

S:\JOBS\2505-310ENTR - 310-356 ENTERPRISE AVE, TRENTON ENGINEERING SITE PLANS CAD FILES

INDEX OF DRAWINGS	
SHEET NO.	TITLE
1	COVER SHEET
2	PRELIMINARY MAJOR SUBDIVISION PLAN
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	OVERALL LAYOUT PLAN
4A	SITE LAYOUT PLAN SOUTHWEST
4B	SITE LAYOUT PLAN NORTHEAST
5	OVERALL GRADING AND DRAINAGE PLAN
5A	GRADING AND DRAINAGE PLAN SOUTH+WEST
5B	GRADING AND DRAINAGE PLAN NORTHEAST
6	UTILITY PLAN
7	LIGHTING PLAN
8	LANDSCAPING AND SIGNAGE PLAN
9	SOIL EROSION & SEDIMENT CONTROL PLAN
10	SOIL EROSION & SEDIMENT CONTROL DETAILS
11	BASIN CONSTRUCTION DETAILS
12	CONSTRUCTION DETAILS 1
13	CONSTRUCTION DETAILS 2

SUPPLEMENTAL DRAWINGS	
SHEET NO.	TITLE
S-1	CIRCULATION PLAN
W-1	WETLANDS LOI PLAN
F-1	FLOOD HAZARD EXISTING CONDITIONS PLAN
F-2	FLOOD HAZARD PROPOSED CONDITIONS PLAN

PRELIMINARY & FINAL MAJOR SITE PLAN

PREPARED FOR MERIDIAN FURNITURE, INC. 300-356 ENTERPRISE AVENUE

BLOCK 23203; LOT 1
BLOCK 23102; LOTS 2, & 9
CITY OF TRENTON, MERCER COUNTY, NJ
BLOCK 602; LOTS 1 & 2
TOWNSHIP OF LAWRENCE, MERCER COUNTY, NJ

PROPERTY OWNERS WITHIN 200 FEET (TRENTON)

BLOCK	LOT	PROPERTY ADDRESS	PROPERTY OWNER	MAILING ADDRESS
22901	5	500 BREUNIG AVE, 08618	BREUNIG MMM LLC	1422 CONEY ISLAND AVE, BROOKLYN NY 11230
23103	1	ENTERPRISE AVE, 08618	CITY OF TRENTON	319 E STATE ST, TRENTON NJ 08608
23202	1	ENTERPRISE AVE, 08618	CITY OF TRENTON	319 E STATE ST, TRENTON NJ 08608
1634	3	WHITEHEAD RD	NOT AVAILABLE FROM DATA SOURCE	PO BOX 8499, PHILADELPHIA PA 19101
1517	2	159 WHITEHEAD RD, 08619	NOT AVAILABLE FROM DATA SOURCE	1333 BRUNSWICK AVE, LAWRENCEVILLE, NJ 08648
23103	1,02	ENTERPRISE AVE, 08618	CONRAIL C/O TAX DEPT	PO BOX 8499, PHILADELPHIA PA 19101
23101	2	357 ENTERPRISE AVE, 08618	A4 REALTY GROUP LLC	301 ENTERPRISE AVE, TRENTON NJ 08608
23102	8	O-REAR ENTERPRISE AVE, 08618	CONRAIL C/O TAX DEP	PO BOX 8499, PHILADELPHIA PA 19101
23103	1,01	ENTERPRISE AVE, 08618	CITY OF TRENTON	319 E STATE ST, TRENTON NJ 08608
23201	2	375 ENTERPRISE AVE, 08618	375 ENTERPRISE REALTY LLC	1009 EAST 14TH STREET, BROOKLYN NY 11230
1632	5,01	121 1ST AVE, 08619	BDA HAMILTON LLC	425 US HIGHWAY 46, FAIRFIELD, NJ 07004
23201	4	391 ENTERPRISE AVE, 08618	MLB PROPERTIES, LLC	391 ENTERPRISE AVE, TRENTON NJ 08608
1571	2	ASSUNPINK BLVD, 08619	NOT AVAILABLE FROM DATA SOURCE	51 DEFOREST AVE, SUMMIT, NJ 07901
23201	1	393 ENTERPRISE AVE, 08618	40 ENTERPRISE LLC	51 DEFOREST AVE, SUMMIT, NJ 07901
602	1	ENTERPRISE AVE	NOT AVAILABLE FROM DATA SOURCE	40 ENTERPRISE LLC, TRENTON NJ 08608
601	6	ENTERPRISE AVE, 08648	40 ENTERPRISE LLC	51 DEFOREST AVE, SUMMIT, NJ 07901
601	4	ENTERPRISE AVE, 08648	40 ENTERPRISE LLC	51 DEFOREST AVE, SUMMIT, NJ 07901
1632	1	ASSUNPINK BLVD	NOT AVAILABLE FROM DATA SOURCE	1333 BRUNSWICK AVE # S-200, LAWRENCEVILLE, NJ 08648
23004	4	O-REAR ENTERPRISE AVE, 08618	CONRAIL C/O CONS RAIL CORP, C/O NORF	650 WEST PEACHTREE ST NW, ATLANTA GA 30308
23004	5	O-REAR ENTERPRISE AVE, 08618	CONRAIL C/O TAX DEPT	PO BOX 8499, PHILADELPHIA PA 19101
23004	3	ENTERPRISE AVE, 08618	CITY OF TRENTON	319 E STATE ST, TRENTON NJ 08608

PROPERTY OWNERS WITHIN 200 FEET (LAWRENCE)

BLOCK	LOT	PROPERTY OWNER	MAILING ADDRESS
601	1,01	PROPERTY OWNER	50 DEFOREST AVENUE, SUMMIT NJ, 07901

PROPERTY OWNERS WITHIN 200 FEET (HAMILTON)

BLOCK	LOT	PROPERTY OWNER	MAILING ADDRESS
1632	1	HAMILTON, INDUSTRIAL DEVELOPMENT, LLC	1333 BRUNSWICK PIKE, S-200, LAWRENCEVILLE NJ 08648
1632	5,01	BDA HAMILTON LLC	425 ROUTE 46 WEST, FAIRFIELD NJ 07004
1634	3	CONSOLIDATE RAIL CORP	PO BOX 8499 PHILADELPHIA PA 19101

UTILITY COMPANIES

VERIZON- NEW JERSEY 777 PARKWAY AVENUE TRENTON, NJ 08638 PHONE: 609-637-4019	COMCAST TELEVISION 940 PROSPECT STREET TRENTON, NJ 08638 PHONE: 609-392-2288	CITY OF TRENTON (FIRE ALARM FACILITIES) BUREAU OF COMMUNICATIONS 244 PERRY STREET TRENTON, NJ 08618 PHONE: 609-989-4038
PUBLIC SERVICE ELECTRIC AND GAS COMPANY ELECTRIC DIVISION 4140 QUAKERBRIDGE ROAD, LAWRENCEVILLE, NJ 08648 PHONE: 609-799-6916	VEOLIA ENERGY TRENTON 320 SOUTH WARREN STREET TRENTON, NJ 08638 PHONE: 609-858-6835	CITY OF TRENTON (SANITARY SEWERS) SANITARY SEWER UTILITY 1502 LAMBERTON ROAD TRENTON, NJ 08611 PHONE: 609-989-3170
PUBLIC SERVICE ELECTRIC AND GAS COMPANY GAS DIVISION 665 WHITEHORSE ROAD LAWRENCEVILLE, NJ 08648 PHONE: 609-421-8022	TRENTON WATER WORKS PO BOX 528 TRENTON, NJ 08604	

LIST OF VARIANCE & DESIGN EXCEPTIONS (WAIVERS)*

*PER §315-3.2 REDEVELOPMENT AREAS, THE SPECIFIC REGULATIONS OF THE ENTERPRISE AVENUE REDEVELOPMENT PLAN SHALL TAKE PRECEDENCE OVER ANY UNDERLYING ZONING DISTRICT REGULATIONS.

- SECTION VI, K.3 OF ENTERPRISE AVENUE REDEVELOPMENT PLAN - WINDOWS AND DOORS ARE REQUIRED TO BE A MINIMUM OF 10% BUT SHOULD NOT EXCEED 25% OF THE STREET FACING ELEVATION
- SUBMISSION WAIVER FOR CHECKLIST REQUIREMENT THAT SCALE IS NOT LESS THAN ONE INCH EQUALS 50 FEET. SITE LAYOUT AND GRADING PLANS HAVE BEEN PROVIDED AT 30 SCALE AND OTHERS AT 60 SCALE.
- SUBMISSION WAIVER FOR CHECKLIST REQUIREMENT THAT KEY MAP IS AT LEAST ONE INCH EQUALS 2,000 FEET. KEY MAP HAS BEEN PROVIDED AT ONE INCH EQUALS 500 FEET.
- SUBMISSION WAIVER FOR CHECKLIST REQUIREMENT THAT UTILITIES ARE SHOWN WITHIN 200 FEET OF THE PROPERTY BOUNDARIES. UTILITIES HAVE BEEN PROVIDED AT +/- 50 FEET.
- CITY OF TRENTON LDO, TABLE 10-2; BICYCLE SPACES REQUIRED, 89 REQUIRED AND 70 PROPOSED.

AREA & YARD REQUIREMENTS (TRENTON) - LOT A

IL - LIGHT INDUSTRIAL DISTRICT				
DESCRIPTION	INDUSTRIAL DISTRICT DIMENSIONAL STANDARDS (IL-L) §315-6.3	REDEVELOPMENT PLAN REQUIRED/ ALLOWED	PROPOSED	COMPLIES WITH PREVAILING REQUIREMENTS
MIN. LOT SIZE (ACRES)	10,000 SF	1.5 AC	8.62 AC	C
MIN. LOT WIDTH	50 FT	50 FT	1498.3 FT	C
MIN. LOT DEPTH	NS	NS	215.6 FT	C
MIN. FRONT YARD SETBACK	5 FT	0FT	0 FT	C
MIN. SIDE YARD SETBACK	0 FT	10 FT	114.3 FT	C
MIN. REAR YARD SETBACK	10 FT	5 FT	10.6 FT	C
MAX. BUILDING COVERAGE	NS	NS	59.1%	C
MAX. IMPERVIOUS COVERAGE	NS	NS	79.7%	C
MAX. BUILDING STORIES/HEIGHT	3 / 50 FT	3/ 50 FT	1 / 50 FT	C
MAX. PERCENT OFFICE SPACE IN BUILDING	NS	10%	1.8%	C
SIDEWALK MIN. WIDTH	NS	6 FT	6 FT	C
LIGHT POLE MOUNTING HEIGHT	NS	15 FT - 25 FT	20 FT	C
MINIMUM WINDOW AREA ON BUILDING	NS	10%	5.0%	V
C - COMPLIES, V - VARIANCE, ENC - EXISTING NON-CONFORMITY, NS - NOT SPECIFIED				

AREA & YARD REQUIREMENTS (TRENTON) - LOT B

IL - LIGHT INDUSTRIAL DISTRICT				
DESCRIPTION	INDUSTRIAL DISTRICT DIMENSIONAL STANDARDS (IL-L) §315-6.3	REDEVELOPMENT PLAN REQUIRED/ ALLOWED	PROPOSED	COMPLIES WITH PREVAILING REQUIREMENTS
MIN. LOT SIZE (ACRES)	10,000 SF	1.5 AC	2.95 AC	C
MIN. LOT WIDTH	50 FT	50 FT	1790.4'	C
MIN. LOT DEPTH	NS	NS	98.2'	C
MIN. FRONT YARD SETBACK	5 FT	0FT	N/A	N/A
MIN. SIDE YARD SETBACK	0 FT	10 FT	N/A	N/A
MIN. REAR YARD SETBACK	10 FT	5 FT	N/A	N/A
MAX. BUILDING COVERAGE	NS	NS	N/A	N/A
MAX IMPERVIOUS COVERAGE	NS	NS	14.3%	C
MAX. BUILDING STORIES / HEIGHT	3 / 50 FT	3 / 50 FT	N/A	N/A
MAX. PERCENT OFFICE SPACE IN BUILDING	NS	10%	N/A	N/A
SIDEWALK MIN. WIDTH	NS	6 FT	10 FT	C
LIGHT POLE MOUNTING HEIGHT	NS	15 FT - 25 FT	N/A	N/A
MINIMUM WINDOW AREA ON BUILDING	NS	10%	N/A	N/A
C - COMPLIES, V - VARIANCE, ENC - EXISTING NON-CONFORMITY, NS - NOT SPECIFIED				

AREA & YARD REQUIREMENTS (LAWRENCE) - LOT C

LI- LIMITED INDUSTRIAL DISTRICT (INDUSTRIAL PARK USE)

DESCRIPTION	REQUIRED/ALLOWED	PROPOSED	COMPLIES
MIN. LOT SIZE (ACRES)	3 AC	0.29 AC.	ENC
MIN. LOT FRONTAGE	300 FT	117.9'	ENC
MIN. LOT WIDTH	300 FT	251.9'	ENC
MIN. LOT DEPTH	300 FT	132.8'	ENC
MIN. FRONT YARD SETBACK	100 FT	N/A	N/A
MIN. SIDE YARD SETBACK	50 FT.	N/A	N/A
MIN. REAR YARD SETBACK	50 FT.	N/A	N/A
MAX. BUILDING COVERAGE	NS	N/A	N/A
MAX IMPERVIOUS COVERAGE	NS	9.7%	C
MAX. BUILDING HEIGHT	50 FT. 4 STORIES	N/A	N/A
MAX F.A.R.	0.25	N/A	N/A
C - COMPLIES, V - VARIANCE, ENC - EXISTING NON-CONFORMITY, NS - NOT SPECIFIED			

AREA & YARD REQUIREMENTS (LAWRENCE) - LOT D

LI- LIMITED INDUSTRIAL DISTRICT (INDUSTRIAL PARK USE)

DESCRIPTION	REQUIRED/ALLOWED	PROPOSED	COMPLIES
MIN. LOT SIZE (ACRES)	3 AC	0.26 AC.	ENC
MIN. LOT FRONTAGE	300 FT	95.5'	ENC
MIN. LOT WIDTH	300 FT	101.8'	ENC
MIN. LOT DEPTH	300 FT	133.9'	ENC
MIN. FRONT YARD SETBACK	100 FT	N/A	N/A
MIN. SIDE YARD SETBACK	50 FT.	N/A	N/A
MIN. REAR YARD SETBACK	50 FT.	N/A	N/A
MAX. BUILDING COVERAGE	NS	N/A	N/A
MAX IMPERVIOUS COVERAGE	NS	10.4%	C
MAX. BUILDING HEIGHT	50 FT. 4 STORIES	N/A	N/A
MAX F.A.R.	0.25	N/A	N/A
C - COMPLIES, V - VARIANCE, ENC - EXISTING NON-CONFORMITY, NS - NOT SPECIFIED			

GENERAL NOTES

- LOCATION: 300-356 ENTERPRISE AVENUE
CITY OF TRENTON
BLOCK 23203, LOT 1
BLOCK 23102, LOTS 2 & 9
TOWNSHIP OF LAWRENCE
BLOCK 602, LOTS 1 & 2
MERCER COUNTY, NJ
TAX MAP SHEET #231, 232, & 6
- OWNER/APPLICANT: MERIDIAN FURNITURE, INC.
32 PLUM STREET
TRENTON, NJ 08638
ATTN: MICHAEL ROSILJO
 - ATTORNEY: DINO SPADACCINI, ESQ.
THE SPADACCINI LAW FIRM, LLC
98 FRANKLIN CORNER ROAD
LAWRENCEVILLE, NJ 08648
 - LOT SIZE: ±12.12 ACRES (±527,795 SF)
 - ZONE: TRENTON: I-L - LIGHT INDUSTRIAL DISTRICT
LAWRENCE: LI - LIMITED INDUSTRIAL DISTRICT
 - EXISTING USE: VACANT
 - PROPOSED USE: WAREHOUSE (AND OFFICES)
 - BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY INSITE SURVEYING, LLC ON 05/01/25, REVISED 07/15/25
 - A REGULATED WETLAND STATE OPEN WATERS WAS FOUND TO BE PRESENT. AN NIDEF LETTER OF INTERPRETATION IS PENDING. NO PERMIT REQUIREMENT IS ANTICIPATED.
 - PER FEMA FLOOD MAPPING 34021C0226F EFFECTIVE 07/20/2016 FLOOD ZONE WERE FOUND TO BE PRESENT ON SITE. NIDEF FLOOD HAZARD AREA LINE VERIFICATION AND PERMIT ARE PENDING.
 - THE APPLICANT IS RESPONSIBLE FOR OBTAINING THE PERMIT TO CONSTRUCT THE PATH ALONG ASSUNPINK CREEK.

REQUIRED APPROVALS

- CITY OF TRENTON PLANNING BOARD
- LAWRENCE TOWNSHIP PLANNING BOARD
- MERCER COUNTY SOIL CONSERVATION DISTRICT
- NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION
- MERCER COUNTY PLANNING BOARD
- DELAWARE RARITAN CANAL COMMISSION

PARKING REQUIREMENTS

PER CITY OF TRENTON LDO, TABLE 10-2:

REQUIRED/ALLOWED		EXISTING	PROPOSED
OFFICE	1 SPACE/300 SF GFA 1 SPACE/25,000 SF GFA		
WAREHOUSE	221,900 SF/ 25,000 GFA = 9 SPACES		
OFFICE	4,000 SF/ 300 GFA = 14 SPACES		
SUBTOTAL	23 SPACES		43 SPACES
PER EV LAW			1 SPACE
SUBTOTAL	23 SPACES	0 SPACES	44 SPACES
TOTAL WITH OFFSITE	-	-	46 SPACES
TOTAL	24 SPACES	0 SPACES	90 SPACES

*PER P.L. 2021, C.171, SECTION D, SUBSECTION 2:

1 EV SPACE = 2 REGULAR SPACES UP TO 10% OF MAX. PARKING FOR TOTAL PARKING COUNT.
1 EV SPACES = 2 SPACES

*PER TITLE II 28 CFR 35.151 (2010 ADA REGULATIONS):

1 ADA COMPLIANT PARKING SPACES REQUIRED, OF WHICH A MINIMUM OF 1 SPACES SHALL BE A VAN ACCESSIBLE SPACE
1 ADA COMPLIANT PARKING SPACES PROPOSED, OF WHICH 1 ARE VAN ACCESSIBLE

ADA REQUIRED SPACES		ELECTRIC VEHICLE "MADE READY" REQUIRED SPACES	
1 TO 25	1	RETAIL BELOW 25	EXEMPT
26 TO 50	2	1 TO 50	1
51 TO 75	3	51 TO 75	2
76 TO 100	4	76 TO 100	3
101 TO 150	5	101 TO 150	4, 1 OF WHICH MUST BE ADA COMPLIANT
151 TO 200	6		
201 TO 300	7	151 AND OVER	4% OF TOTAL, OF WHICH 5% MUST BE ADA COMPLIANT
301 TO 400	8		
401 TO 501	9		
501 TO 1,000	2% OF TOTAL		
1,001 AND OVER	20, PLUS 1 PER 100 OVER 1,000		

BIKE PARKING REQUIREMENTS

PER CITY OF TRENTON LDO, TABLE 10-2:

WAREHOUSING		EXISTING	PROPOSED
WAREHOUSE	221,900 SF/ 2,500 GFA = 89 SPACES		
TOTAL	89 SPACES	0 SPACES	70 SPACES (V)

OTHER REQUIREMENTS (TRENTON)

- PARKING REQUIREMENTS: §315-180A. MIN. SPACE SIZE: 9'x18' REQUIRED, 9'x18' PROPOSED (C)
- LOADING DOCK REQUIREMENTS: §315-189.B. MIN. SPACE SIZE: 12' BY 40' WITH 14' OVER HEAD CLEARANCE
- DRIVEWAY REQUIREMENTS: §315-180.E. MAX. INTERIOR DRIVEWAY WIDTH: 24' REQUIRED

OTHER REQUIREMENTS (LAWRENCE)

- PARKING REQUIREMENTS: §530-P2 MIN. AISLE WIDTH (80'): 24' REQUIRED, 30' PROPOSED (C)
§530.D MIN. SPACE SIZE: 9'x18' REQUIRED, 9'x18' PROPOSED (C)
- LOADING DOCK REQUIREMENTS: §530-K1b MIN. SPACE SIZE: 15' BY 60'
- DRIVEWAY REQUIREMENTS: §530-P2 MIN. INTERIOR DRIVEWAY WIDTH: 24' REQUIRED

REVISIONS	
1.	10/10/2025 REVISED FOR PSEG POLE RELOCATION REQS.
2.	12/12/2025 REVISED PER NIDEF REVIEW.

GREGORY J. REDINGTON, P.E.
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 37543

300- 356
ENTERPRISE AVE

BLOCK 23203, LOT 1
BLOCK 23102, LOTS 2 & 9
CITY OF TRENTON

BLOCK 602, LOTS 1 & 2
TOWNSHIP OF LAWRENCE

MERCER COUNTY
NEW JERSEY

300-356 ENTERPRISE AVE, TRENTON

COVER SHEET

REDCOM
DESIGN & CONSTRUCTION LLC

STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION
24GA02221900 & 21AC00094500

433 NORTH AVE EAST
WESTFIELD, NJ 07090

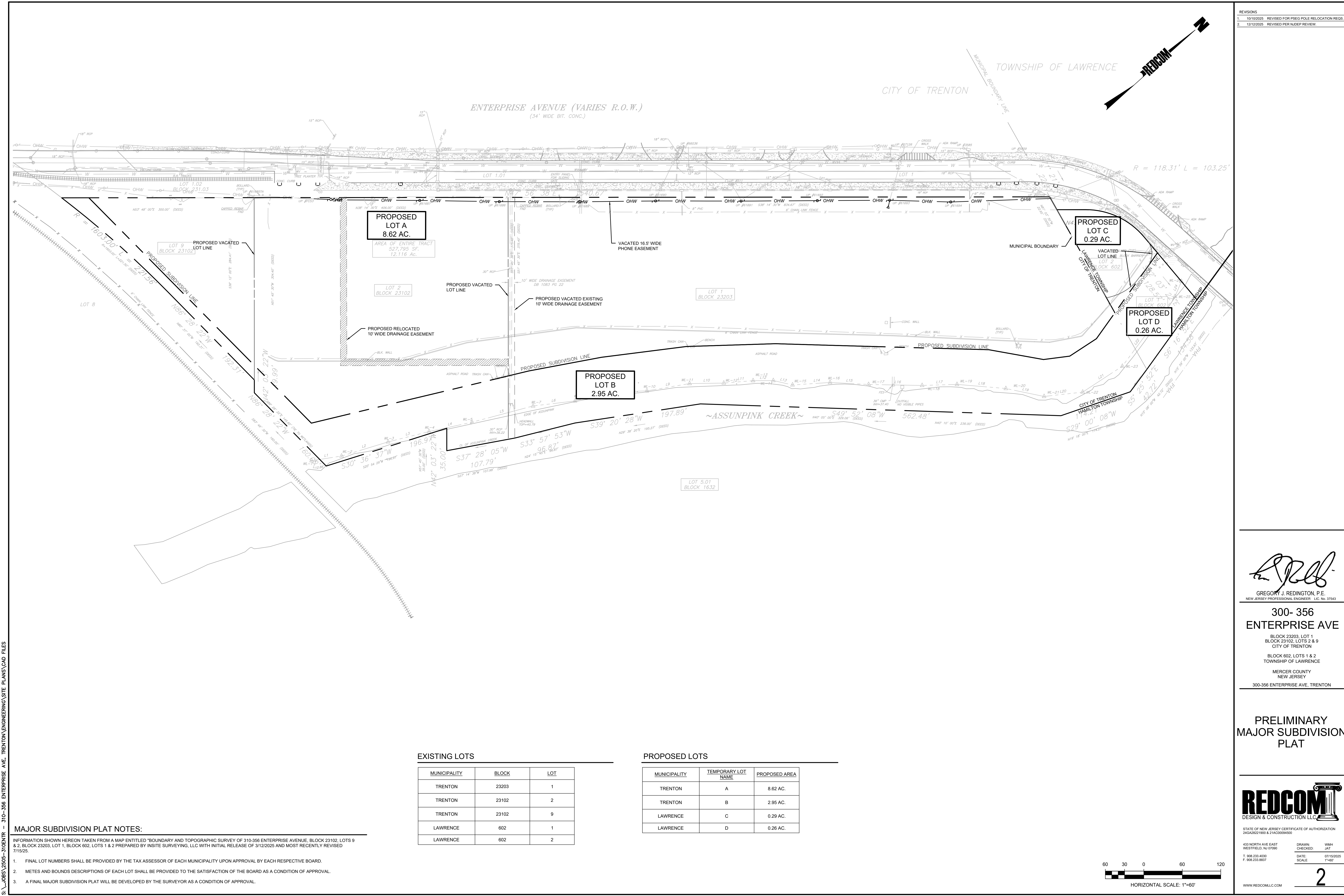
T. 908.233.4030
F. 908.233.8837

DRAWN: WMH
JAT

CHECKED: WMH
JAT

DATE: 07/15/2025
SCALE: 1"=60'

WWW.REDCOMLLC.COM



REVISIONS		
1.	10/10/2025	REVISED FOR PSEG POLE RELOCATION REQ.
2.	12/12/2025	REVISED PER NJDEP REVIEW.


