

ZONE: RESIDENTIAL 4 (R-4) DISTRICT

SINGLE FAMILY DETACHED RESIDENTIAL	REQUIRED	PROPOSED LOT 1	VARIANCE	PROPOSED LOT 2	VARIANCE
MIN. LOT AREA	7,500 SQ.FT.±	9,300 SQ.FT.±	NO	7,500 SQ.FT.±	NO
MIN. LOT FRONTAGE	60 FT.	120 FT.	NO	120 FT.	NO
MIN. FRONT YARD	30 FT.	4.9 FT.	YES	13.5 FT.	YES
MIN. SIDE YARD	10 FT.	9.8 FT.	YES	10.0 FT.	NO
MIN. REAR YARD	35 FT.	18.1 FT.	YES	30.2 FT.	YES
MAX. IMPERVIOUS SURFACE RATIO	0.60	0.464	NO	0.28	NO
MIN. USEABLE YARD AREA	35 FT.	27 FT.	NO	27 FT.	NO
MAX. BUILDING HEIGHT	20' % OF EACH YARD*	100% FOR ALL YARDS*	NO	100% FOR ALL YARDS*	NO

* YARDS EXCLUSIVE OF ANY CRITICAL AREA
** REAR YARD DETERMINED BY THE POSITION OF THE EXISTING DWELLING.

LOT SUMMARY

EXISTING LOTS 11, 12, 13, 14, 71, 72, 73, 74	PARKING REQUIREMENTS:
EXISTING LOT 16,800 SQ.FT. ±	EXISTING BUILDING
PROPOSED LOT 1 PROPOSED LOT 1 9,300 SQ. FT. ±	2 - 1 BEDROOM UNITS (1.8 SP / UNIT) = 3.6 SPACES
PROPOSED LOT 2 PROPOSED LOT 2 7,500 SQ. FT. ±	1 - 2 BEDROOM UNITS (2.0 SP / UNIT) = 2 SPACES
	TOTAL = 6 SPACES
	1 - 3 BEDROOM DWELLING = 2 SPACES
	TOTAL PROPOSED PARKING = 8 SPACES

- GENERAL NOTES FOR MINOR SUBDIVISIONS:
- 1.) PRIOR TO ISSUANCE OF A BUILDING PERMIT, A PLOT PLAN PREPARED BY A LICENSED NEW JERSEY PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.
 - 2.) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT PLAN PREPARED BY A LICENSED NEW JERSEY LAND SURVEYOR SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.
 - 3.) IF A SUMP PUMP IS INSTALLED, IT SHALL BE CONNECTED TO THE UNDERGROUND STORM SEWER UNLESS THE MUNICIPAL ENGINEER APPROVES AN ALTERNATE LOCATION.
 - 4.) ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - 5.) A PAVED OR CONCRETE DRIVEWAY APRON IS REQUIRED.
 - 6.) A STREET OPENING PERMIT IS REQUIRED FOR ALL WORK PERFORMED IN THE STREET. ENGINEERING DEPARTMENT INSPECTION IS REQUIRED FOR ALL IMPROVEMENTS IN THE RIGHT OF WAY.
 - 7.) TREE PROTECTION IS REQUIRED FOR ALL EXISTING TREES TO REMAIN.
 - 8.) PROPERTY CORNER PINS MUST BE SET AND FIELD VERIFIED BY THE ENGINEERING DEPARTMENT. BONDING MAY BE SUBMITTED IN LIEU OF SETTING OF CORNER PINS TO ALLOW FINAL APPROVAL AND STAMPING OF THE PLAN.
 - 9.) ALL WORK PERFORMED IN THE STREET WILL REQUIRE A STREET OPENING PERMIT.

LIST OF AGENCIES REQUIRING NOTICE

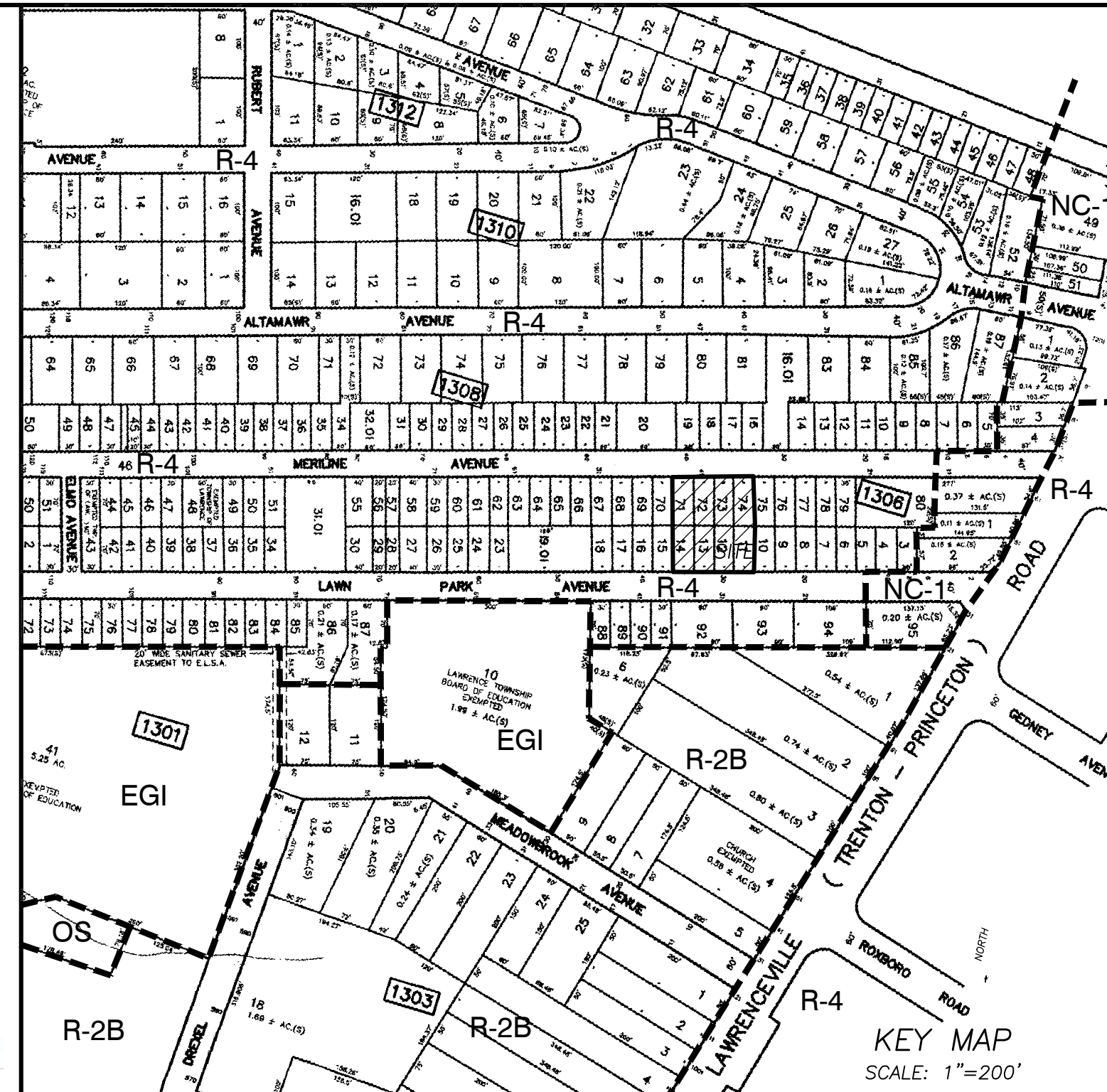
AGENCIES REQUIRING NOTICE	AGENCIES REQUIRING NOTICE
Corporate Secretary Ewing-Lawrence Sewerage Authority 600 Whitehead Road Lawrenceville NJ 08648	Corporate Secretary Public Service Electric & Gas Company 80 Park Plaza, 4B Newark NJ 07101
N.J. American Water 1025 Laurel Oak Road Voorhees NJ 08043 ATTN: Donna Short	ElizabethHown Gas Company One Elizabethtown Plaza Third Floor East Union NJ 07083-1975
Corporate Secretary Trenton Water Works P. O. Box 528 Trenton NJ 08604	Corporate Secretary Verizon 540 Broad Street Newark NJ 07101
Aqua Water Company 2675 Erial Road Erial NJ 08081 ATTN: James Barbato	General Manager Comcast Cablevision 940 Prospect Street Trenton NJ 08618
RCN Corporation 105 Carnegie Center Princeton NJ 08540	Corporate Secretary AT&T 1 AT&T Way Berdminister NJ 07921
Mercer County Planning Board 640 South Broad Street P. O. Box 8068 Trenton NJ 08650-8068	Corporate Secretary Jersey Central Power and Light 300 Madison Avenue Morristown NJ 07962
Sun Pipe Line Company ATTN: R-O-W Department 1801 Market Street 26th Floor Philadelphia PA 19103-1699	Corporate Secretary Transcontinental Gas Pipe Line Corporation 2800 Post Oak Boulevard Houston TX 77056
Sunoco Pipe Line, L.P. Right-of-way Department Montello Complex 525 Fitztown Road Sinking Spring PA 19608	Commissioner N.J. Department of Transportation 1035 Parkway Avenue, CN 600 Trenton NJ 08625

The Township accepts no responsibility with regard to any mailing done to cable and/or utility companies by any of our applicants.

