

ZONING ANALYSIS

- 1. THE SUBJECT PROPERTY IS KNOWN AS LOT(S) (12 - 22) IN BLOCK(S) 2008 AS SHOWN ON SHEET 2001 OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY.
2. THE PROPERTY IS LOCATED IN THE R-4 RESIDENTIAL ZONE DISTRICT AND CONTAINS A TOTAL TRACT LOTS 12- 22) AREA OF 27,500 SF, 0.63 ACRES.

APPLICANT/OWNER: MAX AVENUES FUND LP
525 RT 73 NORTH, SUITE 104
MARLTON, NJ 08053

OWNER CONSENT: I AM THE CURRENT OWNER OF THE SUBJECT PROPERTY AND AM AWARE OF AND CONSENT TO THE FILING OF THIS SITE PLAN WITH THE ZONING BOARD OF ADJUSTMENT OF LAWRENCE TOWNSHIP.

OWNER: DATE:

- 3. THE SUBJECT PROPERTY PRESENTLY CONTAINS ONE SINGLE FAMILY RESIDENTIAL HOME ON LOT(S) 22. THE APPLICANT PROPOSES TO KEEP THE EXISTING HOUSE AND SUBDIVIDE THE PROPERTY TO CREATE AN ADDITIONAL TWO LOTS TO PROVIDE ONE SINGLE FAMILY HOME ON EACH

Table with 4 columns: 4. ZONE DATA: R-4, PROPOSED LOT 12.01, PROPOSED LOT 12.02, PROPOSED LOT 12.03. Rows include MINIMUM LOT AREA, MINIMUM LOT FRONTAGE, MINIMUM FRONT YARD, etc.

ACCESSORY BUILDING: MIN ACCESSORY BUILDING FROM PROPERTY LINE: 5.00 FT, 10.40 FT (C), 4.31 FT (C), N/A, N/A, N/A, N/A

(C) DENOTES COMPLIES, (E) EXISTING NON-COMFORMANCE, (V) DENOTES VARIANCE. PARKING CALCULATIONS: RESIDENTIAL 2.5 SPACES PER EACH 4 BR DWELLING UNIT. 1 DWELLING UNITS X 2.5 SPACES = 2.5 SPACES REQUIRED. TOTAL SPACES PROVIDED= 3 SPACES FOR EACH HOME.

STREET TREES - \$ 525: MIN STREET TREE LARGE TREE (45' HIGH): 1 TREE EVERY 40' (REQUIRED); 1 TREE EVERY 40' (PROPOSED) - COMPLIES

RSIS STREETS AND PARKING - RESIDENTIAL ACCESS (LOW INTENSITY) - \$ 584: CURBWAY (TABLE 5.1): 28' REQUIRED; 28' PROVIDED - COMPLIES

CURB / SHOULDER (TABLE 5.1): NOT REQUIRED - COMPLIES. SIDEWALK/GRADED AREAS (N.J.A.C. 5:21-42(B) & 2) - BASED ON CRITERIA (PUBLIC TRANSPORTATION, BUSINESS OR CONNECTING SIDEWALK) SIDEWALKS NOT REQUIRED - COMPLIES

CUL-DE-SACS / TURN AROUND (5:21-4.2) - CUL-DE-SACS TURNING RADIUS OF 40 FEET OR OTHER SUITABLE MEANS FOR VEHICLES TO TURN AROUND, SUCH AS HAMMERHEADS - COMPLIES

OFF - STREET PARKING AND PRIVATE GARAGES - (§ 429(J)): NO DRIVEWAY WITHIN 5' OF SIDE OR REAR YARD - COMPLIES. NO CURB CUT TO DWELLING SHALL EXCEED 22 FEET IN WIDTH - COMPLIES

REQUIRED APPROVALS FROM OUTSIDE AGENCIES: MERCER COUNTY PLANNING BOARD, NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION - FRESHWATER WETLANDS LOI - PENDING

1. BOUNDARY & TOPOGRAPHY SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM BOUNDARY & TOPOGRAPHY SURVEY, PREPARED BY RWC SURVEYING BY JOHN J. HANLON, LIC NO. 0337589, L.S. DATED 03/17/24.

2. THE HORIZONTAL DATUM IS RELATIVE TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM AND ADJUSTED TO NAD 83. THE VERTICAL DATUM IS RELATIVE TO NAVD 88.

3. BENCHMARK REFERENCE: BENCHMARK SET IN MONUMENT AT PROPERTY CORNER AT ELEVATION 68.76.

4. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION / WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. DAETEL ENGINEERING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS. 10. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY. 11. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.

IMPERVIOUS COVERAGE SUMMARY: LOT 12.01 (EXISTING): HOUSE FOOTPRINT = 895.31 SQ.FT. DRIVEWAY = 1,026.45 SQ.FT. SIDEWALK, DECK & PORCH = 509.85 SQ.FT. SHED = 132.86 SQ.FT.

TOTAL IMPERVIOUS COVERAGE (LOT 12.01) = 895.31 + 1,026.45 + 509.85 + 132.86 = 2,564.47 SQ.FT

LOT 12.02: HOUSE FOOTPRINT = 1,741.00 SQ.FT. DRIVEWAY = 660.10 SQ.FT. SIDEWALK & STAIRS = 140.57 SQ.FT. PATIO = 400 SQ.FT.

TOTAL IMPERVIOUS COVERAGE (LOT 12.02) = 1,741.00 + 660.10 + 140.57 + 400 = 2,941.67 SQ.FT

LOT 12.03: HOUSE FOOTPRINT = 1,897.00 SQ.FT. DRIVEWAY = 608.00 SQ.FT. SIDEWALK & STAIRS = 109.76 SQ.FT. PATIO = 400 SQ.FT.

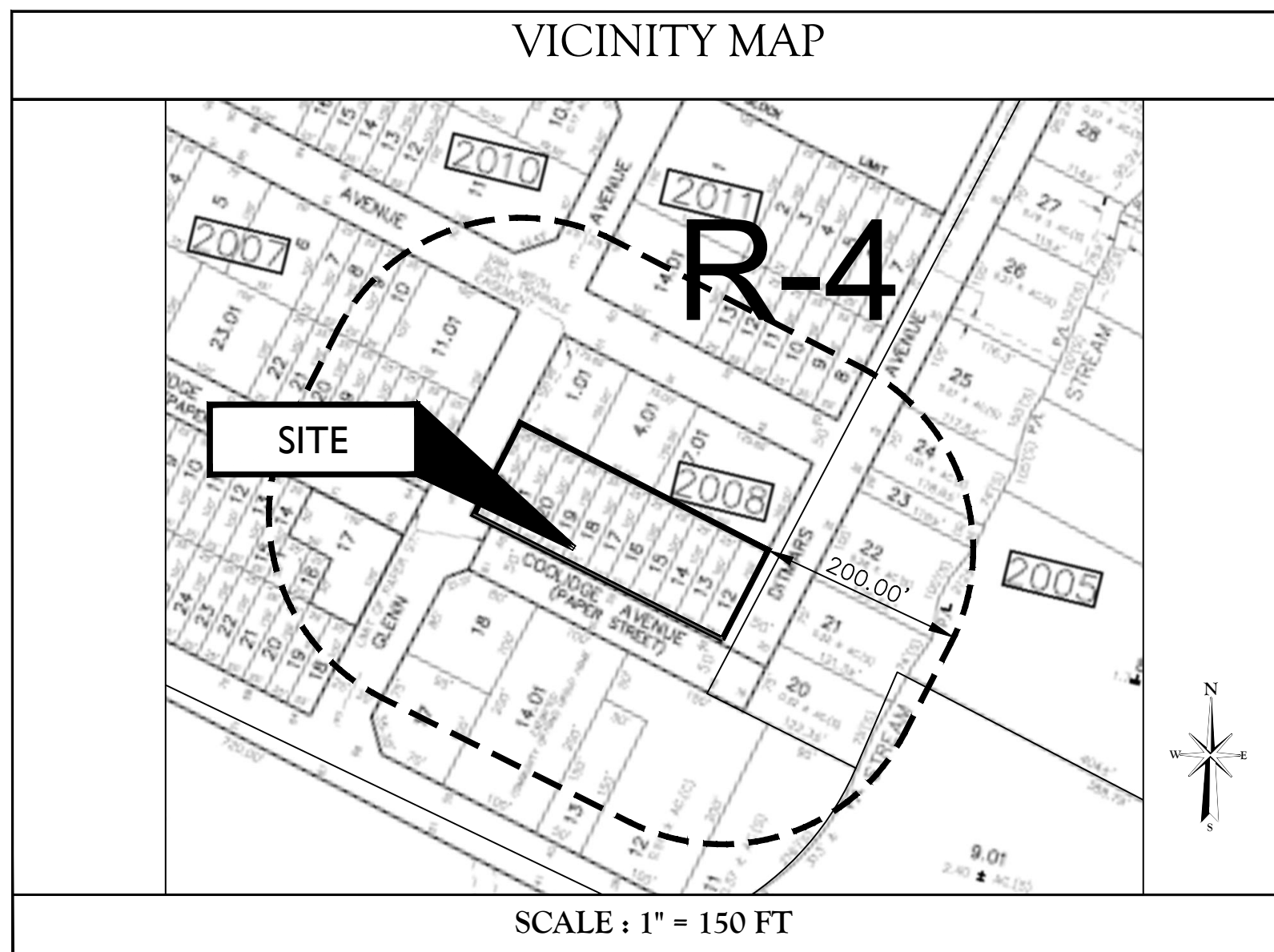
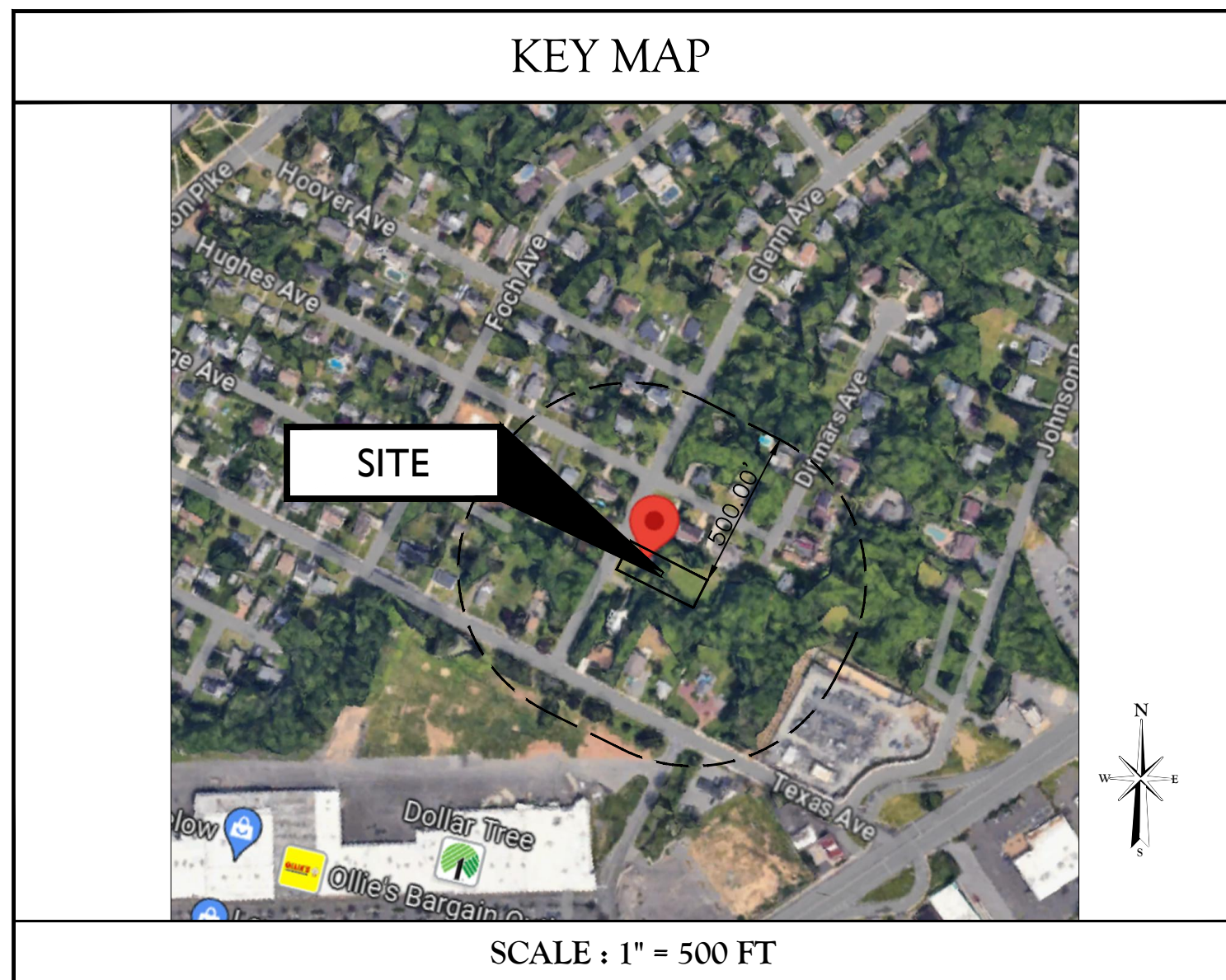
TOTAL IMPERVIOUS COVERAGE (LOT 12.03) = 1,897 + 608 + 109.76 + 400 = 3014.76 SQ.FT

ROADWAY (ROW): NEW PAVEMENT = 6,254 SQ.FT.

