

PRELIMINARY & FINAL SITE PLAN

PREPARED FOR

SPOLEM PROVISIONS, LLC

BLOCK 201 , LOT 43

SITUATE IN

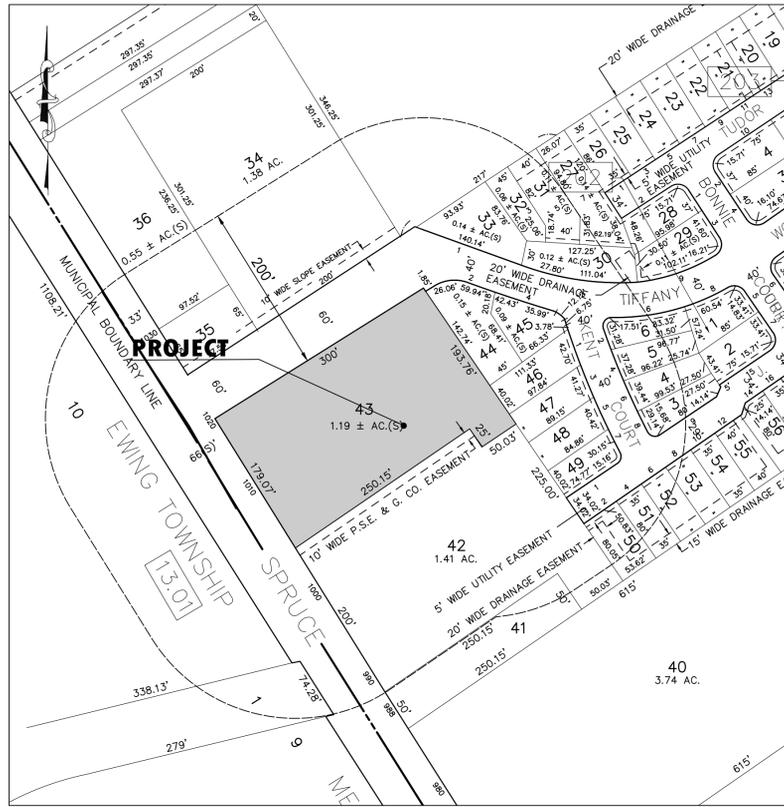
LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY



OWNERS LIST

Property Owners List within 200' of Block 201, Lot 43 for Spolem Provisions, LLC. November 14, 2025

| Block | Lot | Owner | Address | City / State | Zip | |
|----------|--|------------------------------|-----------------------|-----------------------|-------|--|
| 201 | 41 | ABU-JOUDEH, RAMI HELMI | 213 ELMER ST 1ST FL | TRENTON, NJ | 08611 | |
| 42 | 990 SPRUCE LLC | 990 SPRUCE ST STE 1 | LAWRENCE TOWNSHIP, NJ | 08648 | | |
| 44 | WITT, MARY JANE | 2 TIFFANY WOODS ROAD | LAWRENCE TOWNSHIP, NJ | 08648 | | |
| 45 | BURYAK, ALLA | 4 TIFFANY WOODS ROAD | LAWRENCE TOWNSHIP, NJ | 08648 | | |
| 46 | BRADSHAW, MARVA M & WATTS, GERALDINE | 1 KENT COURT | LAWRENCE TOWNSHIP, NJ | 08648 | | |
| 47 | ALLEN-SMITH, ADRIANNA & SMITH, MARK II | 2006 COUNTY LANE | EWING, NJ | 08628 | | |
| 48 | SPEARMAN, CATHY | 5 KENT COURT | LAWRENCE TOWNSHIP, NJ | 08648 | | |
| 49 | Ferreira, JOANNA | 7 KENT COURT | LAWRENCE TOWNSHIP, NJ | 08648 | | |
| 50,51 | SUNVIN ENTERPRISES, LLC | 3084 HWY 27 SUITE 11 | KENDALL PARK, NJ | 08824 | | |
| 52 | DZWONKOWSKI, STANISLAW & ZOFIA | 6 J RUSSELL SMITH RD | LAWRENCE TOWNSHIP, NJ | 08648 | | |
| 53 | HOFF, VALERIE L | 8 J RUSSELL SMITH ROAD | LAWRENCE TOWNSHIP, NJ | 08648 | | |
| 202 | 3 | SOTOVANDO, NORMA M | 8 KENT COURT | LAWRENCE TOWNSHIP, NJ | 08648 | |
| 4 | SZCZECZ, ANNA | 6 KENT COURT | LAWRENCE TOWNSHIP, NJ | 08648 | | |
| 5 | ZAWADA, ELZBIETA | 4 KENT COURT | LAWRENCE TOWNSHIP, NJ | 08648 | | |
| 6 | MIGA, WLADYSLAWA | 2 KENT COURT | LAWRENCE TOWNSHIP, NJ | 08648 | | |
| 701 | 27 | SANTOS, ADOLFO L & LETICIA P | 7 TIFFANY WOODS RD | LAWRENCE TOWNSHIP, NJ | 08648 | |
| 30 | VERIZON RM 3137 PROPERTY TAX | C/O DUFF & PHELPS PO 2749 | ADDISON, TX | 75001 | | |
| 31 | MNP MANNER COMPANY LLC | 1340 PARKWAY AVE, #B | EWING, NJ | 08628 | | |
| 32 | DENARSKI, STEPHEN | 233 COLD SOIL ROAD | PRINCETON, NJ | 08540 | | |
| 33,34,01 | KS PROPERTY INVESTMENT GROUP, LLC | 1617 PRINCETON AVE | LAWRENCE TOWNSHIP, NJ | 08648 | | |
| 39 | 1052 SPRUCE LLC | 1333 BRUNS WICK AVE #200 | LAWRENCE TOWNSHIP, NJ | 08648 | | |



ACREAGE SUMMARY

LOT-43 ----- 22,500 S.F./ 0.517 AC.

LAWRENCE TAX MAP INFORMATION:

BLOCK ----- 201
 LOTS ----- 43
 SHEET ----- 1

RECORD DEED INFORMATION:

BLOCK-201, LOT 43
 DEED BOOK ----- 4155
 PAGE ----- 781

REQUIRED REGULATORY APPROVALS

- MERCER COUNTY PLANNING BOARD

OWNER & APPLICANT:

SPOLEM PROVISIONS, LLC
 482 WHITEHEAD ROAD
 MERCERVILLE, NJ 08619

I/WE ARE THE OWNER OF THE PROPERTY AS DESIGNATED AND SHOWN HERON AND HEREBY APPROVE THE FILING OF THIS PLAN WITH THE TOWNSHIP OF LAWRENCE ZONING BOARD.

