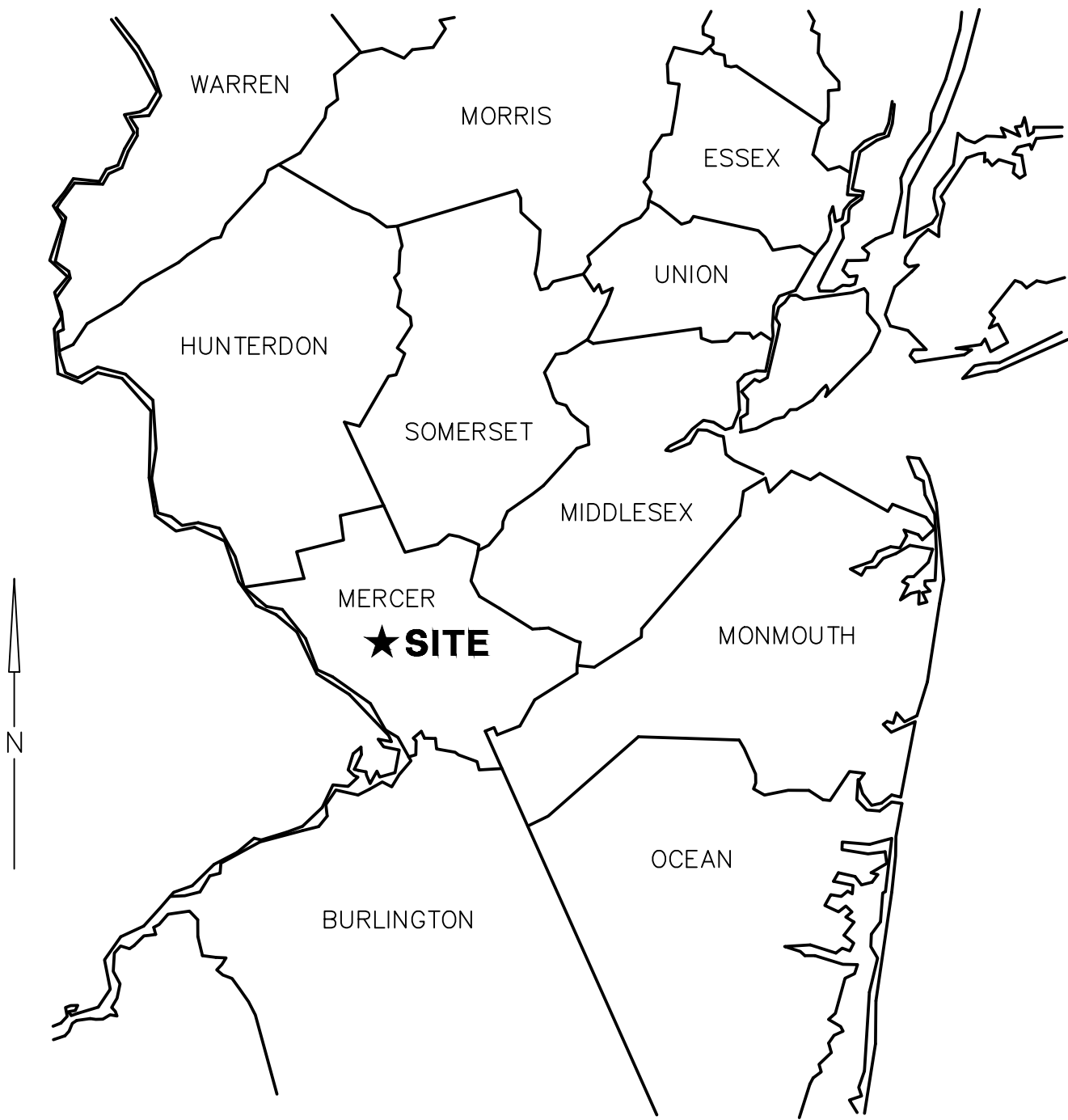


REGIONAL MAP NO SCALE



MINOR
SITE PLAN
FOR
WILLOWS SWIM CLUB
PARKING AREA
LOT 133 IN BLOCK 5703
SITUATE IN
LAWRENCE TOWNSHIP
MERCER COUNTY, NEW JERSEY

PREPARED BY
HOPEWELL VALLEY ENGINEERING, P.C.
1600 REED ROAD, SUITE A
PO BOX 710
PENNINGTON, N.J. 08534-3613

OWNER/APPLICANT

WILLOWS SWIM CLUB
39 WILLOW ROAD
LAWRENCE TOWNSHIP, NEW JERSEY 08648

ISSUANCE DATED: 11/19/25

LAST REVISED:

INDEX OF DRAWINGS

- 1 - COVER SHEET
- 2 - LAYOUT CONTROL PLAN
- 3 - GRADING PLAN
- 4 - LANDSCAPING AND TREE PROTECTION PLAN
- 5 - CONSTRUCTION DETAILS

LEGEND

ITEM	EXISTING	PROPOSED
SIGN	⬮	⬮
GUY POLE	⬮	⬮
UTILITY POLE	⬮	⬮
SANITARY SEWER	—	—
STORM SEWER	—	—
INLET SQ.	A ☒ B ☐ D ☐ E ☒	A ☐ B ☒ D ☒ E ☐
MANHOLE	⊙	⊙
FIRE HYDRANT	⬮	⬮
UTILITY VALVE	⊙	⊙
CABLE LINE	—	—
WATER LINE	—	—
GAS LINE	—	—
ELECTRIC LINE	—	—
TELEPHONE LINE	—	—
ELECTRIC, TELEPHONE & CABLE LINES	—	—
CONTOUR LINES	—	—
GRADE ELEVATION	ⓧ100.0	ⓧ100.00
CURB	—	—
OVERHEAD WIRE	—	—

REQUIRED REGULATORY PERMITS AND APPROVALS

1. LAWRENCE TOWNSHIP ZONING BOARD MINOR SITE PLAN
2. MERCER COUNTY LETTER OF NO INTEREST (IF REQ'D)
3. LAWRENCE TOWNSHIP SOIL DISTURBANCE (IF REQ'D)

