

MINOR SITE PLAN

ELSA VEHICLE STORAGE BUILDING

600 WHITEHEAD ROAD
BLOCK 1202, LOT 2



REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD
CHERRY HILL, NJ 08003
(856) 795-9595, FAX (856) 795-1882
WEB ADDRESS: RVE.COM
Certification of Authorization: 24 GA 28003300
Excellence • Innovation • Service

DATE: 09-03-2024

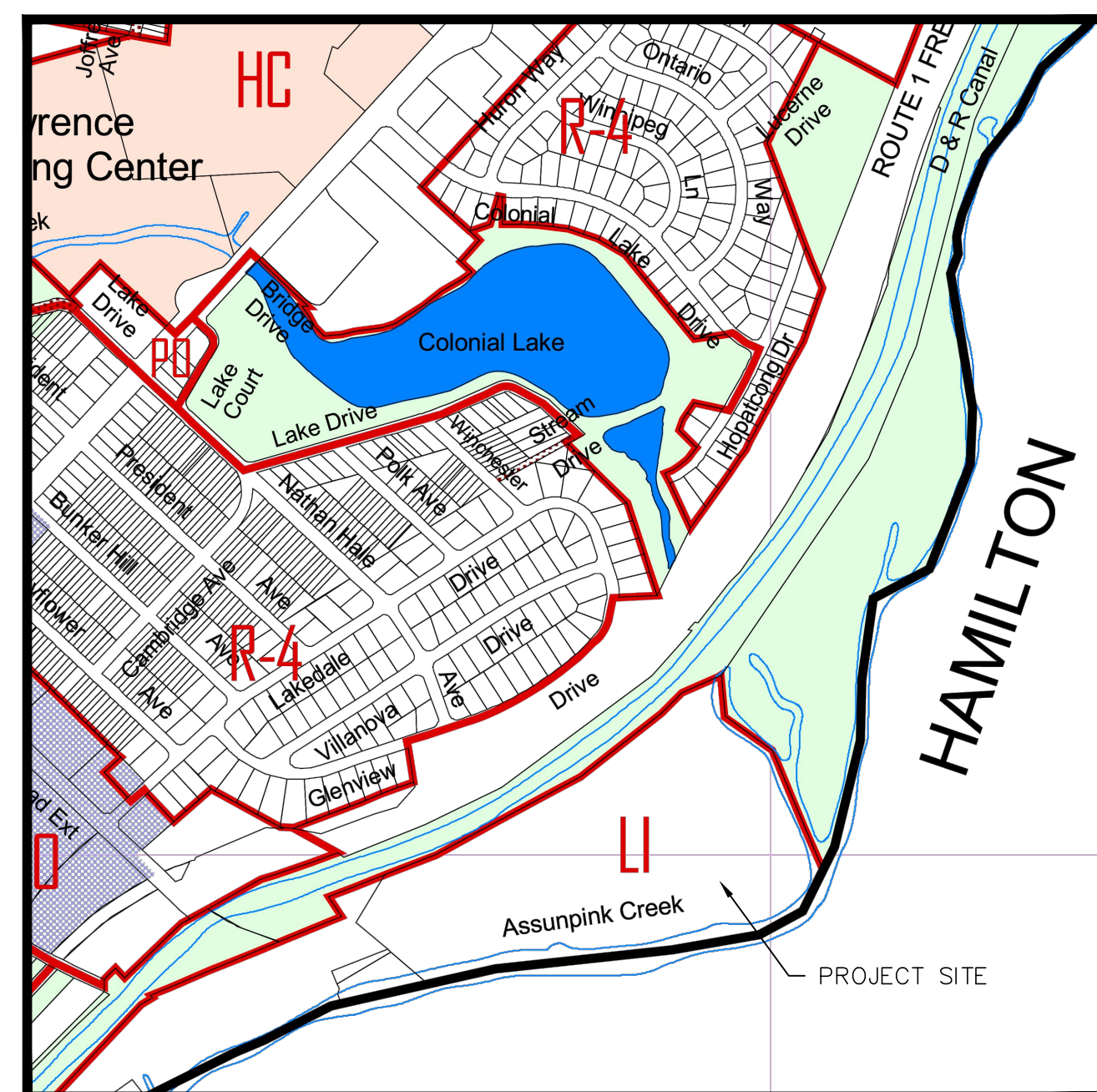
DENNIS K. YODER
NJ PROFESSIONAL ENGINEER LIC. No. 31686

DATE: 09-03-2024

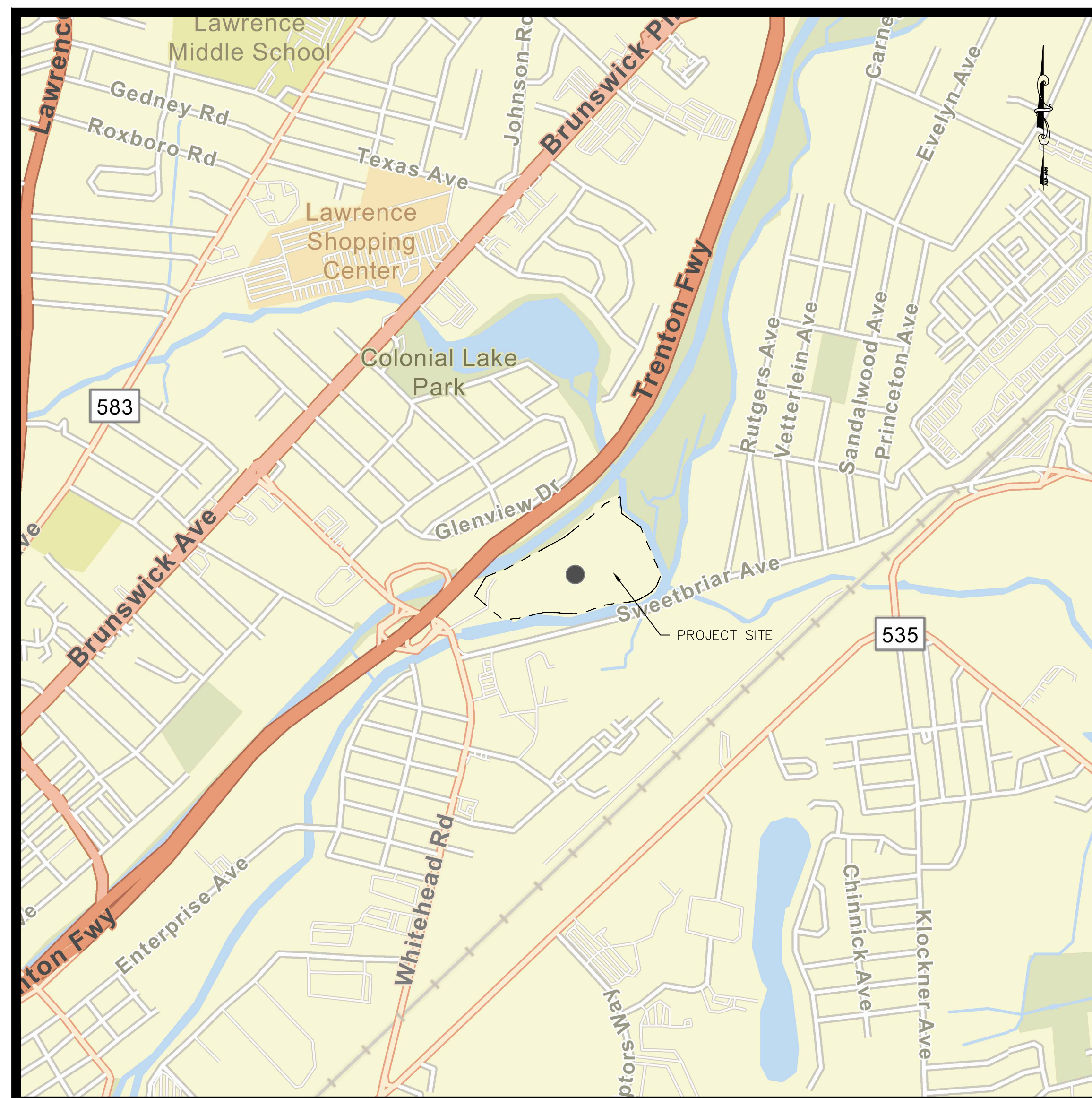
JESSICA D. HAUBER
NJ PROFESSIONAL ENGINEER LIC. No. 51487

PLANS WHICH DO NOT BEAR AN EMBOSSED SEAL ARE NOT VALID.

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ZONING MAP
APPROXIMATE SCALE: N.T.S.



PROJECT LOCATION MAP
APPROXIMATE SCALE: 1" = 1,000'

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C-15	CONSTRUCTION DETAILS

OWNER & APPLICANT:
EWING LAWRENCE SEWAGE AUTHORITY
600 WHITEHEAD ROAD
LAWRENCE TOWNSHIP, NJ 08648
609-587-9595
ELSA@RCN.COM

APPROVED BY THE LAWRENCE TOWNSHIP PLANNING BOARD:

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

ADMINISTRATIVE OFFICER _____ DATE _____

MUNICIPAL ENGINEER _____ DATE _____

AFFIDAVIT OF OWNERSHIP:

OWNER _____ DATE _____

NO.	REVISION	DATE	BY	CHK
3	PER TOWNSHIP CHECKLIST	10/22/24	JAC	DY
2	PER NJ DEP COMMENTS	10/22/24	JAC	DY
1	PER ELSA PRE REVIEW	10/22/24	JAC	DY
1	PER ELSA PRE REVIEW	09/24/24	JAC	DY

TITLE SHEET

EWING LAWRENCE SEWAGE AUTHORITY
MINOR SITE PLAN - ELSA VEHICLE STORAGE BUILDING
600 WHITEHEAD ROAD; BLOCK 1202, LOT 2
TOWNSHIP OF LAWRENCE MERCER COUNTY NEW JERSEY

DRAWN BY:	DESIGN BY:	CHECKED BY:	SCALE:
A.C.F.	J.D.H.	J.D.H.	AS NOTED
DATE:	DATE:	SHEET No.:	
05/16/2024		C-1	
JOB No.:			
1102M026			

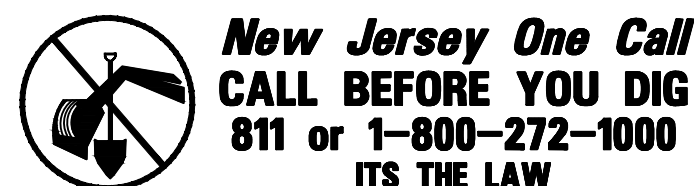
THE ELECTRONIC VERSION OF THE 2019 NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EFFECTIVE SEPTEMBER 1, 2019, AS REFERENCED IN BASELINE DOCUMENT CHANGE ANNOUNCEMENT BDC19S-01, UNLESS MODIFIED WITHIN THE TECHNICAL SPECIFICATIONS OF THIS CONTRACT, SHALL GOVERN.

THE NEW JERSEY DEPARTMENT OF TRANSPORTATION "STANDARD ROADWAY CONSTRUCTION" TRAFFIC CONTROL, BRIDGE CONSTRUCTION DETAILS" BOOKLET DATED 2016 AND "ELECTRICAL BUREAU STANDARD DETAILS, 2007" AND ALL BASELINE DOCUMENT CHANGES MADE TO THESE CONSTRUCTION DETAILS, SHALL GOVERN, EXCEPT FOR THOSE DETAILS CONTAINED HEREIN.

LAWRENCE TOWNSHIP

MERCER COUNTY, NEW JERSEY

DECEMBER 2024



New Jersey One Call
CALL BEFORE YOU DIG
811 or 1-800-272-1000
ITS THE LAW

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT NJ ONE CALL PRIOR TO THE START OF CONSTRUCTION. CALL FOR MARKOUTS THREE (3) FULL BUSINESS DAYS IN ADVANCE AND BEGIN EXCAVATION WITHIN 10 DAYS. ALL CONTRACTORS ON-SITE MUST HAVE THEIR OWN MARKOUT.

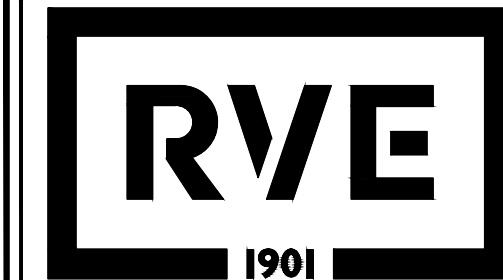
GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY ERRORS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
2. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL USE EXCAVATED MATERIALS FOR BACKFILL UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
4. ALL PAVED AND CONCRETE AREAS DISTRIBUTED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITION AT LEAST EQUAL TO THAT WHICH EXISTED PRIOR TO THE START OF CONSTRUCTION.
5. ALL GRASSED OR WOODED AREAS DISTRIBUTED DURING CONSTRUCTION SHALL BE TOPSOILED AND SEEDED.
6. ALL FILL SHALL BE PLACED IN 8" LAYERS AND THOROUGHLY COMPACTED TO THE SATISFACTION OF THE ENGINEER. IF BORROW FILL IS REQUIRED, IT SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PRESERVATION OF THE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION AND IT SHALL BE AT HIS OWN EXPENSE TO REPAIR OR REPLACE ANYTHING THAT IS DAMAGED.
8. APPROXIMATE DEPTH OF ALL WATER MAIN IS ± 4 FEET.
9. ALL CONSTRUCTION DETAILS NOT SHOWN SHALL BE IN ACCORDANCE WITH N.J.D.O.T. STANDARDS AS DETAILED IN:
 - "STANDARD ROADWAY CONSTRUCTION/TRAFFIC CONTROL/BRIDGE CONSTRUCTION DETAILS."
 - "ELECTRICAL BUREAU STANDARD DETAILS: 2001."
 INCLUDING ALL APPLICABLE BASELINE DOCUMENT CHANGES AND APPENDICES. THESE DETAILS MAY BE PURCHASED THROUGH THE N.J.D.O.T. PLANS AND SPECIFICATION CENTER AT:
 1035 PARKWAY AVENUE,
 TRENTON, NEW JERSEY
 08625-0600
 (TELEPHONE: 1-609-530-2098)
10. SEPARATE PAYMENT WILL NOT BE MADE FOR SAW CUTTING OF ANY KIND, BUT THE COST SHALL BE INCLUDED IN THE VARIOUS ITEMS OF THE PROPOSAL.
11. PAYMENT FOR JOINT MATERIAL FOR ALL CONCRETE WORK WILL NOT BE MEASURED BUT SHALL BE INCLUDED IN THE VARIOUS ITEMS OF THE PROPOSAL.
12. MANHOLE CASTINGS THAT ARE TO BE RESET SHALL BE RESET ¼" LOWER THAN THE PROPOSED PAVEMENT ELEVATION.
13. ALL GRASS AND WOODED AREAS DISTURBED DURING CONSTRUCTION SHALL BE BACKFILLED AS PER SOILS CONSERVATION DISTRICT REQUIREMENTS.
14. THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION ALONG WITH THE 2010 STATE AID SUPPLEMENTAL SPECIFICATION AS MODIFIED SHALL GOVERN THIS PROJECT.
15. ALL UNUSED MATERIAL EXCAVATED FROM THE PROJECT SITE ARE TO BE DISPOSED OF AT AN APPROVED FACILITY. MANIFESTS ARE TO BE SUBMITTED TO THE ENGINEER.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED IN THE SCD PLANS AND SPECIFICATIONS. SEPARATE PAYMENT FOR ALL ASSOCIATED COSTS WILL NOT BE MADE, BUT SHALL BE INCLUDED UNDER VARIOUS ITEMS OF THE PROPOSAL.
17. 2007 NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND AS AMENDED PER COUNTY SPECIFICATIONS SHALL GOVERN THIS PROJECT.
18. ALL UTILITY WORK SHALL BE CONSTRUCTED TO ALLOW UNINTERRUPTED SERVICE TO ADJACENT PROPERTIES.
19. EXISTING WATER MAIN, SANITARY SEWER, GAS MAIN, STORM SEWER AND ALL OTHER PROCESS UTILITIES SHALL BE FULLY SUPPORTED AND MAINTAINED DURING INSTALLATION OF THE PROPOSED UTILITY WORK, SERVICES, LATERALS AND BUILDING CONSTRUCTION.
20. CONTRACTOR SHALL CONFIRM LOCATION OF ALL SERVICE CONNECTION DURING CONSTRUCTION.
21. THE INSTALLATION OF NEW SERVICE LATERALS SHALL INCLUDE ALL PIPING, CORPORATION STOP, CURB STOP, CURB BOX AND RECONNECTION OF EXISTING SERVICE.
22. ALL UTILITY CROSSINGS/OFFSETS SHALL INCLUDE COMPACTED STABILIZATION MATERIAL FOR FULL LENGTH OF CROSSING.
23. INSTALLATION OF ALL SANITARY SEWER AND MANHOLES SHALL INCLUDE TEMPORARY BY-PASS PUMPING. ALL COSTS ASSOCIATED WITH THE TEMPORARY PUMPING SHALL BE INCLUDED IN THE VARIOUS LINE ITEMS TO INSTALL SAID MATERIALS, COMPLETE.
24. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY ERRORS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER DURING SHOP DRAWING REVIEW.
25. SEPARATE PAYMENT WILL NOT BE MADE FOR EXCAVATION, DEWATERING, FITTINGS, PIPE BEDDING, SHEETING, BRACING, SHORING, INLET CONNECTIONS, TRAPS, AND SUITABLE BACKFILL MATERIAL INVOLVED IN ALL PIPE AND ASSOCIATED STRUCTURES REMOVAL, RECONSTRUCTION AND INSTALLATION, BUT THE COST SHALL BE INCLUDED IN THE VARIOUS ITEMS OF THE PROPOSAL REGARDLESS OF DEPTH.
26. WORK TO BE PERFORMED BY PSE&G TO BE PAID FOR UNDER SEPARATE CONTRACT AND IS NOT INCLUDED AS A PART OF THIS BID.
27. PAYMENT FOR OBSTRUCTION REMOVAL SUCH AS TREE ROOTS AND EXISTING INFRASTRUCTURE WHICH MAY INTERFERE WITH THE PROPOSED CONSTRUCTION, SHALL BE INCLUDED IN THE ITEM "SITE WORK".
28. EXISTING SANITARY SEWER MAINS & LATERALS SHOWN MAY NOT BE ACCURATE DUE TO INCOMPLETE UTILITY INFORMATION. CONTRACTOR IS RESPONSIBLE FOR LOCATING, CLEANING, JETTING, AND VACUUMING ALL EXISTING SANITARY SEWER LINES, INLET AND MANHOLE STRUCTURES. EXISTING CLEANOUTS AND SERVICE LATERALS SHALL BE REPLACED AS DIRECTED BY THE RESIDENT ENGINEER. CONTRACTOR SHALL PREPARE SUBMITTAL UPON PROPER FIELD LOCATION AND INVERT VERIFICATION SHOWING REVISED SEWER LAYOUT IF APPLICABLE. PAYMENT SHALL BE INCLUDED UNDER VARIOUS SANITARY SEWER ITEMS.
29. A MINIMUM OF ONE (1) FOOT OF PAVING SHALL BE REMOVED AROUND THE PERIMETER OF ALL MANHOLE AND INLET CASTINGS TO ENSURE A MINIMUM OF TWO (2) INCHES OF SURFACE COURSE IS PROVIDED AROUND THEM. THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR "HOT MIX ASPHALT 9.5M64 SURFACE COURSE".
30. AT ALL LIMITS OF PAVING (L.O.P.) THE CONTRACTOR SHALL SAWCUT, TACK COAT AND SEAL TO MATCH EXISTING PAVEMENT. SEPARATE MEASUREMENT AND PAYMENT FOR ALL THIS WORK SHALL NOT BE MADE AND ALL COSTS SHALL BE INCLUDED IN THE PAVING ITEMS OF BID.
31. ALL TREE REMOVALS ARE TO BE VERIFIED BY THE ENGINEER PRIOR TO REMOVAL. ALL TREE PLANTINGS ARE APPROXIMATE WITH FINAL LOCATIONS TO BE ESTABLISHED IN THE FIELD BY THE AUTHORITY.
32. THE CONTRACTOR SHALL UTILIZE A QUALIFIED ARBORIST FOR ALL TREE TRIMMINGS.
33. ALL SANITARY & STORM SEWER CONSTRUCTION SHALL COMPLY WITH THE AUTHORITY'S "DESIGN, CONSTRUCTION, INSPECTION AND TESTING MANUAL". COST ASSOCIATED WITH TESTING (INFILTRATION, EXFILTRATION, PIPE ALIGNMENT, TELEVISION) SHALL BE INCLUDED IN THE VARIOUS PIPE ITEMS OF THE PROPOSAL.
34. PRESSURE TESTING OF ALL SANITARY & STORM SEWER SEWERS (INCLUDING RCP) SHALL BE PERFORMED IN ACCORDANCE WITH AUTHORITY STANDARDS. RCP SEWERS ABOVE 24 INCHES IN DIAMETER SHALL BE JOINT TESTED IN ACCORDANCE WITH ASTM.
35. ALL RCP SHALL BE LINED ON THE INTERIOR WITH A COAT OF TAR EPOXY SEAL COAT WITH A MINIMUM OF 4 MILS IN THICKNESS (DRY FILM THICKNESS)
36. THE AUTHORITY MUST BE GIVEN 72 HOURS ADVANCE NOTICE OF STORM/SANITARY SEWER/WATERMAIN WORK AND THE REPRESENTATIVES MUST WITNESS THE WORK AND CONNECTION.