TOTAL NEW IMPERVIOUS (ENTIRE DEVELOPMENT - EXCLUDING LOT 12.01) = 2,941.67 (LOT 12.02) + 3014.76 (LOT 12.03) + 6,254 SF (ROADWAY) = 12,210.433 SF > 10,890 SF (14 ACRE) - PROJECT MEETS REQUIREMENTS OF MAJOR DEVELOPMENT PER NJDEP.

PROPOSED PRELIMINARY & FINAL MAJOR SITE & MINOR SUBDIVISION PLAN

62 GLENN AVENUE (TAX LOT 22, BLOCK 2008) LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY



PROPERTY OWNERS LIST WITHIN 200' OF BLOCK 2008, LOTS 12-22

Table with 6 columns: PERT, LOT, OWNER, STREET, TOWN / STATE, ZIP. Lists owners for lots 2004, 2005, 2007, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022.

Table with 6 columns: PERT, LOT, OWNER, STREET, TOWN / STATE, ZIP. Lists owners for lots 2007, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022.

UTILITIES: WATER AUTHORITY: MERCER COUNTY GAS AUTHORITY: MERCER COUNTY SEWER AUTHORITY: MERCER COUNTY STORM WATER AUTHORITY: MERCER COUNTY

APPROVED BY PLANNING BOARD - LAWRENCE TOWNSHIP. Fields for CHAIRMAN, SECRETARY, MUNICIPAL ENGINEER, and DATE.

APPROVED BY PLANNING BOARD - MERCER COUNTY. Fields for PLANNING DIRECTOR, RECORDING SECRETARY, and DATE.

GENERAL NOTES (CONT'D). PROJECT NOTES: THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. SITE NOTES: BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. UTILITY NOTES: EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

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Table with columns: SCALE, AS SHOWN, DRAWN BY, CHECKED BY, MTY, ABK. Includes a grid for tracking changes.

Table with columns: REV, DATE, DESCRIPTION, DRAWN BY, CHECKED BY. Lists revision history for the drawing.

ADAM B. KANDIL, NEW JERSEY LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 24GE05201800.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE RESPONSIBLE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE INFORMATION: 62 GLENN AVENUE, LAWRENCE TOWNSHIP, MERCER COUNTY, LOT: 22 BLOCK: 2008. SHEET TITLE: COVER SHEET.

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DRAWING NUMBER: C-01

SHEET NUMBER: 1 OF 7. D.O.B. NUMBER: (blank)



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3	09/02/24	REV. PER ENGINEER COMMENTS	MTY	ABK
2	06/24/24	REV. PER ENGINEER COMMENTS	MTY	ABK
1	05/21/24	REV. PER ENGINEER COMMENTS	MTY	ABK
0	05/03/24	INITIAL SUBMISSION	MTY	ABK
REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

**ADAM B. KANDIL**  
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ENGINEER - LICENSE NUMBER: 24GE05201800

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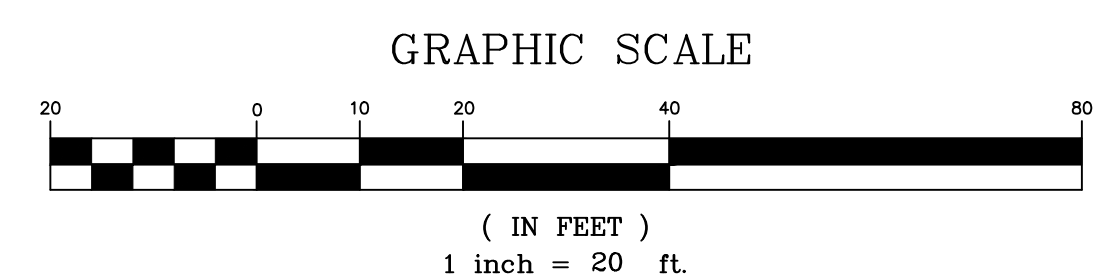
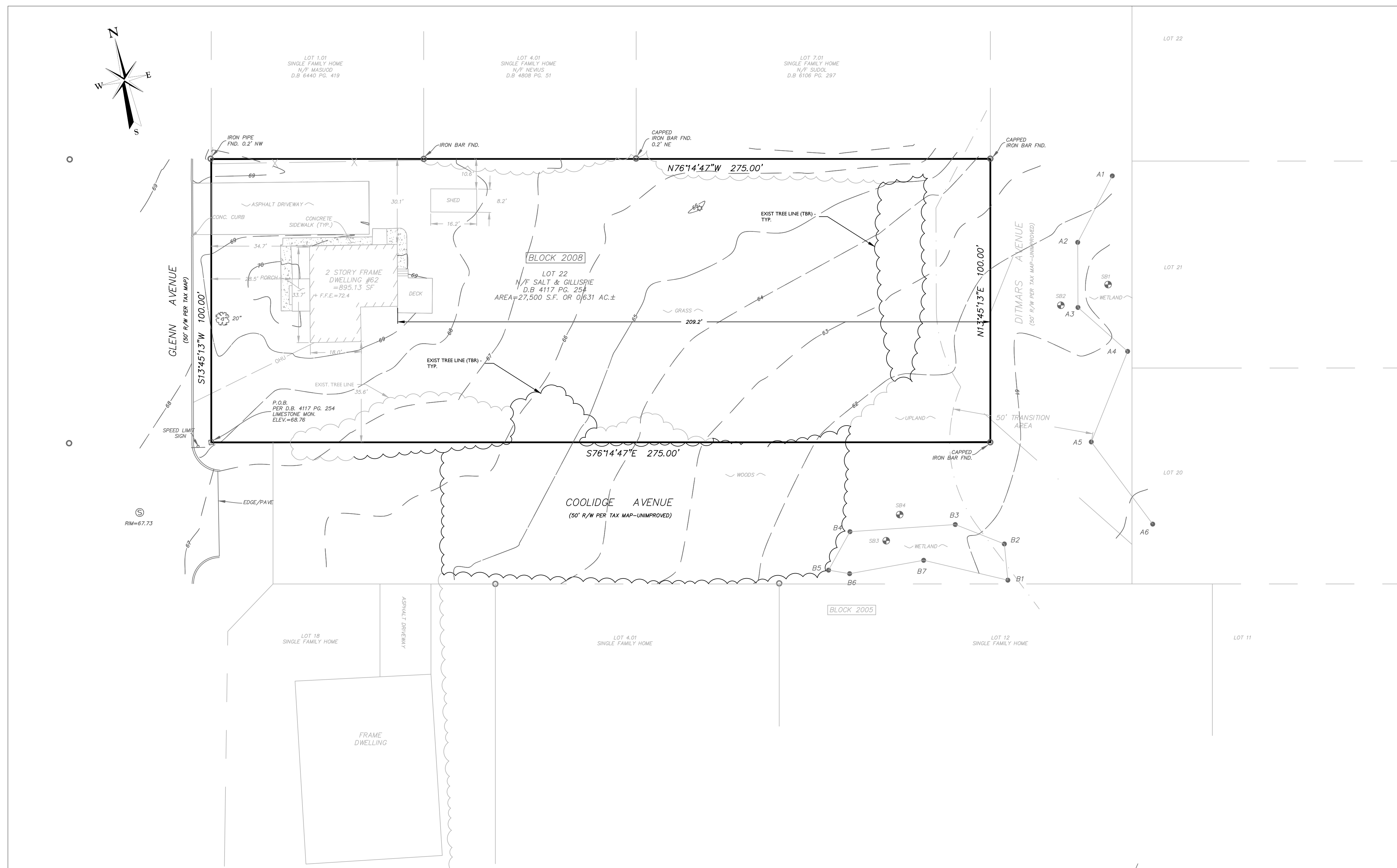
**SITE INFORMATION:**  
62 GLENN AVENUE,  
LAWRENCE TOWNSHIP, MERCER  
COUNTY  
**LOT: 22 BLOCK: 2008**

**SHEET TITLE:**  
**EXISTING CONDITION**

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DRAWING NUMBER:  
**C-02**

SHEET NUMBER: 2 OF 7 D.O.B. NUMBER:



- NOTES:**
- SURVEY INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY FOR PROPERTY SITUATED AT 62 GLENN AVE, LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY, LOT 12-22, BLOCK 2008 PREPARED BY RWC SURVEYING BY JOHN J. HANLON, LIC NO. GS37589, L.S. DATED 03/17/24.
  - ONLY KNOWN AND/OR MARKED UTILITIES ARE SHOWN ON THIS PLAN. EXACT LOCATION, CONDITION, AND CAPACITY, OF ANY OTHER UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY SHALL BE VERIFIED BY CONTACTING RESPECTIVE UTILITY COMPANIES OR MUNICIPALITIES.
  - SURVEY REFERENCE AND WETLANDS DELINEATED BY NJ LAND CONSULTANTS 03-11-2024 AND LOCATED BY RWC SURVEYING 03-13-2024. WETLANDS SHOWN ARE PRELIMINARY; SUBJECT TO APPROVAL BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION.



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**LOT: 22 BLOCK: 2008**

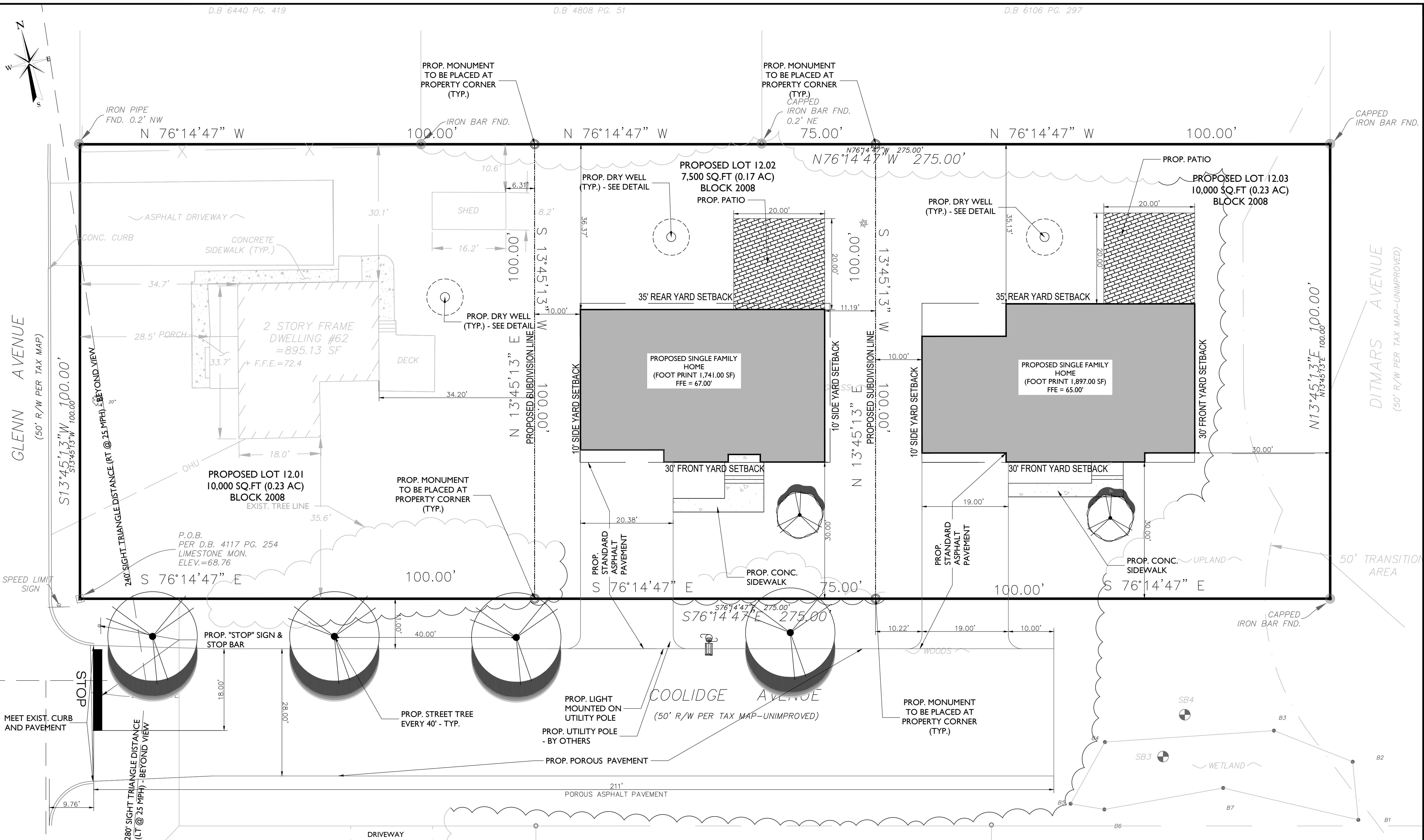
**SHEET TITLE:  
SUBDIVISION PLAN**

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DRAWING NUMBER:  
**C-03**

SHEET NUMBER:  
**3 OF 7**

D.O.B. NUMBER:



**GENERAL NOTES:**

PARCEL IS KNOWN AS 62 GLENN AVE, LAWRENCE TOWNSHIP, MERCER COUNTY NJ 08648 AND FURTHER KNOWN AS TAX LOT 22, BLOCK 2008 AS SHOWN ON THE LAWRENCE TOWNSHIP TAX MAPS

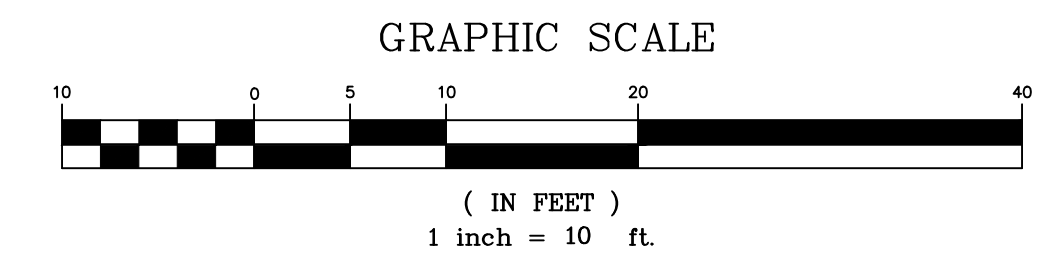
THE FOLLOWING ARE THE PROPOSED SUBDIVIDED LOTS:

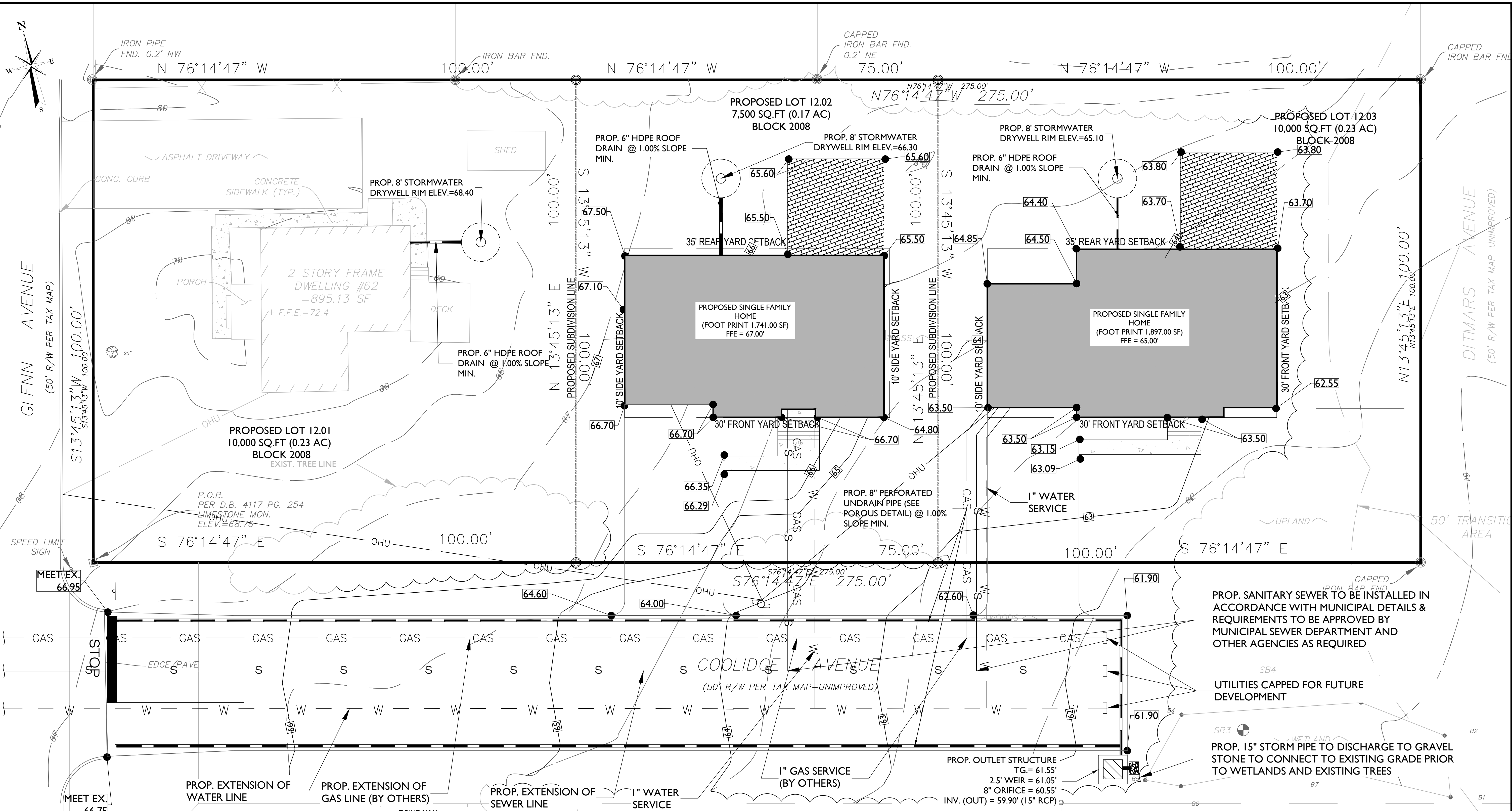
- AREA OF PARCEL OF LOT 12.01 = 10,000 S.F. OR 0.23 ACRES.  
AREA OF PARCEL OF LOT 12.02 = 7,500 S.F. OR 0.17 ACRES.  
AREA OF PARCEL OF LOT 12.03 = 10,000 S.F. OR 0.23 ACRES.
- PARCEL IS LOCATED ENTIRELY IN R-4 DISTRICT ZONE AS SHOWN ON THE ZONING MAP OF LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY.
- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL, AND MAY HAVE BEEN ALTERED. SITE PLAN REVISIONS AS SHOWN ARE AGREED-UPON DURING PRIOR PROCEEDINGS.
- THIS IS A SITE DEVELOPMENT PLAN AND NOT A SURVEY. DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.

- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
- PROPOSED BUILDING FOOTPRINT AS PER THE ARCHITECTURAL PLANS.
- THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION".
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE PERFORMED IN STRICT CONFORMANCE WITH:
  - NJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
  - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - STANDARDS AND/OR CONDITIONS OF ANY OTHER GOVERNING BODIES HAVING JURISDICTION.

- CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES. APPLICABLE SAFETY CODES SHALL MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS AND ADDITIONS THERETO OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S "OCCUPATIONAL SAFETY AND HEALTH STANDARDS" (OSHA); "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" OF THE STATE OF NEW JERSEY, DEPARTMENT OF LABOR AND INDUSTRY, BUREAU OF ENGINEERING AND SAFETY; "CONSTRUCTION SAFETY CODE", AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION," AND "BUILDING CODE".
- CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED HERE BE INTERPRETED TO MEAN THAT DAK SERVICES LLC., IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.

- TOP SOILING & SEEDING WILL BE PLACED IN THE AREAS DISTURBED DURING CONSTRUCTION AND / OR AS DIRECTED BY THE ENGINEER.
- ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY ANY ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.





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REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
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**ADAM B. KANDIL**  
NEW JERSEY LICENSED PROFESSIONAL  
ENGINEER - LICENSE NUMBER: 24GE05201800

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**SITE INFORMATION:**

62 GLENN AVENUE,  
LAWRENCE TOWNSHIP, MERCER  
COUNTY  
LOT: 22 BLOCK: 2008

**SHEET TITLE:**  
**GRADING, DRAINAGE &  
UTILITY PLAN**

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**C-04**

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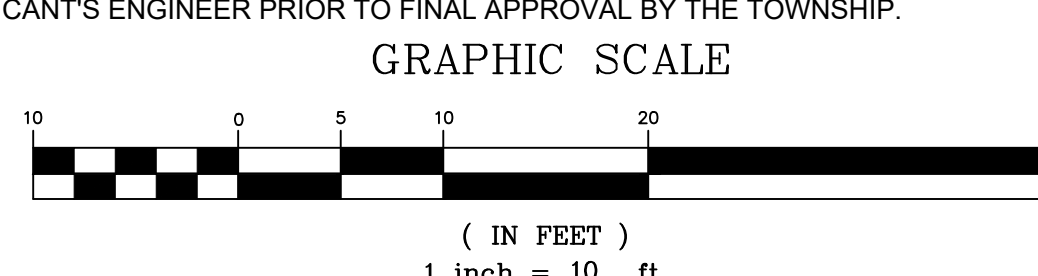
- GRADING NOTES:**
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS APPROVED BY THE ENGINEER.
  - SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE ENGINEER.
  - THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN OUTS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
  - SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
  - PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT.
  - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING AND GROUNDWATER ELEVATION DETERMINATION TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS, CONSTRUCT ABILITY OF THE PROPOSED FINISHED GRADES AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
  - COMPACTING IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURERS AND MUNICIPAL REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
  - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED.
  - REFER TO SITE PLAN FOR ADDITIONAL NOTES.
  - CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.

