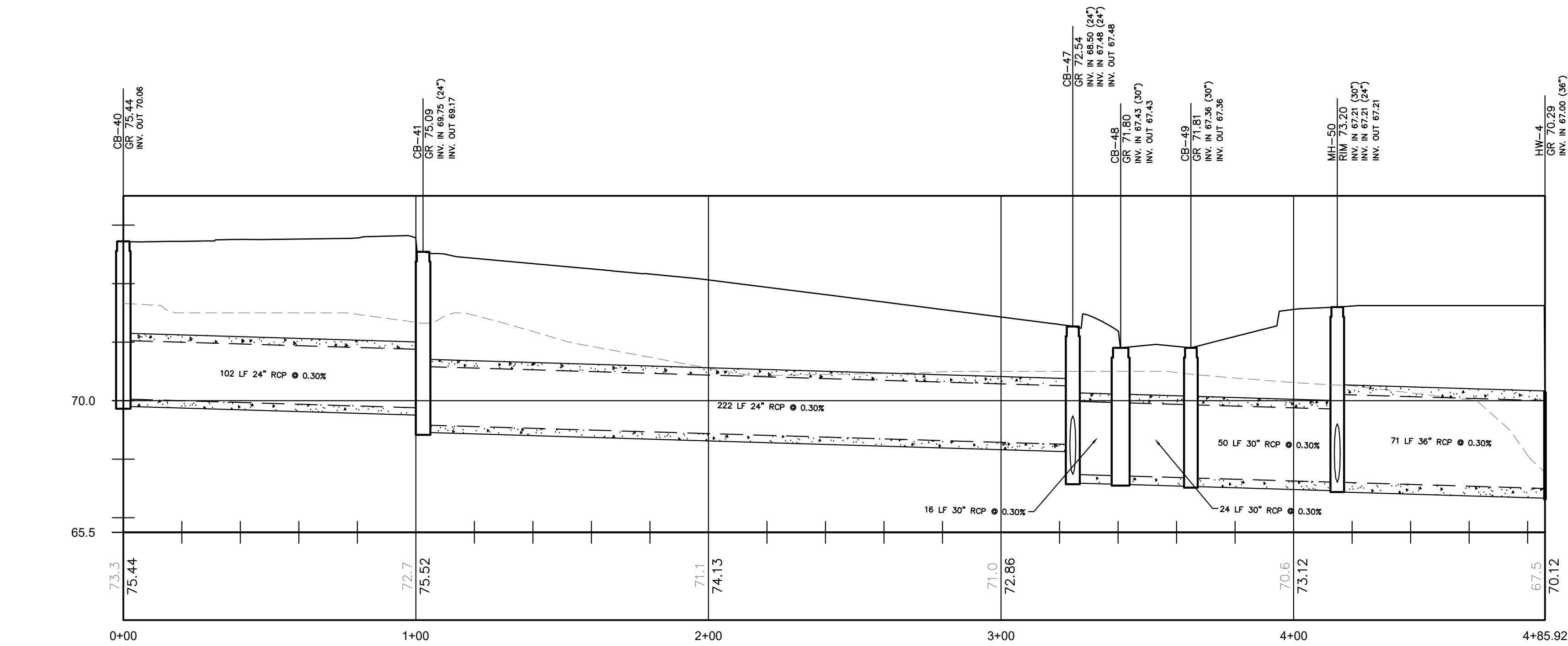
CB-20 TO HW-3



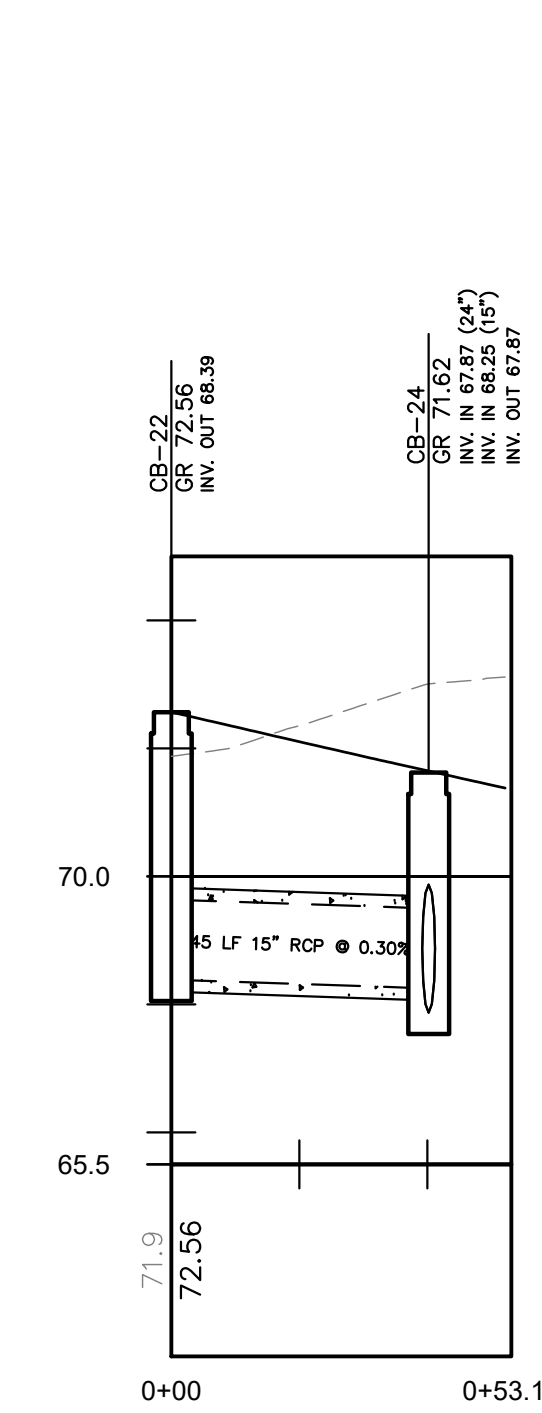
OS-2 to MH-50



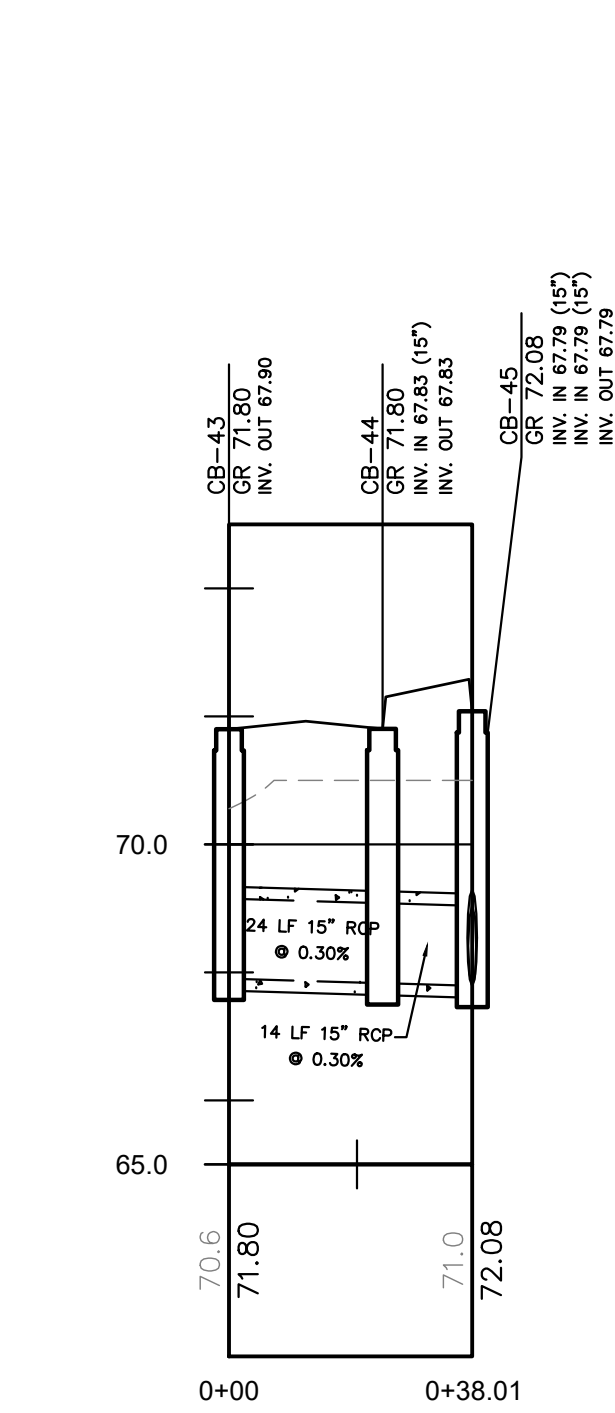
OS-3 TO MH-62