OWNER _____ DATE _____

APPROVAL SIGNATURES

APPROVED BY THE TOWNSHIP OF LAWRENCE ZONING BOARD:

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

MUNICIPAL ENGINEER _____ DATE _____

KEY MAP

SCALE: 1"=100'

SHEET INDEX

- 1 COVER SHEET
- 2 AERIAL PLAN
- 3 EXISTING CONDITIONS & DEMOLITION PLAN
- 4 SITE PLAN
- 5 GRADING, UTILITY & DRAINAGE PLAN
- 6 TRUCK TURNING PLAN
- 7-9 CONSTRUCTION DETAILS

SUPPLEMENTAL SHEETS

- 1 BOUNDARY & TOPOGRAPHIC SURVEY

Mercer County VARIANCE REPORT (200 FT) 1102 Ewing Twp 11/07/25 Page: 1
 VAN CLEEF ENGINEERING - BLOCK 201 / LOT 43 IN LAWRENCE

| Block Lot Qual | Property Location Additional Lot | Property Class | Owner Address City, State Zip Code |
|----------------|----------------------------------|----------------|--|
| 13.01 1 | SPRUCE ST | 1 | LEVIN PROPERTIES, LP 893 ROUTE 22 W NORTH PLAINFIELD, NJ 07060 |
| 13.01 9 | 1510 N OLDEN AVE EXT | 4A | LEVIN PROPERTIES PO BOX 326 PLAINFIELD, NJ 07061 |
| 13.01 10 | SPRUCE ST | 1 | LEVIN, JANICE H. ET ALS PO BOX 326 PLAINFIELD, NJ 07061 |

AGENCIES REQUIRING NOTICE

THE FOLLOWING IS A LIST OF PUBLIC UTILITIES, LOCAL UTILITIES, AND CABLE COMPANIES WHICH ARE TO BE INCLUDED WHEN NOTIFYING PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY

| | |
|--|---|
| <input checked="" type="checkbox"/> AT&T 295 North Maple Avenue Basking Ridge, NJ 07920 | <input checked="" type="checkbox"/> Public Service Electric & Gas Company Manager-Corporate Properties 80 Park Plaza, 7th Newark, NJ 07102 |
| <input checked="" type="checkbox"/> NJ & R Canal Commission 33 Rider Street PO Box 539 Stockton, NJ 08559-0539 | <input checked="" type="checkbox"/> Seneo Pipeline L.P. Right of Way Department Montello Complex 525 Fridtown Road Strking Spring, PA 15608 |
| <input checked="" type="checkbox"/> Ewing Lawrence Sewerage Authority 600 Whitehead Road Lawrenceville, NJ 08648 609-587-4061 | <input checked="" type="checkbox"/> Transcontinental Gas Pipeline Co. PO Box 1396 Houston, TX 77251 |
| <input type="checkbox"/> Ewing Twp Attn: Municipal Clerk 2 Jake Garzo Drive Ewing, NJ 08628 | <input checked="" type="checkbox"/> Trenton Water Works 333 Cortland Street Trenton, NJ 08609 609-989-3069 |
| <input checked="" type="checkbox"/> Comcast Cablevision 940 Prospect Street Ewing, NJ 08618 609-394-2288 | <input checked="" type="checkbox"/> Verizon One Verizon Way Basking Ridge, NJ 07920 |
| <input type="checkbox"/> Consolidated Rail Corp. PO Box 8499 Philadelphia, PA 19101 | <input type="checkbox"/> Mercer County Planning Board Middle Administration Building 640 South Broad Street PO Box 8068 Trenton, NJ 08650 |

REV/DESCRIPTION AUTH DATE

SERIAL NO. _____

TO LOCATE UNDERGROUND UTILITIES IF YOU'RE GOING TO DIG, BLAST OR DRILL, CALL 811 BEFORE YOU DIG. REMEMBER IT'S THE LAW! Dig Safely.