PROPERTY OWNERS LIST WILLOW SWIM CLUB WITHIN 200' OF:
Block 5703, Lot 133

November 14, 2025 LIST OBTAINED FROM TOWNSHIP OF LAWRENCE				
BLOCK	LOT	OWNER NAME	ADDRESS	CITY, STATE, ZIP
5703	110	TOWNSHIP OF LAWRENCE	2207 LAWRENCEVILLE RD	LAWRENCE TOWNSHIP, NJ 08648
5703	122, 123	STAHL, JAMES E & KERRI	14 HENDRICKSON RD	LAWRENCE TOWNSHIP, NJ 08648
5703	124, 125, 126	COMO, JOSEPH V & JODY	20 HENDRICKSON RD	LAWRENCE TOWNSHIP, NJ 08648
5703	127	THE WILLOWS C/O NEIL ADAMS	32 HENDRICKSON ROAD	LAWRENCE TOWNSHIP, NJ 08648
5703	128	MEAGHER, THOMAS & DEBRA	44 WILLOW RD	LAWRENCE TOWNSHIP, NJ 08648
5703	129	THOMAS, SEAN C & WEBB, ANNA	50 WILLOW RD	LAWRENCE TOWNSHIP, NJ 08648
5703	130	WILDER, HAROLD III & MARGARET A	56 WILLOW ROAD	LAWRENCE TOWNSHIP, NJ 08648
5703	131	MORGAN, JARED & CATHELEN	51 WILLOW ROAD	LAWRENCE TOWNSHIP, NJ 08648
5703	132	MURPHY, PAUL B & WYFFELS, REBECCA A	45 WILLOW RD	LAWRENCE TOWNSHIP, NJ 08648
5703	134, 135	MORRISON, WINDSOR V TRUSTEE	2702 S LAMAR BLVD, #214	OXFORD, MS 38655
5703	136, 137	ADAMA, NEIL C & PATRICIA C	32 HENDRICKSON ROAD	LAWRENCE TOWNSHIP, NJ 08648
5703	154	FLOYD, RALPH G & LESLIE R	44 MERION PLACE	LAWRENCE TOWNSHIP, NJ 08648
5703	155	BETTERTON, DON M & PAMELA F	42 MERION PLACE	LAWRENCE TOWNSHIP, NJ 08648
5703	156	HAWRYLAK, EUGENE & KRIEG, JANET M	40 MERION PLACE	LAWRENCE TOWNSHIP, NJ 08648
5703	157	SCHROEDER, WILLIAM W & MARY STRUST	38 MERION PLACE	LAWRENCE TOWNSHIP, NJ 08648
5703	158	SOBOLEWSKI, ARKADIUSZ & O'GORMAN, K M	36 MERION PLACE	LAWRENCE TOWNSHIP, NJ 08648
5703	159	STUEBBEN, ROBERT W LUX	34 MERION PLACE	LAWRENCE TOWNSHIP, NJ 08648

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
DONNA SHORT	N.J. AMERICAN WATER	1025 LAUREL OAK ROAD	LAWRENCEVILLE NJ 08648
ELIZABETH GAS COMPANY	ONE ELIZABETHTOWN PLAN	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
JAMES BARBATO	AQUA WATER COMPANY	2875 ERIAL ROAD	ERIAL, NJ 08081
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	BEDMINSTER, NJ 07921
MERCER COUNTY PLANNING BOARD	640 SOUTH BROAD STREET	P. O. BOX 8088	TRENTON, NJ 08650-8088
CORPORATE SECRETARY	JERSEY CENTRAL POWER AND LIGHT	300 MADISON AVENUE	MORRISTOWN, NJ 07962
R.O.W DEPARTMENT	SUN PIPE LINE COMPANY	1801 MARKET STREET, 26TH FLOOR	PHILADELPHIA, PA 19103-1699
CORPORATE SECRETARY	TRANSCONTINENTAL GAS PIPE LINE CORPORATION	2800 POST OAK BOULEVARD	HOUSTON, TX 77056
RIGHT-OF-WAY DEPARTMENT	SUNOCO PIPE LINE, L.P	MONTELO COMPLEX, 525 FRITZTOWN ROAD	SINKING SPRING, PA 19008
COMMISSIONER	N.J. DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVENUE, CN 600	TRENTON, NJ 08625

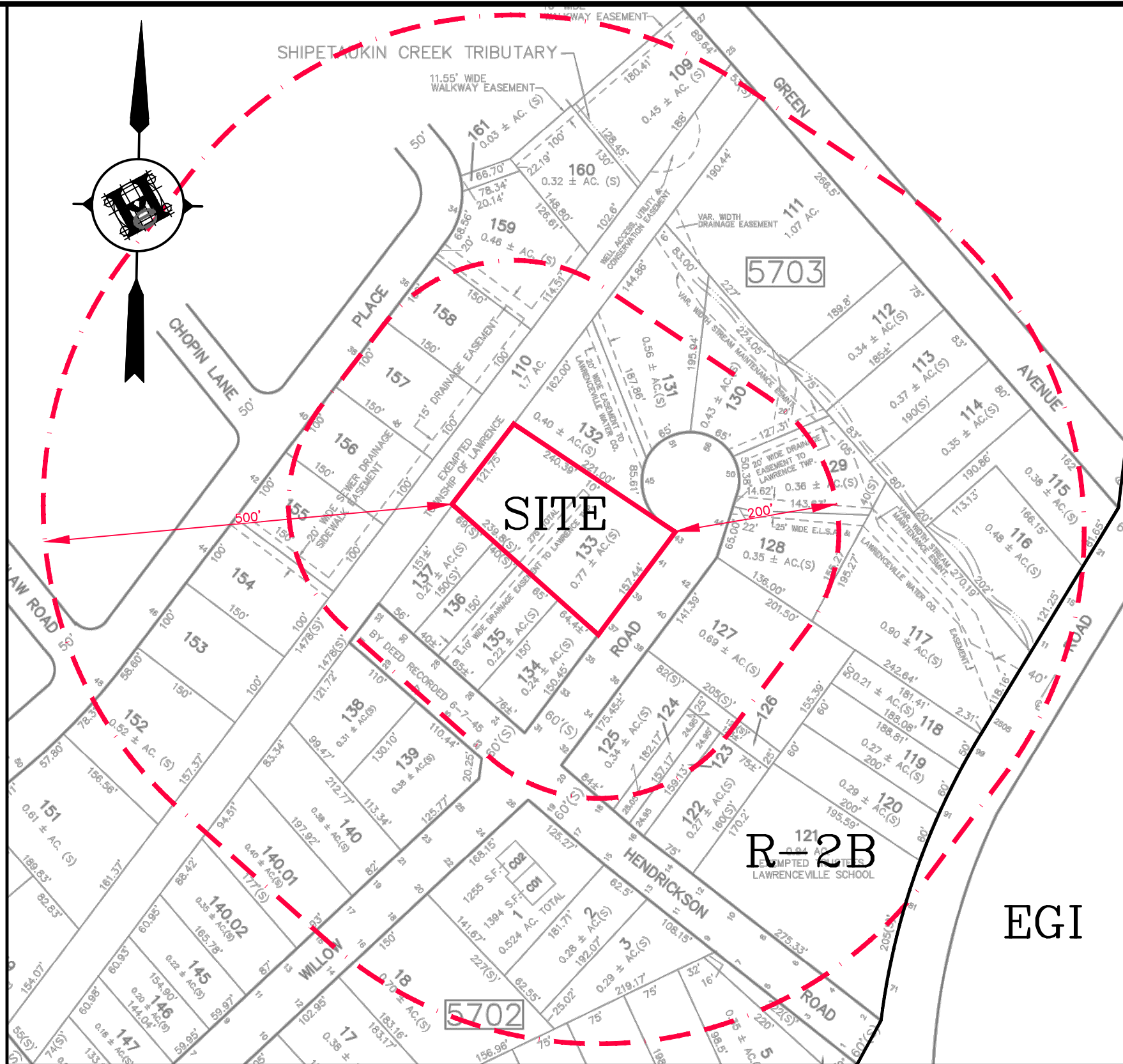
ZONING REQUIREMENTS			
RESIDENTIAL 2B (R-2B)			
THE SWIM CLUB IS AN EXISTING NON-CONFORMING USE			
	REQUIRED	EXISTING	PROPOSED
LOT AREA (SF)	60,000	33,358± ⁽⁹⁾	33,358± ⁽⁹⁾
LOT FRONTAGE (FT)	150	157.44	157.44
BUILDING SETBACK (FT)			
FRONT YARD SETBACK (FT)	100	N/A	N/A
SIDE YARD (FT)	50	N/A	N/A
REAR YARD (FT)	50	N/A	N/A
MIN. USEABLE YARD AREA (%)	20	78	66
MAX. IMPERVIOUS SURFACE RATIO	0.50	0.22	0.23
ACCESSORY BUILDING SETBACK (FT)			
FRONT YARD SETBACK (FT)	15	38.8 (FRONT SHED)	38.8 (FRONT SHED)
SIDE YARD (FT)	15	7.4 (REAR SHED) ⁽⁹⁾	7.4 (REAR SHED) ⁽⁹⁾
REAR YARD (FT)	15	8.2 (REAR SHED) ⁽⁹⁾	8.2 (REAR SHED) ⁽⁹⁾
MIN. PARKING SETBACK (FT)	25 (FROM ALL LOT LINES)	N/A	5 ⁽⁹⁾