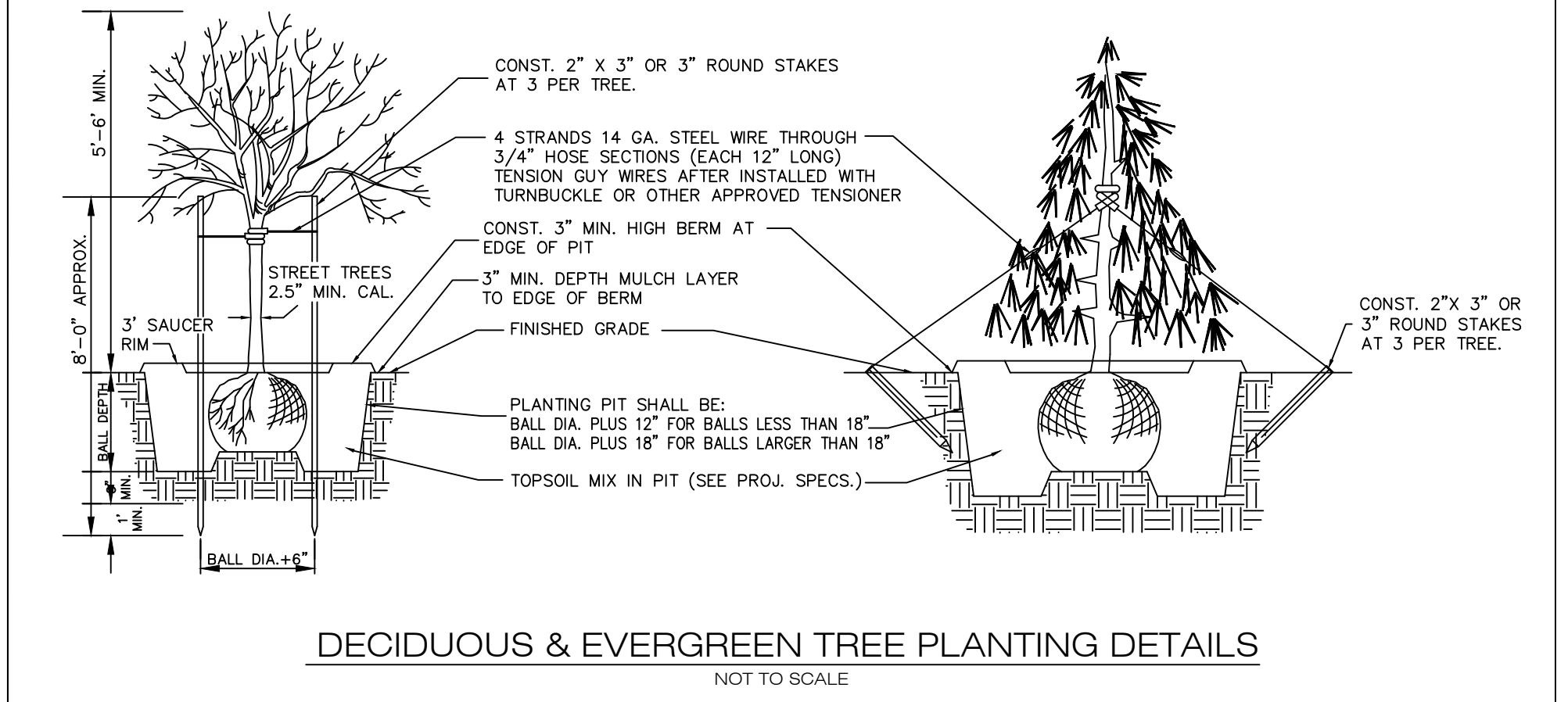
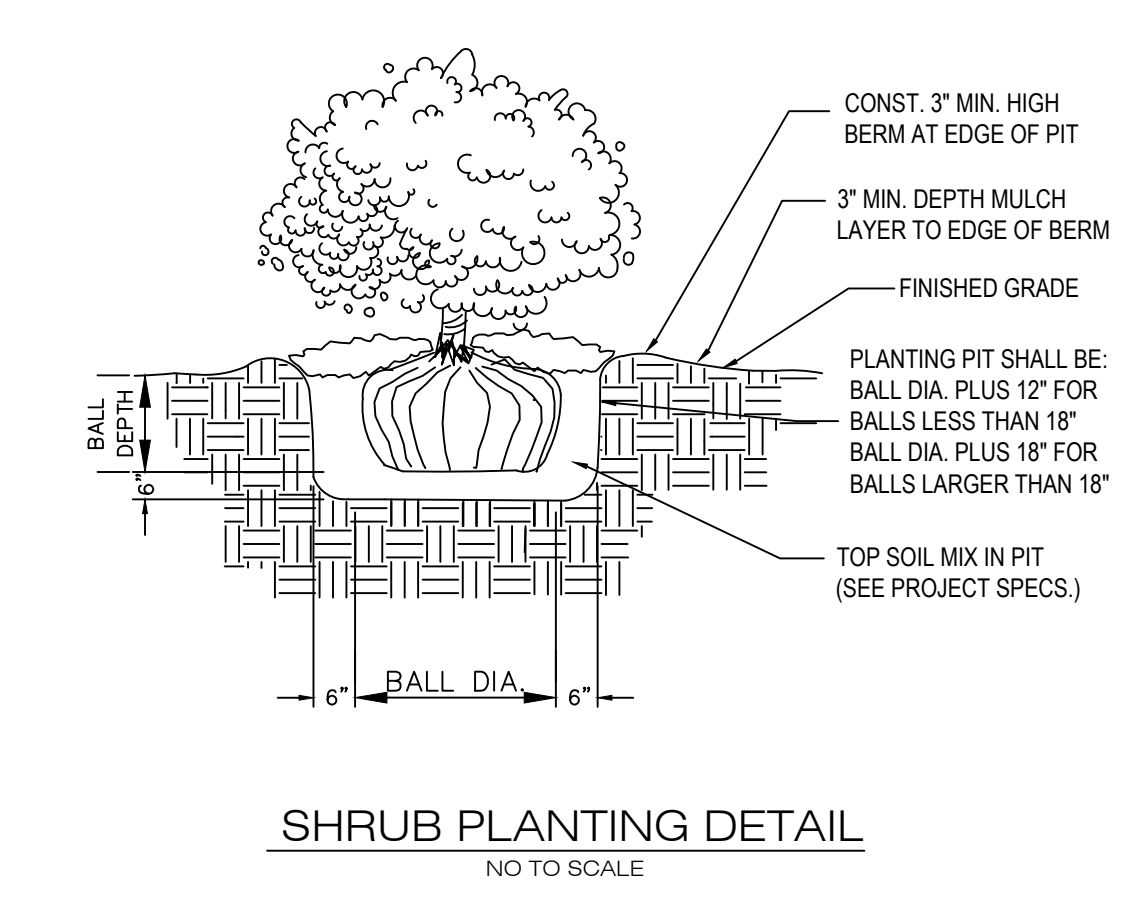
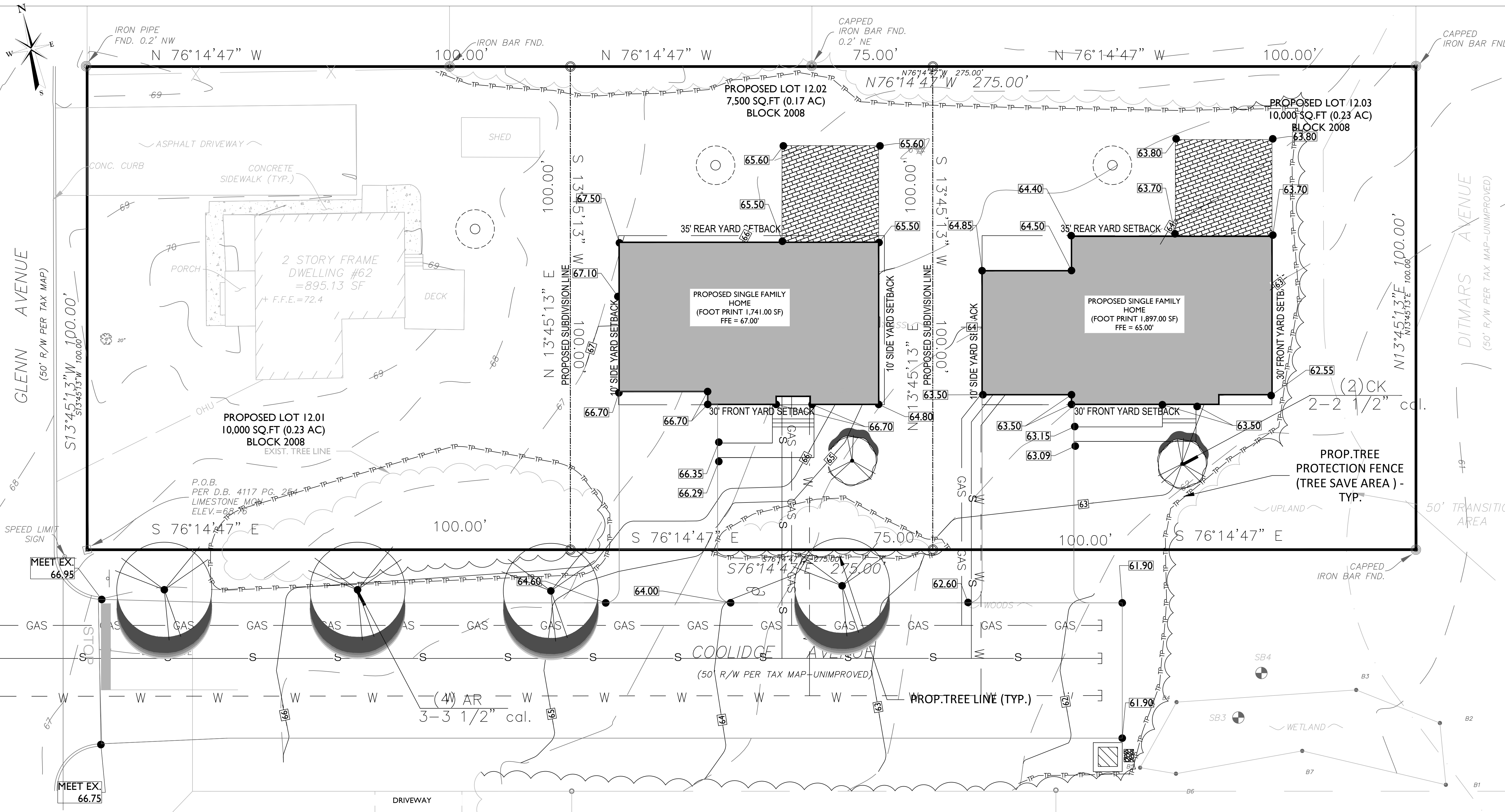
- UTILITY NOTES:**
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
  - THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
  - ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
  - ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE REQUIREMENTS PROVIDED BY THE APPLICABLE UTILITY COMPANY.
  - PROPER CONSTRUCTION OF THE PROPOSED DETENTION BASINS SHALL BE CERTIFIED BY THE APPLICANT'S ENGINEER PRIOR TO FINAL APPROVAL BY THE TOWNSHIP.
  - IF POSSIBLE, REUSE EXISTING WATER AND GAS CONNECTIONS FOR DOMESTIC SUPPLY.

INFILTRATION TESTING SHALL BE PERFORMED AND OBSERVED  
BY TOWN PERSONNEL PRIOR TO DRYWELL INSTALLATION

**LEGEND**

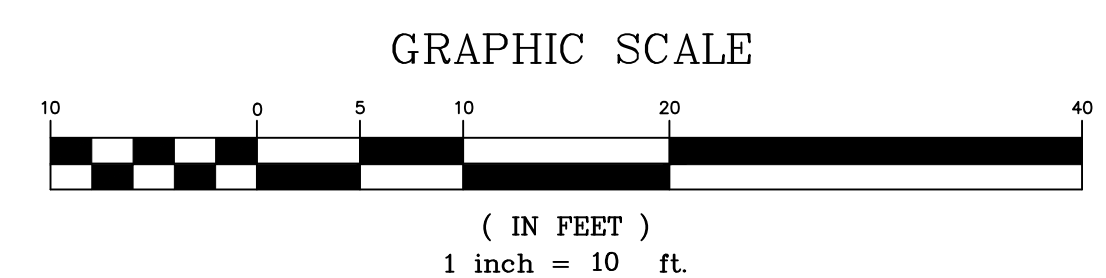
---	PROJECT BOUNDARY LINE	○	UNMARKED VALVE
---	PROPOSED POST AND RAIL FENCE	○	OIL FILL CAP
---	PROPOSED TIMBER GUIDE RAIL	○	FIRE HYDRANT
---	OVERHEAD WIRES	○	SIGN POST
---	CURB LINE	○	LIGHT POLE
---	DROP CURB	○	UTILITY POLE
○	MANHOLE-PUBLIC SERVICE	○	SPOT ELEVATION
○	MANHOLE	○	EXISTING CONTOUR LINE
○	CATCH BASIN	○	TREE (TREE DIAMETER)
○	INLET	○	DIRECTION OF SEWER FLOW
○	WATER VALVE	○	FENCE
○	GAS VALVE	○	CONCRETE
○	ASPHALT	○	PROPOSED CONTOUR LINE
○	PROPOSED CURB ELEVATIONS	○	PROPOSED SPOT ELEVATION
○	PROPOSED WALL ELEVATIONS	○	
○	PROPOSED TOP OF PAVEMENT ELEVATIONS	○	
○	VERIFY IN FIELD	○	





**PROPOSED PLANTING SCHEDULE**

KEY	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
CK	2		CORNUS KOUSA	CHINESE DOGWOOD	2-2 1/2" CAL.
AR	4		ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3-3 1/2" CAL.



**DAE TEL ENGINEERING**

115 Route 46 West, STE D29  
Mountain Lakes, NJ 07046  
info@DaeTel.com  
Tel: 201-602-7690 • 973-887-2354  
New Jersey Certificate of Authorization No.: 24GA28298300

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0	05/03/24	INITIAL SUBMISSION	MTY	ABK
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**ADAM B. KANDIL**  
NEW JERSEY LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 24GE05201800

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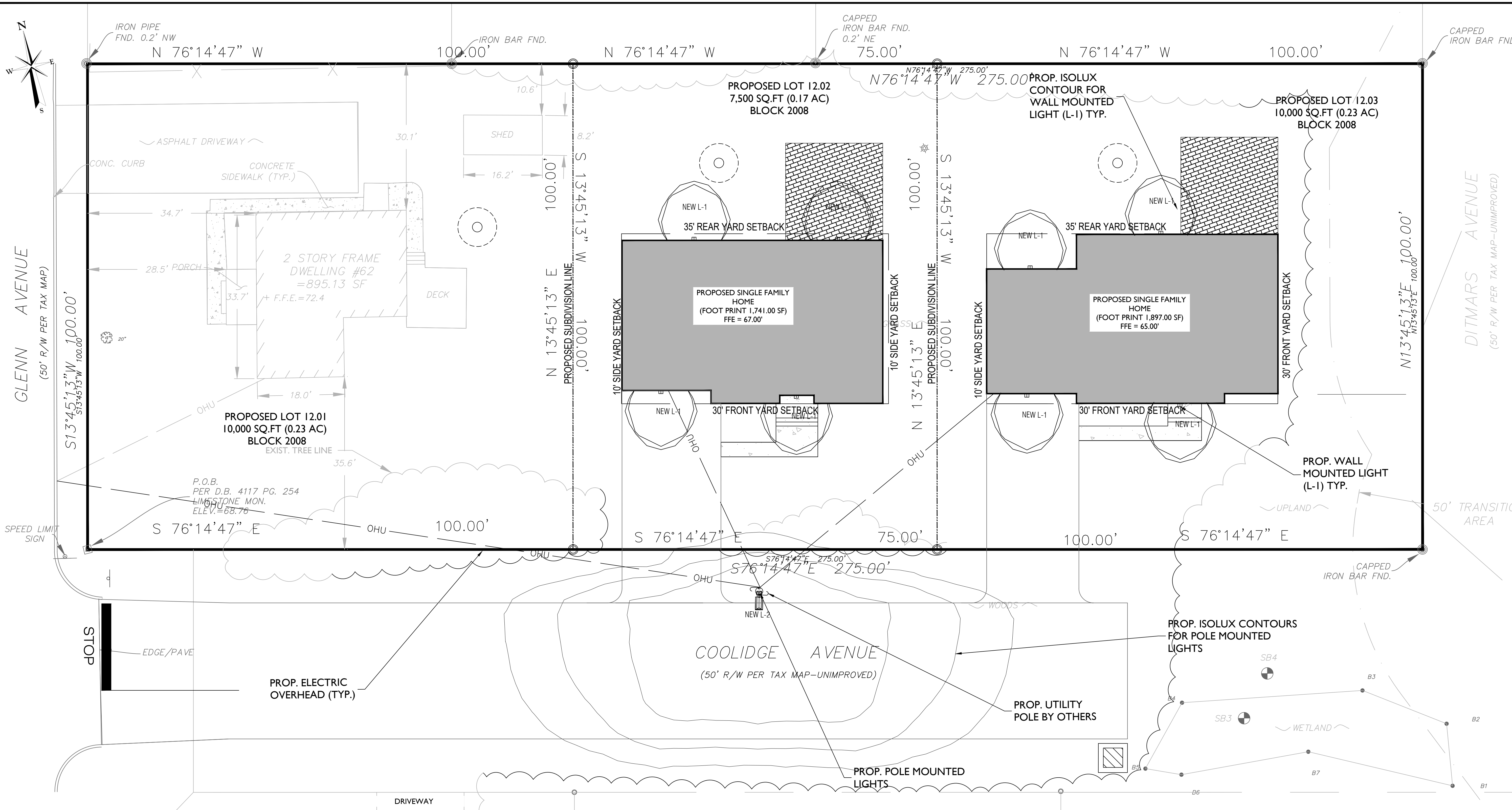
**SITE INFORMATION:**  
62 GLENN AVENUE,  
LAWRENCE TOWNSHIP, MERCER COUNTY  
LOT: 22 BLOCK: 2008