GREGORY J. REDINGTON, P.E.
NEW JERSEY PROFESSIONAL ENGINEER, LIC. NO. 37243

300- 356
ENTERPRISE AVE
BLOCK 23203, LOT 1
BLOCK 23102, LOTS 2 & 9
CITY OF TRENTON
BLOCK 602, LOTS 1 & 2
TOWNSHIP OF LAWRENCE
MERCER COUNTY
NEW JERSEY
300-356 ENTERPRISE AVE, TRENTON

PRELIMINARY
MAJOR SUBDIVISION
PLAT



STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION
24GA28221900 & 21AC00094500

433 NORTH AVE EAST
WESTFIELD, NJ 07090
T. 908.233.4030
F. 908.233.8837
DRAWN: WMH
CHECKED: JAT
DATE: 07/15/2025
SCALE: 1"=60'

WWW.REDCOMLLC.COM

MAJOR SUBDIVISION PLAT NOTES:

INFORMATION SHOWN HEREON TAKEN FROM A MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF 310-356 ENTERPRISE AVENUE, BLOCK 23102, LOTS 9 & 2, BLOCK 23203, LOT 1, BLOCK 602, LOTS 1 & 2 PREPARED BY INSITE SURVEYING, LLC WITH INITIAL RELEASE OF 3/12/2025 AND MOST RECENTLY REVISED 7/15/25.

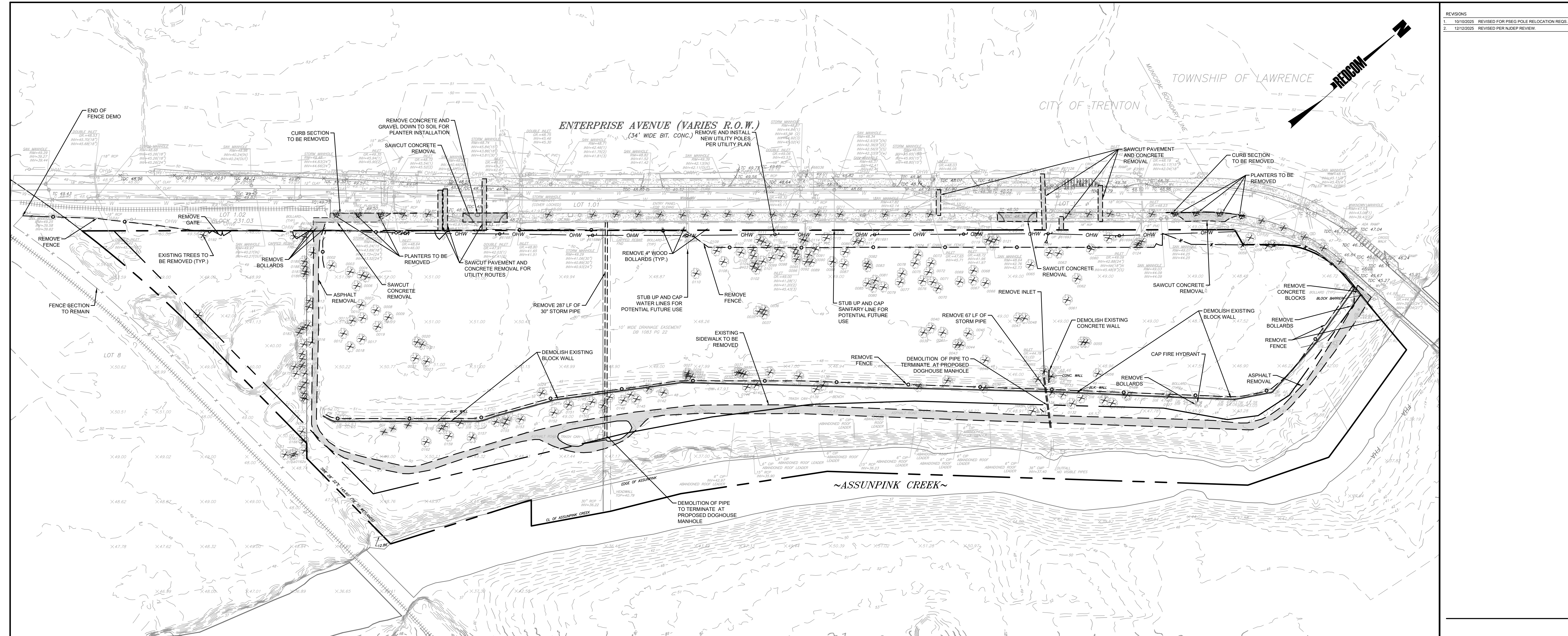
- FINAL LOT NUMBERS SHALL BE PROVIDED BY THE TAX ASSESSOR OF EACH MUNICIPALITY UPON APPROVAL BY EACH RESPECTIVE BOARD.
- METES AND BOUNDS DESCRIPTIONS OF EACH LOT SHALL BE PROVIDED TO THE SATISFACTION OF THE BOARD AS A CONDITION OF APPROVAL.
- A FINAL MAJOR SUBDIVISION PLAT WILL BE DEVELOPED BY THE SURVEYOR AS A CONDITION OF APPROVAL.

EXISTING LOTS

MUNICIPALITY	BLOCK	LOT
TRENTON	23203	1
TRENTON	23102	2
TRENTON	23102	9
LAWRENCE	602	1
LAWRENCE	602	2

PROPOSED LOTS

MUNICIPALITY	TEMPORARY LOT NAME	PROPOSED AREA
TRENTON	A	8.62 AC.
TRENTON	B	2.95 AC.
LAWRENCE	C	0.29 AC.
LAWRENCE	D	0.26 AC.



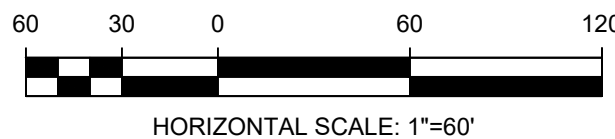
EXISTING CONDITIONS & DEMOLITION NOTES:

INFORMATION SHOWN HEREON TAKEN FROM A MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF 310-356 ENTERPRISE AVENUE, BLOCK 23102, LOTS 9 & 2, BLOCK 23203, LOT 1, BLOCK 602, LOTS 1 & 2 PREPARED BY INSITE SURVEYING, LLC WITH INITIAL RELEASE OF 3/12/2025 AND MOST RECENTLY REVISED 7/15/25.

- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. MARK OUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED.
- FRESHWATER WETLANDS WERE FIELD DELINEATED BY EASTERN STATES ENVIRONMENTAL ON 09/18/25. WETLAND BUFFERS SHOWN ARE ANTICIPATED AND ARE TO BE VERIFIED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION VIA A LETTER OF INTERPRETATION.
- ALL ELEVATIONS SHOWN ON THESE PLANS ARE REFERENCED TO NAVD 1988 DATUM.
- BY GRAPHIC PLOTTING ONLY, THE MAJORITY OF THE PREMISES IS LOCATED IN FIRM ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THE PORTION OF THE PROPERTY CLOSER TO ASSUMPINK CREEK IS WITH ZONE AE (1% ANNUAL CHANCE OF FLOOD HAZARD) AS PER MAP-PANEL NUMBER 3402102226F WITH EFFECTIVE DATE JULY 20, 2016.
- WORK TO BE IN ACCORDANCE WITH ALL LOCAL AND STATE RULES AND REGULATIONS AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
- PROTECT AT ALL TIMES ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAYS FROM DAMAGE, DUST AND DEBRIS. PROVIDE FOR THE SAFETY OF PEDESTRIANS AT ALL TIMES.
- ALL UNDERGROUND PIPING TO BE REMOVED SHALL BE CAPPED AT THE PROPERTY LINE.
- THE USE OF EXPLOSIVES IS PROHIBITED WITHOUT THE REQUIRED LOCAL AND STATE PERMITS.
- THE LOCATION OF ALL UNDERGROUND UTILITIES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES BETWEEN PLAN AND FIELD INFORMATION ARE TO BE REPORTED IMMEDIATELY TO ENGINEER.
- THE DISRUPTION OF EXISTING UTILITY SERVICES SHALL BE AVOIDED TO THE GREATEST EXTENT POSSIBLE. ANY REQUIRED DISRUPTION OF SERVICES SHALL BE COORDINATED IN ADVANCE WITH THE RESPECTIVE AUTHORITY AND AFFECTED USERS SHALL BE ADEQUATELY NOTIFIED.
- ALL CONSTRUCTION DEBRIS AND REFUSE SHALL BE DISPOSED OF OFF-SITE IN AN APPROPRIATE MANNER.
- SURVEY WAS DIRECTED TO OBTAIN ALL TREES 6" & GREATER.
- REFER TO SHEET W-1 FOR WETLANDS LOI.
- REFER TO SHEETS F-1 AND F-2 FOR FLOODWAY, FHA ELEVATIONS, RIPARIAN BUFFERS, AND TOP OF BANK DELINEATIONS.

