

# PRELIMINARY & FINAL SITE PLAN FUELING STATION W/ CONVENIENCE STORE

**BLOCK 364, LOT 73 (TAX MAP SHEET 56)  
1252 PARKWAY AVENUE  
TOWNSHIP OF EWING  
MERCER COUNTY, NEW JERSEY**



KEY MAP 1"=500'

### PROPERTY OWNERS WITHIN 200'

PROPERTY ID	PROPERTY LOCATION	OWNERS NAME & ADDRESS
343 1.02	1301 PARKWAY AVE SUBDIV FROM 343/1	THE CREDIT UNION OF NEW JERSEY P.O. BOX 7921 EWING, NJ 08628
344 31.011	1300 SILVIA STREET "SUPER WAWA"	ANZA, INC 185 GEORGIA RD #1B FREEHOLD, NJ 07728
344 31.012	PARKWAY AVENUE FUTURE RETAIL STRIP	EWING PARKWAY ARCT, LLC ET ALS 1401 BROAD STREET CLIFTON, NJ 07013
364 1	1230 PARKWAY AVE BANK OF AMERICA	EWING OFFICE REALTY, LLC 368 NEW HEMPSTEAD RD #255 NEW CITY, NY 10956
364 73	1252 PARKWAY AVE LIBERTY GAS STATION	INVESTOR MANAGEMENT, LLC 1252 PARKWAY AVE EWING, NJ 08628
364 77	4 SCOTCH RD TRENTON JOB'S	JOHN GROUP LLC/J CHIARELLO 4 SCOTCH RD EWING NJ 08628
365 11	25-49 SCOTCH RD SUBURBAN SQUARE	SUBURBAN SQ ASSOC & FENMARK MAN. 1000 GERMANTOWN PK ST A-2 PLYMOUTH MEETING PA 19462.2481
365 13	1300 PARKWAY AVE CVS PHARMACY	SUBURBAN SQ ASSOC & FENMARK MAN. 1000 GERMANTOWN PK ST A-2 PLYMOUTH MTG PA 19462.2481

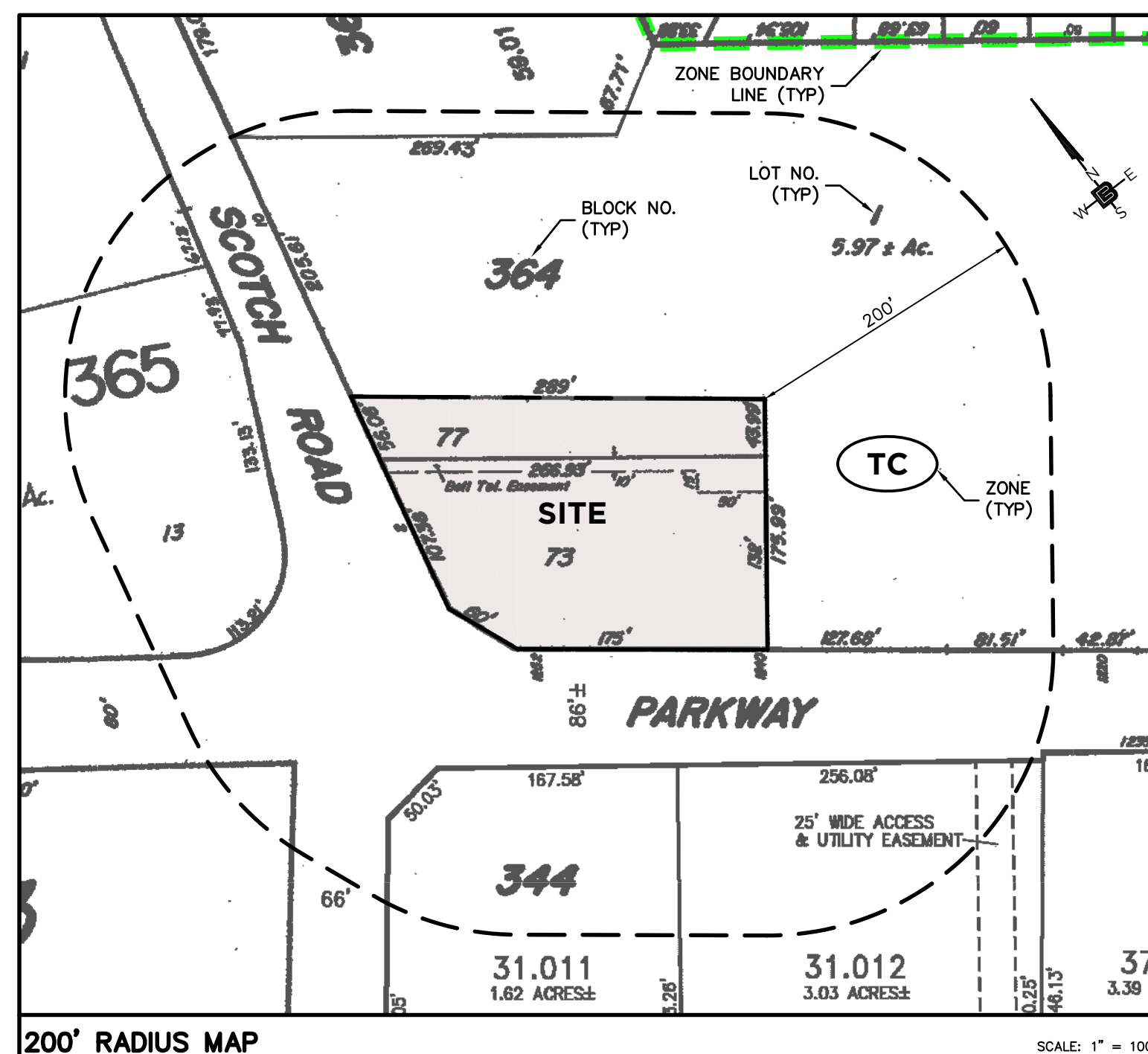
### UTILITIES & MUNICIPALITIES

Sunoco Pipeline L.P.  
Right of Way Dept.  
Montello Complex  
525 Fritztown Road  
Sinking Spring, PA 19608

Public Service Electric and Gas Company  
Manager - Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102

D & R Canal Commission  
33 Risler Street  
PO Box 539  
Stockton, NJ 08559-0539

Mercer County Planning Board  
McDade Administration Building  
640 South Broad Street, PO Box 8068  
Trenton, NJ 08650



200' RADIUS MAP SCALE: 1" = 100'

DRAWING LIST	
C1.1	COVER SHEET
C2.1	DEMOLITION & SOIL EROSION CONTROL PLAN
C2.2	SITE PLAN
C2.3	GRADING, UTILITY & SOIL EROSION CONTROL PLAN
C2.4	LANDSCAPE & LIGHTING PLAN
C2.5	LIGHTING INTENSITIES PLAN
C3.1	SITE DETAILS
C3.2	UTILITY DETAILS
C4.1	CANOPY ELEVATIONS & FREE STANDING SIGN
C4.2	PRELIMINARY FLOOR PLAN & FRONT ELEVATION
C4.3	PRELIMINARY REAR & SIDE ELEVATIONS

### ZONING NOTES

- OWNER/APPLICANT: INVESTOR MANAGEMENT LLC  
210 WESTFIELD AVENUE  
CLARK, NEW JERSEY 07066
- LOCATION: LOT 73, BLOCK 364  
1252 PARKWAY AVENUE  
TOWNSHIP OF EWING, COUNTY OF MERCER, NEW JERSEY 08628
- ZONING: TC TOWN CENTER ZONE
- USE - EXISTING: GASOLINE SERVICE STATION WITH REPAIRS FOR AUTOMOBILES (CONDITIONALLY PERMITTED)  
HOURS - 24/7  
A(7) / C(3)  
PROPOSED: MULTIPURPOSE FUELING STATION WITH CONVENIENCE STORE (CONDITIONALLY PERMITTED)  
HOURS - 24/7 (ACTUAL HOURS OF OPENING VARY BASED ON BUSINESS)

5. BULK REGULATIONS (SECTION 215-31 D):			
	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA (CORNER) (SF)	22,500	30,946	NC
MIN. LOT WIDTH (CORNER) (FT)	150	197.6	NC
MAX. YARD DIM. FRONT (PARKWAY AVE.)(FT)	65	BUILDING- 56.9 CANOPY(GAS)- 8.8 CANOPY(DIESEL)- NA	NC NC 44.4
FRONT (SCOTCH ROAD)(FT)	65	BUILDING- 134.3 (E) CANOPY(GAS)- 108.2 (E) CANOPY(DIESEL)- NA	NC (E) NC (E) 50.3
MIN. YARD DIM. FRONT (PARKWAY AVE.)(FT)	15	BUILDING- 56.9 CANOPY(GAS)- 8.8 (E) CANOPY(DIESEL)- NA	NC NC (E) 44.4
FRONT (SCOTCH ROAD)(FT)	15	BUILDING- 134.3 CANOPY(GAS)- 108.2 CANOPY(DIESEL)- NA	NC 104.7 50.3
SIDE(OPP SCOTCH RD.)(FT)	12	BUILDING- 33.3 CANOPY(GAS)- 62.8 CANOPY(DIESEL)- NA	NC 59.7 145.0
REAR(OPP.PARKWAY AVE)(FT)	12	BUILDING- 46.8 CANOPY(GAS)- 97.8 CANOPY(DIESEL)- NA	35.1 NC 52.3
MIN. BLDG. HT. (STORIES)	1 1/2	BUILDING- 1(E) CANOPY- 1(E)	1(V) 1(V)
MIN. BLDG. HT. (FT)	20	BUILDING- 15.5 (E) CANOPY- 19 (E)	22.33 19 (V)
MAX. LOT COVERAGE (IMPERVIOUS)(%)	75	BUILDING- 80 (V) CANOPY- NA	80 (V)

- CONDITIONAL USE REGULATIONS (SECTION 215-35 (14) MULTIPURPOSE FUELING STATIONS):
 

MIN. LOT AREA (CORNER) (ACRES)	PROVIDED	REQUIREMENTS
4	0.71 (E)	NO CHANGE (E)

SHALL BE LOCATED ON CORNER OF TWO STREETS  
INTEGRATE SITE WITH ADJACENT PROPERTIES  
PLAN MUST INCLUDE CONVENIENCE RETAIL  
ADDITIONAL USES MUST BE PART OF THE PLAN  
NO AUTOMOTIVE SERVICE SHALL BE CONDUCTED ON SITE  
NO HEAVY DIESEL FUEL IS PERMITTED  
NO PROPANE SERVICES ARE PERMITTED  
NO TRUCK STOPS ARE PERMITTED  
NO VEHICLE STORAGE/OVERNIGHT PARKING IS PERMITTED  
CANOPIES SHALL NOT BE FLAT ROOF & INTEGRATED WITH SITE ARCHITECTURE

- PARKING (SECTION 215-36):
 

REQUIRED:	PROPOSED:
1 SP / 200 SF (RETAIL) X 2380 SF	12 PARKING SPACES (V)
1 SP / FUELING STATION EMPLOYEE X 2	
12 + 2 = 14	

- SIGNS (SECTION 215-37):
 

SIGN INFORMATION BELOW IS FOR INFORMATION AND REQUIRES VARIANCE APPROVAL:  
(REQUIREMENTS FOR TC ZONE ARE NOT LISTED IN SUB-SECTION Q. BELOW REQUIRED ARE FOR ZONE B-H)

FREESTANDING SIGN:			
	EXISTING	INTERNAL	INTERNAL (V)
MAX. SIGN AREA (SF)	32	72.52	40 (V)
MAX. NUMBER OF SIGNS	1	1	1
MAX. HEIGHT (FT)	6	18.5	7 (V)
ILLUMINATION	EXTERIOR	INTERNAL	INTERNAL (V)
MIN. SETBACK FOR SIGN (FT.)	NA	2.4	1.9
WALL SIGN:			
MAX. NUMBER OF SIGNS (1/STREET FRONT)	2	2	2
AREA (LESSER OF 20% OR 100SF) (SF)	100	FACING SCOTCH RD.-24	40
	100	FACING PKWY. AVE.-24	40
MIN. GROUND CLEARANCE (FT)	10	10	15.67
MAX. VERTICAL DIMENSION (FT)	5	4	3
TRUCK CANOPY SIGN:			
MAX. NUMBER OF SIGNS	NA	NA	1
AREA (LESSER OF 20% OR 100SF) (SF)	16.8	FACING PKWY. AVE.-NA	DIESEL-23.30 (V)
MIN. GROUND CLEARANCE (FT)	10	NA	15.5
MAX. VERTICAL DIMENSION (FT)	5	NA	3
CAR CANOPY SIGN:			
MAX. NUMBER OF SIGNS	2	3	4 (V)
AREA (LESSER OF 20% OR 100SF) (SF)	32.4	FACING PKWY. AVE.-24	23.30 (V)
	15	FACING SCOTCH RD.-24	20.75
	NA	FACING EAST-24	19.60
MIN. GROUND CLEARANCE (FT)	10	15.5	15.5
MAX. VERTICAL DIMENSION (FT)	5	3	3

(E) INDICATES AN EXISTING NON-CONFORMITY  
(V) INDICATES A VARIANCE IS REQUIRED  
NA INDICATES NOT APPLICABLE  
NC INDICATES NO CHANGE

APPROVED BY THE \_\_\_\_\_ BOARD OF THE  
TOWNSHIP OF EWING AT A MEETING HELD

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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CALISTO J. BERTIN, P.E.  
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MA LIC. NO. 40595 NY LIC. NO. 60022  
NH LIC. NO. 9368 RI LIC. NO. 6694

ERIC M. HOUGH, P.E.  
PROFESSIONAL ENGINEER  
NJ LIC. NO. 51893

*Eric M. Hough*

NO.	DATE	REVISION
1	8-5-23	REVISE ZONING NOTE 5 & 8 PER MONUMENT SIGN, CANOPY & IMPERVIOUS COVERAGE
2	7-12-23	REVISE ZONING NOTE 5 & 8 PER MONUMENT SIGN, CANOPY & IMPERVIOUS COVERAGE

DRAWING TITLE  
**COVER SHEET**

PROJECT  
**FUELING STATION W/  
CONVENIENCE STORE**  
BLOCK 364, LOT 73  
1252 PARKWAY AVENUE  
TOWNSHIP OF EWING  
MERCER COUNTY, NEW JERSEY

CLIENT  
**INVESTOR MANAGEMENT  
LLC**  
210 WESTFIELD AVENUE  
CLARK, NJ 07066

CERTIFICATE OF AUTHORIZATION:  
24GA28068900 / 21MH00002800  
DRAWN BY: M.B.L. CHECKED BY: J.A.  
SCALE: AS SHOWN PROJECT NO: 22-264  
DATE: 4-19-23 REVISION NO: 2

DRAWING NO. **C1.1**



**SOIL RESTORATION EXEMPTION NOTE**

THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA.

**PRE CONSTRUCTION NOTES**

- UTILITY LOCATIONS SHOWN ON PLANS ARE FOR REFERENCE ONLY AND MUST BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. ON SITE UTILITIES AND MOTOR FUEL PIPING LOCATIONS ARE BASED ON FIELD OBSERVATION AND RECORD DRAWINGS. ACTUAL CONDITIONS MAY VARY.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL:
  - THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS;
  - REVIEW THE SURVEY & SITE PLANS FOR INCONSISTENCIES WITH ACTUAL CONDITIONS;
  - VERIFY LOCATION, DEPTH & ELEVATION OF UTILITY CONNECTIONS.
- STAKE OUT NEW BUILDING & VERIFY LOCATION TO PROPERTY LINES WITH RESPECT TO DIMENSIONS SHOWN ON PLANS.
- MARK LIMIT OF SOIL DISTURBANCE.
- REVIEW ALL LOCAL, COUNTY & STATE PERMIT REQUIREMENTS FOR THE PROJECT

**SEQUENCE OF CONSTRUCTION**

- INSTALL SILT FENCE AND INLET FILTERS. 2 DAYS
  - CLEAR DEVELOPMENT AREA. 4 DAYS
  - DEMOLISH EXISTING SITE STRUCTURES & REMOVE EXISTING U.S.T.'S. 2 WEEKS
  - CLEAR DEMOLISHED MATERIAL. DEMOLITION TO LAST APPROXIMATELY 3 WEEKS. 2 DAYS
  - INSTALL U.S.T.'S, BUILDING & CANOPY FOUNDATIONS. 1 MONTH
  - INSTALL UNDERGROUND UTILITIES. 2 WEEKS
  - CONSTRUCT NEW BUILDING & CANOPY. 2 MONTHS
  - INSTALL CURBING AND DRAINAGE STRUCTURES. 2 WEEKS
  - INSTALL INLET FILTERS. 1 DAY
  - INSTALL PAVEMENT. 2 WEEKS
  - UNIFORMLY APPLY TOPSOIL TO AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE. 2 DAYS
  - INSTALL LANDSCAPING & LIGHTING FIXTURES. 2 WEEKS
  - REMOVE ALL SOIL EROSION CONTROL DEVICES. 1 DAY
- \* CONSTRUCTION TO LAST APPROXIMATELY 5 MONTHS BUT NOT TO CONFLICT WITH CONTRACTUAL SCHEDULE.