**SHEET TITLE:**  
**LANDSCAPE PLAN**

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**SITE INFORMATION:**

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COUNTY  
**LOT: 22 BLOCK: 2008**

**SHEET TITLE:**  
**LIGHTING PLAN**

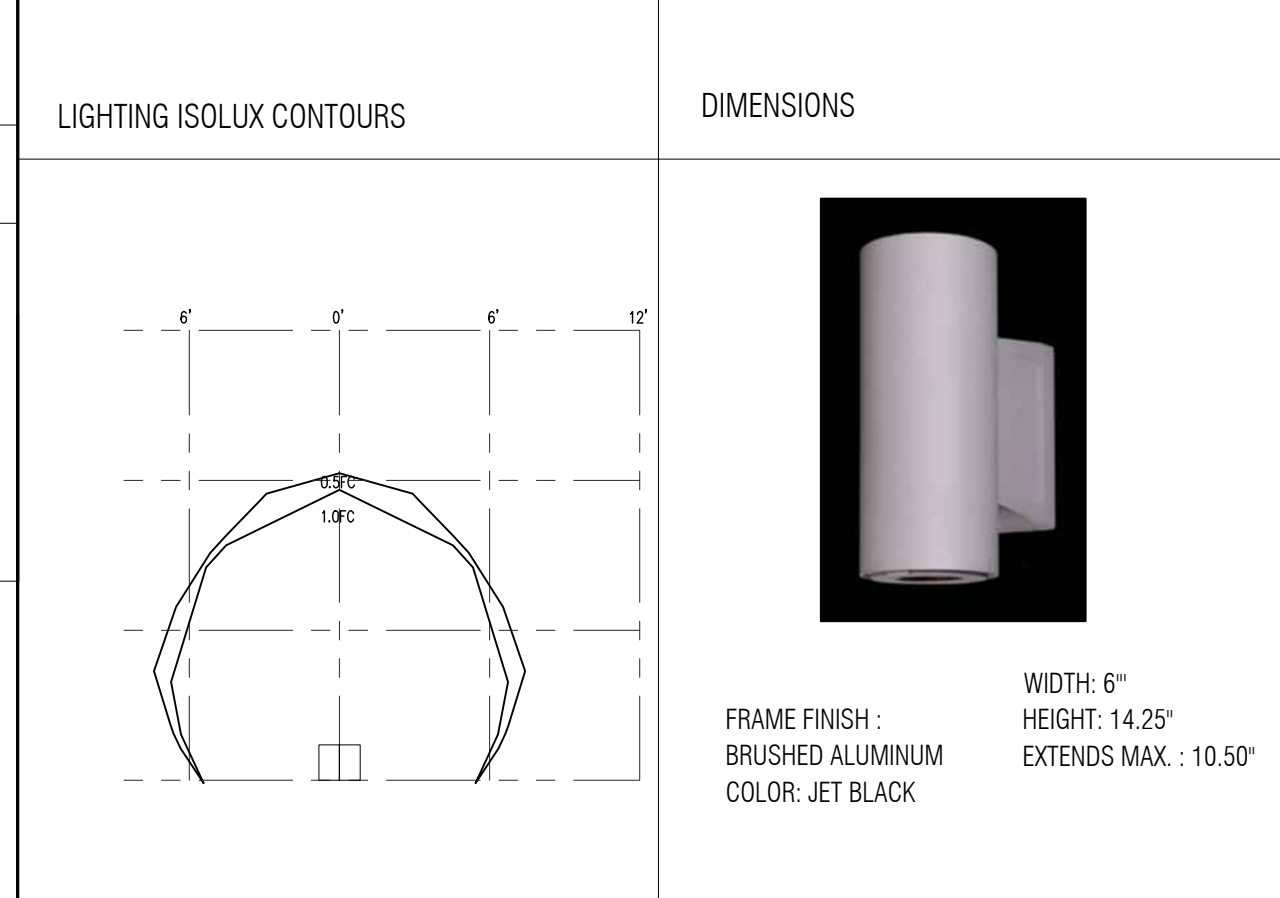
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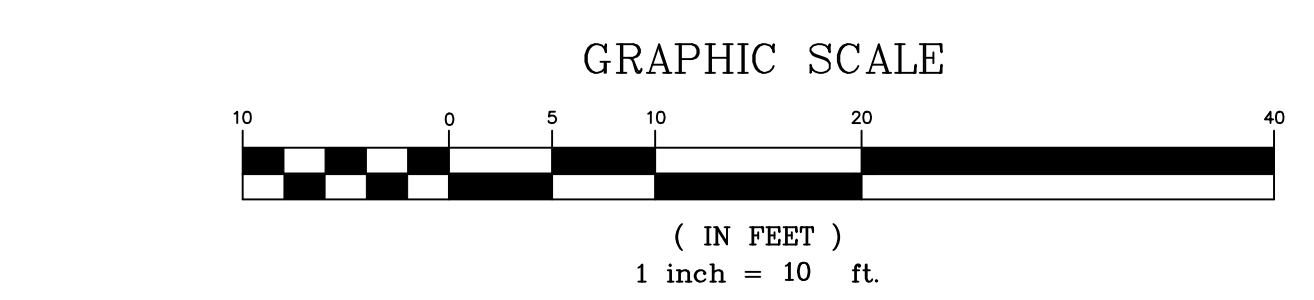
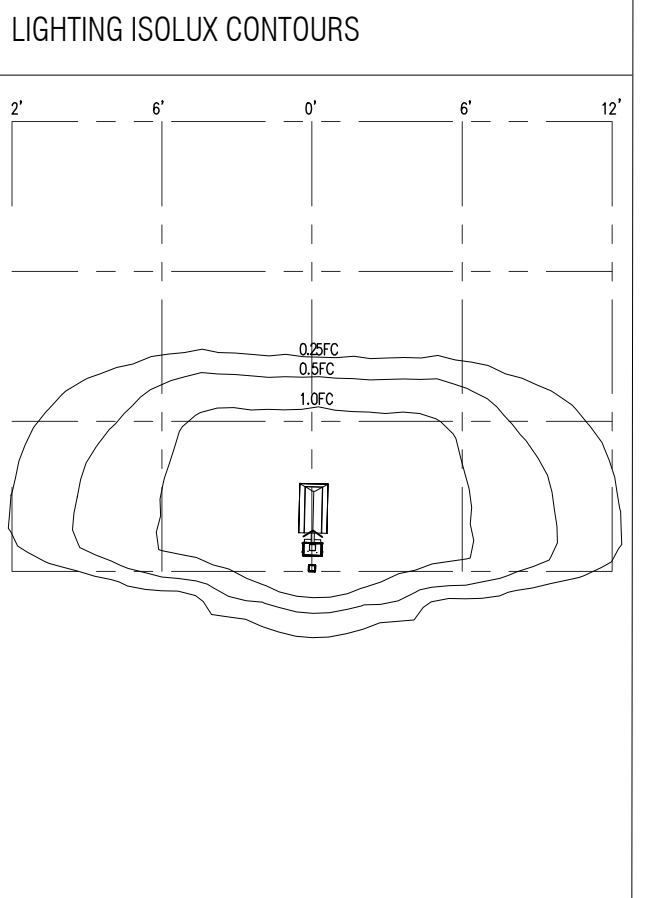
**LIGHTING SCHEDULE**

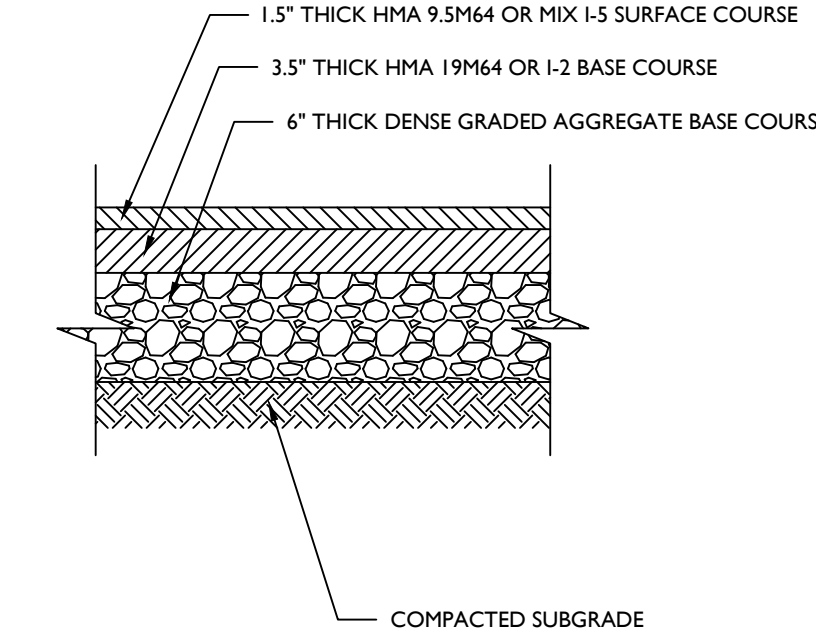
KEY	QTY.	DESCRIPTION	COMMENTS
L-1	8	LUMINIS SYRIOS SY602 SERIES, L2L 15 WALL MOUNT, UP & DOWN 3,000K LED, 55° SPREAD 2-1° FORWARD TILT, LUM. WATTS: 21 LUM. LUMENS: 3,200 LLF: 0.90	1. MOUNTING HEIGHT @ 8'-0" (BOTTOM OF FIXT.) 2. ISOLUX CONTOURS OBTAINED THROUGH MANUFACTURER'S LIGHTING SOFTWARE & SPECIFICATIONS. 3. INSTALLATION OF LIGHT SHIELD NECESSARY WHERE LIGHT OVERLAPS ABUTTING PROPERTY.