(1) PRE-EXISTING NON-CONFORMING CONDITION

(2) VARIANCE REQUIRED

NOTE:

A DESIGN WAIVER IS REQUIRED FROM SECTION 530 N. 1. & 2. THESE ORDINANCES REQUIRE THAT PARKING LOTS BE PAVED AND CURBED. THE PROPOSED LOT WILL BE GRAVEL WITH NO CURBING. THE DRIVEWAY CONNECTIONS AT WILLOW ROAD (10') AND THE HANDICAP PARKING SPACE WILL BE PAVED AND THE SPACES SHALL HAVE CONCRETE WHEEL STOPS



KEY MAP

SCALE: 1"=150'±

REFERENCE: SHEET 57 OF THE TAX MAPS OF LAWRENCE TOWNSHIP.

APPROVAL SIGNATURES

APPLICANT:
WILLOWS SWIM CLUB
39 WILLOW ROAD
LAWRENCE TOWNSHIP, NEW JERSEY 08648

I/WE OWN THE PROPERTY AS DESIGNATED AND SHOWN HEREON, AND HEREBY APPROVE OF THIS PLAN.

OWNER/APPLICANT DATE

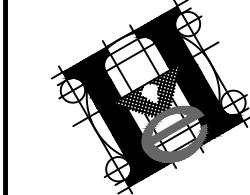
ZONING BOARD CHAIRMAN DATE

ZONING BOARD SECRETARY DATE

TOWNSHIP ENGINEER DATE

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN AND THAT TO THE BEST OF MY KNOWLEDGE ALL DIMENSIONS AND INFORMATION ARE CORRECT.

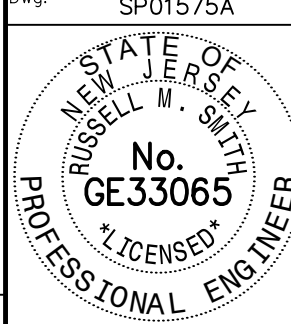
RUSSELL M. SMITH
N.J. PROFESSIONAL ENGINEER NO. 33065



HOPEWELL VALLEY
ENGINEERING, PC
ENGINEERS, PLANNERS & LAND SURVEYORS

1600 Reed Road, Suite A
Pennington, NJ 08534-5002
Tel.: 609-745-5800
Fax: 609-745-5807
www.hopewellvalleyengineering.com

Date: 11/19/25
Scale: 1" = 20'
Drawn: AWS
Check: RMS
Proj: 1107575A
Dwg: SP01575A