LEGEND

— W —	— W —	EXISTING WATER UNDERGROUND LINE
— G —	— G —	EXISTING NATURAL GAS UNDERGROUND LINE
— OHW —	— OHW —	EXISTING POWER & PHONE OVERHEAD LINE
~~~~~		EXISTING TREELINE
- - - - -		DEMO TREELINE
- - - - - W - - - - -		DEMO WATER UNDERGROUND LINE
- - - - - G - - - - -		DEMO NATURAL GAS UNDERGROUND LINE
- - - - - UGE - - - - -		DEMO POWER UNDERGROUND LINE
- - - - - OHW - - - - -		DEMO POWER & PHONE OVERHEAD LINE



REVISED FOR PSEG POLE RELOCATION REQ.
12/12/2025

GREGORY J. REDINGTON, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER, LIC. NO. 37243

300- 356  
ENTERPRISE AVE  
BLOCK 23203, LOT 1  
BLOCK 23102, LOTS 2 & 9  
CITY OF TRENTON  
BLOCK 602, LOTS 1 & 2  
TOWNSHIP OF LAWRENCE  
MERCER COUNTY  
NEW JERSEY  
300-356 ENTERPRISE AVE, TRENTON

EXISTING  
CONDITIONS &  
DEMOLITION PLAN

REDCOM  
DESIGN & CONSTRUCTION LLC

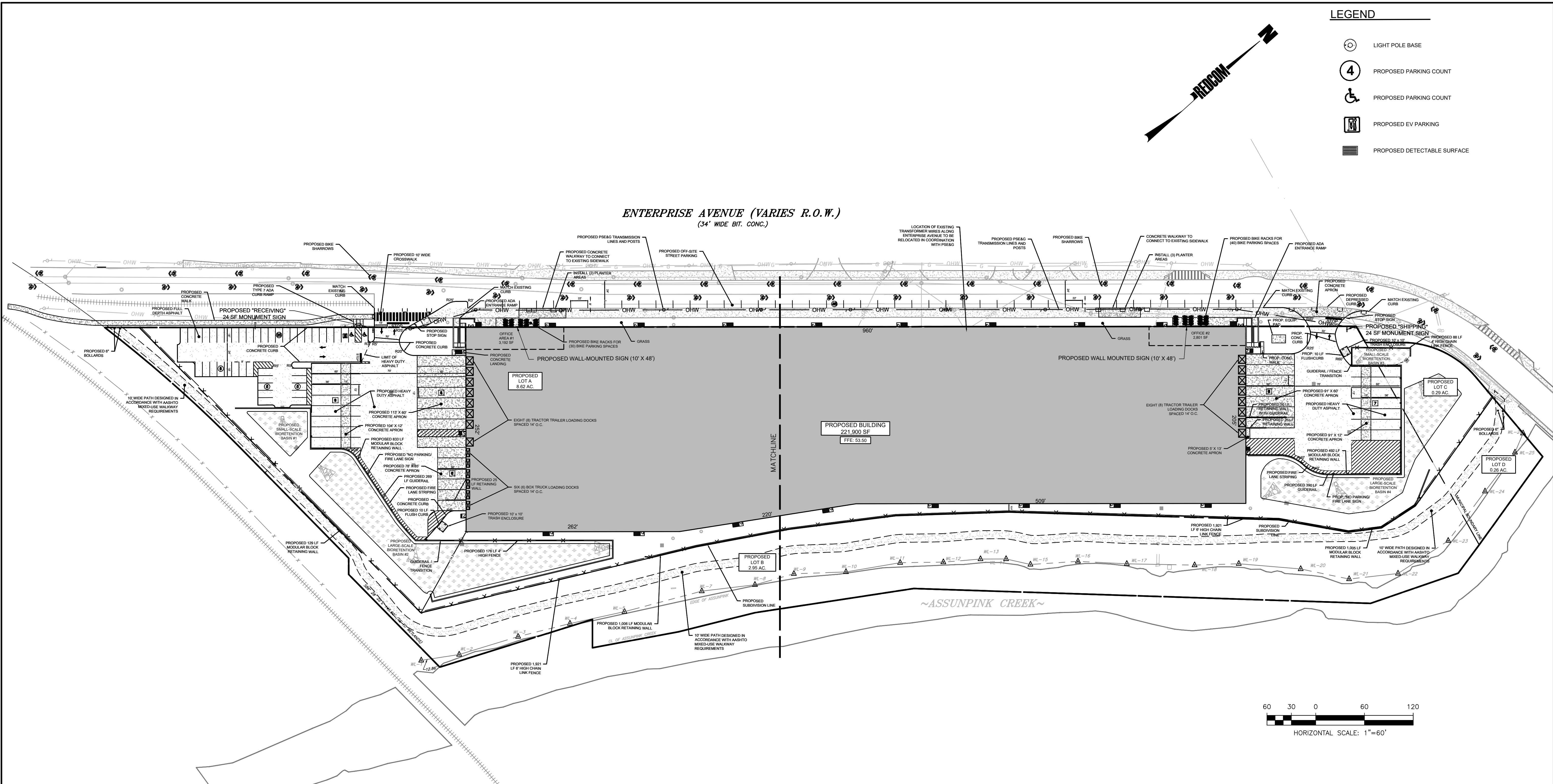
STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION  
24GA28221900 & 21AC00094500

433 NORTH AVE EAST  
WESTFIELD, NJ 07090  
T. 908.233.4030  
F. 908.233.8837

DRAWN: WMH  
JAT  
DATE: 07/15/2025  
SCALE: 1"=60'



S:\JOBS\2505-310ENTR - 310-356 ENTERPRISE AVE. TRENTON\ENGINEERING\SITE PLANS\CAD FILES



LEGEND

- LIGHT POLE BASE
- PROPOSED PARKING COUNT
- PROPOSED PARKING COUNT
- PROPOSED EV PARKING
- PROPOSED DETECTABLE SURFACE

REVISIONS	
1.	10/10/2025 REVISED FOR PSEG POLE RELOCATION REQS.
2.	12/12/2025 REVISED PER NJDEP REVIEW.

GREGORY J. REDINGTON, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER, L.C. NO. 37543

300- 356  
ENTERPRISE AVE  
BLOCK 23203, LOT 1  
BLOCK 23102, LOTS 2 & 9  
CITY OF TRENTON  
BLOCK 602, LOTS 1 & 2  
TOWNSHIP OF LAWRENCE  
MERCER COUNTY  
NEW JERSEY  
300-356 ENTERPRISE AVE, TRENTON

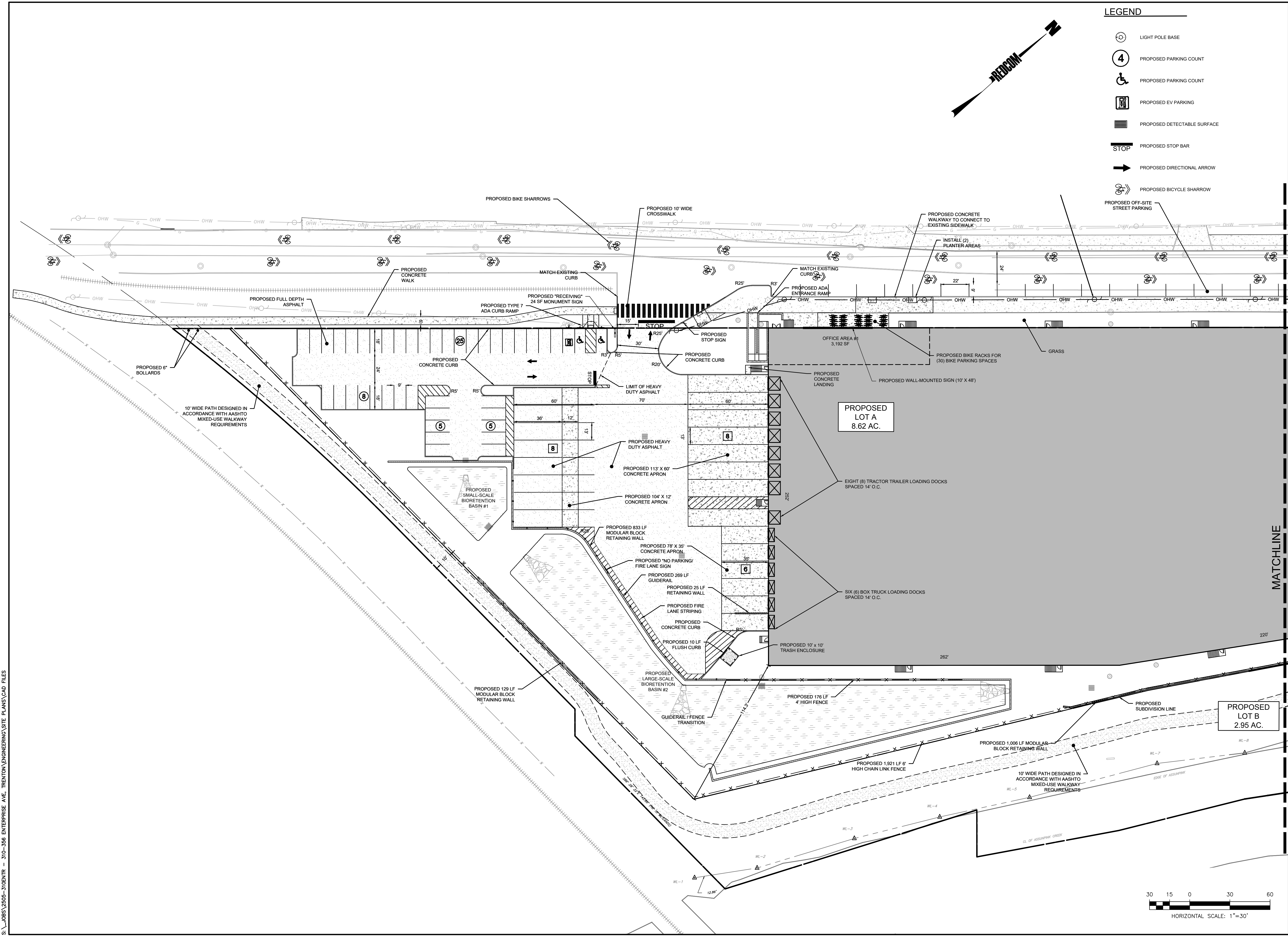
OVERALL LAYOUT  
PLAN



STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION  
24GA028219001 & 21ACD0094500  
433 NORTH AVE EAST  
WESTFIELD, NJ 07090  
T. 908.233.4030  
F. 908.233.8837  
DRAWN: WNH  
CHECKED: JAT  
DATE: 07/15/2025  
SCALE: 1"=60'



S:\JOBS\2505-31\CENTR - 310-356 ENTERPRISE AVE. TRENTON ENGINEERING SITE PLANS\CAD FILES



LEGEND

- LIGHT POLE BASE
- PROPOSED PARKING COUNT
- PROPOSED PARKING COUNT
- PROPOSED EV PARKING
- PROPOSED DETECTABLE SURFACE
- PROPOSED STOP BAR
- PROPOSED DIRECTIONAL ARROW
- PROPOSED BICYCLE SHARROW
- PROPOSED OFF-SITE STREET PARKING

REVISIONS	
1.	10/10/2025 REVISED FOR PSEG POLE RELOCATION REQ.
2.	12/12/2025 REVISED PER NJDEP REVIEW.

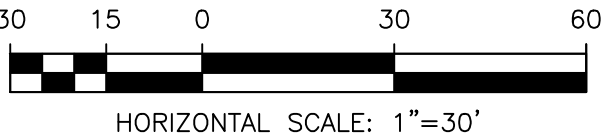
GREGORY J. REDINGTON, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER, L.C. NO. 37543

300- 356  
ENTERPRISE AVE  
BLOCK 23203, LOT 1  
BLOCK 23102, LOTS 2 & 9  
CITY OF TRENTON  
BLOCK 602, LOTS 1 & 2  
TOWNSHIP OF LAWRENCE  
MERCER COUNTY  
NEW JERSEY  
300-356 ENTERPRISE AVE, TRENTON

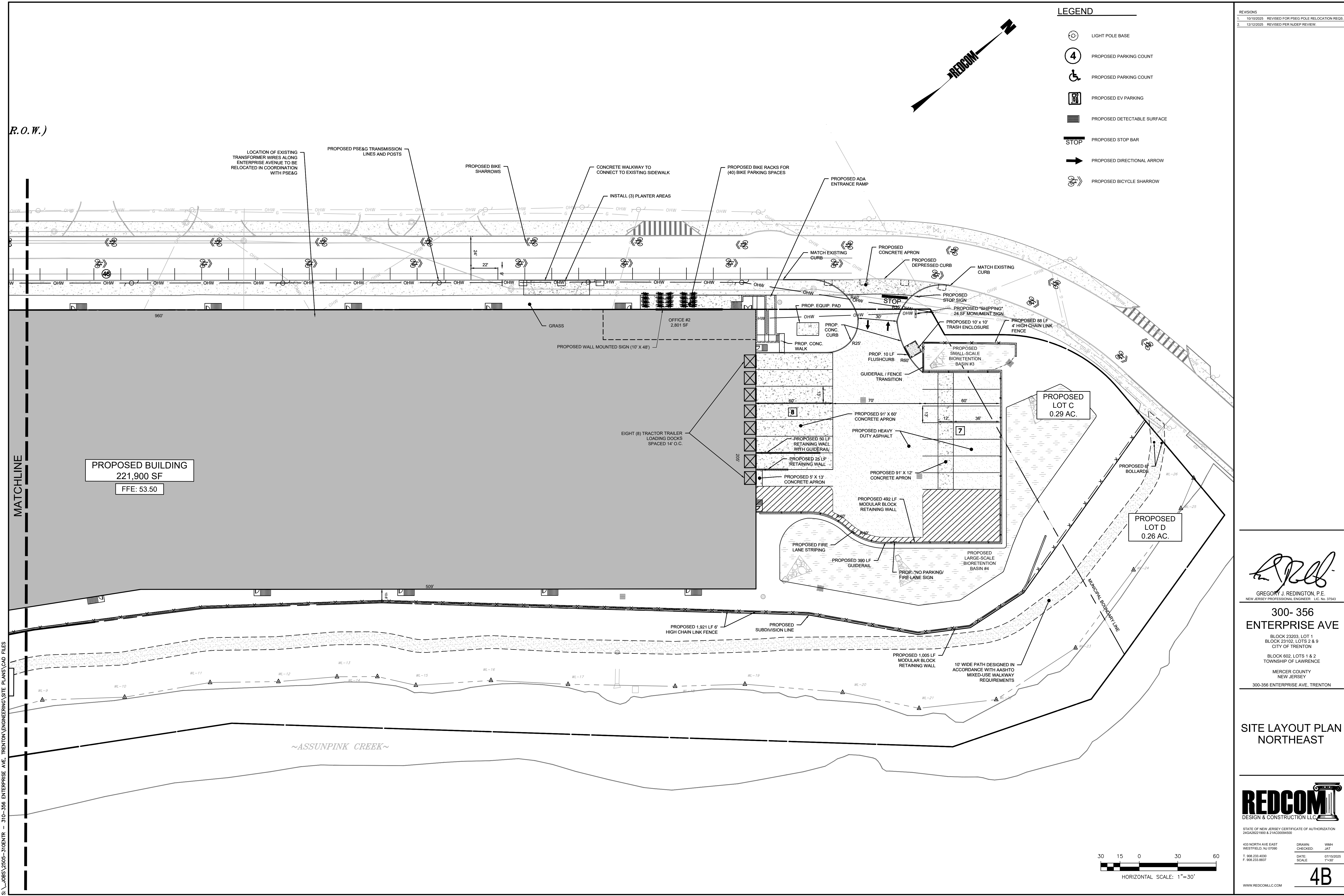
SITE LAYOUT PLAN  
SOUTHWEST



STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION  
24GA28221900 & 21ACD0094500  
433 NORTH AVE EAST  
WESTFIELD, NJ 07090  
T. 908.233.4030  
F. 908.233.8837  
DRAWN: WJM  
CHECKED: JAT  
DATE: 07/15/2025  
SCALE: 1"=30'







LEGEND

- LIGHT POLE BASE
- PROPOSED PARKING COUNT
- PROPOSED PARKING COUNT
- PROPOSED EV PARKING
- PROPOSED DETECTABLE SURFACE
- PROPOSED STOP BAR
- PROPOSED DIRECTIONAL ARROW
- PROPOSED BICYCLE SHARROW

REVISIONS	
1.	10/10/2025 REVISED FOR PSEG POLE RELOCATION REQ.
2.	12/12/2025 REVISED PER NJDEP REVIEW.

GREGORY J. REDINGTON, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER, L.C. NO. 37543

300- 356  
ENTERPRISE AVE  
BLOCK 23203, LOT 1  
BLOCK 23102, LOTS 2 & 9  
CITY OF TRENTON  
BLOCK 602, LOTS 1 & 2  
TOWNSHIP OF LAWRENCE  
MERCER COUNTY  
NEW JERSEY  
300-356 ENTERPRISE AVE, TRENTON

SITE LAYOUT PLAN  
NORTHEAST

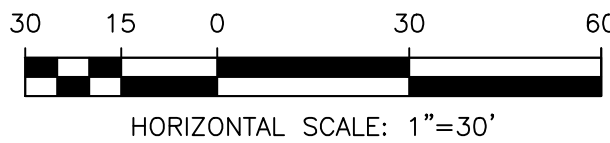


STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION  
24GA28221900 & 21ACD0094500

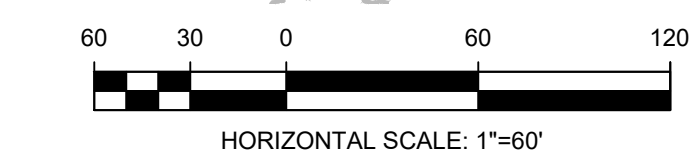
433 NORTH AVE EAST WESTFIELD, NJ 07090 T. 908.233.4030 F. 908.233.8837	DRAWN: WJM CHECKED: JAT DATE: 07/15/2025 SCALE: 1"=30'
---------------------------------------------------------------------------------	-----------------------------------------------------------------

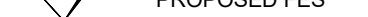
WWW.REDCOMLLC.COM

4B







	SURFACE FLOW
	PROPOSED SPOT ELEVATION
	BORING TEST
	TEST PIT
	PIPE FLOW
	PROPOSED INLET
	PROPOSED FES
	PROPOSED PIPE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

**300- 356**  
**ENTERPRISE AVE**  
BLOCK 23203, LOT 1  
BLOCK 23102, LOTS 2 & 9  
CITY OF TRENTON  
BLOCK 602, LOTS 1 & 2  
TOWNSHIP OF LAWRENCE  
MERCER COUNTY  
NEW JERSEY  
300-356 ENTERPRISE AVE, TRENTON

VERTICAL DATUM AS SHOWN IS BASED ON  
NAVD 88 REFERENCE.

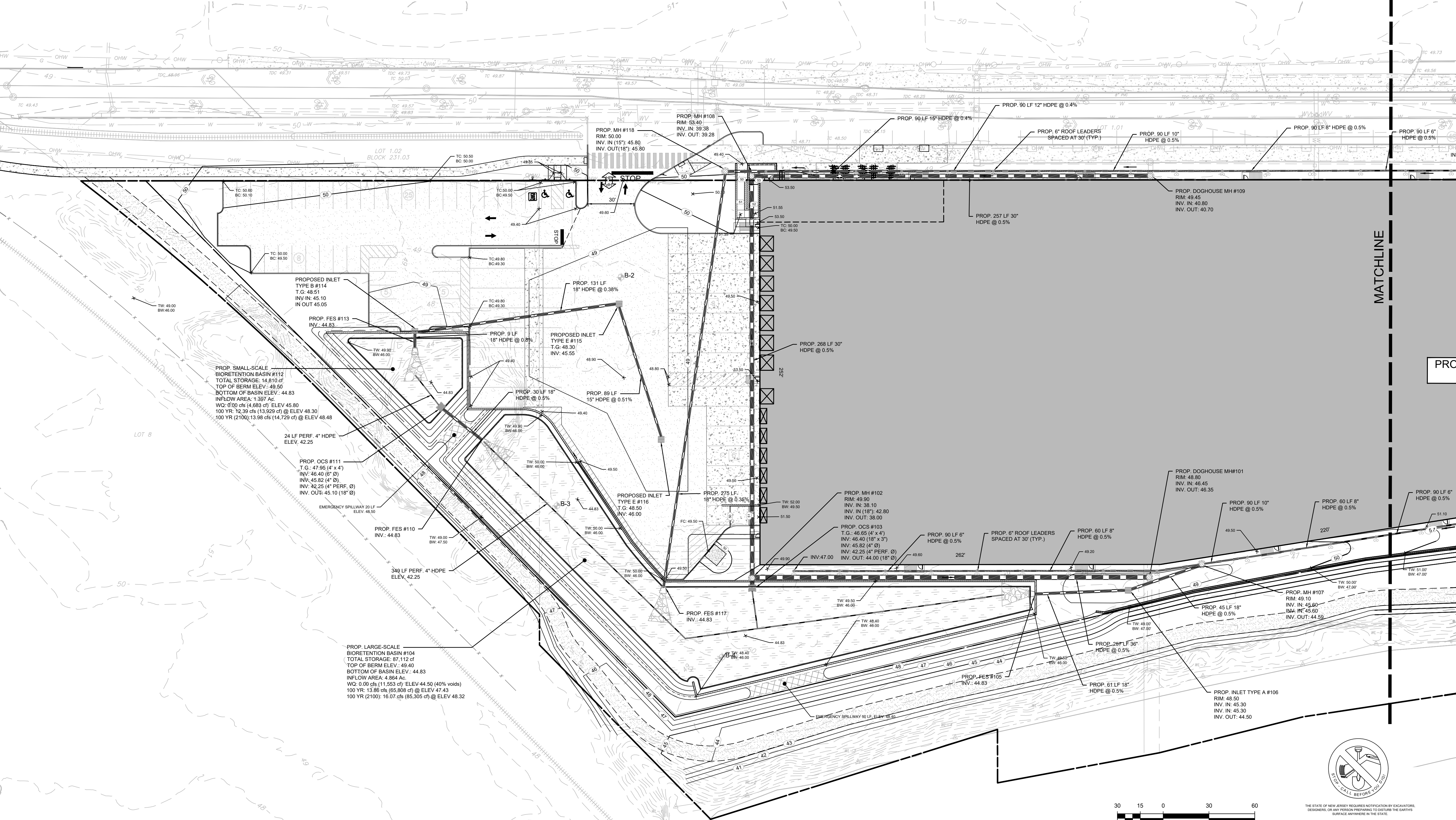
---

5



LEGEND

- X—X—X— SURFACE FLOW
- +xx.xx PROPOSED SPOT ELEVATION
- B-1 BORING TEST
- TP-1 TEST PIT
- PIPE FLOW
- PROPOSED INLET
- PROPOSED FES
- PROPOSED PIPE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR



S:\JOBS\2505-310ENTR - 310-356 ENTERPRISE AVE. TRENTON ENGINEERING SITE PLANS\CAD FILES

REVISIONS		
1.	10/10/2025	REVISED FOR PSEG POLE RELOCATION REQ.
2.	12/12/2025	REVISED PER NJDEP REVIEW.

  
GREGORY J. REDINGTON, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER, LIC. NO. 37543

**300- 356  
ENTERPRISE AVE**  
BLOCK 23203, LOT 1  
BLOCK 23102, LOTS 2 & 9  
CITY OF TRENTON  
BLOCK 602, LOTS 1 & 2  
TOWNSHIP OF LAWRENCE  
MERCER COUNTY  