GRAPHIC SCALE
 0 50 100 200
 1 INCH = 100 FT

PLAN NOTATION
 ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

James A. Bash
 JAMES A. BASH
 NEW JERSEY PROFESSIONAL ENGINEER
 NUMBER 24602258005 DATE _____



COVER SHEET

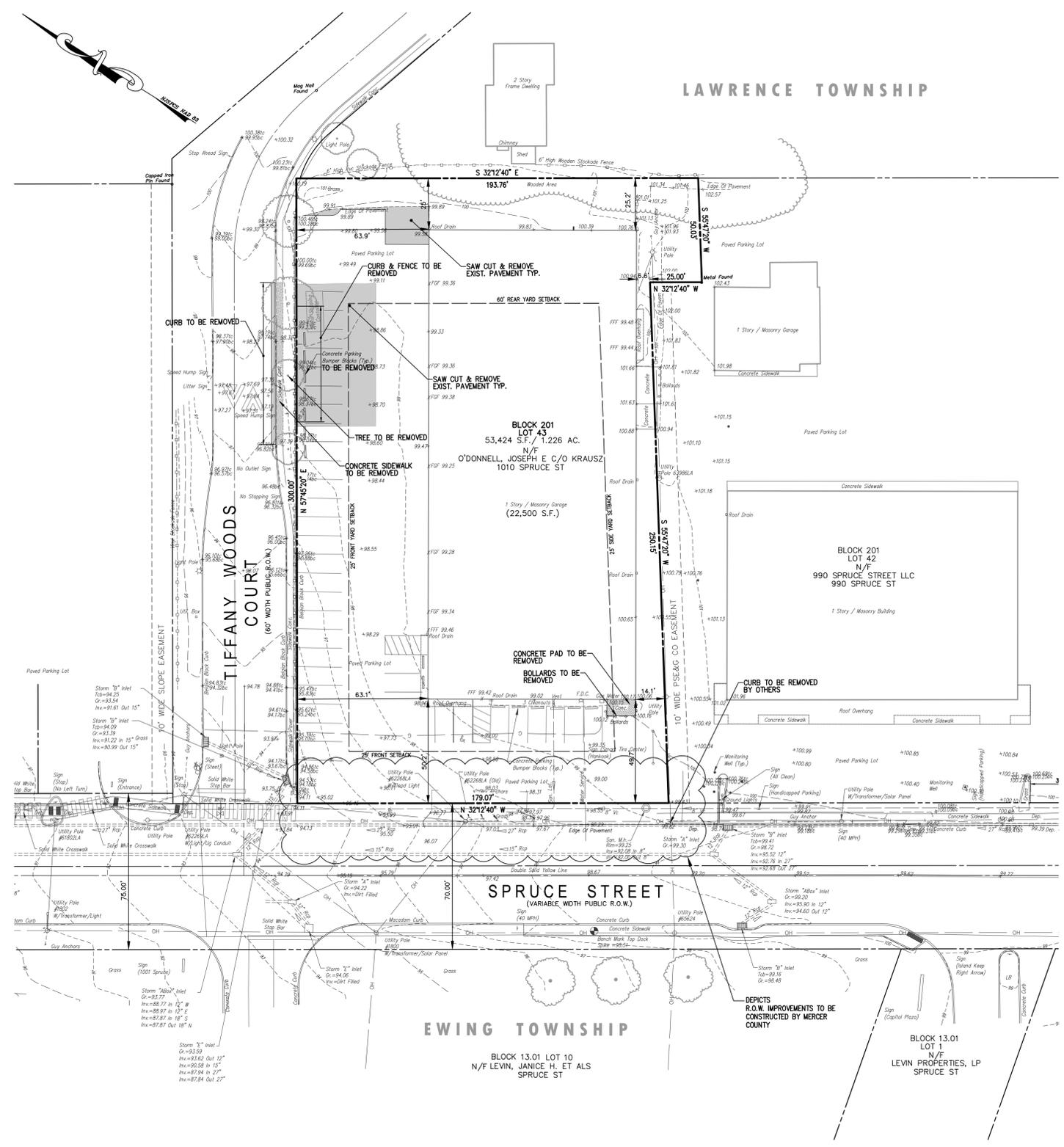
FOR
SPOLEM PROVISIONS, LLC

DATE: OCTOBER 23, 2025
 SCALE: 1"=100'
 DESIGNED BY: J.A.B.
 DRAWN BY: R.K.Y./R.F.
 CHECKED BY: J.A.B.
 JOB NUMBER: 2504LA

BLOCK 201, LOT 43

LAWRENCE TOWNSHIP
 MERCER COUNTY, NEW JERSEY

01 of 09



SURVEY NOTES:

- THIS MAP REFLECTS EXISTING SITE CONDITIONS AS THE RESULT OF A FIELD SURVEY PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES ON 3/29/2022 AND SUPPLEMENTED WITH U.S. AERIAL PHOTOGRAPHY BY VAN CLEEF ENGINEERING ASSOCIATES ON 8-05-2022.
- THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
- IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION CALL 1-800-272-1000 TO ORDER UTILITY MARKOUTS.
- ABOVE GROUND PHYSICAL FEATURES AS SHOWN ARE BASED ON FIELD SURVEY.
- SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND EXCEPTIONS OF RECORD.
- THE LOCATION OF UNDERGROUND UTILITIES, AS DEPICTED, ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE AT THE TIME OF THE SURVEY, THEREFORE, THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT SHOWN. VAN CLEEF ENGINEERING ASSOCIATES DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. REFERENCE TO THE APPROPRIATE UTILITY AUTHORITY SHOULD BE MADE TO VERIFY THE PRESENCE OR ABSENCE OF UTILITIES.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- WETLANDS AND OTHER ENVIRONMENTAL CONDITIONS, IF ANY, WERE NOT LOCATED AS PART OF THIS SURVEY AND ARE NOT DEPICTED ON THE PLAN.
- CORNER MARKERS SHOWN HEREON HAVE BEEN FOUND.

REFERENCE DATUM:

- DATUM USED BASED ON NEW JERSEY STATE PLANE COORDINATE SYSTEM US SURVEY FEET VALUES SHOWN HEREON ESTABLISHED BY GPS CONTROL.
- HORIZONTAL DATUM USED BASED ON NAD 1983
 - VERTICAL DATUM USED BASED ON NAVD 1988

LEGEND

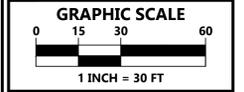
| EXISTING | TEXT LABEL DENOTES |
|---------------------------|--|
| Lowercase Slant Lettering | ROAD CENTERLINE |
| --- | PROPERTY LINE / R.O.W. |
| --- | EASEMENT LINE |
| --- | 1' CONTOUR LINE |
| --- | 5' CONTOUR LINE |
| --- | SPOT, FIRST FLOOR AND GARAGE FLOOR ELEVATION |
| --- | FENCE LINE |
| --- | TREES/TREE LINE/LANDSCAPE BED |
| --- | EDGE OF PAVEMENT |
| --- | CURB WITH DEPRESSED CURB |
| --- | SIDEWALK WITH |
| --- | SELECTABLE WARNING SURFACE |
| --- | STREAM/DITCH/SWALE LINE |
| --- | STORM SEWER INLET AND MANHOLE |
| --- | STORM SEWER HEADWALL AND FLARED END SECTION |
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| --- | LIGHT POLE/LIGHT POST/GROUND LIGHT |
| --- | ROAD/STREET SIGN |
| --- | CONCRETE SIDEWALK |
| --- | CONCRETE TO BE REMOVED |
| --- | PAVEMENT TO BE REMOVED |

| REV | DESCRIPTION | AUTH | DATE |
|-----|-------------|------|------|
| | | | |

SERIAL NO. _____

TO LOCATE UNDERGROUND UTILITIES IF YOU'RE GOING TO DIG, BLAST OR DRILL, CALL 811 AT LEAST 3 BUSINESS DAYS BEFORE YOU BEGIN ANY WORK.

IT'S THE LAW!
Dig Safely.