**TAX BLOCK 364**

**MERCER COUNTY SOIL EROSION AND SEDIMENT CONTROL NOTES**

- The Mercer County Soil Conservation District shall be notified 48 hours prior to starting land disturbance activity. Notice may be mailed, faxed or emailed to: MCD, 590 Hughes Drive, Hamilton Square, NJ 08690. Phone: 609-586-9603 Fax: 609-586-1117 Email: Paul@mercercd.com
- If applicable to this project, the owner should be aware of his or her obligation to file for a NUPDES Construction Activity Stormwater 563 Permit (NJ0008323) via the NJDEP online permitting system (www.nj.gov/dep/online) and to maintain the associated best management practices and Stormwater Pollution Prevention Plan self-inspection logbook onsite at all times. This permit must be filed prior to the start of soil disturbance. The online application process will require entry of an SCD certification code, which is provided by the Soil Conservation District upon certification of the Soil Erosion and Sediment Control Plan.
- The Mercer County Soil Conservation District shall be notified of any changes in ownership.
- Any changes to the Certified Soil Erosion and Sediment Control Plan, including an increase in the limit of disturbance, will require the submission of revised Soil Erosion and Sediment Control Plans to the District for recertification. The revised plans must meet all current State Soil Erosion & Sediment Control STANDARDS.
- A copy of the certified Soil Erosion and Sediment Control plan shall be maintained on site at all times.
- All Soil Erosion and Sediment Control practices shall be installed prior to any major soil disturbances, or in their proper sequence as outlined within the Sequence of Construction on the Certified Soil Erosion and Sediment Control Plan, and maintained until permanent protection is established.
- All work shall be done in accordance with the current STANDARDS for Soil Erosion and Sediment Control in NJ. If language contained within any other permit for this project is more restrictive than (but not contradictory to) what is contained within these notes or on the Certified Soil Erosion and Sediment Control Plan, then the more restrictive permit requirements shall be followed.
- The Standard for Stabilized Construction Access requires the installation of a 1 1/2' to 2 1/2' clean stone tracking pad at all construction driveways immediately after initial site disturbance, whether identified on the certified plan or not. The width shall span the full width of egress, and length shall be 50 ft. or more, depending on site conditions and as required by the STANDARD. This shall include individual lot access points within residential subdivisions. If the egress is to a County road, then a 20 ft. long paved transition shall be provided between the edge of pavement and the stone access pad.
- A sub-base course will be applied immediately following rough grading and installation of improvements in order to stabilize streets, roads, driveways and parking areas. In areas where no utilities are present, the sub-base shall be installed within 15 days of preliminary grading, provided that all other requirements related to detention basins, swales and the Sequence of Construction have been met.
- Any disturbed areas that will be left exposed more than 14 days and not subject to construction activity will immediately receive temporary stabilization. If the season prevents establishment of a temporary vegetative cover, or if the area is not topsoiled, then the disturbed areas will be mulched with straw, or equivalent material, at a rate of two (2) tons per acre, according to State STANDARDS. Sloped areas in excess of 3H:1V shall be provided with erosion control blankets. Critical areas subject to erosion (i.e. steep slopes, roadway embankments, environmentally sensitive areas) will receive temporary stabilization immediately after an initial disturbance or rough grading.
- Any steep slopes (i.e. slopes greater than 3:1) receiving pipeline or utility installation will be backfilled and stabilized daily, as the installation proceeds.
- Permanent vegetation shall be seeded or sodded on all exposed areas within ten (13) days after final grading and topsoiling. All agronomic requirements contained within the STANDARDS and on the Certified Plan shall be employed. Mulch with a binder, in accordance with the STANDARDS, shall be used on all seeded areas. Save all tags and/or logs used for seed, lime, and fertilizer, and provide them to the District Inspector to verify that mixtures and rates meet the STANDARDS.
- At the time when the site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover shall be removed or treated in such a way that will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, then non-vegetative means of permanent ground stabilization will have to be employed.
- During the course of construction, soil compaction may occur within haul routes, staging areas, and other project areas. In accordance with the STANDARDS, compacted surfaces should be scarified 6" to 12" immediately prior to topsoil application. This will help ensure a good bond between the topsoil and subsoil. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).
- Prior to seeding, topsoil shall be worked to prepare a proper seedbed. This shall include raking of the topsoil and removal of debris and stones, along with other requirements of the Standard for Permanent Vegetative Cover for Soil Stabilization.
- In accordance with the STANDARD for Management of High Acid Producing Soils, any soil having a pH of 4 or less or containing iron sulfides shall be buried with limestone in accordance with the STANDARD and be covered with a minimum of 12" of soil having a pH of 5 or more prior to topsoil application and seedbed preparation. If the area is to receive tree or shrub plantings or is located on a slope, then the area shall be covered with a minimum of 24" of soil having a pH of 5 or more.
- Mulching to the STANDARDS is required for obtaining a Conditional Report of Compliance. Conditional ROCs are only issued when the season prohibits seeding. Permanent stabilization must then be completed during the optimum seeding season immediately following the Conditional ROC or the completion of work in a given area.
- Hydroseeding is a two-step process. The first step includes seed, fertilizer, lime, etc., along with minimal amounts of mulch to promote consistency, good seed-to-soil contact, and give a visual indication of coverage. Upon completion of the seeding operation, hydro-mulch should be applied at a minimum rate of 1500 lbs. per acre in the second step. The use of hydro-mulch, as opposed to straw, is limited to optimum seeding dates as listed in the STANDARDS. The use of Hydromulch on sloped areas is discouraged.
- The contractor is responsible for keeping all adjacent roads clean during the life of the construction project. All sediment washed, dropped, tracked or spilled onto paved surfaces shall be immediately removed.
- The developer shall be responsible for remediating any erosion or sediment problems that arise as a result of ongoing construction, and for employing additional erosion and sediment control measures at the request of the Mercer County Soil Conservation District.
- Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
- All detention / retention basins must be fully constructed (inclusive of all structural components and liners) and permanently stabilized prior to paving or prior to the addition of any impervious surfaces. Permanent stabilization includes, but may not be limited to: topsoil, seed, straw mulch and binders or erosion control blankets on all seeding, all agronomic requirements as specified on the Certified Soil Erosion and Sediment Control Plan, installation of the outflow control structures and discharge storm drainage piping, low flow channels, conduit outlet protection, emergency spillways, and lap ring protection.
- The riding surface of all utility trenches within paved areas shall be 3/4" clean stone or base pavement until such time as final pavement has been installed. Temporary soil riding surfaces are prohibited.
- All construction dewatering (trenches, excavations, etc.) must be done through an inlet or outlet filter in accordance with the Standard for Dewatering or as depicted on the Certified Soil Erosion and Sediment Control Plan. Discharge locations for the dewatering operation must contain perennial vegetation or similar stable surface.
- All swales or channels that will receive runoff from paved surfaces must be permanently stabilized prior to the installation of pavement. If the season prohibits the establishment of permanent stabilization, the swales or channels may be temporarily stabilized in accordance with the STANDARDS.
- NUSA 4:24-39 et seq. requires that no Certificate of Occupancy or Temporary Certificate of Occupancy be issued by the Municipality before the provisions of the Certified Soil Erosion and Sediment Control Plan have been satisfied. Therefore, all site work for site plans and all work around individual lots in subdivisions must be completed before the District issues a Report of Compliance or Conditional Report of Compliance, which must be forwarded to the Municipality prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy, respectively.

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NH LIC. NO. 9368 RI LIC. NO. 6694

**ERIC M. HOUGH, P.E.**  
PROFESSIONAL ENGINEER  
NJ LIC. NO. 51893

NO.	DATE	REVISION
1	7-19-23	REVISED LIMIT OF DISTURBANCE

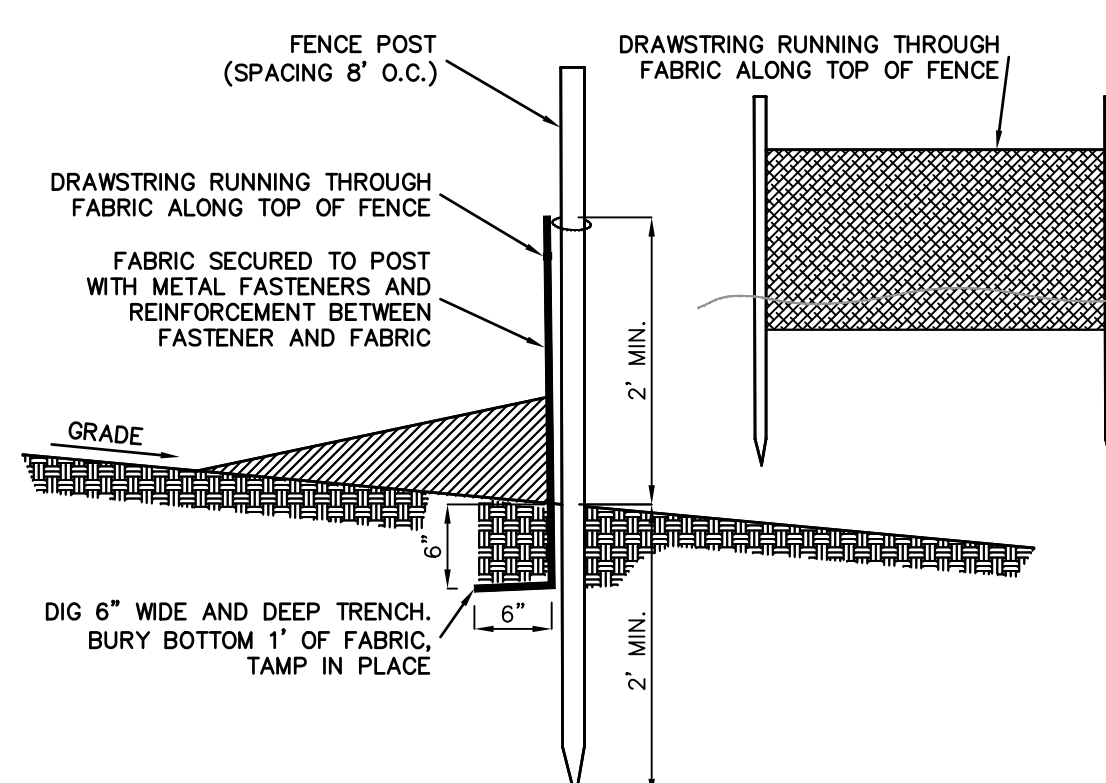
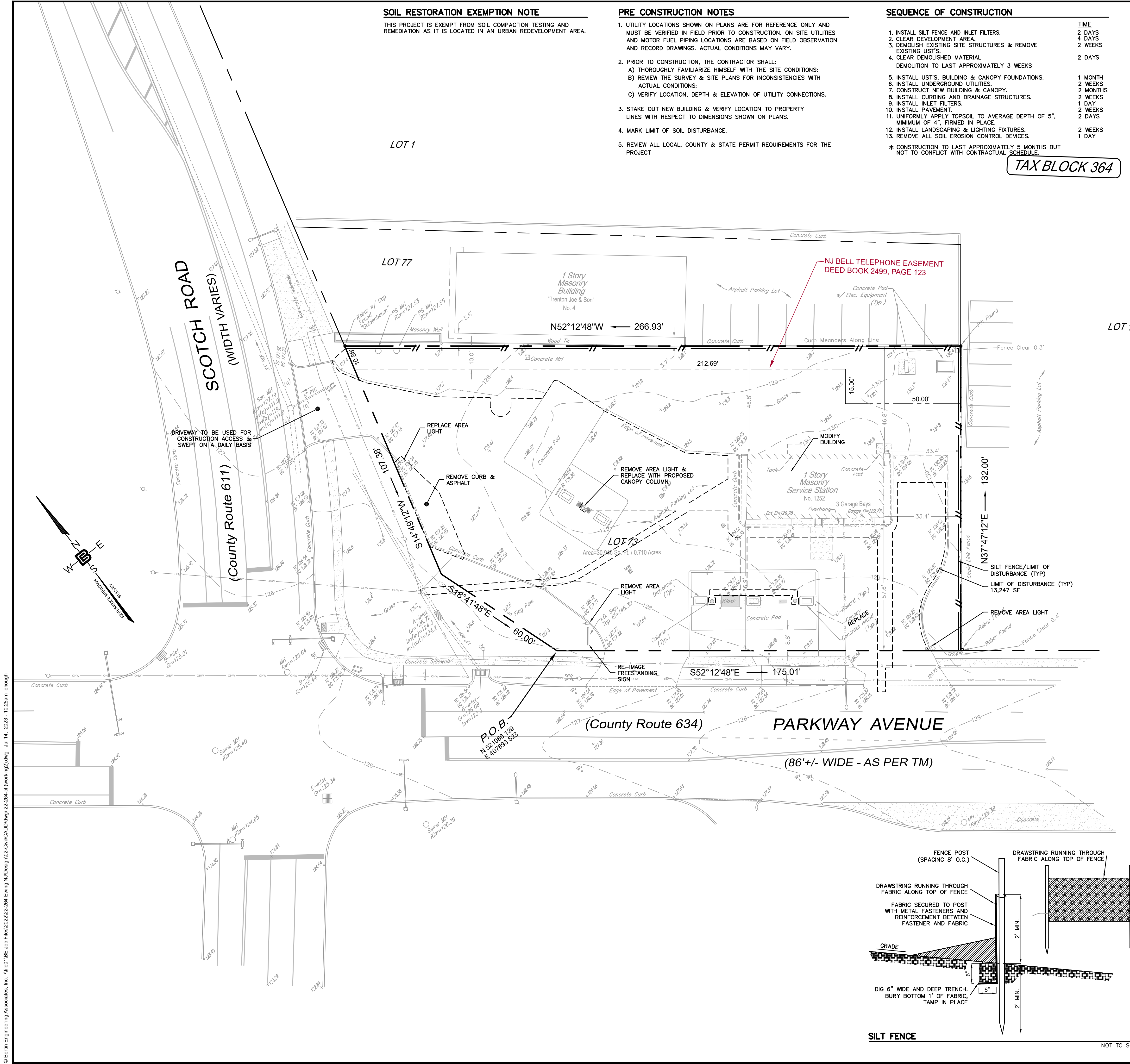
**DEMOLITION & SOIL EROSION CONTROL PLAN**

**FUELING STATION W/ CONVENIENCE STORE**  
BLOCK 364, LOT 73  
1252 PARKWAY AVENUE  
TOWNSHIP OF EWING  
MERCER COUNTY, NEW JERSEY

CLIENT  
**INVESTOR MANAGEMENT LLC**  
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CERTIFICATE OF AUTHORIZATION  
24GA28068900 / 21MH00002800  
DRAWN BY: M.B.L. CHECKED BY: J.A.  
SCALE: 1"=20' PROJECT NO: 22-264  
DATE: 4-19-23 REVISION NO: 1  
DRAWING NO:

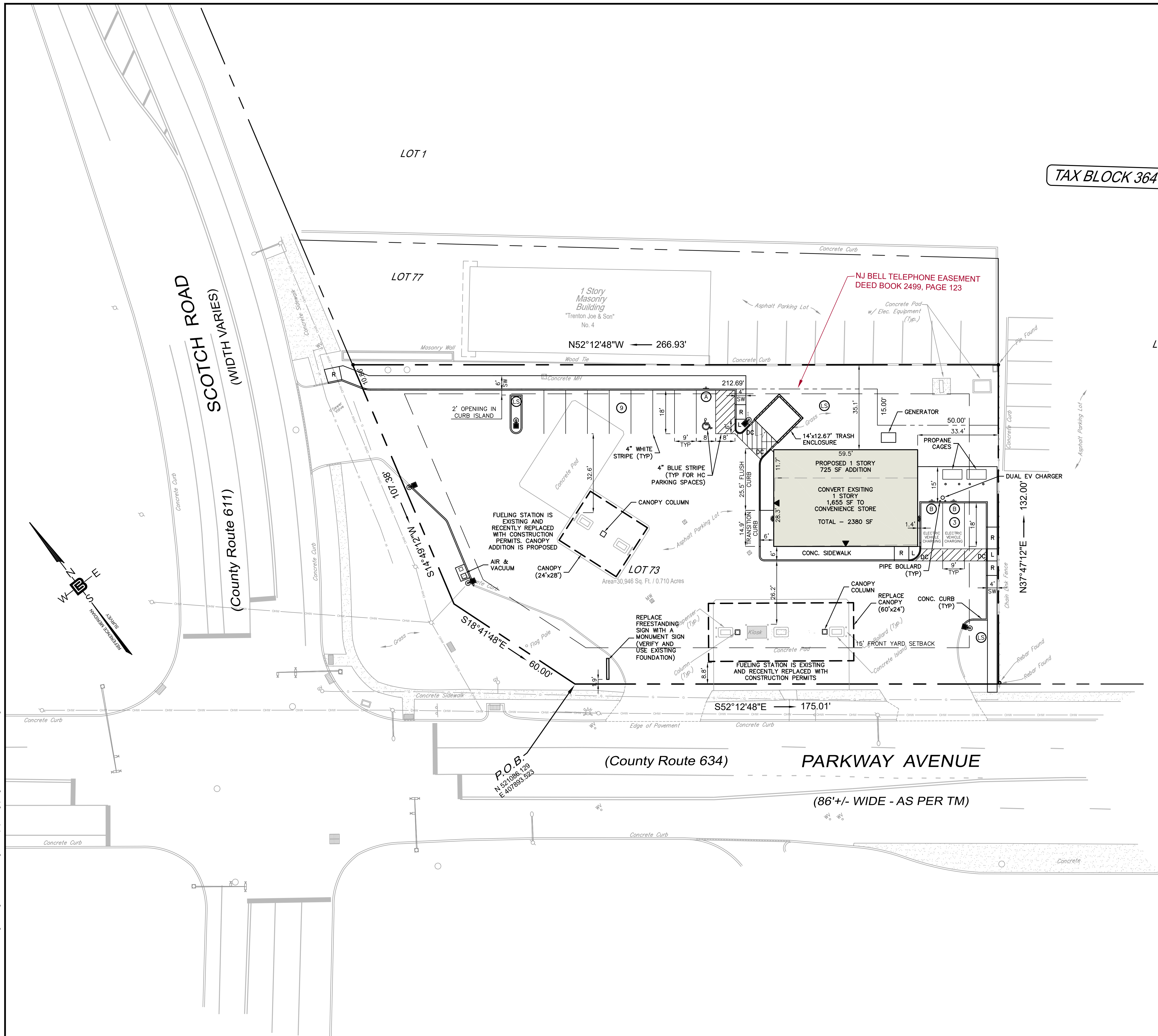
**C2.1**



© Bertin Engineering Associates, Inc. \\m1018E Job Files\2022\22-264 Ewing NJ\Design\02-Civil\CADD\DWG\22-264-pl Working.dwg Jul 14, 2023 - 10:25am eough



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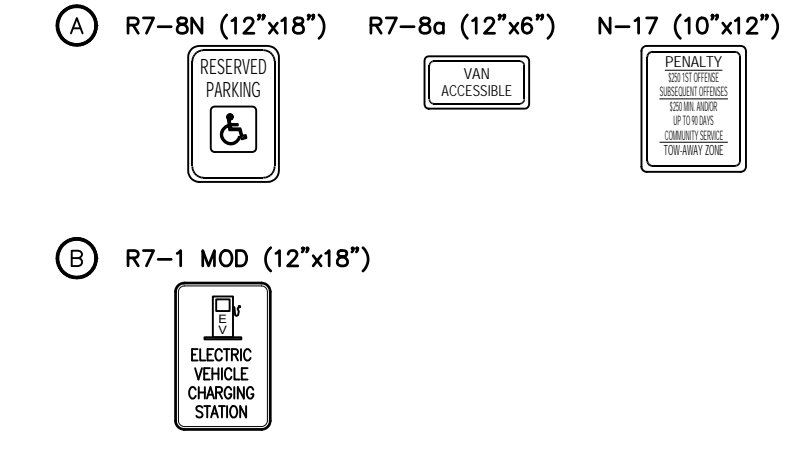


TAX BLOCK 364

**GENERAL NOTES**

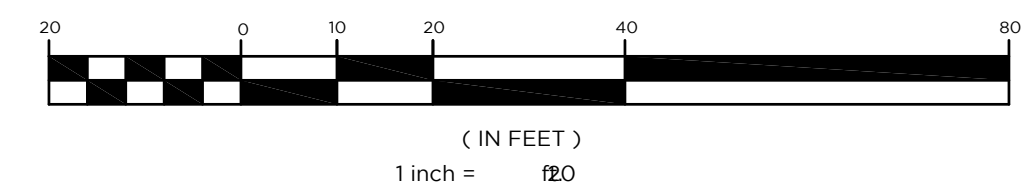
1. SITE PLAN BASED ON "LOCATION & TOPOGRAPHIC SURVEY OF 1252 PARKWAY AVENUE, LOT 73 IN BLOCK 364, TOWNSHIP OF EWING, COUNTY OF MERCER, N.J." PREPARED BY BERTIN ENGINEERING, MILOSLAV REHAK, N.J.P.L.S. LIC. NO. 43233, FILE NO. 22-264, DWG. NO. SV-1, DATED 12/05/22.
2. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED. PROPOSED FEATURES AS SHOWN IN FULL TONE. EXISTING FEATURES ARE SHOWN IN HALF TONE. EXISTING FEATURES TO BE REMOVED ARE SHOWN AS DASHED, OR ARE NOTED.
3. LOCATION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED BEFORE EXCAVATION OR CONSTRUCTION BEGINS. CALL DIG HOTLINE 1-800-272-1000.
4. UNLESS OTHERWISE NOTED, MAINTAIN EXISTING YARD GRADES AND SLOPES.
5. ALL UTILITY CONNECTIONS ARE TO BE IN ACCORDANCE WITH LOCAL CODE.
6. THE SITE PLAN(S) SUPERSEDES ALL STANDARD DRAWINGS.
7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS AND RADII ARE SHOWN TO THE FRONT FACE OF CURBS OR FACE OF WALLS.
8. UNLESS OTHERWISE NOTED, ALL RADII ARE TWO FEET (2').
9. ALL BUILDING AND PARKING LAYOUT PARALLEL TO SOUTH SIDE PROPERTY LOT LINE UNLESS OTHERWISE NOTED.
10. SEE ARCHITECTURAL DRAWINGS FOR BUILDINGS & GROUND SIGN DETAILS.
11. ALL CONSTRUCTION WORK FOR THE PROJECT MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE NEW JERSEY UNIFORM CODE, AND GOOD CONSTRUCTION AND ENGINEERING PRACTICES AS IT PERTAINS TO SAFETY.

**TRAFFIC SIGN LEGEND**



NOTE: ALL TRAFFIC CONTROL SIGNS MUST CONFORM IN FACE DESIGN AND CONSTRUCTION TO SPECIFICATIONS FOUND IN THE MUTCD, US DOT, FEDERAL HIGHWAY ADMINISTRATION. SPECIFICALLY, REGULATORY & WARNING SIGNS SHALL BE FABRICATED OF FLAT ALUMINUM SHEETS AND SHALL BE COVERED WITH ATSM D4956 TYPE X1 SUPER HIGH EFFICIENCY FULL CUBE RETRO-REFLECTIVE SHEETING.