NEW JERSEY  
300-356 ENTERPRISE AVE, TRENTON

**GRADING &  
DRAINAGE PLAN  
SOUTHWEST**

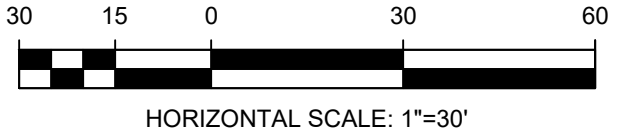
**REDCOM**  
DESIGN & CONSTRUCTION LLC

STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION  
24GA0221900 & 21AC00094500  
433 NORTH AVE EAST  
WESTFIELD, NJ 07090  
T. 908.233.4030  
F. 908.233.8837  
DRAWN: WMH  
CHECKED: JAT  
DATE: 07/15/2025  
SCALE: 1"=30'  
**5A**  
WWW.REDCOMLLC.COM



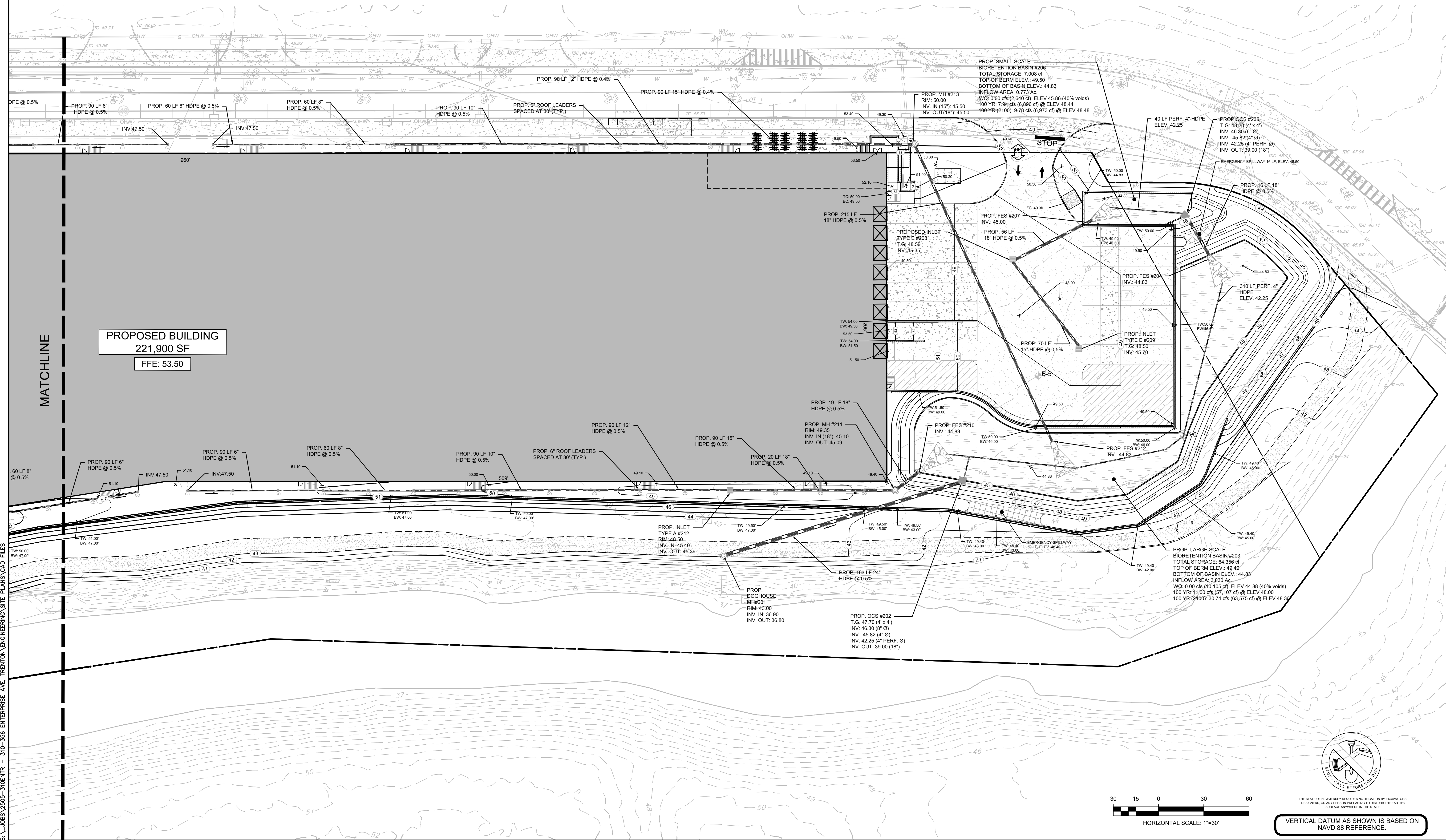
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS,  
DESIGNERS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S  
SURFACE ANCHORED IN THE STATE.

VERTICAL DATUM AS SHOWN IS BASED ON  
NAVD 88 REFERENCE.





	SURFACE FLOW
	PROPOSED SPOT ELEVATION
	BORING TEST
	TEST PIT
	PIPE FLOW
	PROPOSED INLET
	PROPOSED FES
	PROPOSED PIPE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR



REVISIONS		
1.	10/10/2025	REVISED FOR PSEG POLE RELOCATION REQ.
2.	12/12/2025	REVISED PER NJDEP REVIEW.

  
GREGORY J. REDINGTON, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER LIC. No. 37543

300- 356  
ENTERPRISE AVE

BLOCK 23203, LOT 1  
BLOCK 23102, LOTS 2 & 9  
CITY OF TRENTON

BLOCK 602, LOTS 1 & 2  
OWNSHIP OF LAWRENCE

BERKLEY COUNTY  
NEW JERSEY

300-356 ENTERPRISE AVE, TRENTON

# GRADING & DRAINAGE PLAN NORTHEAST

STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION  
24GA28221900 & 21AC00094500

433 NORTH AVE EAST  
WESTFIELD, NJ 07090

T. 908.233.4030  
F. 908.233.8837

RAWN: VMH  
HECKED: JAT

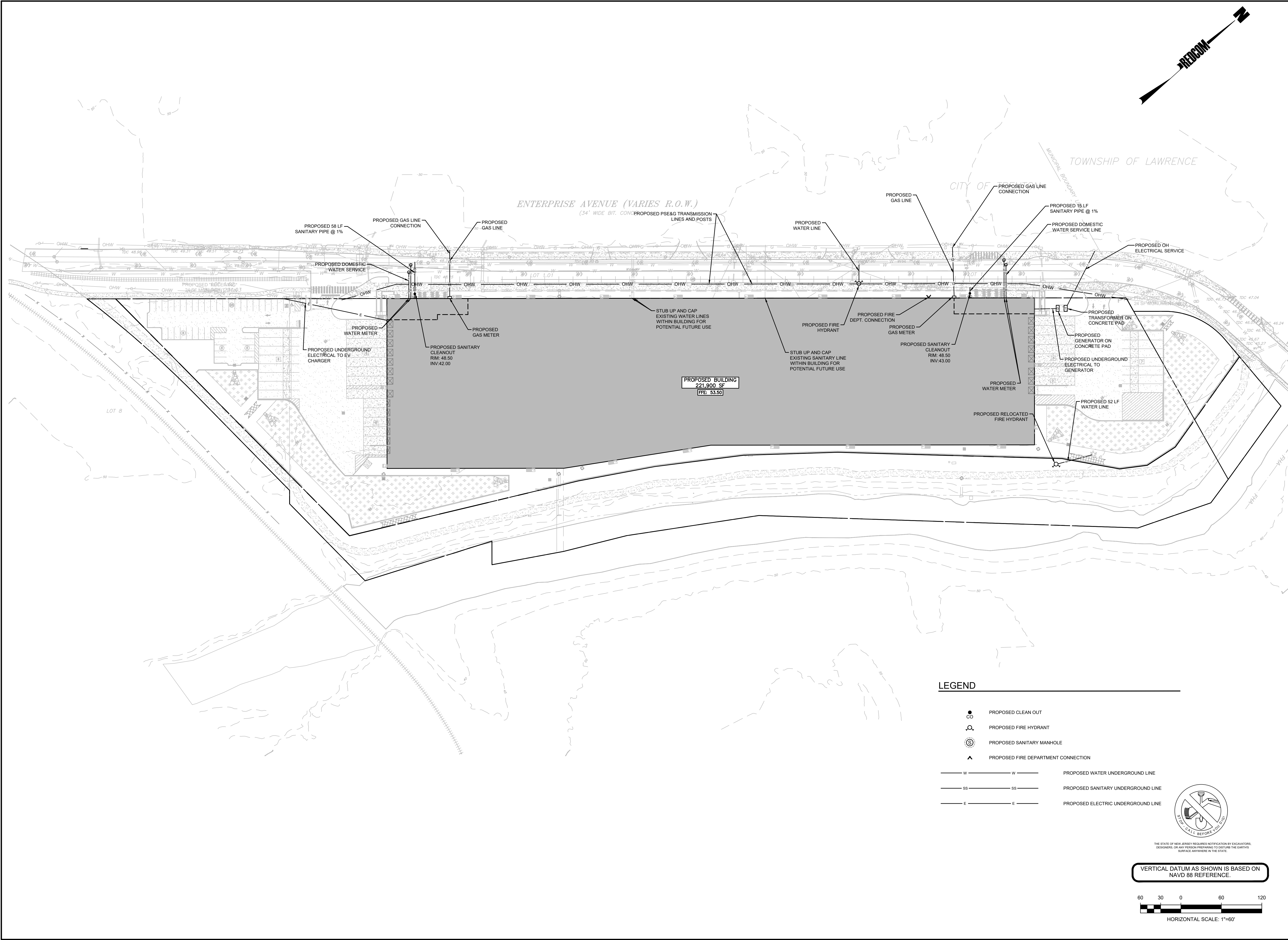
DATE: 07/15/2025  
TIME: 11:30

5B

WWW.REDCOMLLC.COM



S:\JOBS\2505-310ENTR - 310-356 ENTERPRISE AVE. TRENTON\ENGINEERING\SITE PLANS\CAD FILES



REVISIONS  
1. 10/10/2025 REVISED FOR PSEG POLE RELOCATION REQ.

  
GREGORY J. REDINGTON, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER, L.C. No. 37543

**300- 356  
ENTERPRISE AVE**

BLOCK 23203, LOT 1  
BLOCK 23102, LOTS 2 & 9  
CITY OF TRENTON

BLOCK 602, LOTS 1 & 2  
CITY OF LAWRENCE

MERCER COUNTY  
NEW JERSEY

300-356 ENTERPRISE AVE, TRENTON

## UTILITY PLAN

**REDCOM**  
DESIGN & CONSTRUCTION LLC

STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION  
24GA28221900 & 21AC00094500

433 NORTH AVE EAST  
WESTFIELD, NJ 07090  
T. 908.233.4030  
F. 908.233.8837

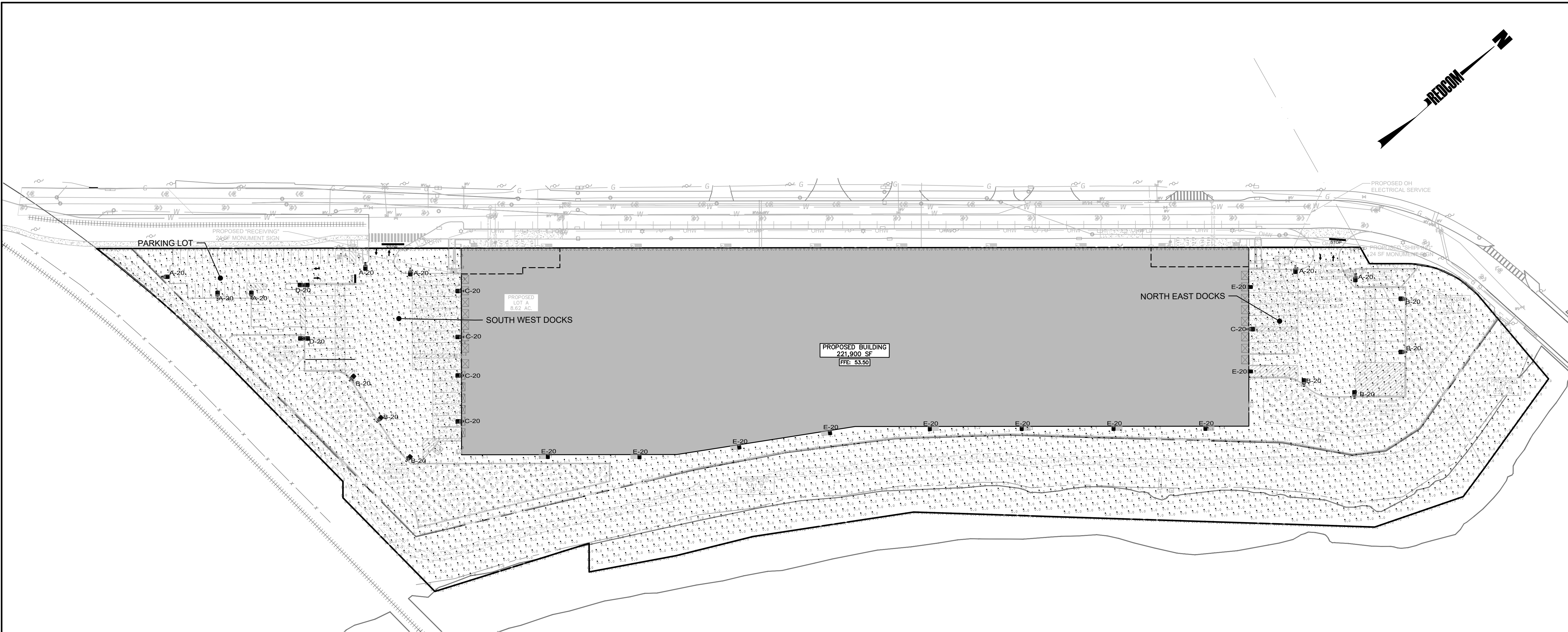
DRAWN: WMH  
CHECKED: JAT  
DATE: 07/15/2025  
SCALE: 1"=60'

6

WWW.REDCOMLLC.COM



S:\JOBS\2505-31CENTR - 310-356 ENTERPRISE AVE. TRENTON ENGINEERING SITE PLANS CAD FILES



#### LEGEND

A-25 ← MOUNTING HEIGHT (IN FEET)  
↑ LIGHT FIXTURE TYPE

#### LIGHTING GENERAL NOTES:

- ALL LIGHTING SHALL BE VISIONAIRE OR APPROVED EQUAL. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER AND DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
- SHOP DRAWINGS SHALL BE SUBMITTED PRIOR TO ORDERING.
- ALL LIGHTS FIXTURES SHALL BE SILVER IN COLOR OR APPROVED EQUAL.
- IN LIEU OF CUT SHEETS, SEE THE LUMINAIRE SCHEDULE FOR SPECIFIC CODING IN REGARDS TO EACH PROPOSED LIGHTING FIXTURE.
- ALL SITE LIGHTING SHALL BE ON A TIMER TO OPERATE FROM DUSK TO DAWN (ALL NIGHT). IN ADDITION, THE EIGHT (8) FREE STANDING LIGHT POLES IN THE TRAILER PARKING AREA SHALL BE EQUIPPED WITH MOTION DETECTION TECHNOLOGY. SEE THE LUMINAIRE SCHEDULE TO THE LEFT FOR SPECIFIC CODING FOR MOTION DETECTORS.
- ANY LIGHT SOURCE WHICH IS DEEMED OFFENSIVE OR A DISTRACTION, AS VIEWED FROM ABUTTING PROPERTIES OR THE ROADWAY, SHALL BE EQUIPPED WITH LIGHT SHIELDS AS DIRECTED BY THE TOWNSHIP ENGINEER.
- FREE STANDING LIGHT POLES SHALL CONFORM WITH SECTION 188-57. SEE DETAIL, LEFT.
- RELOCATED MONUMENT SIGNS ARE NOT INTERNALLY ILLUMINATED AND ARE TO BE LIT BY FLOOD LIGHTS. FLOOD LIGHTS SHALL BE PROPERLY SHIELDED AND SO LOCATED AS TO PREVENT GLARE OF BLINDING EFFECTS UPON MOTOR VEHICLE TRAFFIC.
- PRIOR TO ORDERING AND INSTALLING PROPOSED LIGHT FIXTURES, CUT SHEETS SHALL BE PROVIDED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL.
- ALL AREA LIGHTING SHALL PROVIDE FOR LIGHTS FOCUSED DOWNWARD, TRANSLUCENT FIXTURES AND SHIELDING OR SUCH OTHER LIGHT ORIENTATION AND SHIELDING AS TO PREVENT LIGHT SPILLAGE OFF THE SITE. THE LIGHT INTENSITY PROVIDED AT GROUND LEVEL SHALL BE A MINIMUM OF 0.3 FOOT CANDLE ANYWHERE AND SHALL AVERAGE A MAXIMUM OF 0.5 FOOT CANDLE OVER THE ENTIRE AREA. NO LIGHT SOURCE SHALL EXCEED A HEIGHT OF 15 FEET. FOR EACH FIXTURE AND LIGHTED SIGN, THE TOTAL QUANTITY OF LIGHT RADIATED ABOVE A HORIZONTAL PLANE PASSING THROUGH THE LIGHT SOURCE SHALL NOT EXCEED 7 1/2% OF THE TOTAL QUANTITY OF LIGHT EMITTED FROM THE LIGHT SOURCE. ANY OUTDOOR LIGHTING SHALL BE SHOWN ON THE SITE PLAN IN SUFFICIENT DETAIL TO ALLOW DETERMINATION OF THE EFFECTS AT THE PROPERTY LINE AND ON NEARBY STREETS, DRIVEWAYS, RESIDENCES AND OVERHEAD SKY GLOW. THE OBJECTIVE OF THESE SPECIFICATIONS IS TO MINIMIZE UNDESIRABLE OFF-SITE EFFECTS. NO LIGHT SHALL SHINE DIRECTLY INTO WINDOWS OR ONTO STREETS AND DRIVEWAYS IN SUCH A MANNER AS TO CREATE A NUISANCE OR INTERFERE WITH OR DISTRACT DRIVER VISION. TO ACHIEVE THESE REQUIREMENTS, THE INTENSITY OF SUCH LIGHT SOURCES, LIGHT SHIELDING AND SIMILAR CHARACTERISTICS SHALL BE SUBJECT TO SITE PLAN APPROVAL.
- LIGHT TEST SHALL BE CONDUCTED ALONG THE PERIMETER OF THE PROPERTY TO IDENTIFY AREAS WHERE UNWANTED GLARE AND LIGHT SPILLAGE OCCURS. LIGHT FIXTURE SHALL BE ADJUSTED, REDIRECTED, OR EQUIPPED WITH HOUSE SHIELDS, TIMERS AND/OR MOTION SENSORS, , ETC. TO PREVENT UNWANTED GLARE AND LIGHT SPILLAGE.
