# PROPERTY OWNERS WITHIN 200'

BLOCK	LOT	OWNER/ADDRESS
3801	1	PROPERTY OWNER
		1 ORIOLE CT
		PLAINSBORO, 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 #27(
		ANNAPOLIS, MD 21401
3903	17	PROPERTY OWNER
		17 MAIN STREET, SUITE 40
		ROBBINSVILLE, NJ 08691
3903	18	PROPERTY OWNER
		17 MAIN STREET, SUITE 404
		ROBBINSVILLE, NJ 08691
3903	19	PROPERTY OWNER
		902 CARNEGIE CENTER #40
		PRINCETON, NJ 08540



# UTILITY CONTACTS

EWING-LAWRENCE SEWERAGE AUTHORITY 600 WHITEHEAD ROAD LAWRENCEVILLE NJ 08648 NJ AMERICAN WATER 1025 LAUREL OAK ROAD

VORHEES NJ 08043 TRENTON WATER WORKS P.O. BOX 528 TRENTON NJ 08604

AQUA WATER COMPANY 2875 ERIAL ROAD ERIAL NJ 08081

RCN CORPORATION 105 CARNEGIE CENTER PRINCETON NJ 08540

MERCER COUNTY PLANNING BOARD 640 SOUTH BROAD STREET P.O. BOX 8060

TRENTON NJ 08650-8068 SUN PIPE LINE COMPANY ATTN: R-O-W DEPARTMENT 1801 MARKET STREET 26<sup>TH</sup> FLOOR PHILADELPHIA PA 19103-1699

SUNOCO PIPE LINE, L.P. **RIGHT-OF-WAY DEPARTMENT** MONTELLO COMPLEX 525 FRITZTOWN ROAD SINKING SPRING PA 19608

COMPANY 80 PARK PLAZA, 4B NEWARK NJ 07101 ONE ELIZABETHTOWN PLAZA THIRD FLOOR EAST UNION NJ 07083-1975

PUBLIC SERVICE ELECTRIC & GAS

VERIZON 540 BROAD STREET NEWARK NJ 07101 COMCAST CABLEVISION 940 PROSPECT STREET

TRENTON NJ 08618 AT&T 1 AT&T WAY BEDMINSTER NJ 07921

JERSEY CENTRAL POWER LIGHT 300 MADISON AVENUE MORRISTOWN NJ 07962

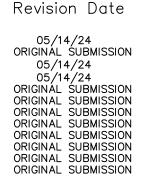
TRANSCONTINENTAL GAS PIPE LINE CORPORATION 2800 POST OAK BOULEVARD HOUSTON TX 77056 N.J. DEPARTMENT OF

TRANSPORTATION 1035 PARKWAY AVENUE, CN 600 TRENTON NJ 08625

## SHEET INDEX

No. Description





PARKING TA	ABLE	
REQUIRED PA	RKING	
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	REDUCTION	IS
RETAIL SHARED PARKING	50%	-43
CREDIT FOR EV (3)	10%	-47 (4)
NET PARKING REQUIREMENT		386
PROPOSED PA	RKING	
ON-SITE PARKING IN MIXED USE AREA (LO	TS 2 & 3)	369
OFF-SITE PARKING IN OFFICE PARK AREA (I	LOTS 6) (5)	17
TOTAL PROPOSED		386 (6)

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-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 COMPLETETION OF THE CONSTRUCTION PROJECT. LASTLY, ANY REMAINING

MAKE READY EVSE SPACES MUST BE MADE ACTIVE WITHIN 6 YEARS OF COMPLETING CONSTRUCTION 4. 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.

5. PER REDEVELOPMENT PLAN SECTION D.3. 'PARKING & CIRCULATION' SHARED AND OFF-STREE PARKING WIHTIN THE REVDEVELOPMENT AREA IS PERMITED. 6. A MINIMUM OF 8 HANDICAP PARKING STALLS ARE REQUIRED AND PROVIDED. A MINIMUM OF 15% OF 386 PARKING MUST BE EVSE, 59 SPACES PROVIDED

C0.01 C1 01

C3.01

C3.02

C6.02

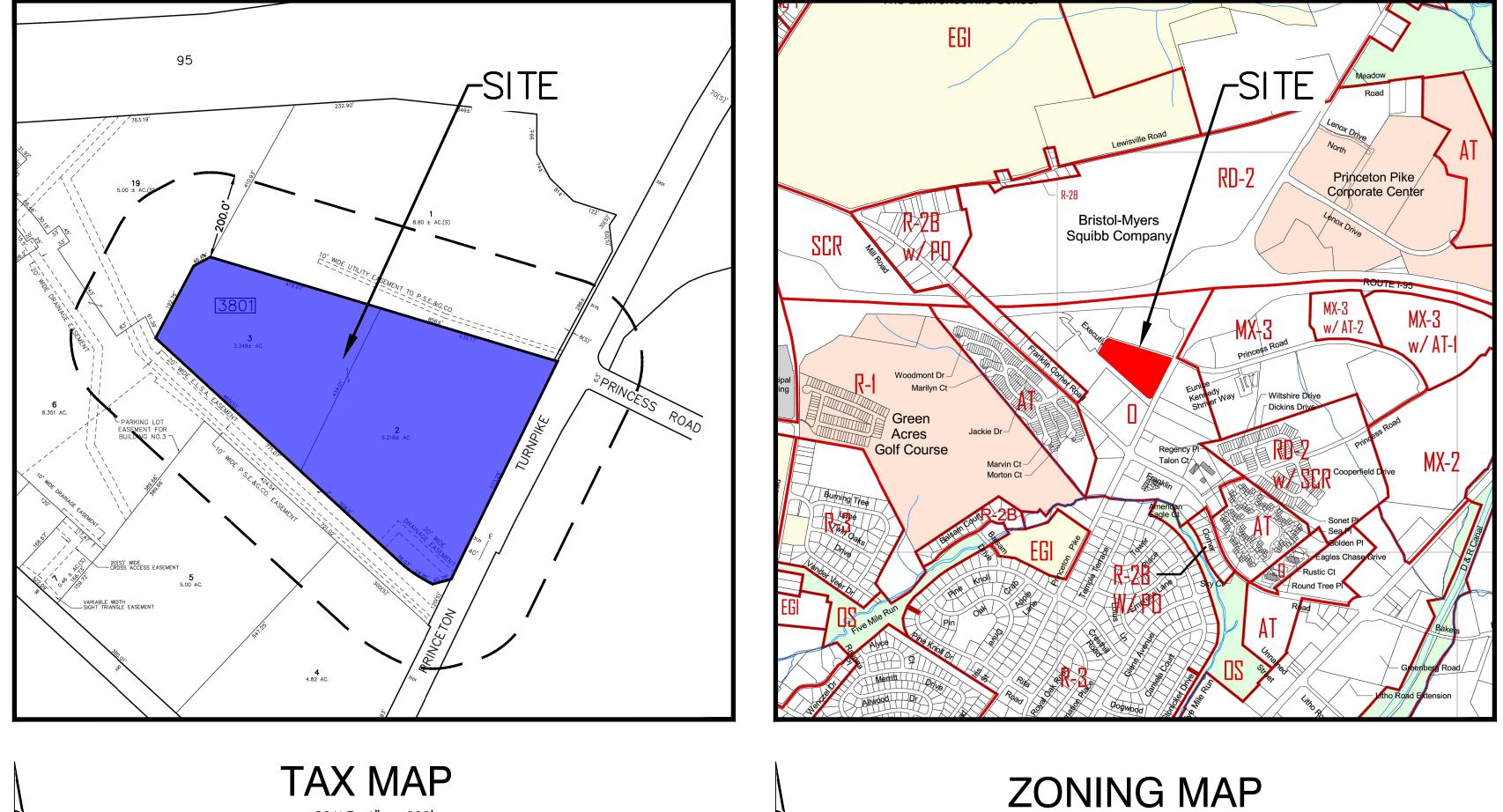
C9.02

C9.03

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



TOPOGRAPHIC KEY MAP PRINCETON, NJ USGS QUAD MAP SCALE: 1" = 1,000'



TAX MAP SCALE: 1" = 200' SHEET 39.01 REVISED JANUARY 1ST, 2012

PROJECT NAME:		ZONE:		
3131 PRINCETON PIKE		3131 PRINCETON PI		
LAWRENCE TOWNSHIP, NJ 08648		REDEVELOPMENT P	LAN	
		MULTI-FAMILY RESI	DENTIAL DWELLING	GS & MIXE
PROPOSED USE:		COMMERCIAL (BOT	H PERMITTED)	
	REQUIRED	EXISTING	PROPOSED	COMPLIE
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

<u>GENERAL NOTES</u>

1. 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. 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 ACRE 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

SCALE: 1" = 1000'

SECRETARY

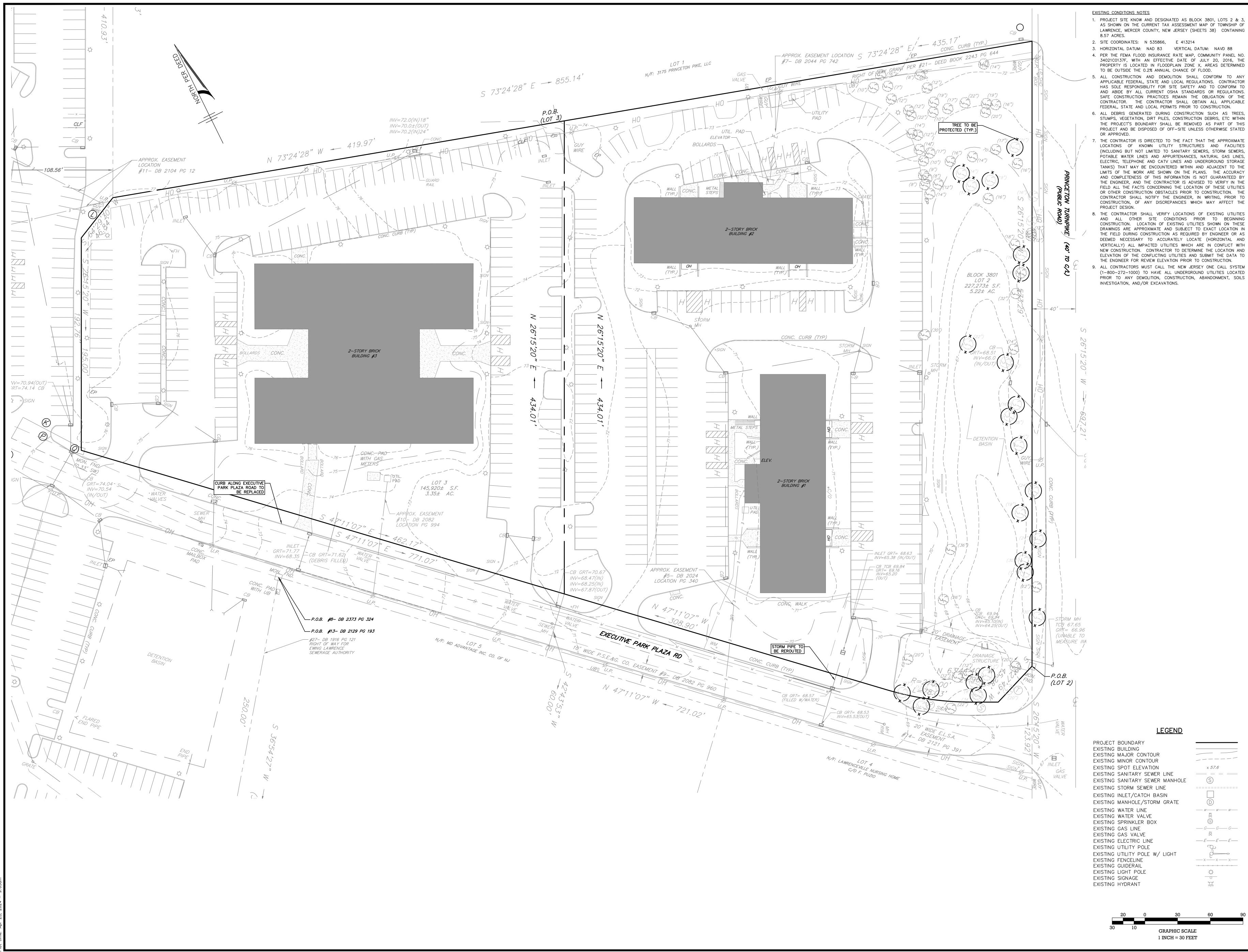
ENGINEER

		PRELIMINARY/FINAL MAJOR SITE PLAN		DRAWN BY: CHECKED BY: D.US IAB			
С		CANVAS		SCALE: VERTICA			
0		3131 PRINCETON PIKE					
.(		BLOCK 3801: LOTS 2 & 3		PROJECT No.:			
)1		COVER SHEET	I Joins IN Zuegner IV, P.F.	RAM-2201			
-	Aute Julie 300 1971 Fightway 34, Suite 201 321 W. State Siteet 20 Washington St, Situ Fibor Mt. Laurel Twp, NJ 08054 Wall Township, NJ 07719 Media, PA 19063 Morristown, NJ 07960 609-010-4450 732-775-5809 610-565-0020 973-715-8652	SITUATED IN	ROFESSIONAL ENGINEER		05/14/24	REVISED PARKING TABLE	EMD IAB
	Copyright © 2024, MidAtlantic Engineering Partners, LLC	TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY	N.J. Jue No. GE04226500 Certificate of Authorization No. 24GA28184000	04/24/24	DATE	REVISIONS	DRAWN BY CHECKED BY