37. MANHOLE FRAMES AND COVERS ARE TO PROVIDE FOR A THIRTY-INCH CLEAR-OPENING AT THE COVER IN ORDER TO ALLOW EASIER ACCESS UNDER CONFINED SPACE ENTRY REQUIREMENTS. CAMPBELL FOUNDRY PATTERN NUMBER 1009 OR NJDOT APPROVED EQUAL.
38. MANHOLE COVERS SHALL BE A SOLID TYPE MARKED WITH "ELSA SEWER".
39. THE CONTRACTOR SHALL NOT BE PERMITTED TO UTILIZE ANY KIND OF HMA VIBRATORY ROLLER OR VIBRATORY DRUM COMPACTOR ON THIS PROJECT. ALTERNATIVE COMPACTION TECHNIQUES, SUCH AS STATIC ROLLERS, SHALL BE APPROVED BY THE RESIDENT ENGINEER.

ENVIRONMENTAL COMMITMENTS:

1. IMPLEMENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION AS PER SCD DETAILS.
2. IMPLEMENT STANDARD MEASURE FOR CONSTRUCTION RELATED NOISE AND AIR QUALITY IMPACT CONTROLS AS PER OSHA.
3. BEST MANAGEMENT PRACTICE WILL BE UTILIZED DURING CONSTRUCTION TO PREVENT SEDIMENT FROM ENTERING ENVIRONMENTALLY SENSITIVE AREAS AS PER DEP REGULATIONS.
4. CONSTRUCTION STAGING ACTIVITIES (INCLUDING STORAGE OF EQUIPMENT, VEHICLES AND MATERIALS) ARE PROHIBITED IN THE ENVIRONMENTALLY SENSITIVE AREA OR GREEN ACRES ENCUMBERED PROPERTIES.



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Excellence • Innovation • Service

DATE: 09-03-2024

DENNIS K. YODER
 NJ PROFESSIONAL ENGINEER LIC. No. 31866

DATE: 09-03-2024

JESSICA D. HAUBER
 NJ PROFESSIONAL ENGINEER LIC. No. 51487

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NO.	REVISION	DATE	BY
3	PER TOWNSHIP CHECKLIST	10/02/24	DY
2	PER NJDEP COMMENTS	10/02/24	DY
1	PER ELSA PRE-REVIEW	09/02/24	DI

GENERAL NOTES

EWING LAWRENCE SEWAGE AUTHORITY
MINOR SITE PLAN - ELSA VEHICLE STORAGE BUILDING
 600 WHITEHEAD ROAD; BLOCK 1202, LOT 2
 TOWNSHIP OF LAWRENCE MERCER COUNTY NEW JERSEY

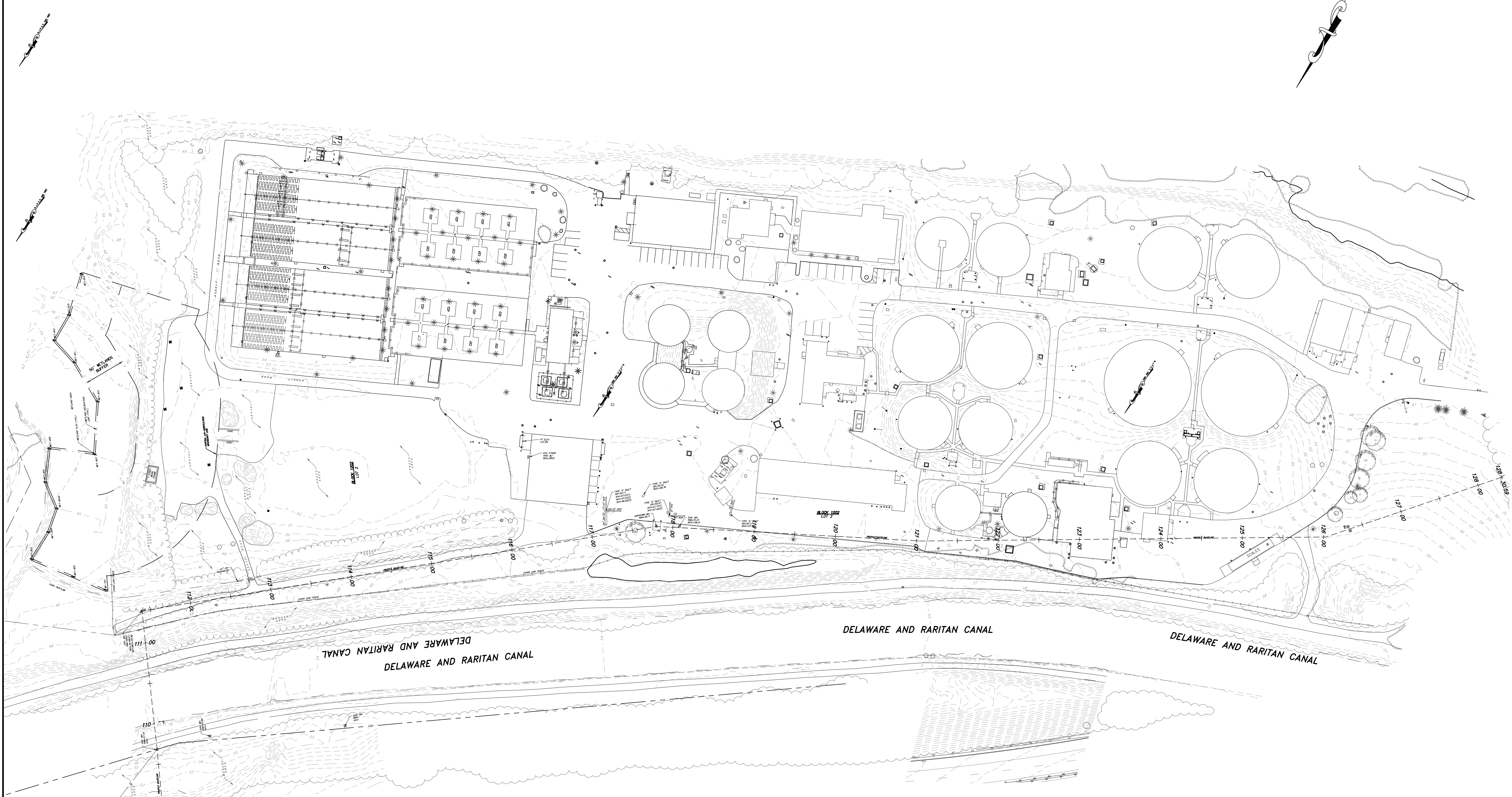
DRAWN BY:	DESIGN BY:	CHECKED BY:	SCALE:
A.C.F.	-	J.D.H.	AS NOTED
DATE:	SHEET No.:		
05/16/2024	C-3		
JOB No.:	1102M026		

SURVEY NOTES & REFERENCES:

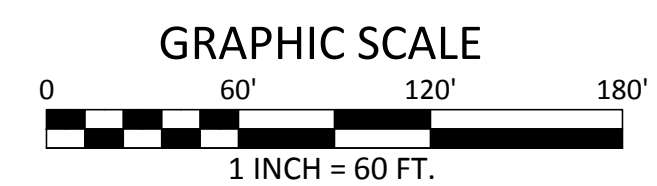
1. THE HORIZONTAL DATUM IS BASED ON THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD-1983 / 2011 ADJ.) AND THE VERTICAL DATUM IS BASED ON NAVD-1988 / GEOID 2012b (ADD 1.07 FEET TO THESE ELEVATIONS TO CONVERT TO NGVD-1929 DATUM)
2. PROPERTY AND RIGHT-OF-WAY LINES SHOWN ON THESE PLANS ARE BASED ON THE CURRENT TAX MAPS OF THE TOWNSHIP OF EWING, MERCER COUNTY, NEW JERSEY. ADJOINING PROPERTY AND RIGHT-OF-WAY LINES ARE SHOWN FOR GRAPHICAL INFORMATION ONLY AND HAVE NOT BEEN FIELD VERIFIED.
3. EXISTING TOPOGRAPHIC CONDITIONS SHOWN ON THIS PLAN ARE BASED ON AERIAL MAPPING PREPARED BY COOPER NOR EAST MAPPING, DATE OF FLIGHT FEBRUARY 12, 2022 AND WERE FIELD EDITED AND VERIFIED BY REMINGTON & VERNICK ENGINEERS UNDER THE SUPERVISION OF CHARLES E. ADAMSON, N.J.P.L.S. LICENSE NO. 42627. THE SURVEY WORK WAS COMPLETED ON OCTOBER 11, 2022.
4. THIS PLAN AND SURVEY DOES NOT CERTIFY TO THE LOCATION, BOTH HORIZONTAL AND VERTICAL, OF ANY UNDERGROUND UTILITY OR STRUCTURE THAT WAS NOT EXPOSED FOR DIRECT MEASUREMENT.

ACREAGE CHART

TOTAL ACREAGE OF PARCEL = 23.3 ACRES
 TOTAL ACREAGE OF AREA CONFINED WITHIN THE PARTIAL L01-VERIFICATION BOUNDARY = 1.3 ACRES



PLAN VIEW
 SCALE: 1"=60'



REMINGTON & VERNICK ENGINEERS
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 Excellence • Innovation • Service

DATE: 05-16-2024
CHARLES E. ADAMSON
 NJ PROFESSIONAL LAND SURVEYOR LIC. No. 42627

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EXISTING TOPOGRAPHIC CONDITIONS PLAN
 EWING LAWRENCE SEWAGE AUTHORITY
 MINOR SITE PLAN - ELSA VEHICLE STORAGE BUILDING
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 TOWNSHIP OF LAWRENCE MERCER COUNTY NEW JERSEY

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2	PER NJ DEP COMMENTS	10/20/24	DY
1	PER ELISA PRE REVIEW	09/26/24	DY

OVERALL SITE PLAN
 EWING LAWRENCE SEWAGE AUTHORITY
 MINOR SITE PLAN - ELISA VEHICLE STORAGE BUILDING
 600 WHITEHEAD ROAD; BLOCK 1202, LOT 2
 TOWNSHIP OF LAWRENCE MERCER COUNTY NEW JERSEY

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A.C.F.	J.D.H.	J.D.H.	AS NOTED
DATE:	DATE:	SHEET No.:	
05/16/2024		C-5	
JOB No.:			
1102M026			

SCHEDULE OF REQUIREMENTS

ZONE: LIMITED INDUSTRIAL (LI)

CODE	PERMITTED	EXISTING	PROPOSED
INDIVIDUAL PRINCIPAL USE			
MINIMUM LOT AREA	5 AC.	34.32 AC. ±1,494,818 SF	NO CHANGE
MINIMUM LOT FRONTAGE	400 FT	N/A	NO CHANGE
MINIMUM LOT WIDTH	400 FT	510.0 FT	NO CHANGE
MINIMUM LOT DEPTH	400 FT	1,795.3 FT	NO CHANGE
MINIMUM FRONT YARD	125 FT	N/A	NO CHANGE
MINIMUM SIDE YARD	75 FT	46.4 FT (E)*	NO CHANGE
MINIMUM REAR YARD	75 FT	607.5 FT	164.1 FT
MAXIMUM BUILDING HEIGHT	38 STORIES OR 3 FT	3 STORIES	NO CHANGE
MAXIMUM IMPERVIOUS SURFACE RATIO	0.75	0.38	.38
MAXIMUM FLOOR AREA RATIO	0.20	0.03	0.03
ACCESSORY BUILDING AND USES			
NO ACCESSORY BUILDING OR USE SHALL BE LOCATED IN A FRONT YARD	NO ACCESSORY BUILDING OR USE SHALL BE LOCATED IN A FRONT YARD	N/A	NO CHANGE
MINIMUM SIDE YARD	35 FT	46.6 FT	NO CHANGE
MINIMUM REAR YARD	35 FT	607.5 FT	164.1 FT
MINIMUM DISTANCE TO OTHER BUILDINGS	50 FT	19.1 FT (E)*	NO CHANGE
MAXIMUM HEIGHT	HALF THE HEIGHT OF THE PRINCIPAL BUILDING TO WHICH IT RELATES	2 STORIES (E)*	NO CHANGE

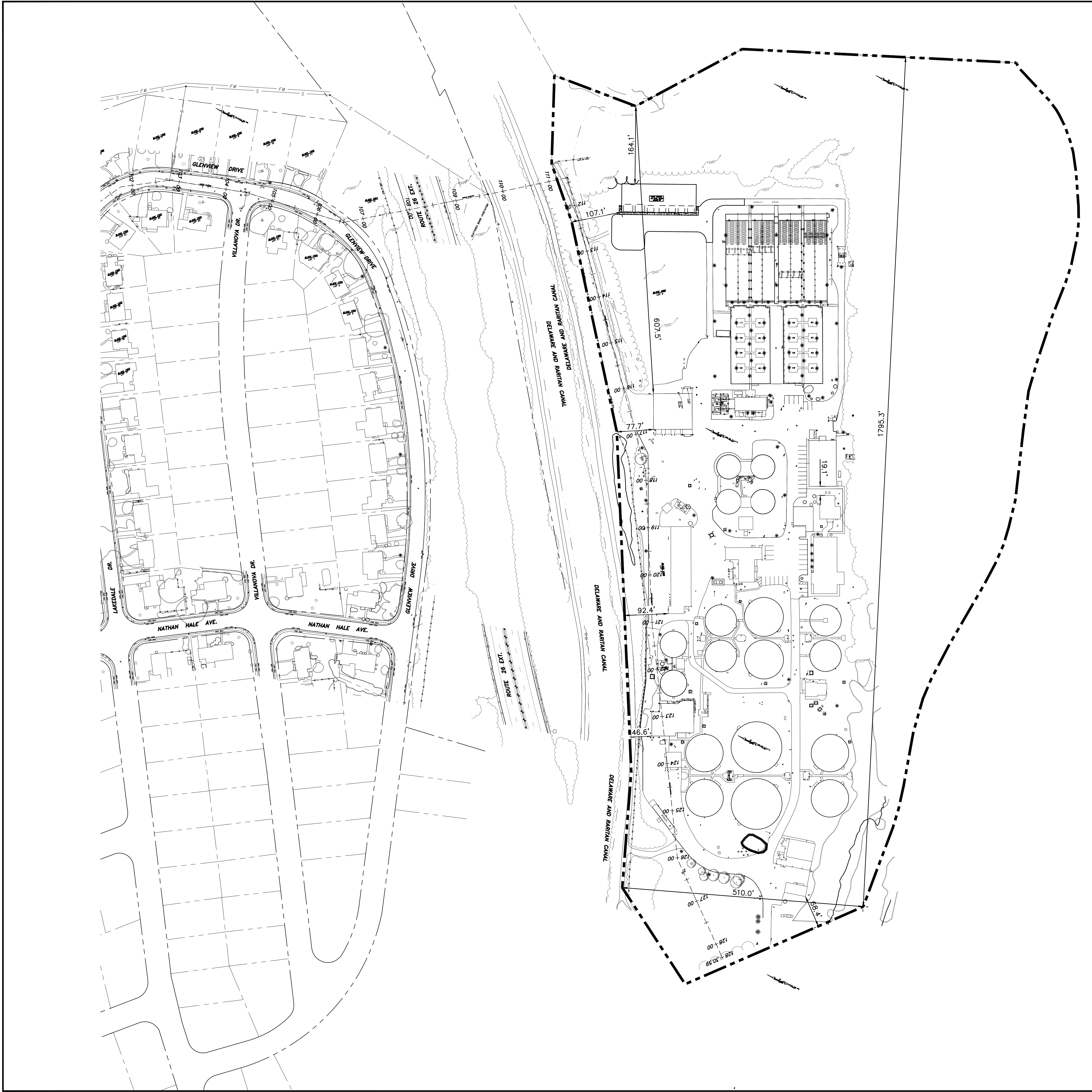
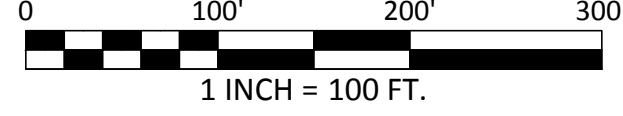
REQUESTED BULK VARIANCE LIST:

- §430.J - STREAM BUFFERS. THERE SHALL BE NO DISTURBANCE, INCLUDING BUT NOT LIMITED TO, GRADING AND THE PLACEMENT OF BUILDINGS, WITHIN 100 FEET OF THE 100-YEAR FLOOD PLAIN OF A STREAM ALONG ALL STREAM CORRIDORS OR FROM THE UPPER BANK FOR WHICH A FLOOD PLAIN LINE HAS NOT BEEN ESTABLISHED.
- §430.J.3C - A RIPARIAN ZONE 50 FEET WIDE SHALL BE MAINTAINED ALONG BOTH SIDES OF ALL WATERS.

REQUESTED CHECKLIST WAIVER LIST:

- SUBMISSION ITEM NO. 18: METES AND BOUNDS SHOWING DIMENSIONS, BEARINGS, CURVE DATA, LENGTH OF TANGENTS, RADII, ARCS, CHORDS AND CENTRAL ANGLES AS FOLLOWS: A. OUTER BOUNDARIES OF LOT(S) B. PROPOSED NEW INTERIOR LOT(S) OR RIGHTS-OF-WAY
- SUBMISSION ITEM NO. 25: COPY OF AND DELINEATION OF ANY EXISTING OR PROPOSED DEED RESTRICTIONS OR COVENANTS.
- SUBMISSION ITEM NO. 26: ANY EXISTING OR PROPOSED EASEMENT OR LAND RESERVED FOR OR DEDICATED TO PUBLIC USE. A. METES AND BOUNDS DESCRIPTION.
- SUBMISSION ITEM NO. 50: LIGHTING PLAN & DETAILS.
- SUBMISSION ITEM NO. 51: LANDSCAPE PLAN OVERLAID ON GRADING PLAN, PLANT LIST, PLANTING DETAILS AND TREE PROTECTION DETAILS. PLANT LIST TO INCLUDE: BOTANICAL NAME, COMMON NAME, QUANTITY, SIZE AT TIME OF PLANTING, ROOT CONDITION, AND SPACING.

GRAPHIC SCALE





REMINGTON & VERNICK ENGINEERS
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 WEB ADDRESS : RVE.COM
 Certification of Authorization: 24 GA 28003300
Excellence • Innovation • Service

DATE: 09-03-2024
DENNIS K. YODER
 NJ PROFESSIONAL ENGINEER LIC. No. 31866

DATE: 09-03-2024
JESSICA D. HAUBER
 NJ PROFESSIONAL ENGINEER LIC. No. 51487

PLANS WHICH DO NOT BEAR AN EMBOSSED SEAL ARE NOT VALID

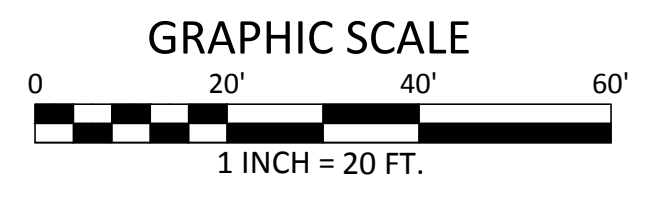
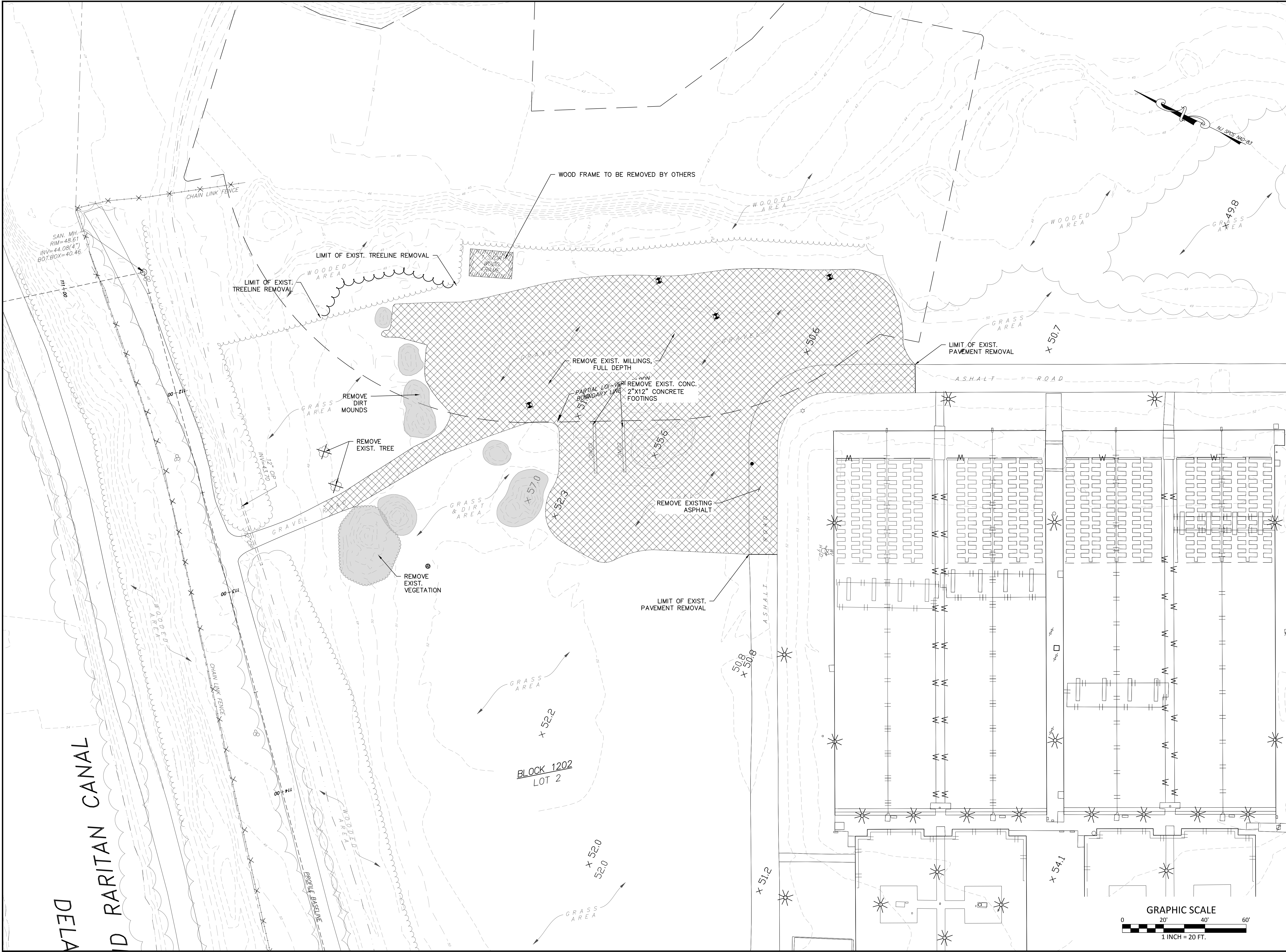
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NO.	REVISION	DATE	BY	CHK
3	PER TOWNSHIP CHECKLIST	03/20/24	J.D.H.	
2	PER NJ DEP COMMENTS	03/20/24	J.D.H.	
1	PER ELSA PRE REVIEW	03/20/24	J.D.H.	