- PROPOSED LIGHTS BY VISIONAIRE OR APPROVED EQUAL, PER ENGINEER'S REVIEW. SUBSTITUTIONS SHALL PROVIDE SIMILAR ILLUMINATION LEVELS, MEASURED IN Fc.

#### LIGHTING REQUIREMENTS PER § 315-9.3:

- LIGHTING STANDARDS.
- THE MAXIMUM ALLOWABLE FOOTCANDLE AT ANY LOT LINE IS ONE FOOTCANDLE.
  - ALL LUMINAIRES MUST BE EITHER FULL CUTOFF OR SEMI-CUTOFF LUMINAIRE DESIGN.
  - ANY FREESTANDING LUMINAIRE FOR A NONRESIDENTIAL USE OVER 18 INCHES IN HEIGHT MUST BE LOCATED AT LEAST 5 FEET FROM A RESIDENTIAL DISTRICT LOT LINE.
  - THE MAXIMUM TOTAL HEIGHT OF A FREESTANDING LUMINAIRE IS 20 FEET IN A NONRESIDENTIAL DISTRICT, AND 15 FEET IN A RESIDENTIAL DISTRICT.
  - ALL OUTDOOR LUMINAIRES MUST BE LOCATED AND ADEQUATELY SHIELDED SO THAT THERE IS NO GLARE ONTO ADJACENT LOTS OR ONTO THE PUBLIC RIGHT-OF-WAY.
  - FOR THOSE USES REQUIRED TO SUBMIT A LIGHTING PLAN, PER ITEM A ABOVE, ARE ALSO SUBJECT TO THE FOLLOWING.
    - ALL PUBLIC LIGHTING SOURCES MUST HAVE A CORRELATED COLOR TEMPERATURE (CCT) AT OR BELOW 3200°K. THIS DOES NOT APPLY TO OUTDOOR RECREATION FIELDS.
    - ENERGY EFFICIENT LIGHTING IS REQUIRED. ENERGY EFFICIENT LIGHTING MUST BE CERTIFIED AS EFFICIENT BY ONE OF THE FOLLOWING: ENERGY STAR, DESIGN LIGHTS CONSORTIUM, CONSORTIUM FOR ENERGY EFFICIENCY, OR FEDERAL TRADE COMMISSION'S LIGHTING FACTS CERTIFICATION. AS PART OF SITE PLAN REVIEW APPROVAL, ADDITIONAL CERTIFYING ORGANIZATIONS OR MANUFACTURERS OF ENERGY EFFICIENT LIGHTING CAN BE CONSIDERED.

#### LIGHTING CRITERIA COMPLIANCE

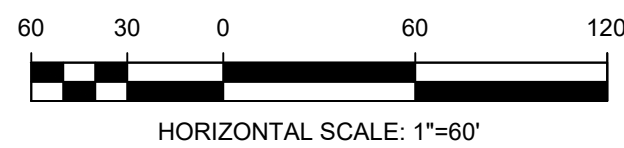
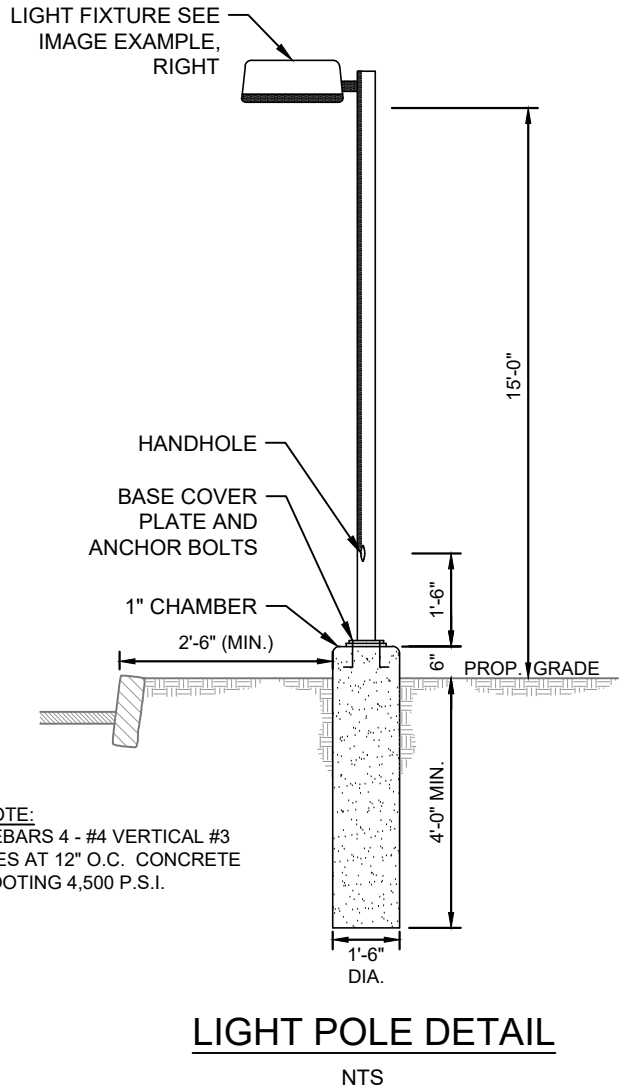
ARTICLE IV. ONSITE DEVELOPMENT STANDARDS (§ 315-9.3 EXTERIOR LIGHTING)

STANDARD	REQUIRED	PROPOSED (LED)	COMPLIANCE
MAX. ALLOWABLE FOOT CANDLE AT LOT LINE	1.0 Fc	0.9 Fc	YES
MAXIMUM HEIGHT - ALL LIGHT SOURCE	20 FT	20 FT	YES

#### PHOTOMETRIC DATA

CALCULATION SUMMARY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CC POINTS @ 0' AFF	ILLUMINANCE	Fc	0.90	5.1	0.0	N.A.	N.A.
PROPERTY LINE @ 0' AFF	ILLUMINANCE	Fc	0.11	1.0	0.0	N.A.	N.A.
NORTH EAST DOCKS	ILLUMINANCE	Fc	2.21	4.9	0.3	7.37	16.33
PARKING LOT	ILLUMINANCE	Fc	2.57	4.5	1.0	2.57	4.50
SOUTH WEST DOCKS	ILLUMINANCE	Fc	2.33	5.1	0.2	11.65	25.50

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	TOTAL LAMP LUMENS	LLF	DESCRIPTION	TOTAL WATTS	BUG RATING	LUM. WATTS
	7	A	Single	N.A.	0.950	VISIONAIRE VSX-II_T4_32LD_7_40K7_VOLT SINGLE @ 20' MTG. HT.	543.2	B2-U0-G2	67.9
	7	B	Single	N.A.	0.950	VISIONAIRE VSX-II_T4_48LD_7_40K7_VOLT SINGLE @ 20' MTG. HT.	713.3	B3-U0-G3	101.9
	5	C	Single	N.A.	0.950	VISIONAIRE VSX-II_T4_32LD_7_40K7_VOLT WM @ 20' MTG. HT.	339.5	B2-U0-G2	67.9
	2	D	D180°	N.A.	0.950	VISIONAIRE VSX-II_T5W_32LD_7_40K7_VOLT DOUBLE @ 20' MTG. HT.	271.6	B3-U0-G2	67.9
	10	E	Single	N.A.	0.950	VISIONAIRE VSC-II_T3_16LD_7_40K7_VOLT WM @ 20' MTG. HT.	306	B1-U0-G1	34



REVISIONS  
1. 10/10/2025 REVISED FOR PSEG POLE RELOCATION REQ.

GREGORY J. REDINGTON, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER, L.C. NO. 37243

**300- 356  
ENTERPRISE AVE**  
BLOCK 23203, LOT 1  
BLOCK 23102, LOTS 2 & 9  
CITY OF TRENTON  
BLOCK 602, LOTS 1 & 2  
CITY OF LAWRENCE  
MERCER COUNTY  
NEW JERSEY  
300-356 ENTERPRISE AVE, TRENTON

#### LIGHTING PLAN

**REDCOM**  
DESIGN & CONSTRUCTION LLC

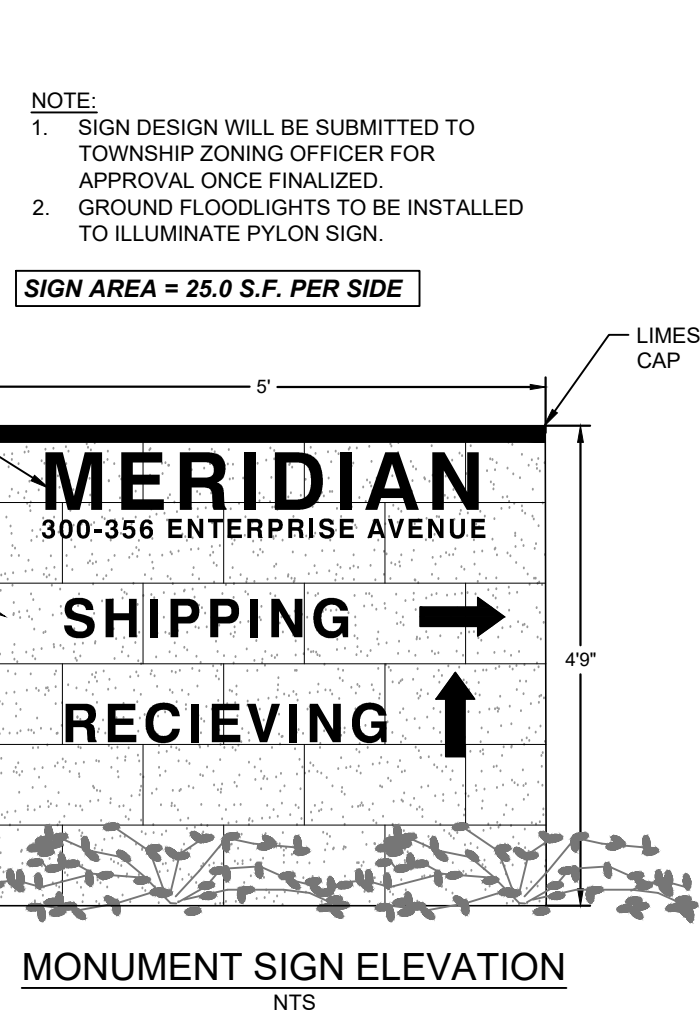
STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION  
24GA28221900 & 21AC00094500

433 NORTH AVE EAST  
WESTFIELD, NJ 07090  
T. 908.233.4030  
F. 908.233.8837

DRAWN: WMH  
CHECKED: JAT  
DATE: 07/15/2025  
SCALE: 1"=60'

WWW.REDCOM.LLC





## TREE PLANTING

**EVERGREEN TREE PLANTING DETAIL**  
NTS

## 8



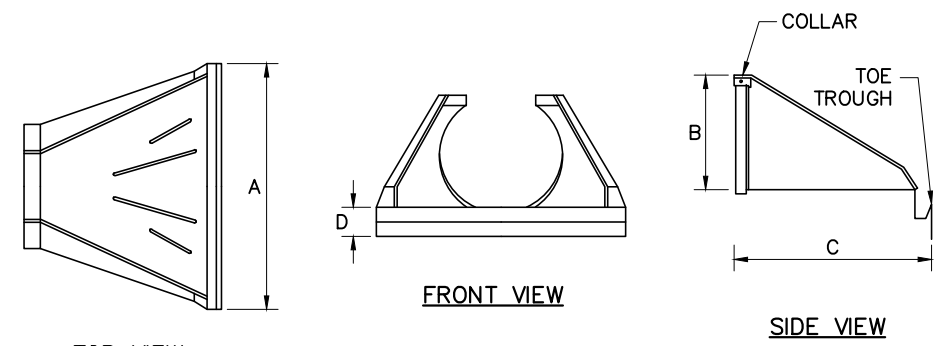








	PIPE DIAMETER (IN.)					
DIMENSION	10/12	15	18	24	30	36
A (IN.)	42	41	49	59.5	88	88
B (IN.)	14.5	19	22	28	36	43
C (IN.)	33	34	43	48	63.5	66.5
D (IN.)	6	6	6	6	6	6

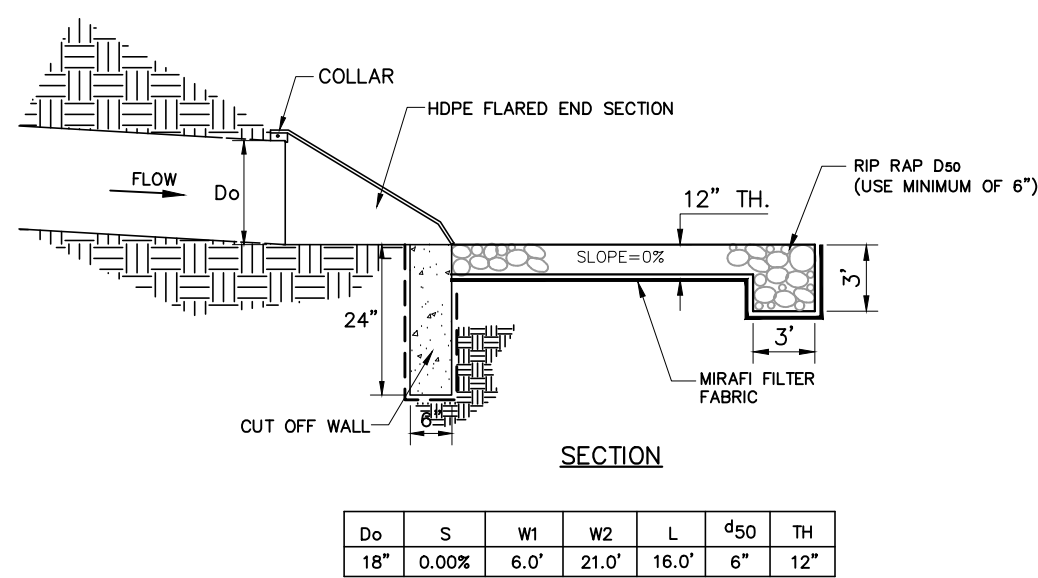


#### NOTES:

1. FLARED END SECTION SHALL BE HIGH DENSITY POLYETHYLENE MEETING ASTM D3350 MINIMUM CELL CLASSIFICATION 213320C. EACH END SECTION SHALL HAVE A CARBON BLACK ADDITIVE FOR UV PROTECTION. METAL THREADED FASTENER SHALL BE STAINLESS STEEL.
2. FLARED END SECTION SHALL BE MANUFACTURED BY HANCOR OR APPROVED EQUAL.
3. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND WITH STATE AND LOCAL REGULATIONS.

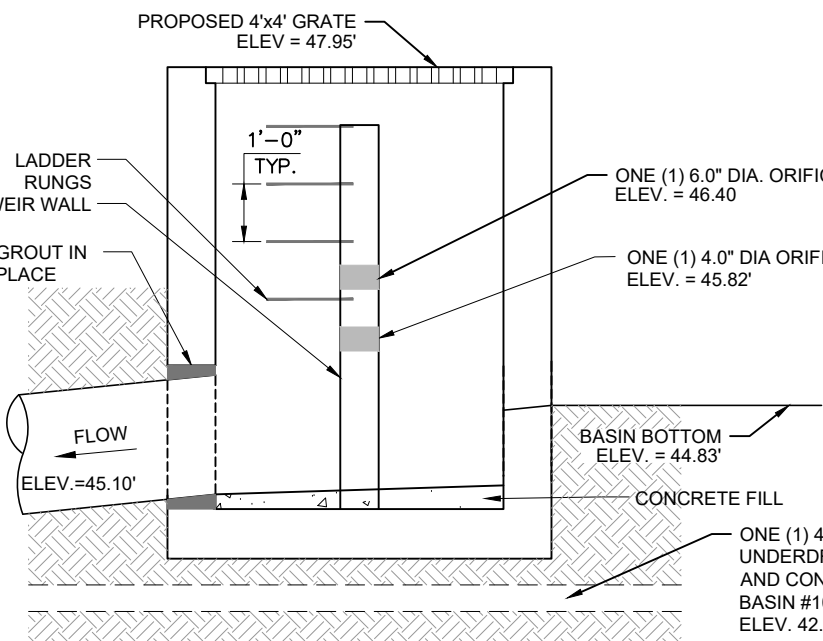
#### HDPE FLARED END SECTION DETAIL

N.T.S.



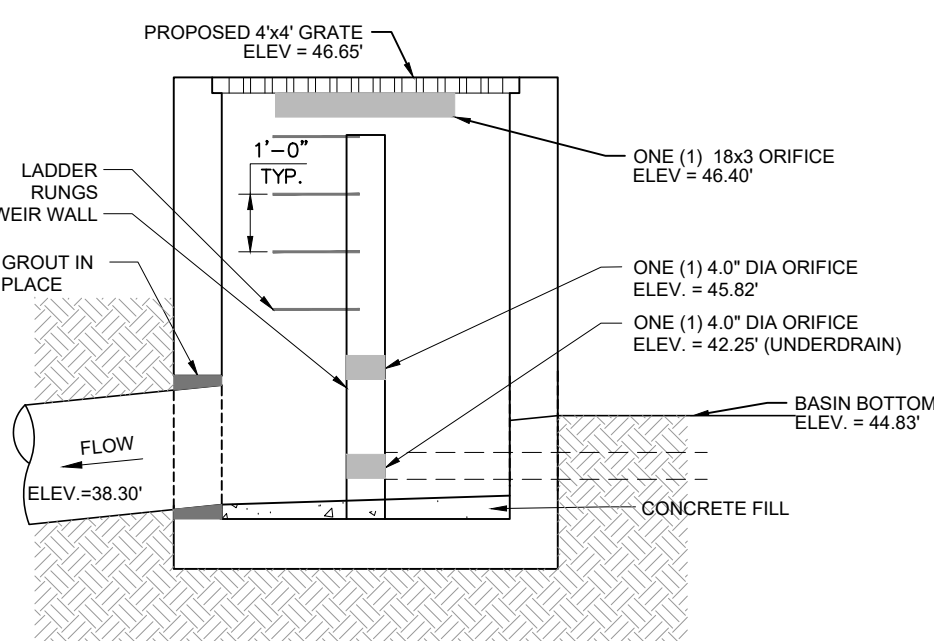
#### RIP-RAP APRON DETAIL FOR FES #105, #110, #113, #117 #204, #207, #210, #212

N.T.S.



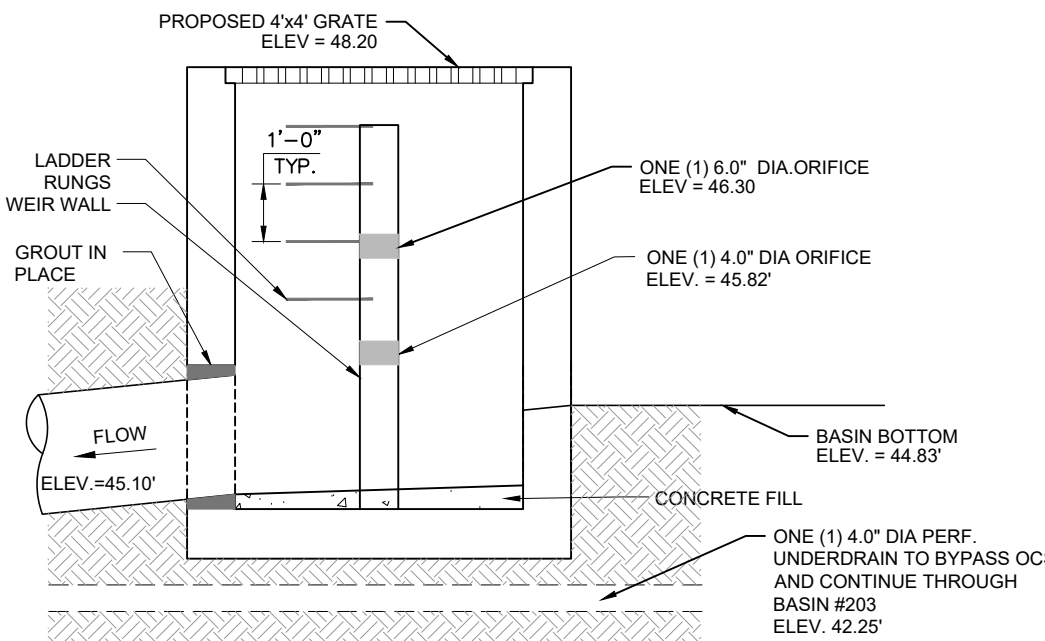
#### OUTLET CONTROL STRUCTURE #111

NTS



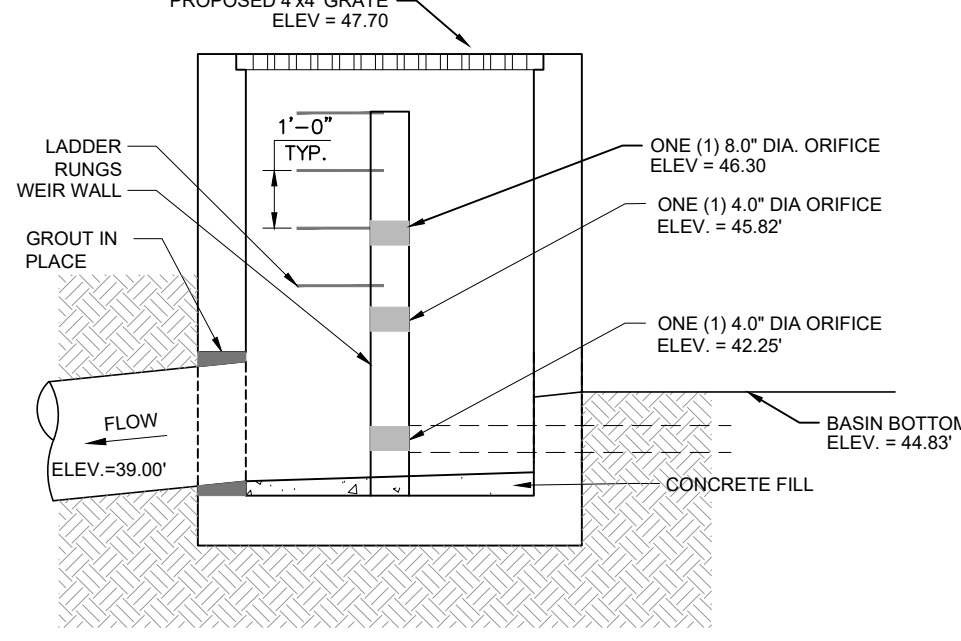
#### OUTLET CONTROL STRUCTURE #103

NTS



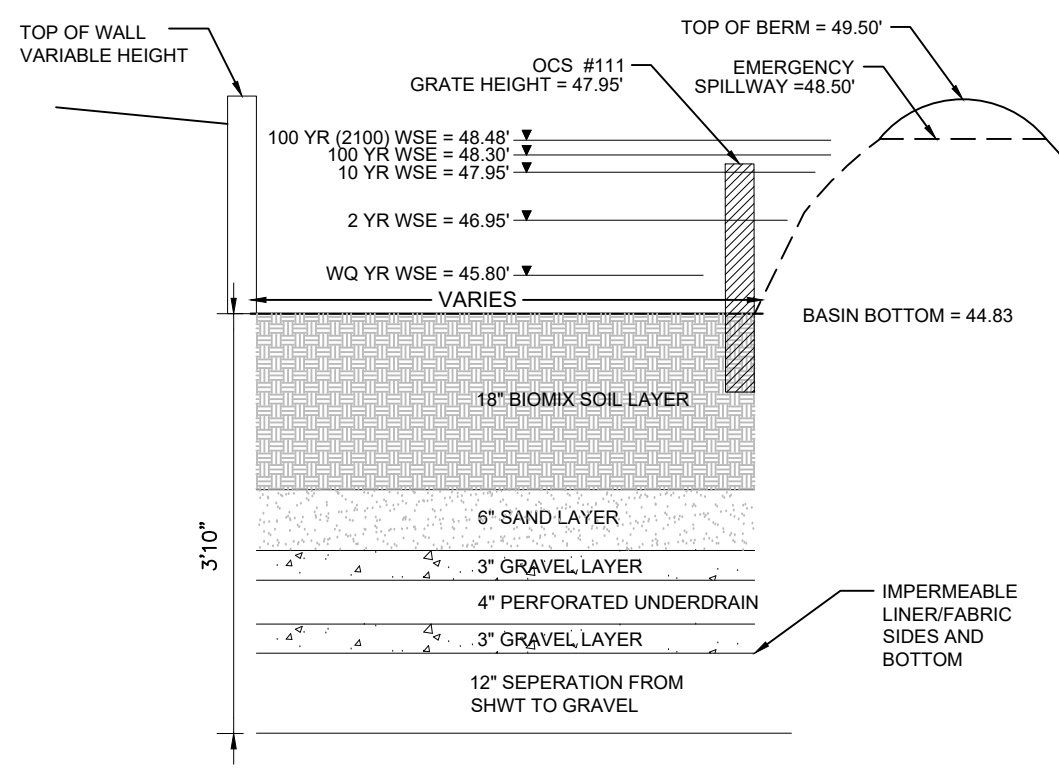
#### OUTLET CONTROL STRUCTURE #205

NTS



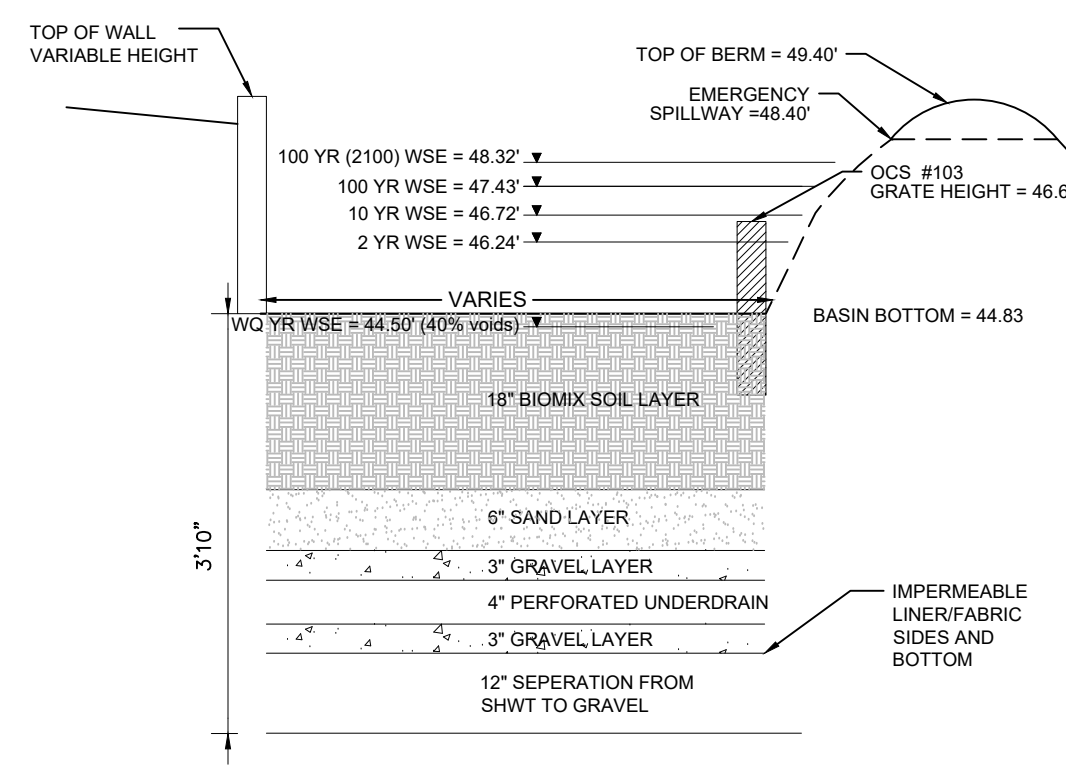
#### OUTLET CONTROL STRUCTURE #202

NTS



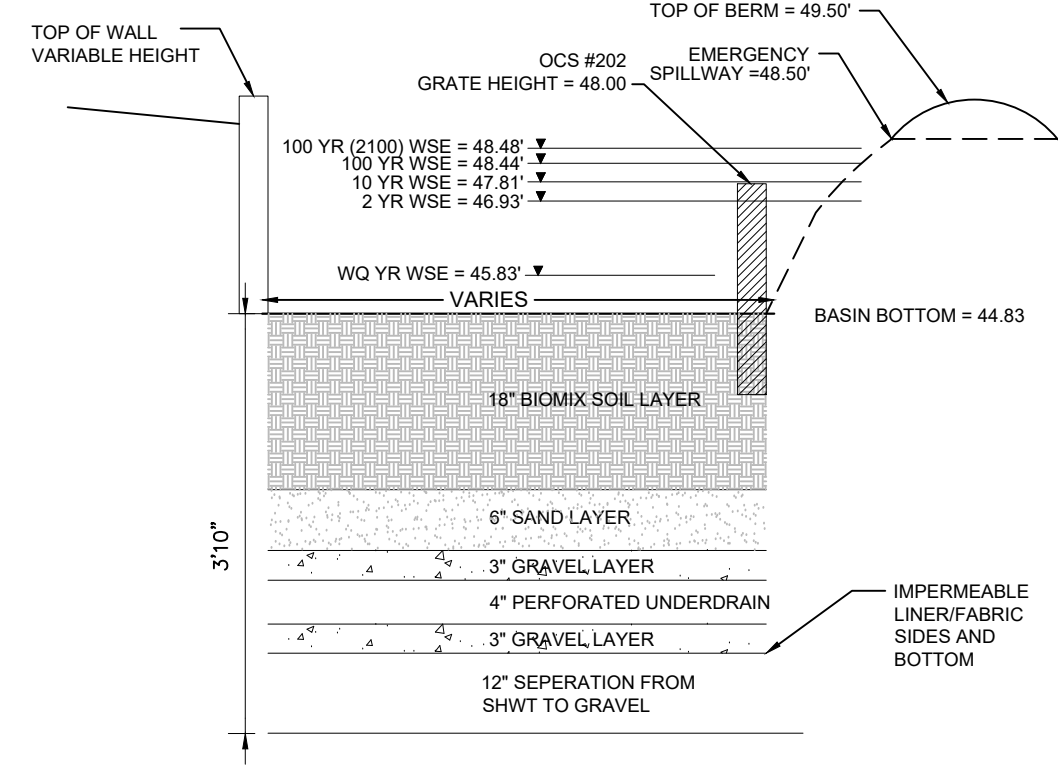
#### SMALL-SCALE BIORETENTION BASIN #112 CROSS SECTION

NTS



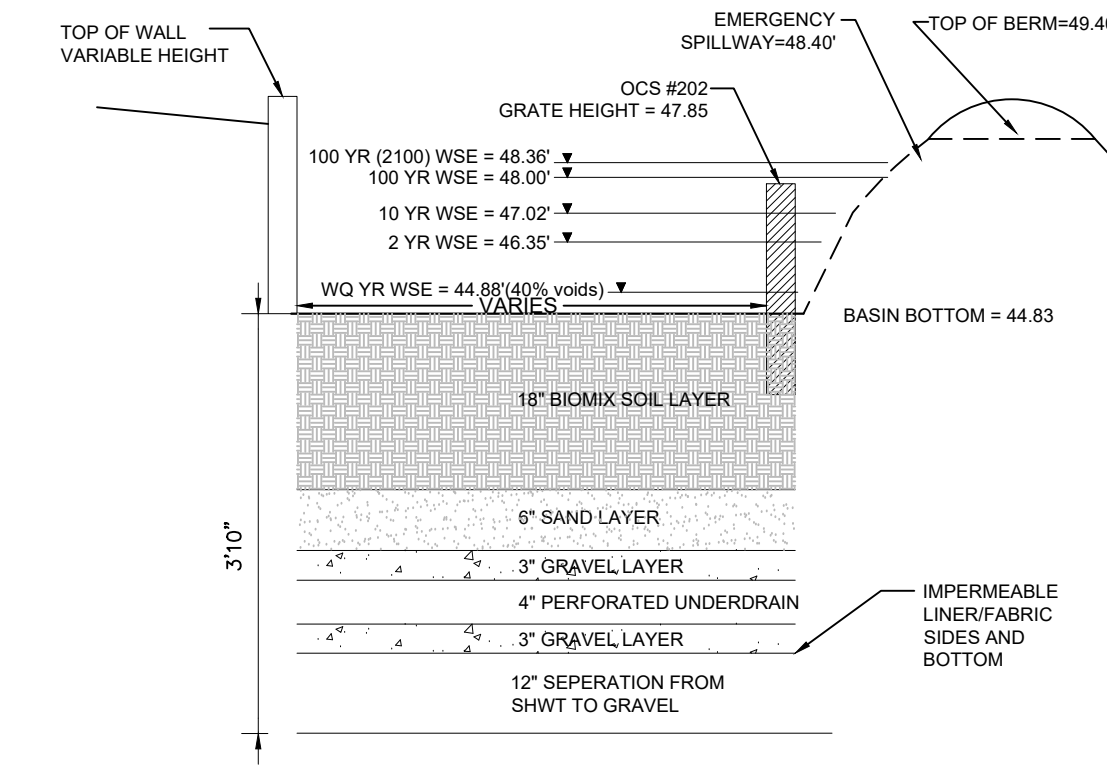
#### LARGE-SCALE BIORETENTION BASIN #104 CROSS SECTION

NTS



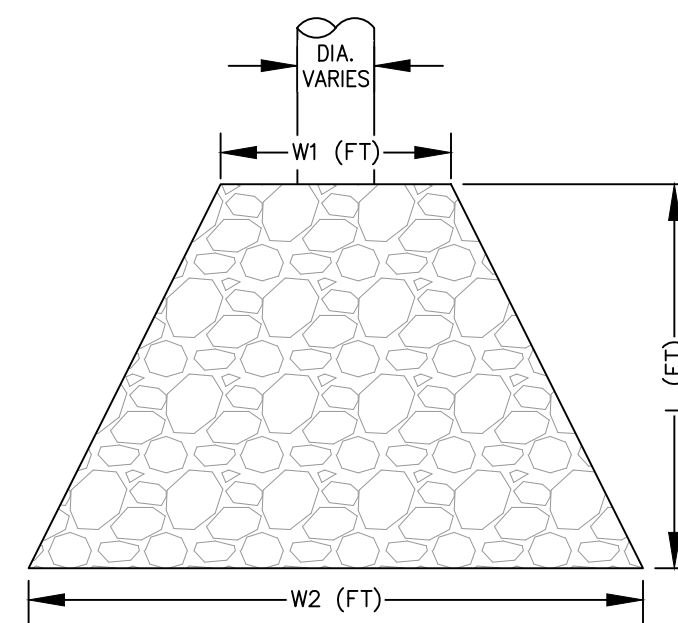
#### SMALL-SCALE BIORETENTION BASIN #206 CROSS SECTION

NTS



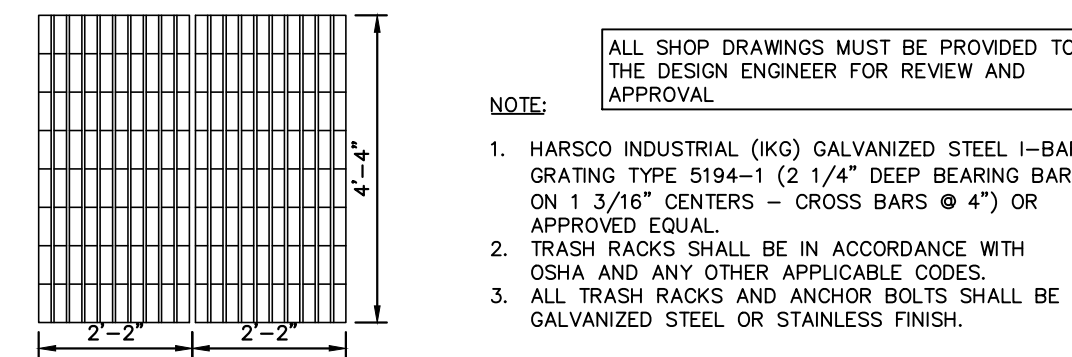
#### LARGE-SCALE BIORETENTION BASIN #203 CROSS SECTION

NTS



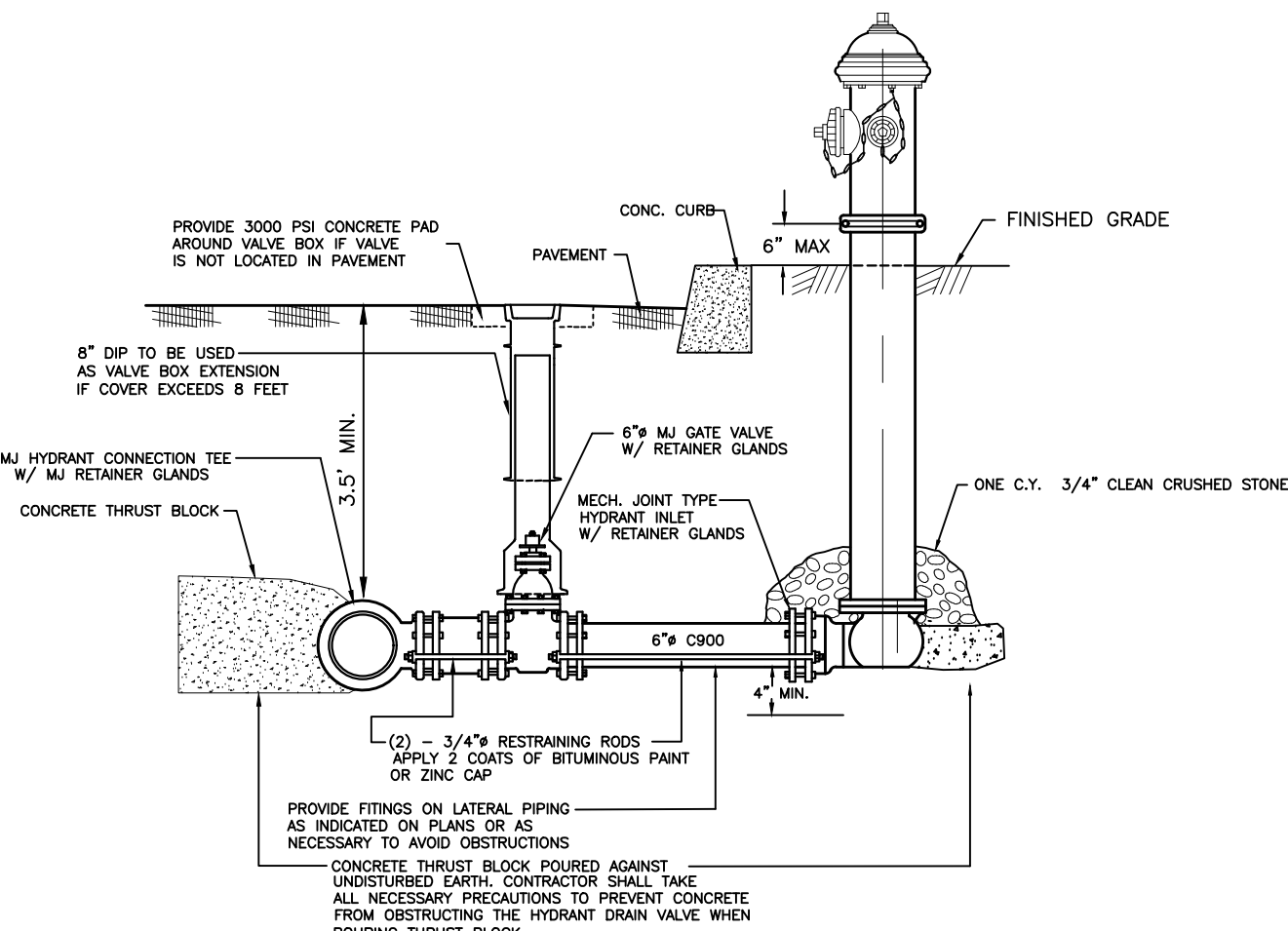
#### RIP-RAP APRON DETAIL

N.T.S.



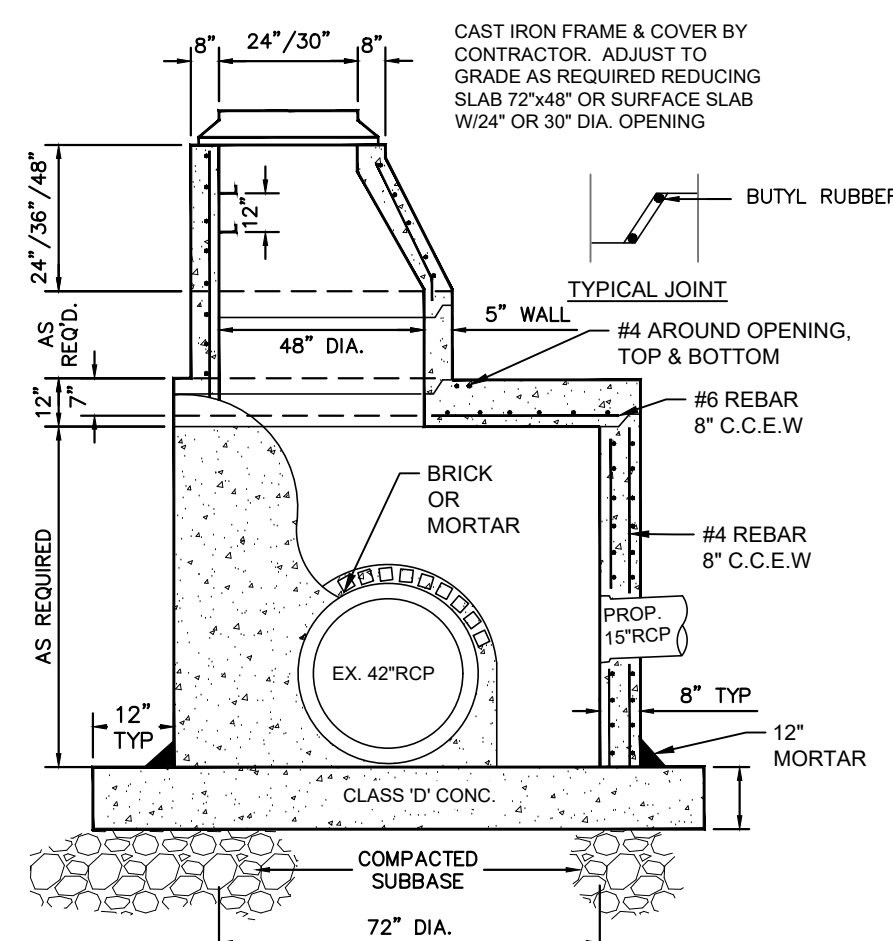
#### OUTLET STRUCTURE GRATE DETAIL

NTS



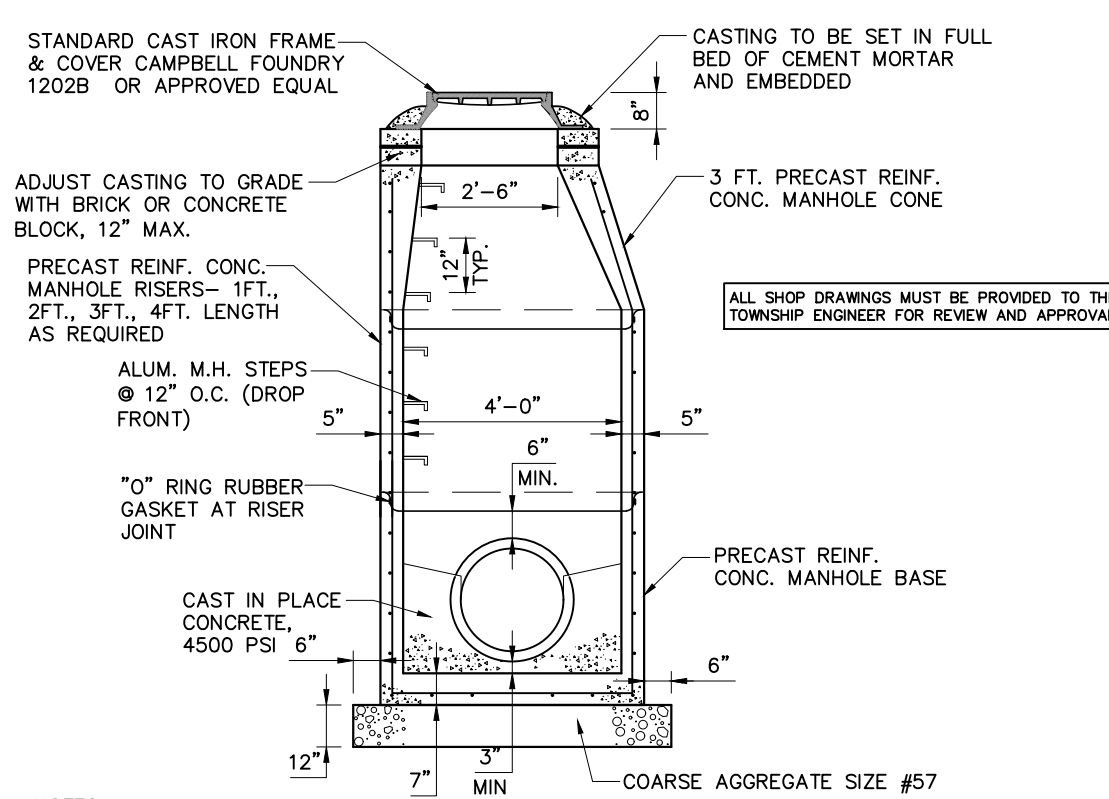