**GRAPHIC SCALE**



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NJ LIC. NO. 51893

NO.	DATE	REVISION
1	8-5-23	ADD NOTE TO REPLACE FREESTANDING SIGN WITH MONUMENT SIGN
2	7-12-23	ADD PEDESTRIAN SIDEWALKS, AIR & VACUUM. REVISE CURBING & TRASH ENCLOSURE

DRAWING TITLE  
**SITE PLAN**

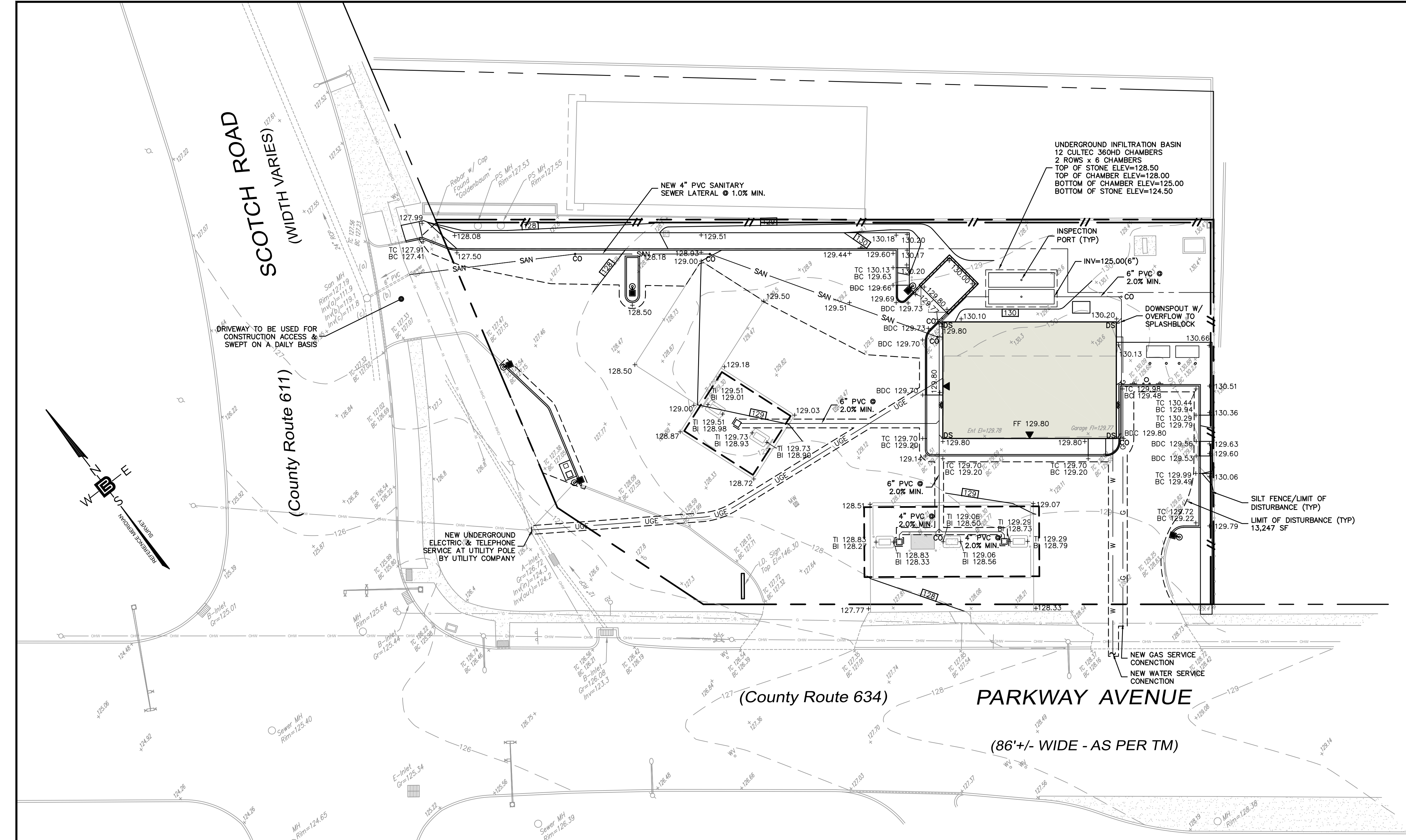
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**FUELING STATION W/  
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CERTIFICATE OF AUTHORIZATION  
24GA28068900 / 21MH00002800  
DRAWN BY: M.B.L. CHECKED BY: J.A.  
SCALE: 1"=20' PROJECT NO: 22-264  
DATE: 4-19-23 REVISION NO: 2

DRAWING NO.  
**C2.2**



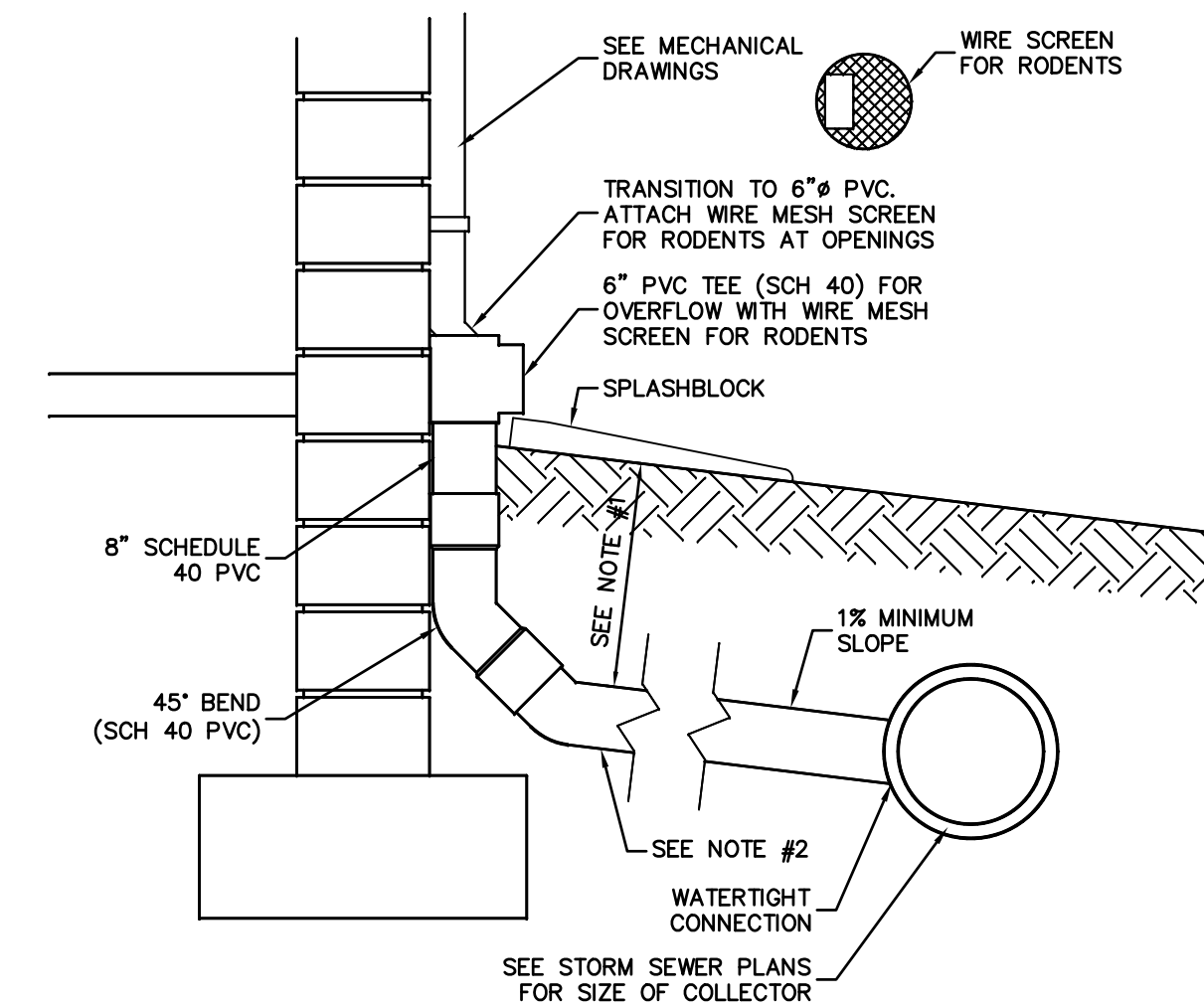


**SOIL EROSION NOTES**

- SEE SHEET C2.1 FOR MERCER COUNTY SOIL CONSERVATION NOTES AND SEQUENCE OF CONSTRUCTION.
- SEE SHEET C2.1 FOR SOIL EROSION DETAILS.

**UTILITY NOTES**

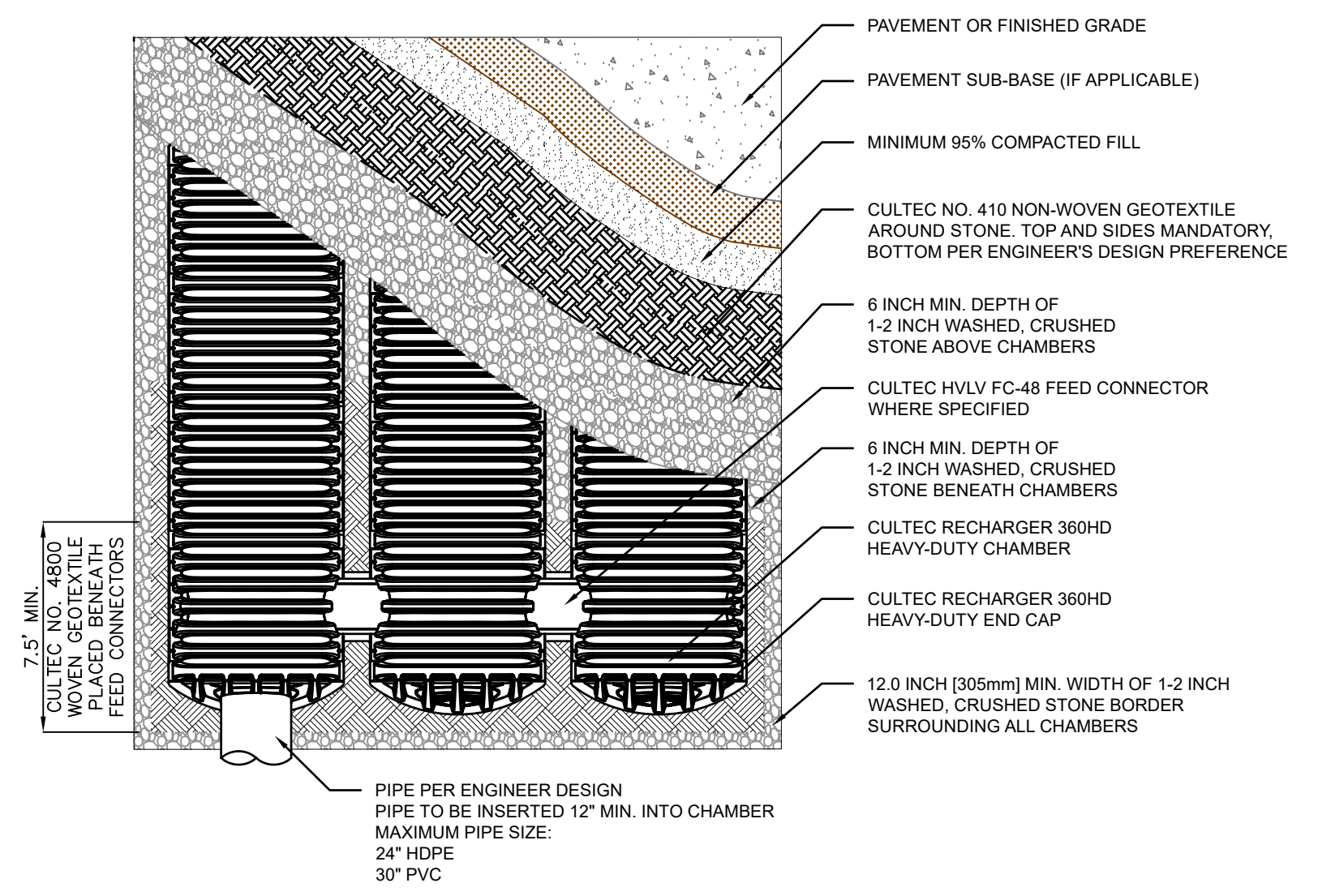
- 1.0 GENERAL**
- ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS.
  - METER LOCATIONS SHOWN HERE ARE SCHEMATIC. ACTUAL LOCATIONS TO BE DETERMINED BY UTILITY & ARCHITECT.
  - REFER TO PLUMBING PLANS FOR LOCATION OF DOWNSPOUTS, SANITARY LATERALS & UTILITY SERVICE ENTRANCES
  - USE EXISTING CONNECTIONS WHERE POSSIBLE. UPGRADE & INSTALL NEW ID REQUIRED.
- 2.0 WATER**
- VERIFY AND USE EXISTING LATERAL IF THAT WORKS
  - WHERE WATER MAIN IS LOCATED WITHIN 10' HORIZONTALLY OF THE SEWER MAIN, IT SHALL BE AT LEAST 18" HIGHER OR CONCRETE ENCASED.
  - WATER LATERALS TO BE SIZED BY MECHANICAL ENGINEER.
- 3.0 STORM & SANITARY SEWER**
- CONTRACTOR TO LOCATE EXISTING SANITARY SERVICE AND EXTEND TO PROPOSED BUILDING.
  - COORDINATE SEWER CONNECTIONS WITH PLUMBING PLANS.
- 4.0 NATURAL GAS**
- NATURAL GAS PIPES TO BE SIZED BY MEP ENGINEER AND COORDINATED WITH UTILITY COMPANY.
- 5.0 ELECTRIC**
- ELECTRIC TO BE SIZED BY MEP ENGINEER AND COORDINATED WITH UTILITY COMPANY.



- NOTES:**
- FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THEN (2) FEET, CORRUGATED PLASTIC PIPE MAY BE USED. REFER TO SPECIFICATION.
  - A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
  - THE DOWNSPOUT COLLECTOR DRAIN SHALL INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITE WORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

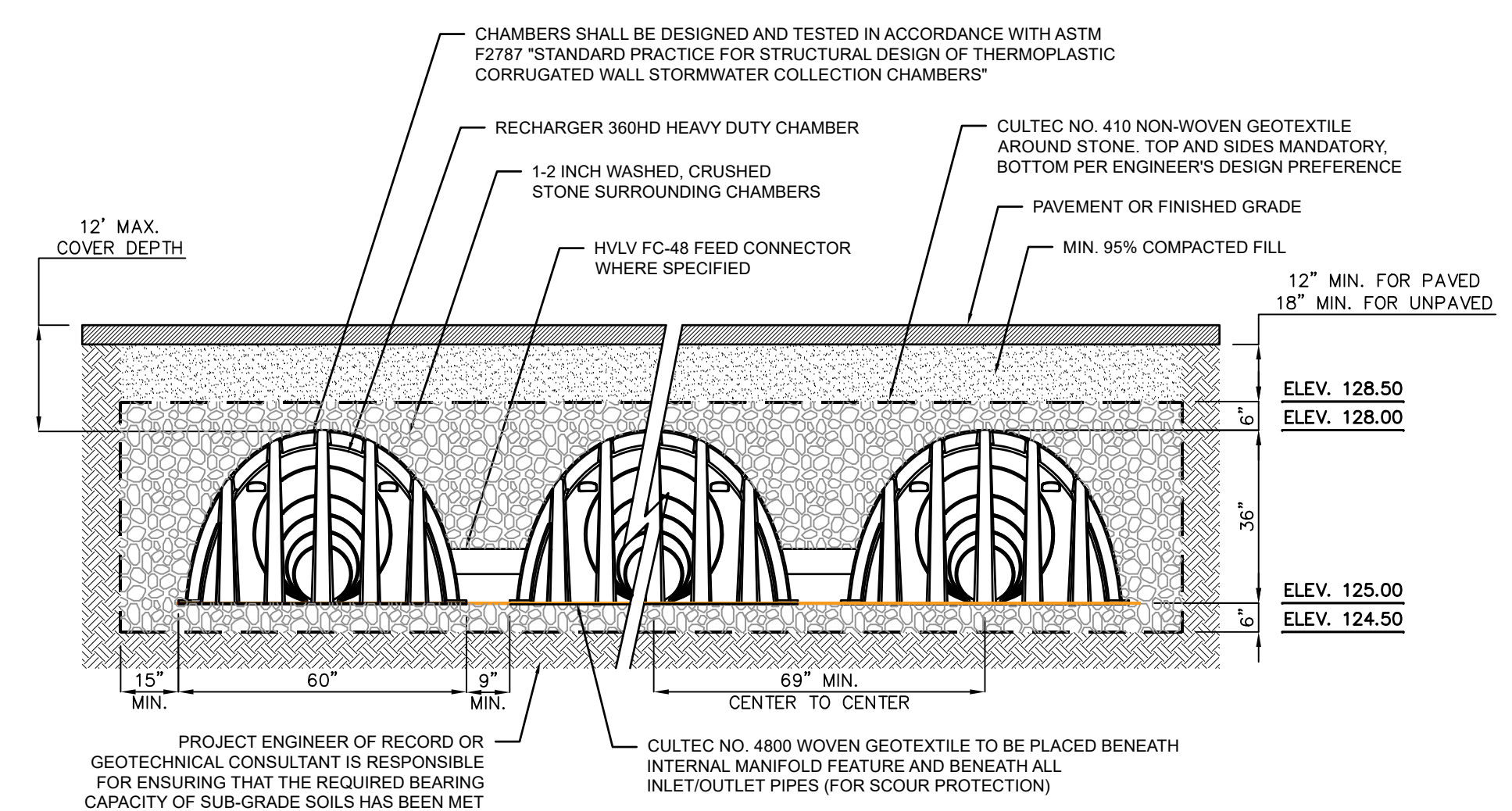
**DOWNSPOUT CONNECTION**

NOT TO SCALE



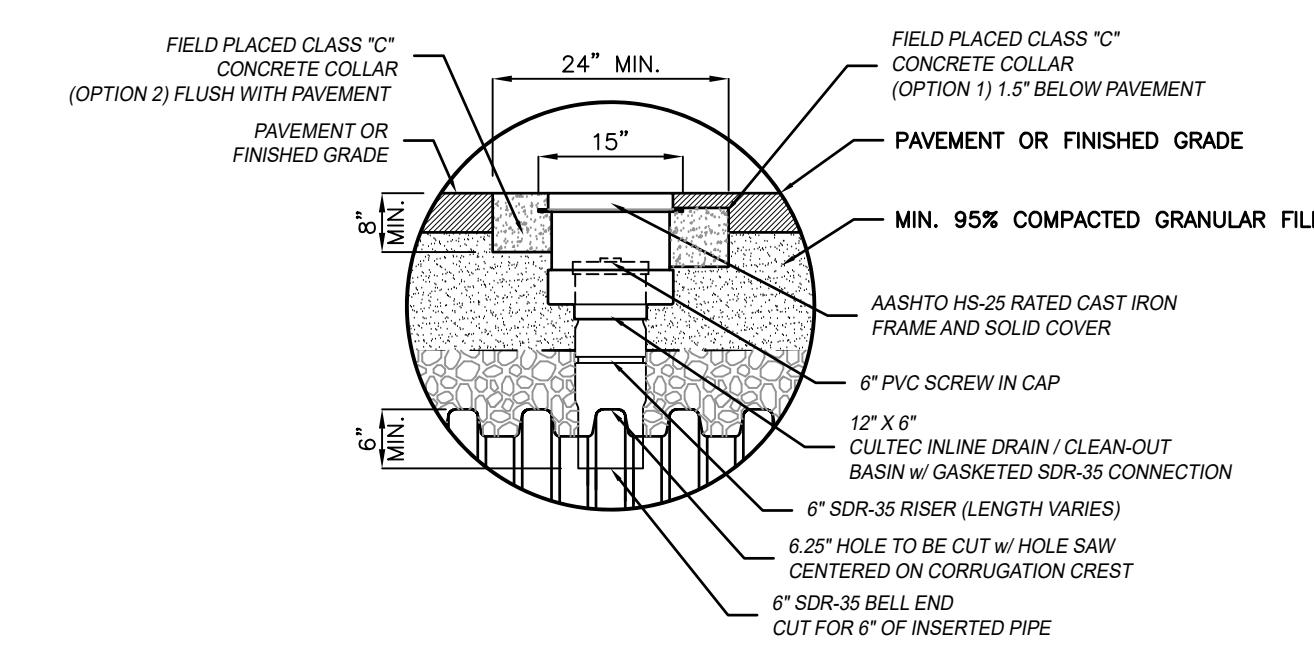
**CULTEC RECHARGER 360HD PLAN VIEW**

NOT TO SCALE



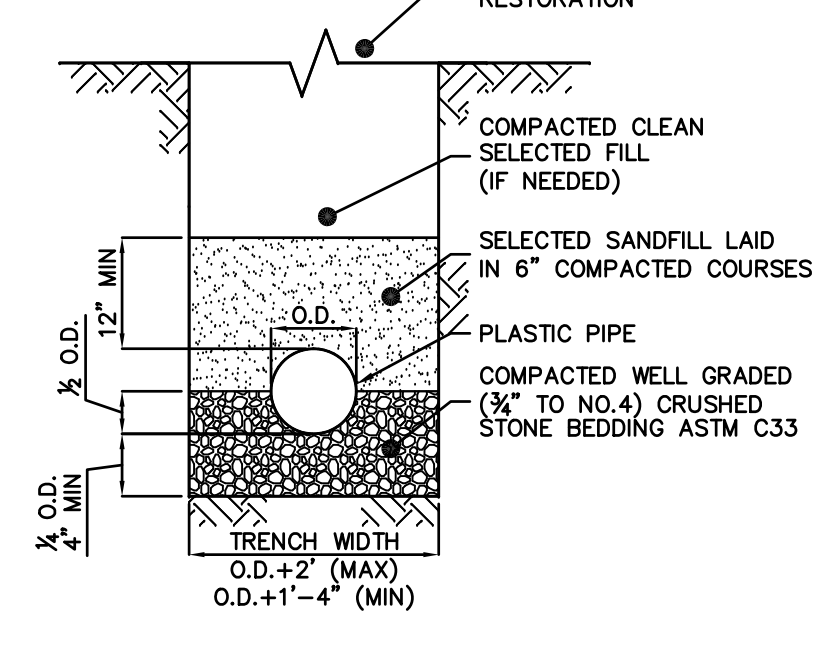
**CULTEC RECHARGER 360HD TYPICAL CROSS SECTION**