**LIGHTING ISOLUX CONTOURS**

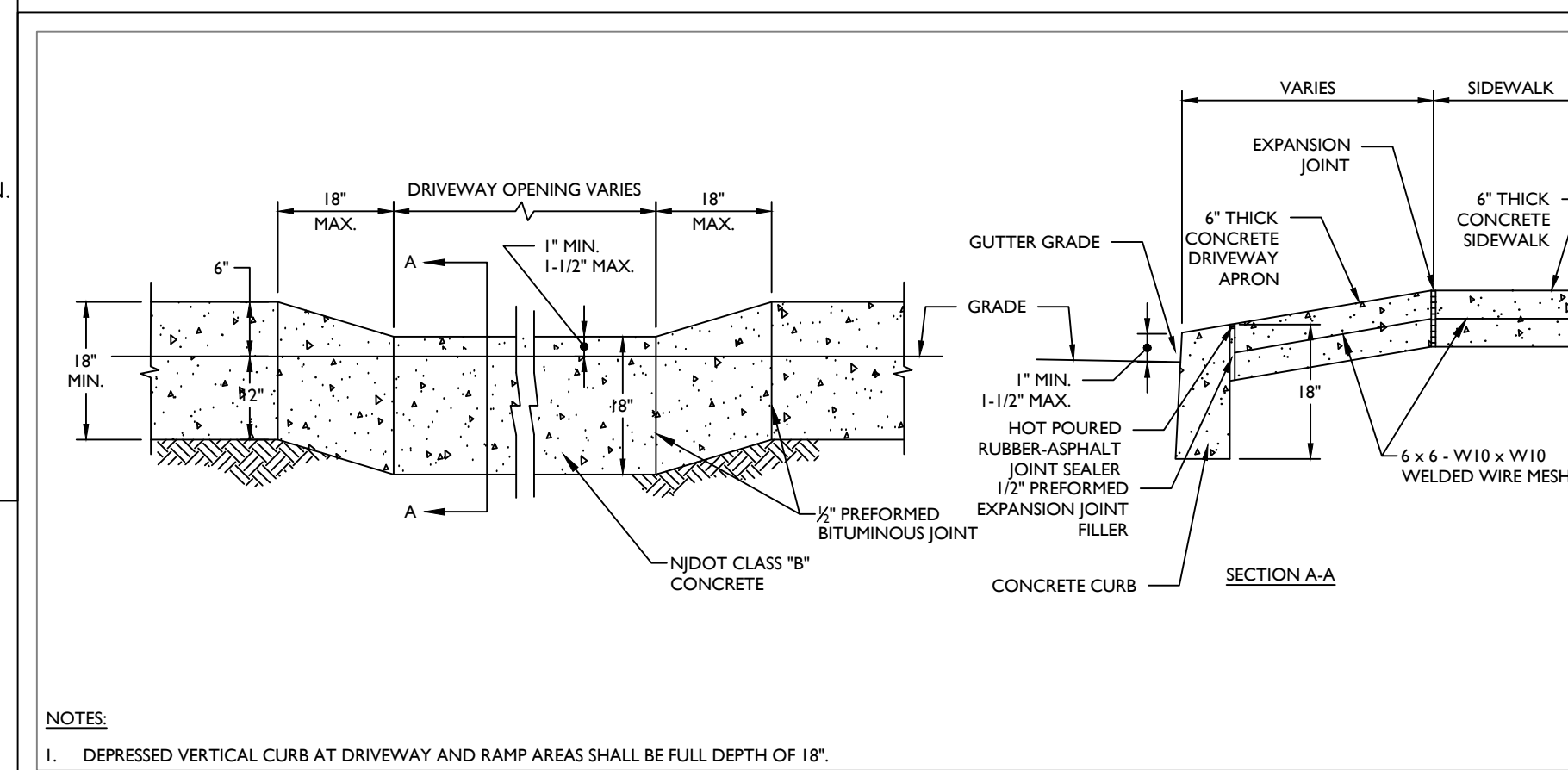
KEY	QTY.	DESCRIPTION	DIMENSIONS
L-2	1	POLE MOUNTED FIXTURE LITHONIA LIGHT, LAMP: 49W LED 4000K, LUMENS PER LAMP: 4728, LIGHT LOSS FACTOR: 0.88	





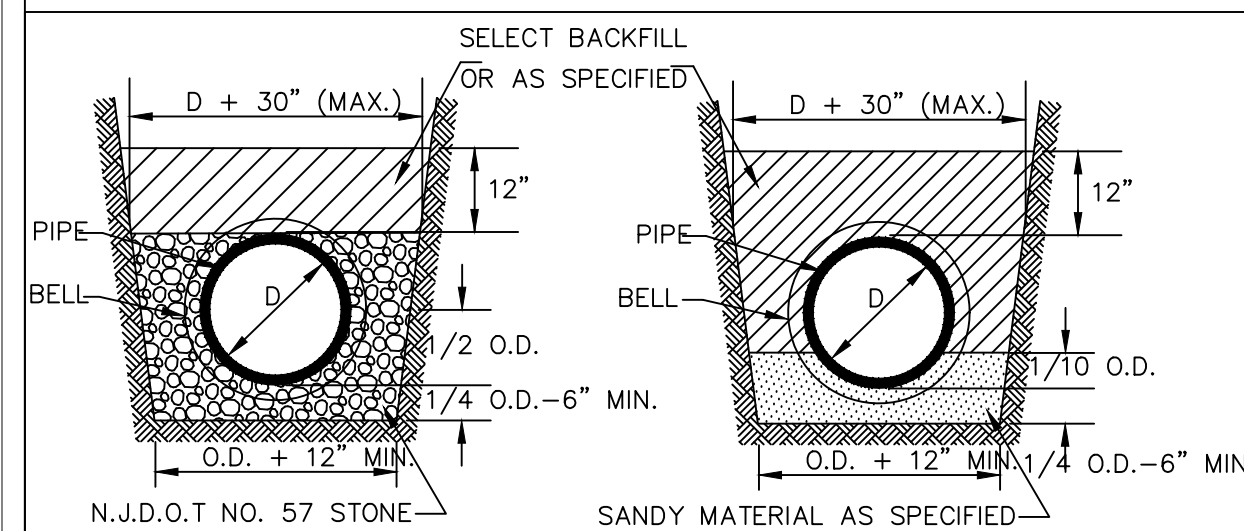
**HEAVY-DUTY ASPHALT PAVEMENT (RSIS) DETAIL**

NOT TO SCALE DAE-SITE-PVMT-1100 05/01/17



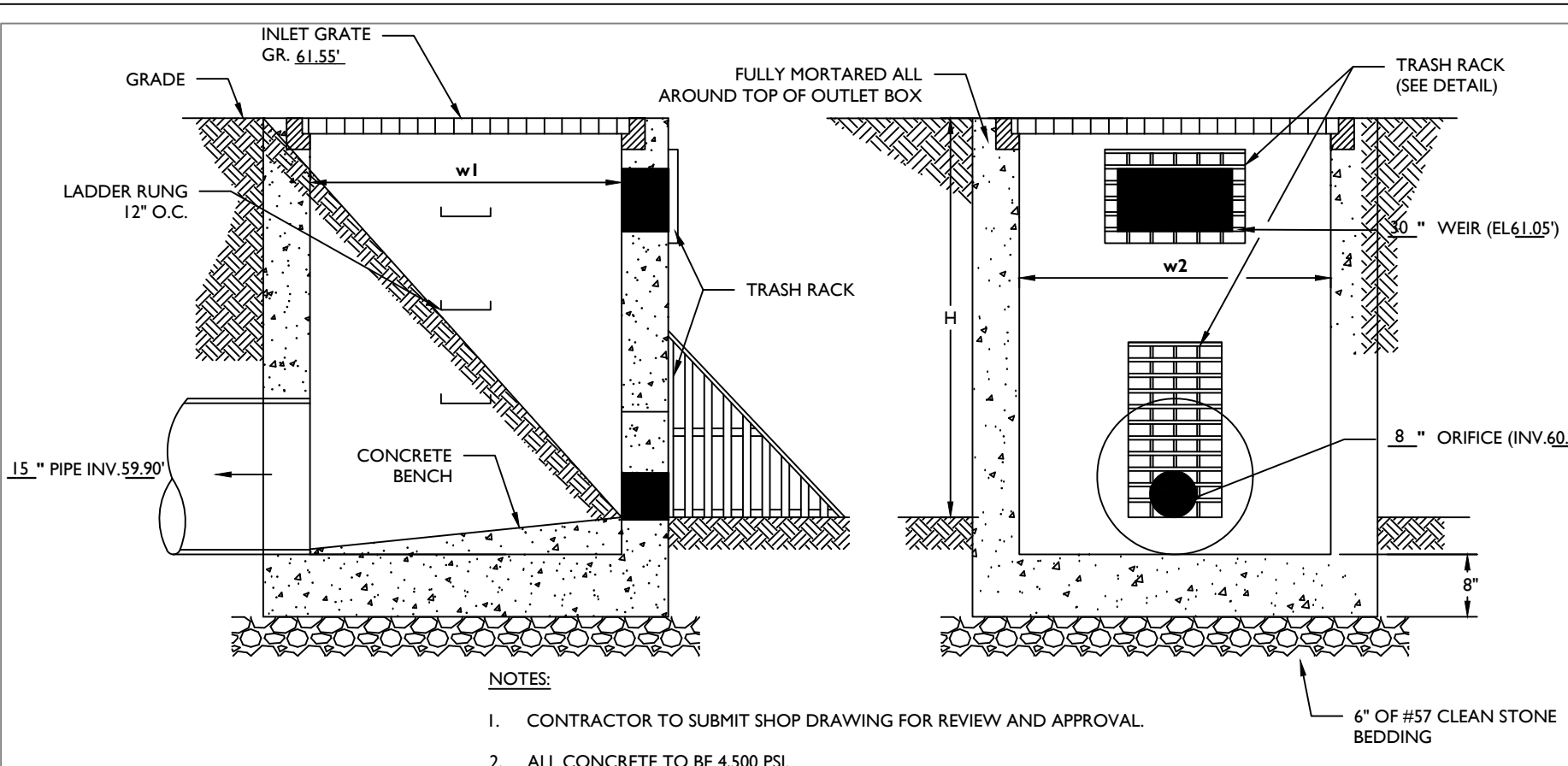
**DEPRESSED CONCRETE CURB AT DRIVEWAY DETAIL**

NOT TO SCALE DAE-SITE-CURB-1800 05/01/17



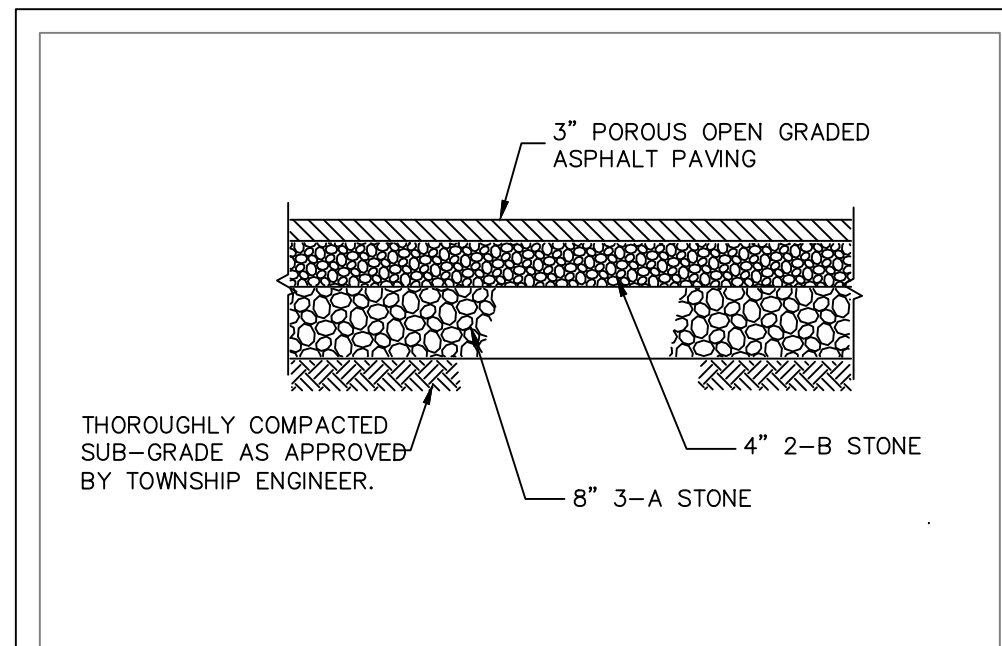
**SANITARY SEWER PIPE BEDDING DETAIL**

NO TO SCALE



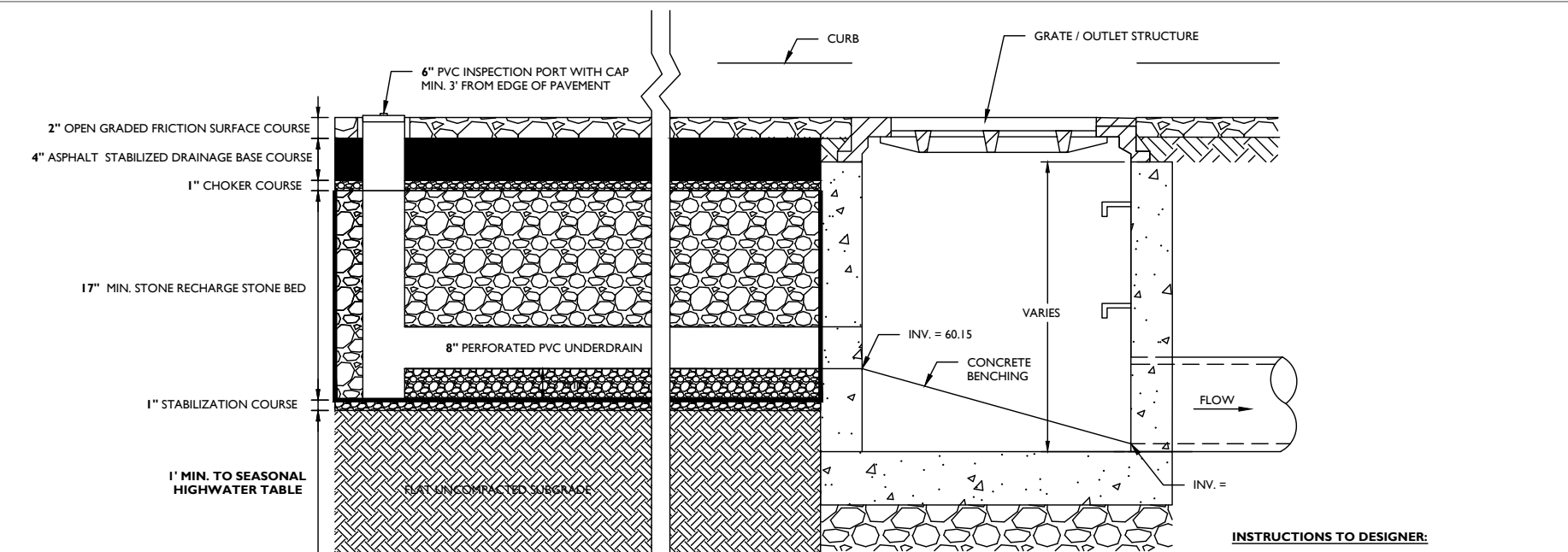
**OUTLET CONTROL STRUCTURE DETAIL (SINGLE CHAMBER)**