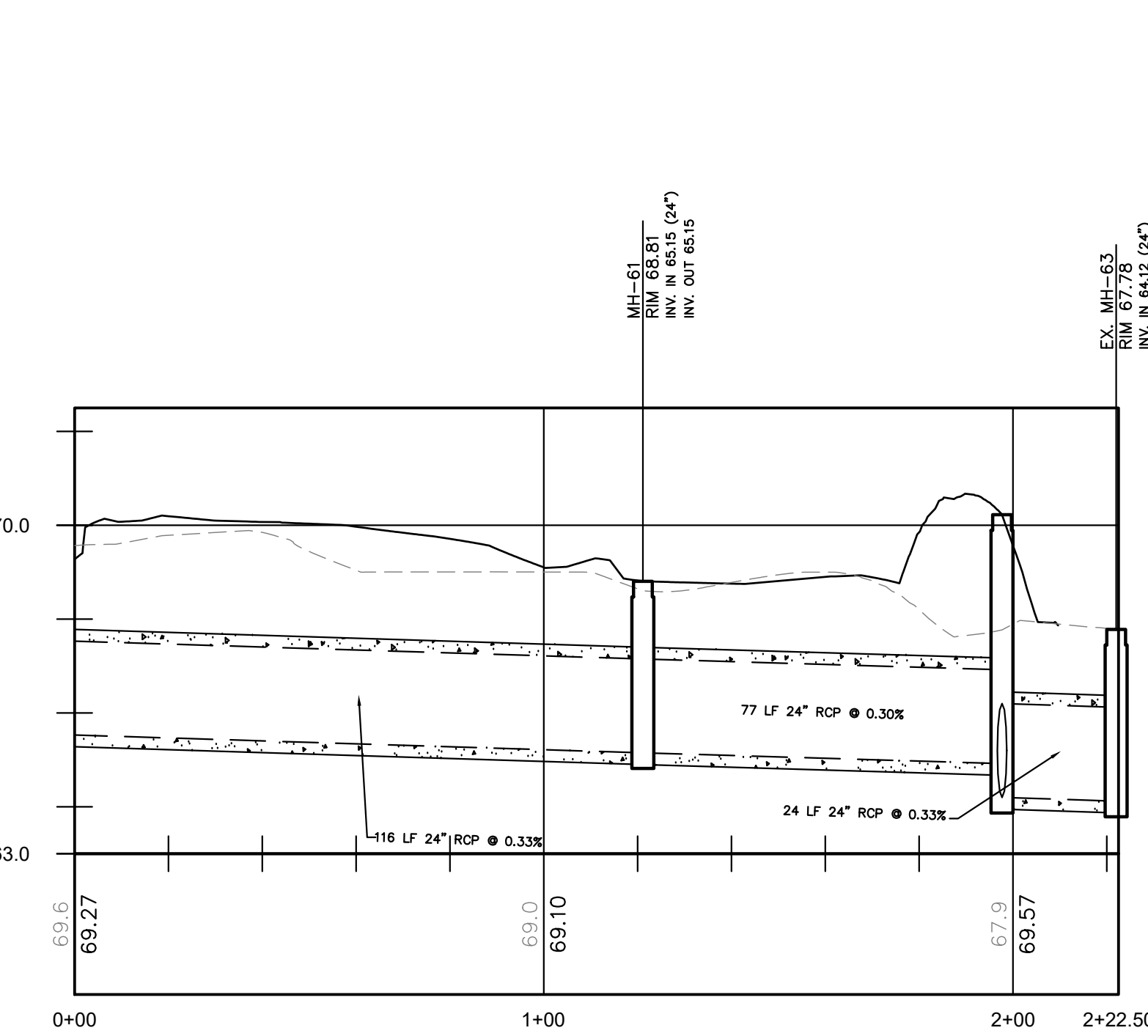
CB-40 TO HW-4



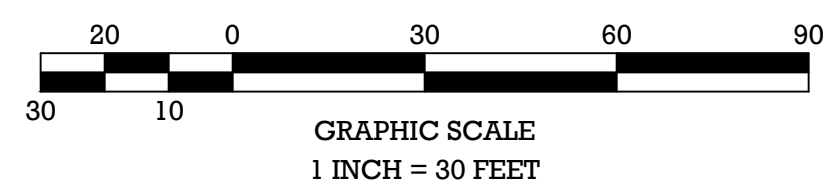
CB-22 to CB-24

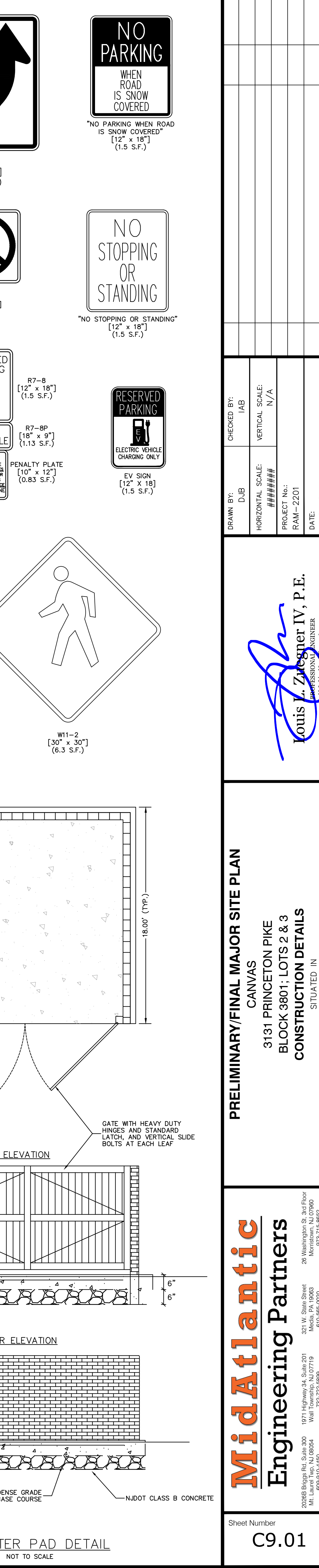
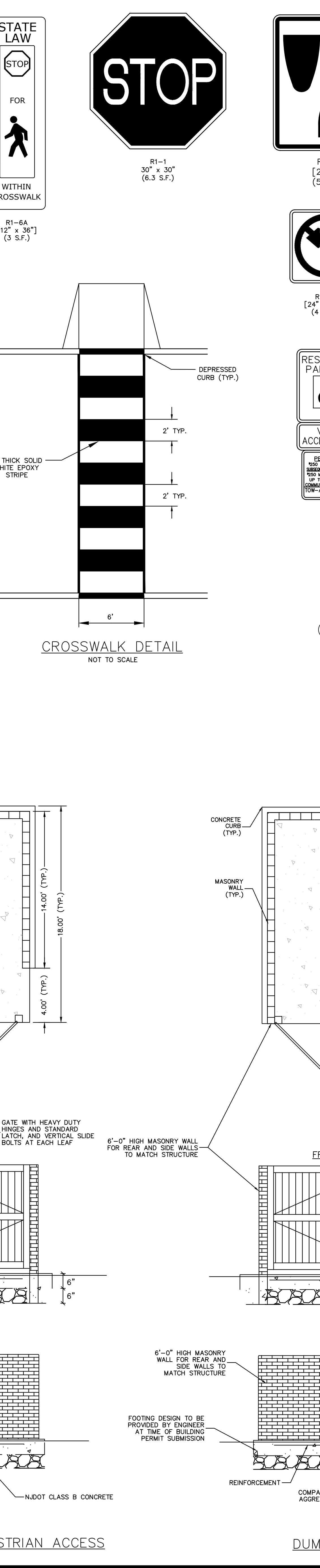