NOT TO SCALE



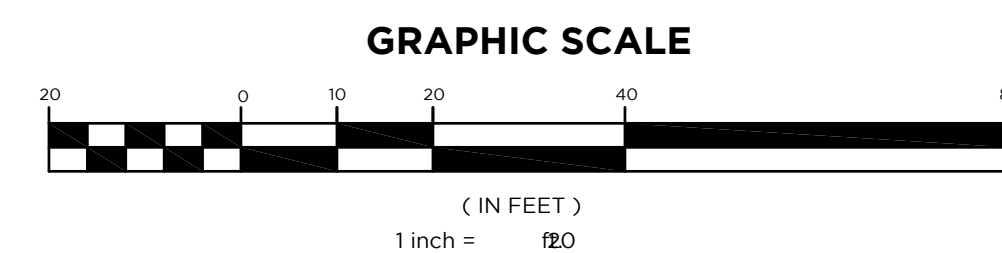
**INSPECTION PORT DETAIL**

NOT TO SCALE



**PLASTIC PIPE IN TRENCH**

NOT TO SCALE



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NH LIC. NO. 9368 RI LIC. NO. 6694

**ERIC M. HOUGH, P.E.**  
PROFESSIONAL ENGINEER  
NJ LIC. NO. 51893

NO.	DATE	REVISION
1	8-5-23	REPRINT WITH PROPOSED MONUMENT SON
2	7-12-23	REVISED GRADING PER SITE PLAN; ADDED CANOPY GRAB

**GRADING, UTILITY & SOIL EROSION CONTROL PLAN**

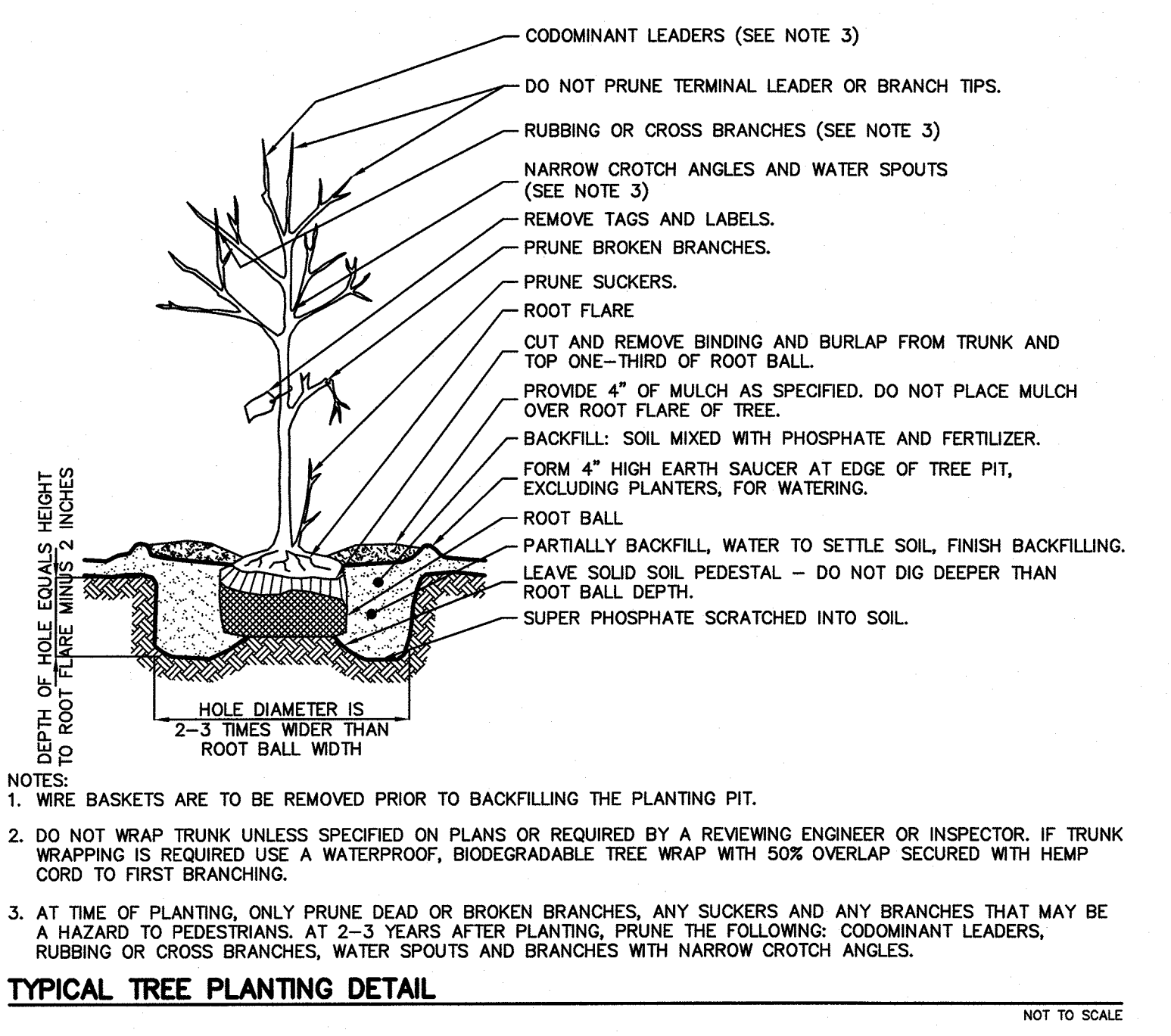
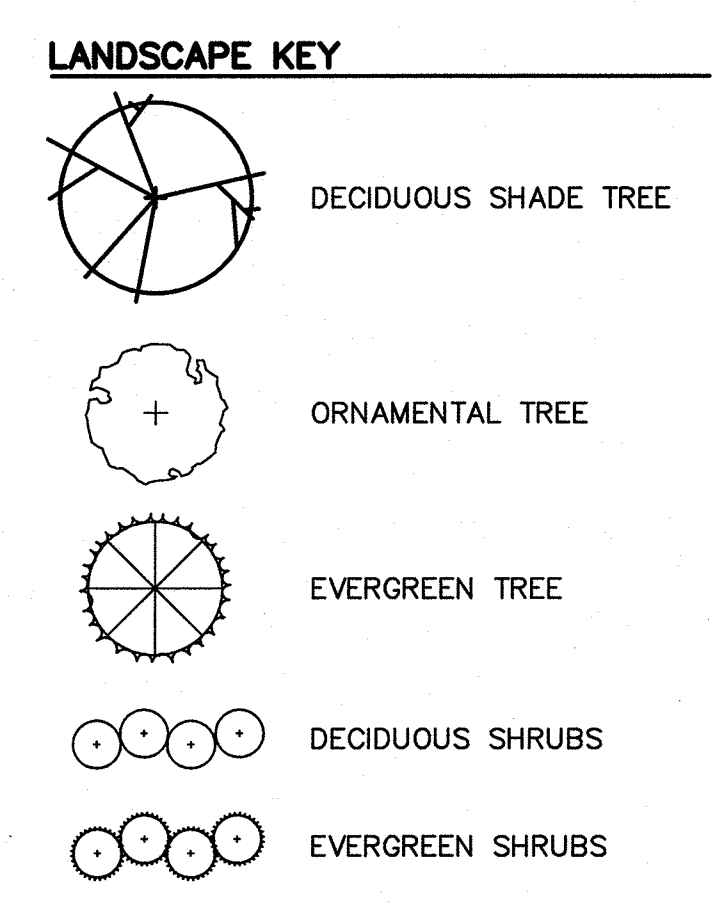
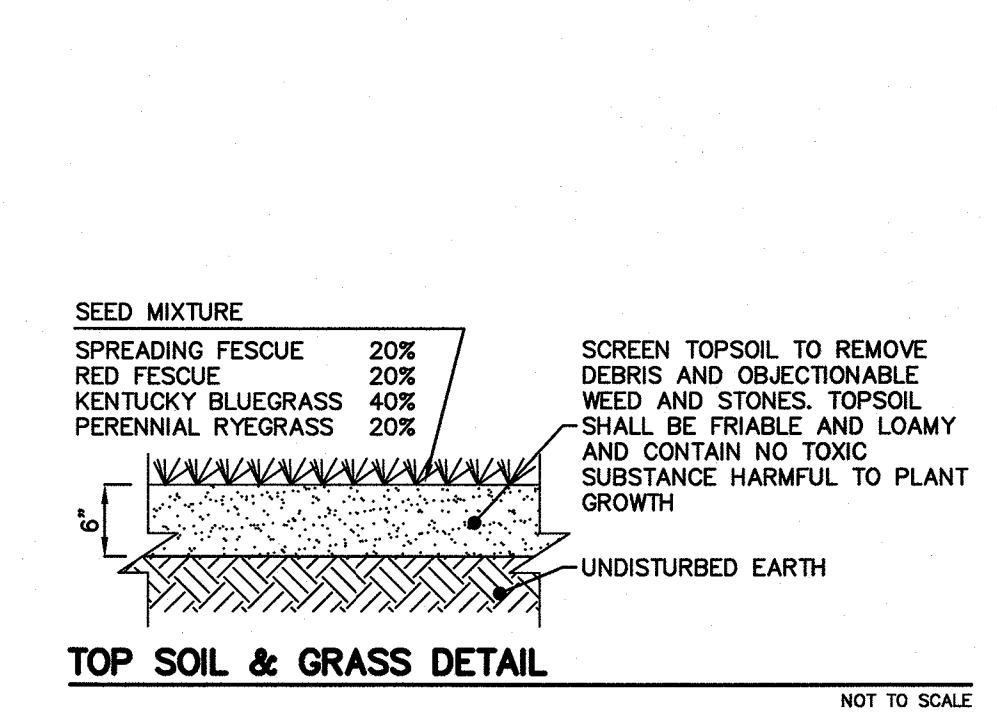
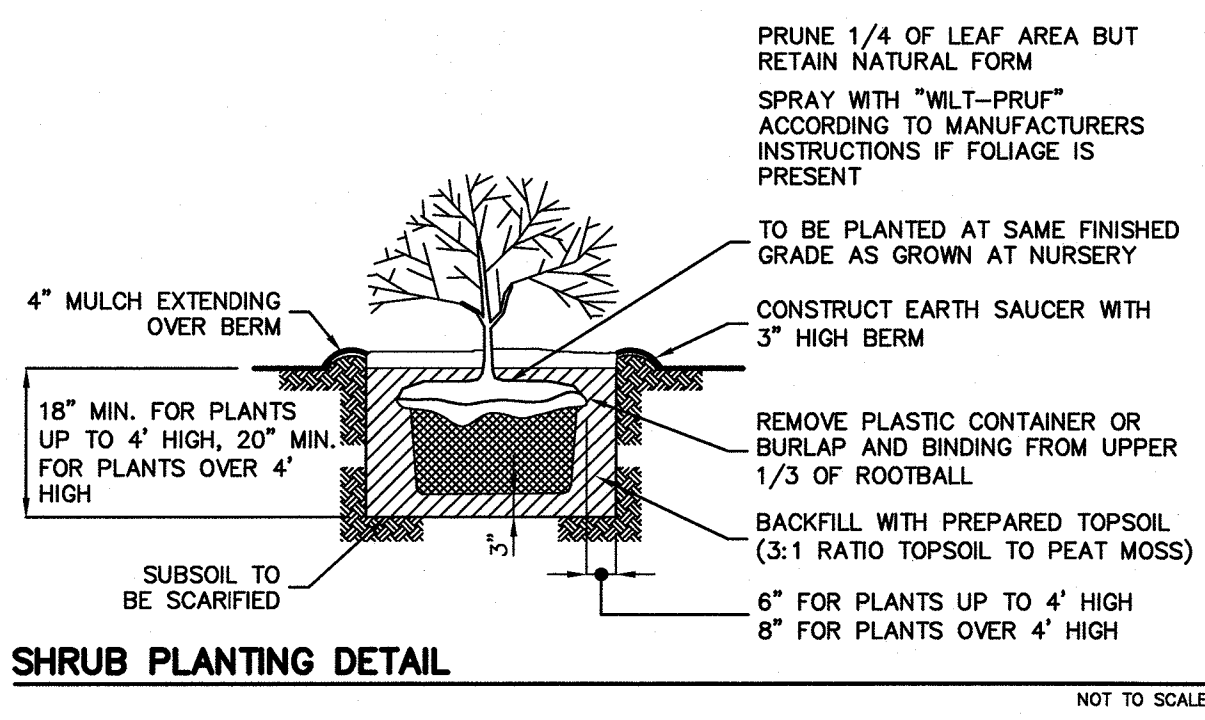
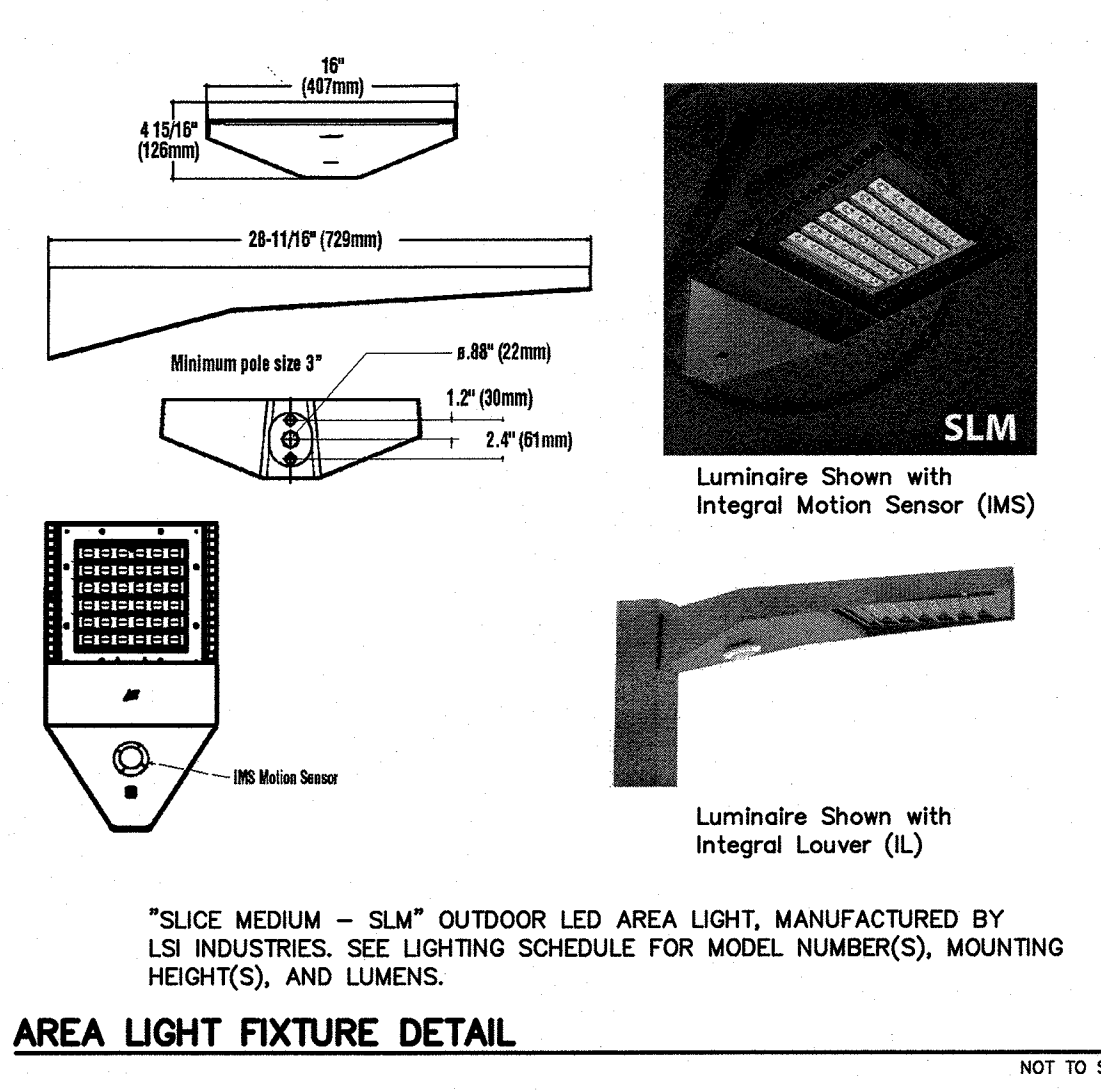
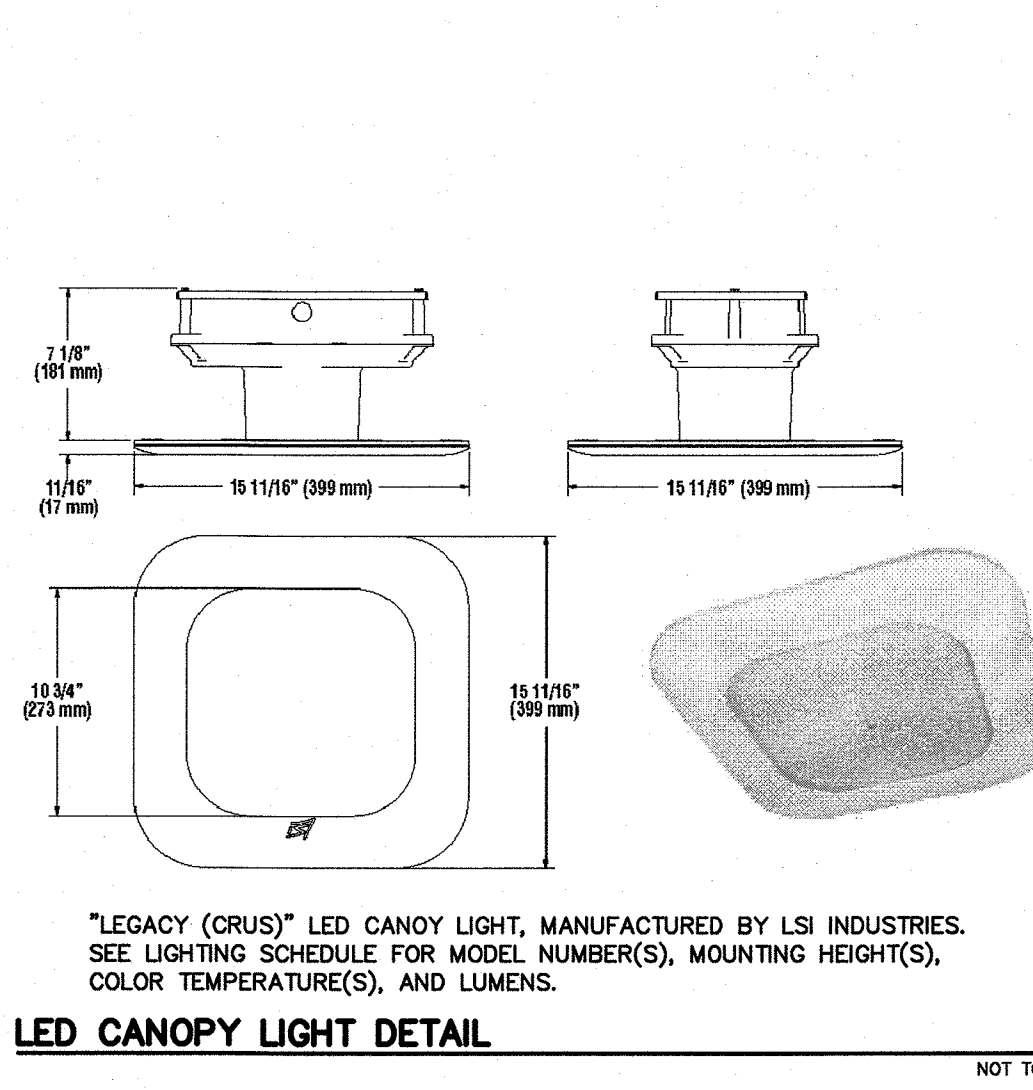
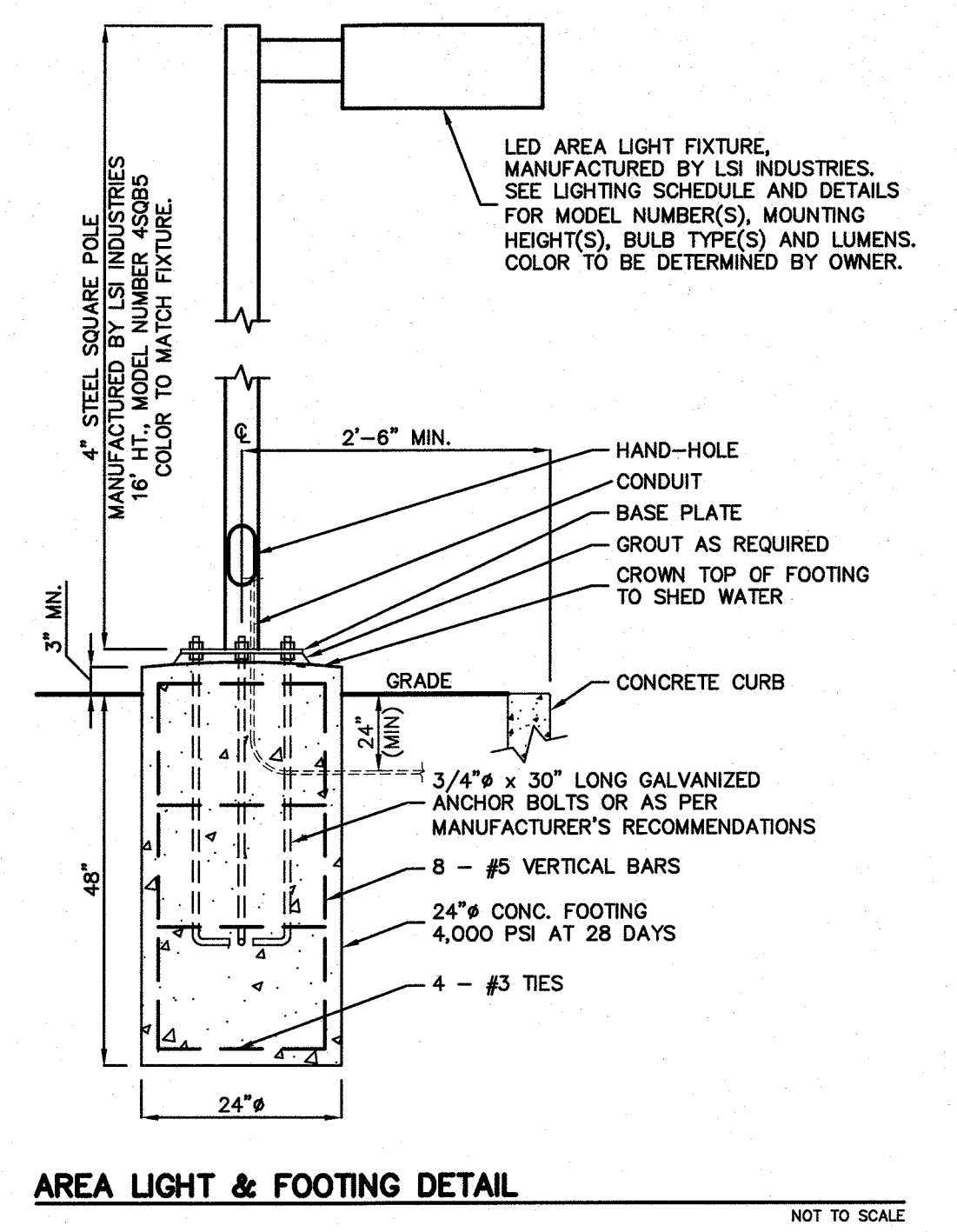
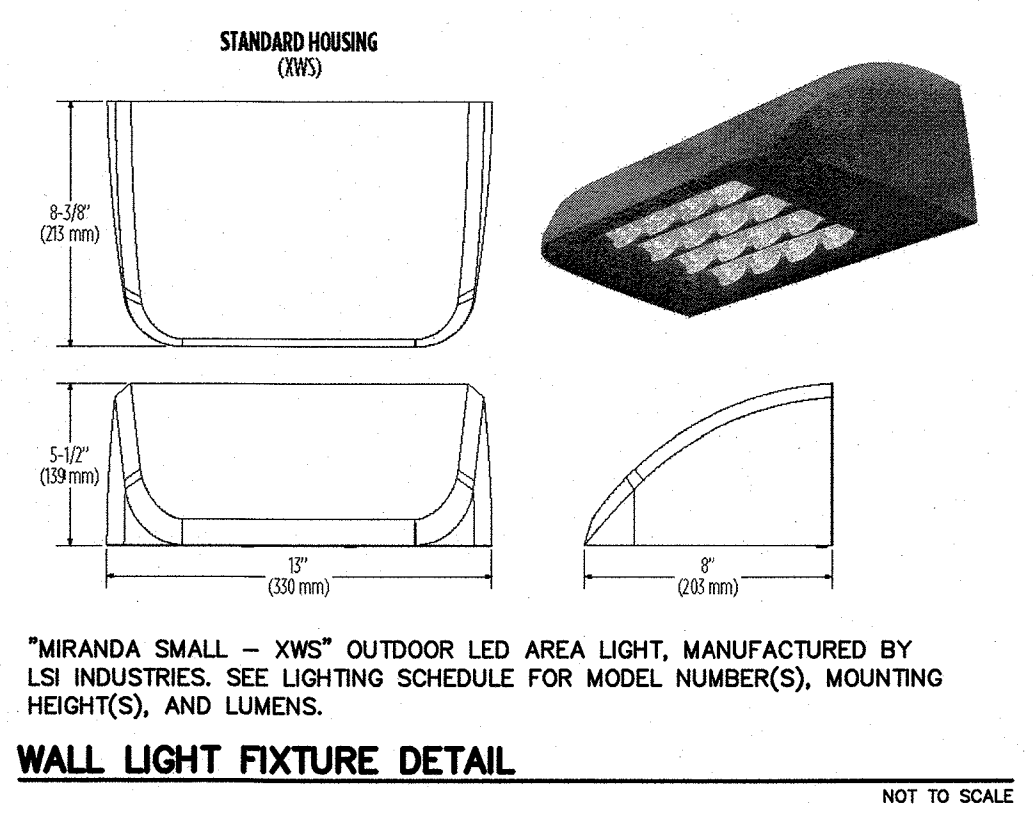
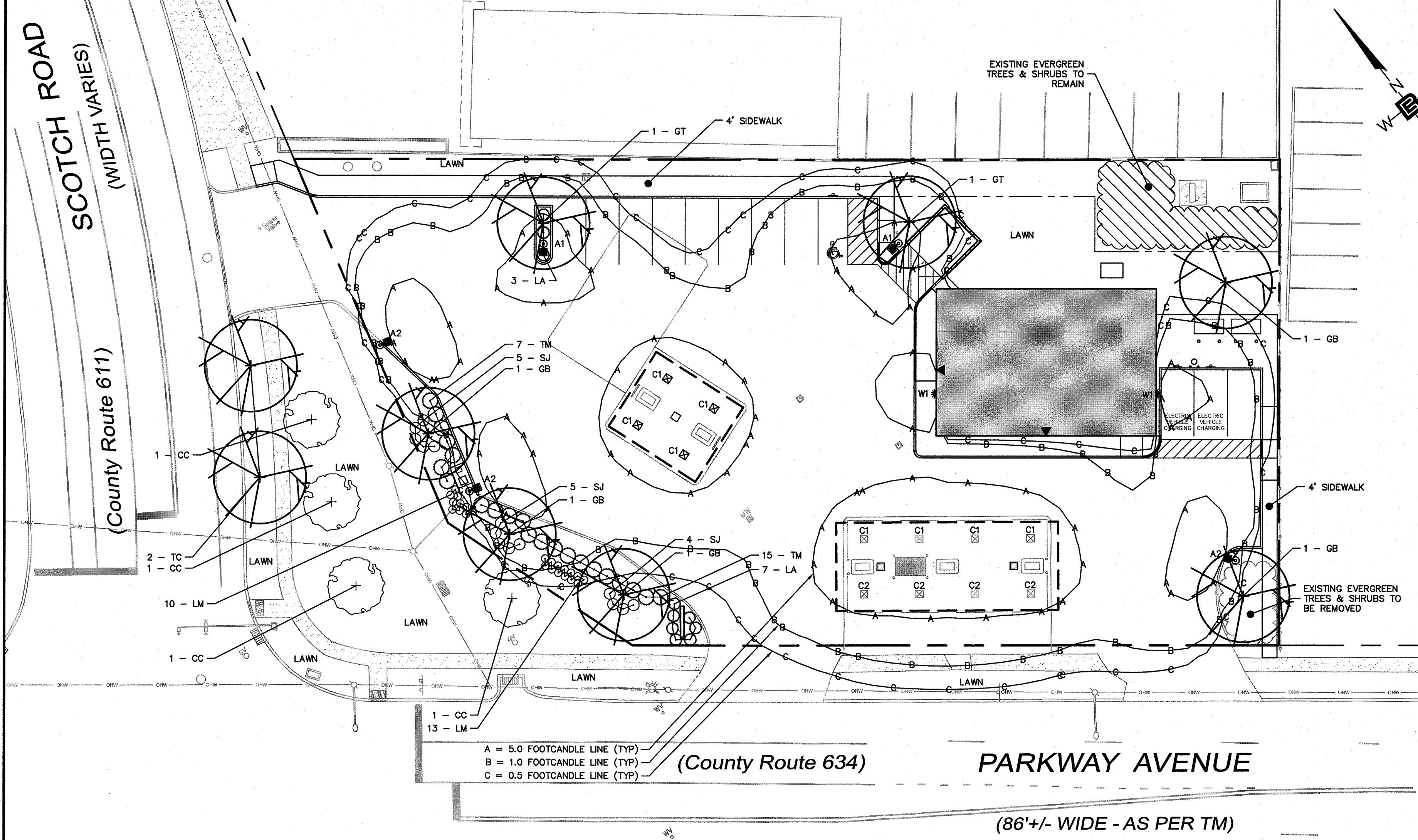
**PROJECT**  
**FUELING STATION W/ CONVENIENCE STORE**  
BLOCK 364, LOT 73  
1252 PARKWAY AVENUE  
TOWNSHIP OF EWING  
MERCER COUNTY, NEW JERSEY