LIST OF PROPERTY OWNERS WITHIN 200'
PREPARED BY THE LAWRENCE TOWNSHIP ENGINEERING DEPARTMENT, 6/9/25
Property Owners List within 200' of Block 1306, Lots 11-14-71-74

August 18, 2025

Block	Lot	Owner	Address	City / State	Zip
1301	1	PROPERTY OWNER	1101 LAWRENCE RD	LAWRENCE TOWNSHIP, NJ	08648
	2	PROPERTY OWNER	1083 LAWRENCE RD	LAWRENCE TOWNSHIP, NJ	08648
	3,02	PROPERTY OWNER	1039 LAWRENCE RD	LAWRENCE TOWNSHIP, NJ	08648
	6	PROPERTY OWNER	33 LAWN PARK AVE	LAWRENCE TOWNSHIP, NJ	08648
	10	PROPERTY OWNER	2565 PRINCETON PIKE	LAWRENCE TOWNSHIP, NJ	08648
	88,89	PROPERTY OWNER	43 LAWN PARK AVE	LAWRENCE TOWNSHIP, NJ	08648
	90,91,92	PROPERTY OWNER	33 LAWN PARK AVE	LAWRENCE TOWNSHIP, NJ	08648
	93	PROPERTY OWNER	27 EMERALD DR	MORGANVILLE, NJ	07751
	94	PROPERTY OWNER	21 LAWN PARK AVE	LAWRENCE TOWNSHIP, NJ	08648
	95	PROPERTY OWNER	1121 LAWRENCE RD	LAWRENCE TOWNSHIP, NJ	08648
1306	4,5	PROPERTY OWNER	1 VICTORIAN HILL	MANALAPAN, NJ	07726
	6,7,8,9	PROPERTY OWNER			
	10,75,76	PROPERTY OWNER			
	77	PROPERTY OWNER	6210 BECHDALE COURT	ROCKVILLE, MD	20855
	15,70	PROPERTY OWNER	32 LAWN PARK AVE	LAWRENCE TOWNSHIP, NJ	08648
	16,17,18	PROPERTY OWNER	34 LAWN PARK AVE	LAWRENCE TOWNSHIP, NJ	08648
	19,01	PROPERTY OWNER	30 HARMONY DR	LAKEWOOD, NJ	08701
	19,02	PROPERTY OWNER	55 MERLINE AVE	LAWRENCE TOWNSHIP, NJ	08648
	69	PROPERTY OWNER	64 LAWN PARK AVE	LAWRENCE TOWNSHIP, NJ	08648
	78,79	PROPERTY OWNER	25 MERLINE AVE	LAWRENCE TOWNSHIP, NJ	08648
80	PROPERTY OWNER	75 GEORGES RD	NEW BRUNSWICK, NJ	08901	
1308	10,11,12	PROPERTY OWNER	3540 PRINCETON PIKE	LAWRENCE TOWNSHIP, NJ	08648
	13,14	PROPERTY OWNER			
	15,17,18	PROPERTY OWNER			
	19	PROPERTY OWNER	58 VOSCEK COURT	LAWRENCE TOWNSHIP, NJ	08648
	16,01,83	PROPERTY OWNER	37 ALTAMAWR AVE	LAWRENCE TOWNSHIP, NJ	08648
	20	PROPERTY OWNER	44 MERLINE AVE	LAWRENCE TOWNSHIP, NJ	08648
	21,22	PROPERTY OWNER	54 MERLINE AVE	LAWRENCE TOWNSHIP, NJ	08648
	23,24,25	PROPERTY OWNER	23 PLACID LANE	WILLINGBORO, NJ	08046
	76	PROPERTY OWNER	65 ALTAMAWR AVE	LAWRENCE TOWNSHIP, NJ	08648
	77	PROPERTY OWNER	61 ALTAMAWR AVE	LAWRENCE TOWNSHIP, NJ	08648
78	PROPERTY OWNER	55 ALTAMAWR AVE	LAWRENCE TOWNSHIP, NJ	08648	
79	PROPERTY OWNER	51 ALTAMAWR AVE	LAWRENCE TOWNSHIP, NJ	08648	
80	PROPERTY OWNER	47 ALTAMAWR AVE	LAWRENCE TOWNSHIP, NJ	08648	
1308	81	PROPERTY OWNER	41 ALTAMAWR AVE	LAWRENCE TOWNSHIP, NJ	08648
	84	PROPERTY OWNER	27 ALTAMAWR AVENUE	LAWRENCE TOWNSHIP, NJ	08648



Owner Certification:

I/We hereby certify that I/we are the owner of lots 11 Thru 14 & 71 thru 74 in Block 1306, and consent to the filing of this application.

LIMITLESS HOLDINGS, LLC _____ DATE _____

Approvals:

Approved by the Township of Lawrence Planning Board

CHAIR _____ DATE _____

SECRETARY _____ DATE _____

ADMINISTRATIVE OFFICER _____ DATE _____

MUNICIPAL ENGINEER _____ DATE _____

Brenda Kraemer
Brenda Kraemer
Assistant Municipal Engineer

LEGEND:

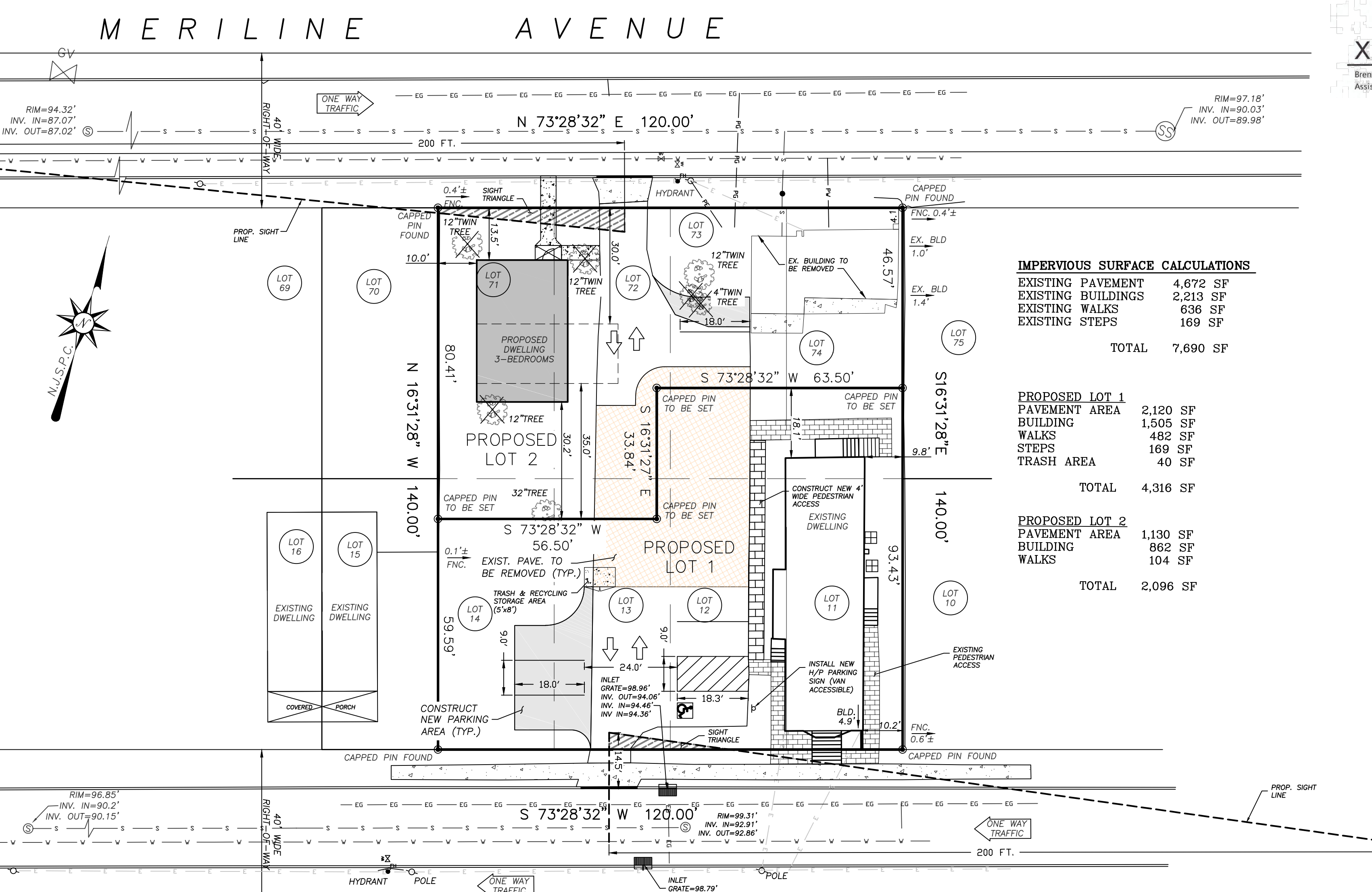
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEAN-OUT
- EXISTING PIPE/PIN FOUND DENOTED ON PLAN. CAPPED PIN TO BE SET
- CONCRETE MONUMENT TO BE SET
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITIES (TELEPHONE, ELECTRIC & CATV)
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND UTILITIES (TELEPHONE, ELECTRIC & CATV)
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- CONCRETE
- EXISTING PAVEMENT WALKWAY
- EXISTING ISOLATED TREE GREATER THAN 8"
- EXISTING TREE TO BE REMOVED
- EXISTING PAVEMENT AREA TO BE REMOVED
- PROPOSED NEW PAVEMENT AREA
- PROPOSED TRAFFIC DIRECTION
- NEW PAVEMENT WALKWAY (MATCH EXISTING PATTERN)