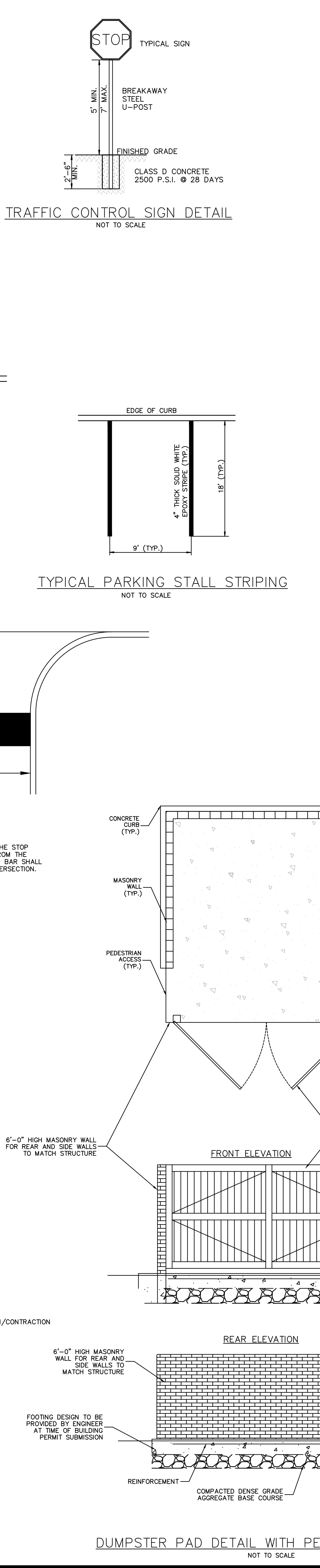
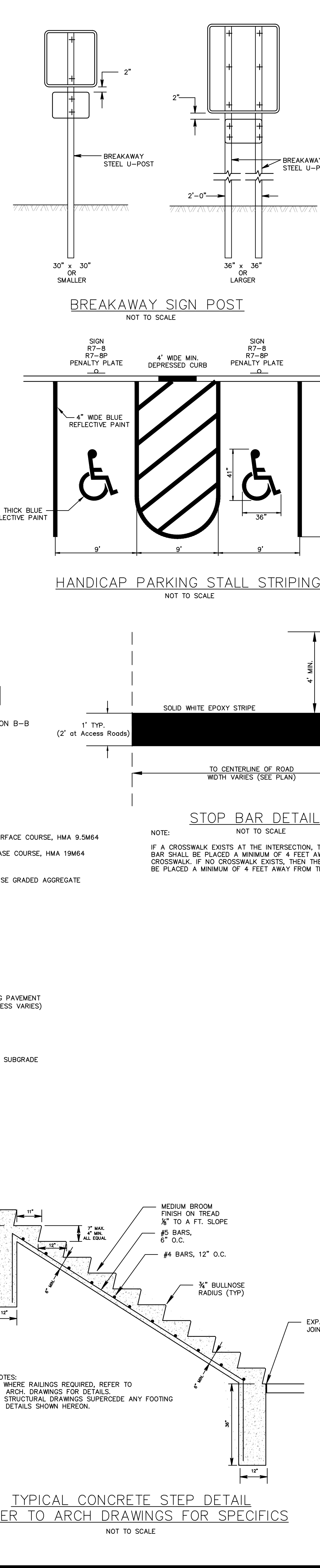
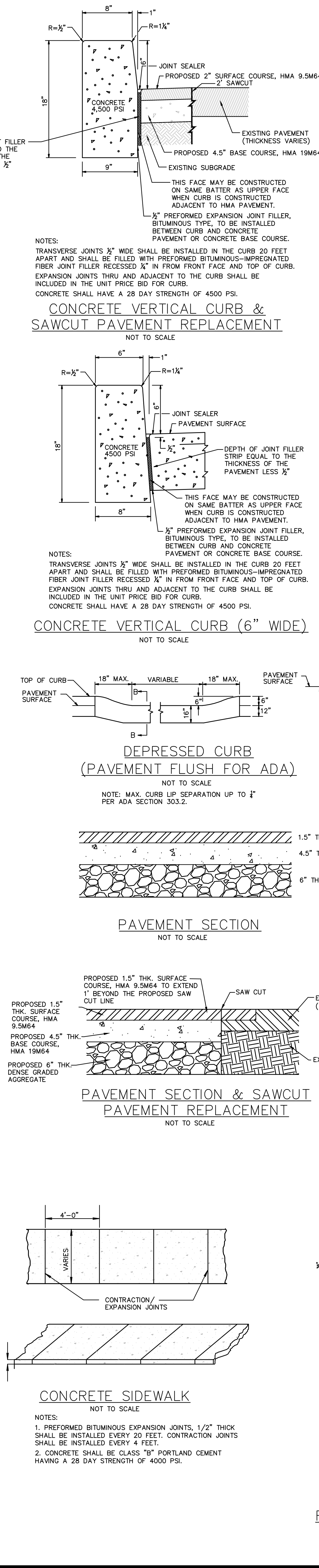
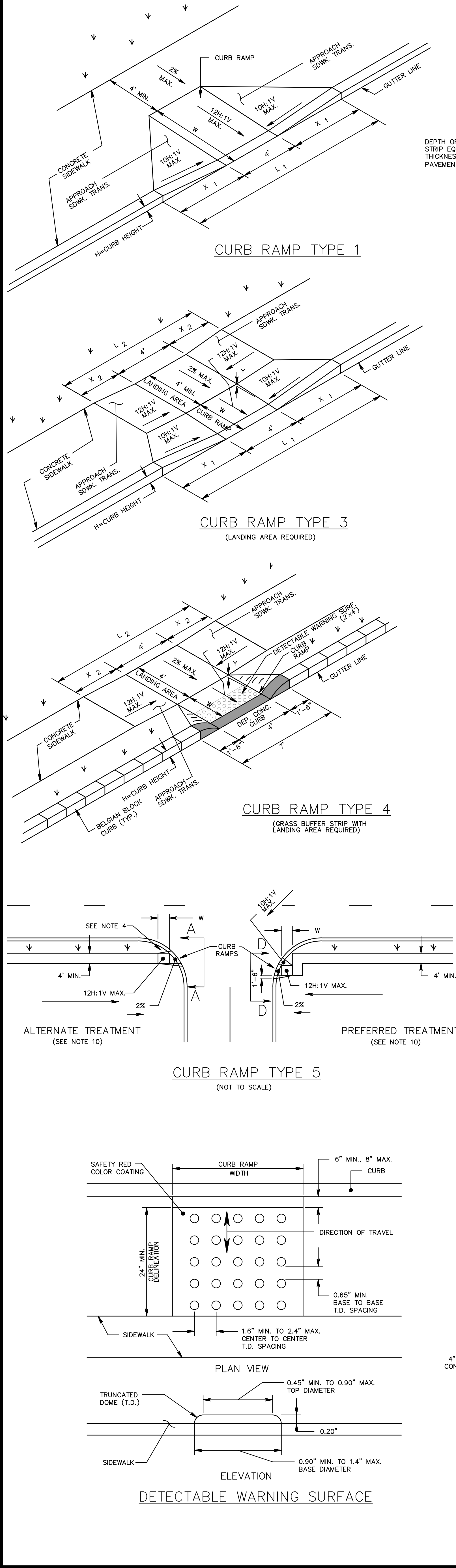