DEMOLITION PLAN

EWING LAWRENCE SEWAGE AUTHORITY
 MINOR SITE PLAN - ELSA VEHICLE STORAGE BUILDING
 600 WHITEHEAD ROAD; BLOCK 1202, LOT 2
 TOWNSHIP OF LAWRENCE MERCER COUNTY NEW JERSEY

DATE	SCALE
05/16/2024	AS NOTED
JOB No.: 1102M026	C-6



DELAWARE RARITAN CANAL

BLOCK 1202 LOT 2

NOTES:
 1. ALL EXTERIOR GROUND AREAS WITHIN THE AREA OF DISTURBANCE (EXCEPT THE AREAS SHOWN TO BE SODDED) SHALL BE TOPSOILED AND SEEDED UNLESS OTHERWISE NOTED.



REMINGTON & VERNICK ENGINEERS
 2059 SPRINGDALE ROAD
 CHERRY HILL, NJ 08003
 (856) 795-9595, FAX (856) 795-1882
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 Certification of Authorization: 24 GA 28003300
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DATE: 09-03-2024
DENNIS K. YODER
 NJ PROFESSIONAL ENGINEER LIC. No. 31866

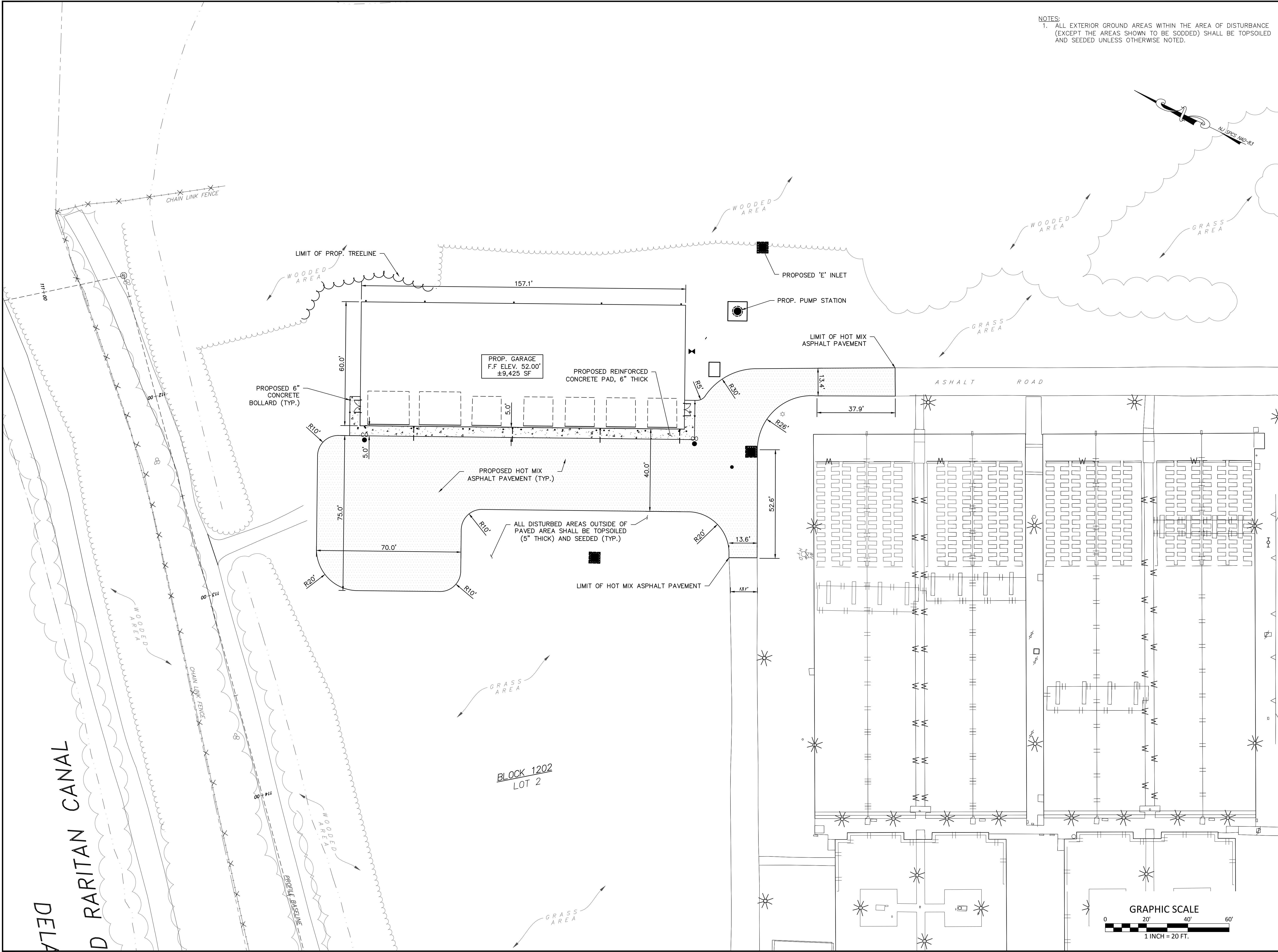
DATE: 09-03-2024
JESSICA D. HAUBER
 NJ PROFESSIONAL ENGINEER LIC. No. 51487

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NO.	REVISION	DATE	BY (CHK)
1	PER ELSA PRE REVIEW	09/26/24	J.D.H.
2	PER NJ DEP COMMENTS	10/29/24	J.D.H.
3	PER TOWNSHIP CHECKLIST	10/29/24	J.D.H.

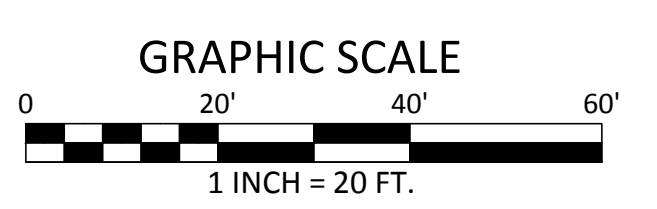
SITE PLAN
 EWING LAWRENCE SEWAGE AUTHORITY
 MINOR SITE PLAN - ELSA VEHICLE STORAGE BUILDING
 600 WHITEHEAD ROAD; BLOCK 1202, LOT 2
 TOWNSHIP OF LAWRENCE MERCER COUNTY NEW JERSEY

DATE	DESIGN BY	CHECKED BY	SCALE
05/16/2024	J.D.H.	J.D.H.	AS NOTED
JOB No.:	C-7		
1102M026			



DELAWARE RARITAN CANAL

BLOCK 1202 LOT 2





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DATE: 09-03-2024
DENNIS K. YODER
 NJ PROFESSIONAL ENGINEER LIC. No. 31866

DATE: 09-03-2024
JESSICA D. HAUBER
 NJ PROFESSIONAL ENGINEER LIC. No. 51487

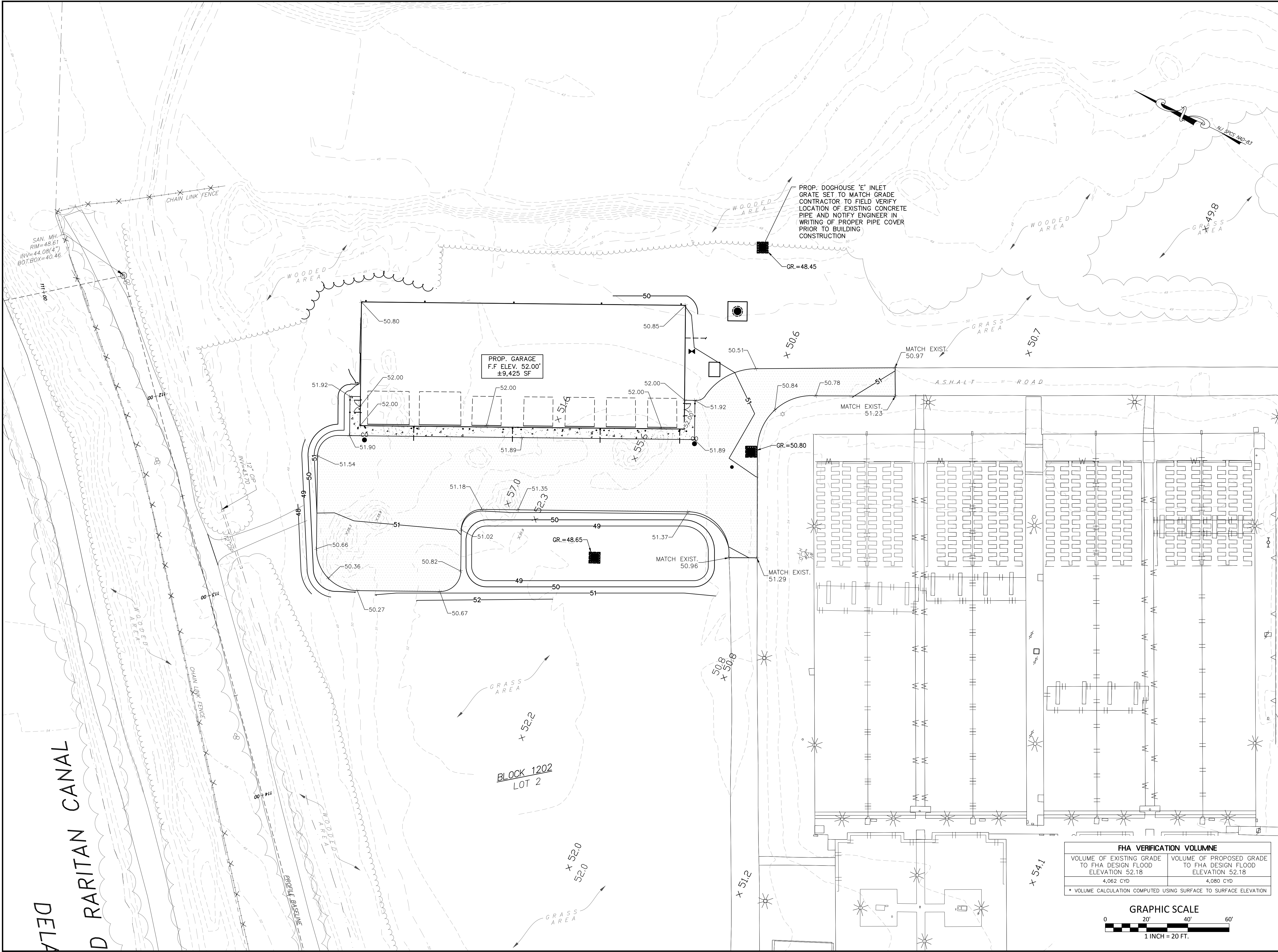
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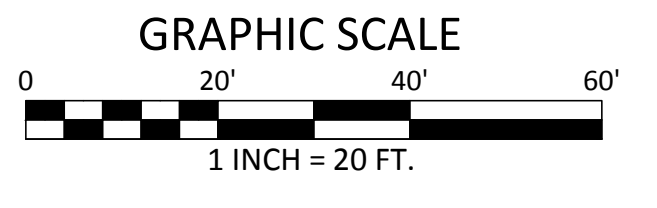
NO.	REVISION	DATE	BY (CHK)
3	PER TOWNSHIP CHECKLIST	10/02/24	JYH
2	PER NJ DEP COMMENTS	10/02/24	JYH
1	PER ELSA PRE REVIEW	09/02/24	JYH

GRADING PLAN
 EWING LAWRENCE SEWAGE AUTHORITY
 MINOR SITE PLAN - ELSA VEHICLE STORAGE BUILDING
 600 WHITEHEAD ROAD; BLOCK 1202, LOT 2
 TOWNSHIP OF LAWRENCE MERCER COUNTY NEW JERSEY

DRAWN BY:	DESIGN BY:	CHECKED BY:	SCALE:
A.C.F.	J.D.H.	J.D.H.	AS NOTED
DATE:	DATE:	SHEET No.:	
05/16/2024		C-8	
JOB No.:			
1102M026			



FHA VERIFICATION VOLUME	
VOLUME OF EXISTING GRADE TO FHA DESIGN FLOOD ELEVATION 52.18	VOLUME OF PROPOSED GRADE TO FHA DESIGN FLOOD ELEVATION 52.18
4,062 CYD	4,080 CYD
* VOLUME CALCULATION COMPUTED USING SURFACE TO SURFACE ELEVATION	



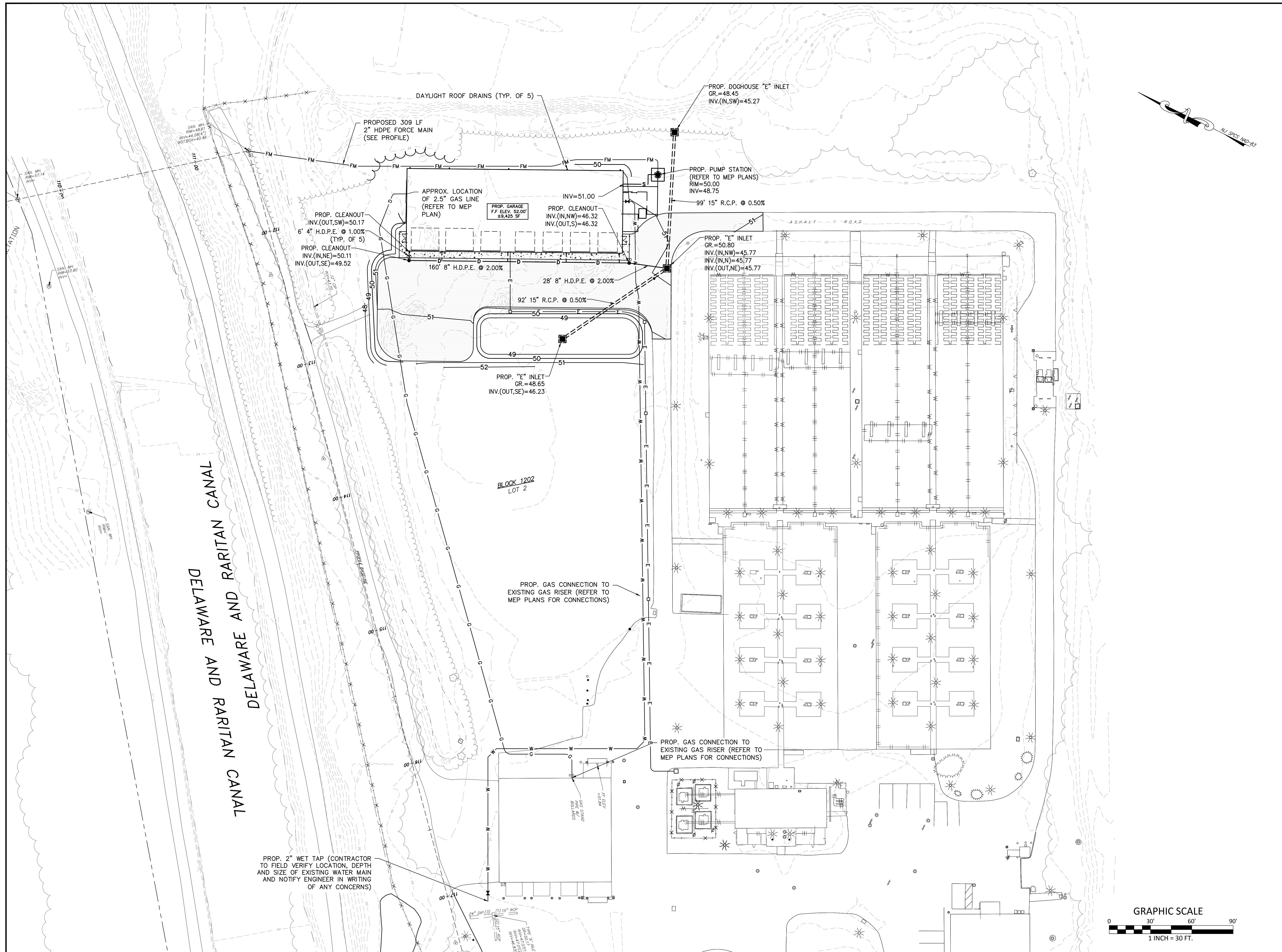
DELAWARE RARITAN CANAL

BLOCK 1202 LOT 2

SAN. MH.
 RIM=48.61
 INV=44.08(4")
 BOT. BOX=40.46

PROP. DOGHOUSE 'E' INLET
 GRATE SET TO MATCH GRADE
 CONTRACTOR TO FIELD VERIFY
 LOCATION OF EXISTING CONCRETE
 PIPE AND NOTIFY ENGINEER IN
 WRITING OF PROPER PIPE COVER
 PRIOR TO BUILDING
 CONSTRUCTION

C:\Users\jhauber\OneDrive\Desktop\ELSA Vehicle Storage Building\Drawings\1102M026.dwg, 12/20/24 9:53:34 AM



RVE
1901
REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD
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Excellence • Innovation • Service

DATE: 09-03-2024
DENNIS K. YODER
NJ PROFESSIONAL ENGINEER LIC. NO. 31866

DATE: 09-03-2024
JESSICA D. HAUBER
NJ PROFESSIONAL ENGINEER LIC. NO. 51487

PLANS WHICH DO NOT BEAR AN EMBOSSED SEAL ARE NOT VALID

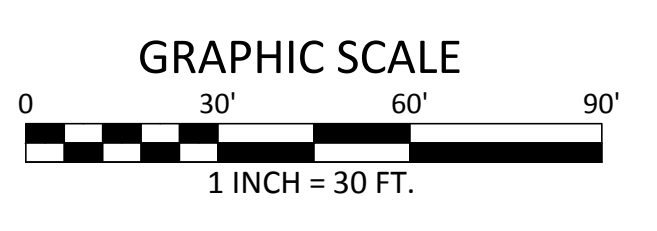
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NO.	REVISION	DATE	BY (CHK)
3	PER TOWNSHIP CHECKLIST	10/02/24	DY
2	PER NJ DEP COMMENTS	10/02/24	DY
1	PER ELSA PRE REVIEW	09/02/24	JD

DRAINAGE & UTILITIES PLAN

EWING LAWRENCE SEWAGE AUTHORITY
MINOR SITE PLAN - ELSA VEHICLE STORAGE BUILDING
600 WHITEHEAD ROAD; BLOCK 1202, LOT 2
TOWNSHIP OF LAWRENCE MERCER COUNTY NEW JERSEY