NOTES:

- 1.) THERE ARE 8 EXISTING TAX LOTS CONTAINED WITHIN THE SUBJECT PROPERTY. THIS SUBDIVISION WILL RESULT IN A TOTAL OF 2 NEW TAX LOTS.
- 2.) THIS MINOR SUBDIVISION IS BASED ON A FIELD SURVEY PERFORMED BY GOLDENBAUM BALL ENGINEERING, INC. IN APRIL, 2025.
- 3.) THERE ARE NO EXISTING DEED RESTRICTIONS, EASEMENTS OR COVENANTS SHOWN IN THE CURRENT DEED OF RECORD (BOOK 6446, PAGE 811). THIS SUBDIVISION/LOT LINE DOES NOT PROPOSE ANY DEED RESTRICTIONS, COVENANTS, EASEMENTS OR LAND RESERVED FOR OR DEDICATED TO PUBLIC USE.
- 4.) THERE ARE NO FLOOD PLAINS OR FLOOD HAZARD AREAS LOCATED ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" TOWNSHIP OF LAWRENCE, NEW JERSEY, MERCER COUNTY" PANEL 2 OF 2 COMMUNITY PANEL NUMBER 34021C138F, EFFECTIVE: JULY 20, 2016.
- 5.) THERE ARE NO STREAM ENCROACHMENT AREAS LOCATED ON THE SUBJECT PROPERTY.
- 6.) THERE ARE NO WETLANDS ON OR WITHIN 150 FEET OF THE SUBJECT PROPERTY ACCORDING TO AN N.J. GEOWEB.
- 7.) TOPOGRAPHY SHOWN HEREON BASED UPON AN INFELD TOPOGRAPHIC SURVEY PERFORMED BY GOLDENBAUM BALL ENGINEERING, INC. IN APRIL, 2025, N.A.V.D. 88 DATUM.
- 8.) GOLDENBAUM BALL ENGINEERING, INC. CONTACTED LAWRENCE TOWNSHIP TO CONFIRM NEW BLOCK AND LOT NUMBERS. THE TOWNSHIP INDICATED THAT NEW BLOCK AND LOT NUMBERS WILL BE CONFIRMED DURING THE TOWNSHIP REVIEW PROCESS.
- 9.) ALL TREES SHOWN HEREON ARE EXISTING. THIS MINOR SUBDIVISION DOES NOT PROPOSE ANY TREE REMOVAL OF EXISTING SPECIMEN TREES OR TREES MEASURING 8" OR GREATER CALIPER (AT D.B.H.).
- 10.) THE ROOF DRAINS FOR PROPOSED LOT 2 SHALL BE CONNECTED TO THE EXISTING STORM SEWER SYSTEM ON MERILINE AVENUE.
- 11.) BEARINGS SHOWN HEREON ARE BASED UPON NEW JERSEY STATE PLANE COORDINATE SYSTEM.

LAWRENCE TOWNSHIP SUBMISSION CHECKLIST, WAIVER REQUESTS:

- 1.) DRAINAGE CALCULATIONS, SUBMISSION CHECKLIST ITEM NO. 41; A WAIVER IS REQUESTED AT THIS TIME. IF APPLICABLE, DRAINAGE CALCULATIONS ARE TO BE PROVIDED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- 2.) STORM WATER MANAGEMENT PLAN AND PROFILES, SUBMISSION CHECKLIST ITEM NO. 42; A WAIVER IS REQUESTED AT THIS TIME. IF REQUIRED, A STORM WATER MANAGEMENT PLAN AND PROFILES ARE TO BE PROVIDED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.



IMPERVIOUS SURFACE CALCULATIONS

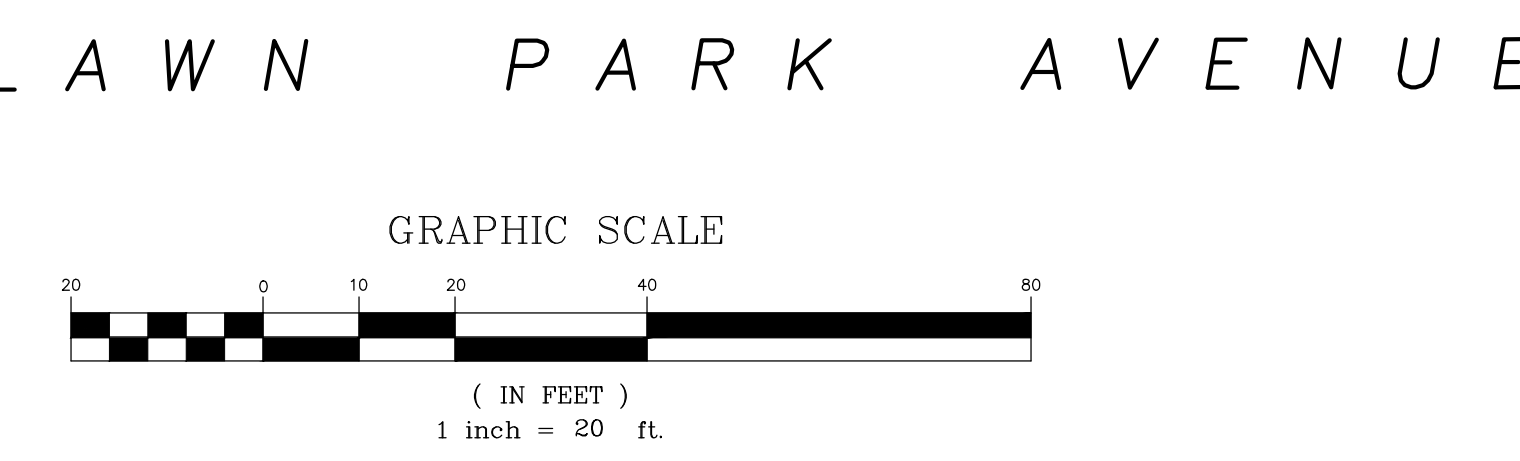
EXISTING PAVEMENT	4,672 SF
EXISTING BUILDINGS	2,213 SF
EXISTING WALKS	636 SF
EXISTING STEPS	169 SF
TOTAL	7,690 SF

PROPOSED LOT 1	
PAVEMENT AREA	2,120 SF
BUILDING	1,505 SF
WALKS	482 SF
STEPS	169 SF
TRASH AREA	40 SF
TOTAL	4,316 SF

PROPOSED LOT 2	
PAVEMENT AREA	1,130 SF
BUILDING	862 SF
WALKS	104 SF
TOTAL	2,096 SF

FILED MAP REFERENCE:
BEING KNOWN AS LOTS 11-14 & 71-74 ON A PLAN ENTITLED "LAWN PARK LAWRENCEVILLE, NEW JERSEY" SCALE: 1"=60' DATED JANUARY 14, 1907, FILED IN THE MERCER COUNTY CLERK'S OFFICE ON JANUARY 31, 1907, AS MAP NO. 173.