NOT TO SCALE



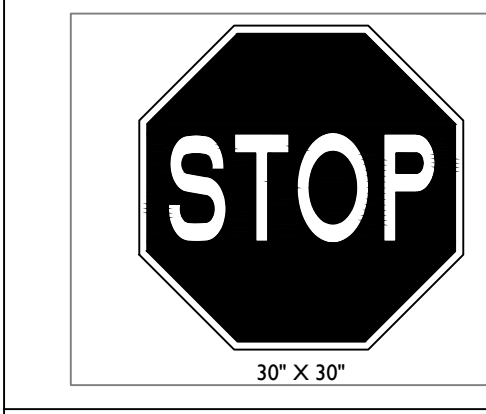
**POROUS ASPHALT PAVEMENT (WITH UNDERDRAIN) DETAIL**

NOT TO SCALE DAE-SITE-PVMT-1501 05/01/17



**CONCRETE SIDEWALK (NEXT TO GRASS) DETAIL**

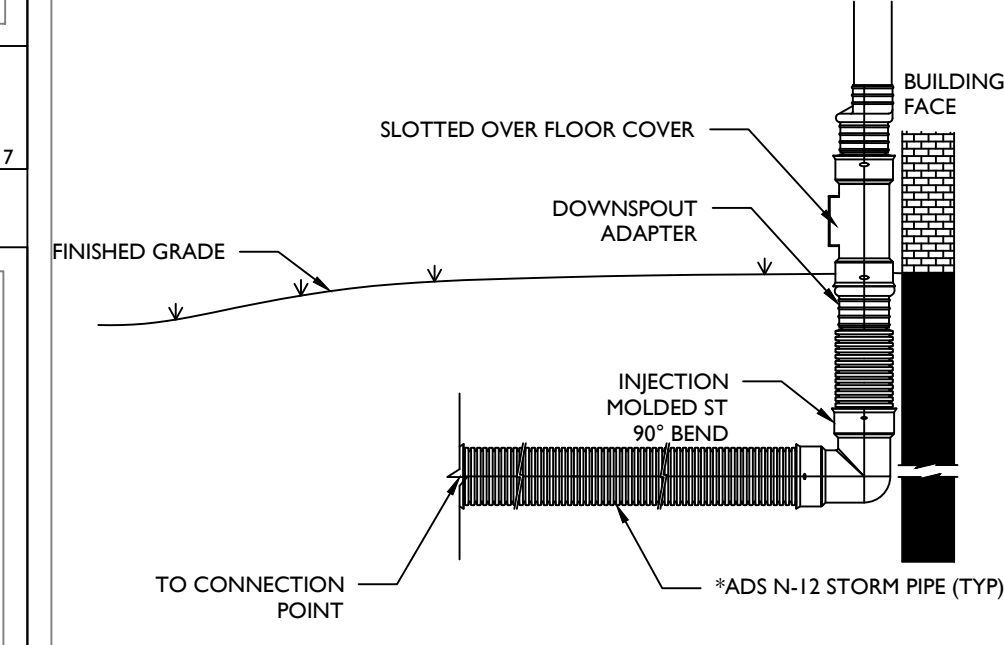
NOT TO SCALE DAE-SITE-PVMT-2400 05/01/17



**R1-1 SIGN DETAIL**

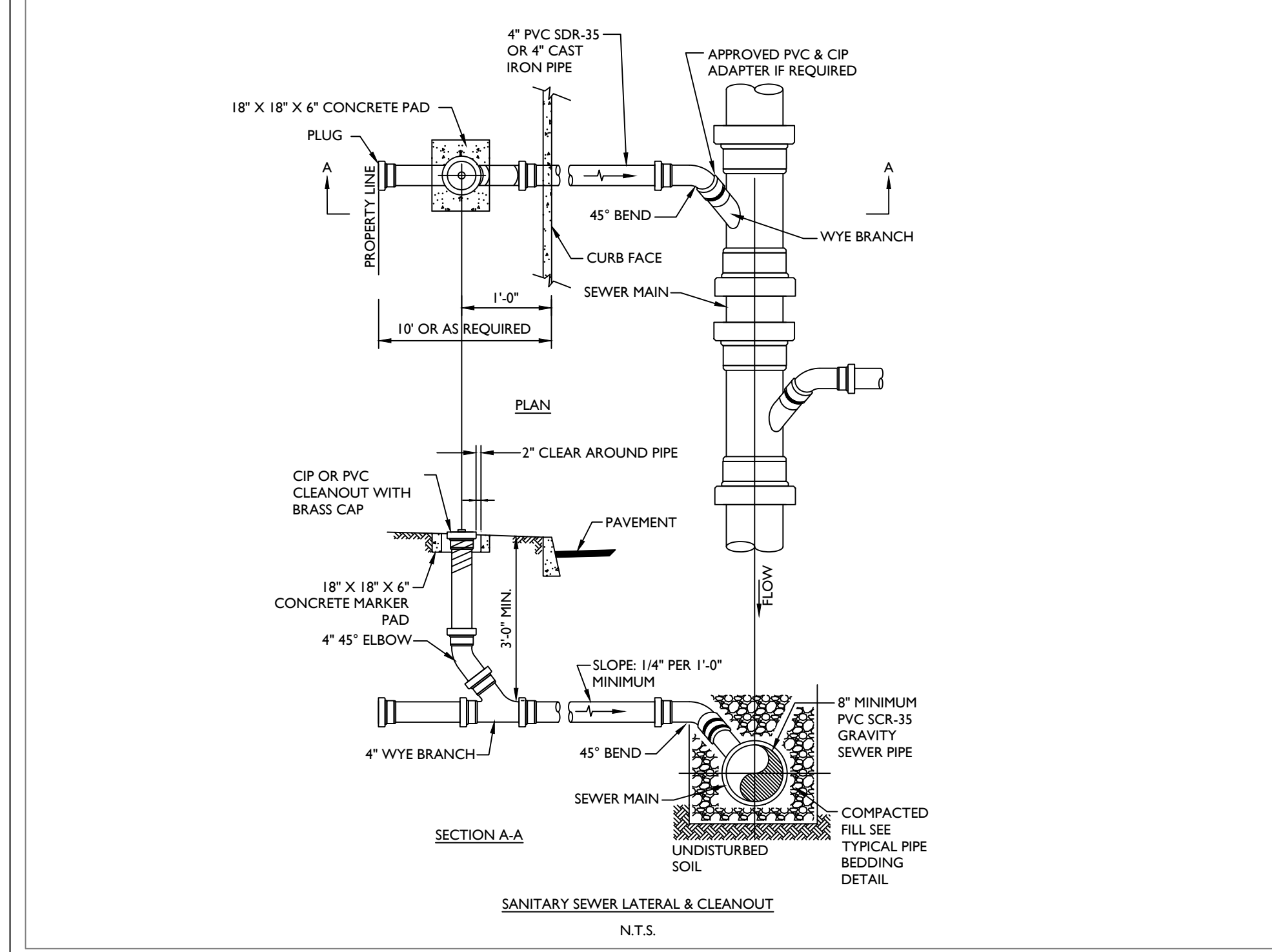
30" X 30"

- NOTES:**
1. ASPHALT SURFACE COURSE - OPEN GRADED FRACTION COURSE (OGFC) WITH POLYMER-MODIFIED BINDER (M-32) (NDOT SPECIFICATION 901.02)
  2. ASPHALT BASE COURSE - ASPHALT STABILIZED DRAINAGE COURSE (ASD) (NDOT SPECIFICATION 901.06)
  3. CHOKER COURSE - CLEAN, WASHED BROKEN STONE (ASHTO NO. 57) (NDOT SPECIFICATION 901.03)
  4. STONE STORAGE RESERVOIR BED - 1.5" TO 3" CLEAN, WASHED, UNIFORMLY GRADED STONE (ASHTO NO. 3, 3 OR 4) (NDOT SPECIFICATION 901.03)
  5. UNDERDRAIN - SCHEDULE 40 PERFORATED PVC PIPE WRAP WITH FILTER FABRIC CONNECTING TO THE NEAREST DRAINAGE STRUCTURE.
  6. STABILIZATION COURSE - 1/2" STONE (ASHTO NO. 7) (NDOT SPECIFICATION 901.03), USED WHEN POTENTIAL FOR SUBGRADE TO COMPRESS OR SUBJECT TO LATERAL MOVEMENT DURING CONSTRUCTION.
  7. FILTER FABRIC - NON-WOVEN GEOTEXTILE FABRIC, SUCH AS HENRI H40L, ARMO 454T, GEOTEX 451, OR APPROVED EQUAL (ASHTO H408 CLASS 2) (NDOT SPECIFICATION 919.01). FILTER FABRIC MUST BE OVERLAPPED BY MINIMUM 12" AT THE SEAM AND EXTEND BY 4" TO WRAP OVER THE TOP OF THE STORAGE BED.
  8. SUBGRADE SHOULD BE FLAT AND NOT COMPACTED.
  9. POROUS PAVEMENT AREAS MUST BE PROTECTED FROM SEDIMENT-LOADED RUNOFF AND EXCESSIVE COMPACTION FROM CONSTRUCTION TRAFFIC DURING AND AFTER CONSTRUCTION TO PREVENT PAVEMENT CLOSING.
  10. POROUS ASPHALT PAVEMENT MUST BE CONSTRUCTED PER NDOT SPECIFICATION 902. NO PAVING OF SURFACE COURSE UNDER 50°F AMBIENT TEMPERATURE. USE STATIC ROLLER ONLY. COMPACTED TO 90% OF THE LABORATORY COMPACTED DENSITY.
  11. NO VEHICULAR TRAFFIC FOR 48 HOURS AFTER PAVEMENT INSTALLATION.
  12. POST CONSTRUCTION TESTING MUST BE PERFORMED PER WITH CURB AT LEAST 3 TEST LOCATIONS (MIN) SPACED ACROSS THE POROUS PAVEMENT SYSTEM CHECK FOR PERMEABILITY AFTER CONSTRUCTION (NDOT DEP BRP # 4.4 H48R FOR WATER QUALITY CONTROL OR 28 H48R FOR RUNOFF REDUCTION).