COVER SHEET

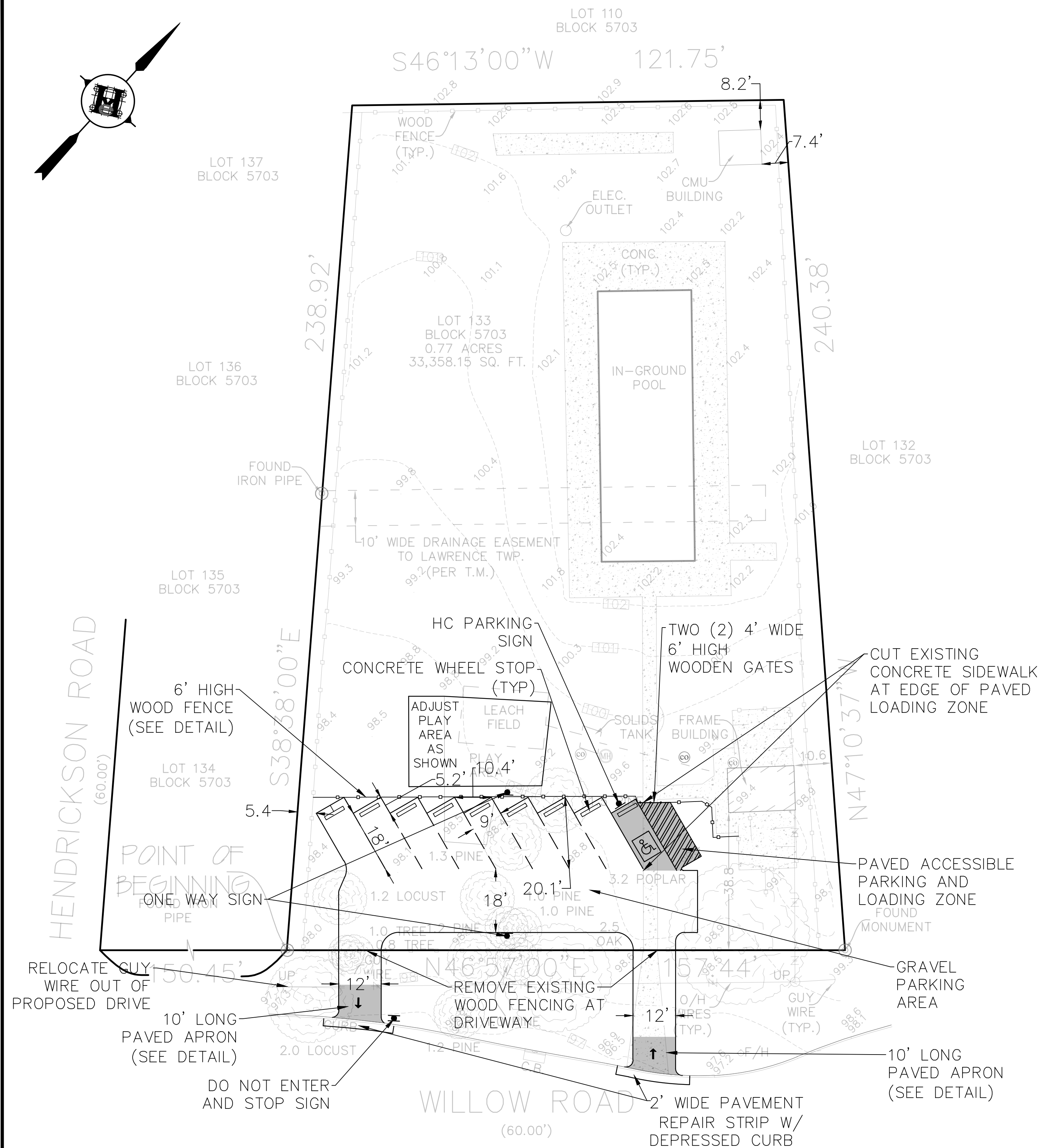
FOR
WILLOWS SWIM CLUB
BLOCK 5703 LOT 133

SITUATE IN
LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY

RUSSELL M. SMITH
N.J. PROFESSIONAL ENGINEER NO. 33065

Sheet 1 of 5

FILE DATE: 11/20/2025 3:24:58 PM FILE PATH: \\US025\US025\US025\SP01575A.dwg LAYOUT: LAYOUT1 XREF: USER: Andrew Smith



STORMWATER CALCULATIONS

SECTION 522 DRAINAGE AND STORMWATER MANAGEMENT OF THE LAWRENCE TOWNSHIP LAND DEVELOPMENT ORDINANCES REQUIRE THAT STORMWATER MANAGEMENT FACILITIES BE PROVIDED WHEN:

1. A PROJECT IS CONSIDERED A MAJOR DEVELOPMENT PER NJAC 7:8 – STORMWATER MANAGEMENT. IN NJAC 7:8 A MAJOR DEVELOPMENT IS DEFINED AS FOLLOWS:

“MAJOR DEVELOPMENT” MEANS AN INDIVIDUAL “DEVELOPMENT,” AS WELL AS MULTIPLE DEVELOPMENTS THAT INDIVIDUALLY OR COLLECTIVELY RESULT IN:

1. THE DISTURBANCE OF ONE OR MORE ACRES OF LAND SINCE FEBRUARY 2, 2004;
 - THE PROJECT WILL NOT DISTURB MORE THAN 1 AC OF LAND
2. THE CREATION OF ONE-QUARTER ACRE OR MORE OF “REGULATED IMPERVIOUS SURFACE” SINCE FEBRUARY 2, 2004;
 - THE PROJECT WILL CREATE 0.10 AC OF REGULATED IMPERVIOUS SURFACE
3. THE CREATION OF ONE-QUARTER ACRE OR MORE OF “REGULATED MOTOR VEHICLE SURFACE” SINCE MARCH 2, 2021; OR
 - THE PROJECT WILL CREATE 0.10 AC OF REGULATED MOTOR VEHICLE SURFACE
4. A COMBINATION OF 2 AND 3 ABOVE THAT TOTALS AN AREA OF ONE-QUARTER ACRE OR MORE. THE SAME SURFACE SHALL NOT BE COUNTED TWICE WHEN DETERMINING IF THE COMBINATION AREA EQUALS ONE-QUARTER ACRE OR MORE.
 - A TOTAL OF 0.10 AC OF SURFACE WILL BE CREATED.

2. PER SECTION 522A:

“ANY PROJECT THAT WILL INCREASE STORMWATER RUNOFF BY 1 CFS OR MORE IN THE 100 YEAR STORM EVENT SHALL BE SUBJECT TO THE ORDINANCE.”

$$Q = CIA \quad I_{100} = 0.91 \quad C_{ex} = 0.3 \quad C_{prop} = 1.0 \quad A = 0.10 \text{ AC} \pm$$

– EXISTING RUNOFF

$$Q_{ex} = (0.3)(9.1)(0.10) = 0.27 \text{ CFS}$$

– PROPOSED RUNOFF

$$Q_{prop} = (1)(9.1)(0.10) = 0.91 \text{ CFS}$$

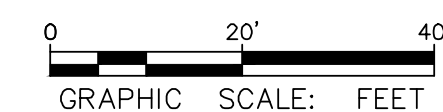
– FLOW INCREASE

$$\text{INCREASE} = Q_{prop} - Q_{ex} = 0.91 - 0.27 = 0.64 \text{ CFS WHICH IS LESS THAN 1.0 CFS.}$$

SINCE THE PROPOSED PROJECT DOES NOT MEET EITHER STANDARD, THE PROJECT IS EXEMPT FROM STORMWATER STANDARDS IN LAWRENCE TOWNSHIP ORDINANCE SECTION No. 522.