- REQUIRED APPROVALS:**
1. MERCER COUNTY PLANNING BOARD
 2. MERCER COUNTY SOIL CONSERVATION DISTRICT



Owner
Limitless Holdings, LLC
C/O Marek Wonka
28 Lawn Park Ave
Lawrence, NJ 08648
609-851-2834

Applicant
Limitless Holdings, LLC
C/O Marek Wonka
28 Lawn Park Ave
Lawrence, NJ 08648
609-851-2834

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP IS THE PRODUCT OF A FIELD SURVEY PERFORMED ON OR ABOUT THE DATE INDICATED IN THE TITLE BLOCK HEREON, BY ME, OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH N.J.A.C. 17:27, LAND SURVEYOR; PREPARATION OF LAND SURVEYS, AND IS SUBJECT TO THE FINDINGS OF A FULL AND ACCURATE TITLE SEARCH. IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY, THE FINAL RESOLUTION OF THE LOCATION OF RECORD TITLE LINES IS SUBJECT TO JUDICIAL CONSIDERATION. THESE FINDINGS REPRESENT MY PROFESSIONAL OPINION OF THE LOCATION OF THE BOUNDARIES OF THE SUBJECT PROPERTY. THEY ARE SUBJECT TO AGREEMENT BY ADJOINERS, AND MAY BE SUBJECT TO VARYING INTERPRETATION BY OTHERS.

REVISIONS			DRAWN	CHK'ED
NO.	DATE	DESCRIPTION		
1	8/14/25	CHANGE OWNERSHIP ENTITY		
2	9/2/25	PER CLIENT		
3	1/28/26	PER CLIENT		

CERTIFICATE OF AUTHORIZATION NUMBER 24GA28220200

VINCENT J. RIGELON, JR.
NEW JERSEY PROFESSIONAL LAND SURVEYOR No. 33111

1/28/26

GOLDENBAUM BALL ENGINEERING INC.

ENGINEERING • LAND SURVEYING • PLANNING
CERTIFICATE OF AUTHORIZATION NUMBER 24GA28220200

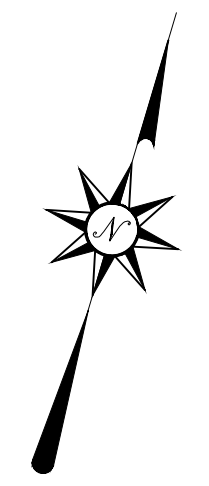
MINOR SUBDIVISION & SITE PLAN
PREPARED FOR

BLOCK 1306, LOTS 11, 12, 13, 14, 71, 72, 73 & 74
LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY

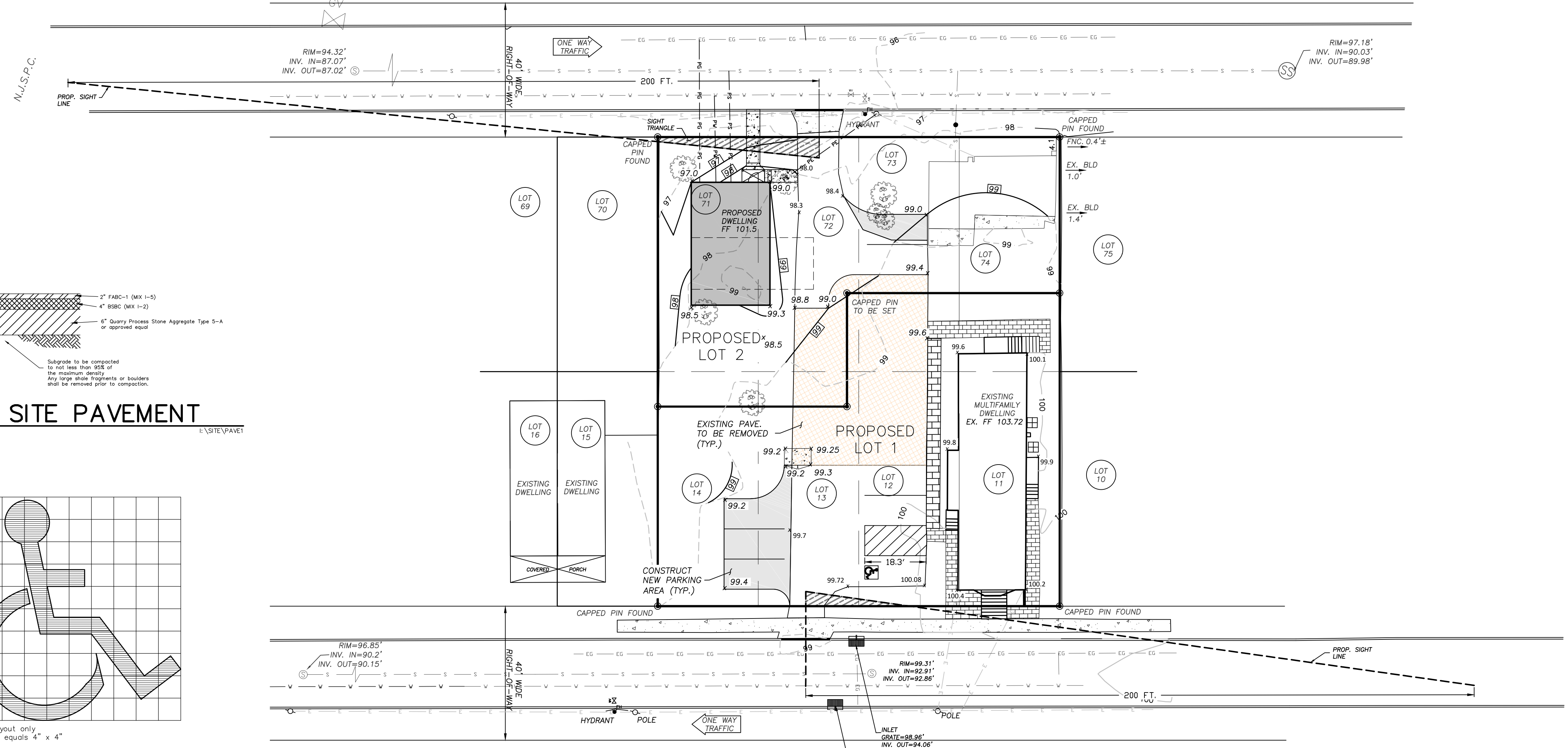
SCALE: 1"=20' DATE: 5/22/2025 PROJ. NO: 25-026 1/3

ERIC B. RUPNARAIN
NEW JERSEY LICENSED PROFESSIONAL ENGINEER #6E44508

DRAWN BY: AHM CHECKED BY: EBR

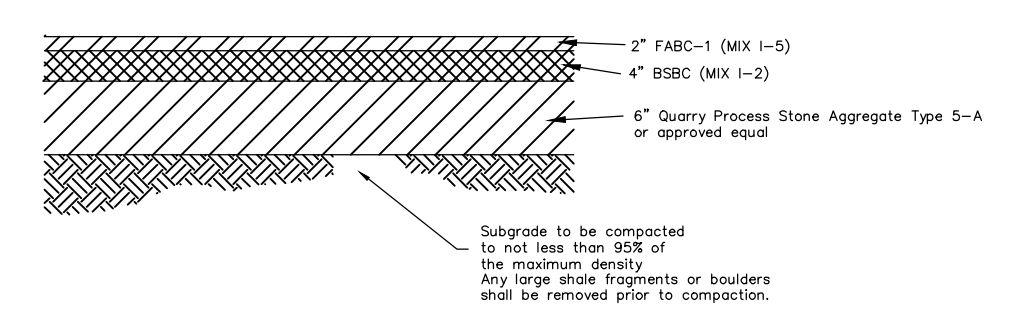


MERILINE AVENUE

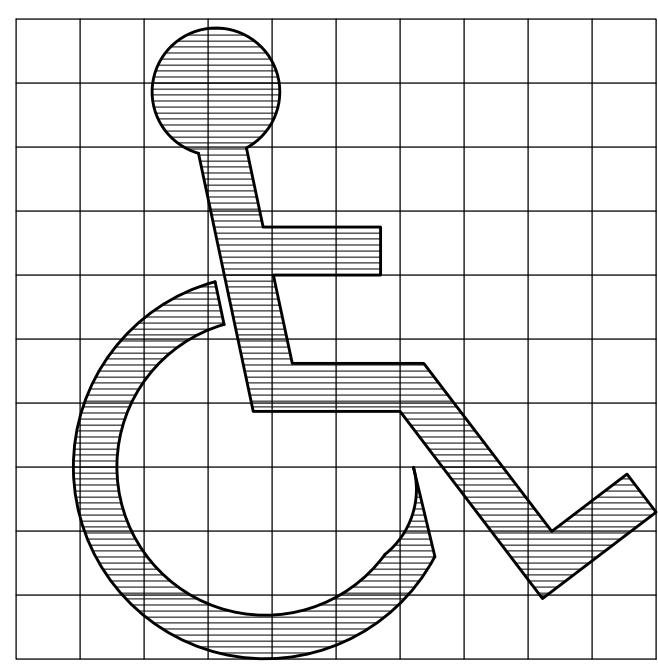


LEGEND:

	EXISTING UTILITY POLE
	EXISTING WATER VALVE
	EXISTING GAS VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEAN-OUT
	EXISTING PIPE/PIN FOUND DENOTED ON PLAN. CAPPED PIN TO BE SET
	CONCRETE MONUMENT TO BE SET
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	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED GAS LINE
	PROPOSED UNDERGROUND UTILITIES (TELEPHONE, ELECTRIC & CATV)
	PROPOSED SANITARY SERVICE LINE
	EXISTING CONTOUR LINE
	EXISTING SPOT ELEVATION
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED PROPERTY LINE
	CONCRETE
	BRICK
	EXISTING ISOLATED TREE GREATER THAN 8"
	EXISTING PAVEMENT AREA TO BE REMOVED
	PROPOSED NEW PAVEMENT AREA
	NEW PAVER WALKWAY (MATCH EXISTING PATTERN)
	PROPOSED CONTOUR LINE
	PROPOSED SPOT ELEVATION

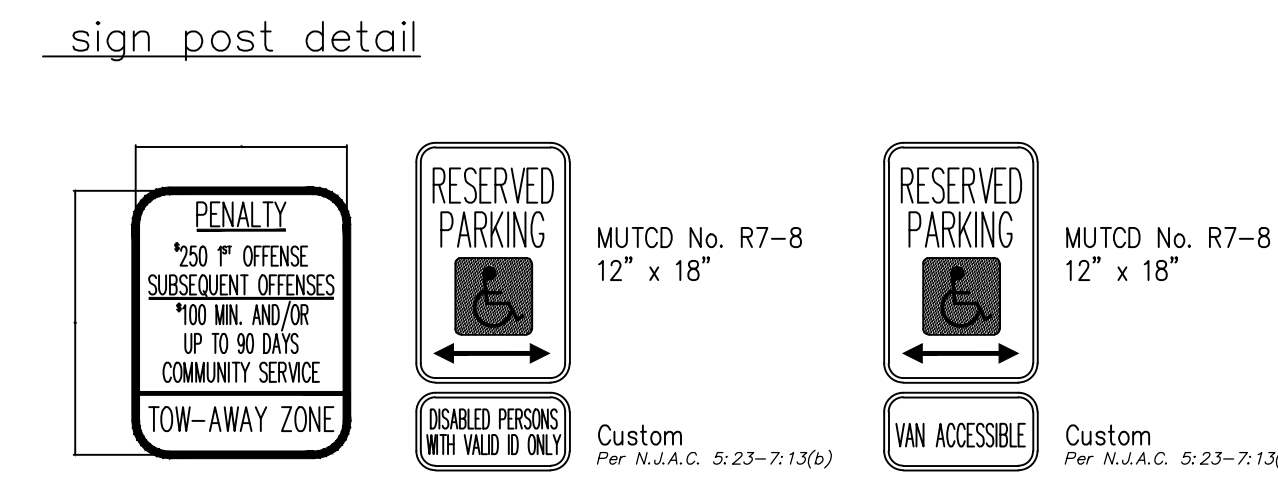
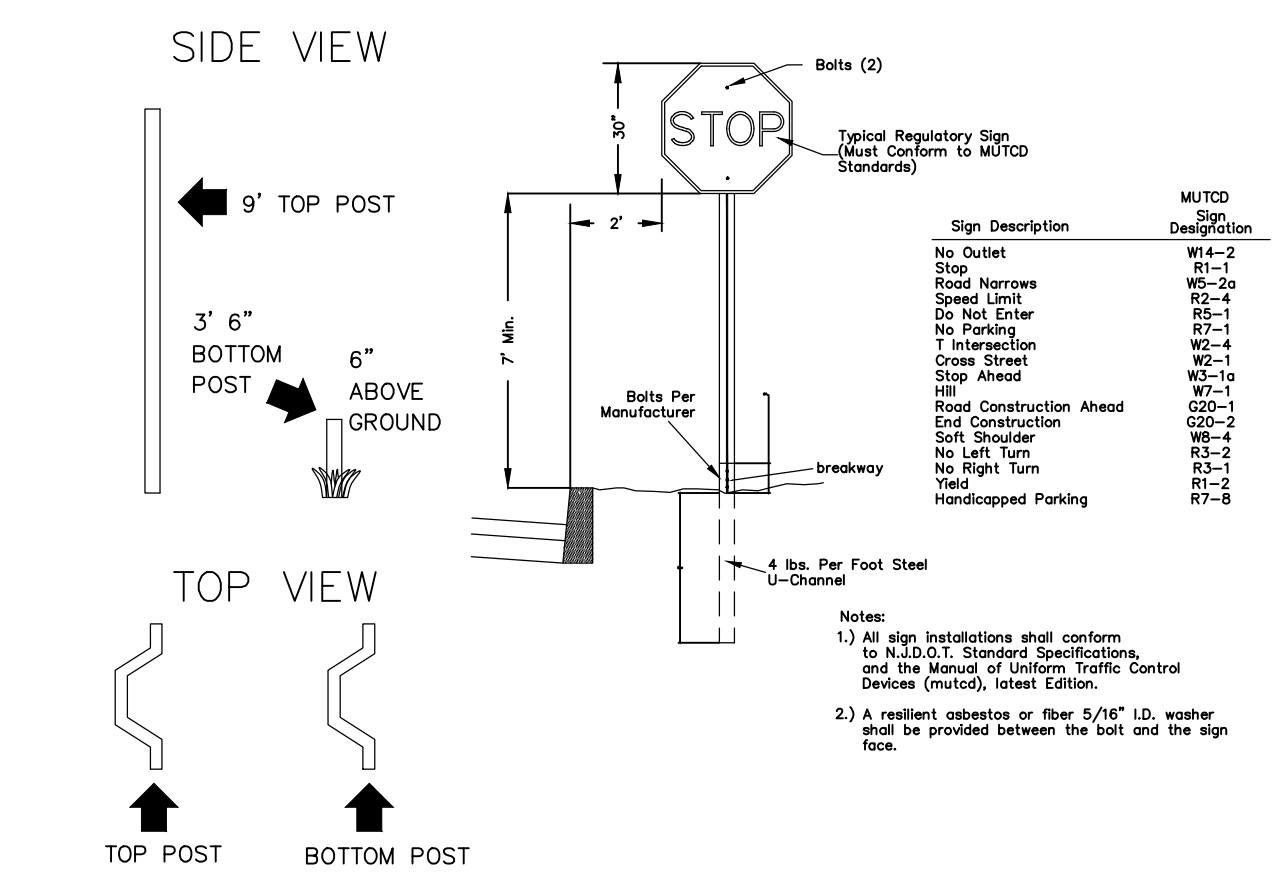