#### FIRE HYDRANT INSTALLATION DETAIL

NOT TO SCALE



#### DOGHOUSE MANHOLE

NTS



#### PRECAST MANHOLE DETAIL

N.T.S.

REVISIONS	
1.	10/10/2025 REVISED FOR PSEG POLE RELOCATION REQS.
2.	12/12/2025 REVISED PER NJDEP REVIEW.

GREGORY J. REDINGTON, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER, L.C. No. 37243

300- 356  
ENTERPRISE AVE  
BLOCK 23203, LOT 1  
BLOCK 23102, LOTS 2 & 9  
CITY OF TRENTON  
BLOCK 602, LOTS 1 & 2  
TOWNSHIP OF LAWRENCE  
MERCER COUNTY  
NEW JERSEY  
300-356 ENTERPRISE AVE, TRENTON

BASIN  
CONSTRUCTION  
DETAILS

REDCOM  
DESIGN & CONSTRUCTION LLC

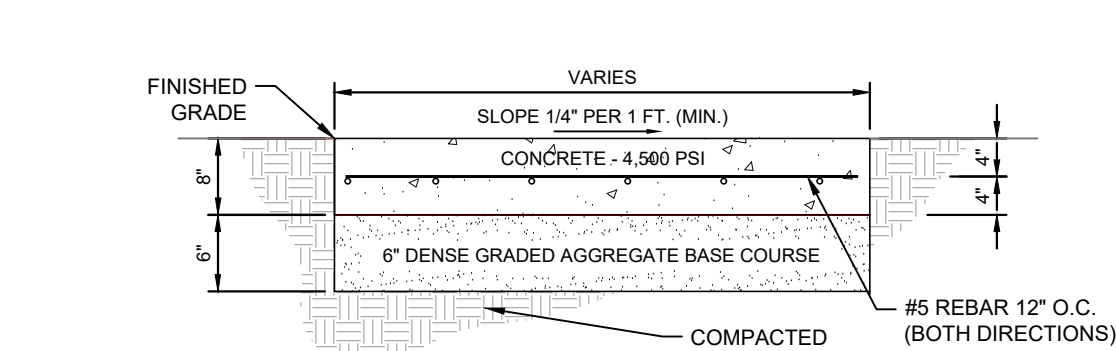
STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION  
24GA28221900 & 21AC00094500

433 NORTH AVE EAST  
WESTFIELD, NJ 07090  
T. 908.233.4030  
F. 908.233.8837  
DRAWN: WMH  
CHECKED: JAT  
DATE: 07/15/2025  
SCALE: 1"=60' NA

11

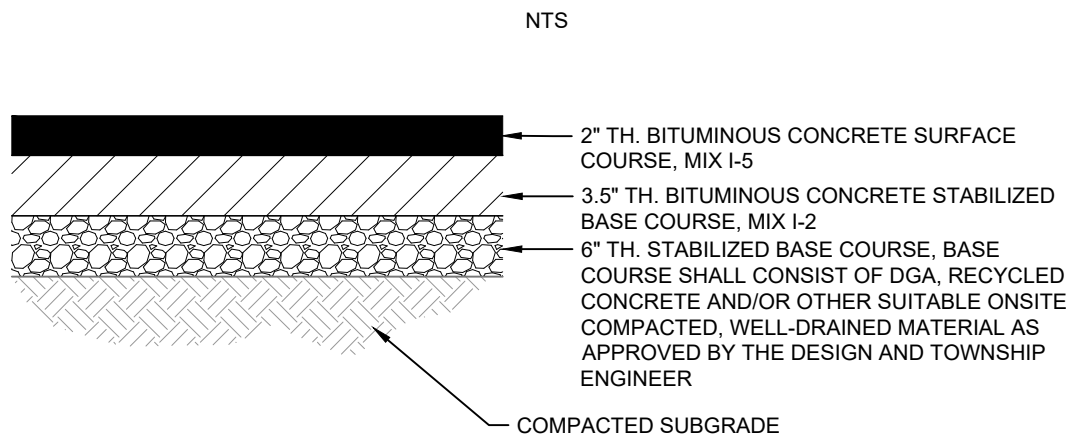
WWW.REDCOMLLC.COM





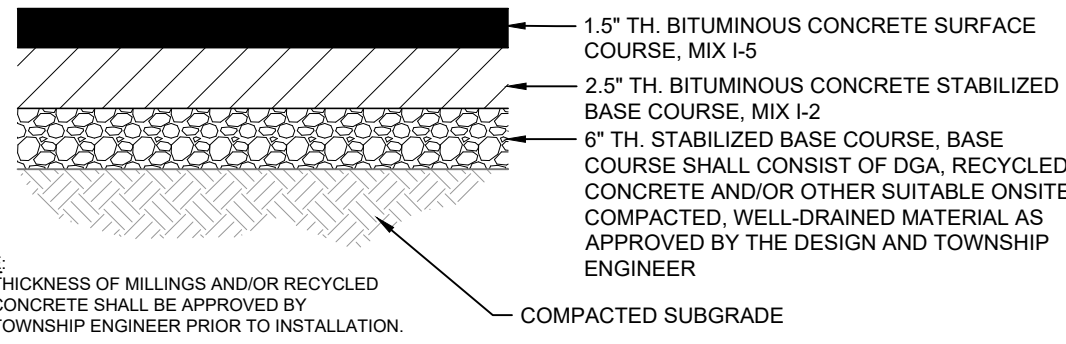
- NOTES:
- SUBBASE SHALL BE COMPACTED TO A FIRM AND EVEN SURFACE TO THE SATISFACTION OF THE ENGINEER.
  - ALL CONCRETE SHALL BE 4,500 PSI @ 28 DAYS, AIR-ENTRAINED AND CONTAIN AN AIR CONTENT OF 5.5 %.
  - CONCRETE SHALL BE STRUCK OFF WITH A TRANSVERSE TEMPLATE AND FINISHED WITH FLOATS AND STRAIGHTEDGES UNTIL A SMOOTH SURFACE HAS BEEN OBTAINED.
  - THE SURFACE SHALL BE FINISHED WITH A WOODEN FLOAT AND BRUSHED WITH A WET, SOFT-HAIRED BRUSH.
  - ALL EDGES SHALL BE FINISHED AND ROUNDED WITH AN EDGING TOOL HAVING A RADIUS OF 1/4 INCH.
  - THE SURFACE OF THE CONCRETE SHALL BE SO FINISHED AS TO DRAIN COMPLETELY AT ALL TIMES.
  - CONSTRUCTION/EXPANSION JOINTS SHALL BE PROVIDED, AS SHOWN ABOVE, UTILIZING DIAMOND DOWELS (SPACED & INSTALLED PER MANUFACTURER'S SPECIFICATIONS).
  - 12" WIDE CONTRACTION JOINTS AT INTERVALS SHOWN ABOVE (1 1/2" DEEP, MIN.)
  - FOR CONCRETE PAD CLASS F1 (MODERATE) CONCRETE EXPOSURE, MIN. 4500 PSI @ 28 DAYS

#### CONCRETE PAD DETAIL AT LOADING AREA

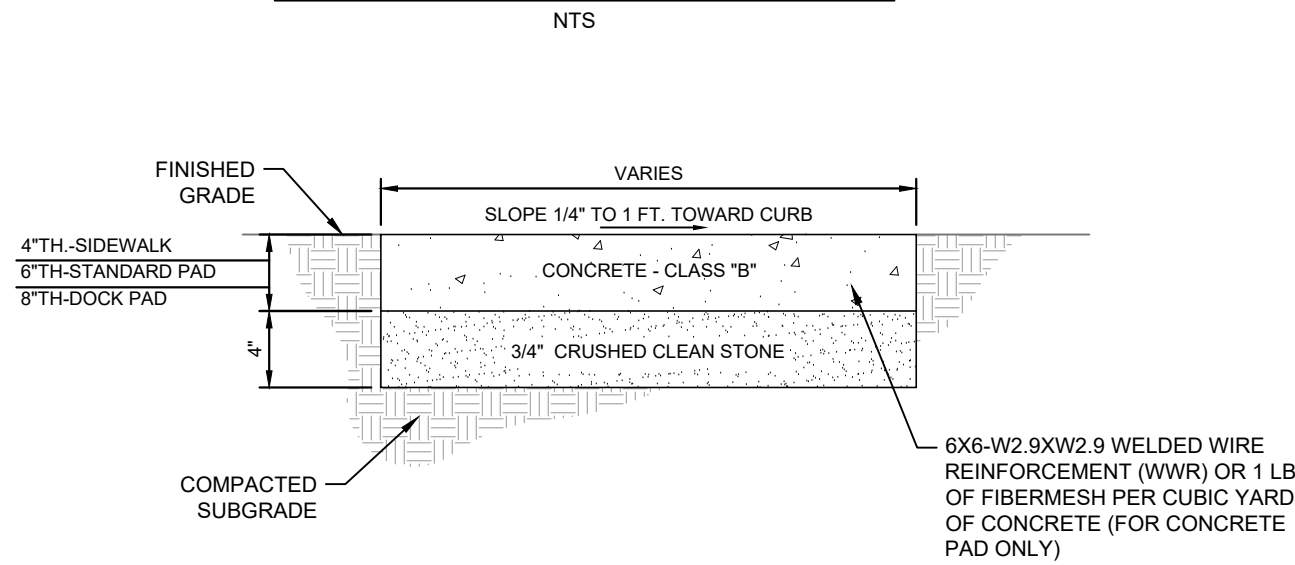


#### TRUCK PAVEMENT CROSS-SECTION

NOTE:  
1. THICKNESS OF MILLINGS AND/OR RECYCLED CONCRETE SHALL BE APPROVED BY TOWNSHIP ENGINEER PRIOR TO INSTALLATION.

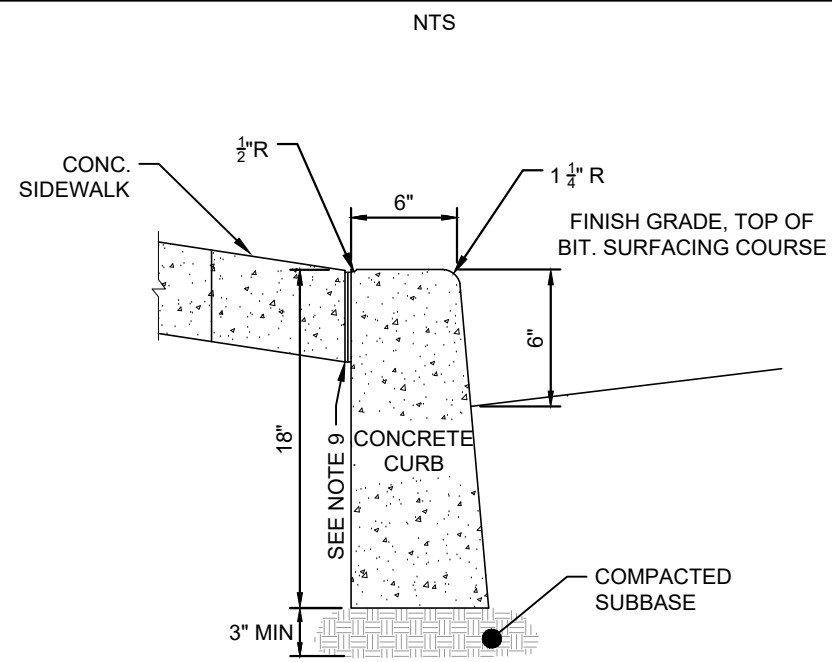


#### CAR PAVEMENT CROSS-SECTION



- NOTES:
- SUBBASE SHALL BE COMPACTED TO A FIRM AND EVEN SURFACE TO THE SATISFACTION OF THE ENGINEER.
  - ALL CONCRETE SHALL BE CLASS "B", AIR-ENTRAINED AND CONTAIN AN AIR CONTENT OF 6% ±1.5%.
  - CONCRETE SHALL BE STRUCK OFF WITH A TRANSVERSE TEMPLATE AND FINISHED WITH FLOATS AND STRAIGHTEDGES UNTIL A SMOOTH SURFACE HAS BEEN OBTAINED.
  - THE SURFACE SHALL BE FINISHED WITH A WOODEN FLOAT AND BRUSHED WITH A WET, SOFT-HAIRED BRUSH.
  - ALL EDGES SHALL BE FINISHED AND ROUNDED WITH AN EDGING TOOL HAVING A RADIUS OF 1/4 INCH.
  - PREFORMED EXPANSION JOINT FILLER, 1/4" INCH THICK, SHALL BE FORMED AROUND ALL APPURTENANCES, SUCH AS MANHOLES AND UTILITY POLES, EXTENDING INTO OR THROUGH THE CONCRETE.
  - THE SURFACE OF THE CONCRETE SHALL BE SO FINISHED AS TO DRAIN COMPLETELY AT ALL TIMES.
  - 1/2" PREMOULDED BITUMINOUS FIBER EXPANSION JOINTS AT 20 FOOT INTERVALS.
  - 1/2" CONTRACTION JOINTS AT 5 FOOT INTERVALS.

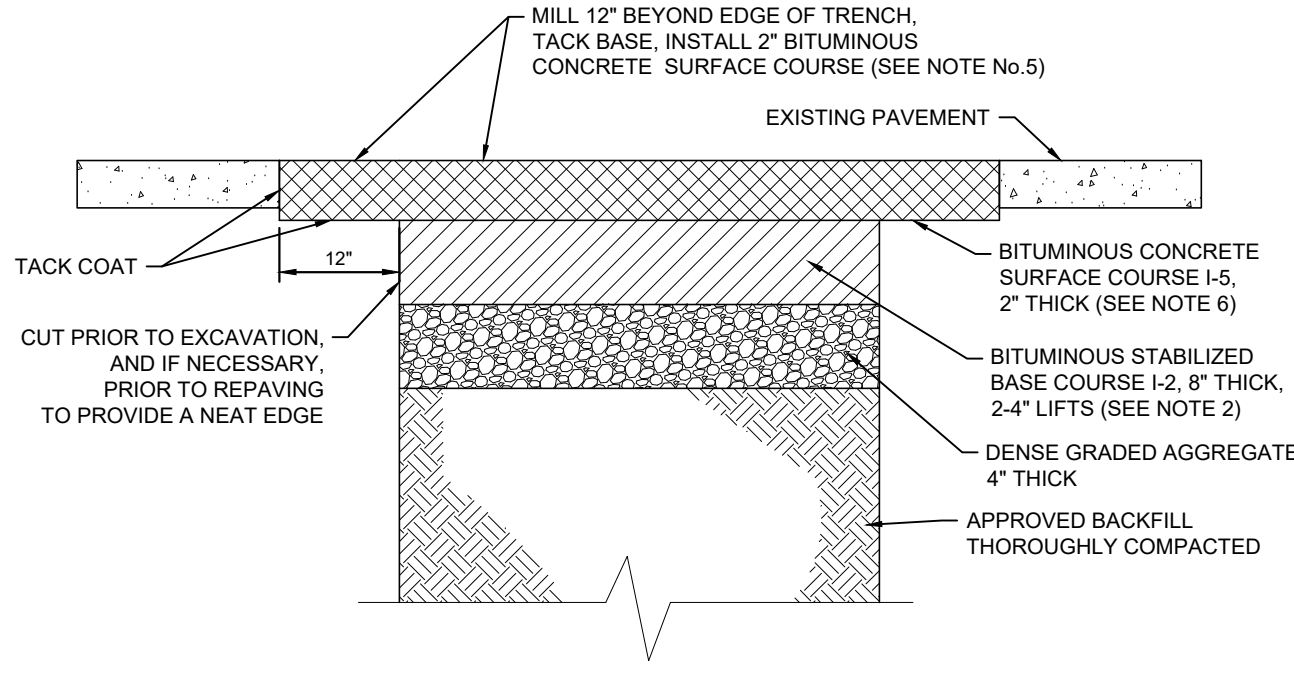
#### CONCRETE SIDEWALK / STANDARD CONCRETE PAD/ TRASH ENCLOSURE/ CONCRETE LOADING DOCK PADDETAIL



- GENERAL NOTES:
- ALL CONCRETE SHALL CONFORM TO 1989 N.J.D.O.T. STANDARD SPEC. FOR ROAD & BRIDGE CONSTRUCTION SECTION 914 CLASS "B" AIR ENTRAINED.
  - EXPANSION JOINTS SHALL BE AT 10' FOOT INTERVALS AND FILLED WITH A HALF INCH THICK, NON-EXTRUDABLE, FIBROUS, BITUMASTIC MATERIAL.
  - ALL CONCRETE WORK SHALL HAVE A WOOD FLOAT AND TRANSVERSE BROOM FINISH. BROOMING SHALL BE DONE BEFORE INITIAL SET USING A STEEL OR BARN BROOM.
  - SUBBASE SHALL BE FIRM AND APPROVED BY THE ENGINEER OR HIS REPRESENTATIVE PRIOR TO POURING.
  - ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO 1989 N.J.D.O.T. STANDARD SPEC.
  - FORMWORK SHALL BE APPROVED BY THE CITY ENGINEER OR HIS REPRESENTATIVE PRIOR TO POURING.
  - THE 6"x8"x18" CROSSSECTION SHALL BE USED FOR ALL DEPRESSED CURB IN ACCORDANCE WITH APPLICABLE SPECIFICATIONS.
  - UNIT PRICE BID SHALL INCLUDE BUT ARE NOT LIMITED TO ALL LABOR, EQUIPMENT, MATERIALS AND TOOLS TO CONSTRUCT THE CURB AS SHOWN AND SPECIFIED ABOVE, IN A WORKMAN LIKE MANNER.
  - PROVIDE 3" THICK, NON-EXTRUDABLE, FIBROUS BITUMASTIC MATERIAL WHERE CURB MEETS SIDEWALK.

#### CONCRETE CURB DETAIL

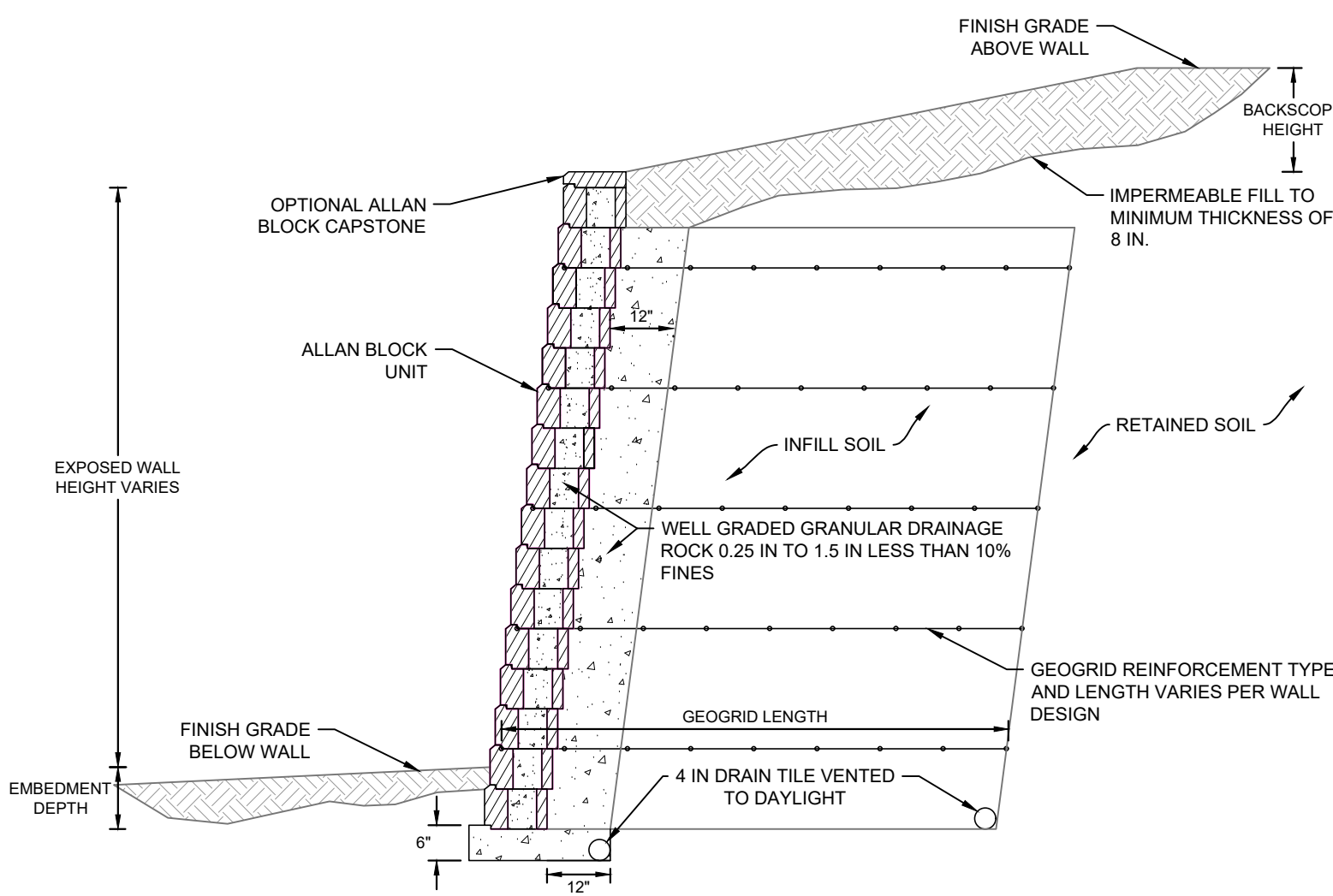
NTS



- NOTES:
- UPON COMPLETION OF PROPER COMPACTION OF BACKFILL, AND EIGHT (8) INCH LAYER, AFTER COMPACTION, OF HOT MIXED BITUMINOUS STABILIZED BASE COURSE (STATE MIX I-2) SHALL BE CONSTRUCTED IN ALL TRENCH AREAS AS WELL AS THOSE AREAS WHERE CONCRETE SLABS WERE REMOVED.
  - BITUMINOUS STABILIZED BASE SHALL BE PLACED IN TWO LIFTS OF FOUR (4) INCHES AND BE THOROUGHLY COMPACTED BY ROLLING. THE TOP SURFACE SHALL BE FLUSH WITH THE ADJACENT PAVEMENT AND BE UNIFORMLY CONTOURED TO CONFORM WITH THE EXISTING SURROUNDING SURFACE.
  - THE BITUMINOUS STABILIZED BASE SHALL REMAIN IN PLACE UNTIL ANY RESIDUAL SETTLEMENT TAKES PLACE. DURING THIS PERIOD THE PERMITTEE SHALL ASSURE ADEQUATE MAINTENANCE OF THE PAVEMENT SURFACE. IF NECESSARY, ADDITIONAL THICKNESS OF BITUMINOUS STABILIZED BASE SHALL BE PLACED TO MAINTAIN THE ABOVE MENTIONED SURFACE REQUIREMENTS.
  - AFTER A REASONABLE SETTLEMENT PERIOD, TO BE DETERMINED BY THE TOWNSHIP ENGINEER, A TWO (2) INCH (AVERAGE DEPTH) SURFACE COURSE OF F.A.B.C. - 1 PAVEMENT (STATE MIX I-5) SHALL BE PLACED OVER THE ENTIRE AREA OF STABILIZED BASE.