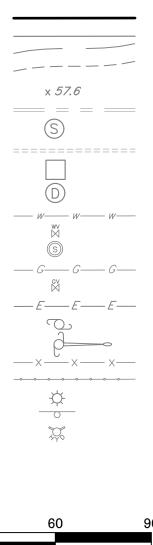
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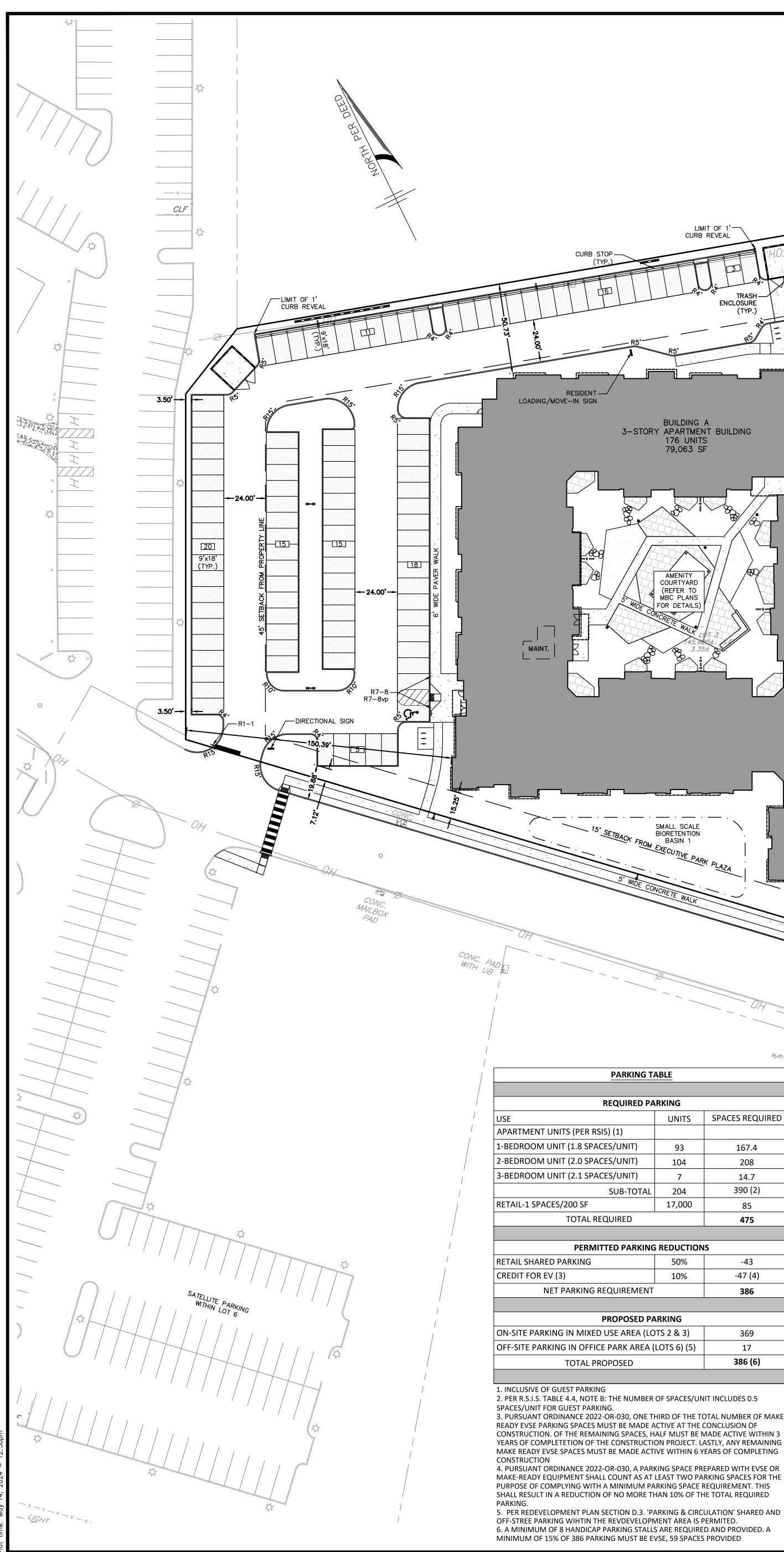
DATE



Ч 9 AS OL FINAL N CANVA RINCET 3801; L( CONDI ARY/F 3131 P BLOCK **ISTING** ers Н ar Ъ 321 Me σ <u>i</u> ег Engine 6 heet Number



C1.01



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			5.10				
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	R5'						
	·····						
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5 WIDE CO	(REFER TO MBC PLANS FOR DETAILS)		لإ				
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						VR7−8 R7−8vp	
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	 SMALL SCALE		E	9 <b>  24.00'</b> 9'x18' ↓ (TYP.)			
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15' <u>SETBACK</u> FROM	I VE PAR	K PLAZA	ELECTRIC	MDE PAVER WALK			
5' WIDE CO	NCRETE WALK					CHARGING SPACE (	
					[10]		
			Red as a second		6' WIDE PAVER WALK		- POROUS P
			CONC. CURB (TYP.)			. [ <sup>2</sup>	
	8					, , , , , , , , , , , , , , , , , , ,	
		OH			5' WIDE CONCRETE WALK		
				0/	EXECU	31	
		N.F. M	DADVALOT 5		EXECUTIVE PARK	PLAT	
PARKING TA	ABLE		D ADVANTAGE INC. CO. OF NJ			-AZA RD	7
REQUIRED PA	RKING						
TS (PER RSIS) (1)	UNITS	SPACES REQUIRED				UH 	
T (1.8 SPACES/UNIT)	93	167.4					-
T (2.0 SPACES/UNIT) T (2.1 SPACES/UNIT)	104 7	208 14.7					7
SUB-TOTAL /200 SF	204 17,000	390 (2)					/
TOTAL REQUIRED	17,000	85 <b>475</b>	PROJECT NAME:		ZONE:		
			3131 PRINCETON PIKE		3131 PRINCETON PIKE		

LOT 1 N/F: 3175 PRINCETON PIKE, LLC

 $\square$ 

SIGN

13

13

TTED PARKING	REDUCTIONS	5
	50%	-43
	10%	-47 (4)
REQUIREMENT		386
PROPOSED PA	RKING	
		369
<b>PROPOSED PA</b> USE AREA (LO E PARK AREA (	OTS 2 & 3)	369 17

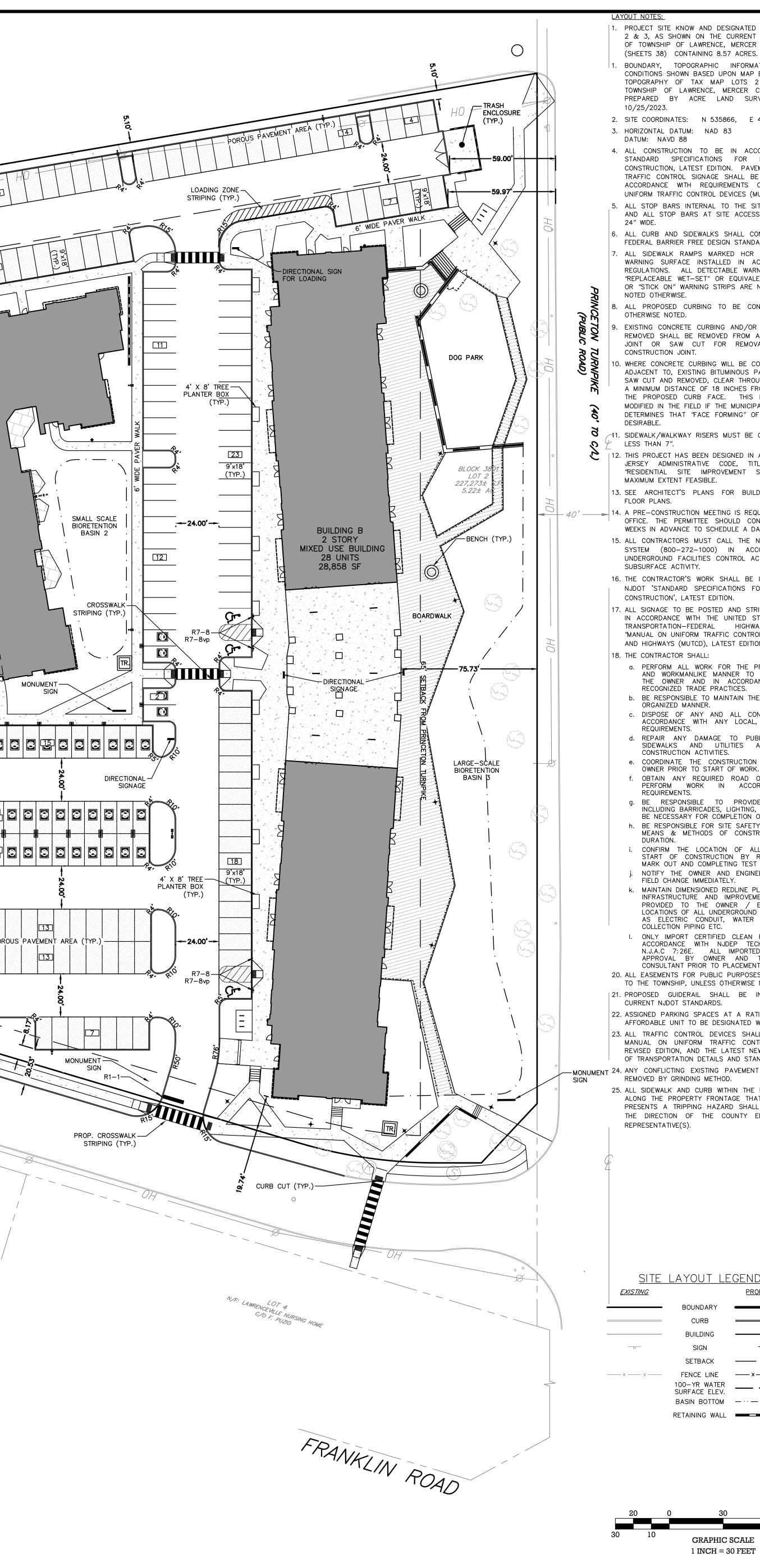
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3. PURSUANT ORDINANCE 2022-OR-030, ONE THIRD OF THE TOTAL NUMBER OF MAKE READY EVSE PARKING SPACES MUST BE MADE ACTIVE AT THE CONCLUSION OF CONSTRUCTION. OF THE REMAINING SPACES, HALF MUST BE MADE ACTIVE WITHIN 3 YEARS OF COMPLETETION OF THE CONSTRUCTION PROJECT. LASTLY, ANY REMAINING

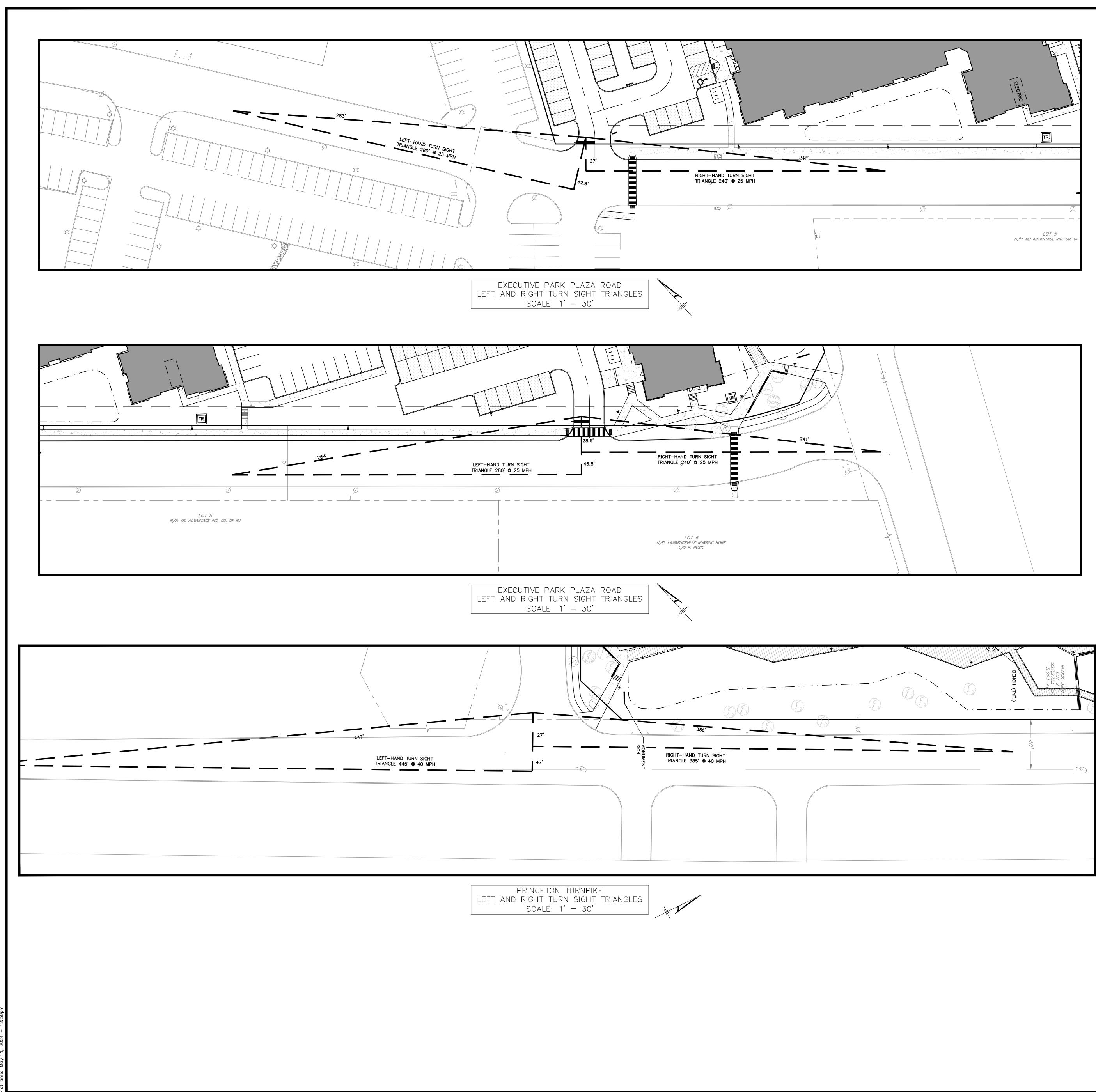
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3131 PRINCETON PIKE		3131 PRINCETON PI	KE	
LAWRENCE TOWNSHIP, NJ 08648		REDEVELOPMENT P	LAN	
		MULTI-FAMILY RESI	DENTIAL DWELLING	S & MIXED
PROPOSED USE:		COMMERCIAL (BOT		
	REQUIRED	EXISTING	PROPOSED	COMPLIES
MAX. RESIDENTIAL DENSITY	205 UNITS	N/A	204 UNITS	Yes
MIN. BUILDING SETBACKS:				
FRONT (PRINCETON PIKE)	65 FT	164.4 FT	73.73 FT	Yes
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SIDE	45 FT	158.8 FT	53.73 FT	Yes
REAR	45 FT	80.0 FT	150.39 FT	Yes
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MAX. IMPERVIOUS COVERAGE	80%	58.0%	73.9%	Yes
MIN. PARKING SETBACKS:				
SIDE AND REAR PROPERTY LINES:				
REDEVELOPMENT AREA				
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<b>REDEVELOPMENT AREA</b>				
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