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James A. Bash
DATE

JAMES A. BASH
NEW JERSEY PROFESSIONAL ENGINEER
NUMBER 24692528005

Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (609) 689-1100

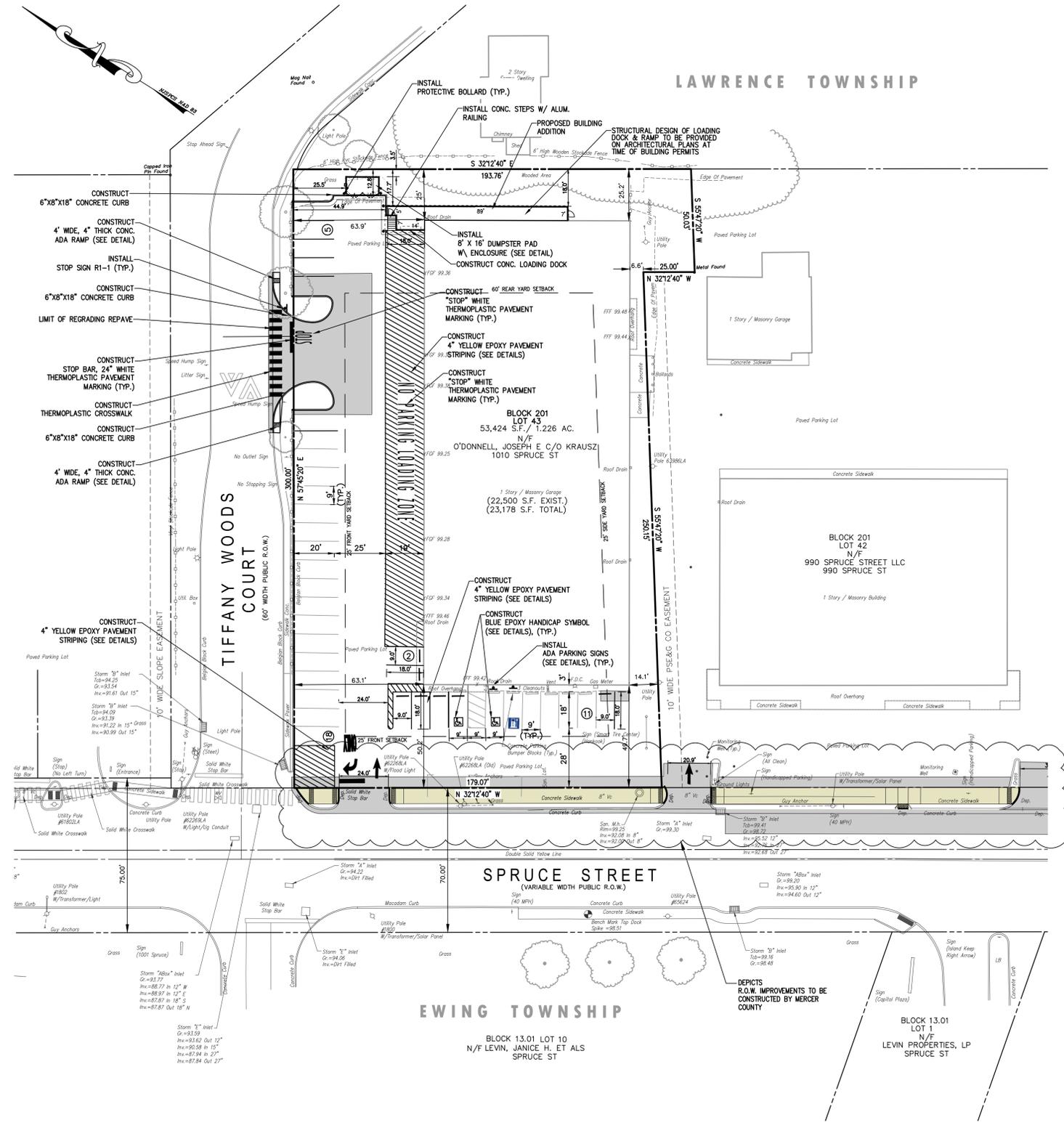
EXISTING CONDITIONS & DEMOLITION PLAN

FOR

SPOLEM PROVISIONS, LLC

DATE: OCTOBER 23, 2025
SCALE: 1" = 30'
DESIGNED BY: J.A.B.
DRAWN BY: R.K.Y./R.F.
CHECKED BY: J.A.B.
JOB NUMBER: 2504LA

BLOCK 201, LOT 43
LAWRENCE TOWNSHIP
MERCER COUNTY, NEW JERSEY



LAWRENCE TOWNSHIP

EWING TOWNSHIP

SCHEDULE OF REQUIREMENTS - HIGHWAY COMMERCIAL (HC) DISTRICT

| ZONE REQUIREMENT | HC ZONE REQUIREMENTS | EXISTING | PROPOSED |
|---------------------------|----------------------|---------------|-------------|
| MINIMUM LOT AREA | 40,000 SF | 53,431 SF | NO CHANGE |
| MINIMUM LOT FRONTAGE | 200 FT | 300.03 FT | NO CHANGE |
| MINIMUM LOT WIDTH | 200 FT | 179.07 FT (E) | NO CHANGE |
| MINIMUM LOT DEPTH | 175 FT | 300.03 FT | NO CHANGE |
| MINIMUM FRONT YARD | 25 FT | 49.9 FT | NO CHANGE |
| MINIMUM SIDE YARD | 25 FT | 6.6 FT (E) | NO CHANGE |
| MINIMUM REAR YARD | 60 FT | 25 FT (E) | 17.7 FT (V) |
| MINIMUM ACCESSORY SETBACK | 20 FT | N/A | 3.5 FT (V) |
| IMPERVIOUS SURFACE RATIO | 0.7 | 0.92 (E) | **0.92 (E) |
| FLOOR AREA RATIO | 0.25 | 0.42 (E) | 0.43 (V) |

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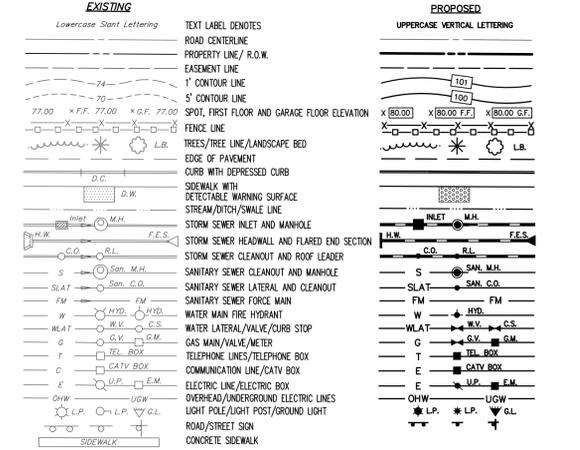
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 - VERTICAL DATUM USED BASED ON NAVD 1988

PARKING SPACES REQUIRED:

- 1/800 INDUSTRIAL
- 20,308 / 800 = 25.4 SPACES REQUIRED
- 1/200 RETAIL
- 2,192 / 200 = 11 SPACES REQUIRED
- TOTAL = 37 SPACES REQUIRED
- 37 SPACES PROVIDED (INCLUDING CREDIT FOR 1 MAKE READY E.V. CHARGING SPACE)

LEGEND



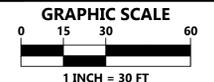
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TO LOCATE UNDERGROUND UTILITIES IF YOU'RE GOING TO DIG, BLAST OR DRILL THREE (3) WORKING DAYS NOTICE

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James A. Bash

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NEW JERSEY PROFESSIONAL ENGINEER
NUMBER 246525258005

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4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (609) 659-1100