CB-43 to CB-45

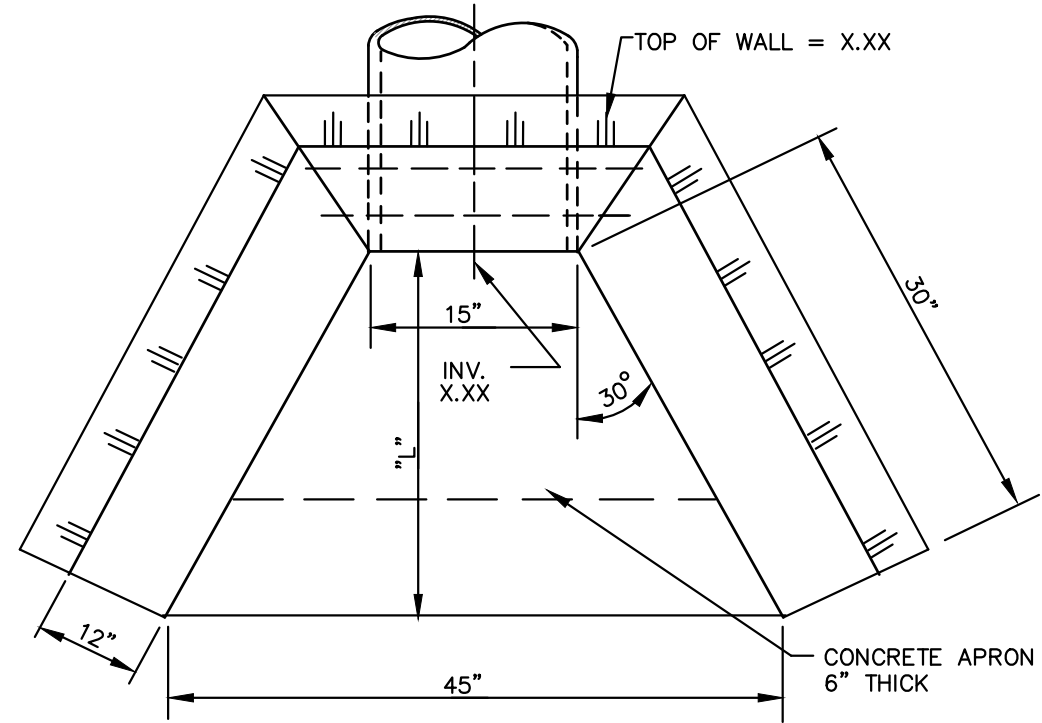


EXISTING TO MH-62

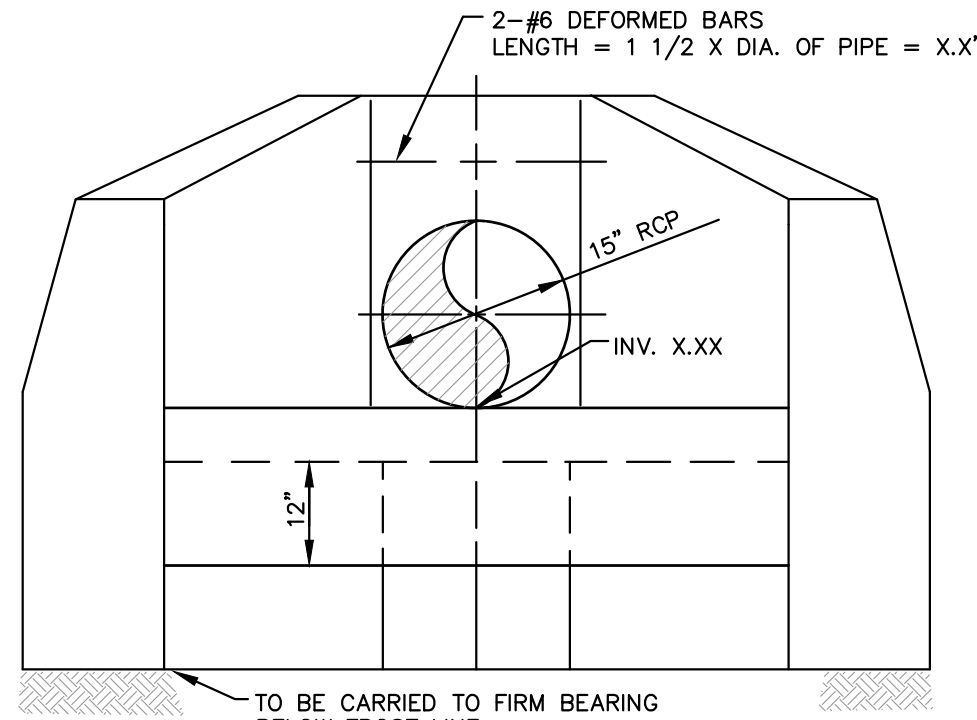




PRELIMINARY/FINAL MAJOR SITE PLAN			
CANVAS			
3131 PRINCETON PIKE BLOCK 3801; LOTS 2 & 3			
CONSTRUCTION DETAILS			
SITUATED IN TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY			
CHECKED BY: JAB	VERTICAL SCALE: N/A	PROJECT No.: RAM-2201	DATE: 04/24/24
DRAWN BY: DUB	HORIZONTAL SCALE: #####	PROJECT No.: RAM-2201	DATE: 04/24/24
LOUIS L. ZIEGLER IV, P.E. Professional Engineer No. 131,111,000 NJ State License Civil Engineering			
MidAtlantic Engineering Partners 2008 Ridge Rd., Suite 200 Mt. Laurel, NJ 08054 609-910-4400			