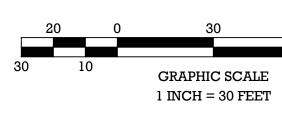
UIVALENT. SURFACE MOUNT ARE NOT PERMITTED UNLESS E CONCRETE CURB, UNLESS E CONCRETE CURB, UNLESS E CONCRETE CURB, UNLESS E CONCRETE CURB, UNLESS ED/OR WALKS THAT WILL BE ROM AN EXISTING EXPANSION REMOVAL AT AN EXISTING BE CONSTRUCTED WITHIN, OR DUS PAVEMENT, IT SHALL BE THROUGH TO THE SUBGRADE, ES FROM, AND PARALLEL TO, THIS REQUIREMENT MAY BE JINICIPAL / COUNTY ENGINEER G" OF NEW CURBS IS MORE I BE GREATER THAN 4" AND ED IN ACCORDANCE WITH NEW TITLE 5, CHAPTER 21, NT STANDARDS" TO THE BUILDING ELEVATIONS AND S REQUIRED WITH THE PERMIT O CONTACT AT LEAST TWO A DATE. THE NEW JERSEY ONE CALL ACCORDANCE WITH THE OL ACT LAW PRIOR TO ANY A BE IN CONFORMANCE WITH NS FOR ROAD AND BRIDGE D STRIPING TO BE INSTALLED ED STATES DEPARTMENT OF INGHWAY ADMINISTRATION, ONTROL DEVICES FOR STREET EDITION. THE SITE IN A CLEAN AND IL CONSTRUCTION DEBRIS IN OCAL, STATE, OR FEDERAL PUBLIC STREETS, CURBS, IS AS A RESULT OF CTION SCHEDULE WITH THE BEST ES. IN THE SITE IN A CLEAN AND IL CONSTRUCTION DEBRIS IN OCAL, STATE, OR FEDERAL PUBLIC STREETS, CURBS, IS AS A RESULT OF CTION SCHEDULE WITH THE WORK. DAD OPENING PERMITS AND ACCORDANCE WITH AHJ ROVIDE TRAFFIC CONTROL PUBLIC STREETS, CURBS, IS AS A RESULT OF CTION SCHEDULE WITH THE WORK. DAD OPENING PERMITS AND ACCORDANCE WITH AHJ ROVIDE TRAFFIC CONTROL PUBLIC STREETS, CURBS, IS AS A RESULT OF CTION SCHEDULE WITH THE WORK. DAD OPENING PERMITS AND ACCORDANCE WITH AHJ ROVIDE TRAFFIC CONTROL PUBLIC STREETS, CURBS, IS AS A RESULT OF CTION SCHEDULE WITH THE WORK. DAD OPENING PERMITS AND ACCORDANCE WITH AHJ ROVIDE TRAFFIC CONTROL PUBLIC STREETS, CURBS, IS AS A RESULT OF CTION SCHEDULE WITH THE WORK. DAD OPENING PERMITS AND ACCORDANCE WITH AHJ ROVIDE TRAFFIC CONTROL PUBLIC STREETS, CURBS IND THER ASTRUCTURE SUCH ATERIMENT ANTAL ISTALLED PUBLIC STREETS, CONTROL THE INFORMATERIAL REQUIRED INFERASTRUCTURE SUCH ATER FRANCHARENT ASTALLED INFERMENT ANTAL ISTALED INFERMENT ANTAL ISTALED INFERMENT ANTAL ISTALED INFERMENT ANTAL ISTALED INFERMENT ANTAL SEMENTS INT ALL ON ONE SPACE PER ATER NITH PAINTER	CANVAS 3131 PRINCETON PIKE 1" = 30' N/A	BLOCK 3801; LOTS 2 & 3 SITE LAYOUT PLAN FAIL FOUND FO	PROFESSIONAL ENGINEER DATE: 05/14/24	TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY Certificate of Authorization No. 24GA28184000 DATE DATE
VERTICAL ACCORDANCE WITH NJDOT OR ROAD AND BRIDGE PAVEMENT STRIPING AND/OR LL BE INSTALLED IN STRICT NTS OF THE MANUAL ON ES (MUTCD). HE SITE SHALL BE 12" WIDE CCESS LOCATIONS SHALL BE LL CONFORM TO STATE AND TANDARDS. HCR TO HAVE DETECTABLE IN ACCORDANCE WITH ADA WARNING STRIPS SHALL BE			REVISED PARKING TABLE	REVISIONS
E 413214			EMD	DRAWN BY
CRES. FORMATION AND EXISTING MAP ENTITLED "SURVEY WITH DTS 2 & 3, BLOCK 3801, CER COUNTY, NEW JERSEY" SURVEYING, AND DATED			IAB	снескер ву



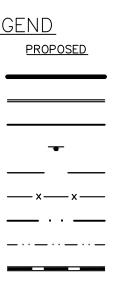
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#### SITE LAYOUT LEGEND <u>existing</u> propo

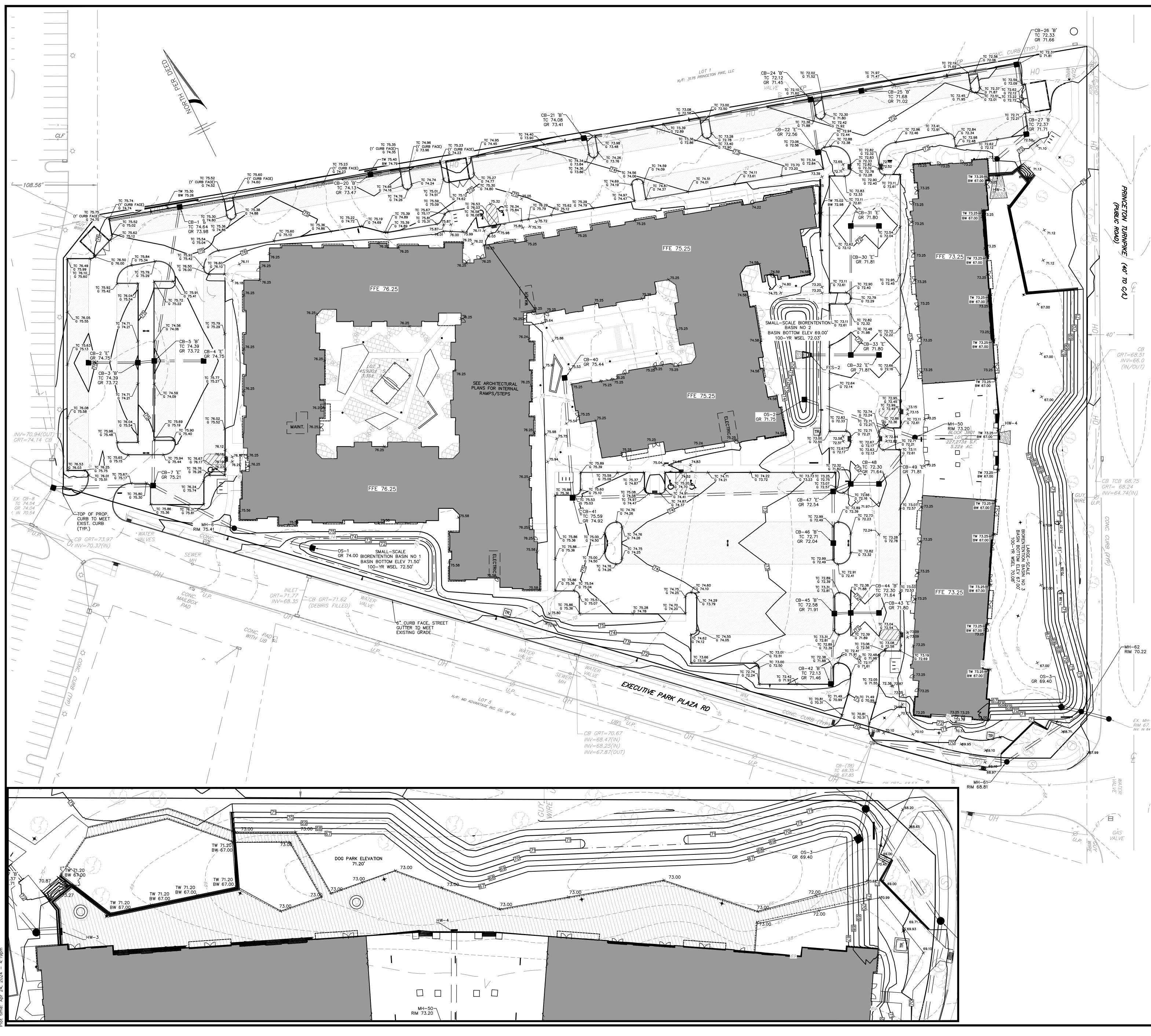
	BOUNDARY	-
	CURB	_
	BUILDING	_
	SIGN	
	SETBACK	
X X	FENCE LINE 100-YR WATER SURFACE ELEV. BASIN BOTTOM	_
	RETAINING WALL	



		PRELIMINARY/FINAL MAJOR SITE PLAN		DRAWN BY: CHECKED BY: D.IS IAB			
C		CANVAS	7	SCALE: VFRTICA			
3		3131 PRINCETON PIKE					
.(		BLOCK 3801: LOTS 2 & 3		PROJECT No.:			
)2	1074 Historica O. Control October Charter	SIGHT TRIANGLES	I Jouis L. Zhegner IV. P.F.	RAM-2201			
)	Mt. Laurel Twp, NJ 08054 Wall Township, NJ 07719 Media, PA 19063 Morristown, NJ 07960 Mt. Laurel Twp, NJ 08054 Wall Township, NJ 07719 Media, PA 19063 Morristown, NJ 07960 609-010-4450 633-715-8652	SITUATED IN	PROFESSIONAL ENGINEER	DATE:	05/14/24	REVISED PARKING TABLE	EMD IAB
	Copyright © 2024, MidAtlantic Engineering Partners, LLC	TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY	Certificate of Authorization No. 24GA28184000	04/24/24	DATE	REVISIONS	DRAWN BY CHECKED BY



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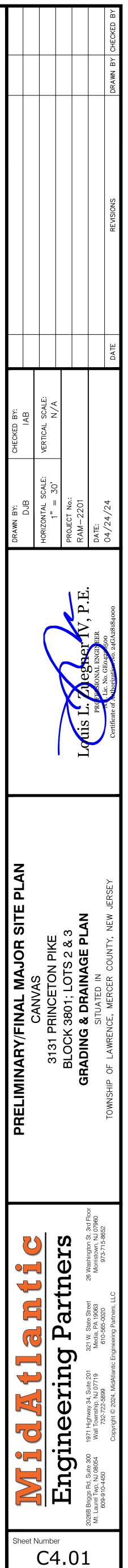
#### GRADING NOTES 1. HORIZONTAL DATUM: NAD 83

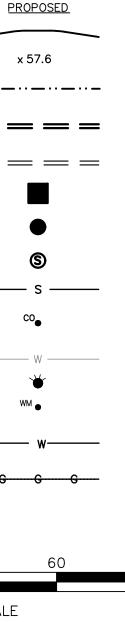
- 2. ALL CURBS SHALL BE PAVEMENT FLUSH DEPRESSED AT CROSSWALKS AND HANDICAPPED RAMPS TO CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
- 3. ADA DESIGNATED UNITS ARE TO CONFORM TO THE ACCESSIBILITY STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.
- SLOPE OF 5% UNLESS OTHERWISE NOTED. 5. SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 7".
- TREAD DEPTH TO BE 11" MIN. 6. ALL PROPOSED CURBING SHALL HAVE A 6" REVEAL, UNLESS OTHERWISE STATED.
- 7. ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 SLOPE UNLESS OTHERWISE NOTED. 8. ALL GRADING IN PAVEMENT AREAS SHALL BE GREATER THAN 1% UNLESS
- OTHERWISE NOTED. 9. POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
- 10. FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
- SOD IS BEING INSTALLED, OR 6" CLEAN TOP SOIL FOR SEEDING APPLICATIONS. 12. 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. 13. SOIL COMPACTION TO BE PER ARCHITECTURAL REQUIREMENTS BASED ON SLAB AND FOOTING DESIGN. 95% MINIMUM COMPACTION REQUIRED PER MODIFIED PROCTOR MOISTURE DENSITY TEST PROCEDURE ASTM D1557.
- 14. ANY AREAS WITHIN THE DEVELOPMENT WHICH SHALL BE DISTURBED DURING DEVELOPMENT SHALL NOT CONTAIN SLOPES IN EXCESS OF 33.33% UPON COMPLETION OF THE DEVELOPMENT.
- 15. STORMWATER MANAGEMENT BASINS HAVE BEEN DESIGNED IN COMPLIANCE WITH ALL APPLICABLE N.J.A.C. 7:8 REQUIREMENTS. 16. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND STRUCTURAL CALCULATIONS FOR ANY OVERSIZED DRAINAGE STRUCTURES AND OUTLET STRUCTURES PRIOR TO CONSTRUCTION.

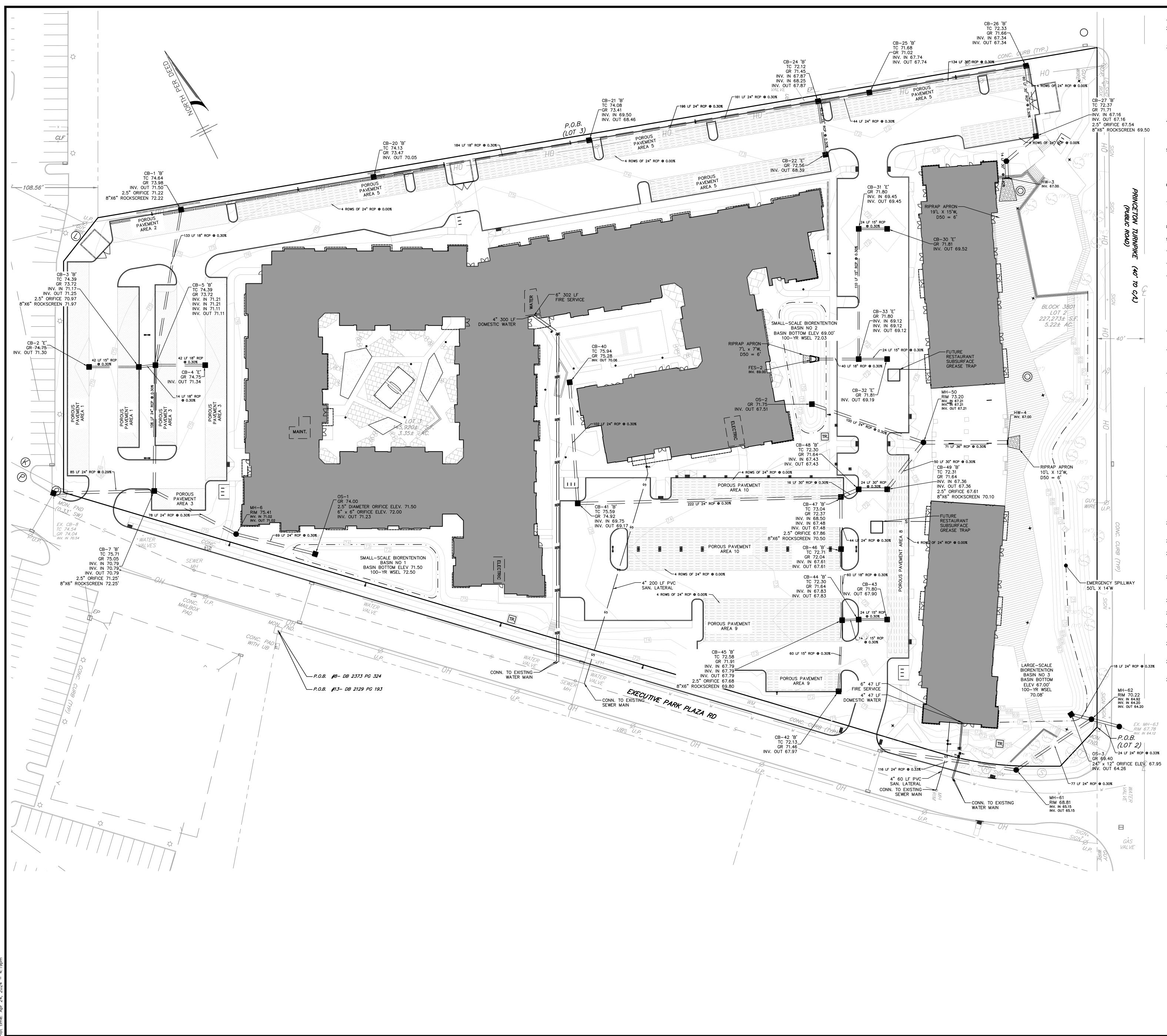
GRADING & UTILITY LEGEND <i>existing</i> proposed
CONTOUR
x 57.6 SPOT ELEVATION x 57.6
100–YR WATER SURFACE ELEV.
===== SANITARY <b>= = =</b>
INLET
D STORM MANHOLE
S SANITARY MANHOLE
SANITARY S
SANITARY CO CLEANOUT
💢 HYDRANT 🗡
WATER METER WM •
WATER W