SITE PLAN

FOR

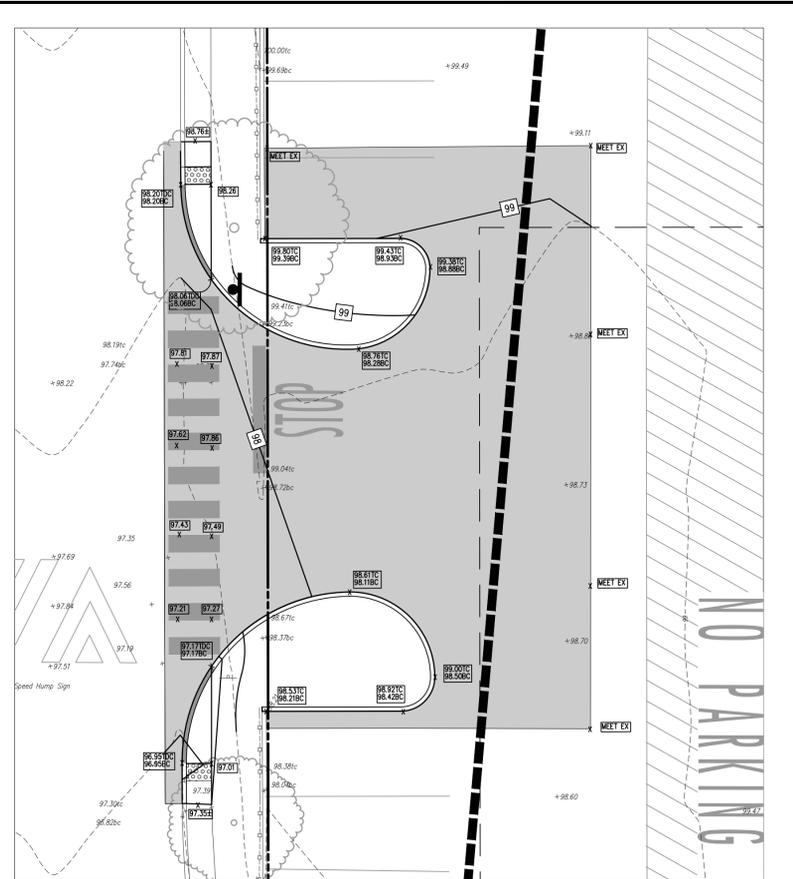
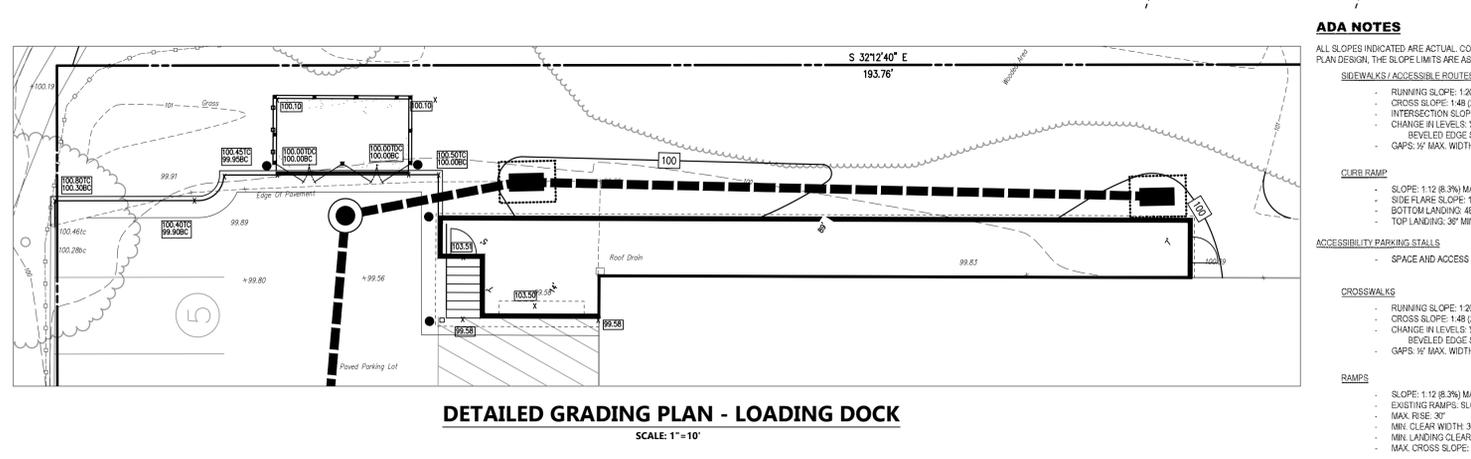
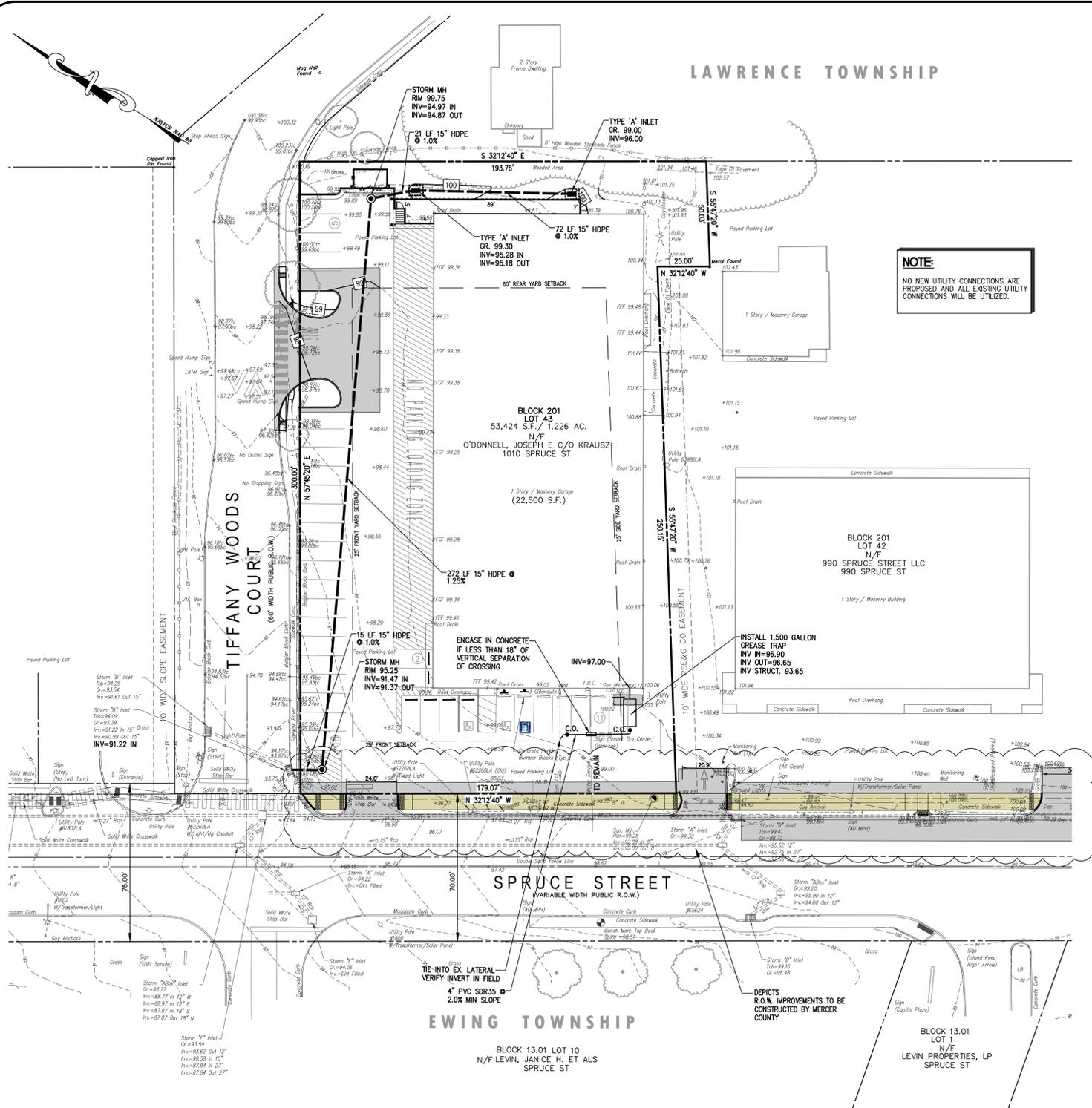
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JOB NUMBER: 2504LA