DRAWN BY	DESIGN BY	CHECKED BY	SCALE
A.C.F.	J.D.H.	J.D.H.	AS NOTED
DATE:	05/16/2024		
JOB No.:	1102M026		
SHEET No.:	C-9		





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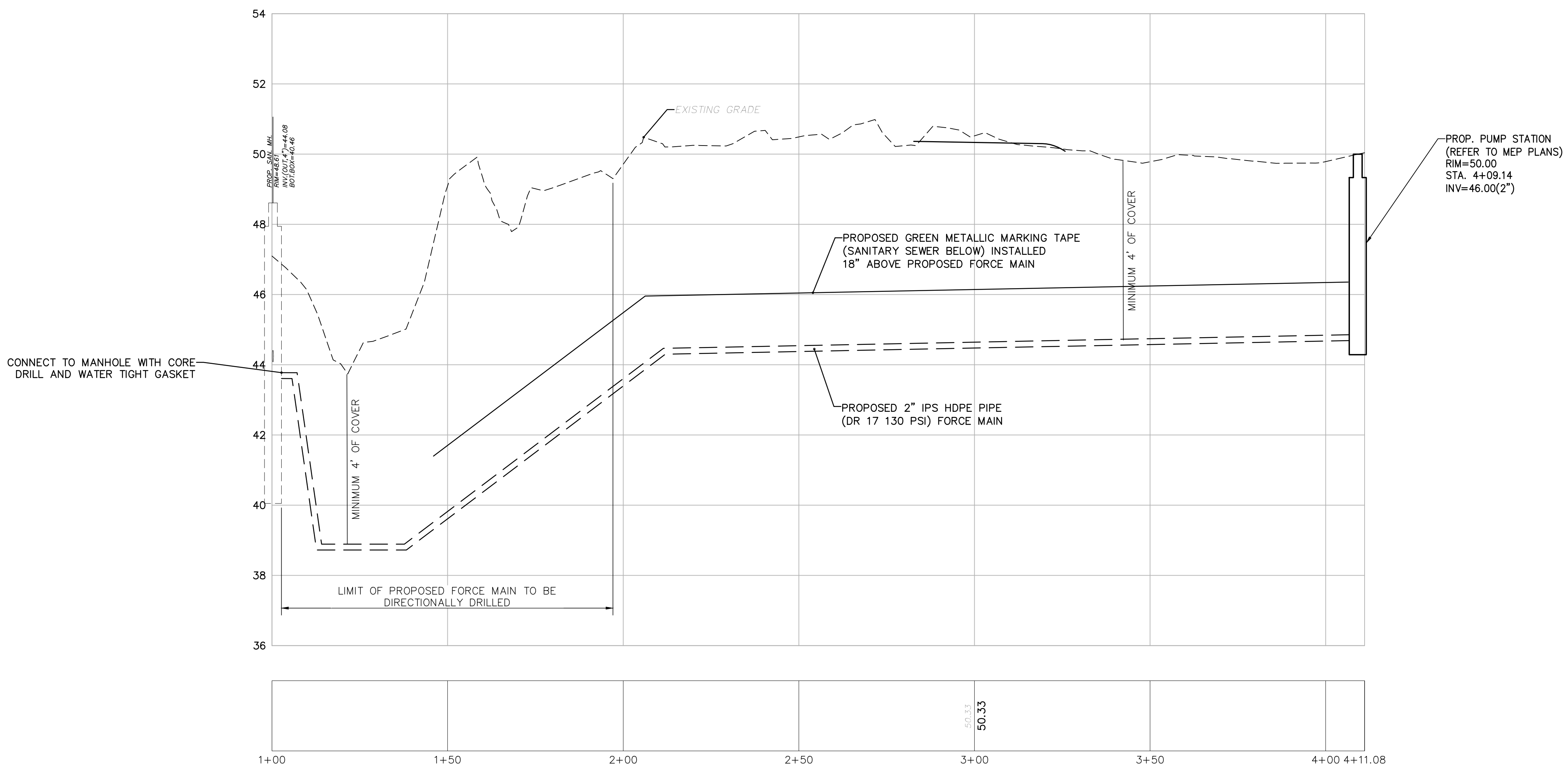
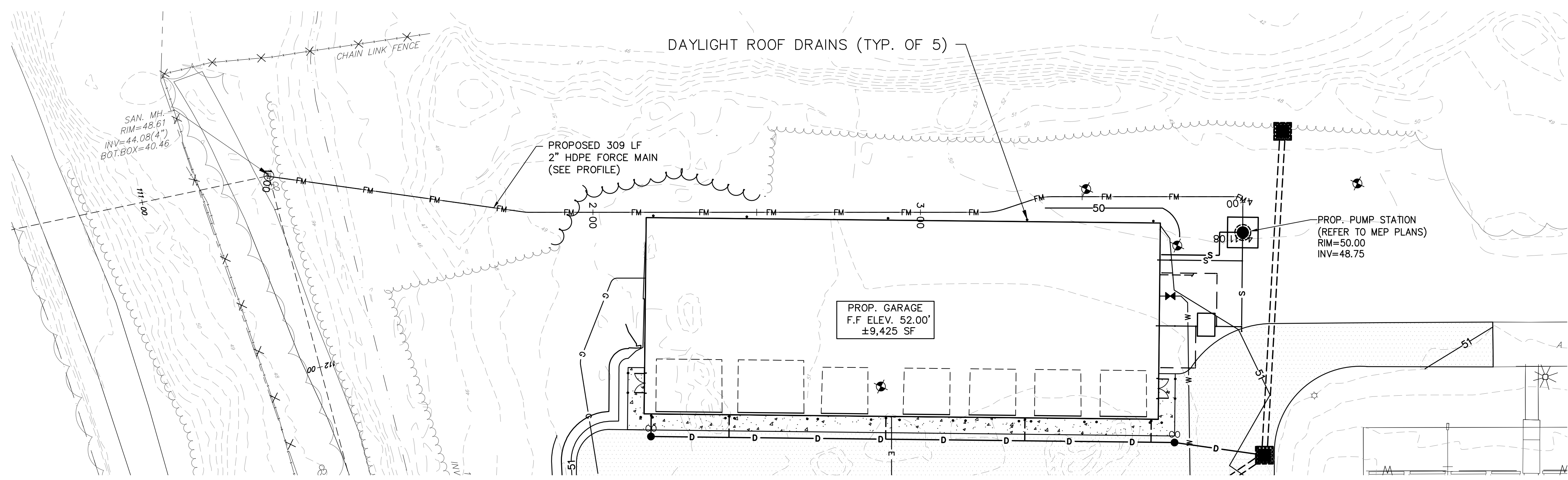
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NO.	REVISION	DATE	BY (CHK)
3	PER TOWNSHIP CHECKLIST	10/09/24	JAC/DY
2	PER NJDEP COMMENTS	10/09/24	JAC/DY
1	PER ELSA PRE-REVIEW	09/09/24	JAC/DY

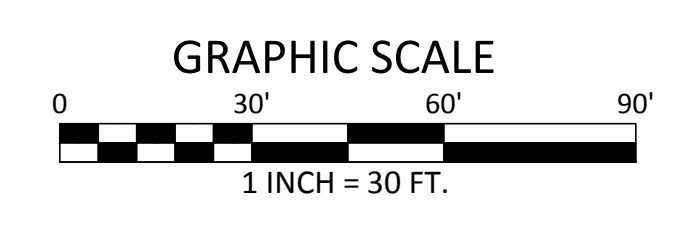
FORCE MAIN PROFILE

EWING LAWRENCE SEWAGE AUTHORITY
 MINOR SITE PLAN - ELSA VEHICLE STORAGE BUILDING
 600 WHITEHEAD ROAD; BLOCK 1202, LOT 2
 TOWNSHIP OF LAWRENCE MERCER COUNTY NEW JERSEY

DRAWN BY:	DESIGN BY:	CHECKED BY:	SCALE:
A.C.F.	J.D.H.	J.D.H.	AS NOTED
DATE:	SHEET No.:		
05/16/2024	C-10		
JOB No.:	1102M026		



FORCE MAIN PROFILE
 1"=3' VERTICAL
 1"=30' HORIZONTAL





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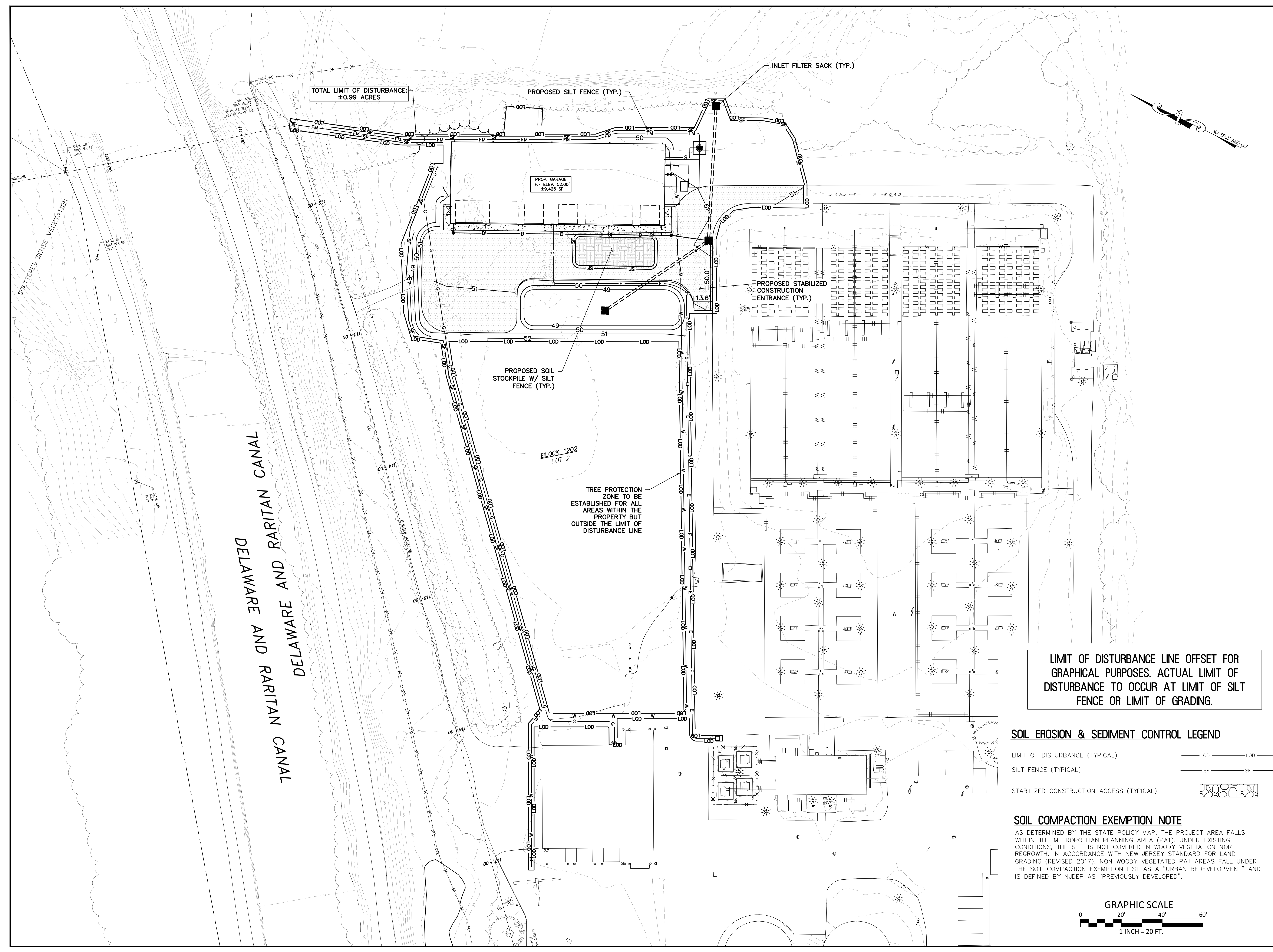
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NO.	REVISION	DATE	BY	CHK
3	PER TOWNSHIP CHECKLIST	10/20/24	JCH	JCH
2	PER NJDEP COMMENTS	10/20/24	JCH	JCH
1	PER ELSA PRE REVIEW	09/24/24	JCH	JCH

SOIL EROSION & SEDIMENT CONTROL PLAN

EWING LAWRANCE SEWAGE AUTHORITY
 MINOR SITE PLAN - ELSA VEHICLE STORAGE BUILDING
 600 WHITEHEAD ROAD; BLOCK 1202, LOT 2
 TOWNSHIP OF LAWRANCE MERCER COUNTY NEW JERSEY

DATE	SCALE
05/16/2024	AS NOTED
JOB No.: 1102M026	C-11



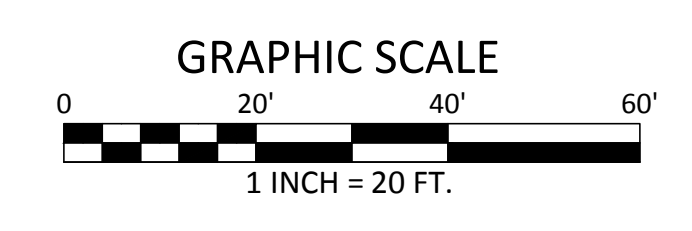
LIMIT OF DISTURBANCE LINE OFFSET FOR GRAPHICAL PURPOSES. ACTUAL LIMIT OF DISTURBANCE TO OCCUR AT LIMIT OF SILT FENCE OR LIMIT OF GRADING.

SOIL EROSION & SEDIMENT CONTROL LEGEND

- LIMIT OF DISTURBANCE (TYPICAL) — LOD — LOD
- SILT FENCE (TYPICAL) — SF — SF
- STABILIZED CONSTRUCTION ACCESS (TYPICAL) [Symbol]

SOIL COMPACTION EXEMPTION NOTE

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".





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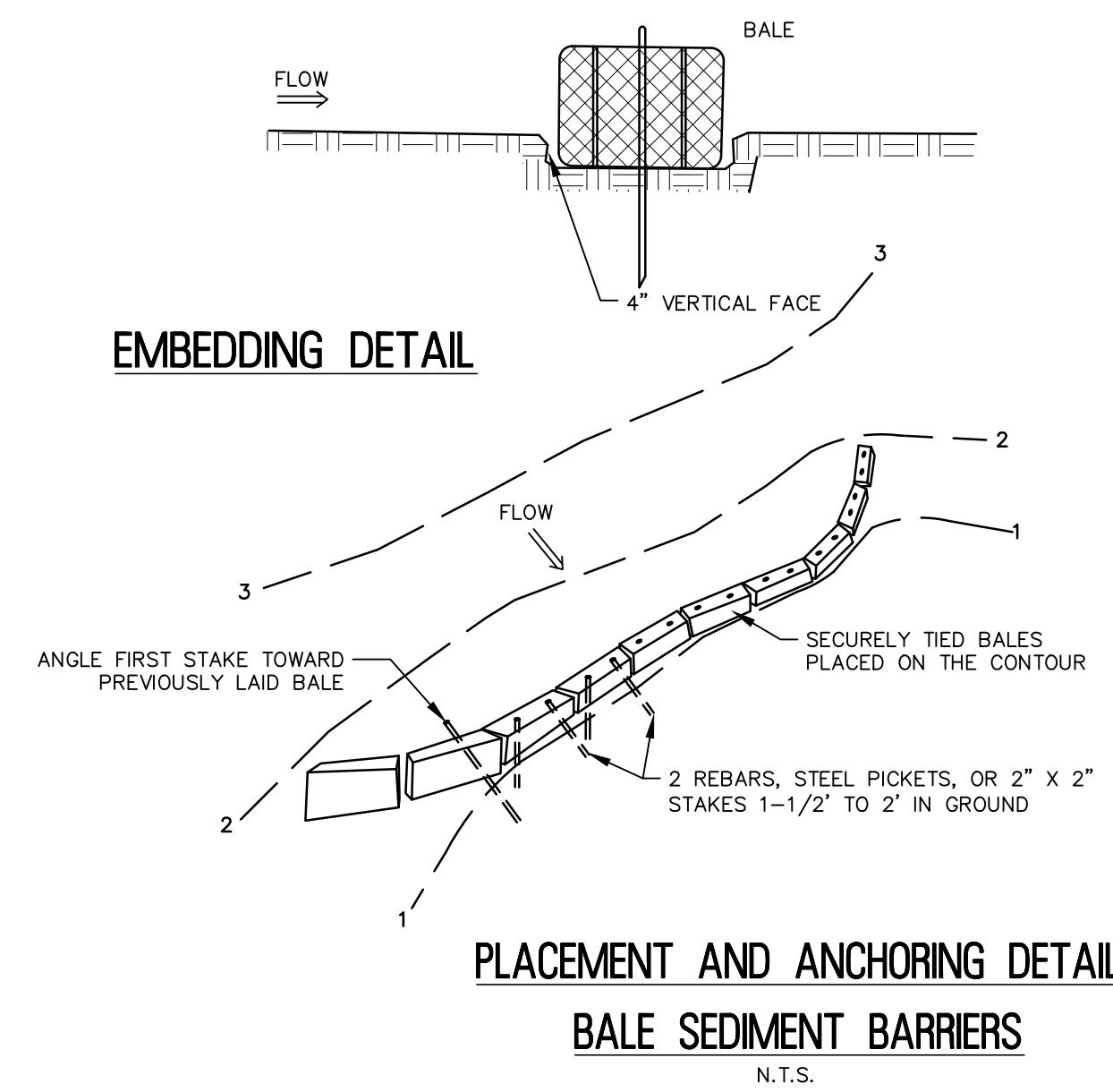
DATE: 09-03-2024
DENNIS K. YODER
 NJ PROFESSIONAL ENGINEER LIC. No. 31686

DATE: 09-03-2024
JESSICA D. HAUBER
 NJ PROFESSIONAL ENGINEER LIC. No. 51487

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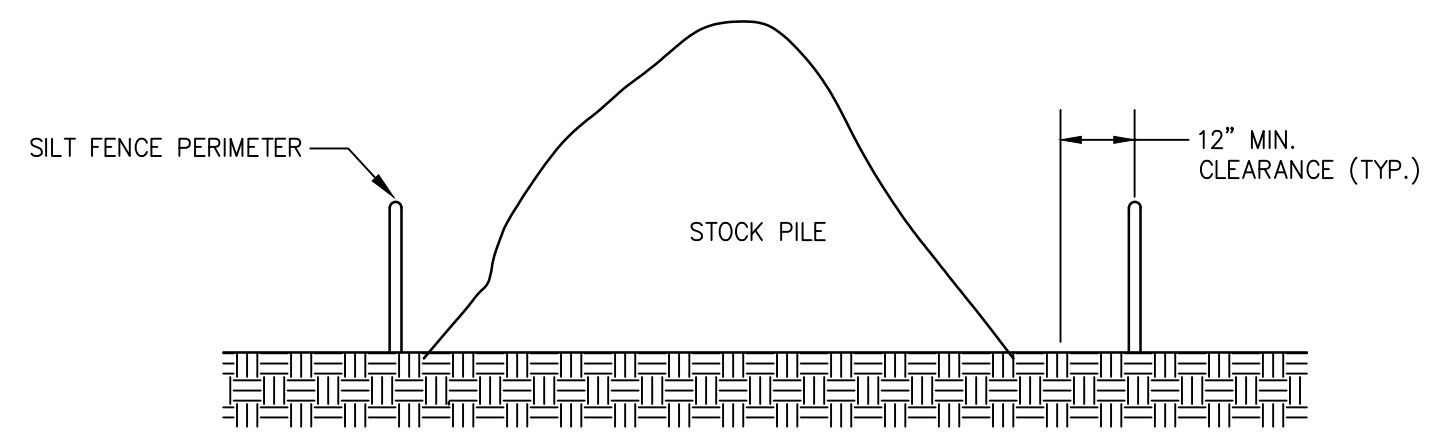
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NO.	REVISION	DATE	BY	CHK
1	PER ELSA PRE-REVIEW	09/02/24	ACF	DY
2	PER NJ DEP COMMENTS	09/02/24	ACF	DY
3	PER TOWNSHIP CHECKLIST	09/02/24	ACF	DY

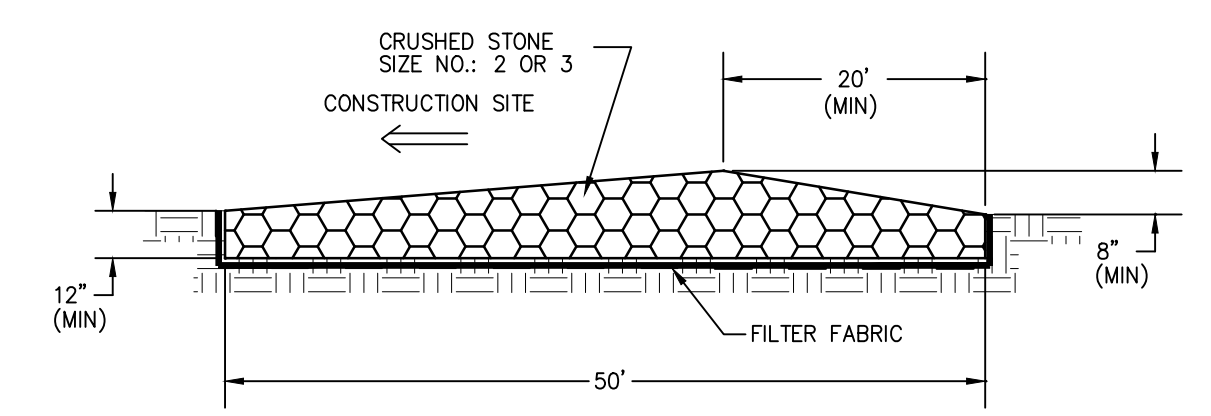


EMBEDDING DETAIL

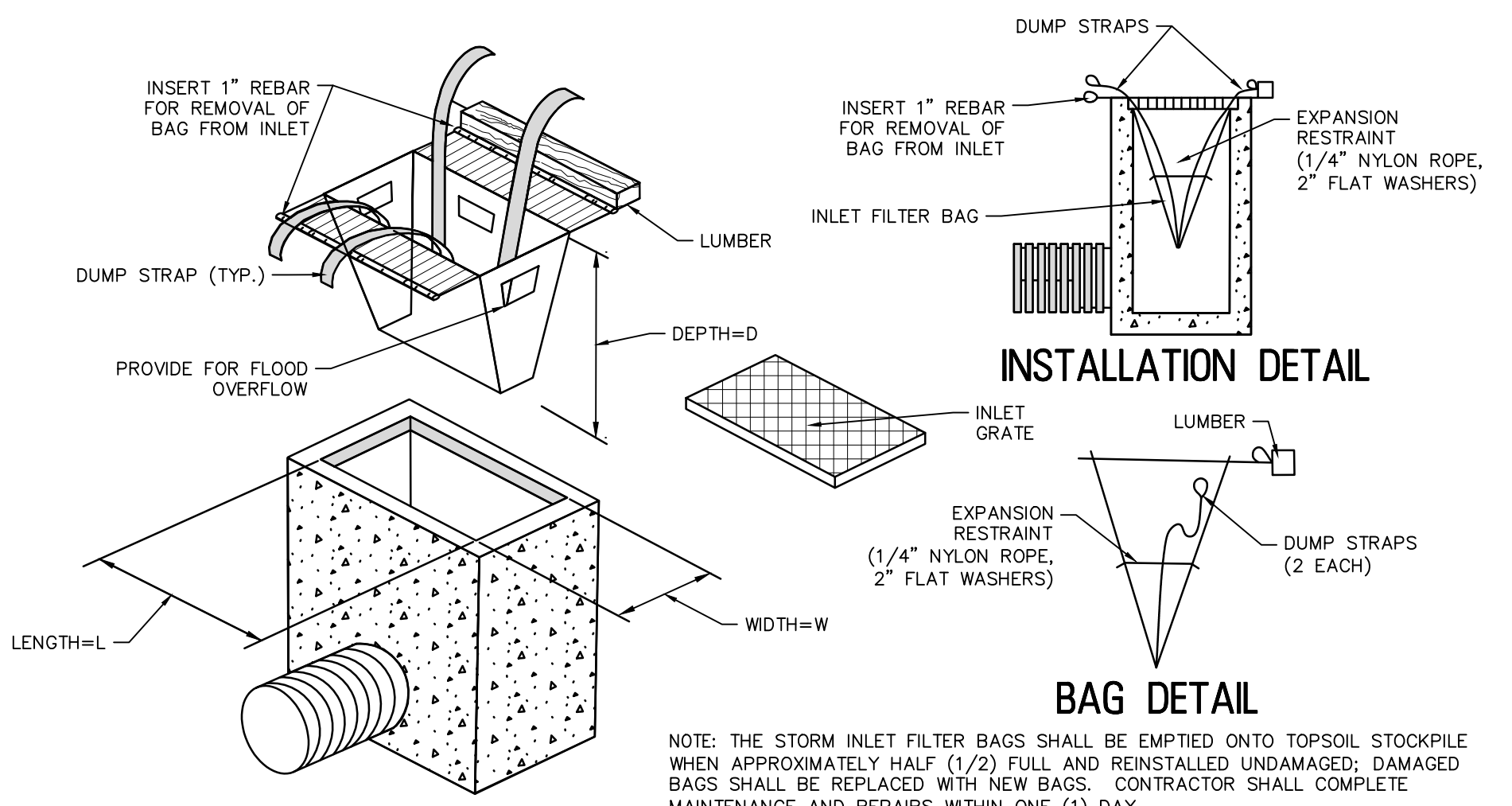
PLACEMENT AND ANCHORING DETAIL
BALE SEDIMENT BARRIERS
 N.T.S.