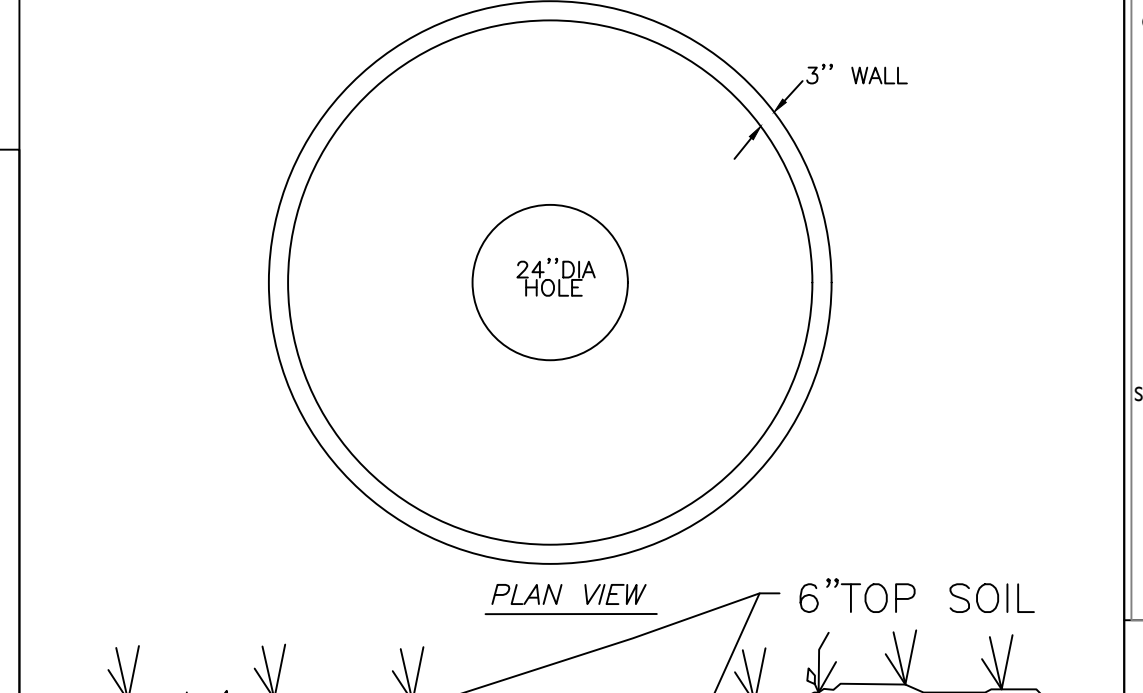
**ADS ROOF DOWNSPOUT WITH TEE CLEANOUT DETAIL**

NOT TO SCALE



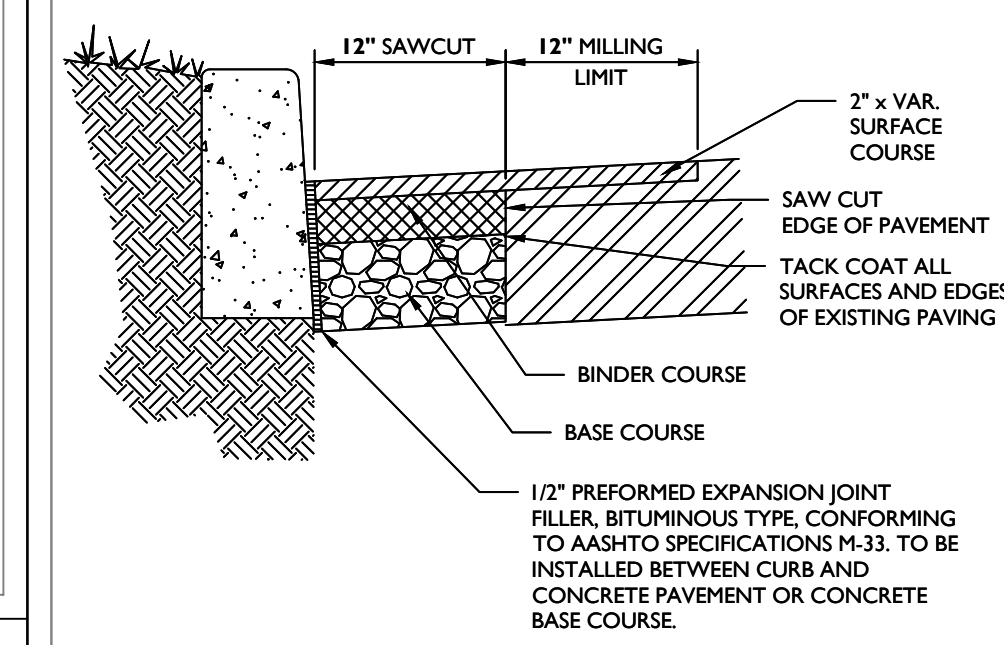
**SANITARY SEWER LATERAL & CLEANOUT DETAIL**

NOT TO SCALE DAE-UTIL-SSWR-1801 05/01/17



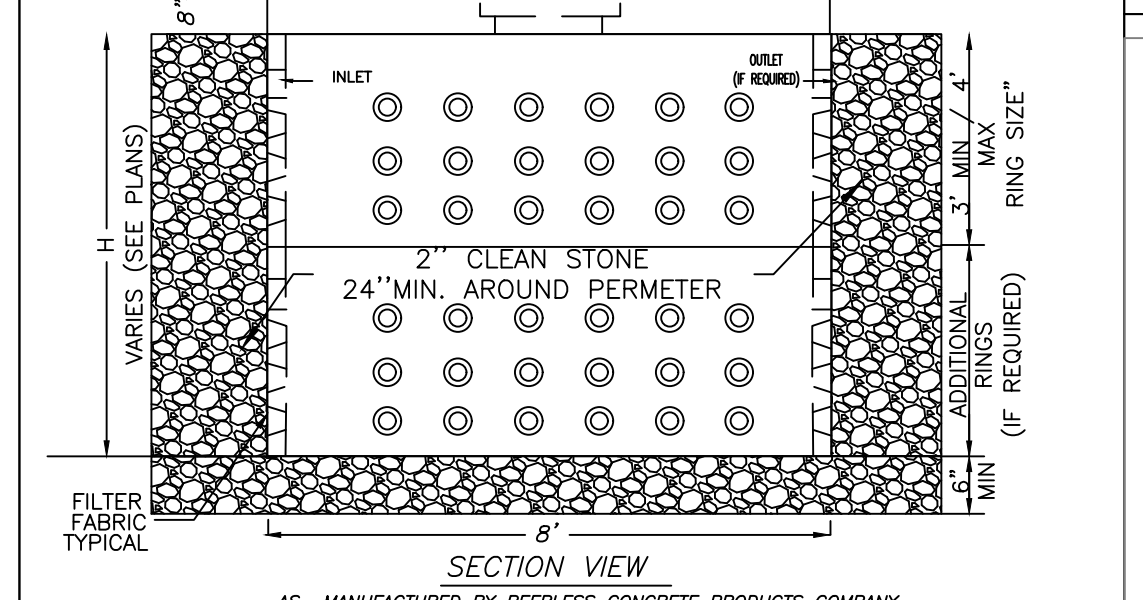
**ROOF LEADER CLEANOUT DETAIL**

NOT TO SCALE AS-C67AC716 05/01/17



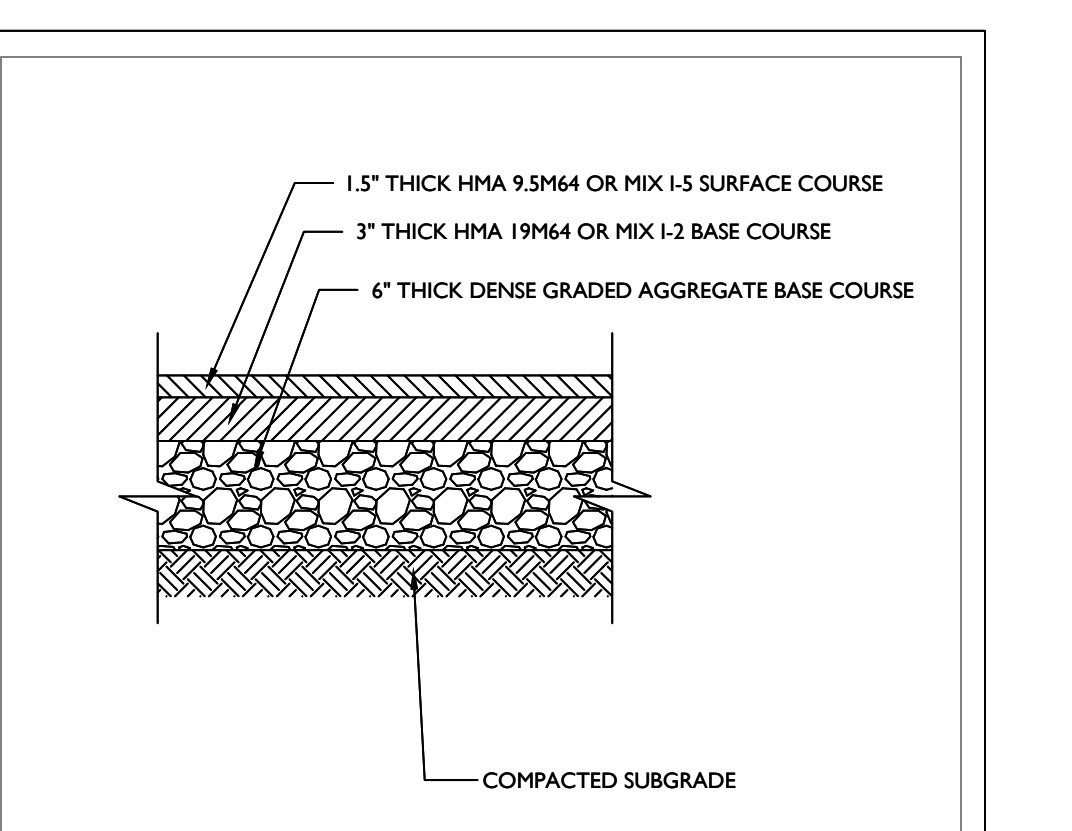
**SAWCUT AND PAVEMENT RESTORATION DETAIL**

NOT TO SCALE AS-C759F3E6D 05/01/17



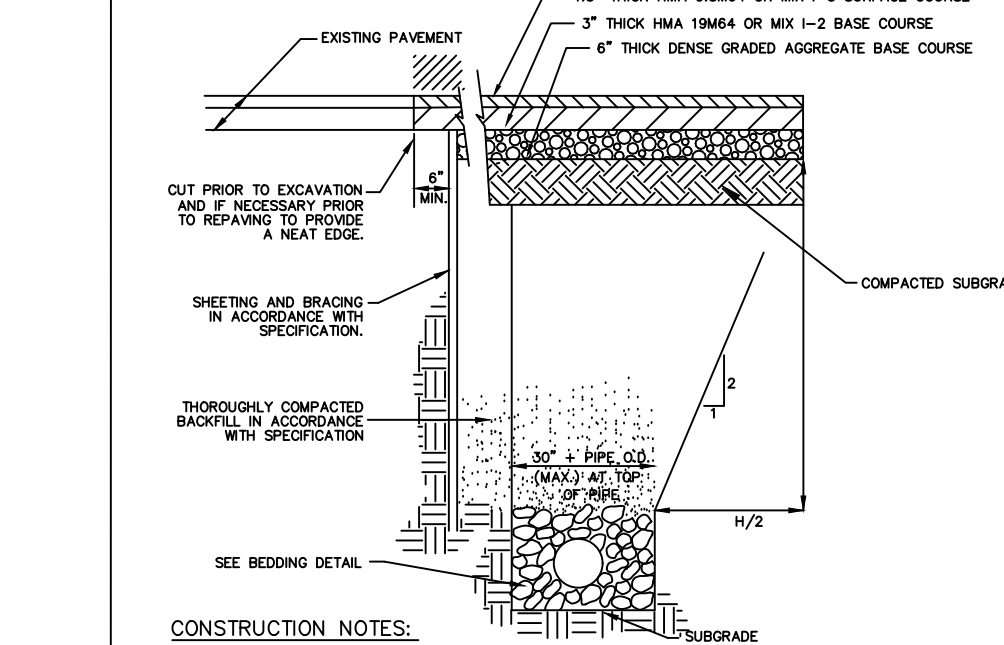
**HOUSE WATER SERVICE CONNECTION DETAIL**

NOT TO SCALE AS-C653236AD 05/01/17



**STANDARD ASPHALT PAVEMENT DETAIL**

NOT TO SCALE



**TEMPORARY PAVEMENT RESTORATION REPAIR**

NOT TO SCALE

SECTION VIEW  
AS MANUFACTURED BY REDRESS CONCRETE PRODUCTS COMPANY

**SPECIFICATIONS**

RING HEIGHT	MODEL #	VOLUME (CF)	TOTAL VOLUME	VOLUME GALLONS	APPROX. WEIGHT
3'-0"	B-15	130	62	192	970
4'-0"	B-18	172	83	255	1,290
5'-0"	B-19	216	104	320	1,615
6'-0"	2XB-15	260	124	384	1,940
7'-0"	B-15&18	302	145	447	2,260
8'-0"	2XB-18	344	166	510	2,580
9'-0"	3XB-15	390	187	577	2,910

96" DIA. DRYWELL DETAIL

- NOTES:**
1. 1/2" CONTRACTION JOINTS INSTALLED AT AN INTERVAL 34 TO 38 TIMES THE THICKNESS OF THE SLAB. TO A DEPTH OF 1/2" OF THE THICKNESS OF THE SLAB. RECESS TO 1/2" FROM THE TOP OF SIDEWALK. FOR THE FULL WIDTH OF THE SIDEWALK. SCORE A 1/4" GROOVED JOINT HALF WAY BETWEEN THE CONTRACTION JOINTS.
  2. JOINT FILLER SHALL CONFORM TO ASHTO M-33. SURFACE OF CONCRETE SHALL BE BROOM FINISH. ROUND EDGES USING AN EDGING TOOL WITH A 1/4" RADIUS.
  3. CONCRETE SIDEWALK SHALL BE CONSTRUCTED PER THE LATEST ADA REQUIREMENTS.

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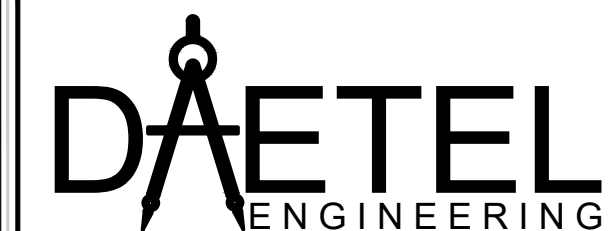
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DETAIL PLAN

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 EXHIBIT**

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