  - PRIOR TO THE APPLICATION OF THE SURFACE COURSE THE ENTIRE AREA OF STABILIZED BASE INCLUDING TWELVE (12) INCHES OF ALL AREAS OF SURROUNDING PAVEMENT SHALL BE MILLED BY A MILLING MACHINE (SELF PROPELLED, POWER OPERATED PLANING, GRINDING OR CUTTING MACHINE) TO A MINIMUM DEPTH OF 2".
  - THE RESULTING MILLED SURFACE SHALL THEN BE SWEEPED AND TACK COAT MATERIAL SHALL BE APPLIED BEFORE THE TWO (2) INCH SURFACE COURSE IS APPLIED. THIS COURSE SHALL BE THOROUGHLY COMPACTED FLUSH WITH THE SURROUNDING SURFACE BY ROLLING AND BE UNIFORMLY CONTOURED TO THE ADJACENT PAVEMENT.

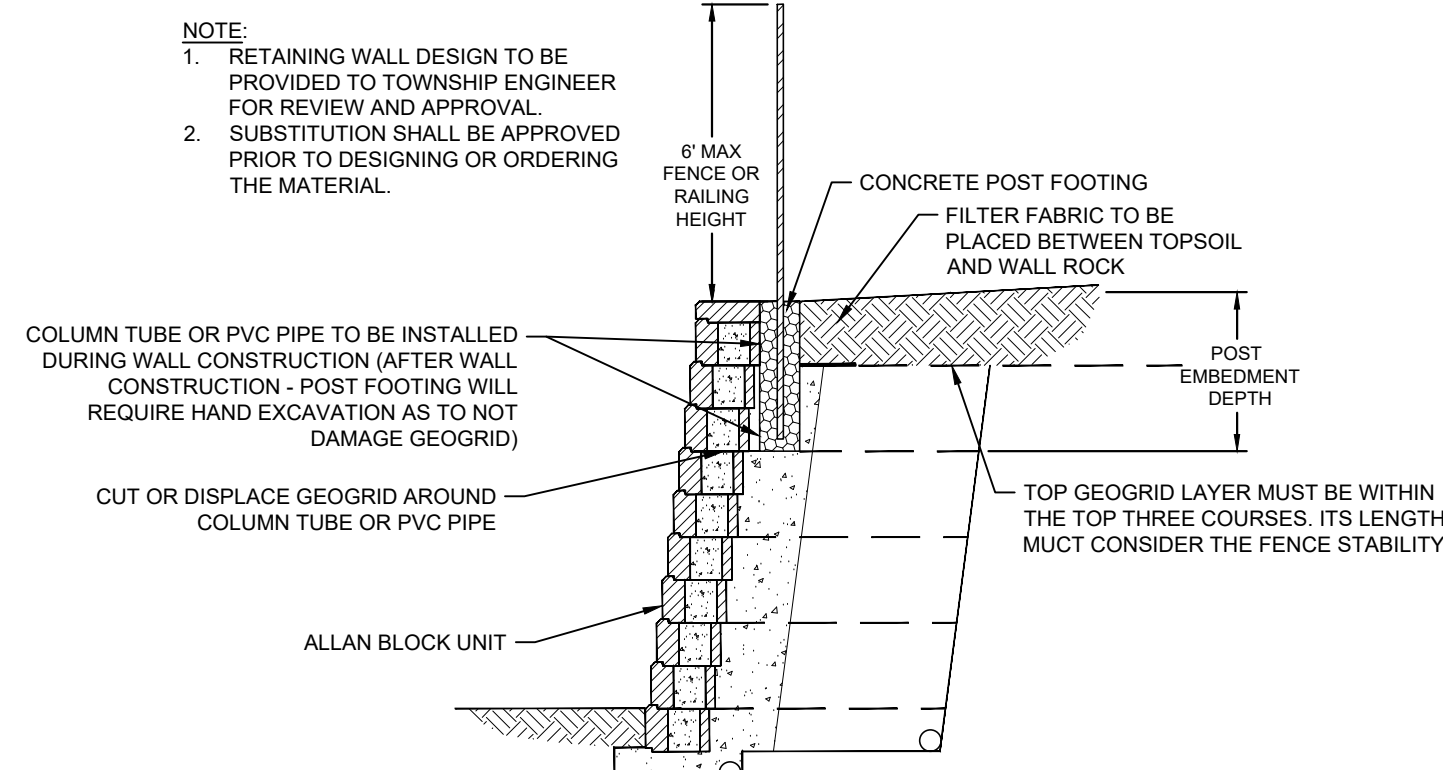
#### TYPICAL TRENCH AND PAVEMENT REPAIR DETAIL

NTS



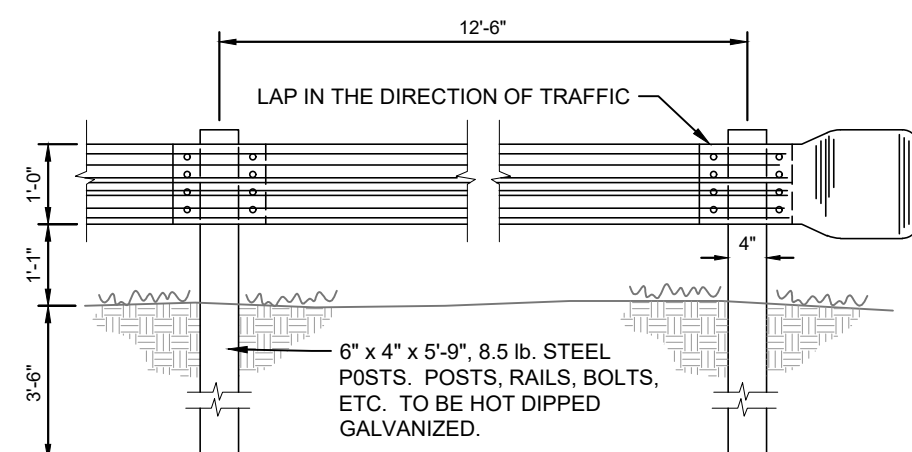
#### MODULAR BLOCK RETAINING WALL TYPICAL

NTS



#### RETAINING WALL WITH FENCE OR RAIL

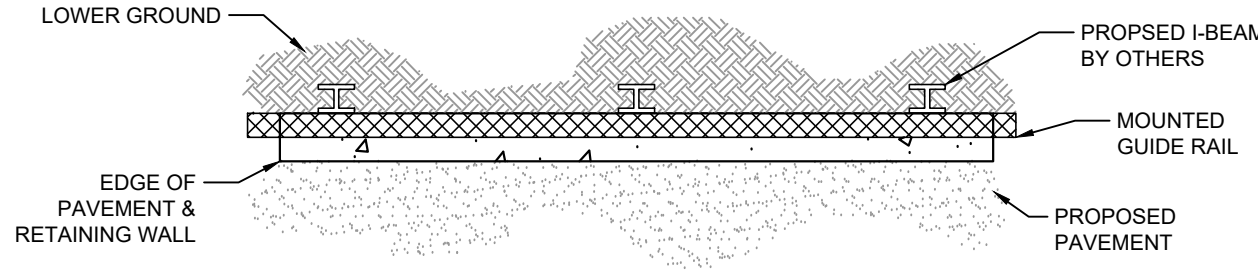
NTS



NOTE: SEE D.O.T. SPECIFICATIONS AND DETAILS FOR EXACT DIMENSIONS AND LATEST END SECTION DESING STANDARDS.

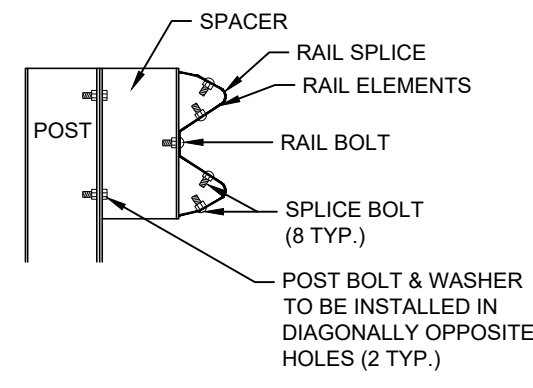
#### STEEL GUIDERAIL

NTS

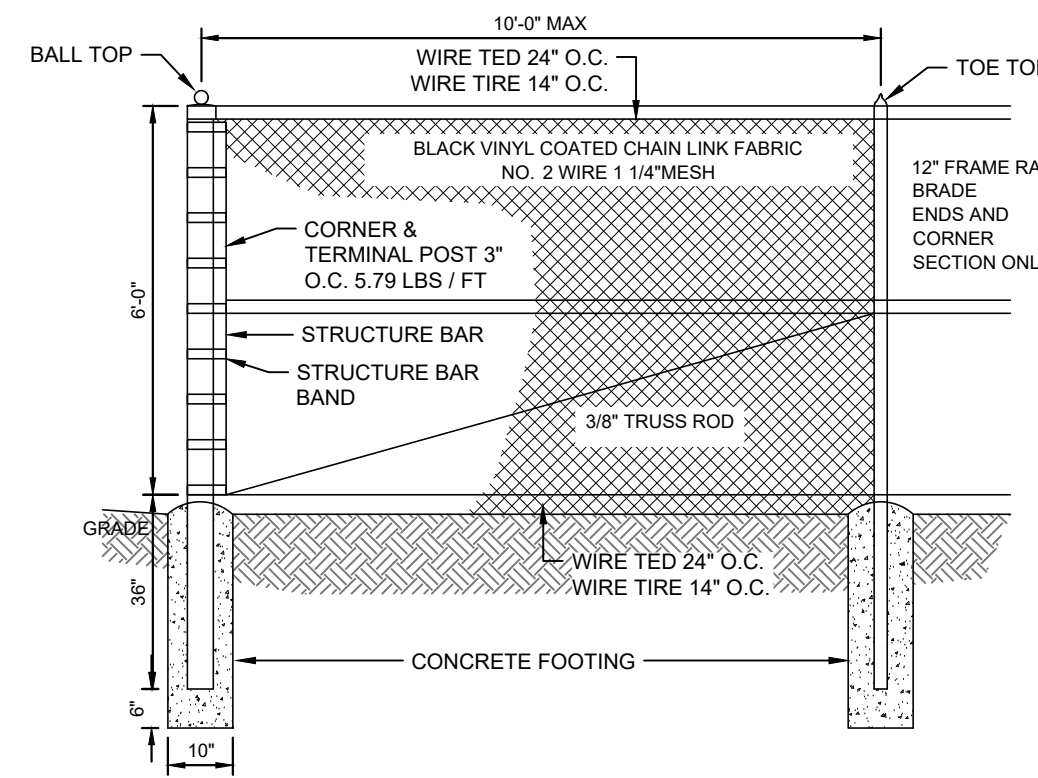


#### TOP VIEW

NTS



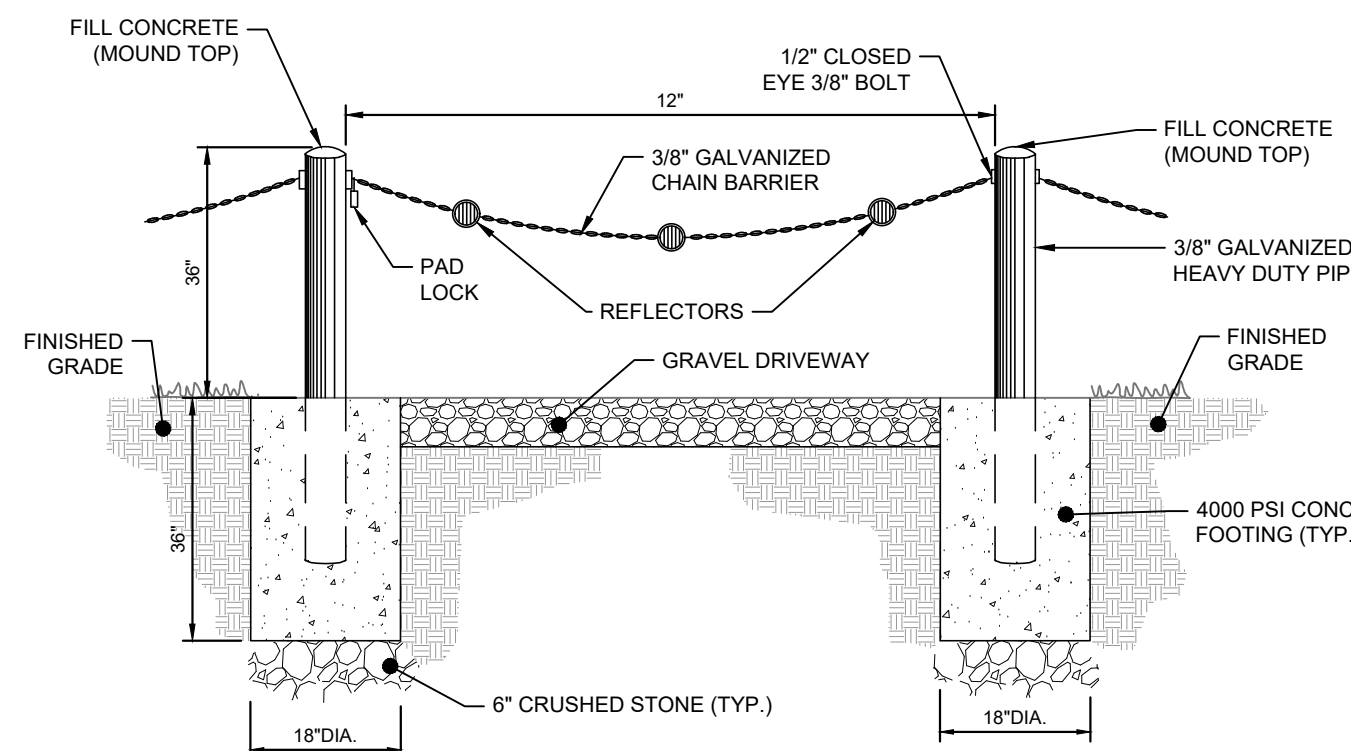
#### BEAM GUIDE RAIL ASSEMBLY



- NOTE:  
1. FENCE TO BE ENTIRELY BLACK, INCLUDING ALL POSTS, RAILS, MESH AND HARDWARE.

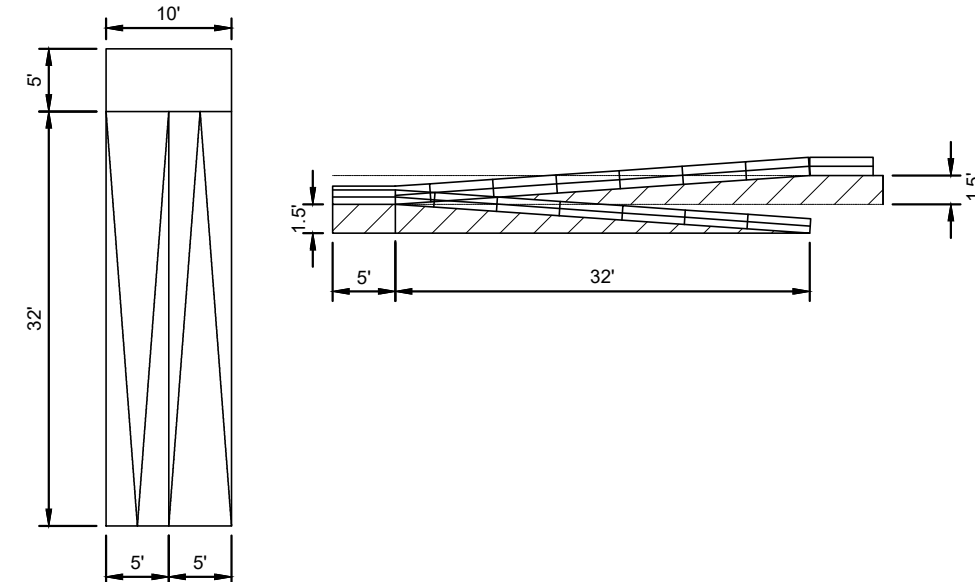
#### 6' CHAIN LINK FENCE DETAIL

NTS



#### DRIVEWAY BOLLARDS AND CHAIN

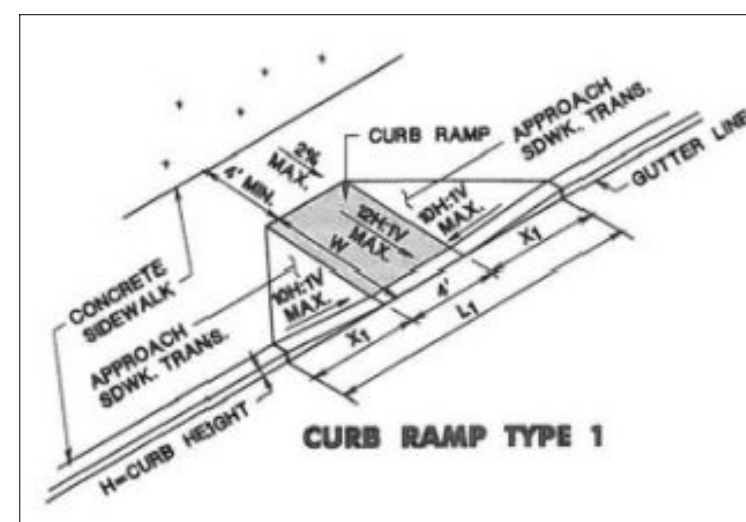
NTS



- NOTES:
- SLOPE 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
  - 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%) (1.5% MAX. FOR NEW CONSTRUCTION)

#### SWITCHBACK RAMP DETAIL

NTS



#### HANDICAP RAMP DETAIL

NTS

CURB RAMP TYPE 1				
H INCHES	R1 FEET	L1 FEET	W FEET	
2	2.5	9.0	3	
4	3.3	10.6	4	
6	4.2	12.4	6	
8	5.0	14.0	8	
10	5.8	15.6	10	
12	6.7	17.4	12	
14	7.5	19.0	14	

- REVISIONS
- 10/10/2025 REVISED FOR PSEG POLE RELOCATION REQS.
  - 12/12/2025 REVISED PER NJDEP REVIEW.

GREGORY J. REDINGTON, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER, LIC. NO. 37543

#### 300- 356 ENTERPRISE AVE

BLOCK 23203, LOT 1  
BLOCK 23102, LOTS 2 & 9  
CITY OF TRENTON

BLOCK 602, LOTS 1 & 2  
TOWNSHIP OF LAWRENCE

MERCER COUNTY  
NEW JERSEY

300-356 ENTERPRISE AVE, TRENTON

#### CONSTRUCTION DETAILS 1

**REDCOM**  
DESIGN & CONSTRUCTION LLC

STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION  
24GA0221900 & 21AC00094500

433 NORTH AVE EAST  
WESTFIELD, NJ 07090

T. 908.233.4030  
F. 908.233.8857

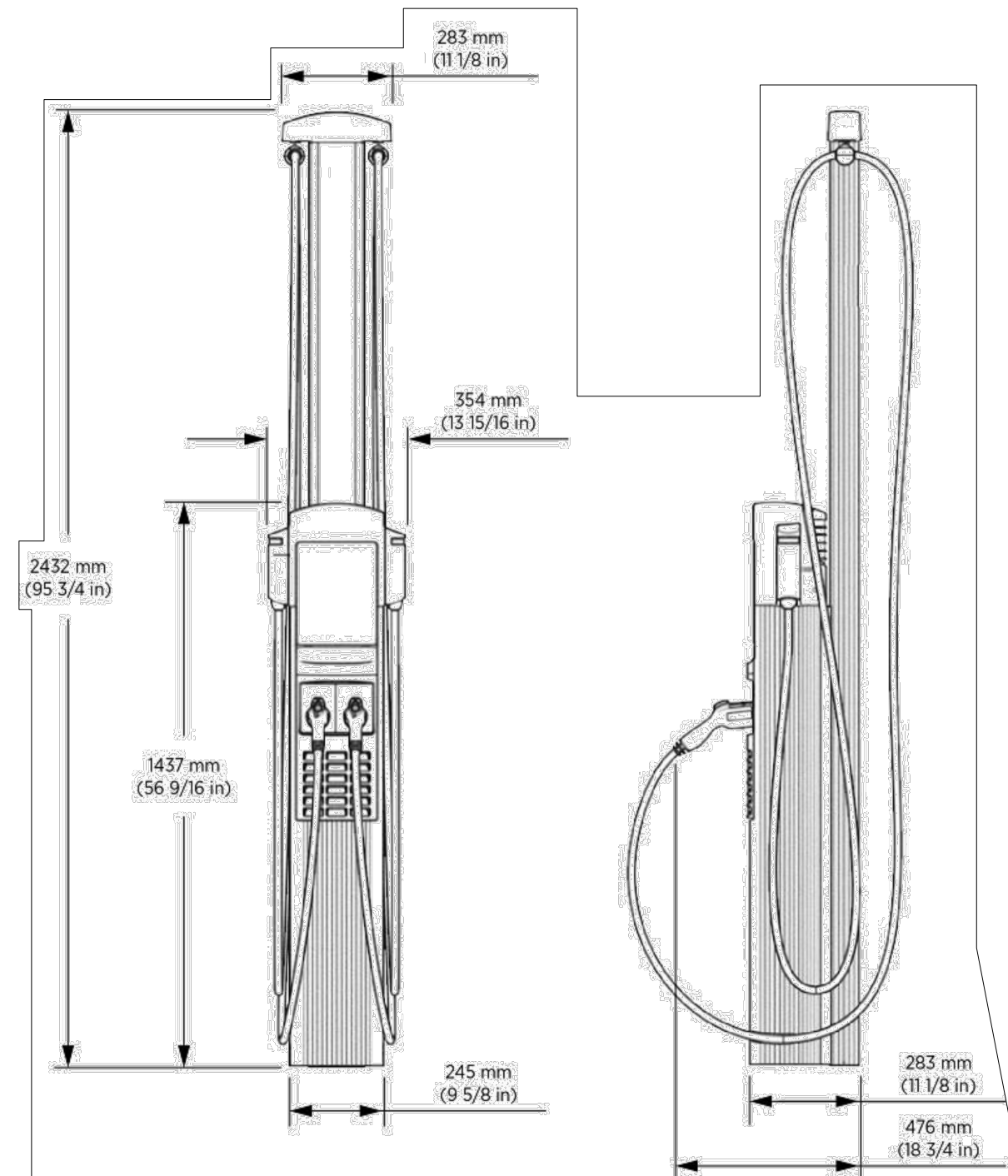
DRAWN: WWH  
CHECKED: JAT

DATE: 07/15/2025  
SCALE: 1"=60'

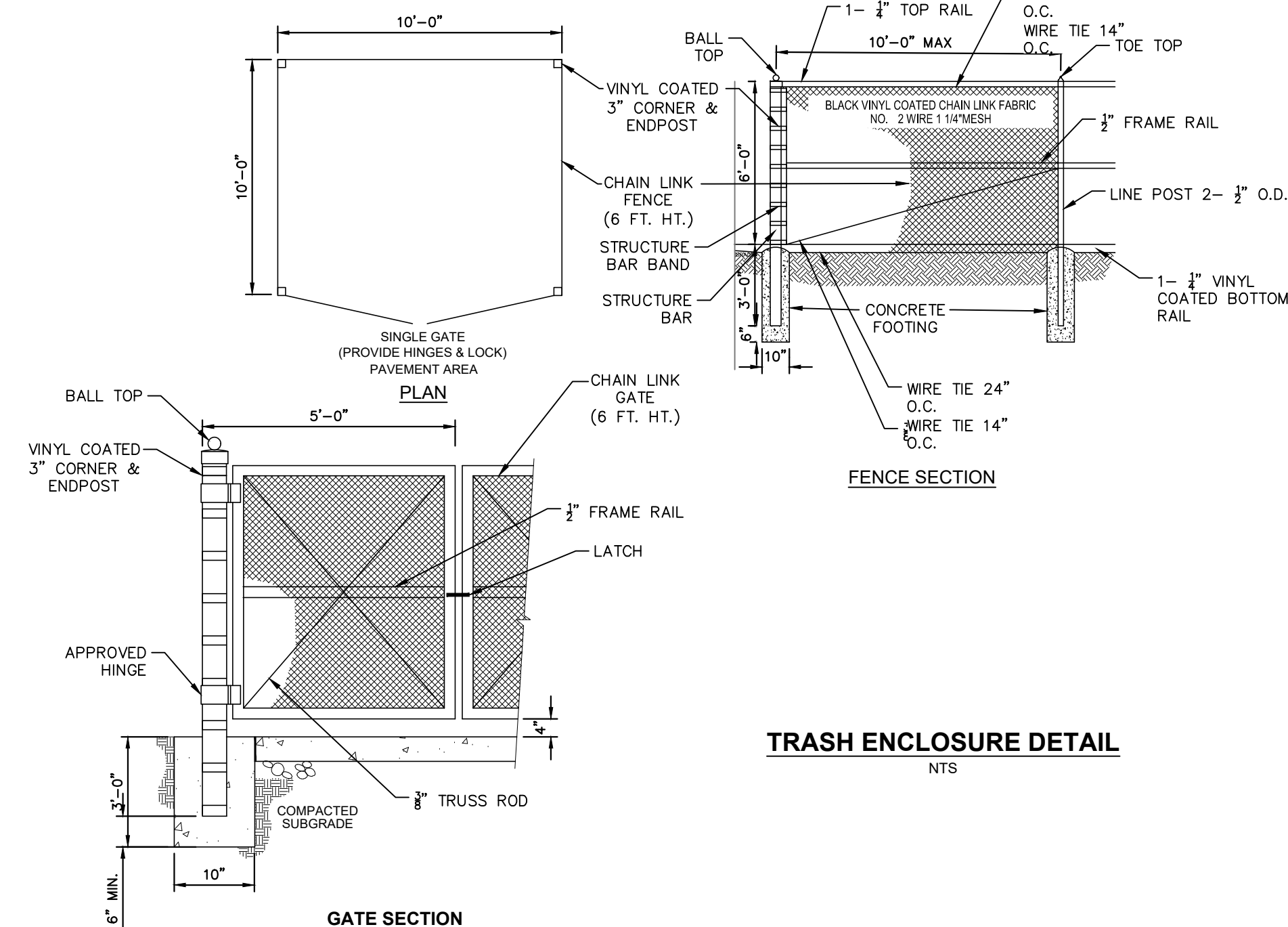
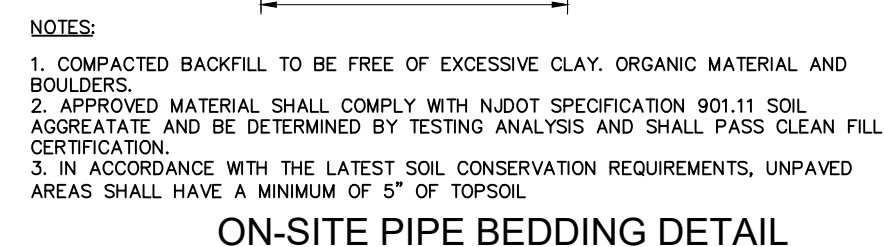
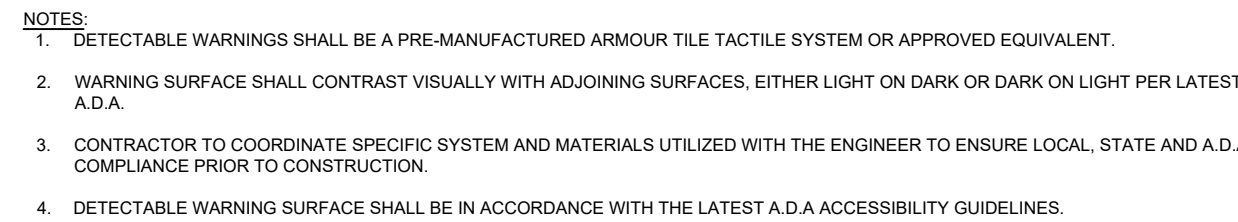
12

WWW.REDCOMLLC.COM





Feature	Description
Number of ports	Dual, single
Mounting options	Pedestal, wall
Cable length	23 ft. (7 m)



REVISIONS	
1.	10/10/2025 REVISED FOR PSEG POLE RELOCATION REQ.

GREGORY J. REDINGTON, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER LIC. No. 37543

**300- 356  
ENTERPRISE AVE  
BLOCK 23203, LOT 1  
BLOCK 23102, LOTS 2 & 9  
CITY OF TRENTON  
  
BLOCK 602, LOTS 1 & 2  
TOWNSHIP OF LAWRENCE  
  
MERCER COUNTY  
NEW JERSEY  
  
300-356 ENTERPRISE AVE, TRENTON**

## CONSTRUCTION DETAILS 2

**REDCOM**  
DESIGN & CONSTRUCTION LLC

STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION  
24GA28221900 & 21AC00094500

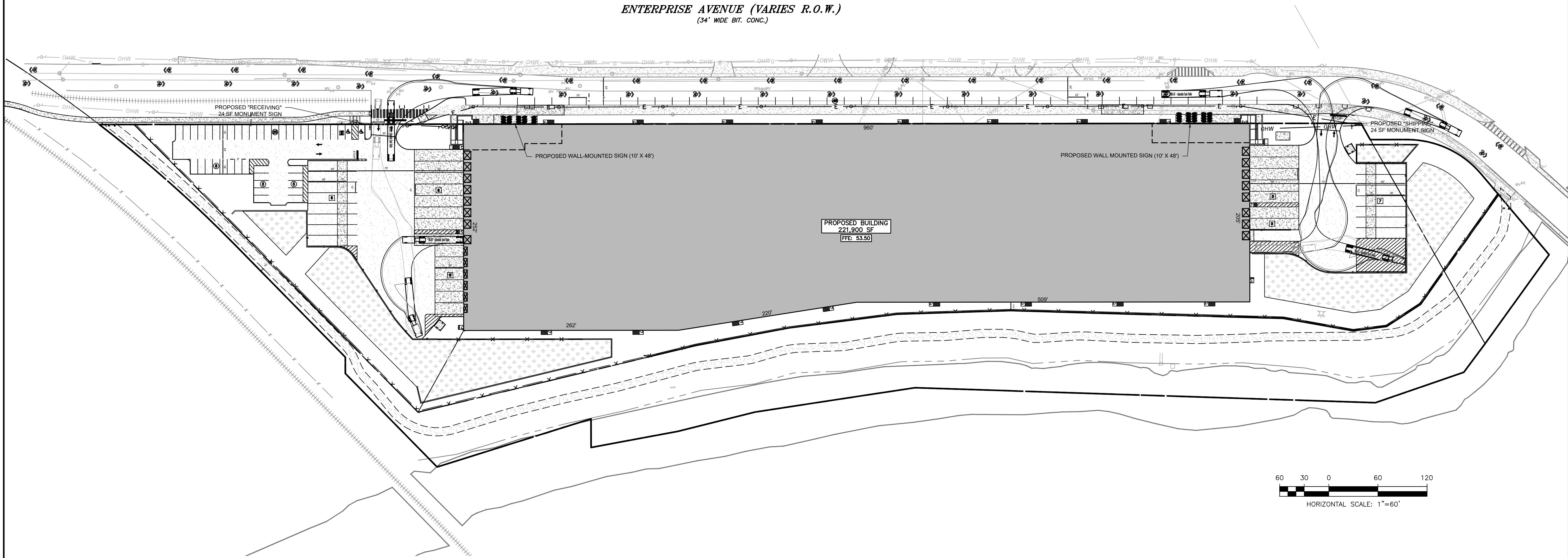
433 NORTH AVE EAST WESTFIELD, NJ 07090	DRAWN: WMH CHECKED: JAT
T. 908.233.4030 F. 908.233.8837	DATE: 07/15/2025 SCALE: 1"=60'

13

13



S:_005\2505-31CENTR - 310-356 ENTERPRISE AVE. TRENTON\ENGINEERING\SITE PLANS\CAD FILES



REVISIONS  
1. 10/10/2025 REVISED FOR PSEG POLE RELOCATION REQ.

GREGORY J. REDINGTON, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER, L.C. NO. 37543

**300- 356  
ENTERPRISE AVE**  
BLOCK 23203, LOT 1  
BLOCK 23102, LOTS 2 & 9  
CITY OF TRENTON  
BLOCK 602, LOTS 1 & 2  
CITY OF LAWRENCE  
MERCER COUNTY  
NEW JERSEY  
300-356 ENTERPRISE AVE, TRENTON

**CIRCULATION  
PLAN**

**REDCOM**  
DESIGN & CONSTRUCTION LLC

STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION  
24GA28221900 & 21ACD0094500

433 NORTH AVE EAST  
WESTFIELD, NJ 07090  
T. 908.233.4030  
F. 908.233.8837  
DRAWN: WMH  
CHECKED: JAT  
DATE: 07/15/2025  
SCALE: 1"=60'

**S-1**

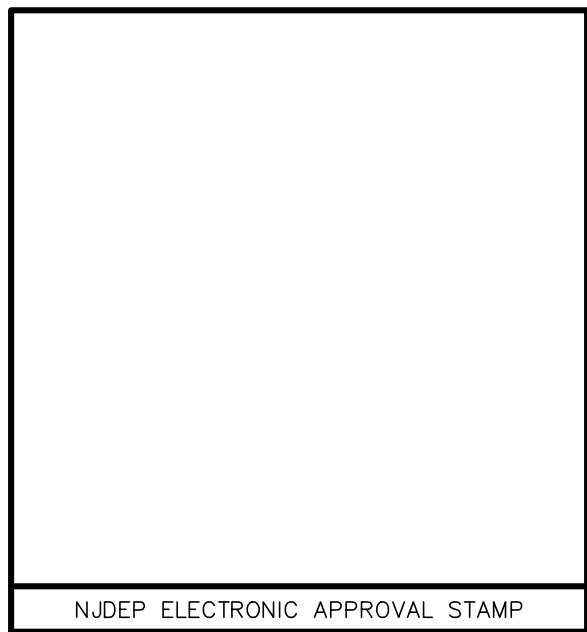
WWW.REDCOMLLC.COM



S:\JOBS\2505-31\ENTR - 310-356 ENTERPRISE AVE. TRENTON\ENGINEERING\MISC. FILES\WETLANDS PLAN



WETLANDS		
Line #	Length	Direction
L1	47.27'	N39° 08' 42"E
L2	75.87'	N31° 05' 29"E
L3	65.75'	N33° 54' 10"E
L4	68.68'	N35° 39' 27"E
L5	98.51'	N33° 07' 11"E
L6	65.92'	N41° 09' 58"E
L7	49.77'	N32° 15' 12"E
L8	64.18'	N46° 01' 00"E
L9	67.62'	N38° 17' 13"E
L10	53.30'	N47° 11' 35"E
L11	45.81'	N43° 19' 25"E
L12	31.51'	N47° 42' 09"E
L13	30.76'	N60° 48' 27"E
L14	58.64'	N44° 15' 54"E
L15	60.20'	N50° 53' 41"E
L16	83.48'	N49° 03' 59"E
L17	54.45'	N46° 17' 39"E
L18	76.46'	N52° 48' 24"E
L19	60.86'	N59° 44' 53"E
L20	60.59'	N41° 33' 31"E
L21	73.80'	N14° 51' 59"E
L22	75.86'	N5° 23' 24"W
L23	60.47'	N4° 23' 05"W
L24	25.60'	N19° 02' 14"W



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

VERTICAL DATUM AS SHOWN IS BASED ON NAVD 88 REFERENCE.



GREGORY J. REDINGTON, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER, L.C. NO. 37543

300- 356  
ENTERPRISE AVE

BLOCK 23203, LOT 1  
BLOCK 23102, LOTS 2 & 9  