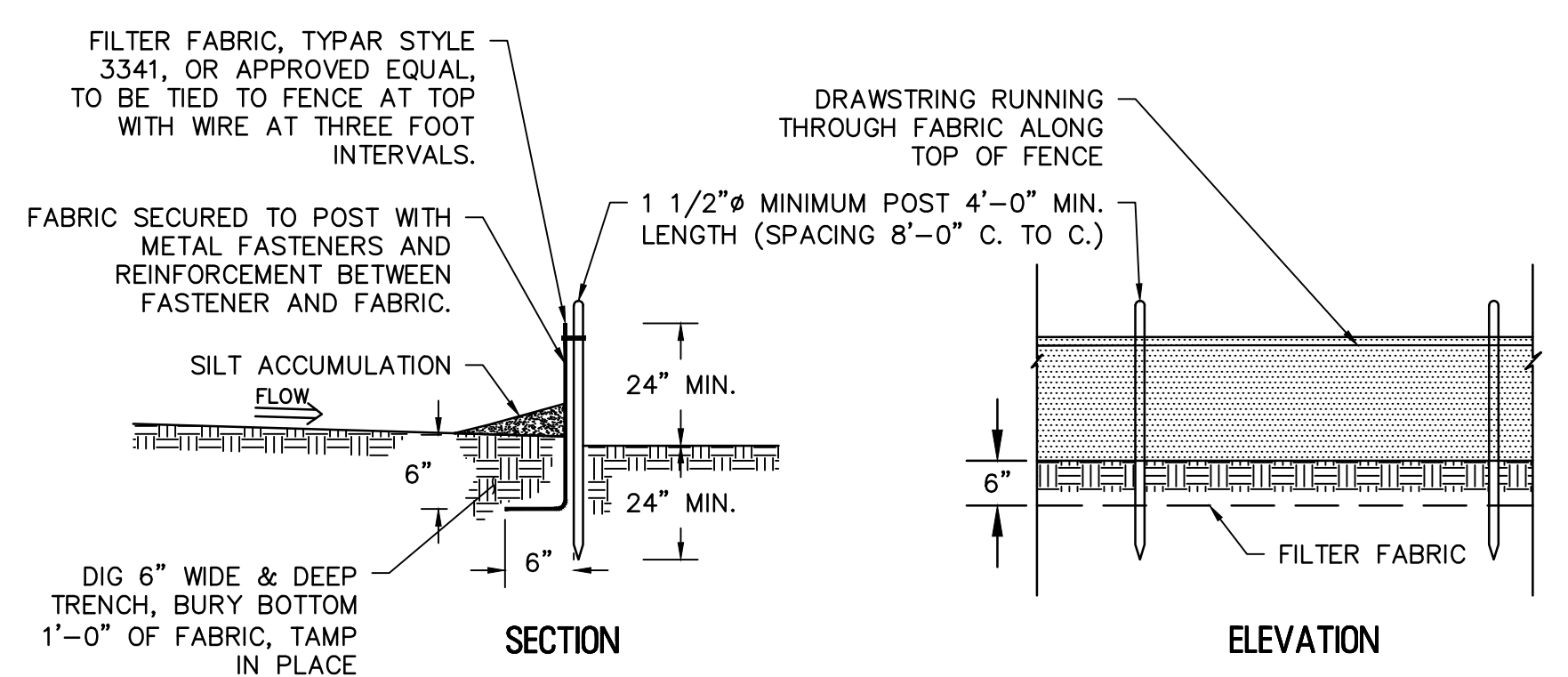
SOIL STOCKPILE DETAIL
 N.T.S.



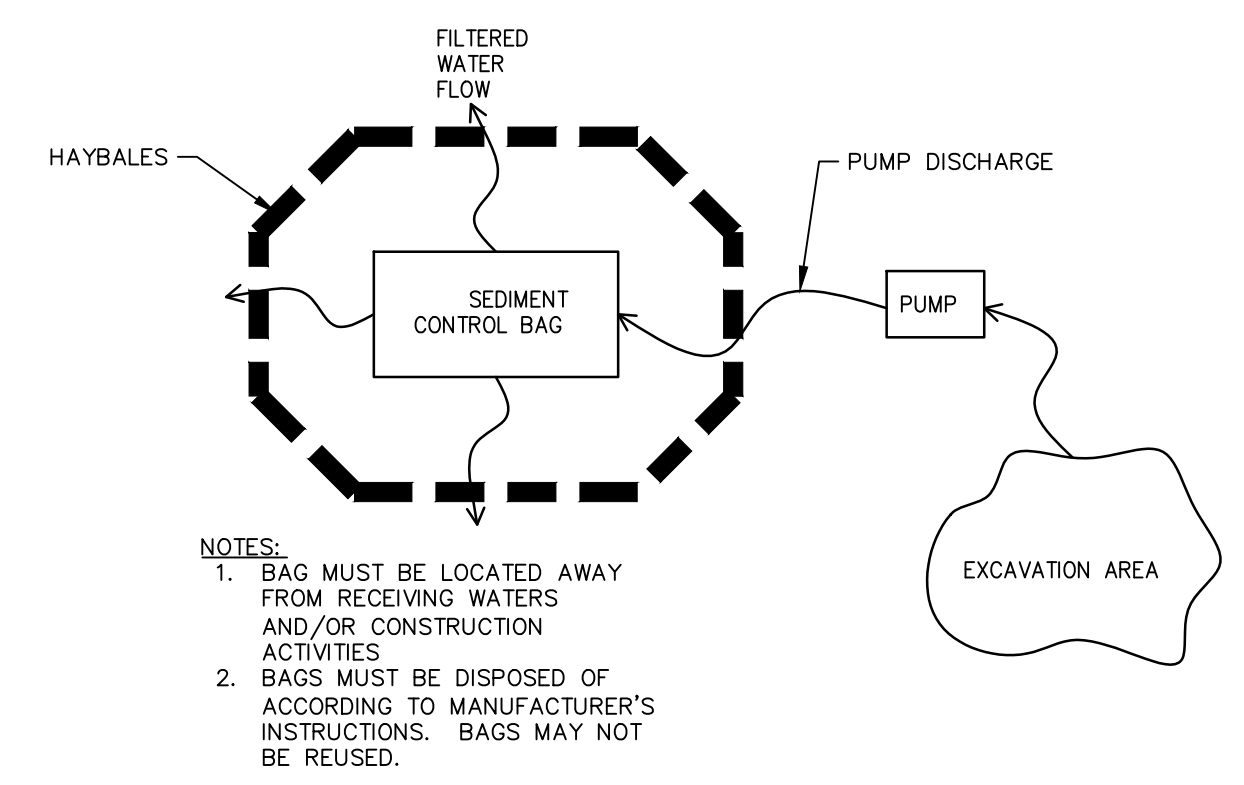
STABILIZED CONSTRUCTION ENTRANCE
 (SEE PLAN FOR WIDTH)
 N.T.S.



INLET FILTER, TYPE 2
 N.T.S.



SILT FENCE DETAIL
 N.T.S.

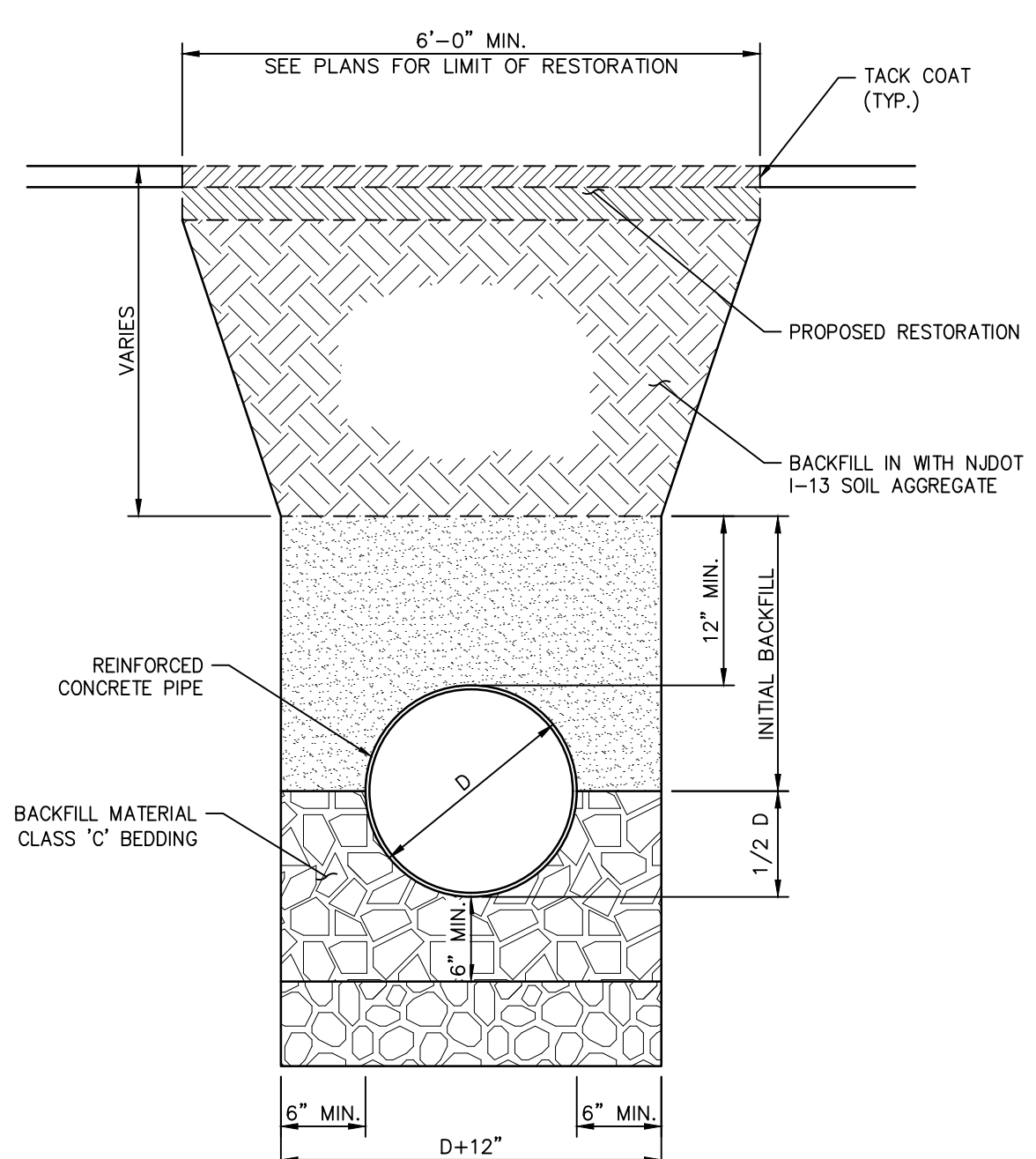
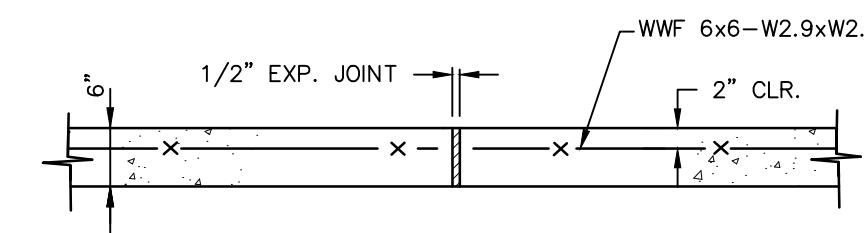
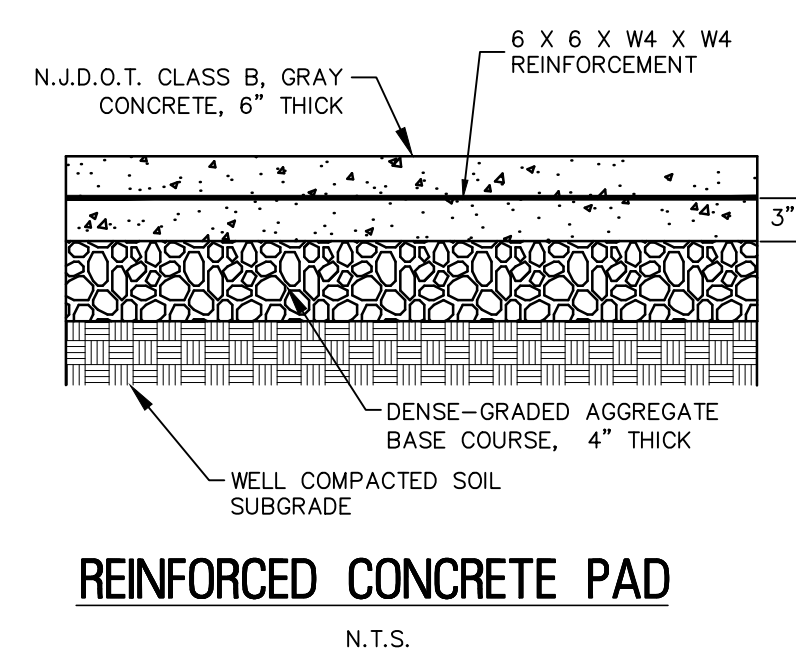
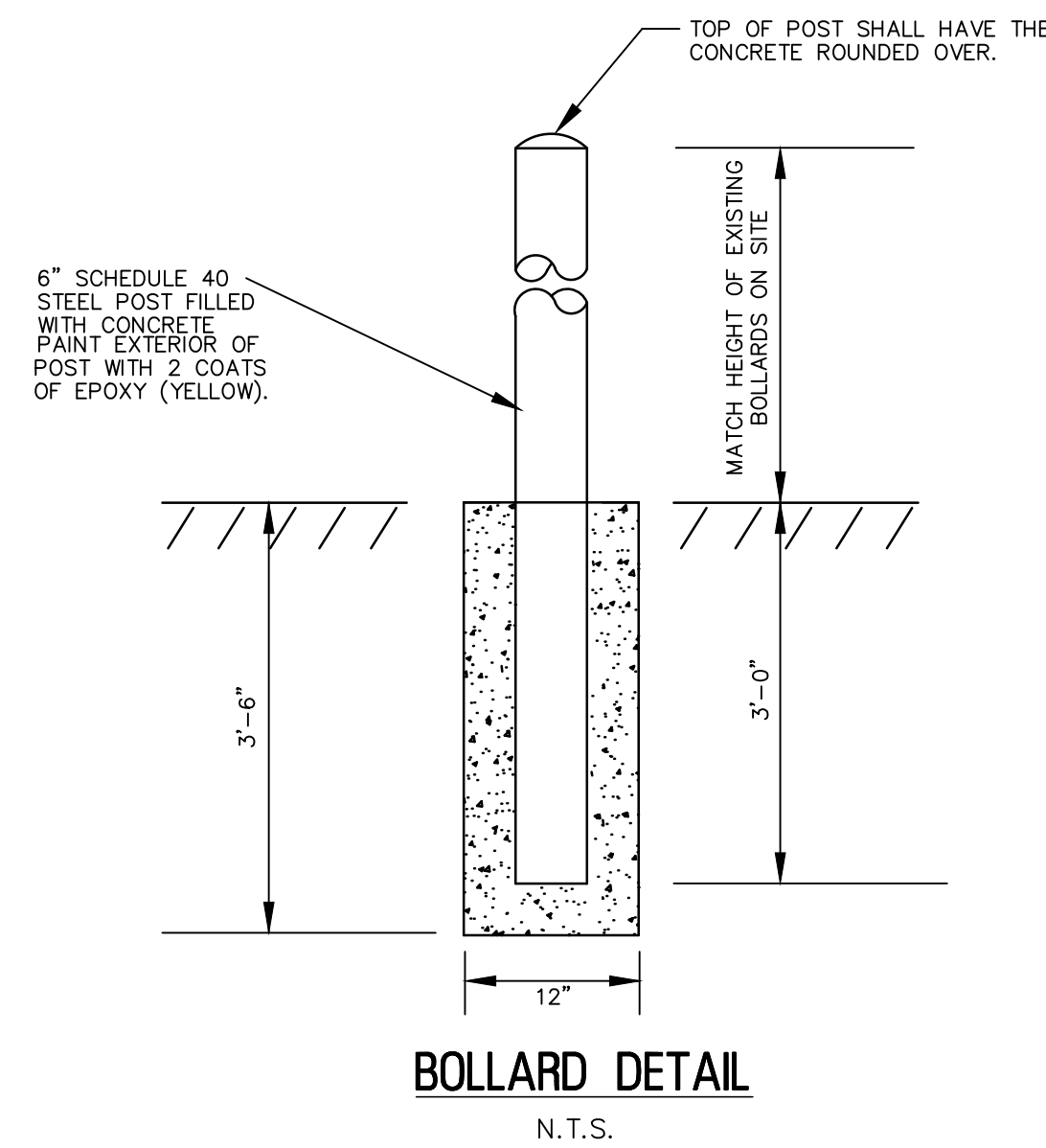


FILTERED SEDIMENT CONTROL BAG FOR DEWATERING
 N.T.S.