**CLIENT**  
**INVESTOR MANAGEMENT LLC**  
210 WESTFIELD AVENUE  
CLARK, NJ 07066

CERTIFICATE OF AUTHORIZATION: 24GA28068900 / 21MH00002800  
DRAWN BY: M.B.L. CHECKED BY: J.A.  
SCALE: 1"=20' PROJECT NO: 22-264  
DATE: 4-19-23 REVISION NO: 2  
DRAWING NO:

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**PLANT LIST**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	SPACING
				HEIGHT	ROOT HEIGHT	HEIGHT SPREAD
<b>DECIDUOUS SHADE TREES</b>						
GB	5	GINKGO BILOBA "PRINCETON SENTRY"	PRINCETON SENTRY MAIDENHAIR TREE	10' - 12' 2 1/2" CAL. (MIN.)	B&B	40'-50' 20'-30' 35' O.C. (MIN.)
GT	2	GLEDITSIA TRIACANTHOS VAR. INERMIS "SHADEMASTER"	SHADEMASTER HONEYLOCUST	10' - 12' 2 1/2" CAL. (MIN.)	B&B	50'-75' 25'-40' AS SHOWN
TC	2	TILIA CORDATA	LITTLE-LEAF LINDEN	10' - 12' 2 1/2" CAL. (MIN.)	B&B	50'-70' 35'-50' 30' O.C.
<b>ORNAMENTAL TREES</b>						
CC	4	CERIS CANADENSIS	EASTERN REDBUD	5' - 6' 1 1/4" CAL. (MIN.)	B&B	20'-30' 25'-35' 25' O.C.
<b>DECIDUOUS SHRUBS</b>						
SJ	14	SPIRAEA JAPONICA "LITTLE PRINCESS"	"LITTLE PRINCESS" SPIREA	15" - 18"	1 GAL.	2'-3' 2'-3' 3' O.C.
<b>EVERGREEN SHRUBS</b>						
LA	10	LEUCOTHOE AXILLARIS	COAST LEUCOTHOE	15" - 18"	1 GAL.	2'-4' 3'-5' 3' O.C.
TM	22	TAXUS X MEDIA "DENSIFORMIS"	DENSIFORMIS YEW	18" - 24"	2 GAL.	3'-4' 4'-6' 4' O.C.
<b>GRASSES</b>						
LM	23	LIRIOPE MUSCARI "BAREGATA"	LILY TURF	6" - 9"	1 GAL.	12"-18" 1'-2' 2' O.C.

**LIGHTING SCHEDULE**

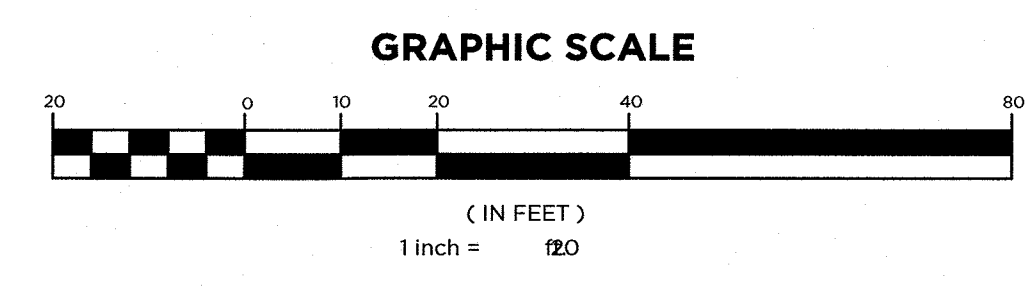
Fixing Station w/ Convenience Store (22-264) LUMINAIRE SCHEDULE	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	HLF	QTY.
A1	LSI INDUSTRIES (1) SLM-LED-09L-SL-FT-40-700R	(1) LED's	9860	12 FT., Neutral White LED's Forward Throw Distribution	0.85	2
A2	LSI INDUSTRIES (1) SLM-LED-09L-SL-FT-40-700R-IL	(1) LED's	6460	12 FT., Neutral White LED's Forward Throw Distribution w/ Integral Louver	0.85	3
C1	LSI INDUSTRIES (1) CRIS-SC-SLM-40	(1) LED's	5730	15.5 FT., Neutral White LED's Symmetrical Distribution	0.85	8
C2	LSI INDUSTRIES (1) CRIS-AC-SLM-40	(1) LED's	5134	15.5 FT., Neutral White LED's Asymmetrical Distribution	0.85	4
W1	LSI INDUSTRIES (1) XWS-LED-09L-FTW-40-800R1	(1) LED's	5730	12 FT., Neutral White LED's Forward Throw Distribution	0.85	2

**LANDSCAPE MAINTENANCE NOTES**

- PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPING.
- TREES AND SHRUBS, MAINTAIN FOR THE FOLLOWING MAINTENANCE PERIOD BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTling TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. RESTORE OR REPLACE DAMAGED TREE WRAPPINGS.
- GROUND COVER AND PLANTS: MAINTAIN FOR THE FOLLOWING MAINTENANCE PERIOD BY WATERING, WEEDING, FERTILIZING, AND OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
- THOSE PERFORMING SUCH WORK BE PROFESSIONALS CERTIFIED IN SUCH WORK. (ISA CERTIFIED, CERTIFIED TREE EXPERT CERTIFICATION AND/OR SHOW PROOF OF NOT LESS THAN 5 YEARS EXPERIENCE IN SUCH HORTICULTURAL WORK HAS BEEN OBTAINED).
- MAINTENANCE PERIOD: 24 MONTHS FROM DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE BOROUGH'S LANDSCAPE ARCHITECT AND/OR BOROUGH OFFICIAL HAVING JURISDICTION.
- NORMAL MAINTENANCE AND CARE OF ALL PLANT MATERIAL, (WATERING, ETC.) SHALL TAKE PLACE PRIOR TO THE DETERMINATION OF SUBSTANTIAL COMPLETION AS WELL IN ORDER TO PLANTED MATERIAL HEALTHY.

**LANDSCAPE NOTES**

- ALL LANDSCAPED AREAS TO RECEIVE A SIX INCH (6") LAYER OF COMPACTED TOPSOIL.
- ALL PLANT MATERIAL TO BE BALLED & BURLAPPED AND CONFORM TO U.S.A. STANDARD FOR NURSERY STOCK U.S.A. Z 60.1-1969.
- SHRUBS SHALL BE PLANTED IN PITS WITHIN THE BED ONE FOOT GREATER THAN THE SPREAD OF THE ROOTS AND 18" DEEP BELOW FINISH GRADE OR AS DEEP AS IS NECESSARY TO PROPERLY SET THE PLAN AT FINISH GRADE. THE DEPTH OF THE PLANTING PIT SHALL BE ADJUSTED AS NECESSARY TO PERMIT A MINIMUM OF (3") THREE INCHES OF TOPSOIL UNDER BALL OF ALL PLANTS.
- TOP SOIL USED FOR PLANTING SHALL BE A MIXTURE OF THREE PARTS TOP SOIL TO ONE PART PEAT.
- IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE & SHRUB PITS SHALL BE MULCHED WITH A (4") FOUR INCH LAYER OF ROOT MULCH. THE LIMIT OF THIS MULCH FOR TREES SHALL BE AREA OF THE PIT & FOR SHRUBS IN BEDS, THE ENTIRE AREA OF SHRUB BED.
- CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. NYLON ROPE AND OR NYLON BALLING MATERIAL IS NOT ACCEPTABLE.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
- IF THE CONTRACTOR DETERMINES THE SUB-GRADE SOIL CONDITIONS ARE DELETERIOUS TO PLANT GROWTH OR WILL INHIBIT DRAINAGE, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIAL.
- PLANT GROUNDCOVERS IN 8" DEEP TOPSOIL BED CONSISTING OF 3 PARTS TOPSOIL AND 1 PART HUMUS. PLANT BULBS IN NATURALIZED DRIFTS.
- TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL CONSTRUCTION DISTURBANCES, OR STORAGE OF EQUIPMENT, WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT. CONTRACTOR TO FIELD VERIFY AREAS OF SEED AND OF SOE PRIOR TO SUBMITTING BID.
- IF REQUIRED BY THE TOWNSHIP, AN IRRIGATION SYSTEM IS TO BE FURNISHED AT ALL LANDSCAPED AREAS. THE IRRIGATION SYSTEM TO BE DESIGNED BY A PERSON LICENSED IN THE STATE OF NEW JERSEY.