GRAPHIC SCALE 1 inch = 30 feet

VERTICAL DATUM: NAVD 88 4. ALL WALKWAYS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND RUNNING 11. ALL GRASSED AREAS TO HAVE A MINIMUM OF 4" CLEAN TOP SOIL, WHEN







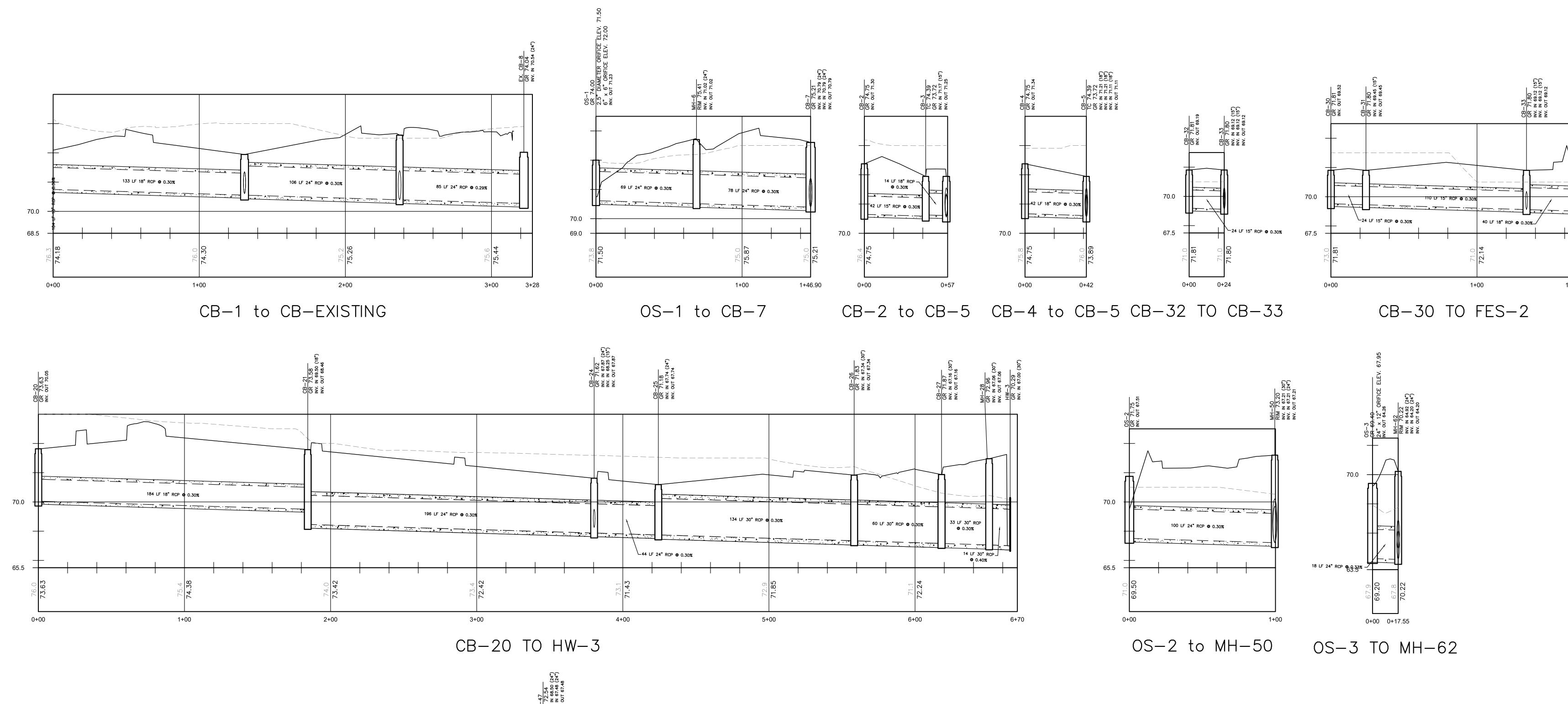
<u>UTILITY NOTES</u> 1. HORIZONTAL DATUM: NAD 83

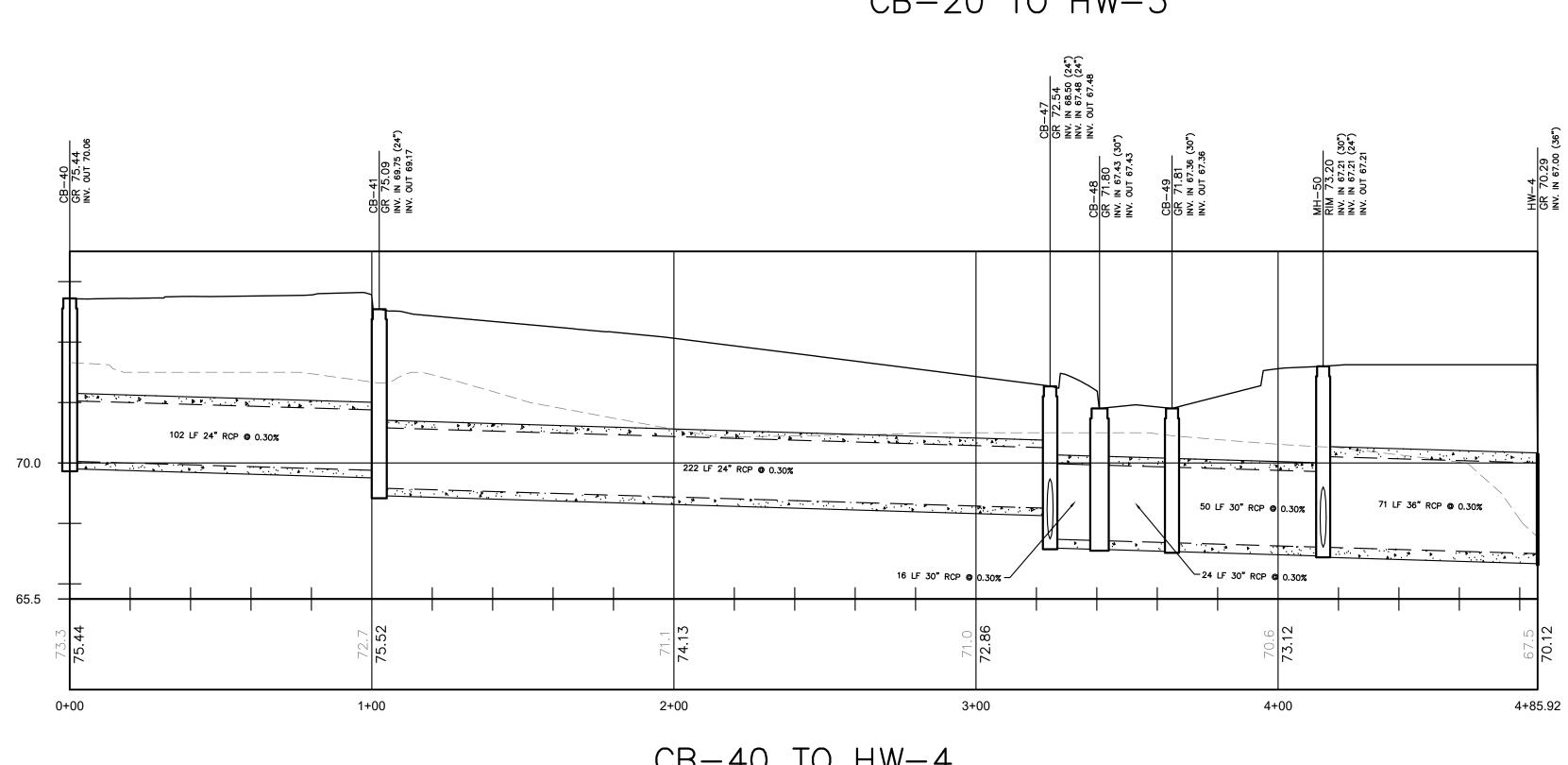
- VFR1 2. ALL CONTRACTORS MUST CALL THE NEW JERS (800–272–1000) IN ACCORDANCE WITH THE
- CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIV 3. ATTENTION TO THE CONTRACTOR IS DIRECTED APPROXIMATE LOCATIONS OF KNOWN UTILITY STR (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, WATER LINES AND APPURTENANCES, NATURAL TELEPHONE AND CATV LINES AND UNDERGROUND ST BE ENCOUNTERED WITHIN AND ADJACENT TO THE SHOWN ON THE PLANS. THE ACCURACY AND INFORMATION IS NOT GUARANTEED BY THE ENGINEE IS ADVISED TO VERIFY IN THE FIELD ALL THE LOCATION OF THESE UTILITIES OR OTHER CONSTRUC CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES
- PROJECT DESIGN. 4. CONTRACTOR TO PERFORM TEST PITS TO VERIFY SIZES AND LOCATIONS PRIOR TO CONNECTING PROP MAINS TO EXISTING SEWER AND WATER MAINS. NOTIFY THE ENGINEER IN WRITING OF ANY CONF MODIFICATIONS CAN BE MADE IF NECESSARY. 5. ALL CONSTRUCTION SHALL CONFORM TO ANY APPLICA
- LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPON AND TO CONFORM TO AND ABIDE BY ALL CURREN REGULATIONS. SAFE CONSTRUCTION PRACTICES REM THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
- 6. SEE MEP/ARCHITECTURAL PLANS FOR ALL UTILITY ALL UTILITY CONNECTIONS SHALL BE REVIEWED CONTRACTOR PRIOR TO START OF SITE CONSTRUCTION 7. SHOP DRAWINGS AND PRODUCT CATALOG INFORMAT SANITARY SEWER STRUCTURES, CONDUITS, MATERIAL TO BE PROVIDED TO THE PROJECT ENGINEER FOR
- PRIOR TO PURCHASING. 8. ALL UTILITY SERVICE CONNECTIONS TO BUILD UNDERGROUND. 9. PIPE LENGTHS INDICATED ARE MEASURED CENTER
- STRUCTURE. 10. ALL SANITARY AND DRAINAGE STRUCTURES SHALL UNLESS OTHERWISE SPECIFIED.
- 11. REFER TO WATER AND SANITARY SEWER TECHNIC MATERIAL, INSTALLATION AND TESTING REQUIREMENTS 12. UNLESS OTHERWISE INDICATED: a.RCP SHALL BE CLASS 3 WALL, BELL AND SF
- GASKETS. b.HDPE PIPES SHALL BE ADS N-12 WITH SOIL TI EQUAL. c.DIP WATER MAIN SHALL BE CLASS 52 CEMENT-(POLYETHYLENE ENCASEMENT).
- d.SANITARY SEWER MAINS AND LATERALS SHALL ON, GASKETED JOINT (ASTM-3034).
- 13. ALL NEW WATER MAINS AND SERVICES SHALL BE II OF 4 FEET OF COVER (RELATIVE TO PROPOSED G PREVENT FREEZING. 14. ALL SANITARY SEWER CONSTRUCTION SHALL FOLLC FORTH IN THE HOPEWELL TOWNSHIP SEWER STANDARD
- CONFLICTS BETWEEN THESE NOTES AND THE TOWN THE TOWNSHIP SEWER STANDARDS SHALL APPLY. 15. ALL NEW SANITARY SEWER MAINS AND LATERALS SH
- MINIMUM OF 3 FEET OF COVER (RELATIVE TO PROP PIPE TO PREVENT FREEZING. 16. 4" SANITARY SEWER LATERALS SHALL BE SLOPED LATERALS SHALL BE SLOPED AT 1:96 (1.05%).
- 17. A 10-FT. HORIZONTAL DISTANCE SHALL SEPARA SANITARY SEWER MAINS. WHERE SUCH SEPARATIO WATER MAINS AND SANITARY SEWER MAINS SHALL B TRENCHES WITH THE WATER MAIN AT LEAST 18 II MAIN. WHERE SUCH VERTICAL SEPARATION IS NOT SHALL BE CONSTRUCTED WITH WATERTIGHT JOINTS FEET IN EITHER DIRECTION OF THE WATER MAIN (N.J.A
- 18. ADEQUATE STRUCTURAL SUPPORT OF SEWERS AND POINTS OF CROSSING SHALL BE PROVIDED TO PREVE SETTLEMENT OR DAMAGE. THE CROSSINGS SHALL THE JOINTS IN THE PIPES ARE EQUIDISTANT AND AS FROM THE OTHER PIPE.
- 19. WHERE UTILITIES CROSS BENEATH EXISTING / PROP STORM AND SANITARY SEWERS, THE UTILITY CONT ADEQUATE STRUCTURAL SUPPORT BY INSTALLING SE UTILITY TO THE SPRING LINE OF THE WATER MA BACKFILL SHALL BE CLEAN SAND OR NJDOT SOIL I-THE MODIFIED PROCTOR AGGREGATE TYPE DENSITY IT SHALL EXTEND A MINIMUM OF 10 FEET EACH WA OF THE CROSSING.
- 20. ELECTRICAL TRANSFORMER PAD SPECIFICATIONS, INSTALLATION TO BE COORDINATED WITH ELECTR INSTALLATION. 21. SUMP PUMP AND FOUNDATION DRAIN COLLECTION FOR RESIDENTIAL UNITS.
- 22. IF THE EXTENSION OF WATER MAINS IS REQUIRED, THE OF HYDRANTS WILL COMPLY WITH THE FIRE STAI PURVEYOR AND SHALL BE APPROVED BY THE TOWN OFFICIAL.
- 23. ELECTRIC, TELEPHONE, CATV AND ALL OTHER EXTENSIONS AND SERVICES SHALL BE INSTALL STANDARDS ESTABLISHED BY THE SERVICING UTILITY BY THE TOWNSHIP ENGINEER.
- 24. ALL EASEMENTS FOR PUBLIC PURPOSES SHALL TOWNSHIP, UNLESS OTHERWISE NOTED.
- 25. STRUCTURAL CALCULATIONS FOR ANY OVERSIZED DI THE OUTLET STRUCTURES SHOULD BE PROVIDED.
- 26. ALL SANITARY SEWER FACILITIES ON STREETS WH BUILDINGS ARE LOCATED SHALL BE PRIVATELY OWN THE PROPERTY OWNER.
- 27. ALL SANITARY SEWER FACILITIES ON STREETS TOWNSHIP SHALL BE PRIVATELY OWNED AND MAINTA OWNER.
- 28. ALL SANITARY SEWER LATERAL CLEANOUTS SHALL
- TO ALLOW FOR CLEANING, AS WELL AS TV IN NAVIGATE IN BOTH DIRECTIONS, TOWARD THE MAIN AS 29. THERE SHALL BE NO PLANTINGS OVER SANITARY SEW