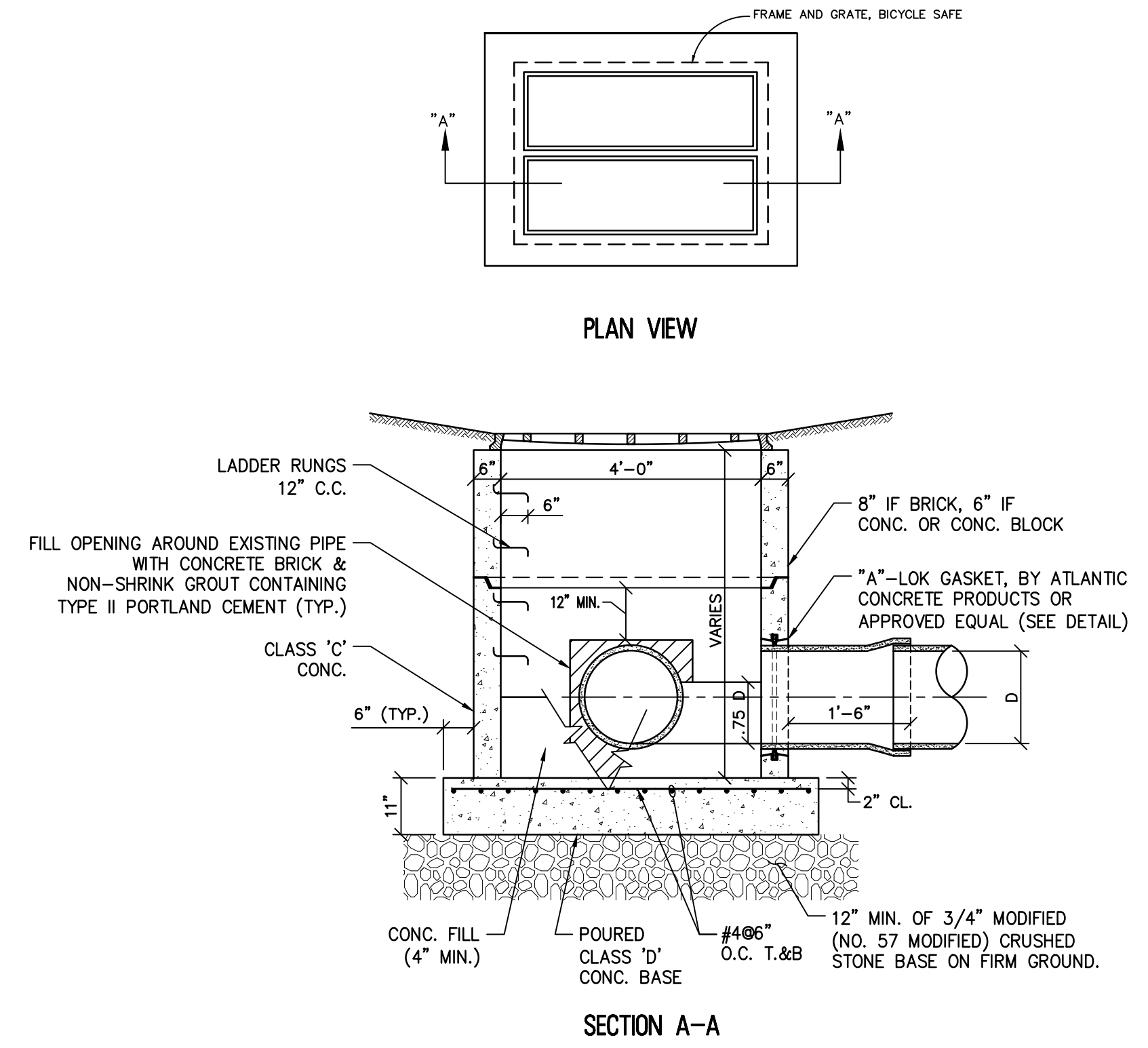
SOIL EROSION AND SEDIMENT CONTROL DETAILS

EWING LAWRENCE SEWAGE AUTHORITY
MINOR SITE PLAN - ELSA VEHICLE STORAGE BUILDING
 600 WHITEHEAD ROAD; BLOCK 1202, LOT 2
 TOWNSHIP OF LAWRENCE MERCER COUNTY NEW JERSEY

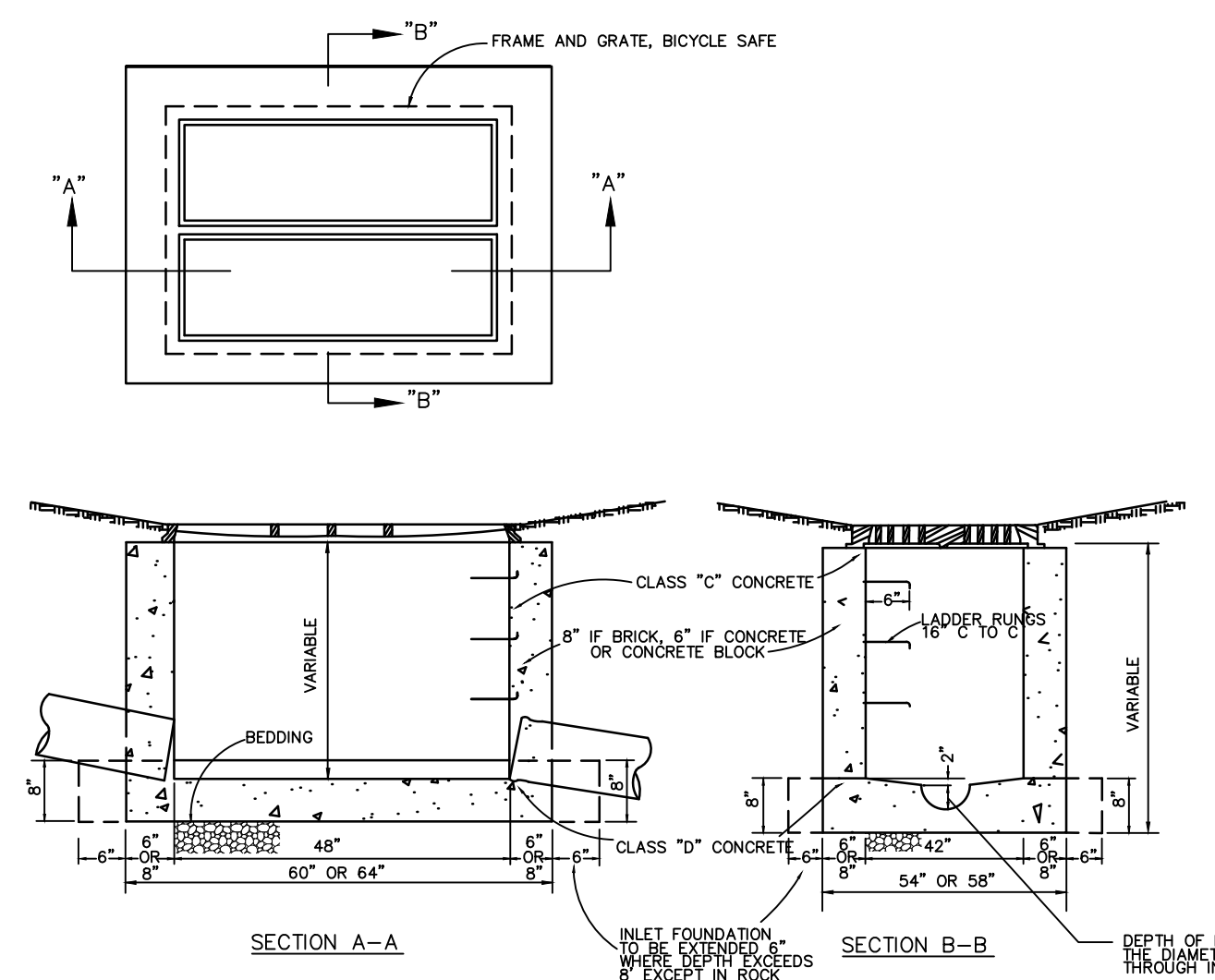
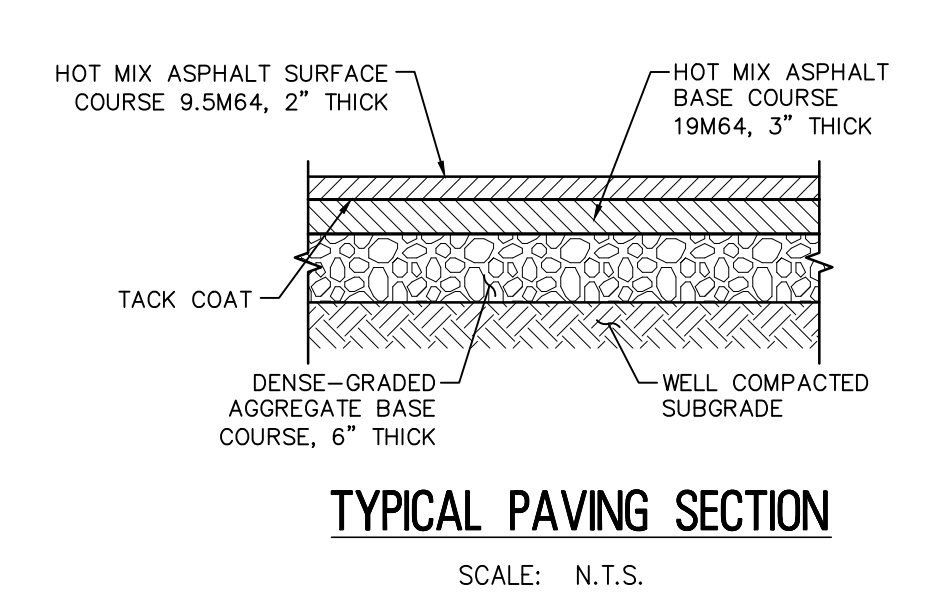
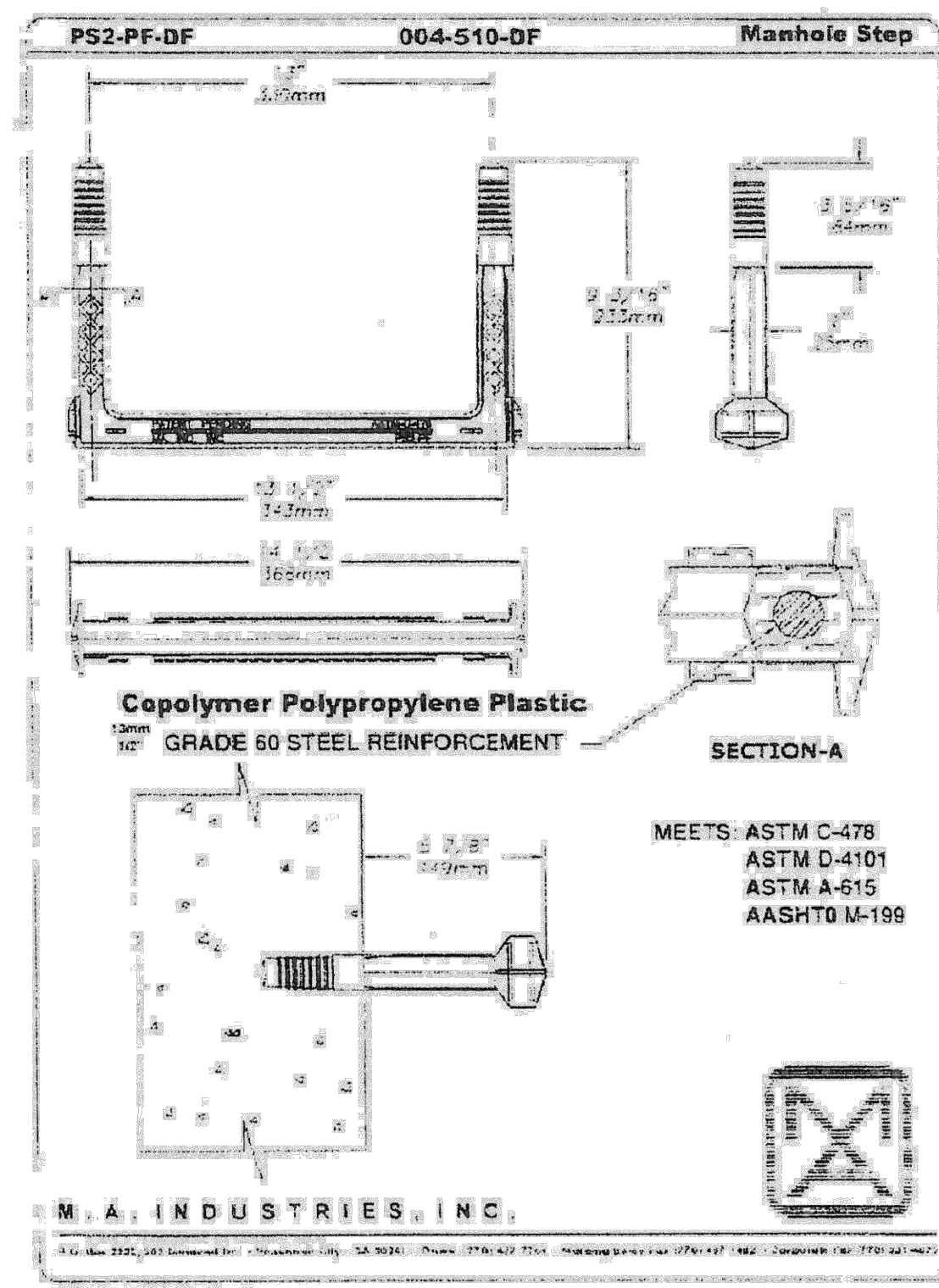
DRAWN BY:	DESIGN BY:	CHECKED BY:	SCALE:
A.C.F.	-	J.D.H.	AS NOTED
DATE:	JOB No.:		SHEET No.:
05/16/2024	1102M026		C-13



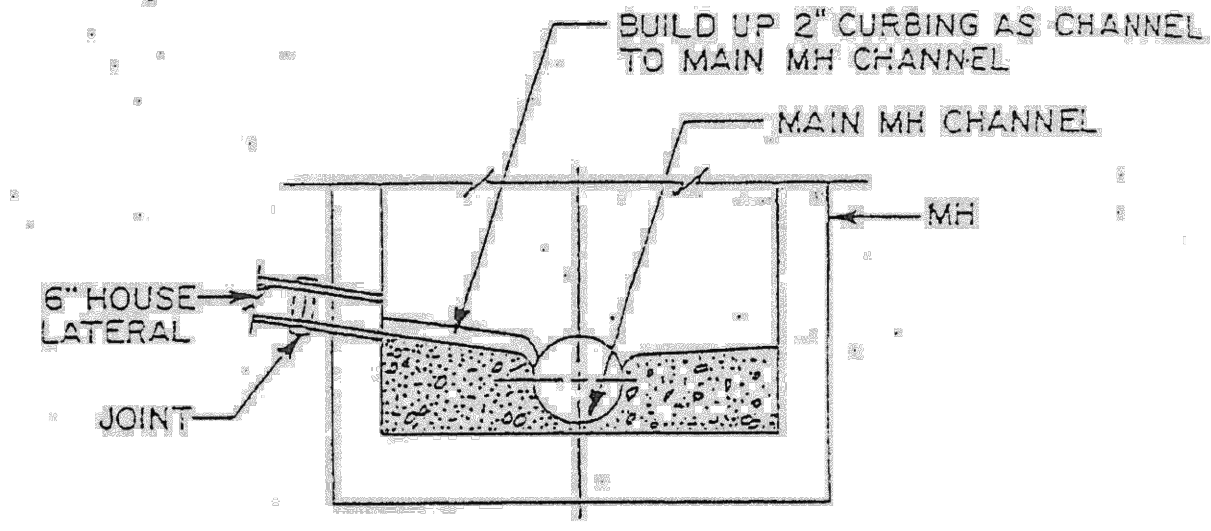
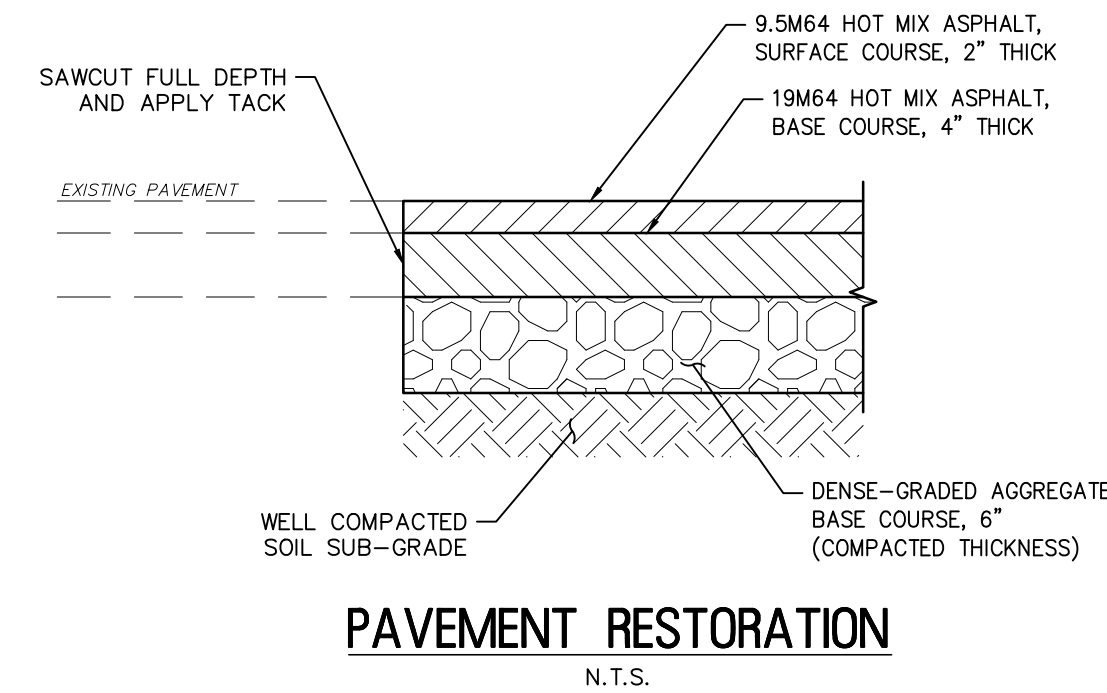
NOTE:
1. MAXIMUM WIDTH OF TRENCH SHALL NOT EXCEED THE DEPTH TO THE INVERT OF THE PROPOSED PIPELINE.
2. SEPARATE PAYMENT WILL NOT BE MADE FOR EXCAVATION, DENATURING, FITTINGS, PIPE BEDDING, SHEETING, BRACING, SHORING, INLET CONNECTIONS, TRAPS, AND SUITABLE BACKFILL MATERIAL INVOLVED IN ALL PIPE AND ASSOCIATED STRUCTURES REMOVAL, RECONSTRUCTION AND INSTALLATION, BUT THE COST SHALL BE INCLUDED IN THE VARIOUS ITEMS OF THE PROPOSAL REGARDLESS OF DEPTH.



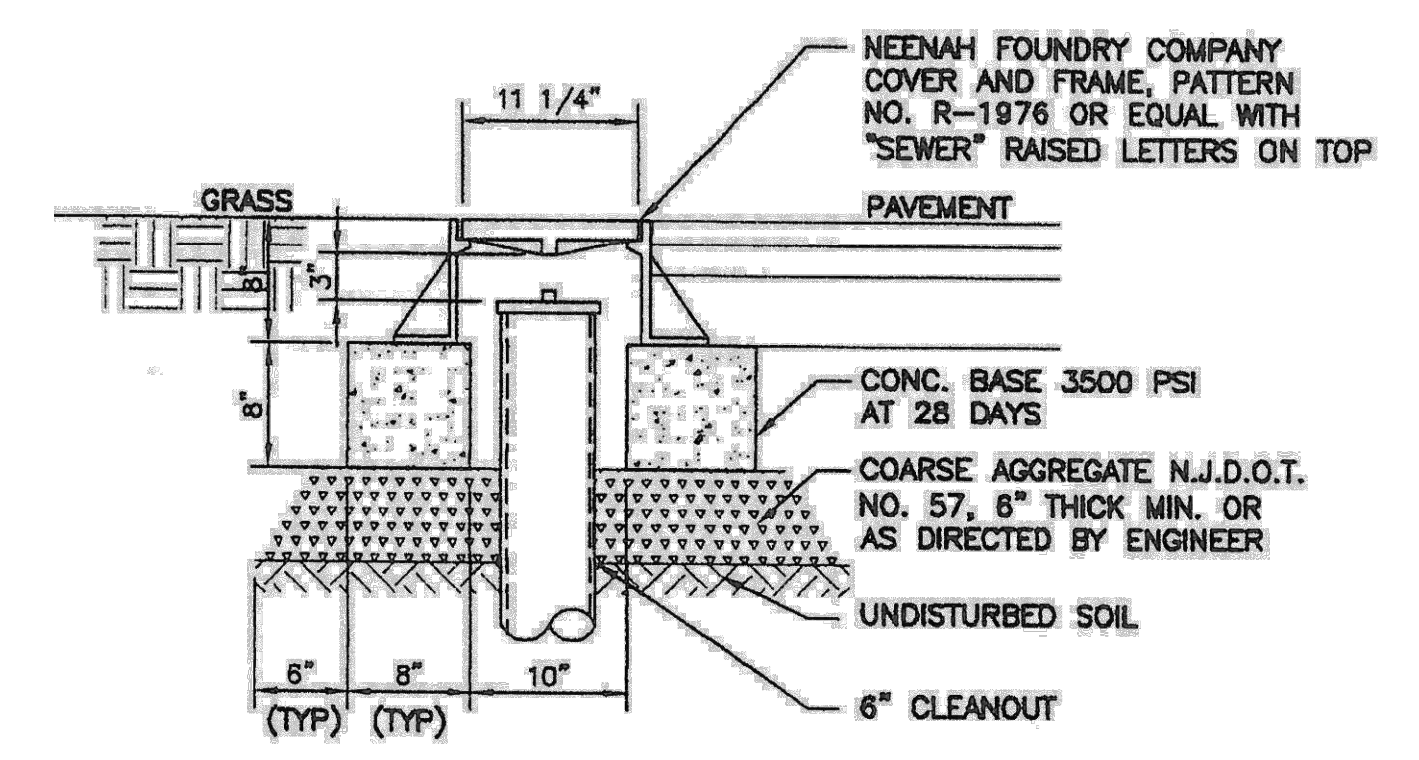
NOTES:
1. THIS INLET MAY BE CONSTRUCTED OF BRICK, CONCRETE OR CONCRETE BLOCK. IF BRICK OR CONCRETE BLOCK IS USED THE BOTTOM SHALL BE SHOWN FOR CONCRETE. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOMS SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT A RATE OF GRADE OF 2" PER FOOT. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS.
2. BOTTOM SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT THE RATE OF 2" PER FOOT THIS INLET MAY BE CONSTRUCTED OF BRICK, CONCRETE OR CONCRETE BLOCK. IF BRICK OR CONCRETE BLOCK IS USED THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT BE DISHED AND SLOPPED 1:2 CEMENT SAND MORTAR.