Sheet Number C9.01			



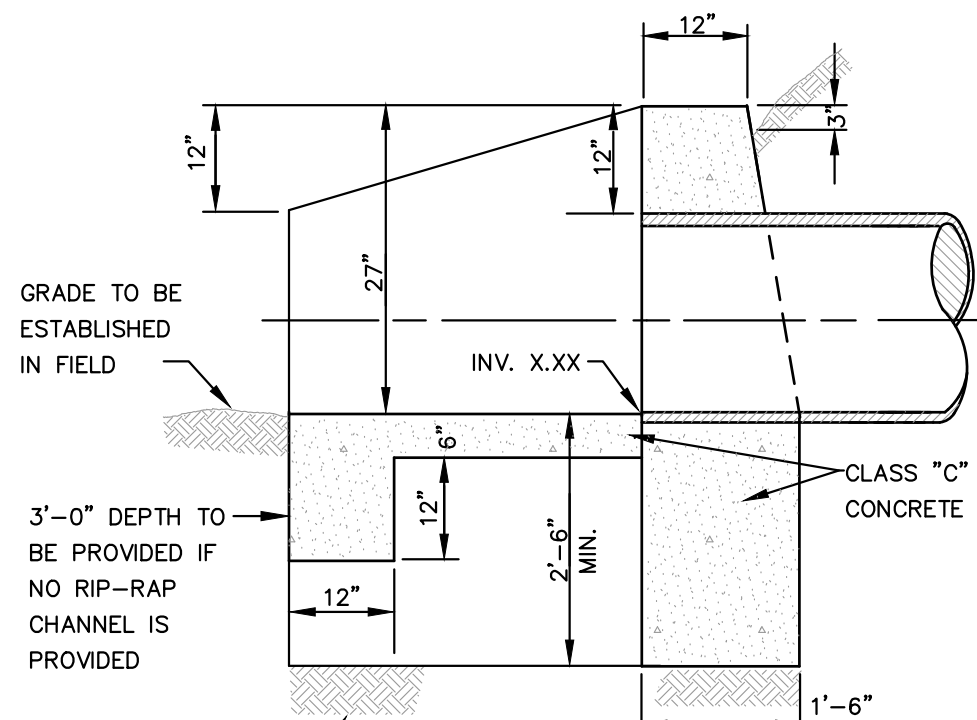
PLAN VIEW



ELEVATION

GENERAL NOTES:

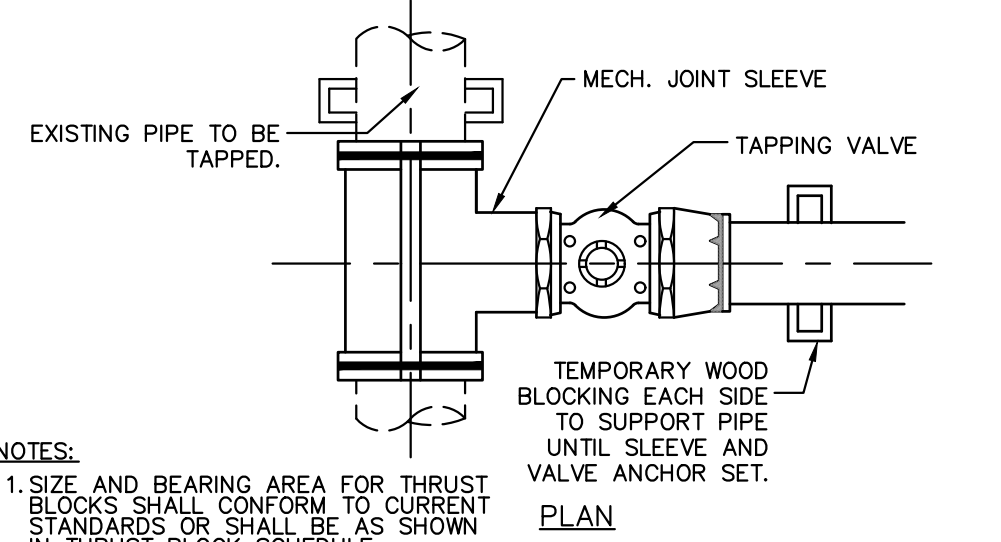
1. ALL EDGES TO BE CHAMFERED 1".
2. THE TERMINUS FOR OUTLET AND INLET APRONS SHALL BE SET BY EXTENDING THE PIPE GRADE AHEAD AND BACK RESPECTIVELY.
3. EXPOSED PORTIONS OF WALL TO BE RUBBED & FLOATED TO REMOVE FORM MARKS.
4. CONCRETE TO TEST 4000 POUNDS PER SQUARE INCH MINIMUM ON 28 DAY COMPRESSIVE TEST.
5. ALL CONCRETE IS TO BE PROPERLY CURED USING A CURING COMPOUND, SALT HAY, BURLAP OR OTHER METHOD ACCEPTABLE TO TOWNSHIP ENGINEER.
6. CONTRACTOR TO NOTIFY TOWNSHIP ENGINEER TWO DAYS PRIOR TO POURING.