BLOCK 201, LOT 43

LAWRENCE TOWNSHIP
MERCER COUNTY, NEW JERSEY

04 of 09



DETAILED GRADING PLAN - NEW DRIVEWAY
SCALE: 1"=10'

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- HORIZONTAL DATUM USED BASED ON NAD 83
 - VERTICAL DATUM USED BASED ON NAVD 1988

LEGEND

| EXISTING | TEXT LABEL DENOTES | PROPOSED |
|---------------------------|--|------------------------------|
| Lowercase Slant Lettering | ROAD CENTERLINE | UPPERCASE VERTICAL LETTERING |
| | PROPERTY LINE / R.O.W. | |
| | EASEMENT LINE | |
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| | COMMUNICATION LINE/CATV BOX | |
| | ELECTRIC LINE/ELECTRIC BOX | |
| | OVERHEAD/UNDERGROUND ELECTRIC LINES | |
| | LIGHT POLE/LIGHT POST/GROUND LIGHT | |
| | ROAD/STREET SIGN | |
| | CONCRETE SIDEWALK | |

ADA NOTES

- ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST ADA GUIDELINES AND NJ BARRIER FREE SUBCODE (NJAC 5:23-7) FOR SLOPE LIMITS. AT THE TIME OF PLAN DESIGN, THE SLOPE LIMITS ARE AS FOLLOWS:
- SIDEWALKS/ACCESSIBLE ROUTES**
- RUNNING SLOPE: 1:20 (5%) MAX.
 - CROSS SLOPE: 1:48 (2.08%) MAX. 1.0% MIN.
 - INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS.
 - CHANGE IN LEVELS: 1/2" MAX. HEIGHT OR 1/4" MAX. HEIGHT WITH BEVELED EDGE.
 - BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL.
- CURB RAMP**
- SLOPE: 1:12 (8.3%) MAX.
 - SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE PEDESTRIANS CROSS RAMP).
 - BOTTOM LANDING: 48" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) IN ALL DIRECTIONS.
 - TOP LANDING: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) CROSS SLOPE AND 1:20 (5%) RUNNING SLOPE.
- ACCESSIBILITY/PARKING STALLS**
- SPACE AND ACCESS AISLE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS.
- CROSSWALKS**
- RUNNING SLOPE: 1:20 (5%) MAX.
 - CROSS SLOPE: 1:48 (2.08%) MAX.
 - CHANGE IN LEVELS: 1/2" MAX. HEIGHT OR 1/4" MAX. HEIGHT WITH BEVELED EDGE.
 - BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL.
- RAMPS**
- SLOPE: 1:12 (8.3%) MAX.
 - EXISTING RAMPS: SLOPE: 1:10 (10%) MAX FOR RISE OF 6"; 1:8 (12.5%) MAX. FOR MAX. RISE OF 3"
 - MAX. RISE: 30"
 - MIN. CLEAR WIDTH: 36"
 - MIN. LANDING CLEAR LENGTH: 60"
 - MAX. CROSS SLOPE: 1:48 (2.08%)



| REV | DESCRIPTION | AUTH | DATE |
|-----|-------------|------|------|
| | | | |

SERIAL NO. _____

TO LOCATE UNDERGROUND UTILITIES IF YOU'RE GOING TO DIG, BLAST OR DRILL, CALL 811 AT LEAST 3 BUSINESS DAYS BEFORE YOU START. REMEMBER IT'S THE LAW!

Call before you dig. Dig Safely. 1-800-272-1000

GRAPHIC SCALE

0 15 30 60

1 INCH = 30 FT

PLAN NOTATION

ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORED INK SEAL OF THE RESPONSIBLE PROFESSIONAL, SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

James A. Bash

JAMES A. BASH
NEW JERSEY PROFESSIONAL ENGINEER
NUMBER 246592258005

DATE _____

VAN CLEEF ENGINEERING ASSOCIATES, LLC
4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
WWW.VANCLEEFENGINEERING.COM
PHONE (609) 659-1100