#### <u>GRADING & UTILIT</u> <u>EXISTING</u> \_\_\_\_ CONTOUR × *57.6* SPOT ELEVATION 100-YR WATER SURFACE ELEV. = = = = = = Sanitari Sewer line STORM \_\_\_\_\_ SEWER LINE INLET STORM MANHOLE (D)SANITARY MANHOL SANITARY LATERAL SANITARY CLEANOUT ------ W ------ WATER LINE HYDRANT WATER METER WATER LATERAL

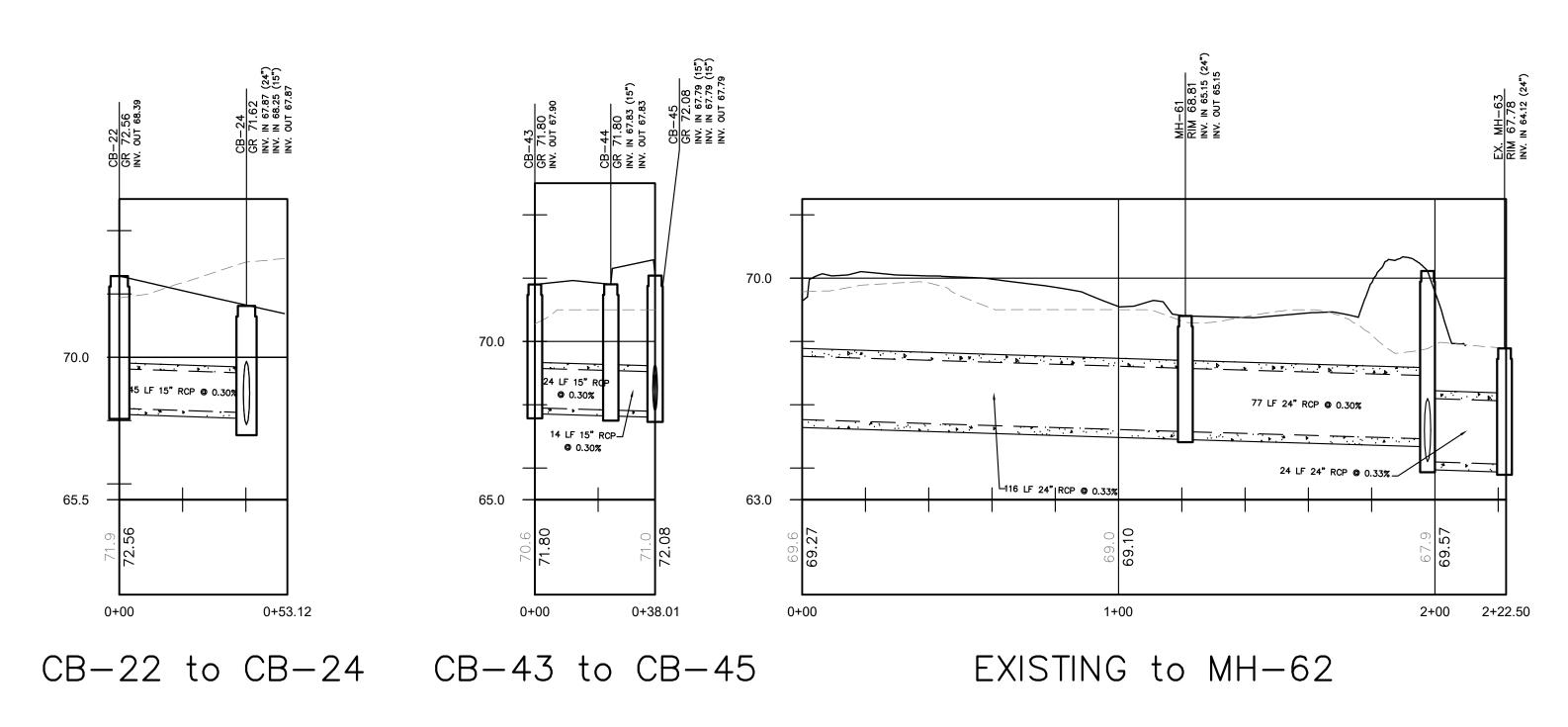
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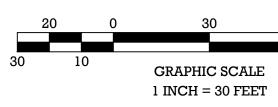
ALE EET	$Y \_ LEGEND$ PROPOSED $N = 57.6$ $S = 0$ $S =$		HALL BE INSTALLED WITH A DPOSED GRADE) OVER THE ED AT 1:48 (2.1%). 6" RATE WATER MAINS AND ON IS NOT POSSIBLE, THE BE INSTALLED IN SEPARATE INCHES ABOVE THE SEWER POSSIBLE, THE SEWER MAIN S FOR A DISTANCE OF 10 I.A.C. 7:10–11.7(D)–5). ND WATER LINES AT ALL ENT EXCESSIVE DEFLECTION, BE ARRANGED SUCH THAT S FAR APART AS POSSIBLE OPOSED WATER MAINS OR NTRACTOR SHALL PROVIDE ELECT BACKFILL FROM THE IAIN OR SEWER. SELECT -9 COMPACTED TO 95% OF C ASTM D–698 METHOD D. WAY FROM THE CENTERLINE CONDUIT LOCATIONS AND TRIC COMPANY PRIOR TO	-LINED DUCTILE IRON PIPE L BE PVC SDR-35, PUSH INSTALLED WITH A MINIMUM RADE) OVER THE PIPE TO LOW THE STANDARDS SET RDS. IN THE EVENT OF ANY INSHIP SEWER STANDARDS,	ER TO CENTER OF EACH L BE PRECAST CONCRETE NICAL SPECIFICATIONS FOR S. SPIGOT TYPE WITH O-RING TIGHT JOINTS OR APPROVED	D & VERIFIED BY THE DN. TION FOR ALL WATER AND ALS, AND APPURTENANCES, R REVIEW AND APPROVAL DINGS TO BE LOCATED	EXISTING UTILITY DEPTHS, POSED SEWER AND WATER THE CONTRACTOR SHALL NFLICTS SO THAT DESIGN CABLE FEDERAL, STATE AND DISIBILITY FOR SITE SAFETY ENT OSHA STANDARDS OR MAIN THE OBLIGATION OF ALL APPLICABLE FEDERAL, N. CONNECTIONS TO BUILDING.	TO THE FACT THAT THE RUCTURES AND FACILITIES , STORM SEWERS, POTABLE GAS LINES, ELECTRIC, TORAGE TANKS) THAT MAY LIMITS OF THE WORK ARE COMPLETENESS OF THIS ER, AND THE CONTRACTOR FACTS CONCERNING THE CTION OBSTACLES PRIOR TO THE ENGINEER, IN WRITING, WHICH MAY AFFECT THE	ICAL DATUM: NAVD 88 RSEY ONE CALL SYSTEM UNDERGROUND FACILITIES IVITY.
C5.01	Spectomology       State Street       State Street       State Street         M.L. Laurel Twp, NU 08054       1321 W. State Street       26 Washinghound State Street       26 Washinghound State Street         M.L. Laurel Twp, NU 08054       1321 W. State Street       26 Washinghound State Street       26 Washinghound State Street         Ocovrident On 2024. MidAtantic Endineering Patterst. LLC       26 Washinghound State Street       26 Washinghound State Street	PRELIMINARY/FINAL MAJOR SITE PLAN CANVAS 3131 PRINCETON PIKE 3131 PRINCETON PIKE BLOCK 3801; LOTS 2 & 3 UTILITES PLAN SITUATED N TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY	Louis L. Zuegner IV, P.E. PROFESSIONAL ENGINEER N.J. Lie. No. GE04226500 Certificate of Authorization No. 24GA28184000	DRAWN BY: DJB HORIZONTAL SCALE: 1" = 30' PROJECT No.: RAM-2201 DATE: 04/24/24	CHECKED BY: IAB VERTICAL SCALE: N/A D	DATE	KEVISIONS	DRAWN BY	CHECKED BY





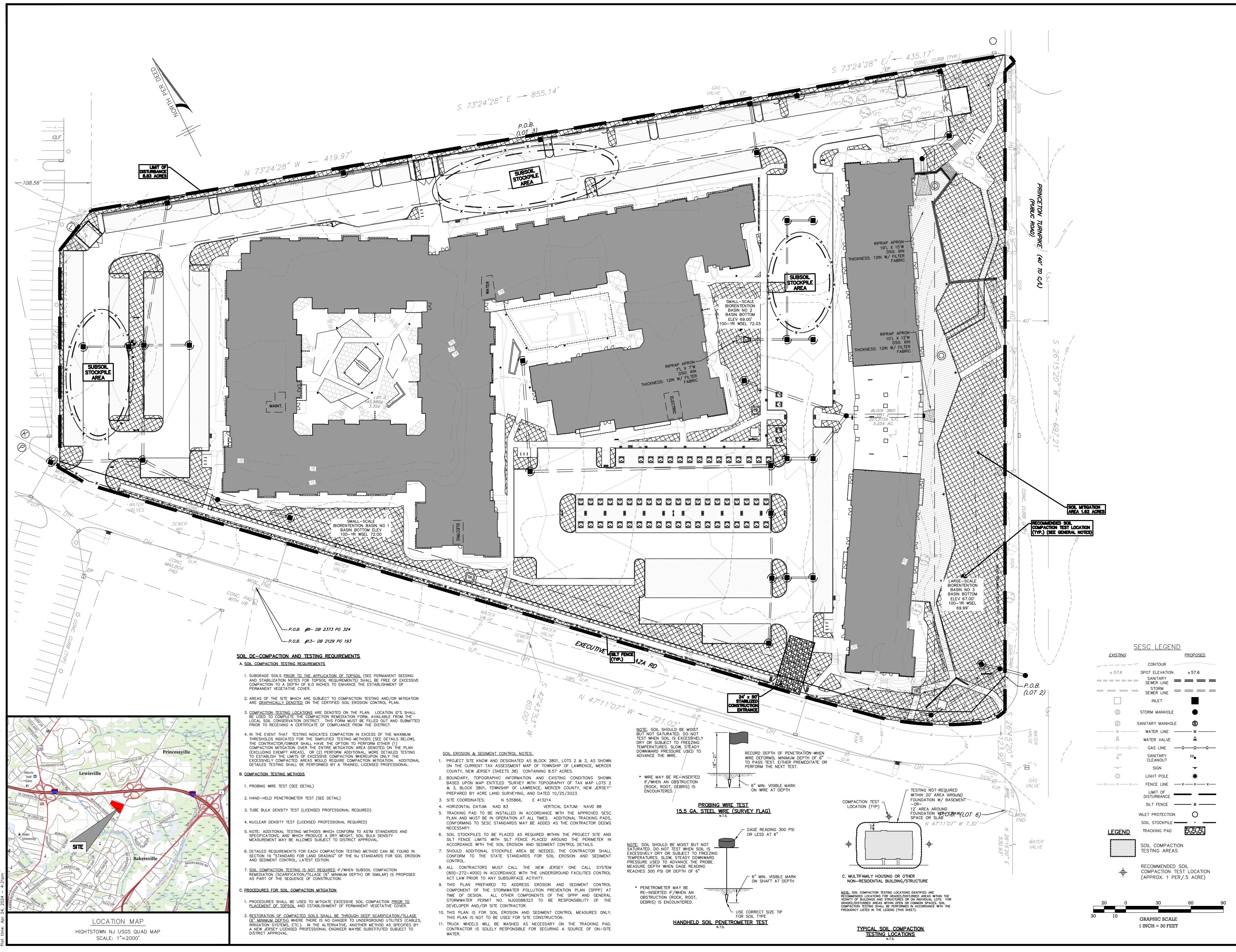
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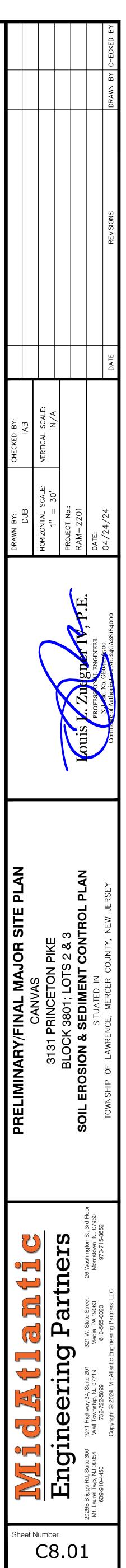




	<u>MidAtlantic</u>	PRELIMINARY/FINAL MAJOR SITE PLAN		DRAWN BY: DJB	CHECKED BY: IAB			
	<b>.</b>   z	3131 PRINCETON PIKE		HORIZONTAL SCALE: $V$ 1" = 30'	VERTICAL SCALE: N/A			
שוווקווה	rd ratu	BLOCK 3801; LOTS 2 & 3	I onis I Anagrar IV D F	PROJECT No.: RAM-2201				
2026B Briggs Rd, Suite 300 1971 High Mt. Laurel Twp, NJ 08054 Wall Tow 600-910-4450 733	1971 Highway 34, Suite 201 321 W. State Street 26 Washington St, 3rd Floor Wall Township, NJ 07719 Media, PA 19063 Morristown, NJ 07960 732-775-5809 610-565-0020	SITUATED IN	PROFESSION, ENGINEER	DATE:				
	didAtlantic Engineering Partners, LLC	TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY	Certificate of Nuthorization No. 24GA28184000 Certificate of Nuthorization No. 24GA28184000	04/24/24		DATE	REVISIONS	DRAWN BY CHECKED BY



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### STANDARD FOR STABILIZATION WITH MULCH ONLY

DEFINITION

STABILIZING EXPOSED SOILS WITH NON-VEGETATIVE MATERIALS EXPOSED FOR PERIODS LONGER THAN 14 DAYS.

PURPOSE TO PROTECT EXPOSED SOIL SURFACES FROM EROSION DAMAGE AND TO REDUCE OFFSITE ENVIRONMENTAL DAMAGE.

### CONDITIONS WHERE PRACTICE APPLIES

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO EROSION. WHERE THE SEASON AND OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION RESISTANT COVER OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED. WOOD CHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM.