NOTES:
THIS INLET MAY BE CONSTRUCTED OF BRICK, CONCRETE OR CONCRETE BLOCK. IF BRICK OR CONCRETE BLOCK IS USED THE BOTTOM SHALL BE SHOWN FOR CONCRETE.
INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOMS SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT A RATE OF GRADE OF 2" PER FOOT.



NOTES:
1. SHALLOW MH (CIRCULAR) TO BE USED AT LOCATIONS WHERE DISTANCE FROM FINISHED GRADE TO PIPE INVERT IS 3'-0" OR LESS.
2. FOR DEPTHS 3'-0" AND LESS, MEASURED FROM THE TOP OF THE PIPE, CONTRACTOR SHALL INSTALL DUCTILE IRON PIPE, CLASS 54 UNDER TRAFFIC AREAS.

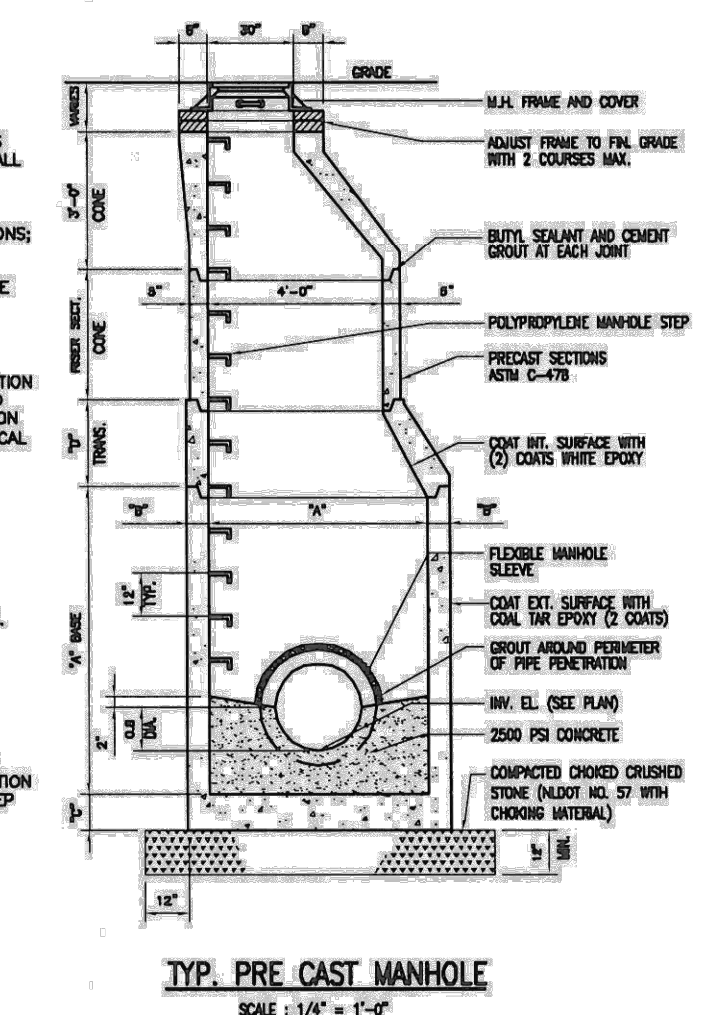


SANITARY CLEANOUT PROTECTION BOX DETAIL
SOURCE: EWING-LAWRENCE SEWERAGE AUTHORITY
N.T.S.

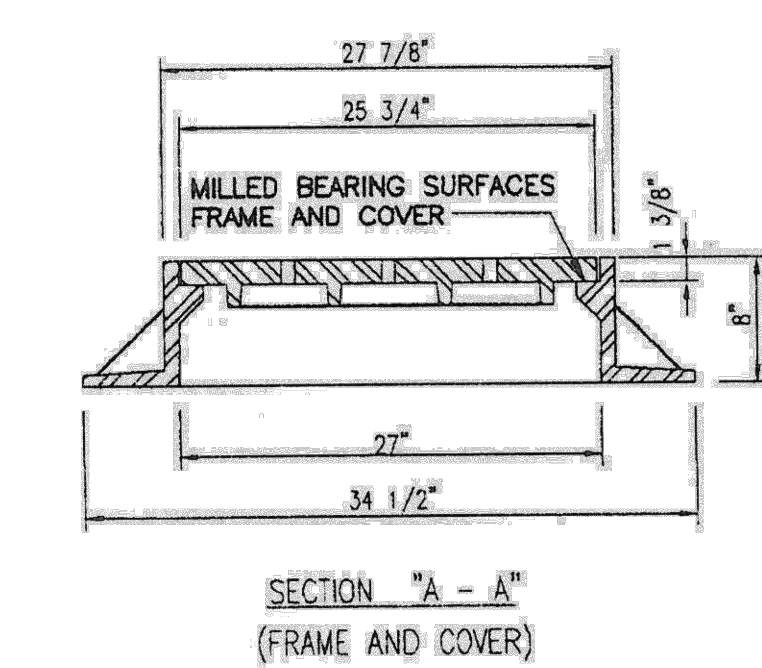
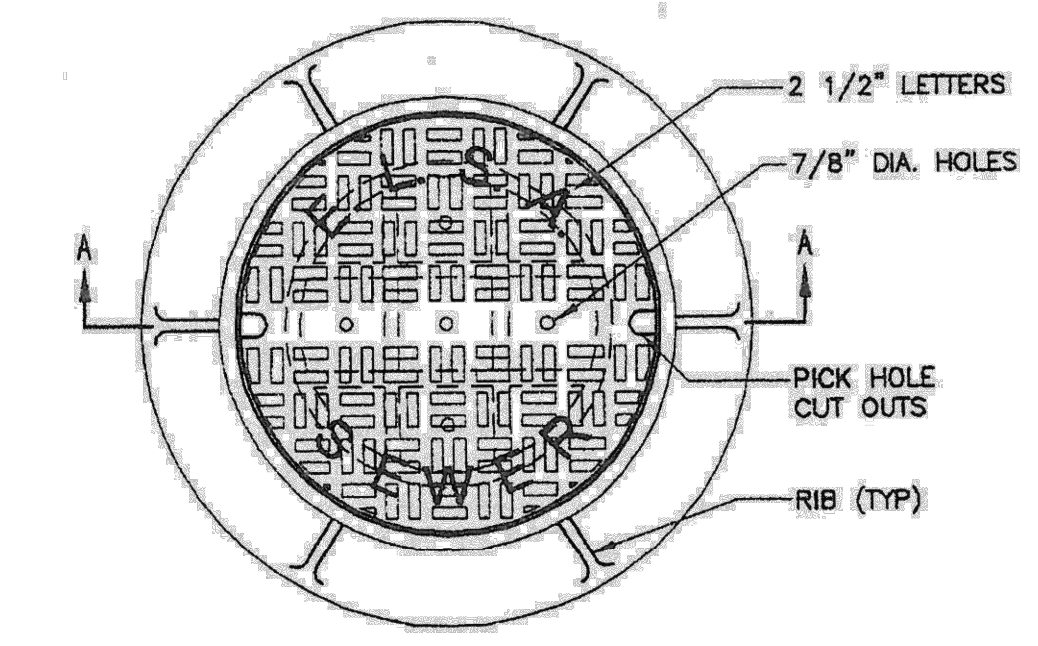
MANHOLE NOTES:

- SHORTS SHALL BE USED AT MANHOLES
 - EXTERIOR SURFACES SHALL BE COATED WITH (2) COATS OF BUTYLIC WATERPROOFING MATERIAL. INTERIOR SHALL BE PAINTED WITH (2) COATS OF WHITE EPOXY WATERPROOFING.
 - ALL CONSTRUCTION SHALL MEET STANDARD SPECIFICATIONS LATEST REVISIONS.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST O.S.A. STANDARD WHERE POSSIBLE.
- PRECAST CONCRETE MANHOLE (ASTM C-578)**
- WHERE 8" AND 12" SIZES ARE USED, A TAPER SECTION CONNECTING BASE AND RIBBER SHALL BE REQUIRED AND SHALL HAVE A THICKNESS AS SHOWN. THE BASE SECTION AND RIBBER TO ALLOW FOR AT LEAST 8" MINIMUM VERTICAL CLEARANCE WHERE POSSIBLE.
 - BASIS TO BE AS SHOWN IN THE SCHEDULE.
- BRICK OR CONCRETE BLOCK MANHOLES (NOT SHOWN)**
- BRICK OR CONCRETE BLOCK MANHOLES MUST BE APPROVED BY THE AUTHORITY.
 - SHOP DRAWINGS MUST BE SUBMITTED FOR ALL DETAILS.
- WORK AT EXISTING MANHOLES**
- THE CONTRACTOR SHALL CUT INTO THE MANHOLE AND COMPLETE A CONNECTION USING A SUITABLE ADAPTOR AS REQUIRED AND APPROVED BY THE AUTHORITY.
 - THE CONTRACTOR SHALL NOT INTERFERE WITH EXISTING SEWERAGE SERVICE DURING THE PERIOD OF CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO KEEP DEBRIS OUT OF MANHOLE.

PIPE DIA.	MANHOLE DIA.	MANHOLE DIA.	MANHOLE DIA.
8" TO 24"	4'-0"	5'	6'
24" TO 36"	5'-0"	6'	7'
42" TO 48"	6'-0"	7'	8'



PRECAST SANITARY MANHOLE DETAIL
SOURCE: EWING-LAWRENCE SEWERAGE AUTHORITY
N.T.S.



SANITARY FRAME AND COVER DETAIL
SOURCE: EWING-LAWRENCE SEWERAGE AUTHORITY
N.T.S.

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1901
REMINGTON & VERNICK ENGINEERS
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DATE: 09-03-2024
DENNIS K. YODER
NJ PROFESSIONAL ENGINEER LIC. No. 31866

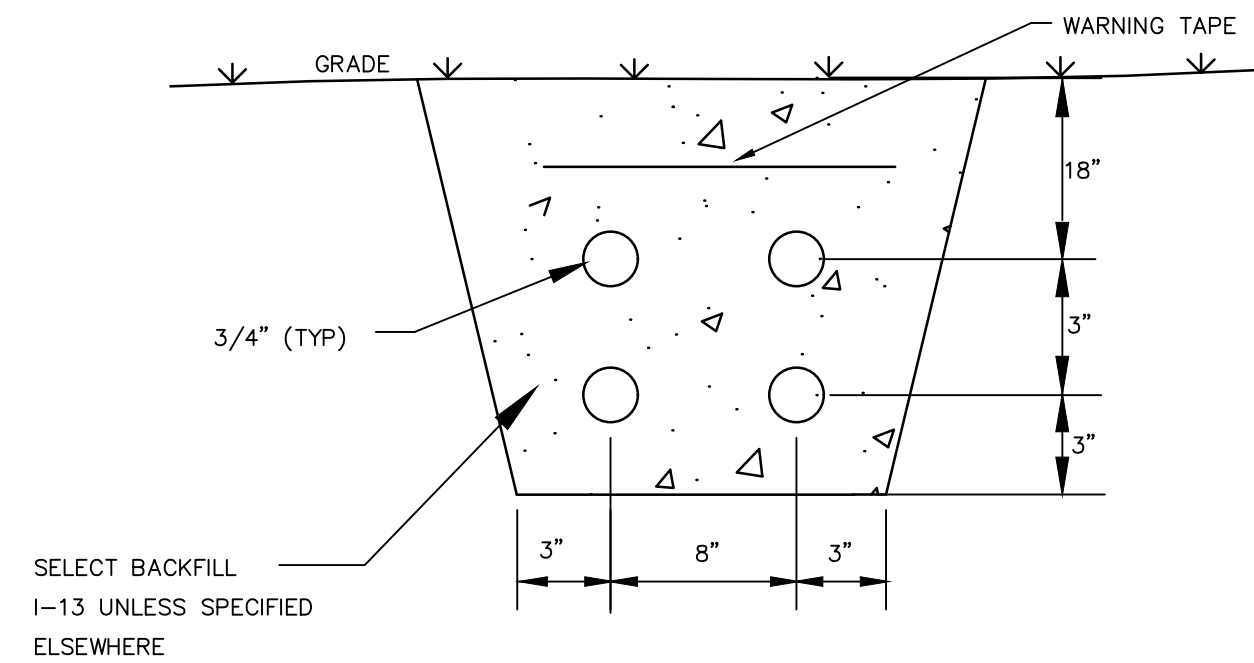
DATE: 09-03-2024
JESSICA D. HAUBER
NJ PROFESSIONAL ENGINEER LIC. No. 51487

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NO.	DATE	REVISION	BY	CHK
1	09/03/24	ISSUE	JY	
2	09/03/24	PER N.J.P.E. COMMENTS	JY	
3	09/03/24	PER TOWNSHIP CHECKLIST	JY	

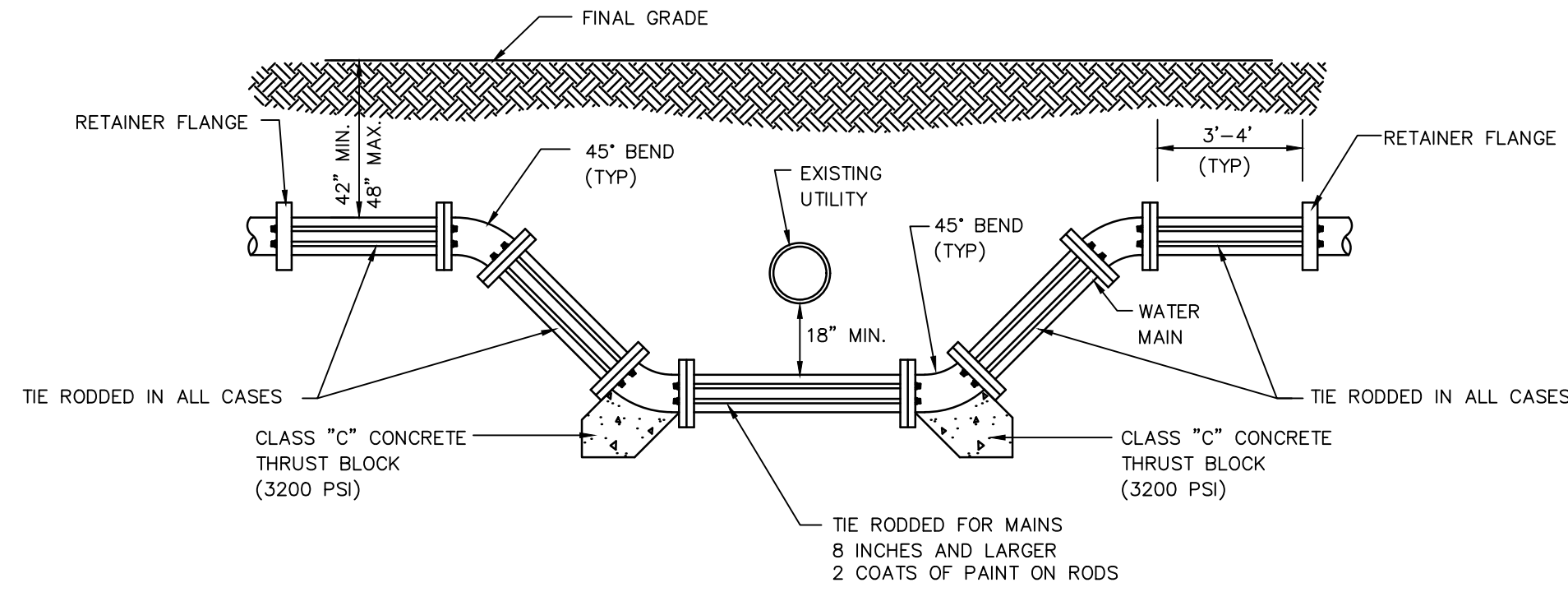
CONSTRUCTION DETAILS
EWING-LAWRENCE SEWERAGE AUTHORITY
MINOR SITE PLAN - ELSA VEHICLE STORAGE BUILDING
600 WHITEHEAD ROAD; BLOCK 1202, LOT 2
TOWNSHIP OF LAWRENCE
MERCER COUNTY
NEW JERSEY

DRAWN BY: A.C.F. DESIGN BY: J.D.H. CHECKED BY: J.D.H. SCALE: AS NOTED
DATE: 05/16/2024 SHEET NO.: C-14
JOB NO.: 1102M026



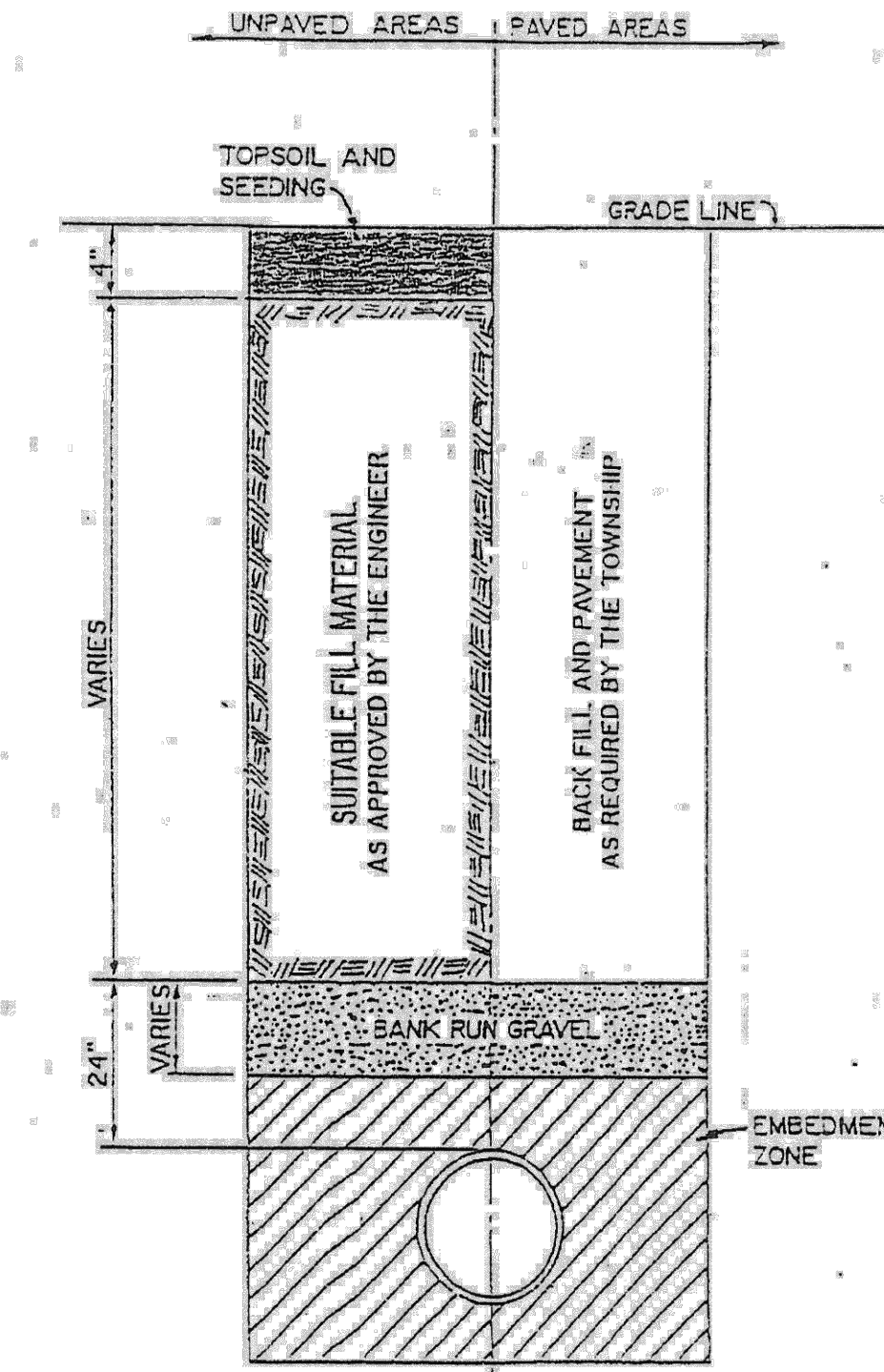
ELECTRICAL CONDUIT TRENCH DETAIL

N.T.S.