GENERAL NOTES:

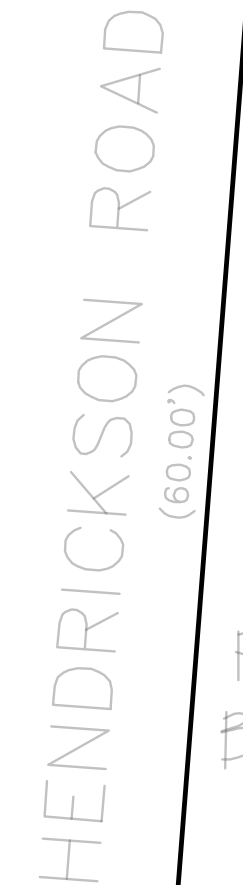
1. REFERENCE PLANS:
 - A. SHEET 57 OF THE TAX MAPS OF LAWRENCE TOWNSHIP.
 - B. PLAN ENTITLED “PLAN OF SURVEY, TAX LOT 133 BLOCK 5703, 39 WILLOW ROAD, TOWNSHIP OF LAWRENCE, COUNTY OF MERCER, STATE OF NEW JERSEY ” PREPARED BY LEEPER LAND GROUP, LLC DATED 12/03/24 AND LAST REVISED 10/28/25.
2. THE SITE IS KNOWN AS LOT 133 IN BLOCK 5703 AS SHOWN ON SHEET 57 OF THE LAWRENCE TOWNSHIP TAX MAPS
3. THE SITE IS LOCATED IN THE R-2B RESIDENTIAL ZONE AS SHOWN ON THE LAWRENCE TOWNSHIP ZONING MAP.



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	HOPEWELL VALLEY ENGINEERING, PC ENGINEERS, PLANNERS & LAND SURVEYORS	1600 Reed Road, Suite A Pennington, NJ 08534-5002 Tel.: 609-745-5800 Fax: 609-745-5807 www.hopewellvalleyengineering.com
	LAYOUT CONTROL PLAN FOR WILLOWS SWIM CLUB BLOCK 5703 LOT 133 SITUATE IN LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY	
DATE: 11/19/25 SCALE: 1" = 20' DESIGN: AWS CHECK: RMS PROJ: 1107575A REVISION: N/A DWG: SP01575A	 RUSSELL M. SMITH N.J. PROFESSIONAL ENGINEER NO. 33065	Sheet <u>2</u> of <u>5</u>

NO.	DATE	DESCRIPTION OF REVISION	BY	CHK'D
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FINISHED GRADES TO MATCH EXISTING GRADES TO ALLOW FOR
EXISTING STORMWATER RUNOFF PATTERNS TO BE MAINTAINED.

-
- 0 20' 40'
- GRAPHIC SCALE: FEET

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Dsgn:	AWS	Check: RMS
Proj:	1107575A	FB: N/A
Dwg:	SP01575A	



GRADING PLAN
FOR
WILLOWS SWIM CLUB
BLOCK 5703 LOT 133
SITUATE IN
LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY

Russell M. Smith
RUSSELL M. SMITH
N.J. PROFESSIONAL ENGINEER NO. 33065

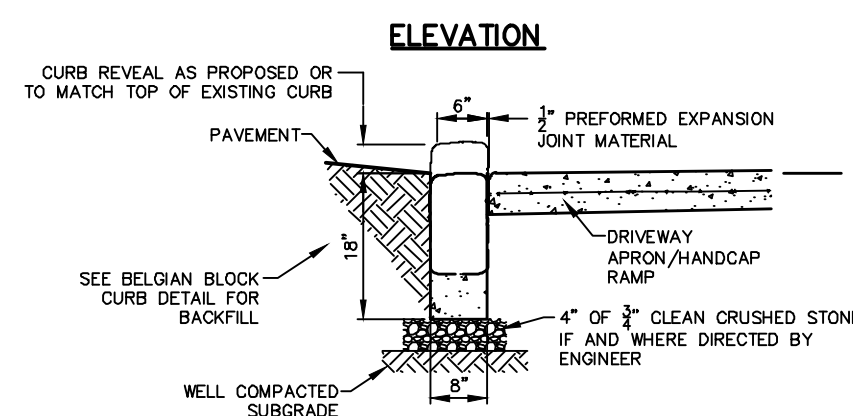
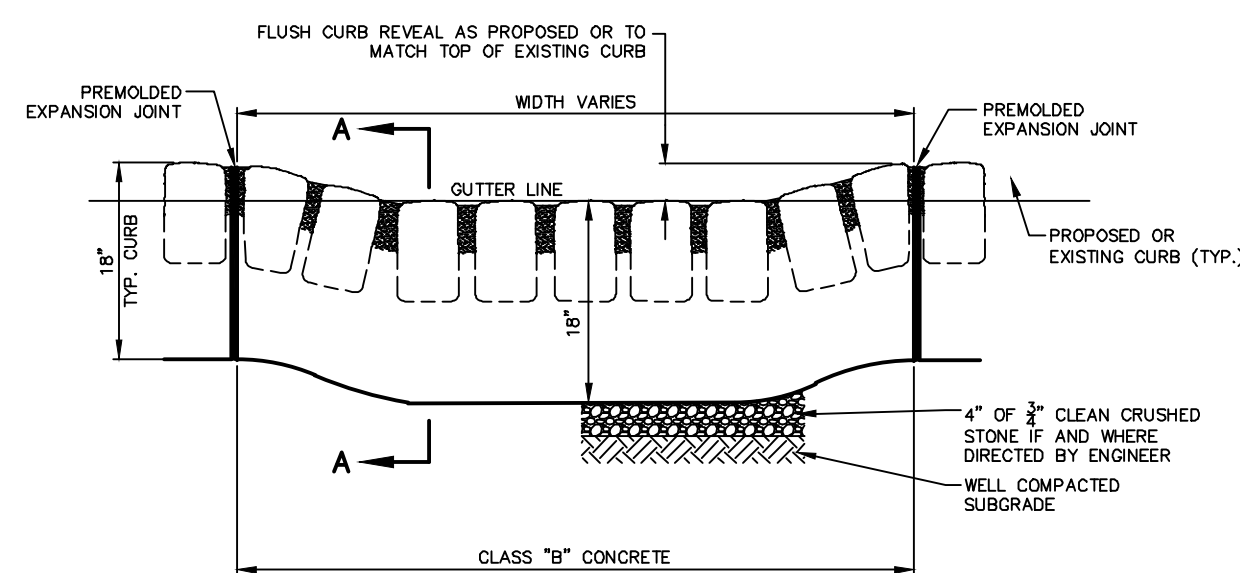
Sheet 3 of 5

NO.	DATE	DESCRIPTION OF REVISION	BY	CHK'D
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Sheet 4 of 5