### METHODS AND MATERIALS

- SITE PREPARATION A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING,
- PAGE 19.1. B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
- PROTECTIVE MATERIALS A. UNROTTED SMALL GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS OR NETTING TIEDOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES. WOOD-FIBER OR PAPER-FIBER MULCH AT A RATE OF 1,500 POUNDS
- PER ACRE MAY BE APPLIED BY A HYDROSEEDER OR HYDROMULCHING.
- D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON OR PLASTIC MAY BE USED.
- WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. F. GRAVEL, CRUSHED STONE OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.
- MULCH ANCHORING A. MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES
- PEG AND TWINE DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
- MULCH NETTING STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG
- MULCH ANCHORING TOOL A TRACTOR DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THE PRACTICE AFFORDS MAXIMUM EROSION CONTROL, 2. BUT IT'S USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. TOOL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOILD BE DONE ON THE CONTOUR. E. LIQUID MULCH-BINDERS
- 1. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE. 2. USE OF ONE OF THE FOLLOWING:
- a. ORGANIC AND VEGETABLE BASED BINDERS NATURALLY OCCURRING, POWDER BASED, HYDROPHILLIC MATERIALS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER. b. SYNTHETIC OR ORGANIC BINDERS - BINDERS SUCH AS CURASOL, DCA-70, PETRO-SET AND TERRA TACK MAY BE
- USED AT RATES RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS, NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

#### STANDARD FOR SEEDING SPECIFICATIONS SITE PREPARATION

SITE PREPARATION IS REQUIRED FOR ENTIRE SITE AND SHALL BE ACCOMPLISHED AS FOLLOWS:

- 1. GARDE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN
- ACCORDANCE WITH STANDARD FOR LAND GRADING 2. INSTALL NEEDED EROSION CONTROL PRACTICES PRIOR TO SEEDING A TO SEEDING AS SPECIFIED IN STANDARDS 11 THROUGH 42
- SOIL SHALL BE EVALUATED FOR COMPACTION AND GRADING DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING 19-1.

#### SOIL TEXTURE SOIL PREPARATION IS REQUIRED ON ALL SEEDINGS AND

- SHALL BE ACCOMPLISHED AS FOLLOWS: 1. SUITABLE EQUIPMENT WILL BE USED TO PREPARE A
- REASONABLE, UNIFORM, FINE SEED BED TO A MINIMUM DEPTH OF 4 INCHES. 2. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1.000 SQUARE FEET USING 10-10-10
- OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIME SHALL BE PULVERIZED DOLOMITIC LIMESTONE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND
- MAGNESIUM TO GRASSES AND LEGUMES. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT.

### MULCHING

MULCHING IS REQUIRED ON ALL SEEDING AND SHALL BE ACCOMPLISHED AS FOLLOWS: MULCH MATERIALS SHOULD BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT A RATE OF 1-1/2 TO 2 TONS PER

- ACRE. OR 70 TO 90 POUNDS PER 1,000 SQUARE FEET. MULCH BLOWERS SHOULD NOT GRIND OR CHOP THE MATERIAL. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85 PERCENT OF THE SOIL SURFACE WILL BE
- COVERED, FOR UNIFORM DISTRIBUTION OF HAND SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FOOT SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
- MULCH ANCHORING SHALL BE ACCOMPLISHED USING EITHER PEG AND TWINE, MULCH NETTING, MULCH ANCHORING COULTER TOOL OR LIQUID MULCH-BINDERS, PER THE ACCOMPANYING "STABILIZATION WITH MULCH ONLY" SPECIFICATION. \* OPTIMUM SEEDING DATES 3/1 - 5/15 AND 8/15 - 10/1

### TEMPORARY SEEDING

TEMPORARY VEGETATIVE COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1.0 POUNDS PER 1,000 SQ. FT. (100 lbs/Ac.). LIMESTONE (PULVERIZED DOLOMITIC FOUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDES) SHALL BE APPLIED AT RATES ESTABLISHED BY SOIL TESTING AND FERTILIZER (10-20-10 OR EQUIVALENT 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE) AT THE RATE OF 11 lbs/1,000 SQ. FT. (500 lbs./Ac.).

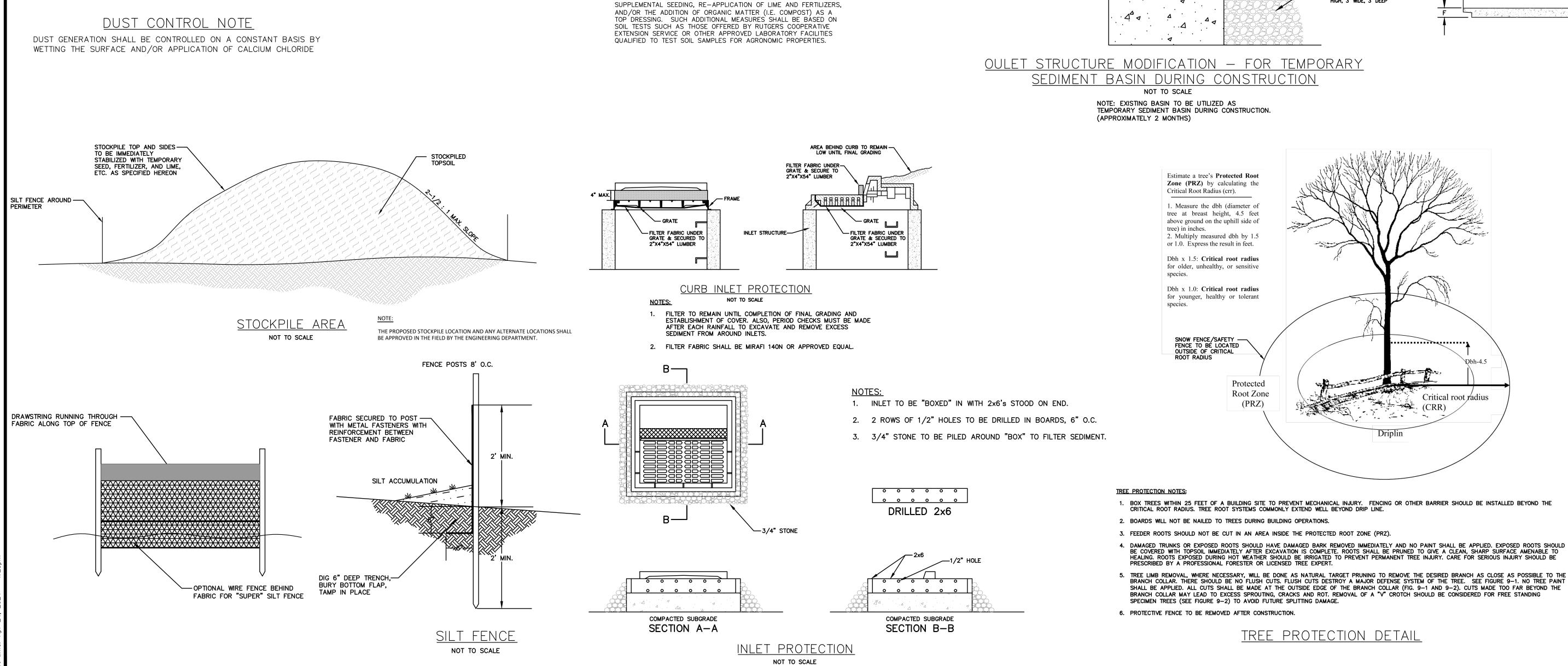
### PERMANENT SEEDING

TOPSOIL TO BE PLACED TO A DEPTH OF 4 INCHES ON EXPOSED SOILS UPON COMPLETION OF FINAL GRADING.

SEED IS TO BE UNIFORMLY APPLIED TO THE NORMAL DEPTH OF 1/4 INCH TO 1/2 INCH (EXCEPT HYDRO SEEDING). SEED MIXTURE 13, AS SHOWN ON PAGE 4-9 IN THE SOIL EROSION STANDARDS.

SEED MIXTURE	PLANTI	NG RATE
	LBS PER ACRE	LBS PER 1,000 SF
HARD FESCUE PERENNIAL RYEGRASS KENTUCKY BLUEGRASS BLEND	175 45 45	4.0 1.0 1.0

- OPTIMAL SEEDING DATES: 8/15-10/15 \* ACCEPTABLE SEEDING DATES: 3/1-4/30 AND 5/1-8/14 MULCHING WILL BE ACCOMPLISHED PER THE BELOW TEMPORARY
- SEEDING SPECIFICATIONS. \* MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE
- IS ADEQUATE OR SOIL CAN BE IRRIGATED.



### STANDARD FOR TOPSOILING

DEFINITION TOPSOILING ENTAILS THE DISTRIBUTION OF SUITABLE QUALITY SOIL ON AREAS TO BE VEGETATED.

#### PURPOSE TO IMPROVE THE SOIL MEDIUM FOR PLANT ESTABLISHMENT AND MAINTENANCE.

### WATER QUALITY ENHANCEMENT

GROWTH AND ESTABLISHMENT OF A VIGOROUS VEGETATIVE COVER IS FACILITATED BY TOPSOIL, PREVENTING SOIL LOSS BY WIND AND RAIN OFFSITE AND INTO STREAMS AND OTHER STORMWATER CONVEYANCES.

### WHERE APPLICABLE

TOPSOIL SHALL BE USED WHERE SOILS ARE TO BE DISTURBED AND WILL BE REVEGETATED.

### METHODS AND MATERIALS

. MATERIALS A. TOPSOIL SHOULD BE FRIABLE1, LOAMY2, FREE OF DEBRIS. OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMHOS PER CENTIMETER. MORE THAN 0.5 MILLIMHOS MAY DESICCATE SEEDLINGS AND ADVERSELY IMPACT GROWTH). IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES. TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER, FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL. TOPSOIL SUBSTITUTES MAY BE UTILIZED ON SITES WITH INSUFFICIENT TOPSOIL FOR ESTABLISHING PERMANENT VEGETATION. ALL TOPSOIL SUBSTITUTE MATERIALS SHALL MEET THE REQUIREMENTS OF TOPSOIL NOTED ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE

THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE

#### II. STRIPPING AND STOCKPILING A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES

SALTS AND PH LEVEL.

- STRIPPING B. STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
- WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO
- APPROXIMATELY 6.5. A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
- STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
- STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH STANDARDS PREVIOUSLY DESCRIBED HEREIN; SEE STANDARDS FOR PERMANENT (PG. 4-1) OR TEMPORARY (PG.7-1) VEGETATIVE COVER FOR SOIL STABILIZATION. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.

#### III. SITE PREPARATION A. GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO FROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH THE SPECIFIED SEED MIXTURE. TIME IS OF THE ESSENCE

- 3. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.
- SEE THE STANDARD FOR LAND GRADING, PG. 19-1. C. AS GUIDANCE FOR IDEAL CONDITIONS. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT. LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL TO A PH OF APPROXIMATELY 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES. D. PRIOR TO TOPSOILING, THE SUBSOIL SHALL BE IN COMPLIANCE WITH THE STANDARD FOR LAND GRADING, PG. 19-1.
- EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENTATION BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
- IV. APPLYING TOPSOIL A. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE; I.E., LESS THAN FIELD CAPACITY (SEE GLOSSARY) B. A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED ALTERNATIVE DEPTHS MAY BE CONSIDERED WHERE SPECIAL REGULATORY AND/OR INDUSTRY DESIGN STANDARDS ARE APPROPRIATE SUCH AS ON GOLF COURSES, SPORTS FIELDS, LANDFILI CAPPING, ETC.. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE, IN ACCORDANCE
  - WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOIL (PG. 1–1). PURSUANT TO THE REQUIREMENTS IN SECTION 7 OF THE STANDARD FOR PERMANENT VEGETATIVE STABILIZATION. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT PERMANENT VEGETATIVE COVER BECOMES ESTABLISHED ON AT LEAST 80% OF THE SOILS TO BE STABILIZED WITH VEGETATION. FAILURE TO ACHIEVE THE MINIMUM COVERAGE MAY REQUIRE ADDITIONAL WORK TO BE PERFORMED BY THE CONTRACTOR TO INCLUDE SOME OR ALL OF THE FOLLOWING

#### DEFINITION A TEMPORARY BARRIER AND SETTLING FACILITY INSTALLED AT A STORM SEWER INLET. PURPOSE

#### THE PURPOSE OF STORM SEWER INLET PROTECTION IS TO INTERCEPT AND RETAIN SEDIMENT. THUS PREVENTING THE ENTRANCE OF SEDIMENT INTO THE STORM SEWER SYSTEM.

- CONDITIONS WHERE PRACTICE APPLIES 1. CONTRIBUTING DRAINAGE AREA IS 3 ACRES OR LESS.
- 2. A STORM SEWER OR THE OUTLET CHANNEL OF A STORM SEWER NEEDS PROTECTION FROM SEDIMENT.
- 3. TRAFFIC WILL NOT DESTROY OR CAUSE CONSTANT MAINTENANCE OF THE STORM SEWER INLET PROTECTION.
- 4. A TRAFFIC HAZARD WILL NOT BE CREATED.

#### 5. A FLOODING PROBLEM WILL NOT BE CREATED. WATER QUALITY ENHANCEMENT

THE PRIMARY BENEFIT TO WATER QUALITY IS REMOVAL SEDIMENT FROM STORMWATER RUNOFF PRIOR TO ENTERING THE STORM SEWER SYSTEM. AS AN ADDED BENEFIT, OTHER FLOATABLE DEBRIS, SUCH AS VEGETATIVE MATTER AND LITTER MAY ALSO BE FILTERED OUT OF THE RUNOFF.

#### DESIGN CRITERIA THE FOLLOWING APPLIES TO ALL METHODS OF STORM SEWER

INLET PROTECTION: MUST SLOW THE STORM WATER, PROVIDE THE COARSE SEDIMENT PARTICLES A CHANCE TO SETTLE, AND PROVIDE AN AREA TO RETAIN THE PARTICLES THAT HAVE SETTLED. IN ALL CASES. THE INLET PROTECTION SHOULD NOT COMPLETELY CLOSE OFF THE INLET. PROVISION MUST BE MADE TO ALLOW STORMWATER TO OVERFLOW OR BYPASS FILTER. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.

INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARD THE INLET HAS BEEN STABILIZED.

### ADDITIONAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.
- THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR TRACKED ON
- THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, OR AT A MINIMUM, BY THE END OF EACH WORK DAY. 4. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON
- INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNER. STEEP SLOPES TO RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL. (SEE ANCHORING NOTES & NOTE No. 6 OF SOIL EROSION & SEDIMENT

CONTROL NOTES.)

### LAWRENCE TOWNSHIP GENERAL SOIL STORM SEWER INLET PROTECTION EROSION AND SEDIMENT CONTROL NOTES

1. IT IS THE INTENTION OF THE SOIL EROSION CONTROL DEVICES TO MINIMIZE THE TRANSPORTATION OF SEDIMENT OFF-SITE. 2. THE TOWNSHIP OF LAWRENCE MUST BE NOTIFIED IN WRITING 48 HOURS PRIOR TO THE START OF ANY LAND DISTURBANCE. 3. CONTRACTOR IS RESPONSIBLE TO MAINTAIN EROSION CONTROL STRUCTURES AND KEEP ROADS CLEAN FOR THE LIFE OF THE PROJECT

4. THE CONTRACTOR IS REQUIRED TO HAVE A COPY OF THE CERTIFIED PLAN AT THE CONSTRUCTION SITE. 5. ALL SOIL EROSION CONTROL PRACTICES TO BE INSTALLED PRIOR

TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED FOR ONE YEAR AFTER THE COMPLETION OF THE APPROVED PLAN OR UNTIL SUCH MEASURES ARE PERMANENTLY STABILIZED AS DETERMINED BY THE TOWNSHIP ENGINEER. 6. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL

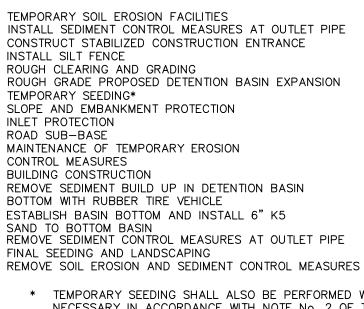
IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. THE DISTURBED AREAS WILL BE MULCHED WITH STRAW ACCORDING TO THE STANDARDS FOR NON-GROWING SEASON SOIL STABILIZATION. 7. PERMANENT VEGETATION TO BE SEEDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS

ESTABLISHED. 8. ALL WORK TO BE DONE IN ACCORDANCE WITH TOWNSHIP SOIL REMOVAL AND SOIL EROSION ORDINANCES AND THE NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. 9. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL AREAS SUBJECT TO EROSION (I.E., STEEP SLOPES) WILL RECEIVE APPROPRIATE VEGETATIVE COVER AS STATED IN THE IN THE CONSTRUCTION SEQUENCE. 10. ALL ROAD BANKS SLOPING TOWARDS THE ROAD ARE TO BE

STABILIZED IMMEDIATELY AFTER CURBING IS COMPLETED. 11. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLANS SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE ENGINEER.