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LICENSED LANDSCAPE ARCHITECT  
NJ LL.A. NO. 00607 N.Y. LIC. NO. 005354

DRAWING TITLE: **LANDSCAPE & LIGHTING PLAN**

PROJECT: **FUELING STATION W/ CONVENIENCE STORE**  
BLOCK 364, LOT 73  
1252 PARKWAY AVENUE  
TOWNSHIP OF EWING  
MERCER COUNTY, NEW JERSEY

CLIENT: **INVESTOR MANAGEMENT LLC**  
210 WESTFIELD AVENUE  
CLARK, NJ 07066

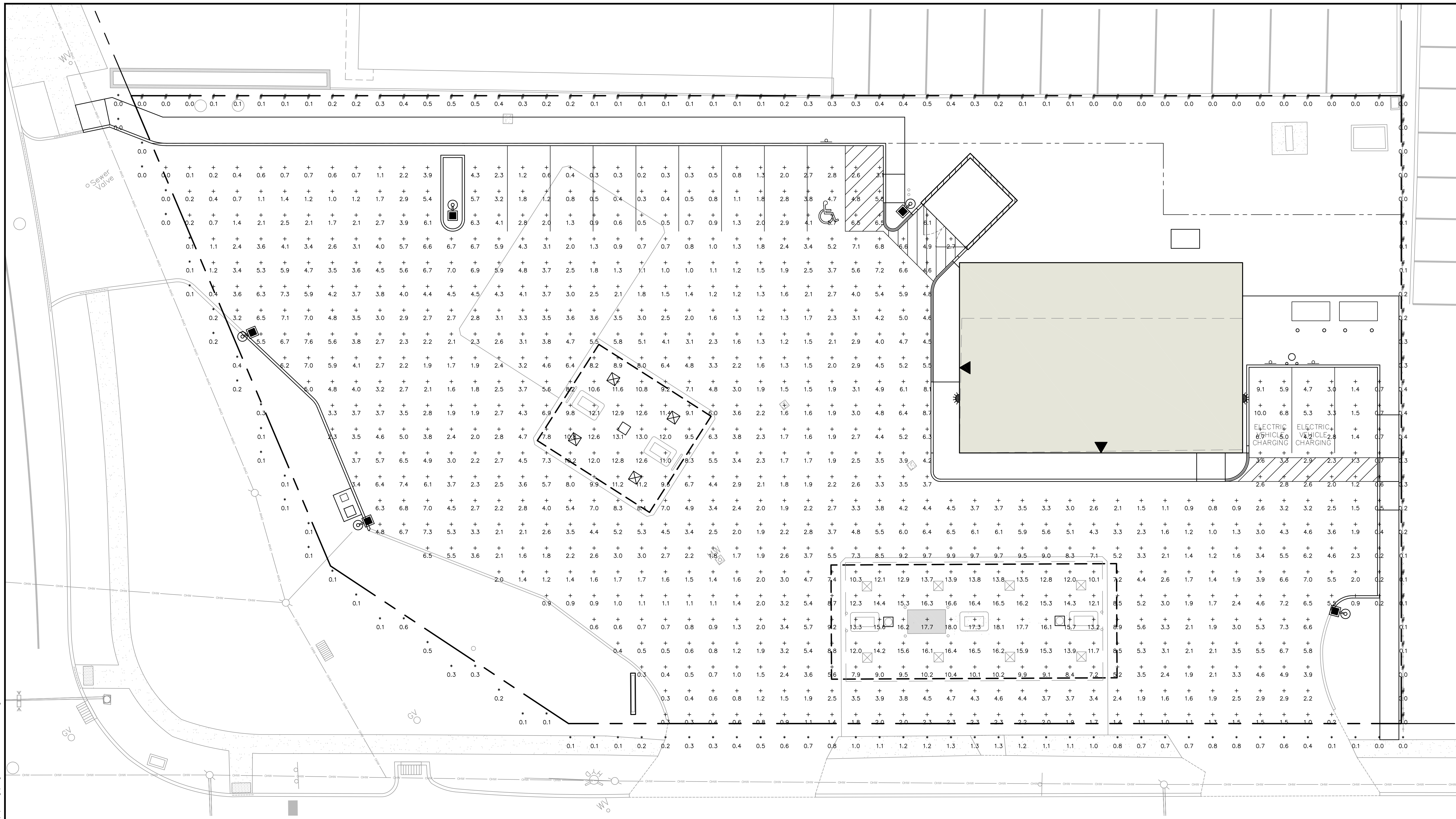
CERTIFICATE OF AUTHORIZATION  
24GA28068900 / 21MH0002800

DRAWN BY: M.B.L. CHECKED BY: J.A.  
SCALE: 1"=20' PROJECT NO.: 22-264  
DATE: 4-19-23 REVISION NO.: 2  
DRAWING NO.:

**C2.4**

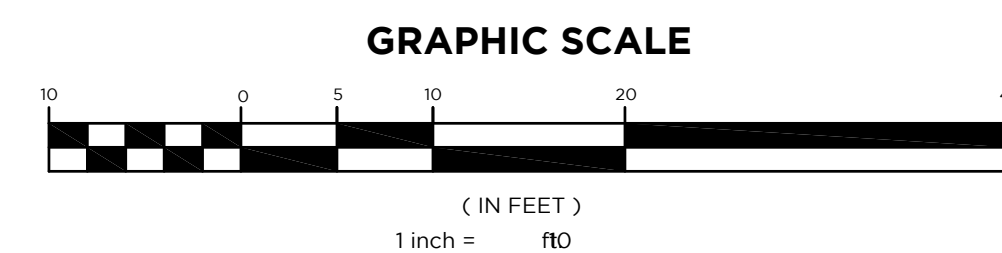


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DXF file created by LizePro 2.037 on 7/13/2023 5:07:37 PM

CALCULATION SUMMARY		DIMENSIONS	GRID / TYPE	# PIS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
AREA NAME	AREA										
Area 1	400.00x250.00ft	Grid 2 / H-H	777	5.00	<+> Pavement	4.28	18.07	0.03	532.56	126.23	
			66	5.00	<+> Off-Site Public	0.42	1.28	0.01	193.50	64.01	
			80	5.00	<+> Off-Site Private	0.16	0.50	0.00	102.26	33.17	



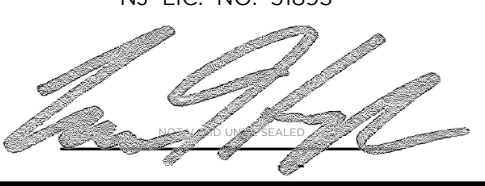
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NJ LIC. NO. 51893



DRAWING TITLE  
**LIGHTING INTENSITIES PLAN**

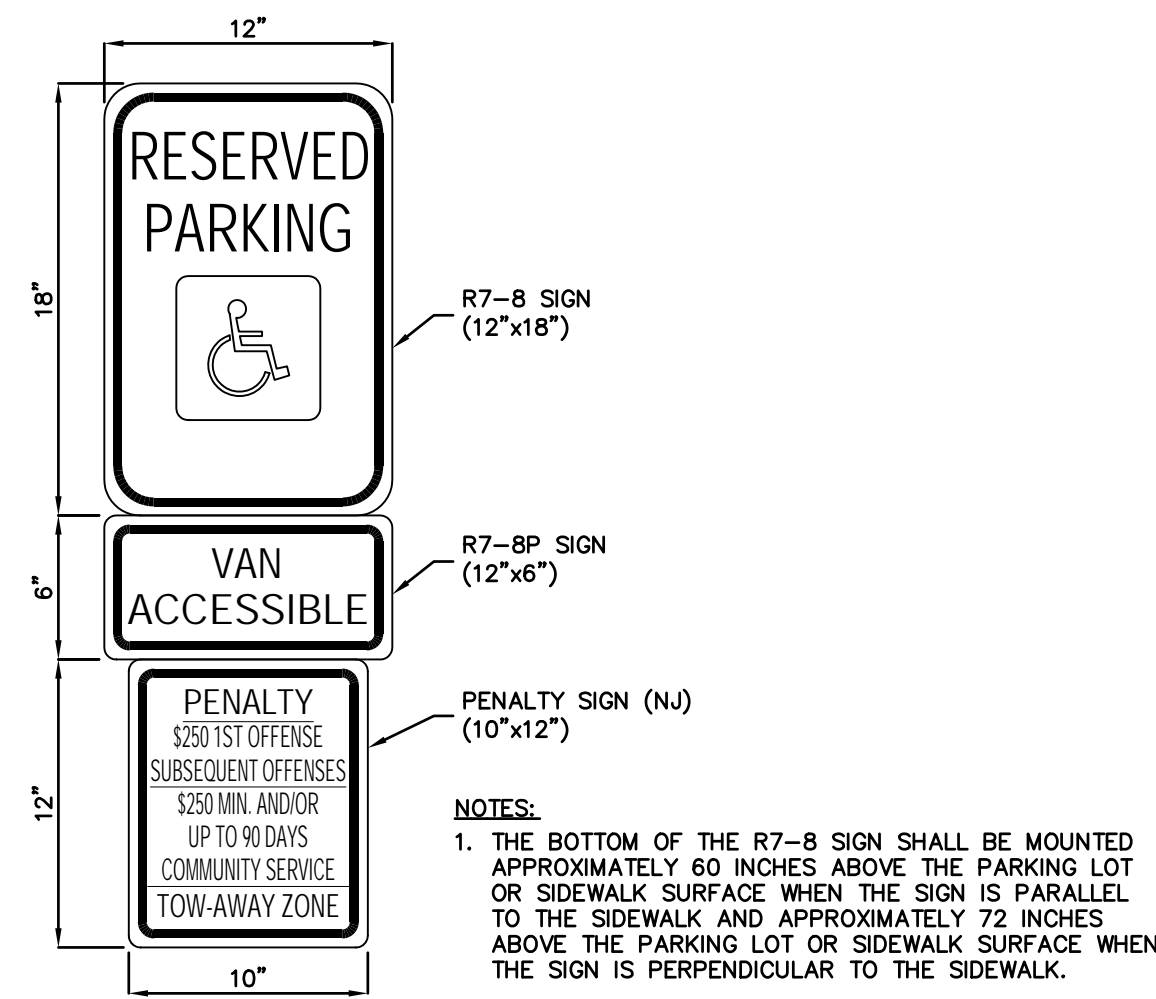
PROJECT  
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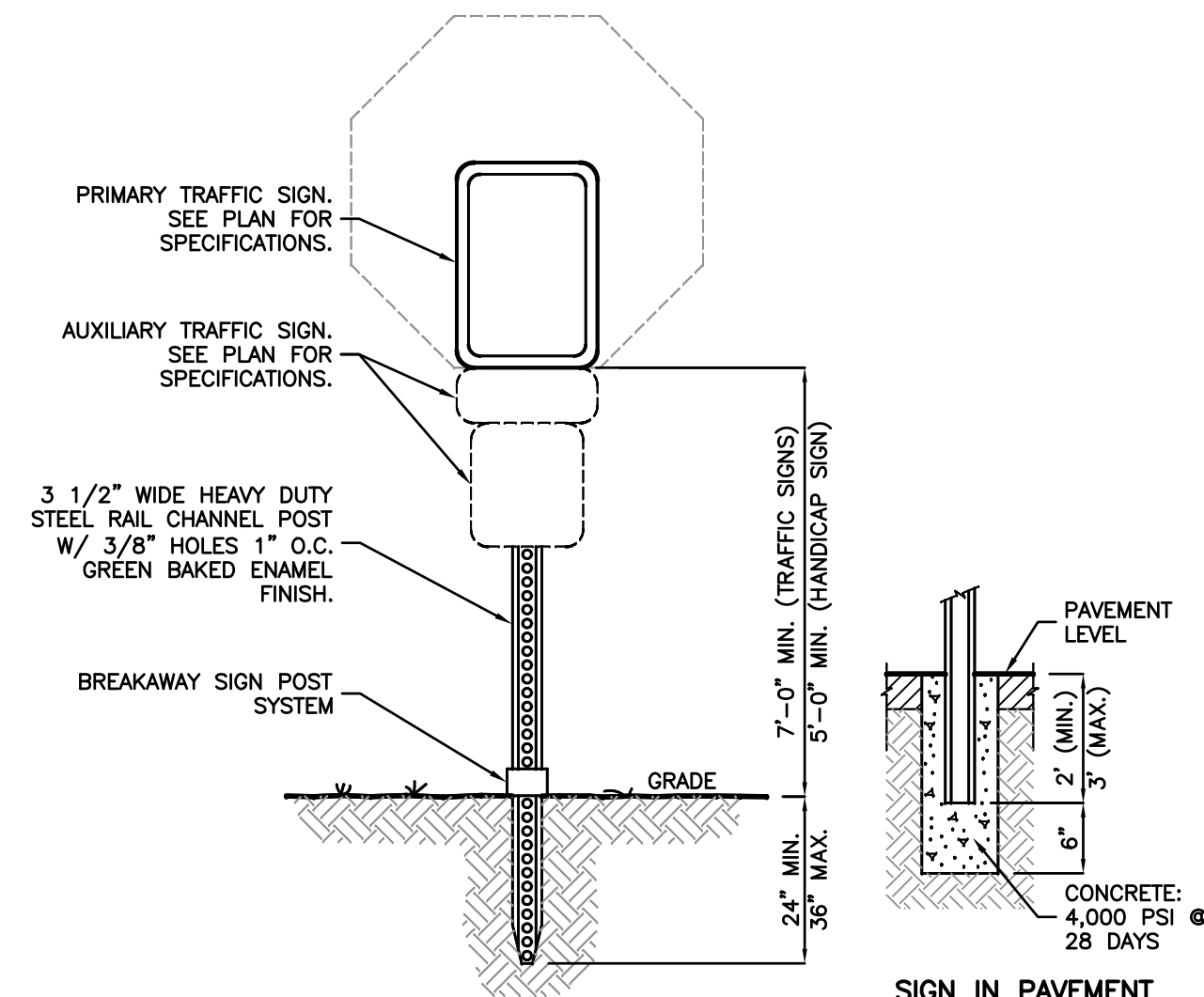
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DRAWN BY: M.B.L. CHECKED BY: J.A.  
SCALE: 1"=10' PROJECT NO: 22-264  
DATE: 7-12-23 REVISION NO: 0  
DRAWING NO:

**C2.5**

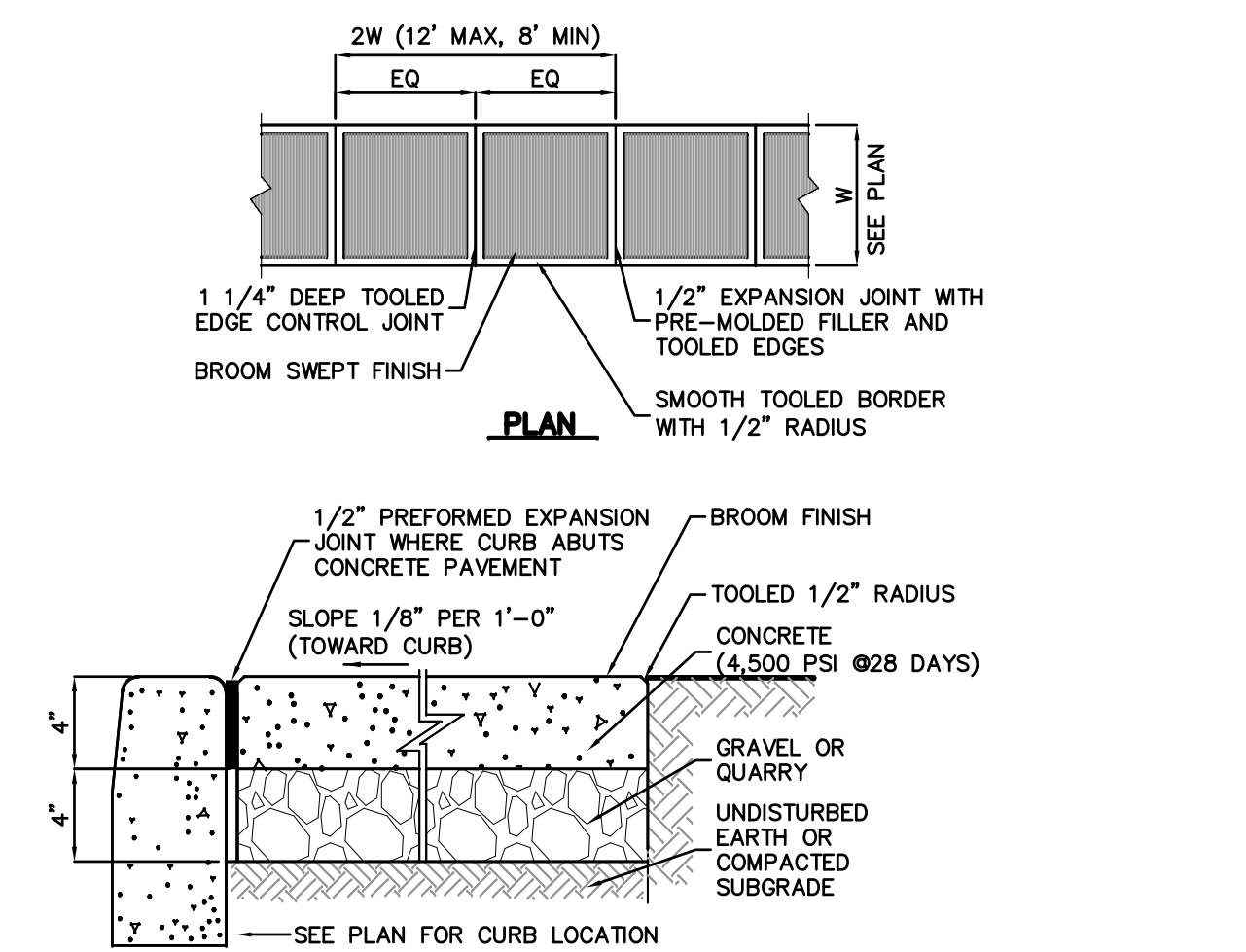




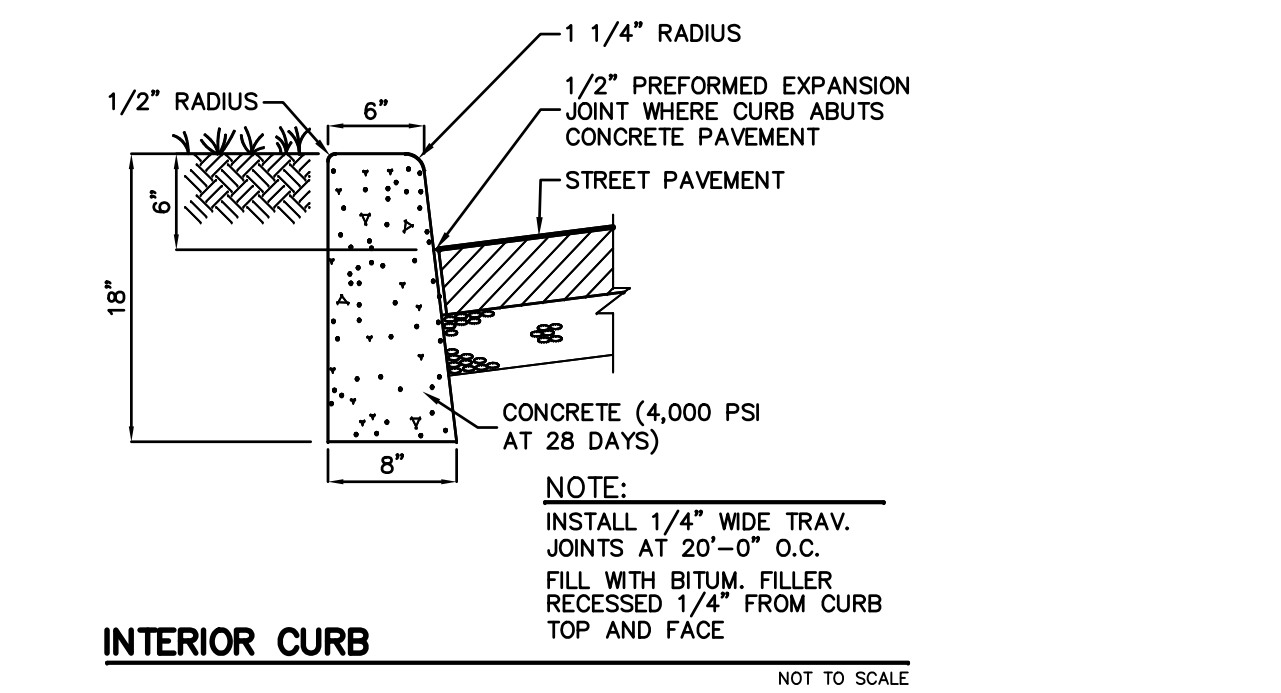
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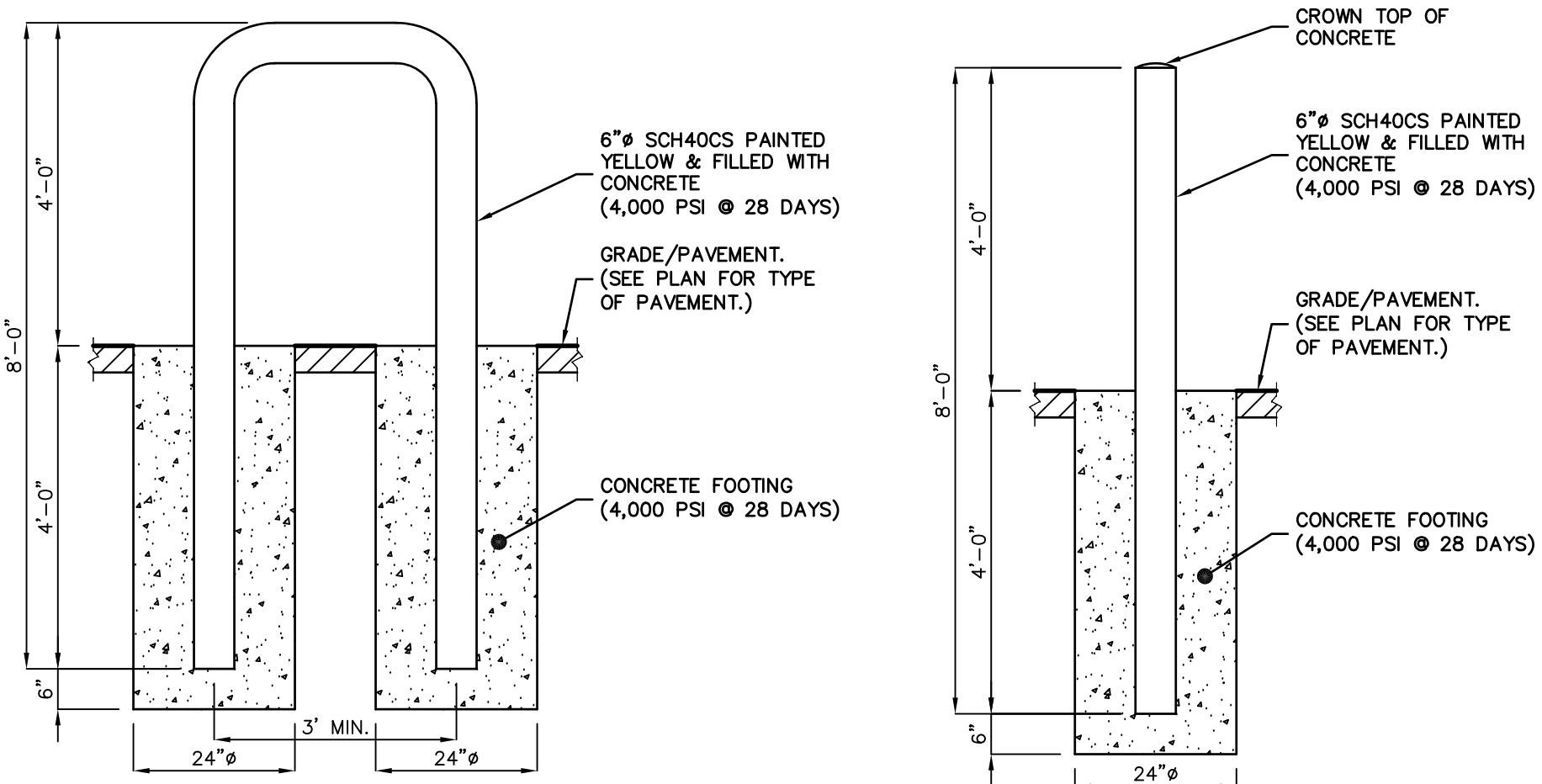
**TRAFFIC SIGN DETAIL** NOT TO SCALE