OUTLET END

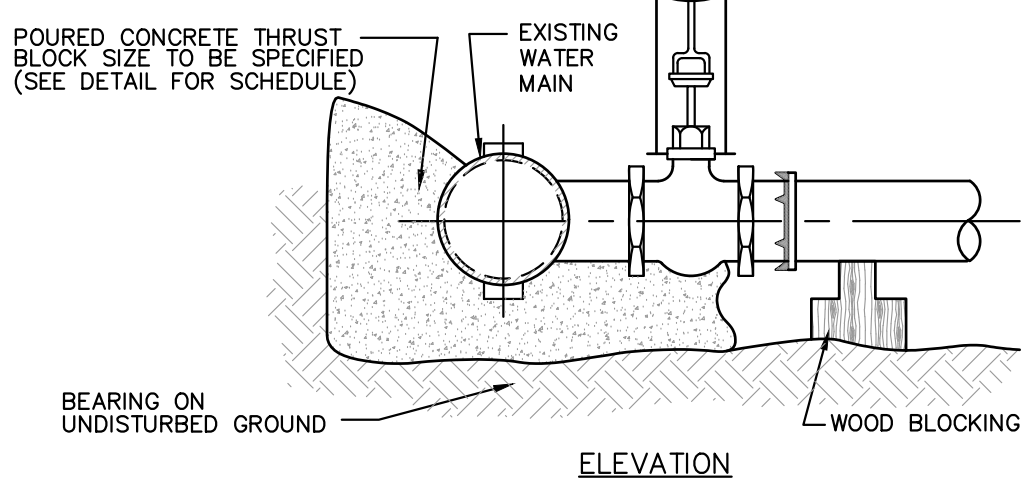
HEADWALL DETAIL

NOT TO SCALE



NOTES:

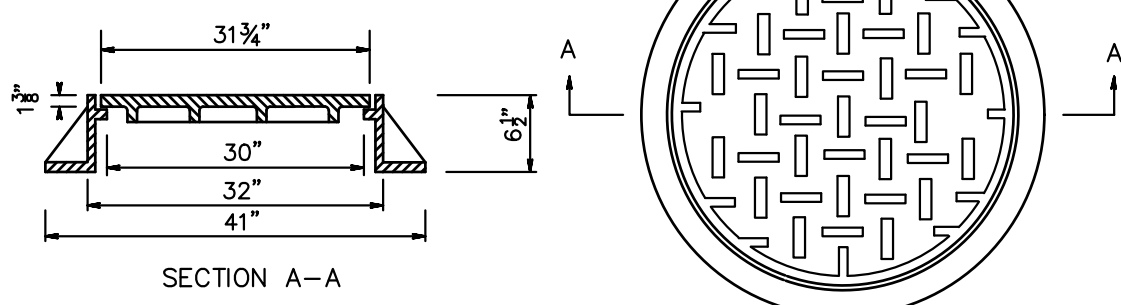
1. SIZE AND BEARING AREA FOR THRUST BLOCKS SHALL CONFORM TO CURRENT STANDARDS OR SHALL BE AS SHOWN IN THRUST BLOCK SCHEDULE.
2. CONCRETE FOR THRUST BLOCKS TO BE N.J.D.O.T. CLASS "C".
3. THE CONTRACTOR SHALL FURNISH AND INSTALL TAPPING SLEEVES WITH COMPATIBLE TAPPING VALVES.



ELEVATION

WET TAP ASSEMBLY

NOT TO SCALE

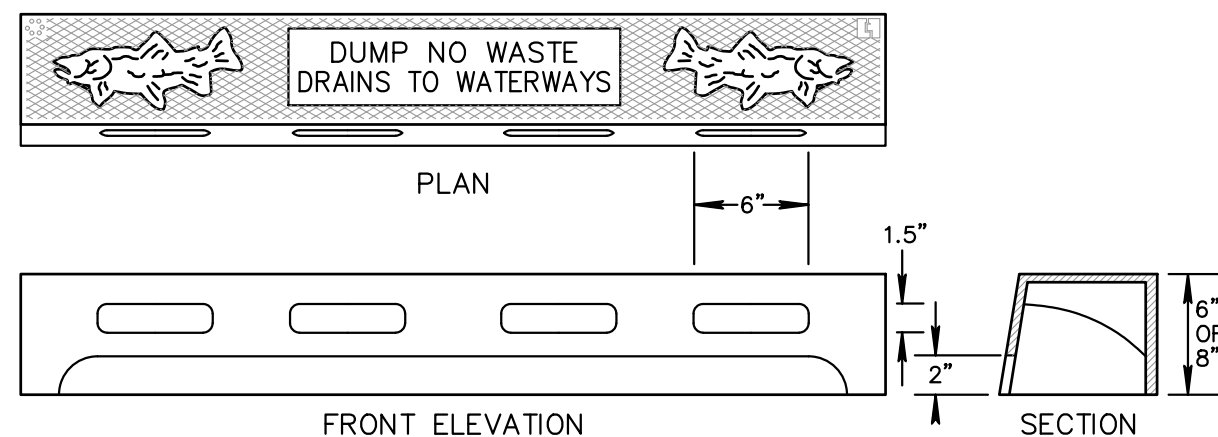


NOTES:

1. FRAME AND COVER TO BE BRIDGESTONE FOUNDRY PATTERN NUMBER 1012A OR APPROVED EQUAL.

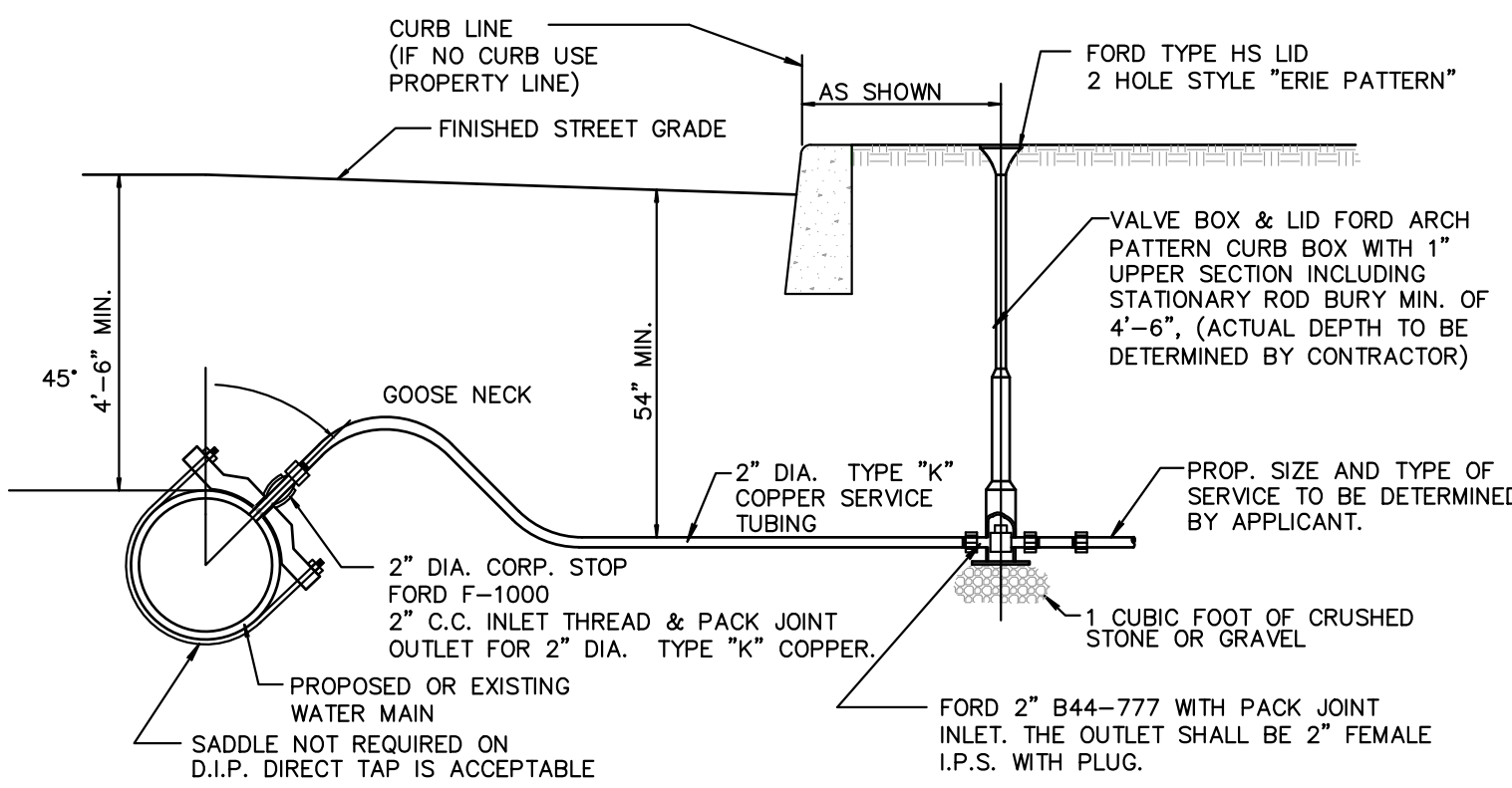
DRAINAGE MANHOLE FRAME AND COVER

NOT TO SCALE



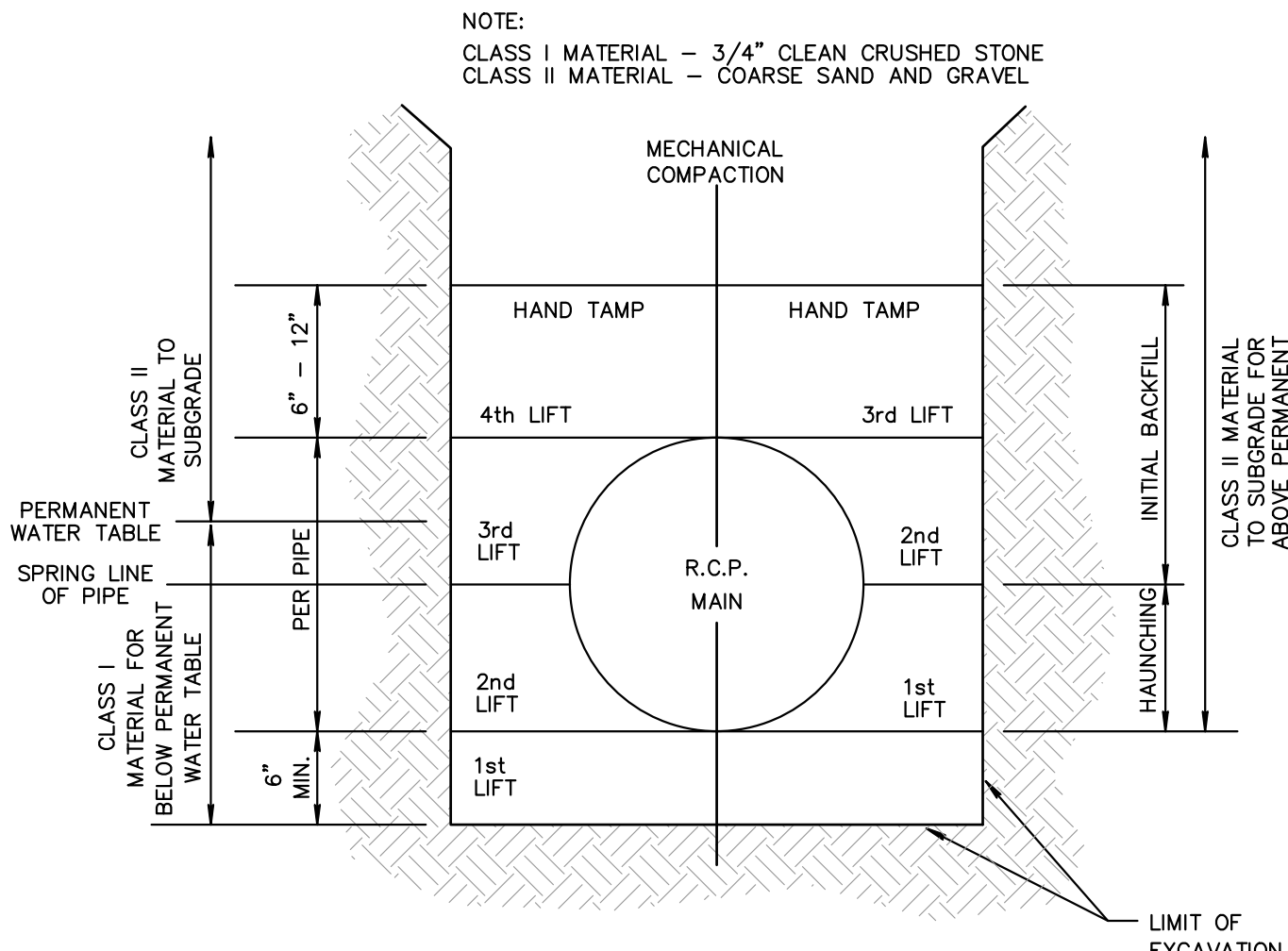
TYPE 'N' ECO CURB PIECE

NOT TO SCALE



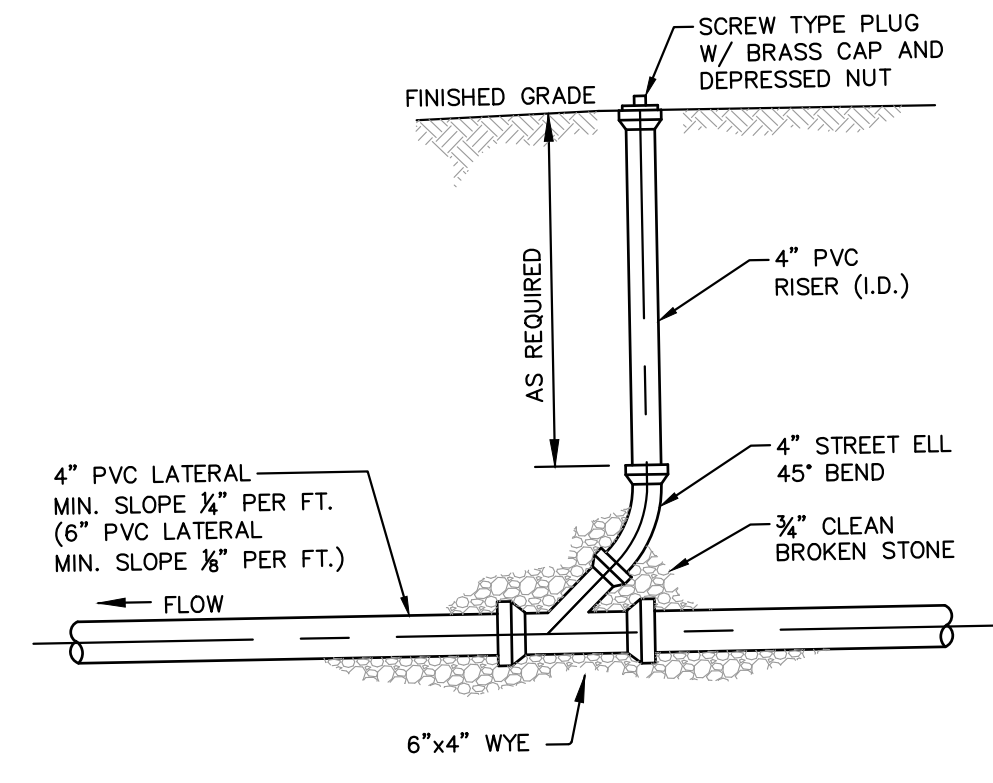
WATER SERVICE CONNECTION

NOT TO SCALE



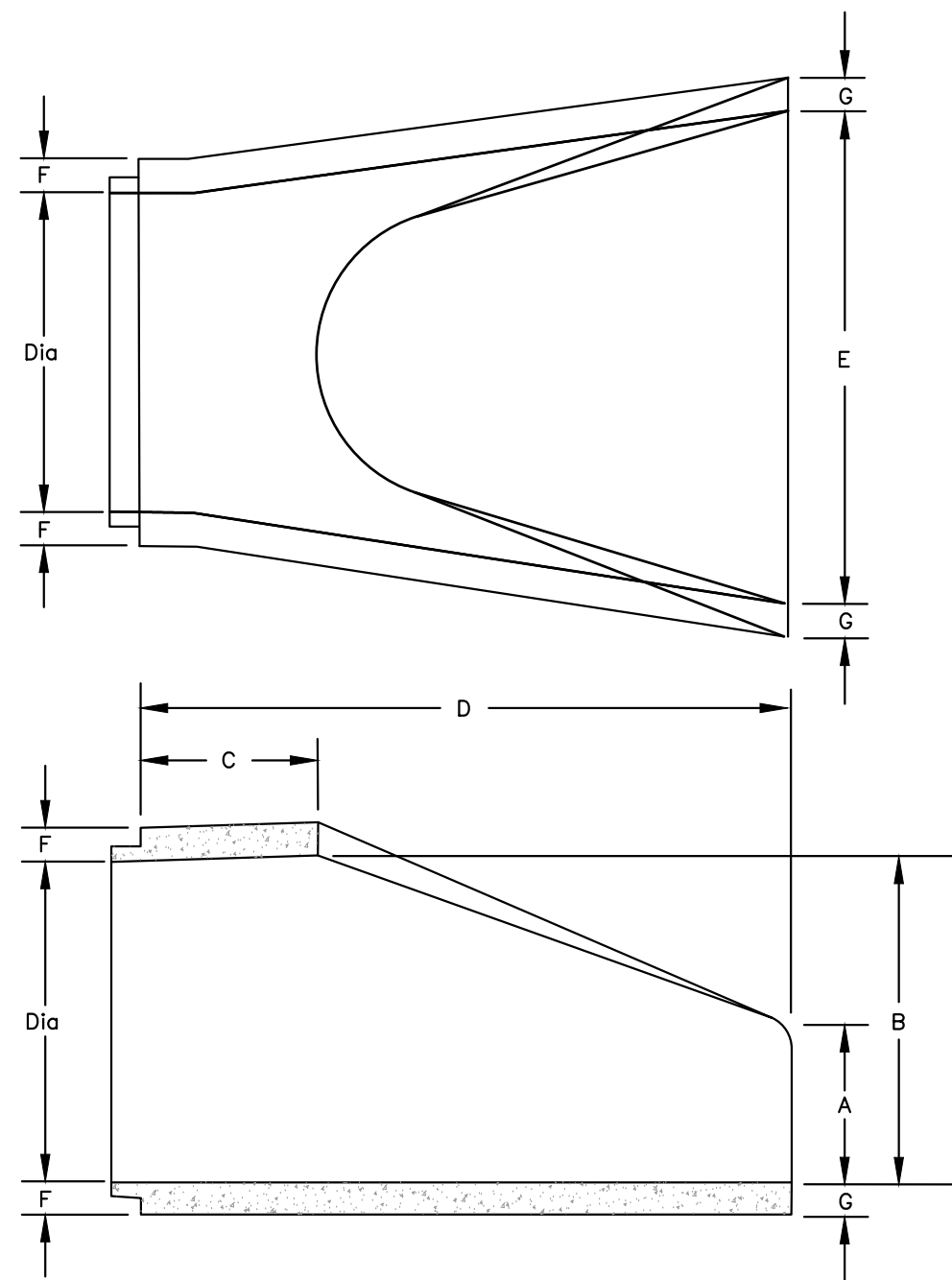
R.C.P. BEDDING DETAIL

NOT TO SCALE



STANDARD CLEANOUT DETAIL

NOT TO SCALE



FLARED END SECTION

NOT TO SCALE

Dia	A	B	C	D	E	F	G
12"	4"	13"	45 3/8"	69 3/8"	24"	4 3/8"	4 3/8"
15"	6"	16"	42 3/8"	69 3/8"	30"	4 1/8"	4 1/8"
18"	9"	19"	42"	69"	36"	4 1/2"	4 1/2"
24"	9 3/4"	25"	43 3/8"	69"	48"	4 1/2"	4 1/2"
30"	14"	31"	19"	72"	60"	3 3/4"	3 3/4"
36"	17"	37"	34 1/2"	96"	72"	4"	4"
42"	22"	43"	32 1/2"	96"	78"	4 1/2"	4 1/2"
48"	24"	49"	23 3/8"	96"	84"	5"	5"