ENGINEER'S OFFICE FOR REVIEW.

# EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT



4

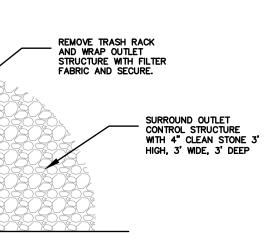
12. ALL REVISIONS, AFTER TOWNSHIP CERTIFICATION HAS BEEN GRANTED, MUST BE FORWARDED TO THE LAWRENCE TOWNSHIP

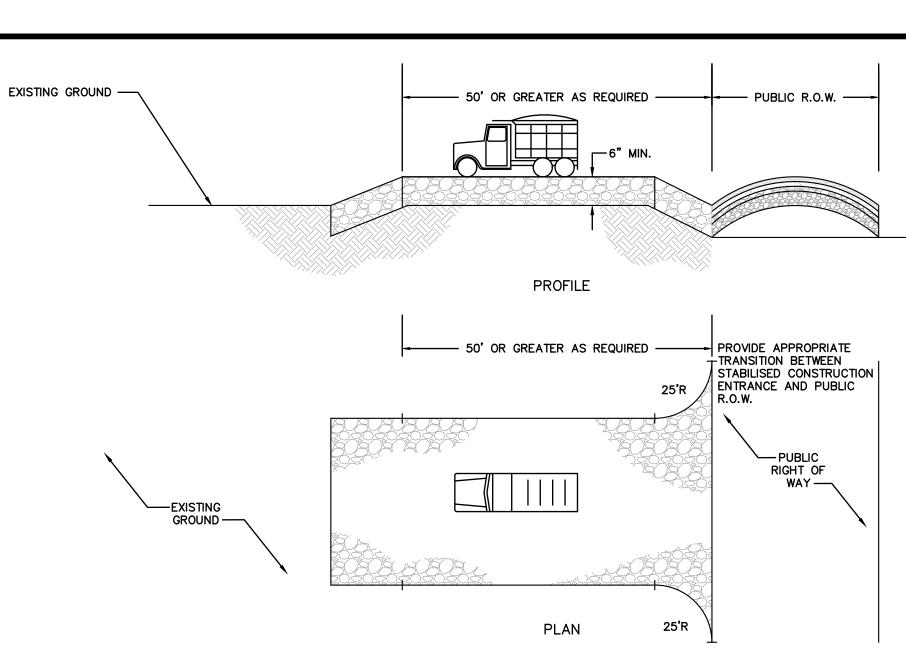
CONSTRUCTION SEQUENCE

THIS TIME. HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN <SEASON><YEAR> AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL APPROXIMATELY AS FOLLOWS:

ITIES ASURES AT OUTLET PIPE JCTION ENTRANCE	DURATION IMMEDIATELY IMMEDIATELY IMMEDIATELY IMMEDIATELY
TION BASIN EXPANSION	3 WEEKS IMMEDIATELY
CTION	IMMEDIATELY IMMEDIATELY IMMEDIATELY
ROSION	IMMEDIATELY IMMEDIATELY CONTINUOUSLY 4 MONTHS
DETENTION BASIN ICLE	IMMEDIATELY
INSTALL 6" K5	IMMEDIATELY
ASURES AT OUTLET PIPE IG IMENT CONTROL MEASURES	IMMEDIATELY 2 WEEKS

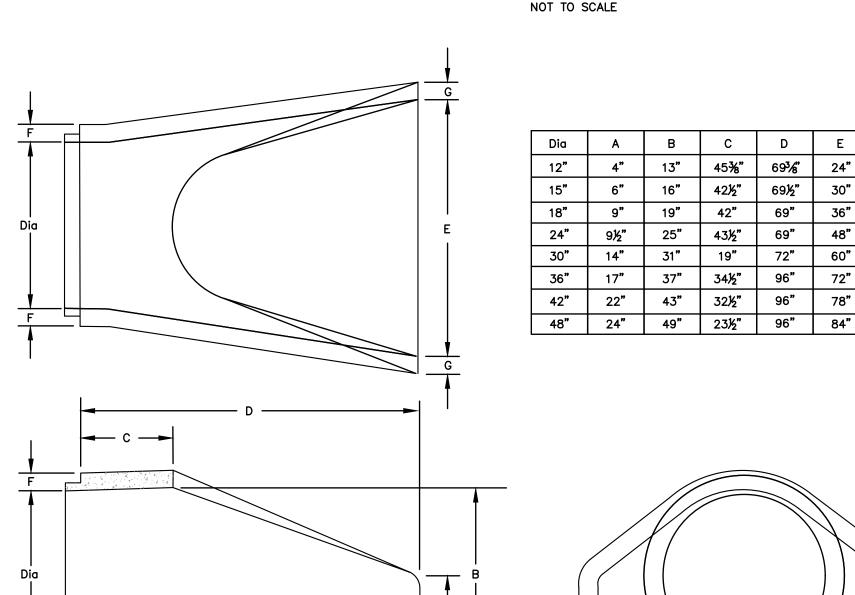
\* TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE No. 2 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

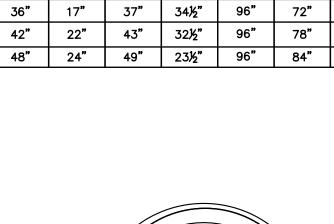




PERCENT SLOPE OF ROADWAY	PERCENT SLOPI	E OF ROADWAY
PERCENT SLOPE OF ROADWAT	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
> 5%	ENTIRE SURFACE STABILIZE	WITH FABC BASE COURSE <sup>1</sup>
1. AS PRESCRIBED BY L	OCAL ORDINANCE OR OTH	IER GOVERNING AUTHORIT
2. 1" – 2 ½" CLEAN CF	RUSHED STONE SHALL BE	USED.

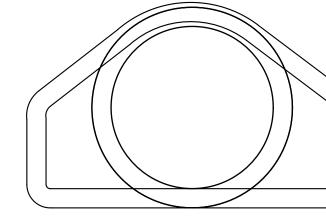
STABILIZED CONSTRUCTION ENTRANCE

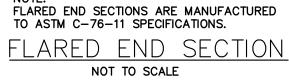




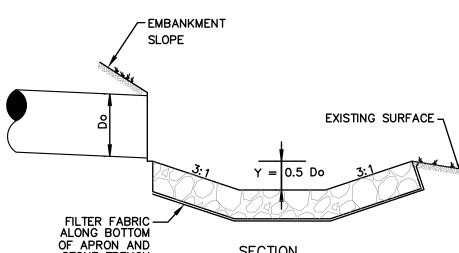
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48"

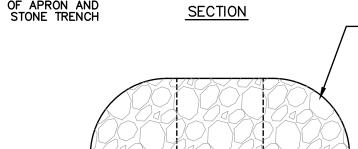




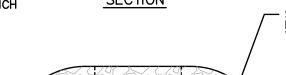


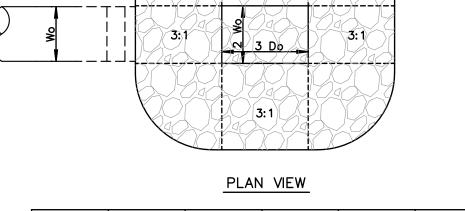


- SCOUR HOLE LENGTH = L WIDTH = W









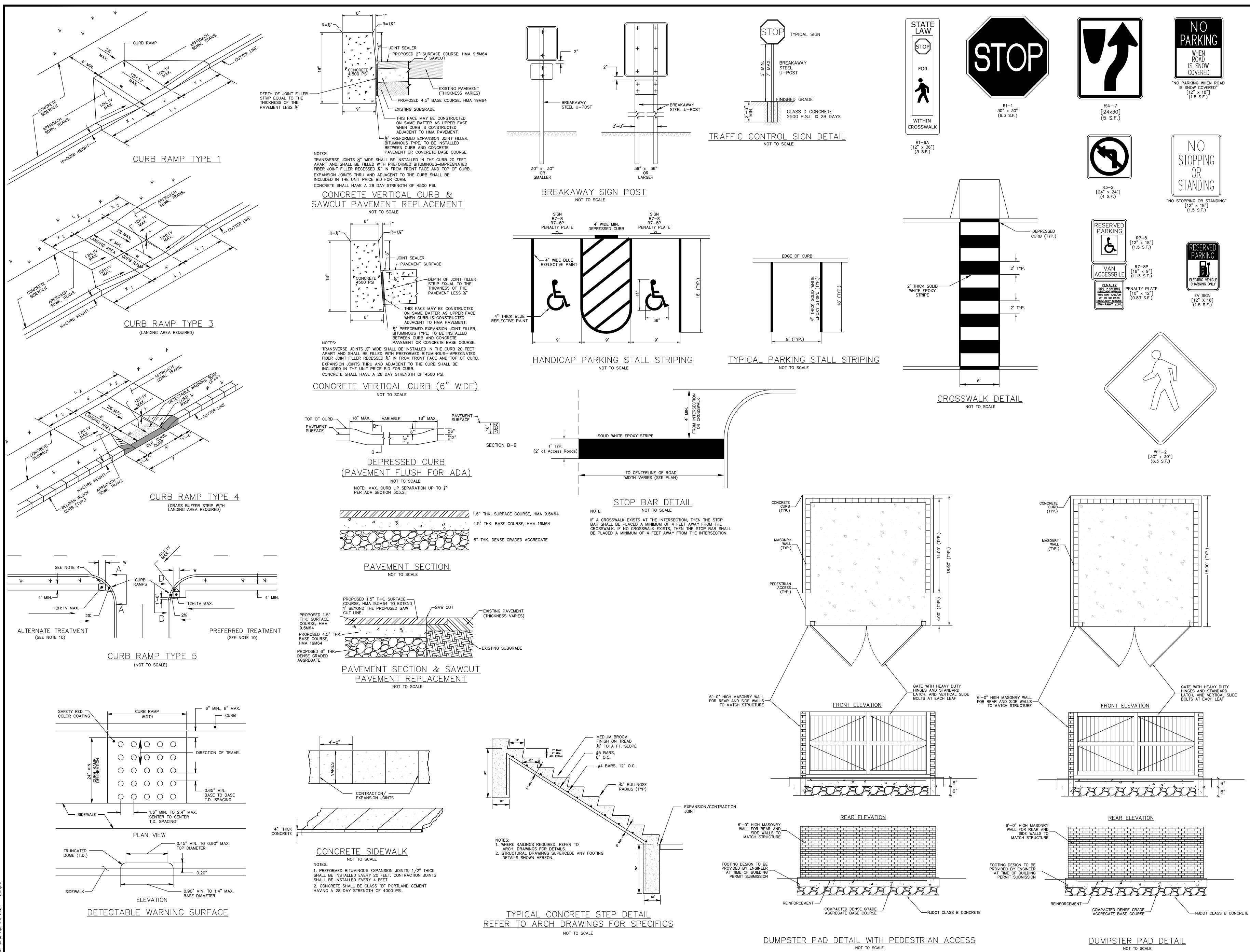
Q25 d50 w 18" RCP @ 1.30% 150 = 4" " THICK\* 8.46 CFS 9 FT. FES-6 7.5 FT. 24" RCP | 15.99 CFS | 12 FT. FES-7 10 FT. THICK

\* OVER FILTER FABRIC NOTE: SCOUR HOLES DESIGNED PER SECTION 12, CONDUIT OUTLET PROTECTION, SOIL EROSION MANUAL PREFORMED SCOUR HOLE DETAIL NOT TO SCALE

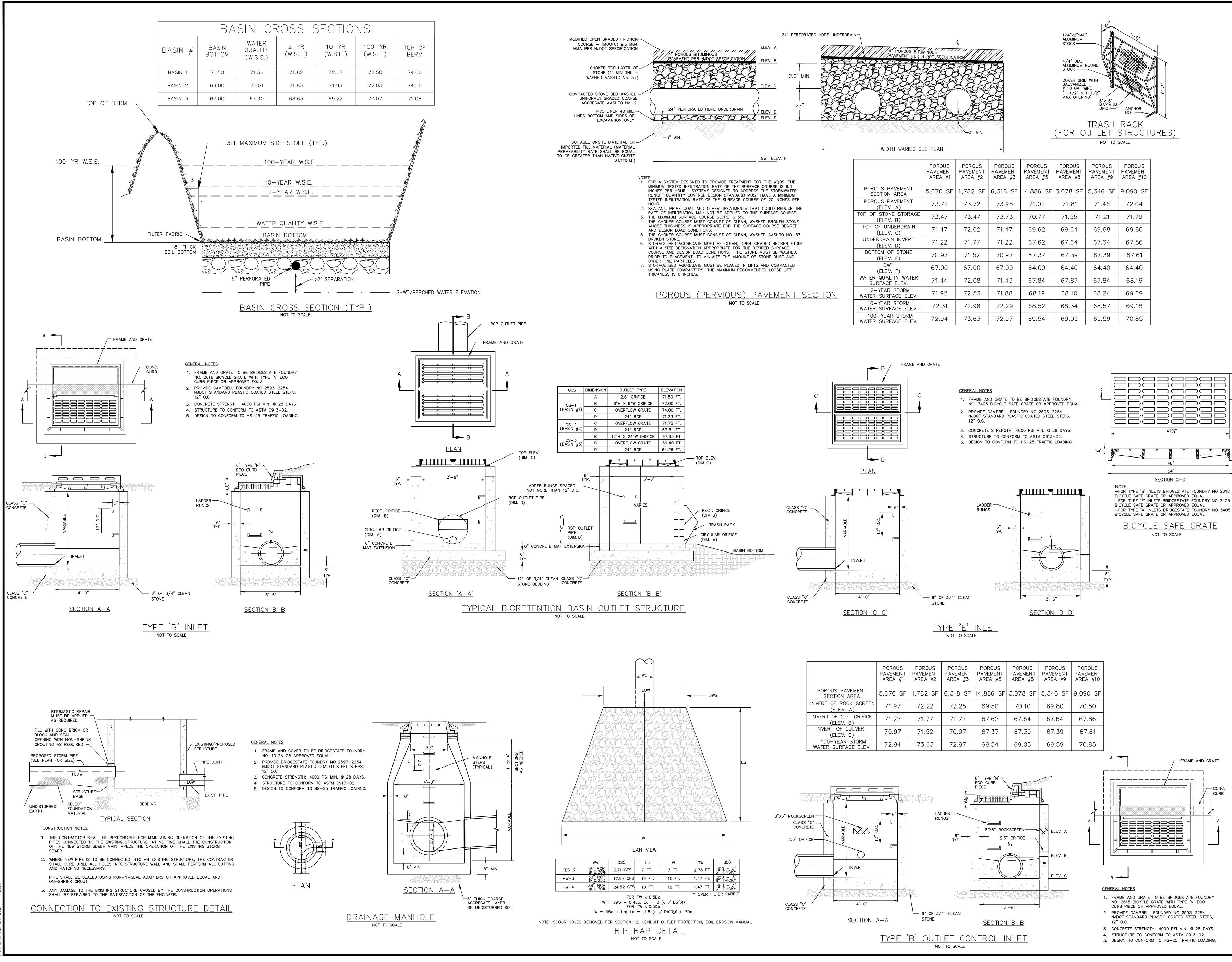
OF APRON AND STONE TRENCH

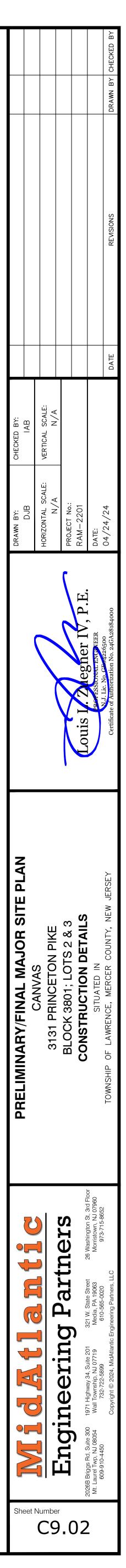
F	G
4%"	4%"
4 <sup>1</sup> ‱"	4 <sup>1</sup> ‱"
4½"	4½"
4½"	4½"
3½"	3½"
4"	4"
4½"	4½"
5 <b>"</b>	5"