Not To Scale

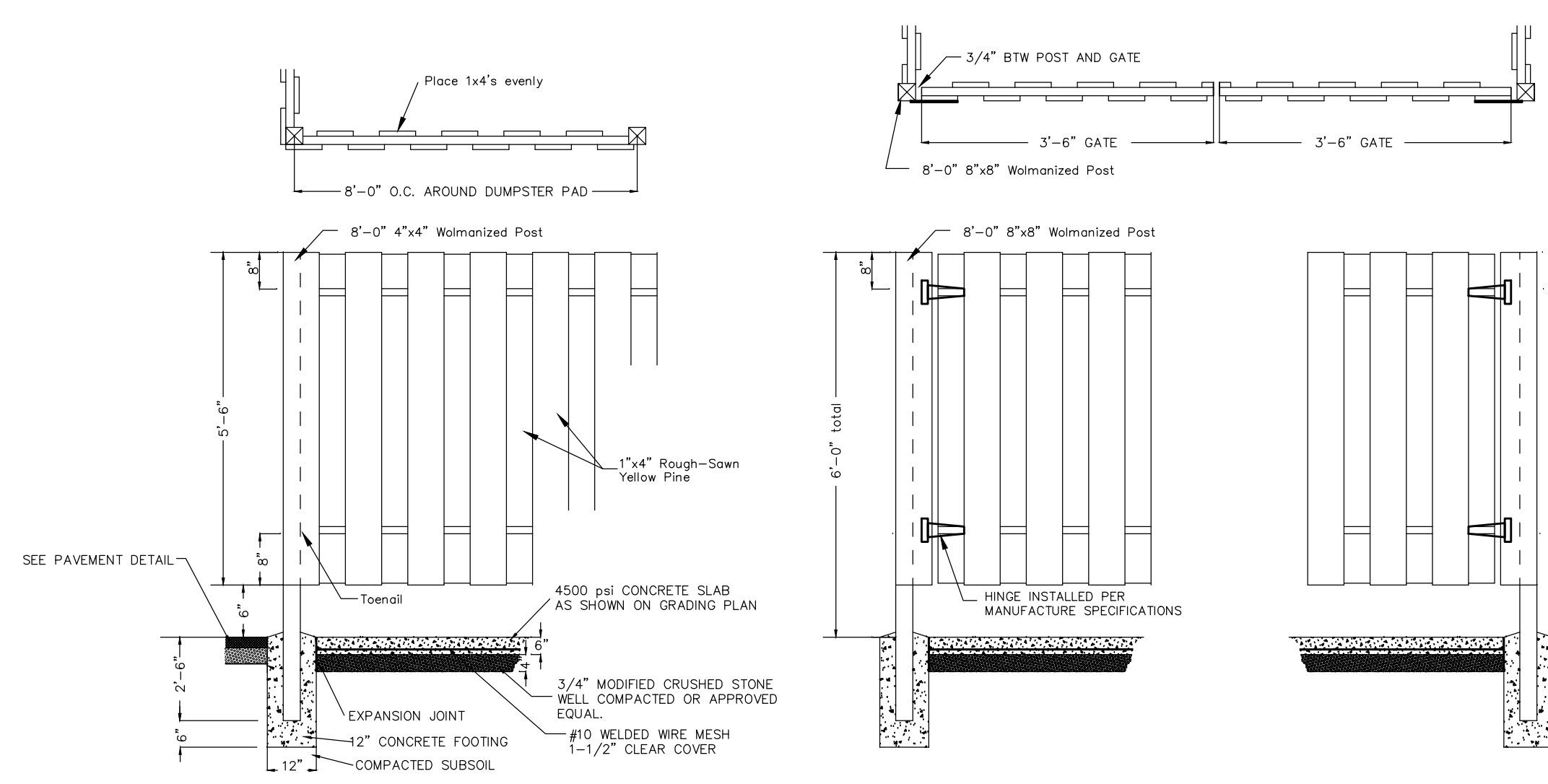


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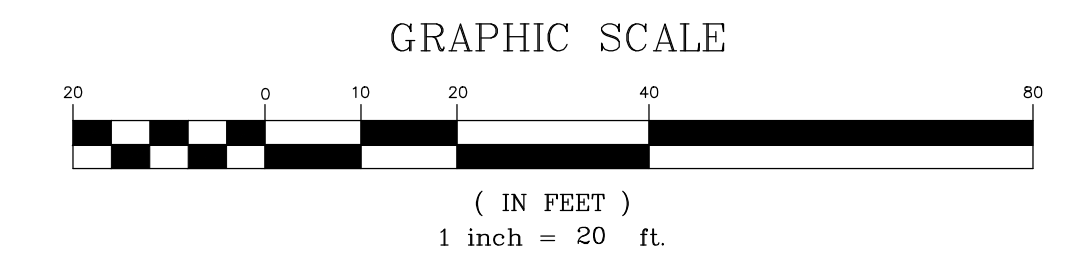
LAWN PARK AVENUE



Not To Scale



Not To Scale



REVISIONS				
NO.	DATE	DESCRIPTION	DRAWN	CHK'ED

CERTIFICATE OF AUTHORIZATION NUMBER 24GA28220200

ERIC B. RUPNARAIN P.E.
 NEW JERSEY LICENSED PROFESSIONAL ENGINEER #0E44508

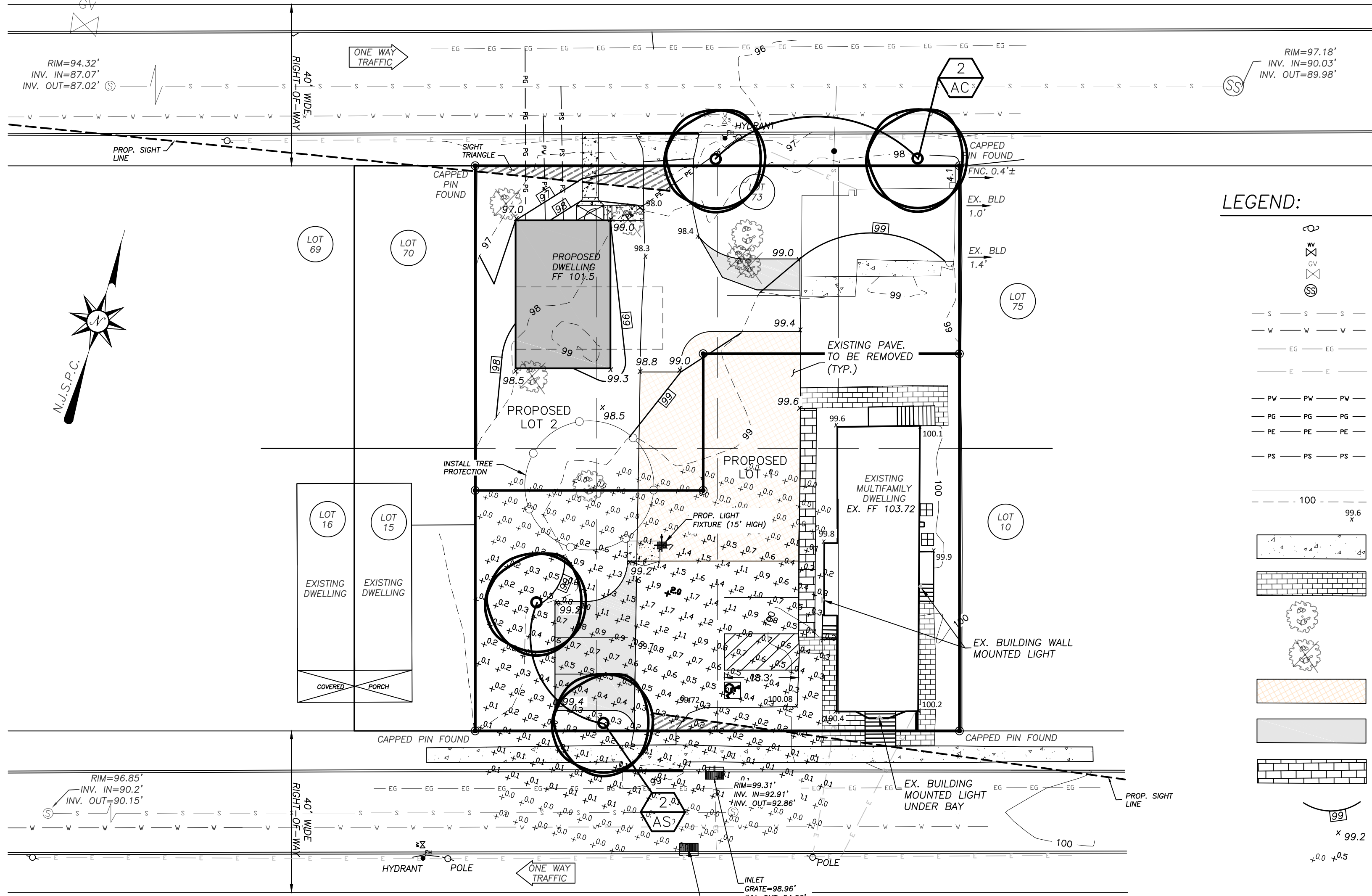
GOLDENBAUM GABBA ENGINEERING INC.
 ENGINEERING • LAND SURVEYING • PLANNING
 CERTIFICATE OF AUTHORIZATION NUMBER 24GA28220200
 WWW.GOLDENBAUMBALL.COM

MAILING ADDRESS
 1509 ROUTE 179
 LAMBERTVILLE, NJ 08530
 Telephone: (609) 397-1505
 Fax: (609) 397-1739

GRADING PLAN
 PREPARED FOR
 BLOCK 1306, LOTS 11, 12, 13, 14, 71, 72, 73 & 74
 LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY

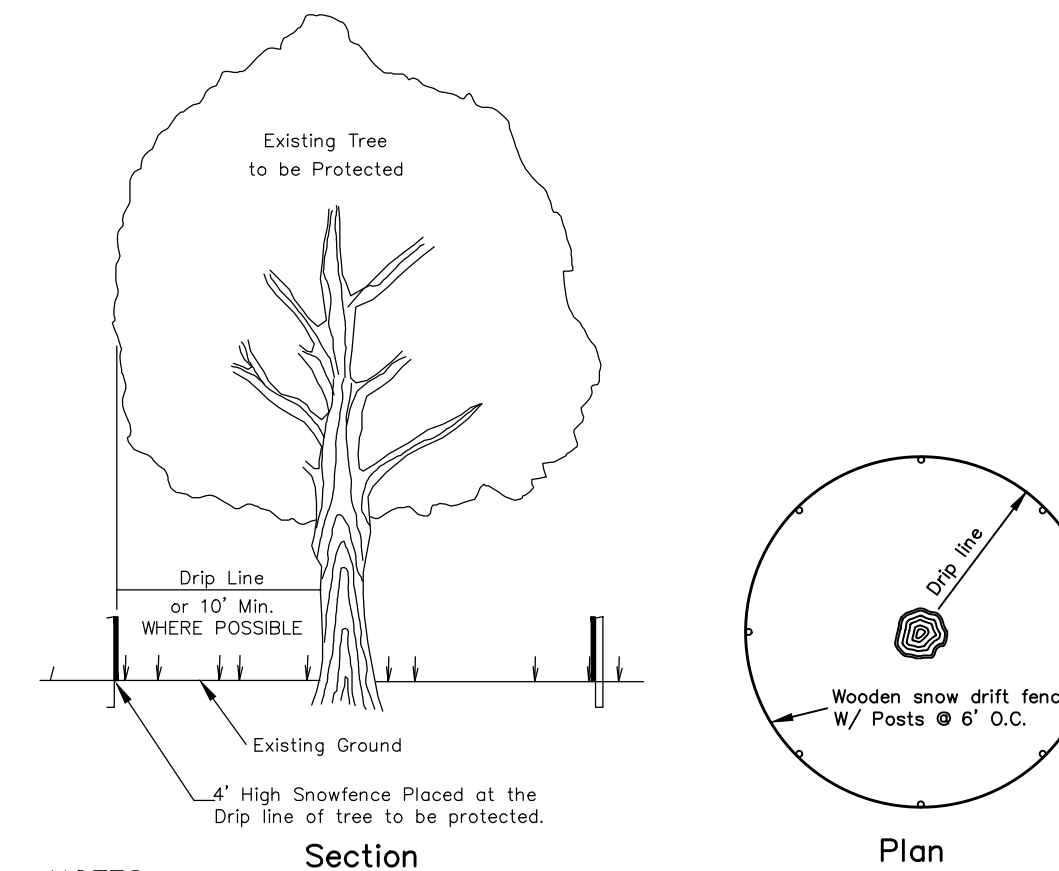
DRAWN BY: AHM **CHECKED BY:** EBR **SCALE:** 1"=20' **DATE:** 1/28/2026 **PROJ. NO.:** 25-026 **2** **3**

MERILINE AVENUE



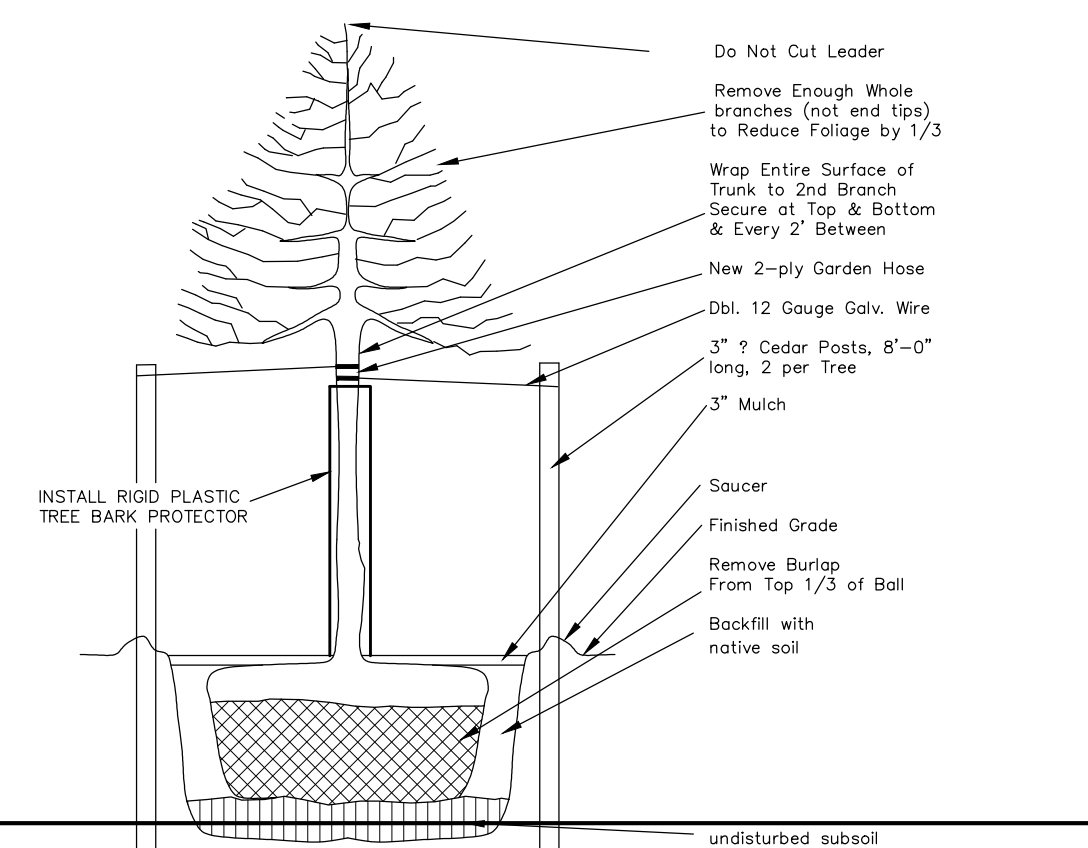
Planting Schedule

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
AC	2	ACER CAMPESTRE	HEDGE MAPLE	2.5 - 3", B&B
AS	2	ACER SACCHARUM	GOLDSPIRE SUGAR MAPLE	3 - 3.5", B&B



- NOTES:
- 1.) Tree protection shall be provided for any and all trees to be preserved during and after construction.
 - 2.) 4' high snow fence shall be placed at the drip line of the tree and encircle the entire tree.
 - 3.) Boards shall not be nailed to trees during construction.
 - 4.) Roots shall not be cut in an area inside the drip line of the tree branches.
 - 5.) Damaged trunks or roots will be painted immediately with a good grade of tree paint.
 - 6.) Tree limb removal, where necessary, will be done flush with trunk or main limb and painted immediately with a good grade of tree paint and be performed under the immediate supervision of a licensed nurseryman.
 - 7.) Soil stockpile and/or material storage are prohibited within all tree protection areas shown.

TREE PROTECTION DETAIL

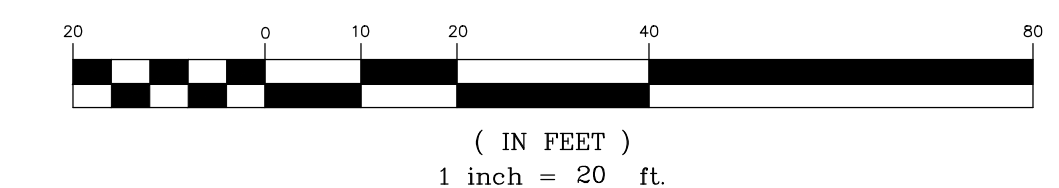


DECIDUOUS TREE PLANTING

PLANTING NOTES:

- 1.) This plan is to be used for planting & lighting purposes only. The Contractor should examine all engineering drawings and field conditions for exact locations of utilities, drains, etc., and notify the Owner about any discrepancies before starting work.
- 2.) All plant materials used shall be true to name and size in conformity with the American Standard of Nursery Stock and shall be typical of the species or variety. All plants shall have normal, well-developed branches and vigorous root systems. They shall be sound, healthy, vigorous, free from defects, disfiguring knots, abrasions of the bark, sunscald injuries, plant disease, insect eggs, borers, and all other forms of infection. All plants shall be nursery grown.
- 3.) The contractor will be held responsible for any damage to existing utilities caused by any person, vehicle, equipment, or tools related to the execution of this contract.
- 4.) Excavation near existing utilities to be carefully performed by hand.
- 5.) All plant material shall bear the same relation to finished grade as it bore to existing grade at the nursery.
- 6.) mulch shall be either wood chips, pine bark, or shredded hardwood bark not exceeding 2" in greatest dimension.
- 7.) In the event that planting discrepancies or material omissions occur in the plant material list, the planting plan shall govern.
- 8.) All plant material is to be guaranteed for a period of two years from time of formal acceptance.
- 9.) Any substitutions of plant material with regards to size, species, variety, etc., shall be subject to the approval by the Landscape Architect.
- 10.) Under no circumstances should the main leader of deciduous or evergreen trees be topped.
- 11.) All disturbed areas to be topped 6" thick, fertilized, seeded, and mulched with soil hay.
- 12.) All shrub masses shall form planting beds and shall be mulched.
- 13.) Shade trees located near pedestrian or vehicular access should not branch below 7'.
- 14.) Provide burlap wrapping to the second branch with 50 percent overlap.
- 15.) Cut and remove burlap from top one-third of ball only if non-jute roping is used.
- 16.) The depth of plant pits shall be increased by 12" through the addition of loose aggregate (3/4" to 1 1/2" diameter) wherever poor drainage occurs or where directed by the Landscape Architect.
- 17.) Guy wires shall be located so that they will not pull crotch apart. Guy wires to second branch (minimum one-third height of tree). Use two guy wires per tree unless otherwise indicated. Tree stakes and guy wires shall be removed after one growing season.
- 18.) Plants planted in rows shall be matched specimens and be uniform in size and form.
- 19.) All plants within sight triangle easements shall not exceed a mature height of 24" above elevation of curb. Shade tree branches shall be maintained at a height of 10'.
- 20.) Existing vegetation to remain shall be protected with snow fence during construction. Existing large caliper trees shall remain where indicated on the plans and shall be identified in the field prior to construction.
- 21.) In the event that existing vegetation is removed beyond the clearing limits shown on the plans, additional planting must be provided.
- 22.) Variations of the foundation plantings will be allowed to improve the finished installation.
- 23.) Plants listed below shall not be transplanted in the fall: Acer rubrum, Betula, Carpinus, Crataegus, Koeleruteria, Liquidambar styraciflua, Liriodendron tulipifera, Platanus acerifolia, Prunus, Quercus, Salix, Tilia tomentosa, and Zelkova.
- 24.) All plant material is to be maintained for a period of two years from time of formal acceptance.
- 25.) ALL WIRE BASKETS ARE TO BE REMOVED COMPLETELY OR IF THE ROOT BALL SOIL IS A LOOSE SANDY TEXTURE, THE UPPER HALF OF THE BASKET SHALL BE CUT OFF.

GRAPHIC SCALE



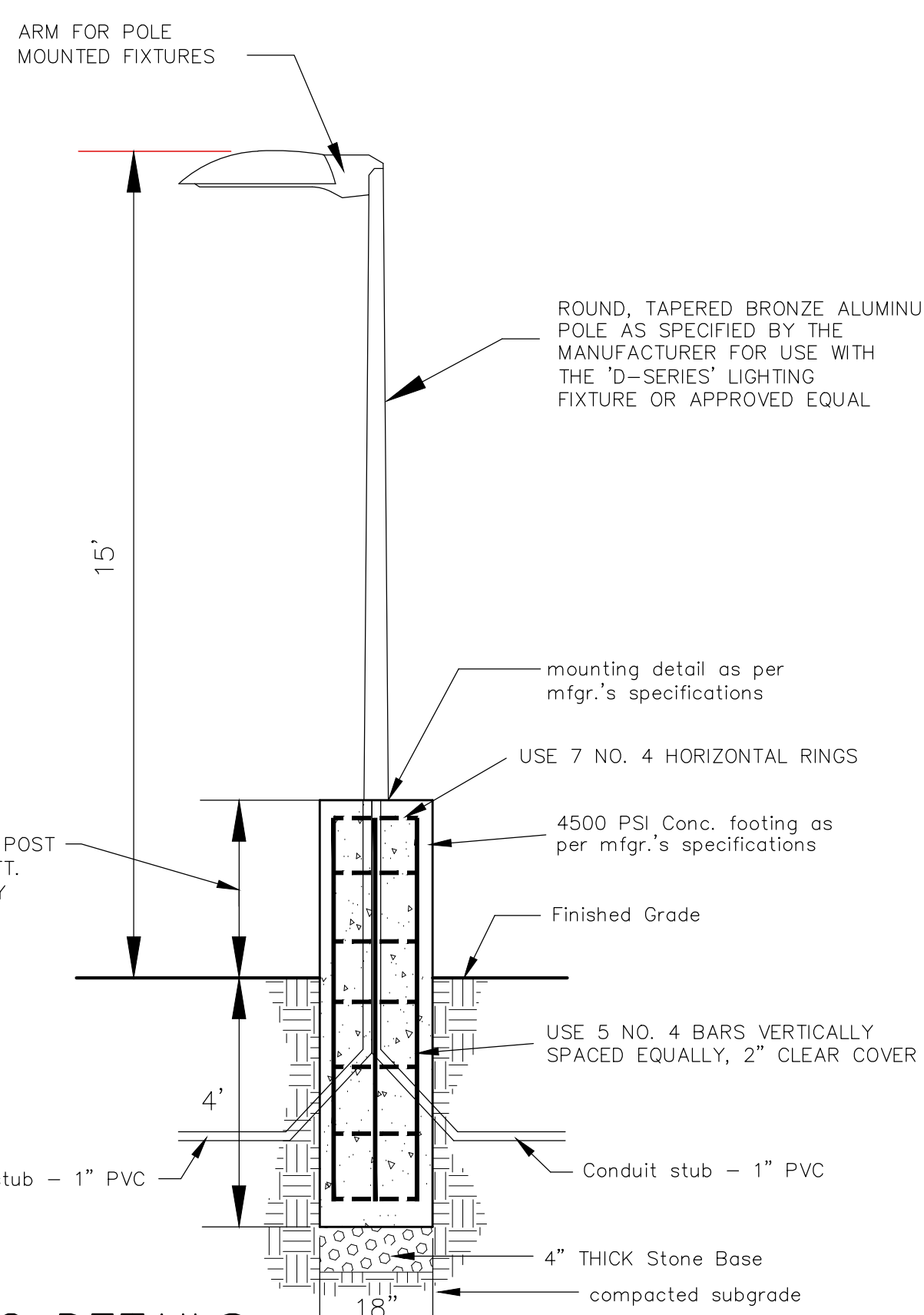
LAWN PARK AVENUE



D-Series Size 0 LED Area Luminaire
W/ ADJUSTABLE OUTPUT

Specifications

- EPA: 0.44 ft² (0.04m²)
- Length: 26.18" (663mm)
- Width: 14.06" (357mm)
- Height H1: 2.26" (57mm)
- Height H2: 7.46" (189mm)
- Weight: 23 lbs (10.4kg)



SITE LIGHTING DETAILS

LEGEND:

- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITIES (TELEPHONE, ELECTRIC & CATV)
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND UTILITIES (TELEPHONE, ELECTRIC & CATV)
- PROPOSED SANITARY SERVICE LINE
- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- CONCRETE
- BRICK
- EXISTING ISOLATED TREE GREATER THAN 8"
- EXISTING TREE TO BE REMOVED
- EXISTING PAVEMENT AREA TO BE REMOVED
- PROPOSED NEW PAVEMENT AREA
- NEW PAVER WALKWAY (MATCH EXISTING PATTERN)
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- PROPOSED SPOT INTENSITY

Luminaire Locations										
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	424536.00	520909.40	15.00	15.00	162.65	0.00	424536.30	520908.40	0.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	0.8 Fc	2.0 Fc	0.2 Fc	10.01	4.01

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
□	A		1	Lithonia Lighting	DSX0 LED P1 27K 8000	D-Series Size 0 Area Luminaire P1 Performance Package 2700K CCT 90 CRI Type 4 Extreme Backlight Control	1	3054	1	3321	

NOTES:

1. LIGHT SPECIFICATION / ORDER SHEETS SHALL BE PROVIDED TO THE ENGINEER FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.
2. ALL POLE MOUNTED LIGHT FIXTURES SHALL BE FULL CUTOFF.
3. ALL LIGHT FIXTURES SUBSTITUTION SHALL BE APPROVED BY THE ENGINEER OF RECORD.

CERTIFICATE OF AUTHORIZATION NUMBER 24GA2822020

Eric B. Rupnarain
ERIC B. RUPNARAIN
NEW JERSEY LICENSED PROFESSIONAL ENGINEER #0E44508

P.E.
P.E. #0E44508

DRAWN BY: AHM
CHECKED BY: EBR

SCALE: 1"=20'
DATE: 1/28/2026

REVISIONS			
NO.	DATE	DESCRIPTION	DRAWN / CHK'D

GOLDENBAUM BALL ENGINEERING INC.
ENGINEERING • LAND SURVEYING • PLANNING
CERTIFICATE OF AUTHORIZATION NUMBER 24GA2822020
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LIGHTING & LANDSCAPING PLAN
PREPARED FOR
BLOCK 1306, LOTS 11, 12, 13, 14, 71, 72, 73 & 74
LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY

SCALE: 1"=20'
DATE: 1/28/2026
PROJ. NO: 25-026
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