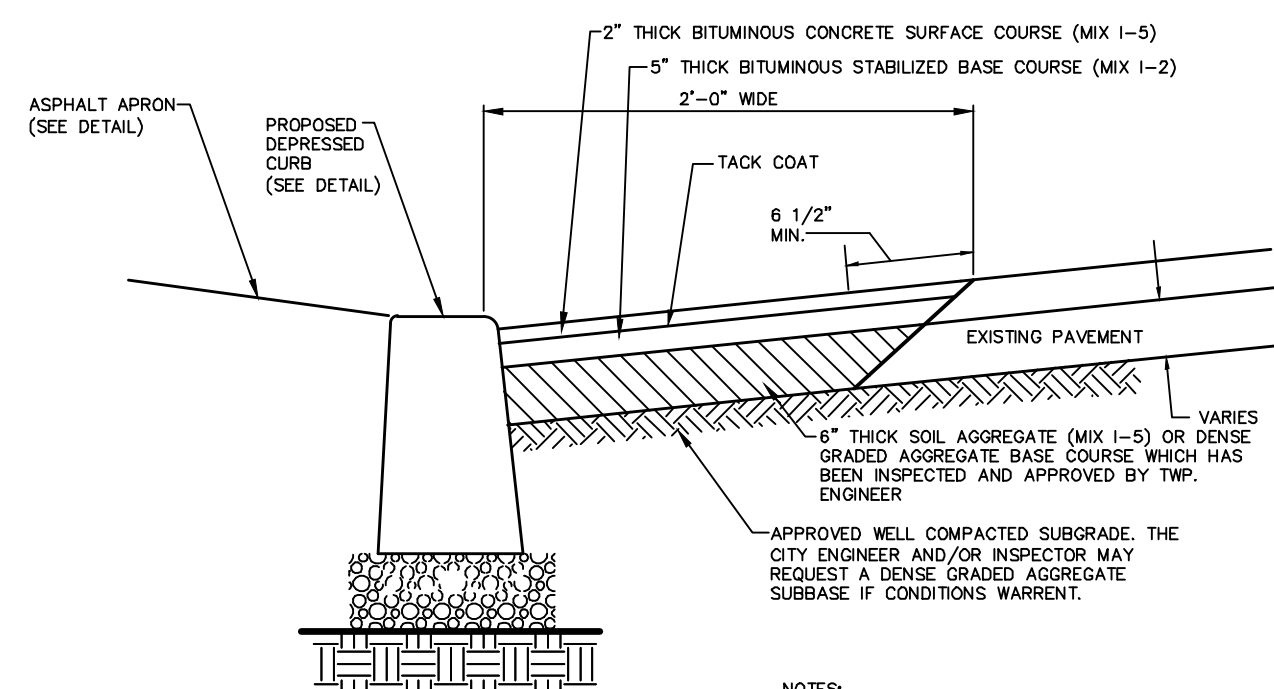
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WOOD FENCE & GATE DETAIL
NO SCALE



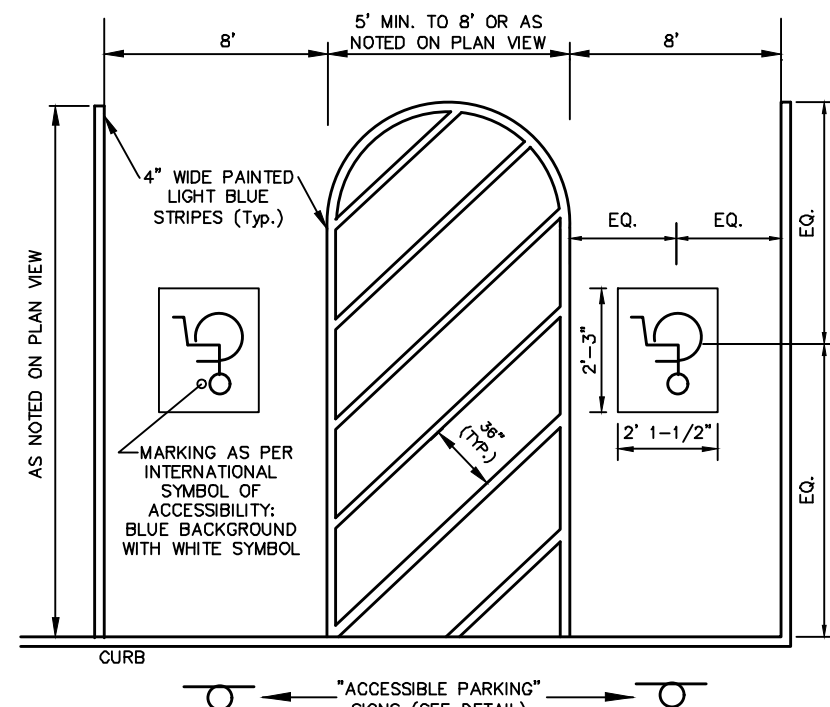
- NOTES:
1. ALL CONCRETE SHALL BE CLASS "B".
 2. DEPRESSED CURB AND GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT.