GRADING AND DRAINAGE PLAN

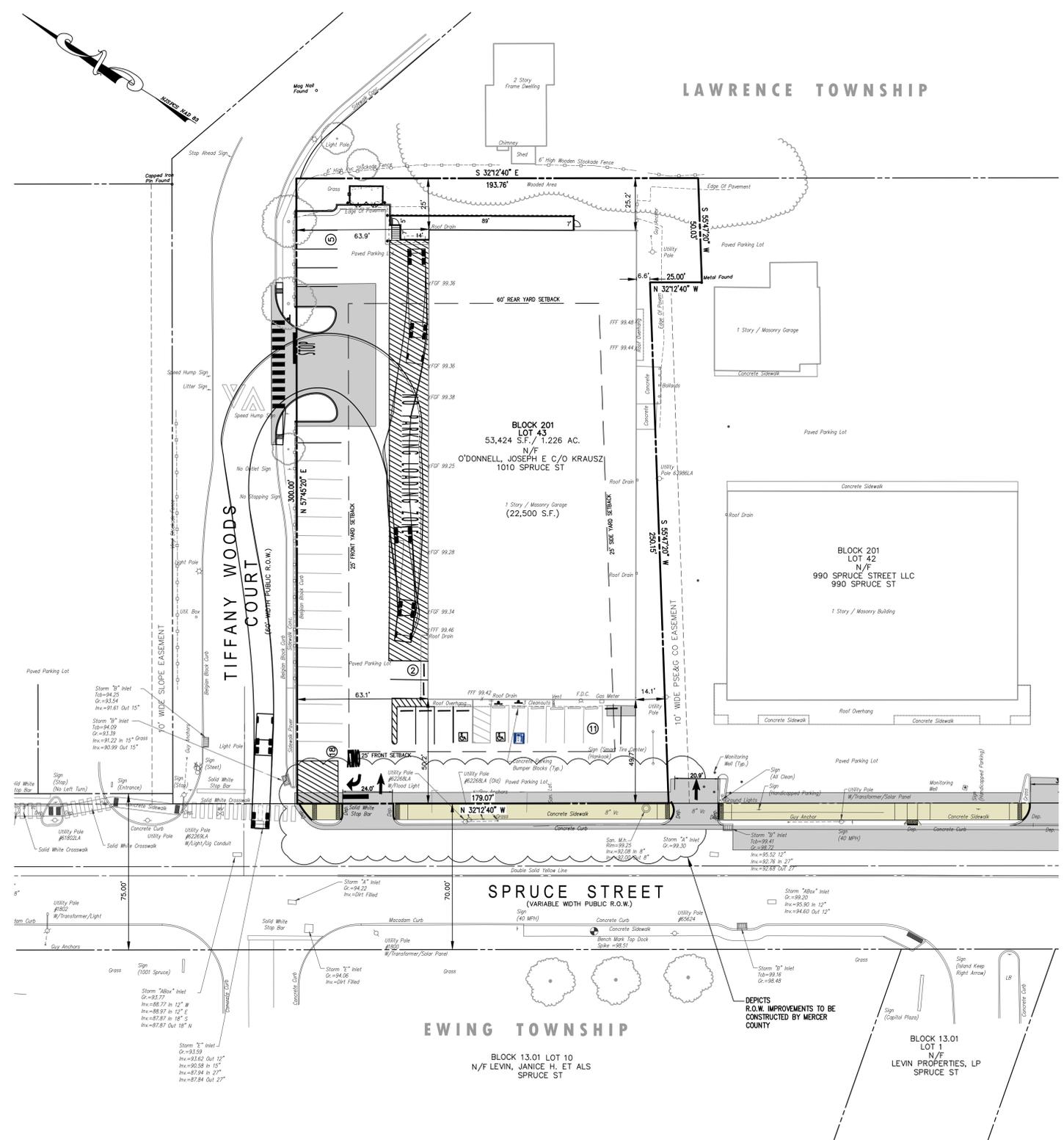
FOR

SPOLEM PROVISIONS, LLC

DATE: OCTOBER 23, 2023
SCALE: 1"=30'
DESIGNED BY: J.A.B.
DRAWN BY: R.K.Y./R.F.
CHECKED BY: J.A.B.
JOB NUMBER: 2504LA

BLOCK 201, LOT 43
LAWRENCE TOWNSHIP
MERCER COUNTY, NEW JERSEY

05 of 09



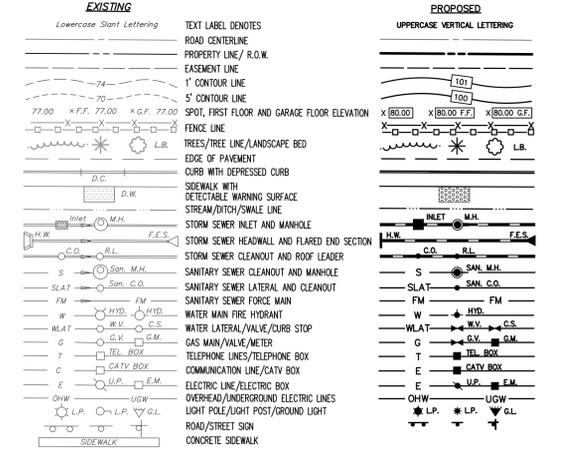
SURVEY NOTES:

- THIS MAP REFLECTS EXISTING SITE CONDITIONS AS THE RESULT OF A FIELD SURVEY PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES ON 3/29/2022 AND SUPPLEMENTED WITH U.S.A. AERIAL PHOTOGRAPHY BY VAN CLEEF ENGINEERING ASSOCIATES ON 8-05-2022.
- THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
- IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION CALL 1-800-272-1000 TO ORDER UTILITY MARKOUTS.
- ABOVE GROUND PHYSICAL FEATURES AS SHOWN ARE BASED ON FIELD SURVEY.
- SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND EXCEPTIONS OF RECORD.
- THE LOCATION OF UNDERGROUND UTILITIES, AS DEPICTED, ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE AT THE TIME OF THE SURVEY, THEREFORE, THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT SHOWN. VAN CLEEF ENGINEERING ASSOCIATES DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. REFERENCE TO THE APPROPRIATE UTILITY AUTHORITY SHOULD BE MADE TO VERIFY THE PRESENCE OR ABSENCE OF UTILITIES.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY AND ARE NOT DEPICTED ON THE PLAN.
- WETLANDS AND OTHER ENVIRONMENTAL CONDITIONS, IF ANY, WERE NOT LOCATED AS PART OF THIS SURVEY AND ARE NOT DEPICTED ON THE PLAN.
- CORNER MARKERS SHOWN HEREON HAVE BEEN FOUND.

REFERENCE DATUM:

- DATUM USED BASED ON NEW JERSEY STATE PLANE COORDINATE SYSTEM US SURVEY FEET VALUES SHOWN HEREON ESTABLISHED BY GPS CONTROL.
- HORIZONTAL DATUM USED BASED ON NAD 1983
 - VERTICAL DATUM USED BASED ON NAVD 1988

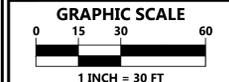
LEGEND



| REV | DESCRIPTION | AUTH | DATE |
|-----|-------------|------|------|
| | | | |

SERIAL NO. _____

TO LOCATE UNDERGROUND UTILITIES IF YOU'RE GOING TO DIG, BLAST OR DRILL, CALL 811 BEFORE YOU DIG. REMEMBER IT'S THE LAW! Dig Safely.



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James A. Bash
DATE _____
JAMES A. BASH
NEW JERSEY PROFESSIONAL ENGINEER
NUMBER 24692528005

Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (609) 659-1100

TRUCK TURNING DIAGRAM

FOR
SPOLEM PROVISIONS, LLC

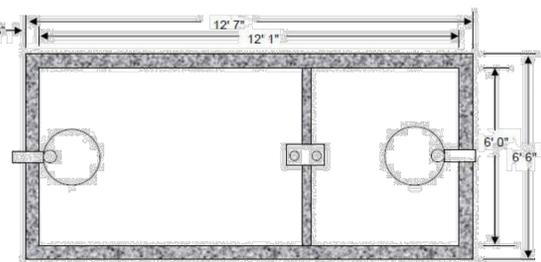
DATE: OCTOBER 23, 2025
SCALE: 1"=30'
DESIGNED BY: J.A.B.
DRAWN BY: R.K.Y./R.F.
CHECKED BY: J.A.B.
JOB NUMBER: 2504LA