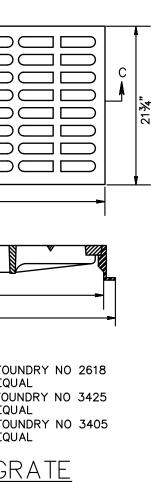
	PRELIMINARY/FINAL MAJOR SITE PLAN		DRAWN BY: CHECKED BY:				
	CANVAS						
	3131 PRINCETON PIKE		HORIZONTAL SCALE: VERTICAL SCALE: N/A N/A	scale: N/A			
I statting ratulets	BLOCK 3801; LOTS 2 & 3		PROJECT No.:				
2026B Bridges Bd. Suite 300 1971 Highway 34. Suite 201 321 W. State Street 26 Washington St. 3rd Floor	SOIL EROSION & SEDIMENT CONTROL DETAILS	Louis L. Zuegner IV, P.E.	RAM-2201				
Wall Township, NJ 07719 Media, PA 19063 732-722-5899 610-565-0020	SITUATED IN	PROFESSIONAL ENGINEER	DATE:				
Copyright © 2024, MidAtlantic Engineering Partners, LLC	TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY	Certificate of Authorization No. 24GA28184000	04/24/24	DATE	REVISIONS	DRAWN BY	DRAWN BY CHECKED BY

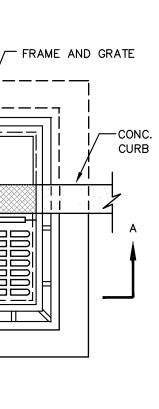


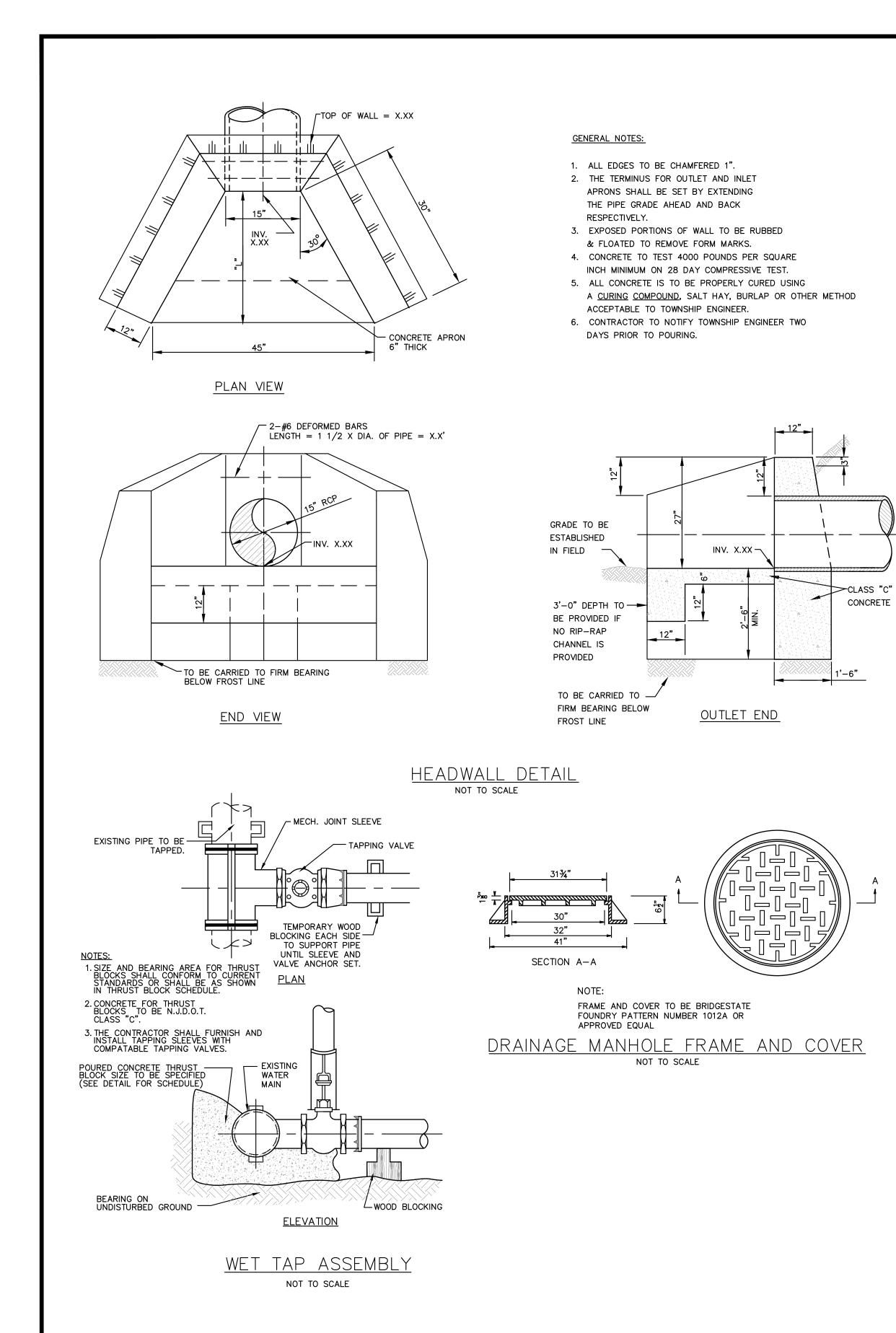
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	3131 PRINCETON PIKE		HUNIZUNIAL SUALE: VER ILUAL SUALE: ####### N/A			
	BLOCK 3801; LOTS 2 & 3		PROJECT No.:			
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521 W. State Sureet Media, PA 19063 610-565-0020	SITUATED IN	PROFESSIONAL INGINEER	DATE:			
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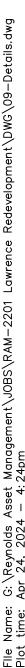


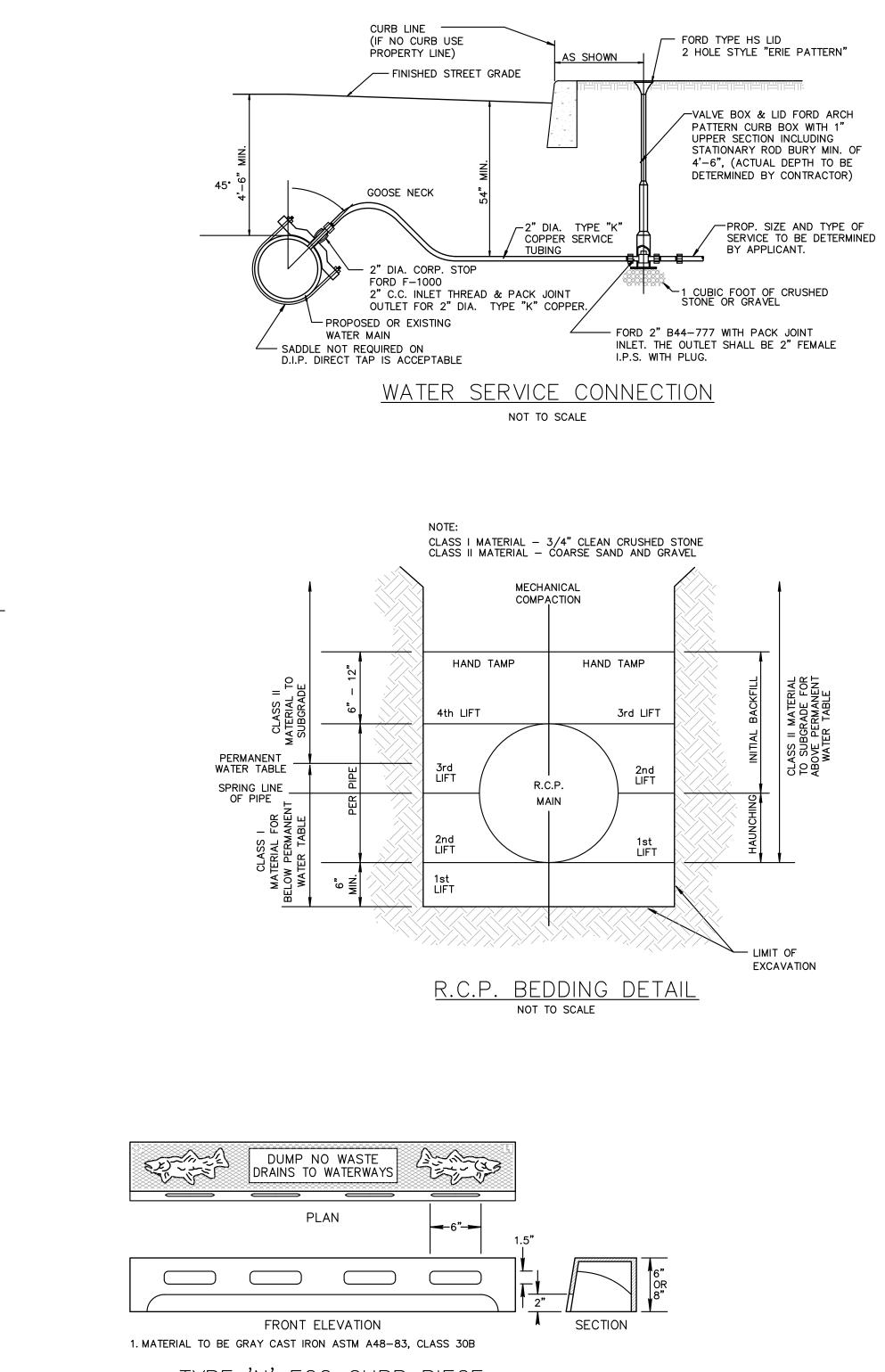




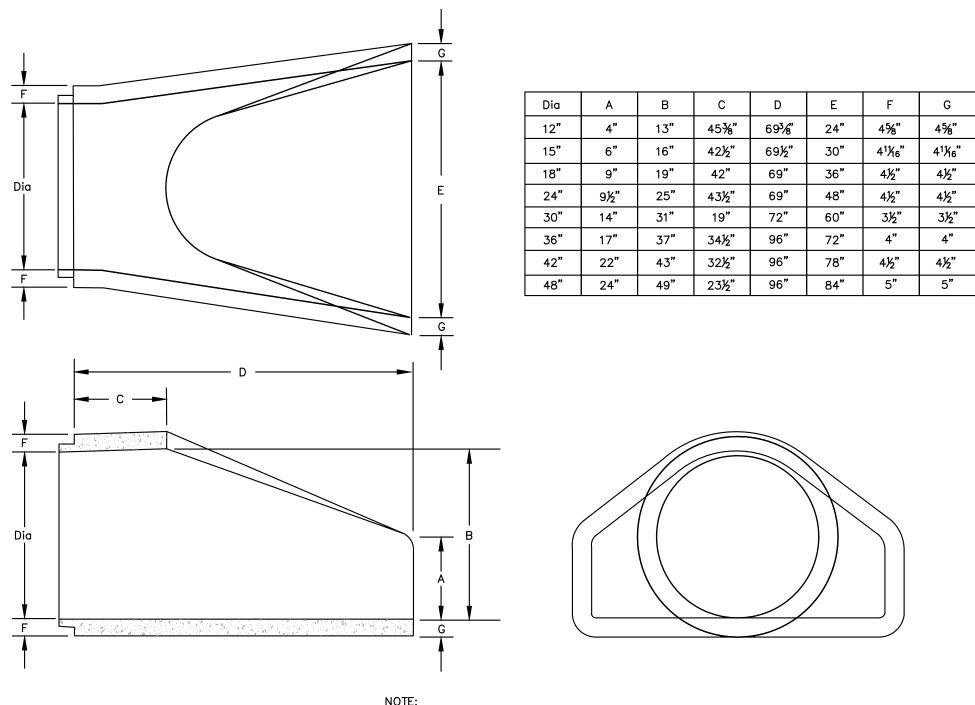


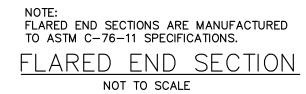


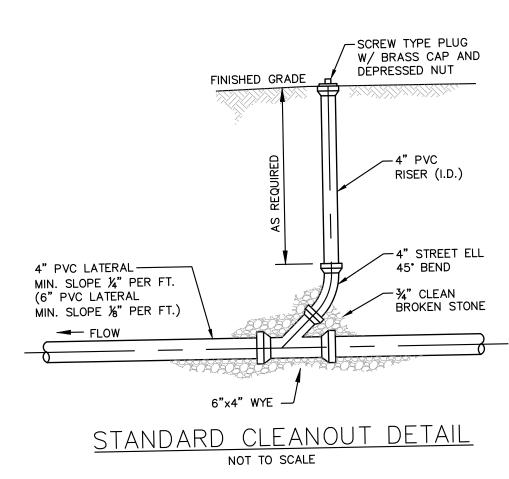




TYPE 'N' ECO CURB PIECE NOT TO SCALE







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}	Mt. Laurel Twp, NJ 08054 Wall Township, NJ 07719 Media, PA 19063 Morristown, NJ 07960 609-910-4450 3732-722-5899 610-565-0020 973-715-8652	SITUATED IN	PROFESSIONAL ENGINEER	DATE:			
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