BELGIAN BLOCK DEPRESSED CURB
NO SCALE

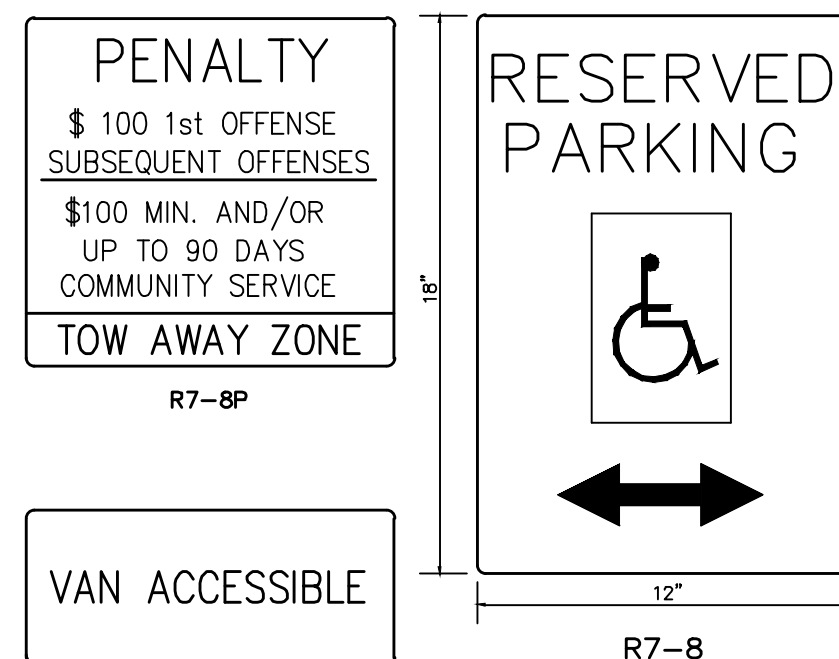


CURB REPLACEMENT AND
PAVING REPAIR STRIP

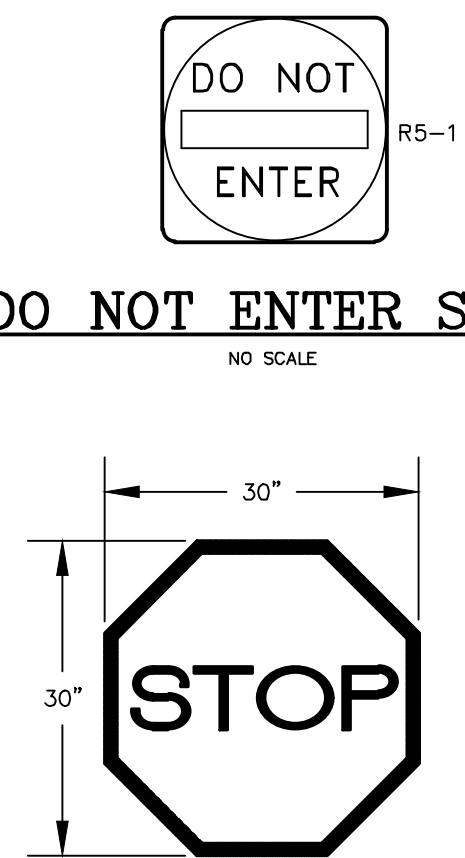
- NOTES:**
THE CONTRACTOR WILL REMOVE THE EXISTING CURB WITHOUT DESTROYING THE ADJACENT PAVEMENT COURSE THAT ABUTS THE CURB. ANY ADJACENT PAVEMENT THAT IS DESTROYED BY CURB CONSTRUCTION WILL BE REPLACED.
IF THE EXISTING SIDEWALK BASE IS DAMAGED, THE SIDEWALK BASE IS REMOVED AND REPLACED IT WILL BE AT NO COST TO THE CITY, AS IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN THE SIDEWALK BASE.
DAMAGE.
THE CONTRACTOR IF HE/SHE WISHES TO REMOVE THE BASE COURSE TO HAVE EASER ACCESS FOR FORM PLACEMENT AND REMOVAL WILL BE REQUIRED TO MAINTAIN THE EXISTING SIDEWALK BASE. IF THE STRIP REPAIR WILL BE REQUIRED IF THE BASE COURSE IS DISTURBED. [\(SEE DETAIL ABOVE\)](#)
- IMPORTANT INFORMATION:**
THE EXISTING CURB AND REPLACEMENT OF THE BITUMINOUS BASE COURSE WILL BE INCLUDED IN THE PRICE BID PER LINEAL FOOT FOR THE CURB REMOVAL AND REPLACEMENT.
- ALL COSTS FOR EXCAVATION WILL ALSO BE INCLUDED IN THE PRICE BID FOR CURB REMOVAL AND REPLACEMENT.
- CONSTRUCTION NOTES:**
1. EXISTING SIDEWALK SHALL BE CUT IN A STRAIGHT LINE, AT A 45° ANGLE WITH A CURBING WHEEL OR PNEUMATIC HAMMER.
2. THE EXPOSED EDGE OF THE EXISTING PAVEMENT SHALL BE COATED WITH TACK OIL AND THE NEW PAVEMENT SHALL BE BUTTED TO THE EXISTING



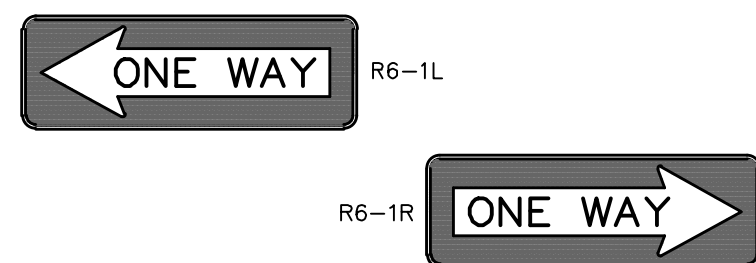
ACCESSIBLE PARKING STRIPING



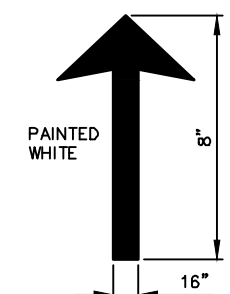
HANDICAP SIGN



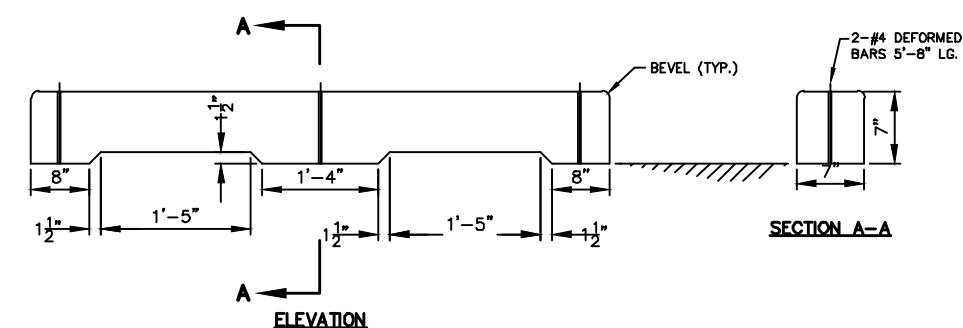
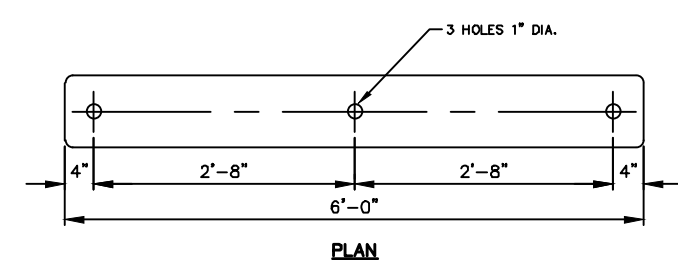
STOP SIGN



ONE WAY SIGN

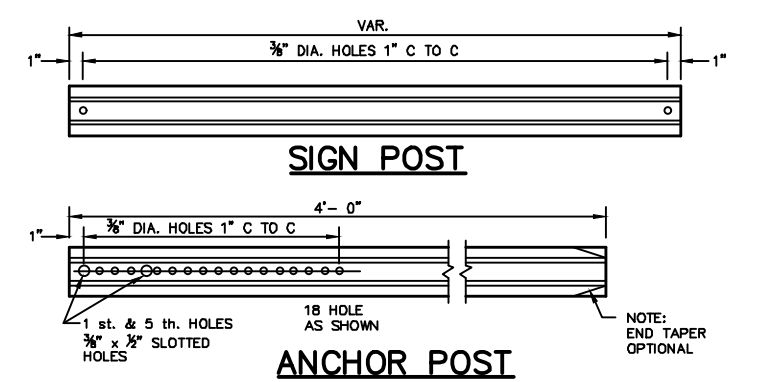


ARROW PAVEMENT MARKING DETAIL



- NOTES:
1. CONCRETE USED TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI.
 2. UNIT TO BE PINNED TO SURFACE WITH $\frac{3}{4}$ " DIA. STEEL RODS, 24" MINIMUM LENGTH.
 3. ALL BEVELS TO BE $\frac{1}{4}$ ".
 4. ALL ANGLES TO BE 45°.