BLOCK 201, LOT 43
LAWRENCE TOWNSHIP
MERCER COUNTY, NEW JERSEY
06 of 09

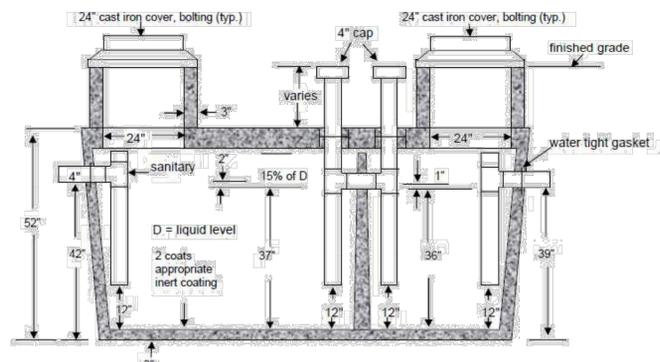
P:\gdp\155461\DWG\155461-2504LA-01.dwg Application: 2/12/2025 1:05:11 PM

Non-traffic bearing Cast iron manholes and extensions sold separately

1500 (2 COMPARTMENT) GREASE TRAP



Compartments are 2/3 and 1/3 per NJDEP specifications



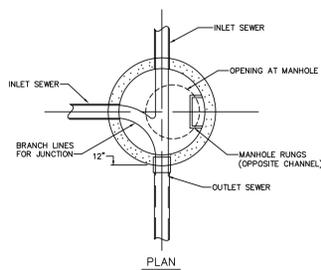
As Manufactured by Mershon Concrete - Bordentown, NJ

Notes:

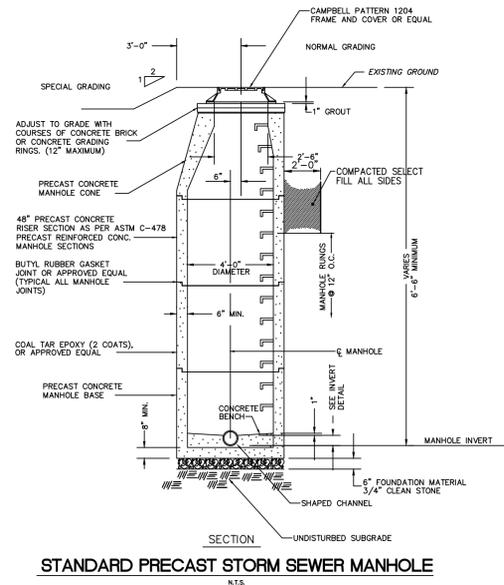
1. Tank is 4000 psi concrete - steel reinforced
2. Concrete conforms to ACI 318-16-4.5.1 and ACI 318-16-4.5.2
3. Tank complies with all requirements of NJDEP Chapter 199 7.9A-8.2
4. In an effort to continually improve our products, Mershon Concrete reserves the right to change product design without notice.



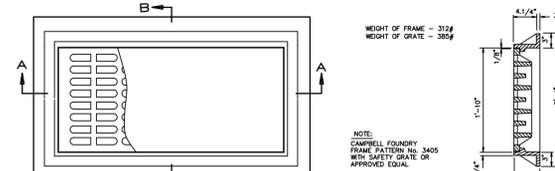
1-609-298-2150
1-800-MERSHON
1-609-298-7969 / FAX#
1500 (2 Comp) Grease Trap



- NOTES:
1. SPECIAL GRADING TO BE USED WHERE TOP OF MANHOLE PROTRUS ABOVE ORIGINAL GRADE.
 2. THE 1/2" SLOPE SHALL NOT EXTEND BEYOND EASEMENT LINE.
 3. SPECIAL GRADING IS SYMMETRICAL AROUND CENTER LINE OF MANHOLE COVER.
 4. ALL PRECAST STRUCTURES SHALL MEET HS 20 LOADING REQUIREMENTS AND SHALL CONFORM WITH N.J.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 5. SUBMIT SHOP DRAWINGS FOR APPROVAL.



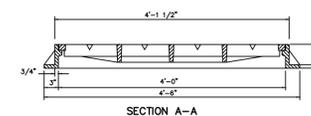
STANDARD PRECAST STORM SEWER MANHOLE



HEIGHT OF FRAME = 312#
HEIGHT OF GRATE = 365#

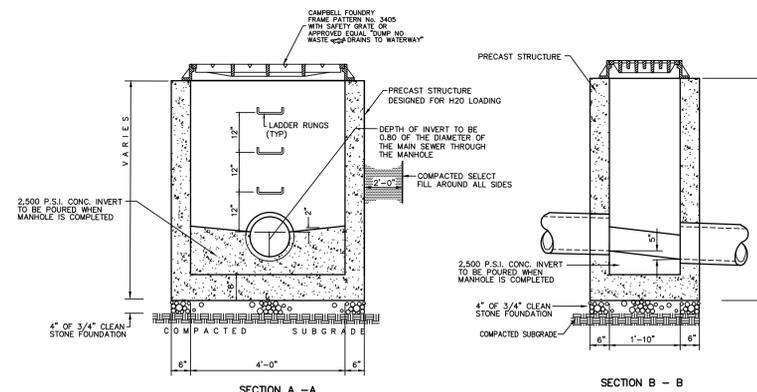
NOTE:
CAMPBELL FOUNDRY
FRAME PATTERN NO. 3405
WITH SAFETY GRATE OR
APPROVED EQUAL.

SECTION B-B

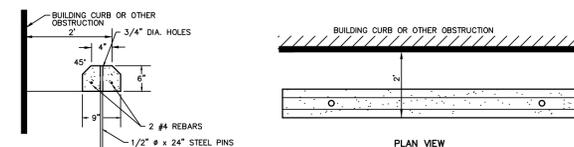


SECTION A-A

NOTE:
INLETS 6" TO 8" DEEP SHALL BE
SINGLE WALL CONSTRUCTION (6").
MANHOLES 9" TO 12" DEEP SHALL BE
DOUBLE WALL CONSTRUCTION (12").
GRATE TO CONTAIN "DUMP NO WASTE"
DRAINS TO WATERWAY



TYPE 'A' INLET
N.T.S.



SIDE VIEW

PLAN VIEW

FRONT VIEW

- NOTES:
1. CONCRETE MINIMUM STRENGTH = 4500 P.S.I.
 2. # 28 GAGE W/ES AIR ENTRAINMENT
 3. THE BUMPER BLOCK SHALL BE A CONTRASTING COLOR THAN THE PAVEMENT SURFACE

6' PARKING BUMPER BLOCKS
NOT TO SCALE

REV/DESCRIPTION AUTH DATE

SERIAL NO. _____



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James A. Bash
DATE
JAMES A. BASH
NEW JERSEY PROFESSIONAL ENGINEER
NUMBER 246602258005



CONSTRUCTION DETAILS

FOR
SPOLEM PROVISIONS, LLC

DATE: OCTOBER 23, 2025
SCALE: AS NOTED
DESIGNED BY: J.A.B.
DRAWN BY: R.K.Y./R.R.F.
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