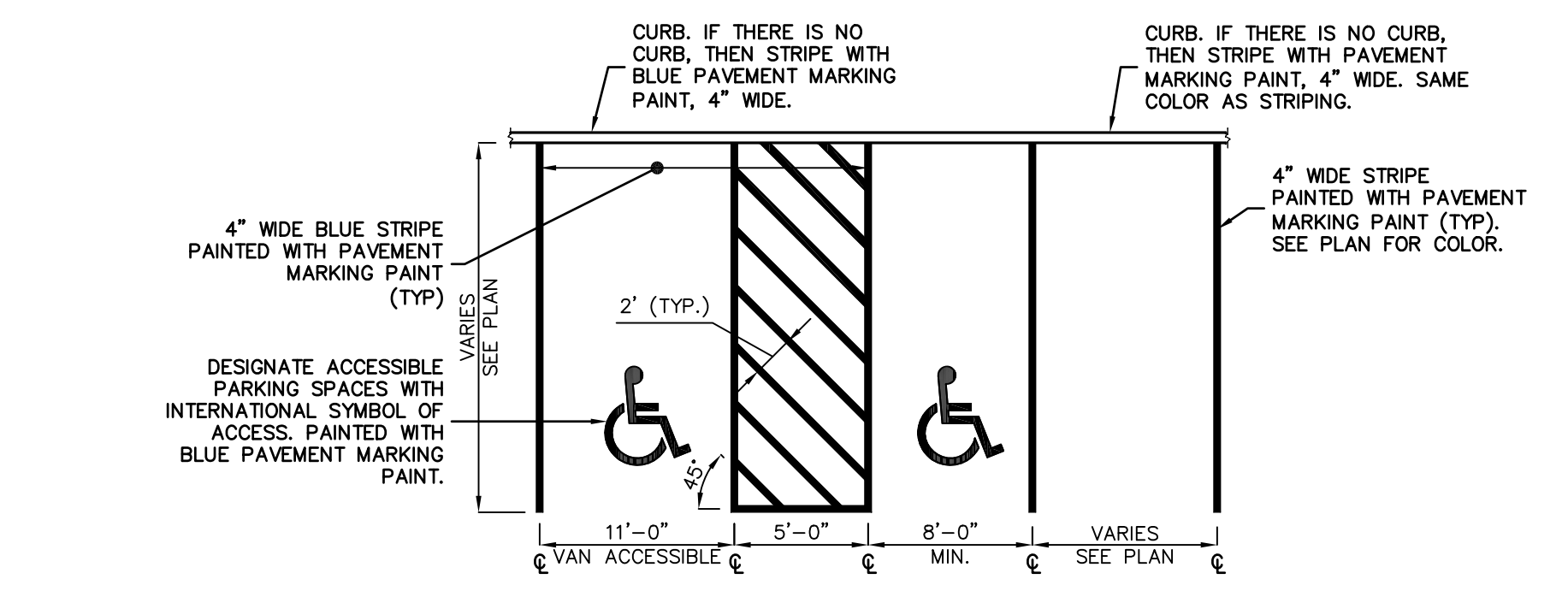
**CONCRETE SIDEWALK DETAIL** NOT TO SCALE



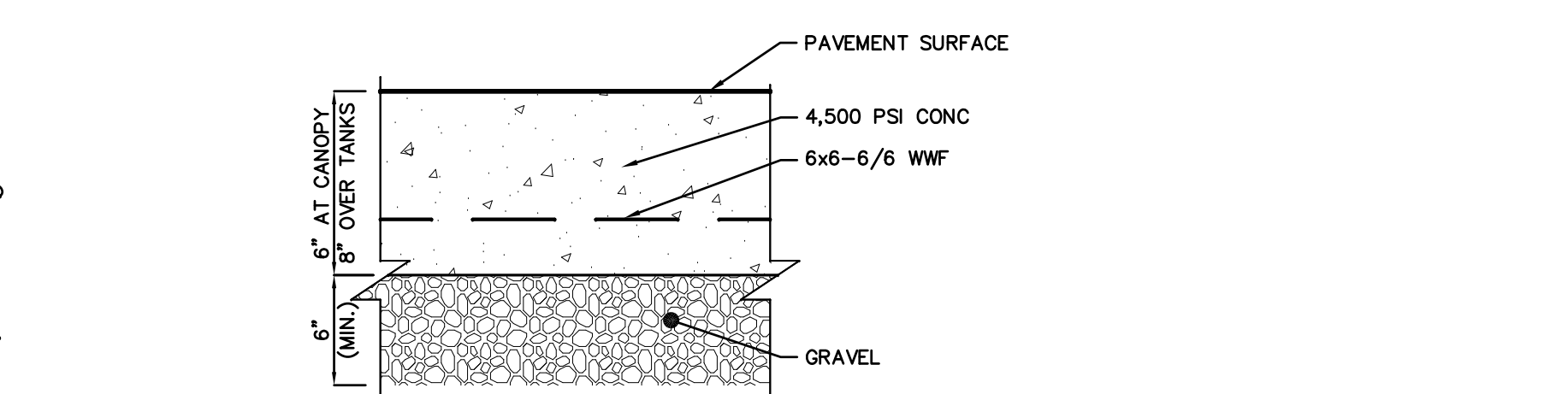
**INTERIOR CURB** NOT TO SCALE



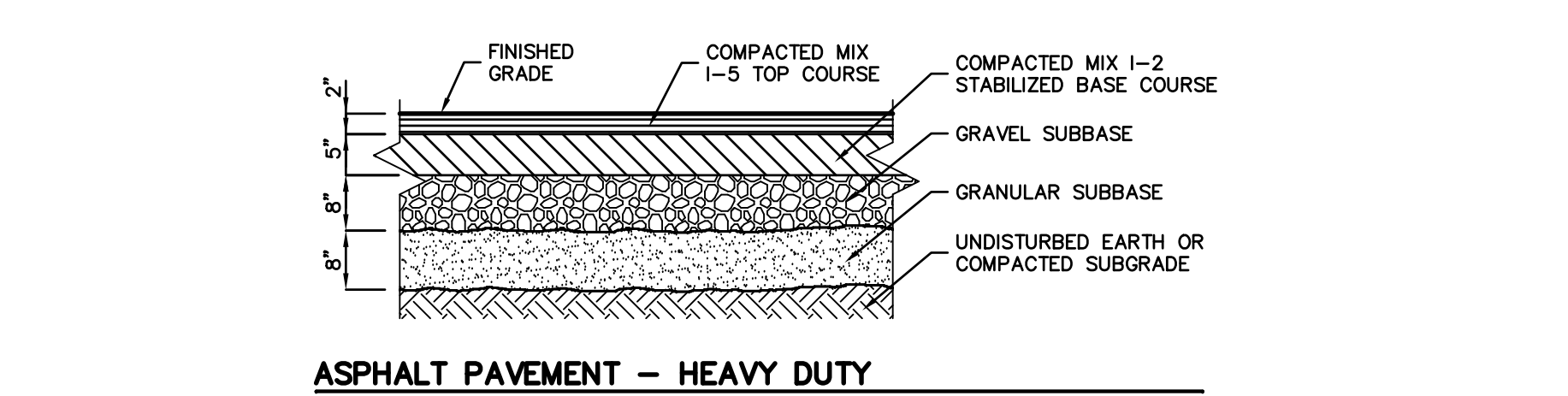
**"U"-BOLLARD - 6"Ø** NOT TO SCALE



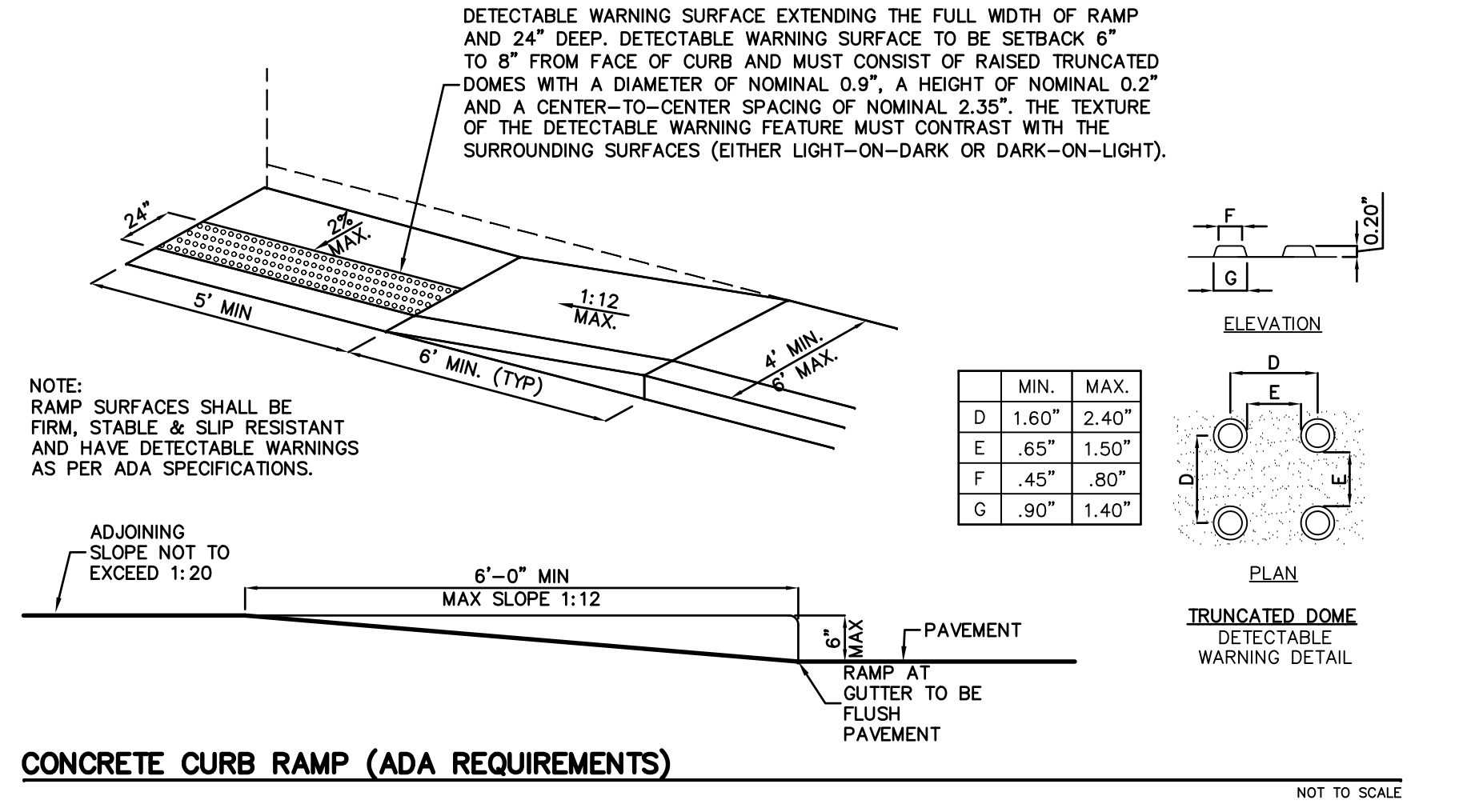
**PARKING SPACE STRIPING** NOT TO SCALE



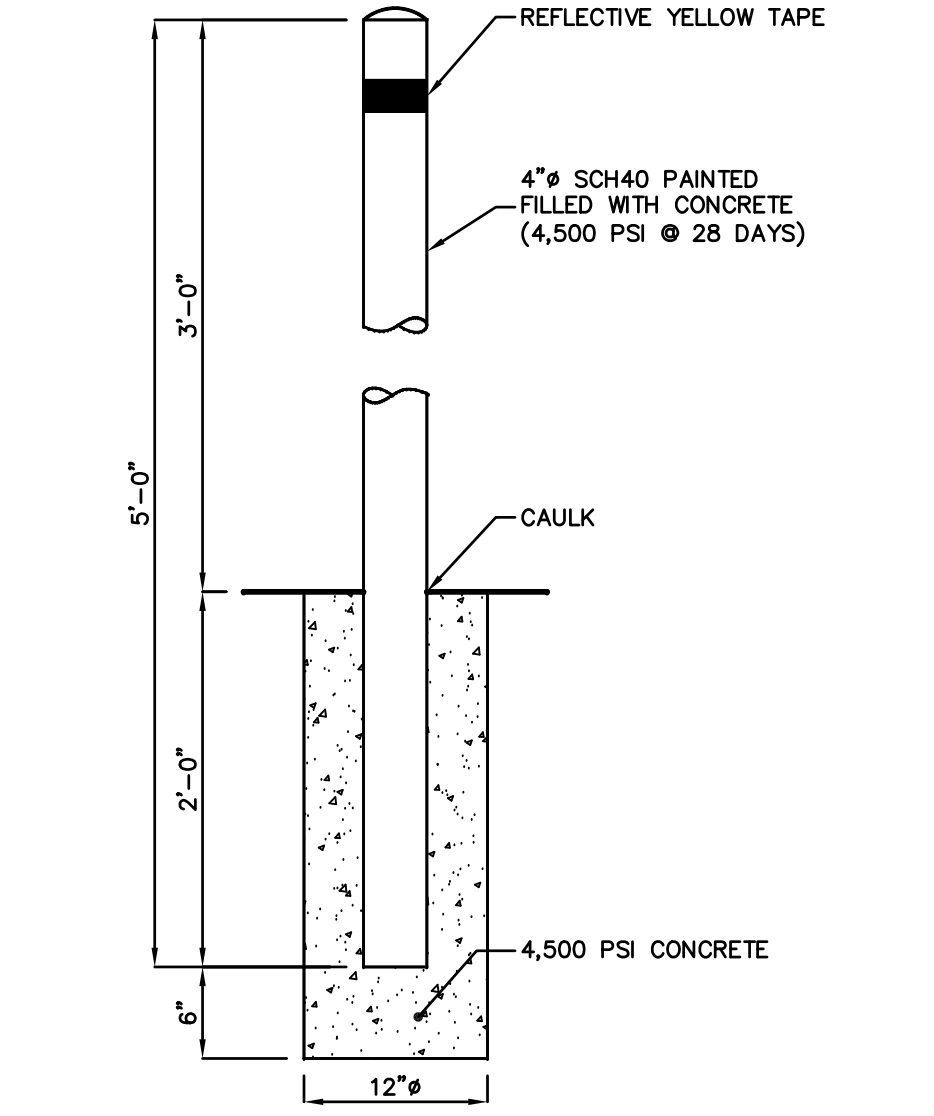
**CONCRETE PAVEMENT DETAIL (TANKS/CANOPY)** NOT TO SCALE



**ASPHALT PAVEMENT - HEAVY DUTY** NOT TO SCALE



**CONCRETE CURB RAMP (ADA REQUIREMENTS)** NOT TO SCALE



**PIPE BOLLARD - 4"Ø** AT TRASH ENCLOSURE & PARKING STALLS NOT TO SCALE

MANUFACTURER: CHARGEPOINT INC. 1692 DELL AVENUE CAMPBELL, CA 95008-6901 (877) 370-36802 OR EQUAL

The standard EV Charging Only sign is easily reconfigurable with your branding.

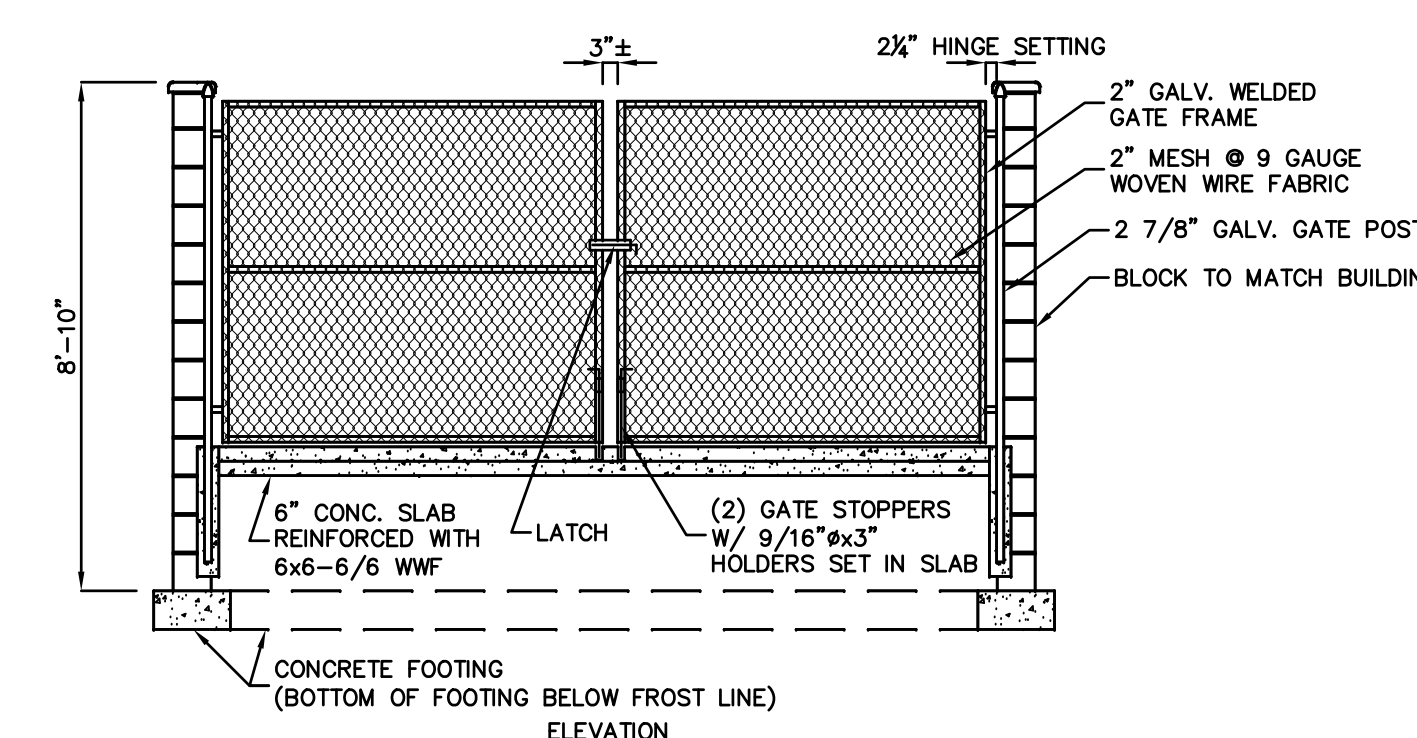
The cap of the CT4000 family is also available for custom branding.

The 5.7" LCD display provides full motion-charging instructions in a clear and simple format. It also allows station owners to deliver advertising messages.