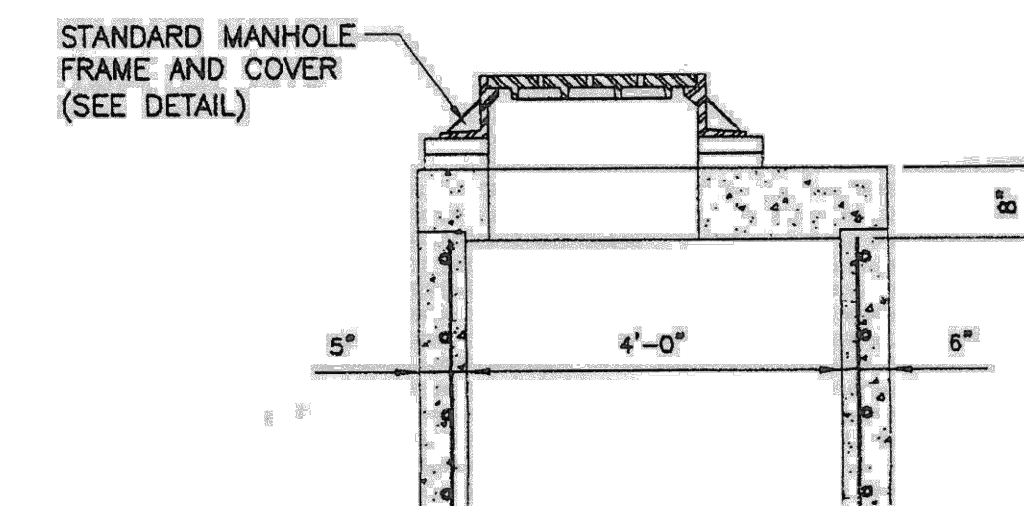
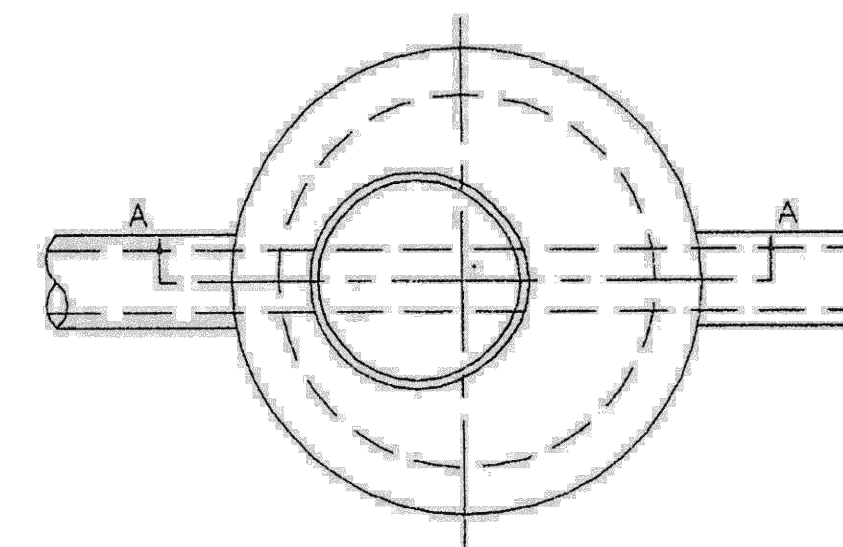
WATER MAIN OFF-SET DETAIL

N.T.S.



SANITARY TYPICAL TRENCH DETAIL

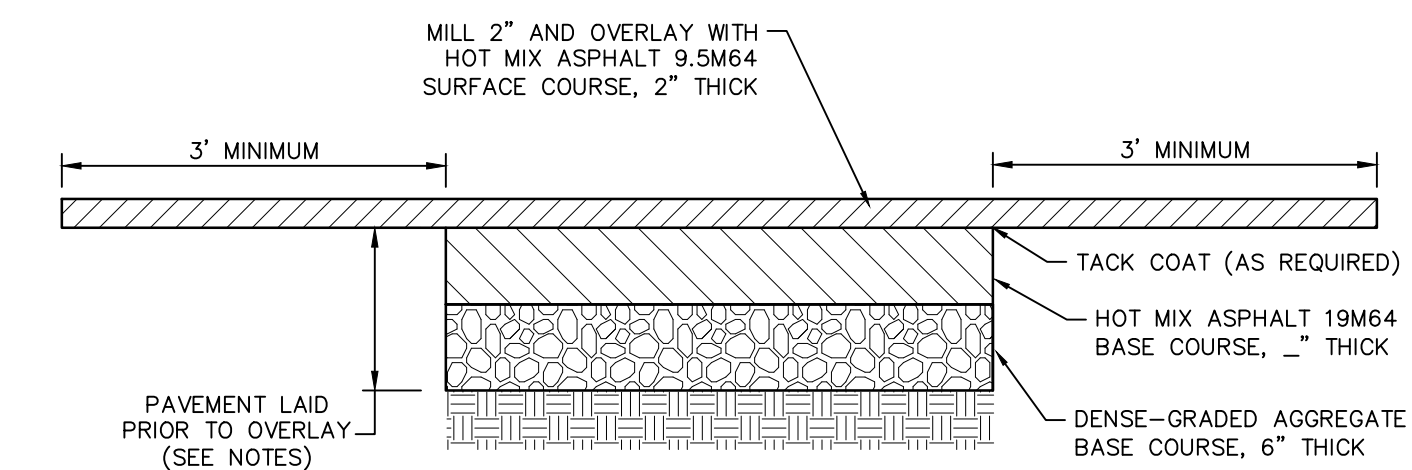
SOURCE: EWING-LAWRENCE SEWERAGE AUTHORITY
N.T.S.



NOTE: OFFSET M.H. COVERS SHALL BE POSITIONED ABOVE THE CENTER LINE OF THE MAIN

SANITARY SLAB TOP DETAIL

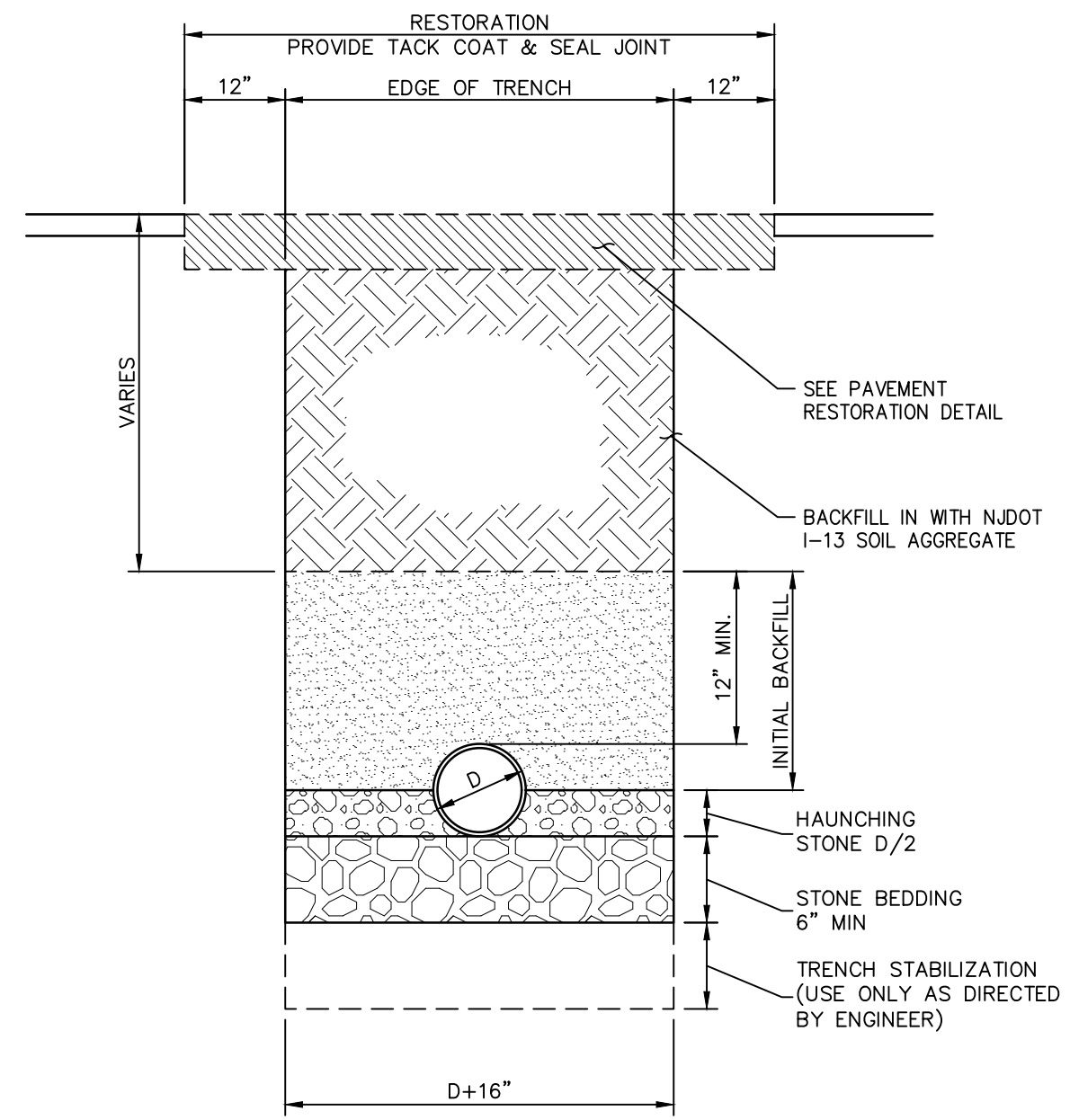
SOURCE: EWING-LAWRENCE SEWERAGE AUTHORITY
N.T.S.



NOTES:
1. CONTRACTOR TO DELAY MILL AND OVERLAY FOR A MINIMUM OF 30 DAYS TO ALLOW FOR ANY SETTLEMENT TO OCCUR. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR DELAY IN THE PROCESS.

FINAL HOT MIX ASPHALT PAVEMENT RESTORATION DETAIL

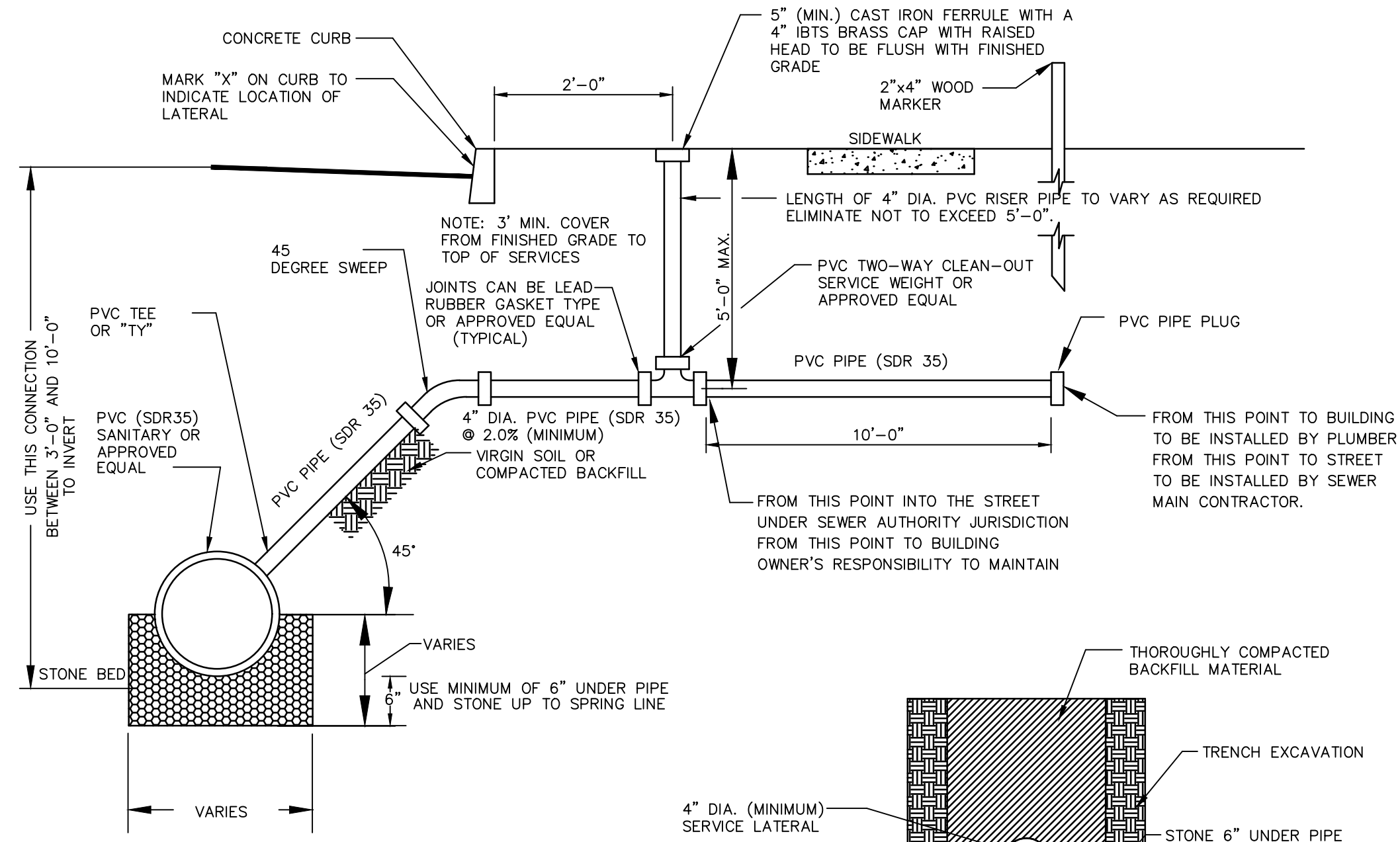
N.T.S.



PVC/HDPE TRENCH

N.T.S.

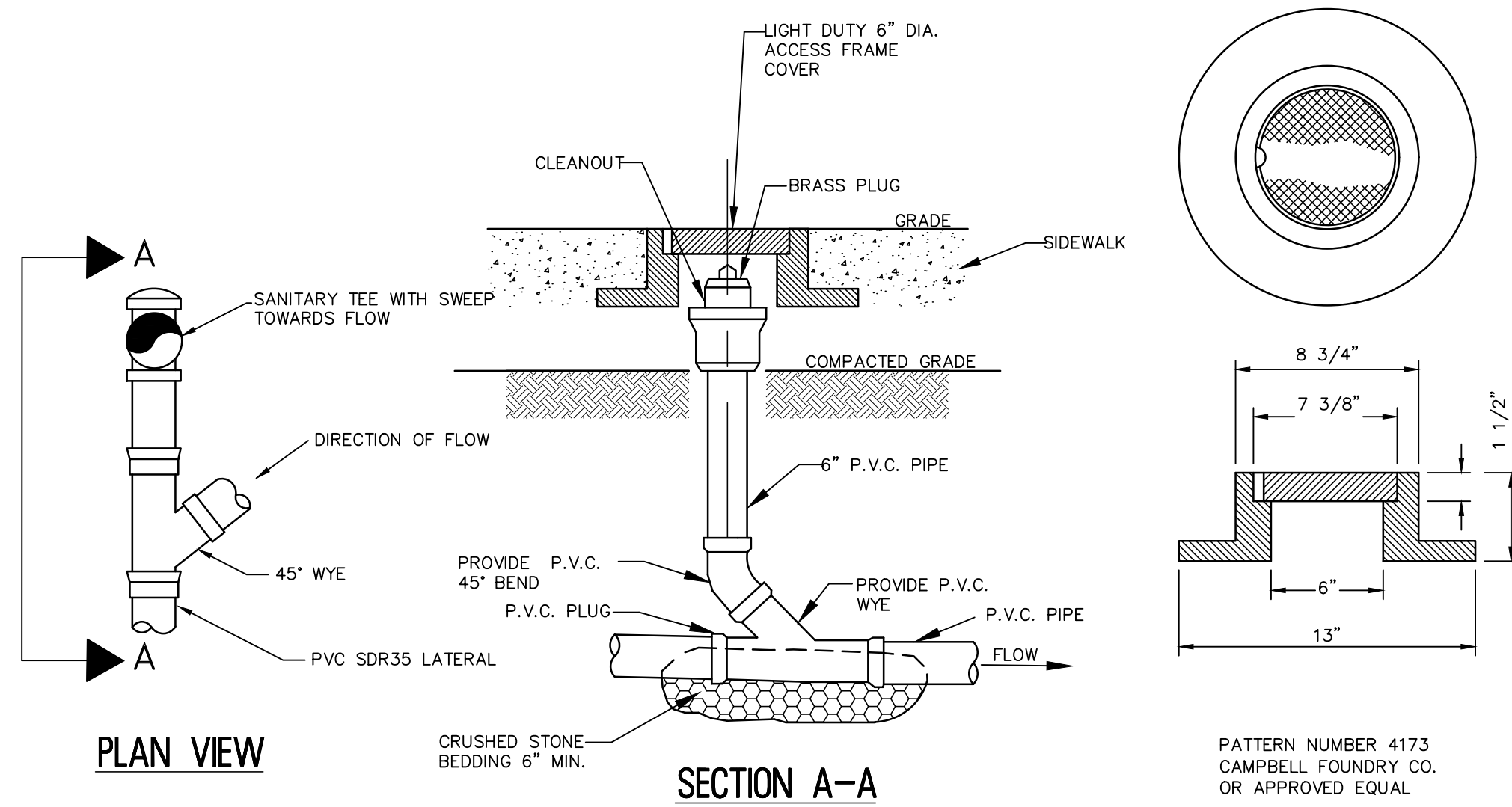
NOTE: MAXIMUM WIDTH OF TRENCH SHALL NOT EXCEED THE DEPTH TO THE INVERT OF THE PROPOSED PIPELINE.



TYPICAL LATERAL DETAIL

3' TO 10' IN DEPTH

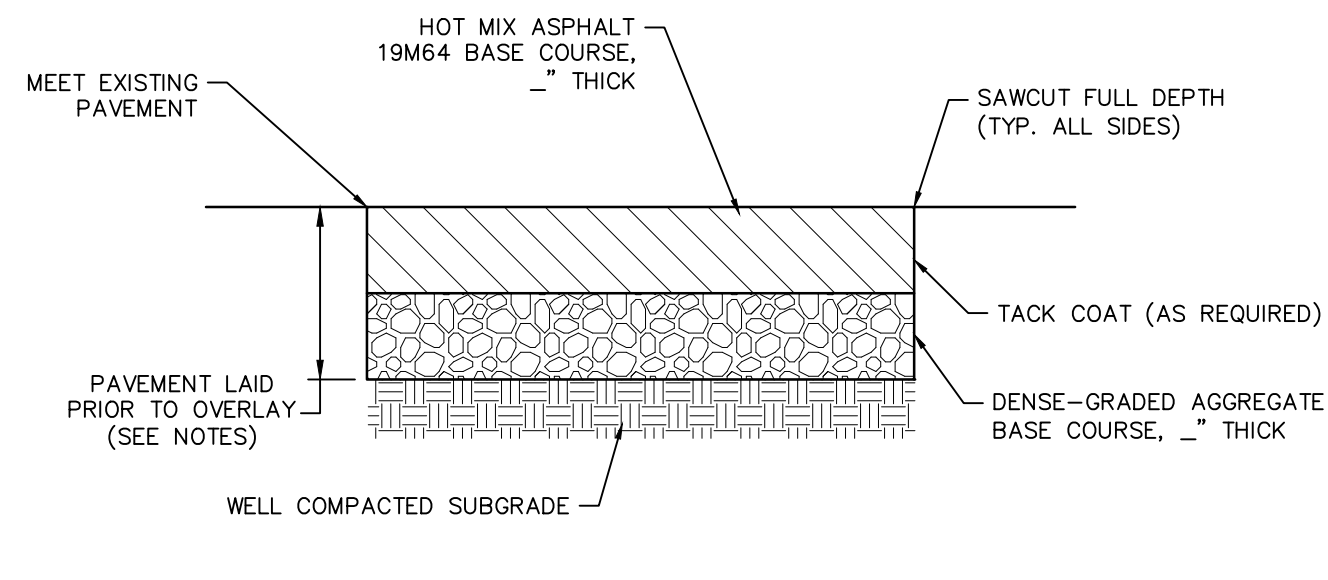
N.T.S.



SANITARY LATERAL/ROOF DRAIN CLEANOUT DETAIL

N.T.S.

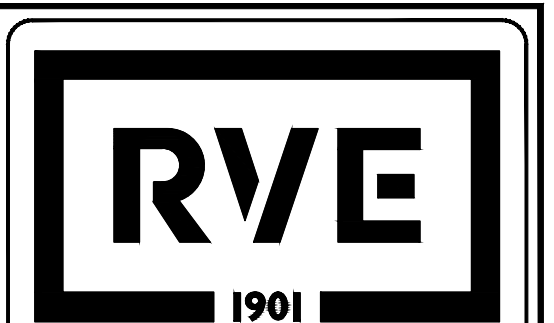
FOR CLEANOUTS IN GRASSED AREAS, TERMINATE VERTICAL PIPE AT GRADE LEVEL AND PROVIDE THREADED CAP.



NOTES:
1. INITIAL PLACEMENT OF 19M64 BASE COURSE SHALL BE 6" THICK AND MADE FLUSH WITH THE EXISTING PAVED SURFACE. FOLLOWING MILLING, THE FINAL BASE COURSE THICKNESS SHALL BE NO LESS THAN 4".

TEMPORARY HOT MIX ASPHALT PAVEMENT REPAIR DETAIL

N.T.S.



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NO.	REVISION	DATE	BY	CHK
3	PER TOWNSHIP CHECKLIST	10/29/24	JAC	DY
2	PER NJDEP COMMENTS	10/29/24	JAC	DY
1	PER ELSA PRE REVIEW	09/29/24	JAC	DT

CONSTRUCTION DETAILS
EWING-LAWRENCE SEWERAGE AUTHORITY
MINOR SITE PLAN - ELSA VEHICLE STORAGE BUILDING
600 WHITEHEAD ROAD; BLOCK 1202, LOT 2
TOWNSHIP OF LAWRENCE MERCER COUNTY NEW JERSEY

DATE	SCALE
05/16/2024	AS NOTED
JOB No.:	C-15
1102M026	