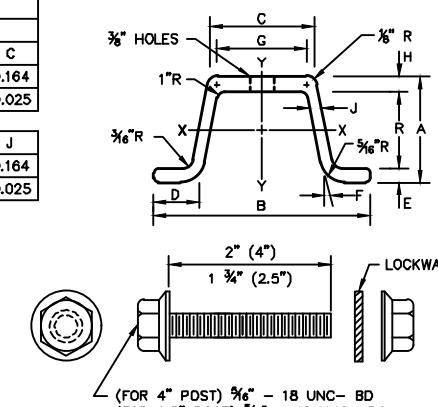
CURB STOP DETAIL
NO. SCALE



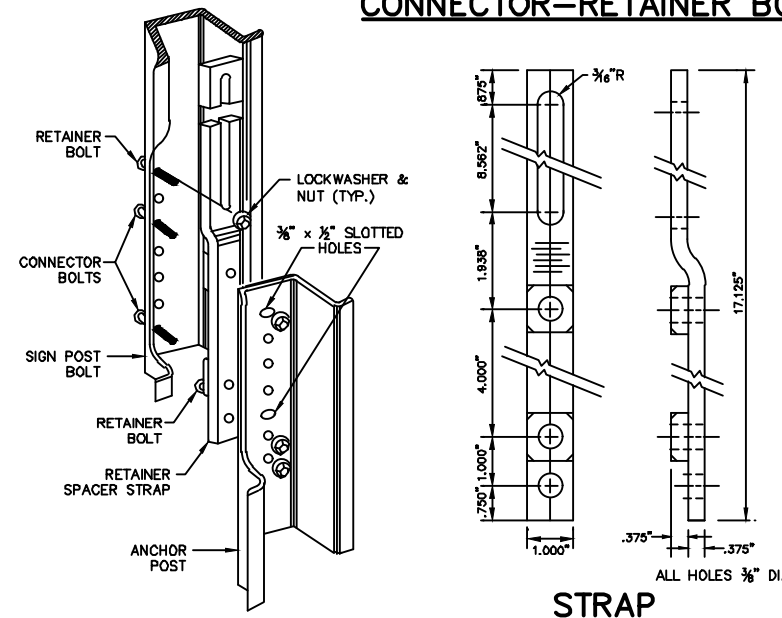
FLANGED CHANNEL					
WEIGHT LBS./FT.	DIMENSIONS				
	A	B	C	D	E
2.50	1.562	3.125	1.250	0.625	0.164
4.00	1.750	3.500	1.671	0.718	0.025

F	G	H	I	J
12 X ³	1.063	0.149	$\frac{3}{8}$ " R	0.164
11 X ³	1.406	0.230	$\frac{3}{8}$ " R	0.025

	4.00 LB. POST	2.5 LB. POST
S.M. (N^3)	X-X .560 Y-Y .69	X-X .31 Y-Y .35
I (N^4)	X-X .50 Y-Y 1.22	X-X .24 Y-Y .55
AREA (N^2)	1.24	.74



CONNECTOR—RETAINER BOLT

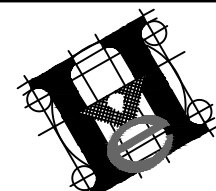


TWO PIECE STEEL U-POSTS
N.T.S.

- GENERAL NOTES:**
1. DRIVE THE ANCHOR POST INTO THE GROUND (UTILIZING A DRIVE CAP) UNTIL 10"-12" OF ANCHOR POST IS REMAINING ABOVE THE GROUND.
 2. ALIGN THE CONN. HOLE CLOSEST TO THE LONG SLOT IN THE RETAINER SPACER STRAP WITH THE HOLE IN THE ANCHOR POST. THE STRAP IS THEN ATTACHED BY MAKING A BOLTED CONNECTION THROUGH THE BOTTOM HOLE IN THE STRAP AND THE HOLE IT IS ATTACHED TO.
 3. ROTATE THE ANCHOR STRAP 90 DEGREES TO THE LEFT AND DRIVE THE ANCHOR POST INTO GROUND UNTIL ONLY 4" REMAIN ABOVE GROUND LEVEL. THIS 4" MUST BE ADHERED TO FOR SAFETY REASONS TO ENHANCE THE BREAKAWAY FEATURES OF THE SIGN IN ACCORDANCE WITH CURRENT FEDERAL AND STATE STANDARDS.
 4. EXCAVATE AS REQUIRED TO TIGHTEN BOLTS.
 5. ROTATE THE STRAP BACK TO VERTICAL POSITION.
 6. PLACE THE SIGN POST AGAINST THE ANCHOR POST AND THE STRAP; ALIGN THE BOTTOM HOLE IN THE SIGN POST WITH THE CONN. HOLE IN THE LOWER END OF THE STRAP. INSERT TWO (2) BOLTS THROUGH THE COMMON HOLES IN THE SIGN POST, STRAP AND ANCHOR POST.
 7. COMPLETE THE CONSTRUCTION BY ATTACHING THE STRAP TO THE SIGN POST WITH A BOLT. THIS CONNECTION SHALL BE MADE AT THE BOTTOM OF THE LONG SLOT IN THE STRAP.
 8. TWO PIECE STEEL U-POST IS A PATENTED DEVICE. THE PATENT NO. 4126403.

BREAKAWAY STEEL "U" POST DETAIL

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CONSTRUCTION DETAILS

WILLOWS SWIM CLUB
BLOCK 5703 LOT 133

SITUATE IN
LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY

Russell M. Smith
RUSSELL M. SMITH
N.J. PROFESSIONAL ENGINEER NO. 33085

Sheet 5 of 5