CITY OF TRENTON

BLOCK 602, LOTS 1 & 2  
CITY OF LAWRENCE

MERCER COUNTY  
NEW JERSEY

300-356 ENTERPRISE AVE, TRENTON

WETLANDS LOI  
PLAN

**REDCOM**  
DESIGN & CONSTRUCTION LLC

STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION  
24GA28221900 & 21AC00094500

433 NORTH AVE EAST  
WESTFIELD, NJ 07090  
T. 908.233.4030  
F. 908.233.8837

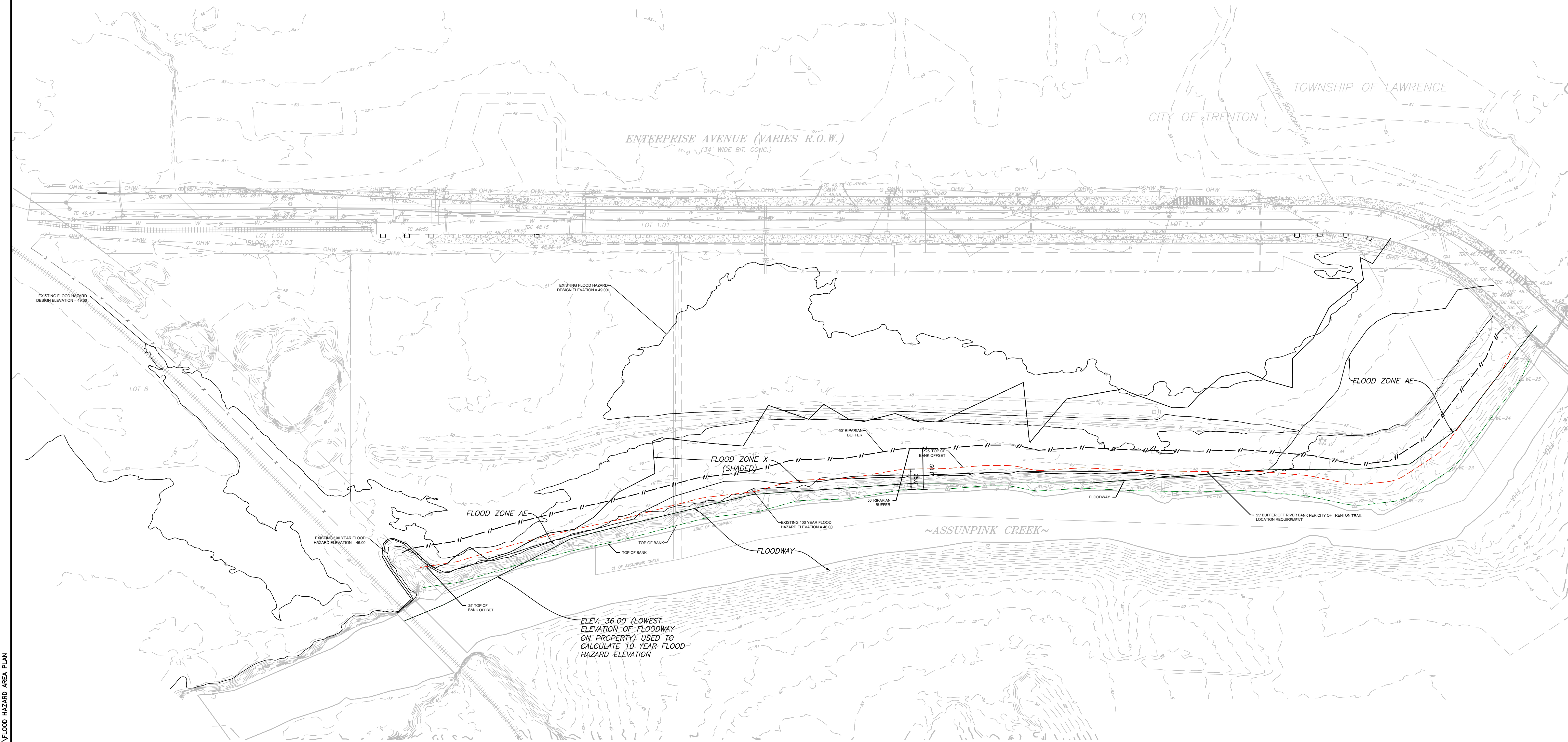
DRAWN: WMH  
CHECKED: JAT  
DATE: 09/03/2025  
SCALE: 1"=60'

WWW.REDCOMLLC.COM

W-1



S:\JOBS\2505-310ENTR - 310-356 ENTERPRISE AVE. TRENTON\ENGINEERING\MISC. FILES\FLOOD HAZARD AREA PLAN



FLOOD HAZARD AREA NOTES

1. A PORTION OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN THE FLOOD HAZARD AREA ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONSULT WMNJ.GOV/DEP/LANDUSE OR CONTACT THE DIVISION OF LAND USE AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE.
2. THE FLOOD HAZARD AREA IS ASSOCIATED WITH ASSUNPINK CREEK, WHICH IS CLASSIFIED AS STATE OPEN WATERS AT THIS LOCATION.
3. THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION IS 49.00 IN NAVD88. THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION (FHA DFE) WAS DETERMINED BY FEMA FLUVIAL METHOD (METHOD 3) AS DETERMINED IN N.J.A.C. 7:13-3.4.

FLOOD HAZARD AREA REFERENCES

1. FEMA FLOOD INSURANCE RATE MAP NUMBER 34021C00226F, EFFECTIVE 07/20/2016.

WETLANDS LIMITS NOTE

1. NO WETLANDS OCCUR ON SITE AND THE DELINEATION REPRESENTS THE LIMITS OF THE TOP OF BANK.



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

VERTICAL DATUM AS SHOWN IS BASED ON NAVD 88 REFERENCE.

REVISIONS		
1.	10/10/2025	REVISED FOR PSEG POLE RELOCATION REQ.
2.	12/12/2025	REVISED PER NJDEP REVIEW.

  
GREGORY J. REDINGTON, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER, LIC. NO. 37543

300- 356  
ENTERPRISE AVE  
BLOCK 23203, LOT 1  
BLOCK 23102, LOTS 2 & 9  
CITY OF TRENTON  
BLOCK 602, LOTS 1 & 2  
TOWNSHIP OF LAWRENCE  
MERCER COUNTY  
NEW JERSEY  
300-356 ENTERPRISE AVE, TRENTON

FLOOD HAZARD  
EXISTING  
CONDITIONS PLAN



STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION  
24GA28221900 & 21AC00094500

433 NORTH AVE EAST  
WESTFIELD, NJ 07090  
T. 908.233.4030  
F. 908.233.8837  
DRAWN: WMH  
CHECKED: JAT  
DATE: 07/15/2025  
SCALE: 1"=60'

WWW.REDCOMLLC.COM

F1



S:\JOBS\2505-310ENTR - 310-356 ENTERPRISE AVE. TRENTON ENGINEERING MISC. FILES\FLOOD HAZARD AREA PLAN

#### FLOOD HAZARD AREA NOTES

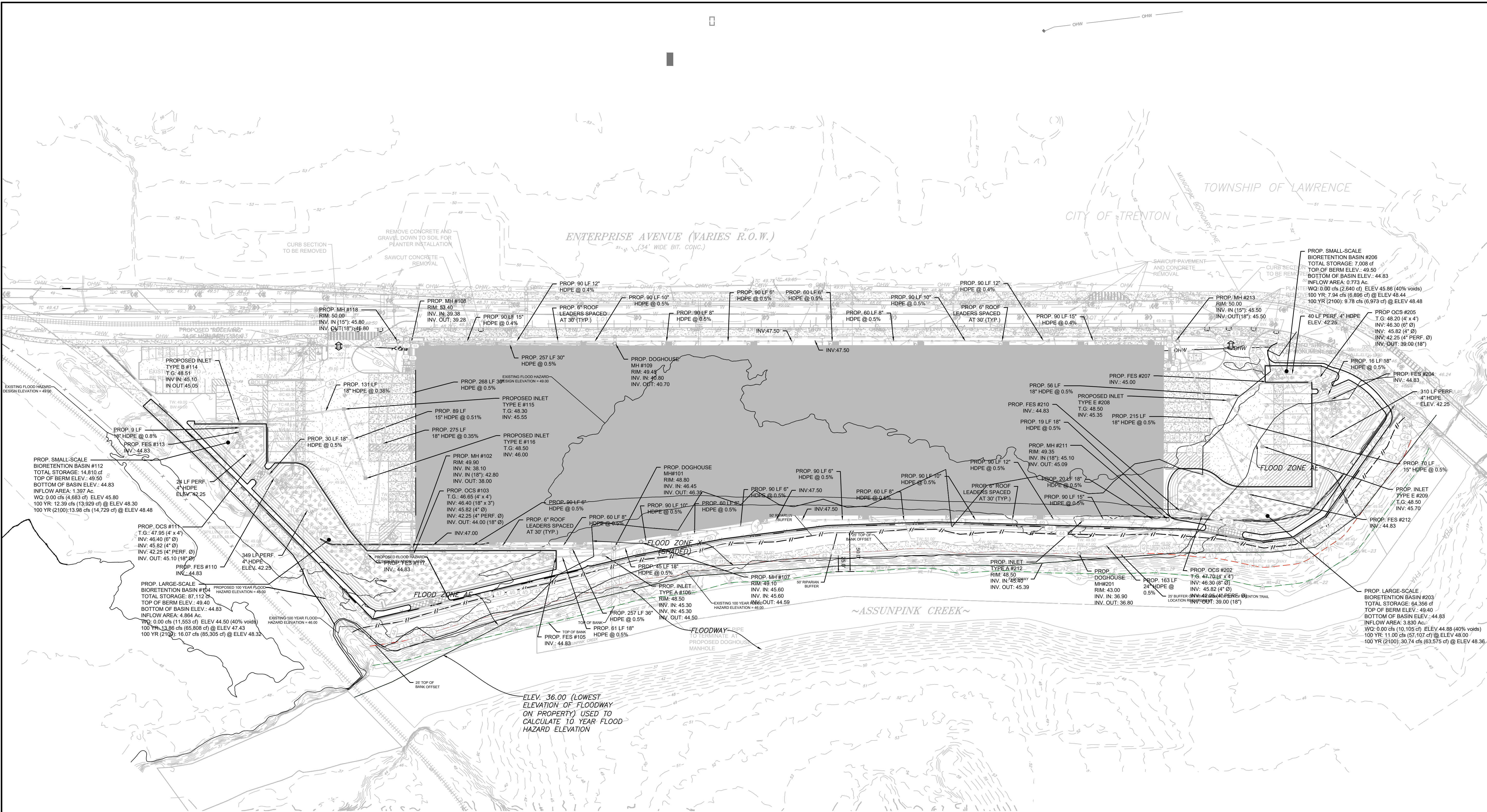
- A PORTION OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN THE FLOOD HAZARD AREA ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONSULT [WWW.NJ.GOV/DEP/LANDUSE](http://WWW.NJ.GOV/DEP/LANDUSE) OR CONTACT THE DIVISION OF LAND USE AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE.
- THE FLOOD HAZARD AREA IS ASSOCIATED WITH ASSUNPINK CREEK, WHICH IS CLASSIFIED AS STATE OPEN WATERS AT THIS LOCATION.
- THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION IS 49.00 IN NAVD88. THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION (FHA DFE) WAS DETERMINED BY FEMA FLUVIAL METHOD (METHOD 3) AS DETERMINED IN N.J.A.C. 7:13-3.4.

#### FLOOD HAZARD AREA REFERENCES

- FEMA FLOOD INSURANCE RATE MAP NUMBER 34021C00226F, EFFECTIVE 07/20/2016.

#### WETLANDS LIMITS NOTE

- NO WETLANDS OCCUR ON SITE AND THE DELINEATION REPRESENTS THE LIMITS OF THE TOP OF BANK.



VERTICAL DATUM AS SHOWN IS BASED ON NAVD 88 REFERENCE.

REVISIONS	
1.	10/10/2025 REVISED FOR PSEG POLE RELOCATION REQS.
2.	12/12/2025 REVISED PER NJDEP REVIEW.

GREGORY J. REDINGTON, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER, LIC. NO. 37543

300- 356  
ENTERPRISE AVE  
BLOCK 23203, LOT 1  
BLOCK 23102, LOTS 2 & 9  
CITY OF TRENTON  
BLOCK 602, LOTS 1 & 2  
TOWNSHIP OF LAWRENCE  
MERCER COUNTY  
NEW JERSEY  
300-356 ENTERPRISE AVE, TRENTON

#### PROPOSED FLOOD HAZARD AREA PLAN

**REDCOM**  
DESIGN & CONSTRUCTION LLC

STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION  
24GA0221900 & 21AC00094500

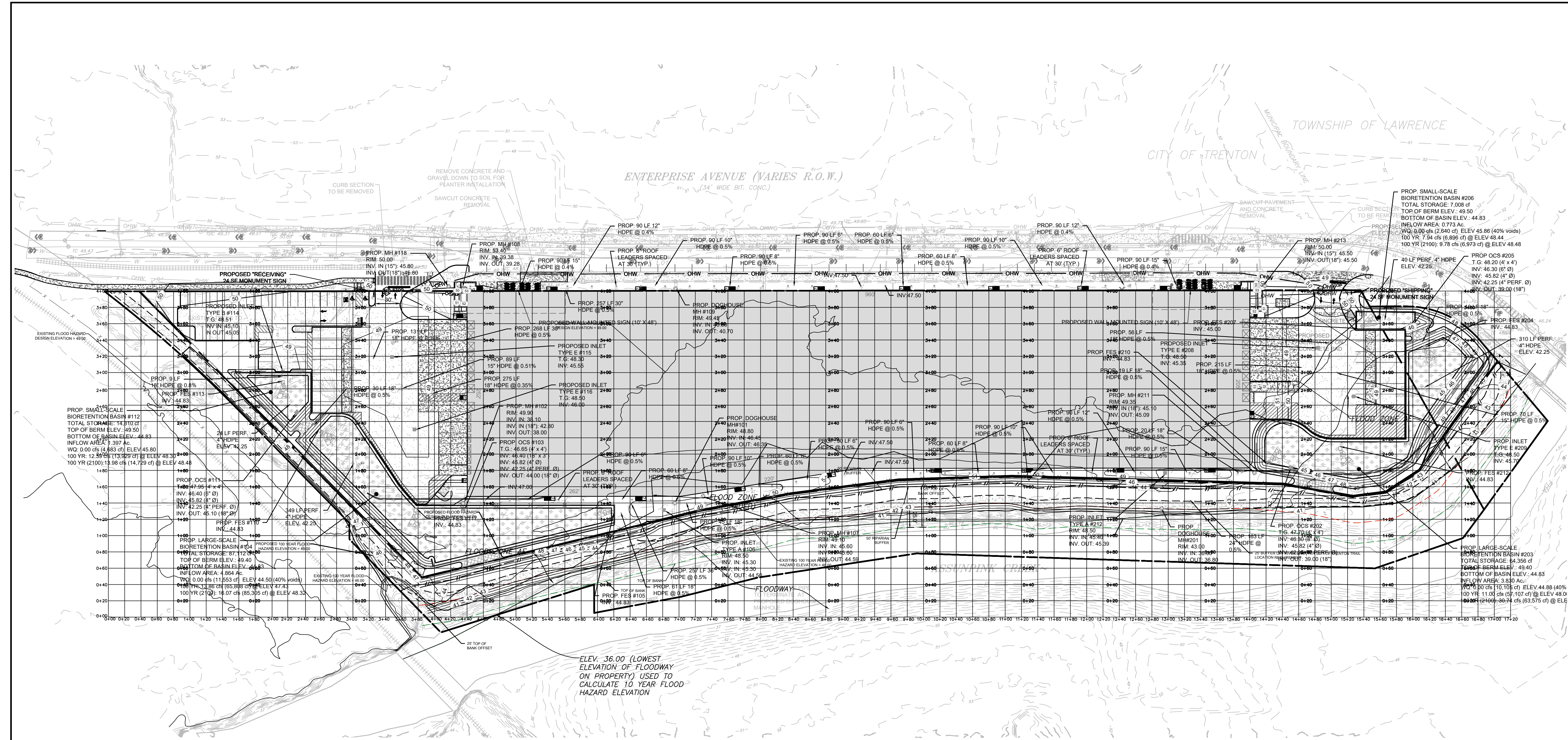
433 NORTH AVE EAST  
WESTFIELD, NJ 07090  
T. 908.233.4030  
F. 908.233.8837  
DRAWN: WMH  
CHECKED: JAT  
DATE: 07/15/2025  
SCALE: 1"=60'

WWW.REDCOMLLC.COM

F2



S:\JOBS\2505-31\ENTERPRISE AVE. TRENTON\ENGINEERING\MISC. FILES\FLOOD HAZARD AREA PLAN



VOLUME BETWEEN EXISTING AND PROPOSED GRADE (BETWEEN FLOOD HAZARD DESIGN ELEVATION OF 49.00' AND 10 YEAR FHA ELEVATION OF 42.50):

CUT: 7,376 CY  
FILL: 5,814 CY

TOTAL: **NET CUT: 2,379 CY**

VOLUME BETWEEN EXISTING AND PROPOSED GRADE (BELOW 10 YEAR FHA ELEVATION OF 42.50):

CUT: 785 CY  
FILL: 4 CY

TOTAL: **NET CUT: 781 CY**



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

VERTICAL DATUM AS SHOWN IS BASED ON NAVD 88 REFERENCE.

REVISIONS		
1.	10/10/2025	REVISED FOR PSEG POLE RELOCATION REQS.
2.	12/12/2025	REVISED PER NJDEP REVIEW.

GREGORY J. REDINGTON, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER, LIC. NO. 37543

**300- 356  
ENTERPRISE AVE**  
BLOCK 23203, LOT 1  
BLOCK 23102, LOTS 2 & 9  
CITY OF TRENTON  
BLOCK 602, LOTS 1 & 2  
TOWNSHIP OF LAWRENCE  
MERCER COUNTY  
NEW JERSEY  
300-356 ENTERPRISE AVE, TRENTON

**FLOOD HAZARD  
VOLUME ANALYSIS**

**REDCOM**  
DESIGN & CONSTRUCTION LLC

STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION  
24GA0221900 & 21AC00094500

433 NORTH AVE EAST  
WESTFIELD, NJ 07090  
T. 908.233.4030  
F. 908.233.8837  
DRAWN: WMH  
CHECKED: JAT  
DATE: 07/15/2025  
SCALE: 1"=60'

WWW.REDCOMLLC.COM

**F3**