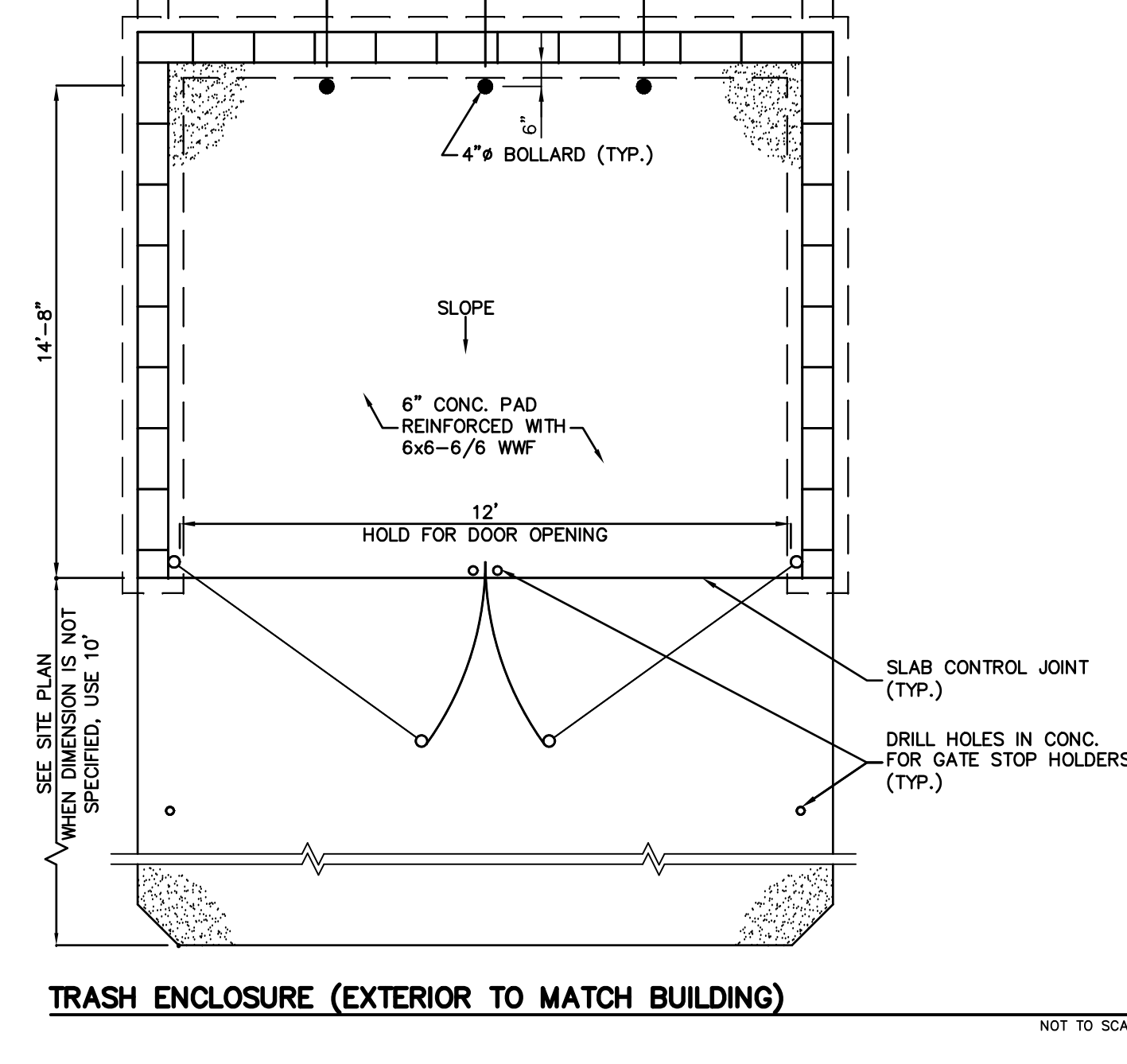
Driver interaction is supported in any weather by five rugged, backlit buttons with audio feedback.



**ELECTRIC VEHICLE BOLLARD CHARGE STATION** NOT TO SCALE



**TRASH ENCLOSURE (EXTERIOR TO MATCH BUILDING)** NOT TO SCALE



**TRASH ENCLOSURE (EXTERIOR TO MATCH BUILDING)** NOT TO SCALE

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1 7-19-23 REVISE TRASH ENCLOSURE DETAIL

**SITE DETAILS**

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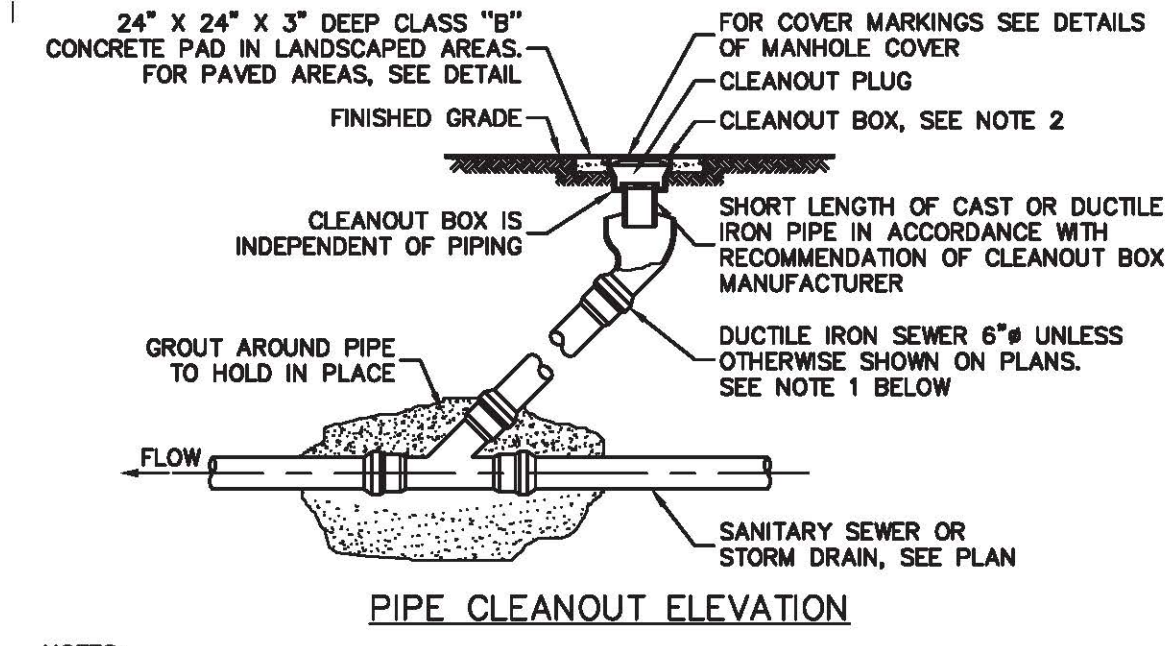
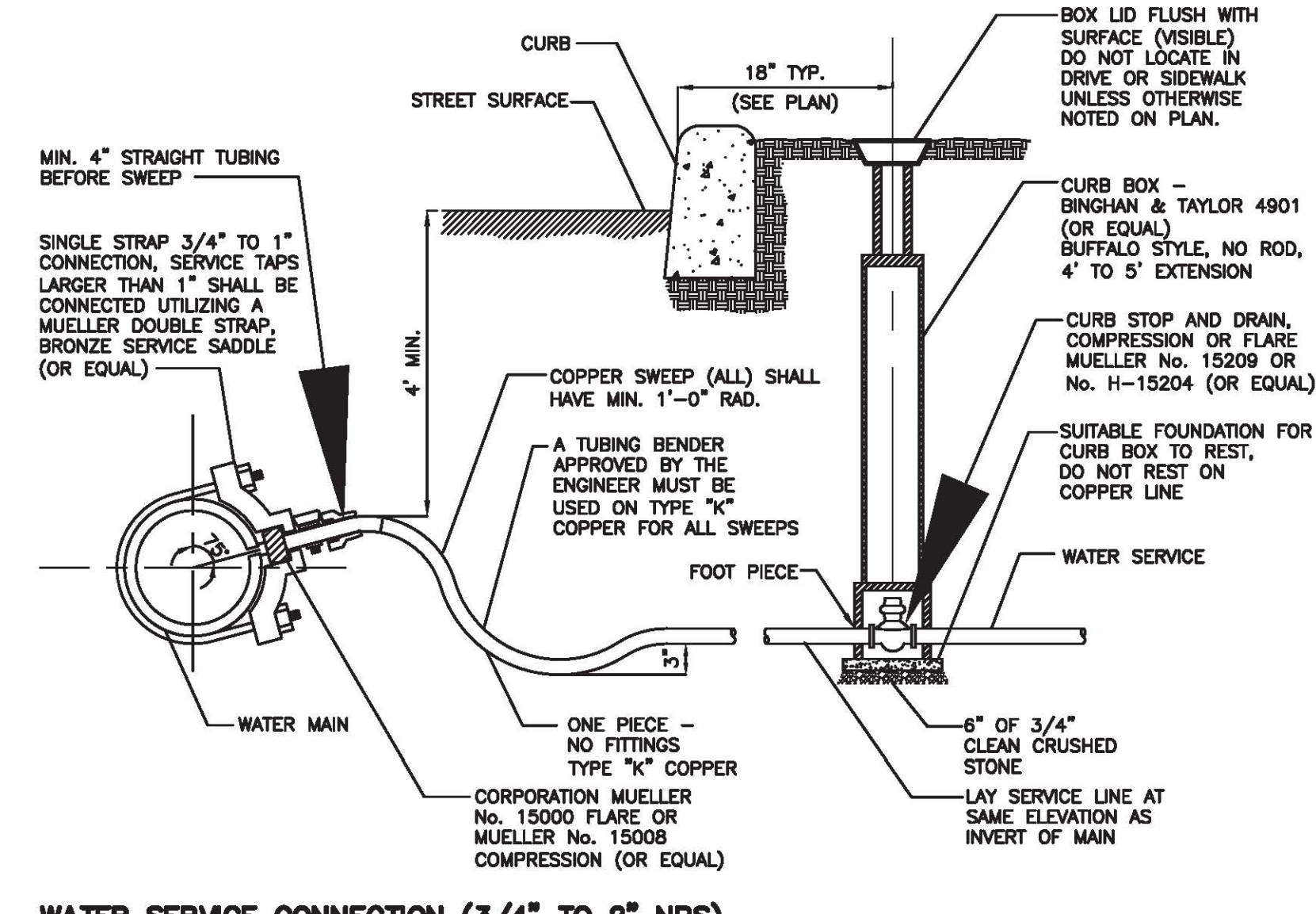
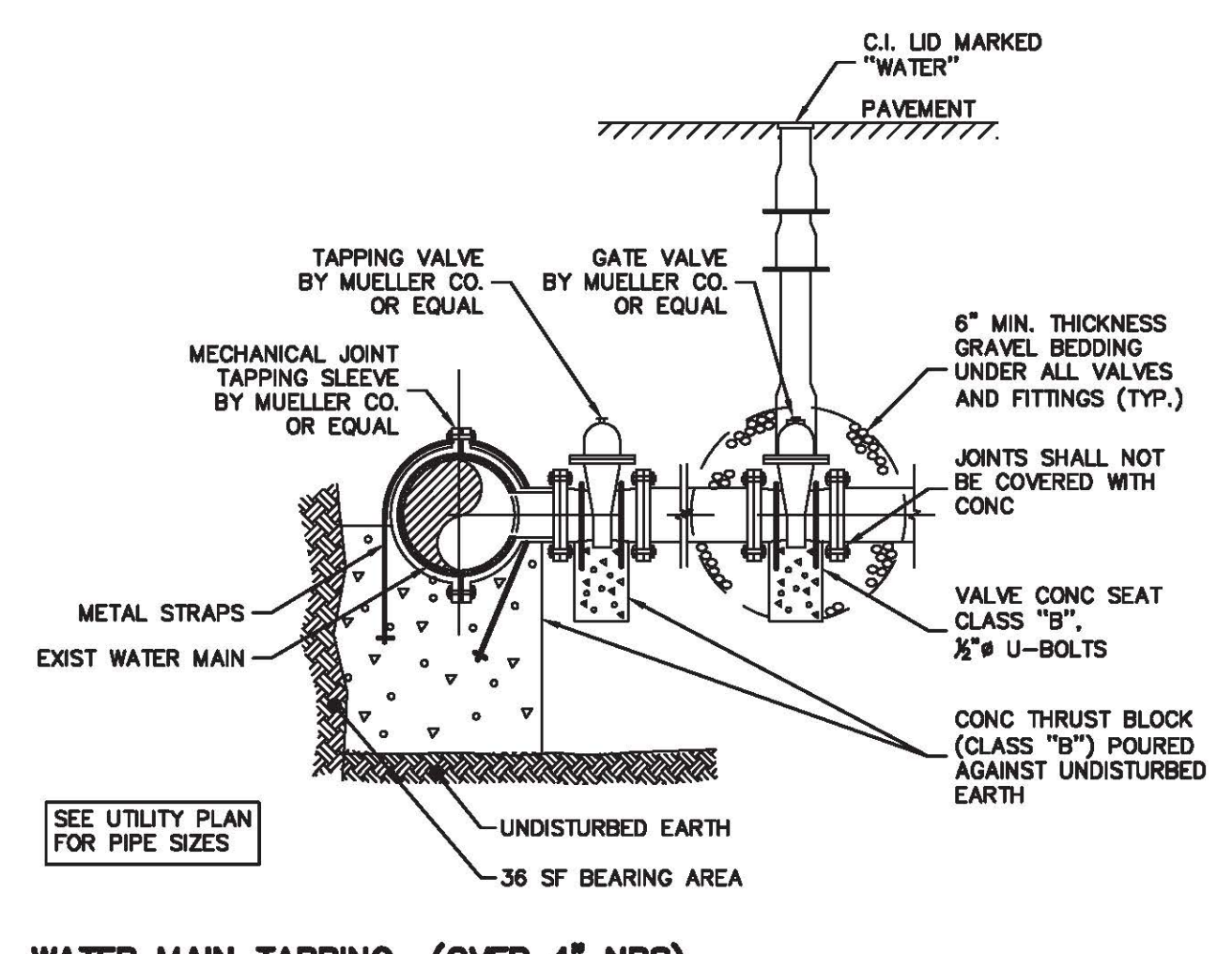
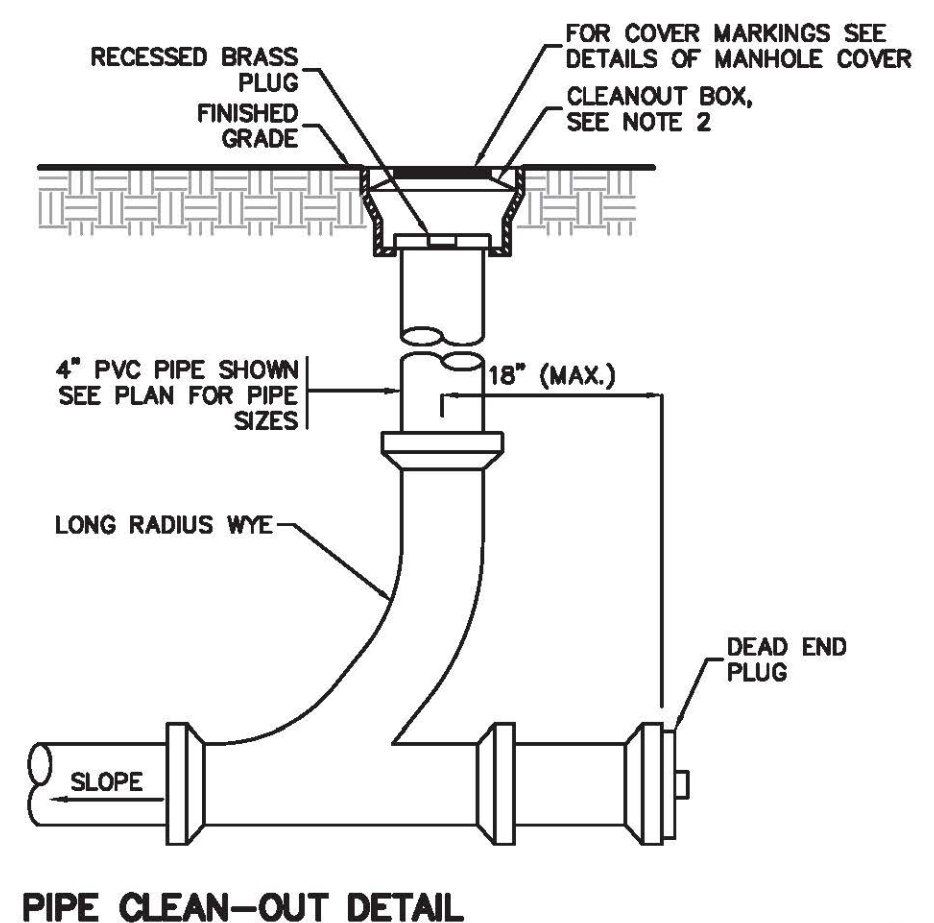
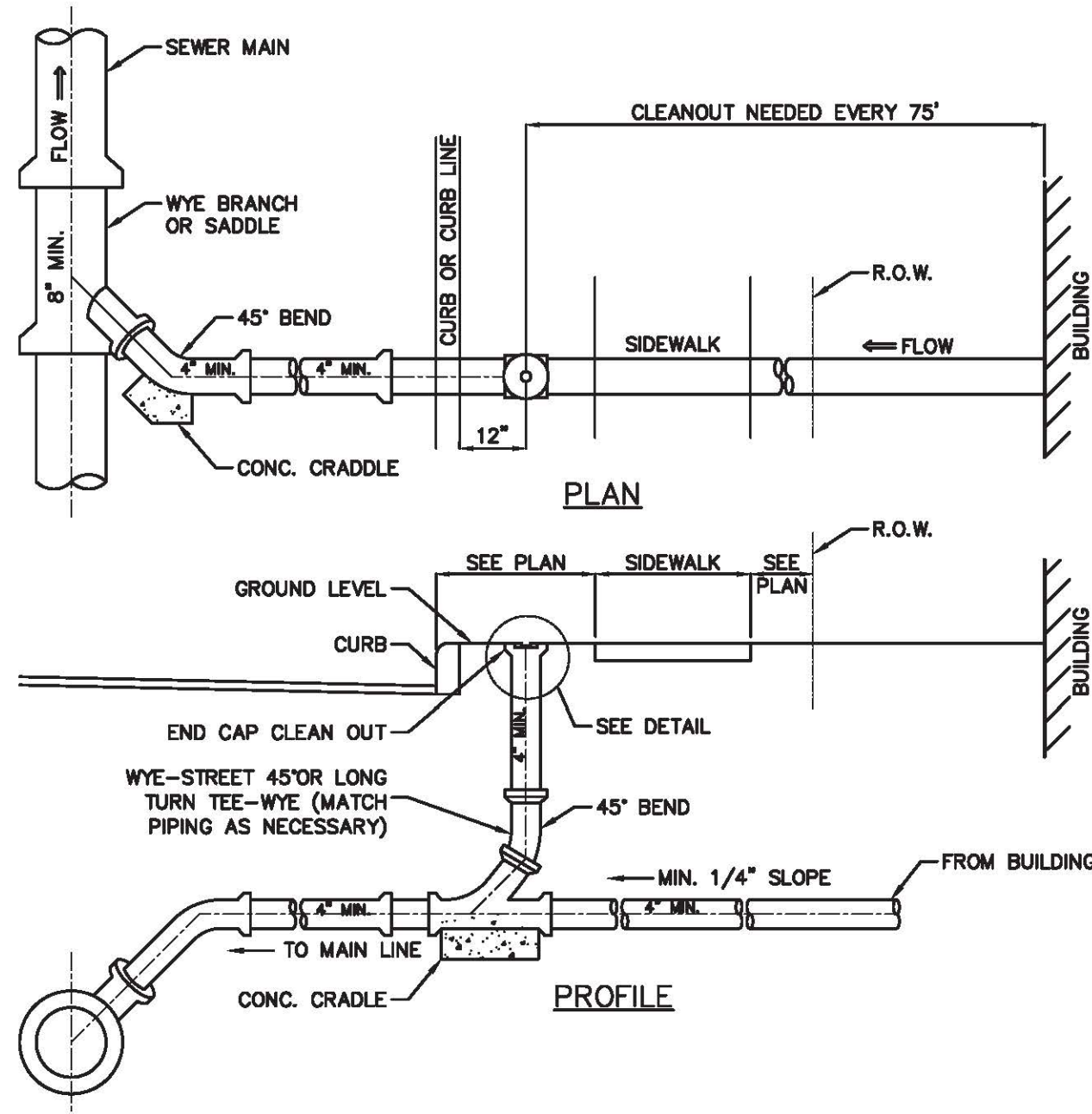
CLIENT  
**INVESTOR MANAGEMENT LLC**  
210 WESTFIELD AVENUE  
CLARK, NJ 07066

CERTIFICATE OF AUTHORIZATION  
24GA28068900 / 21MH00002800

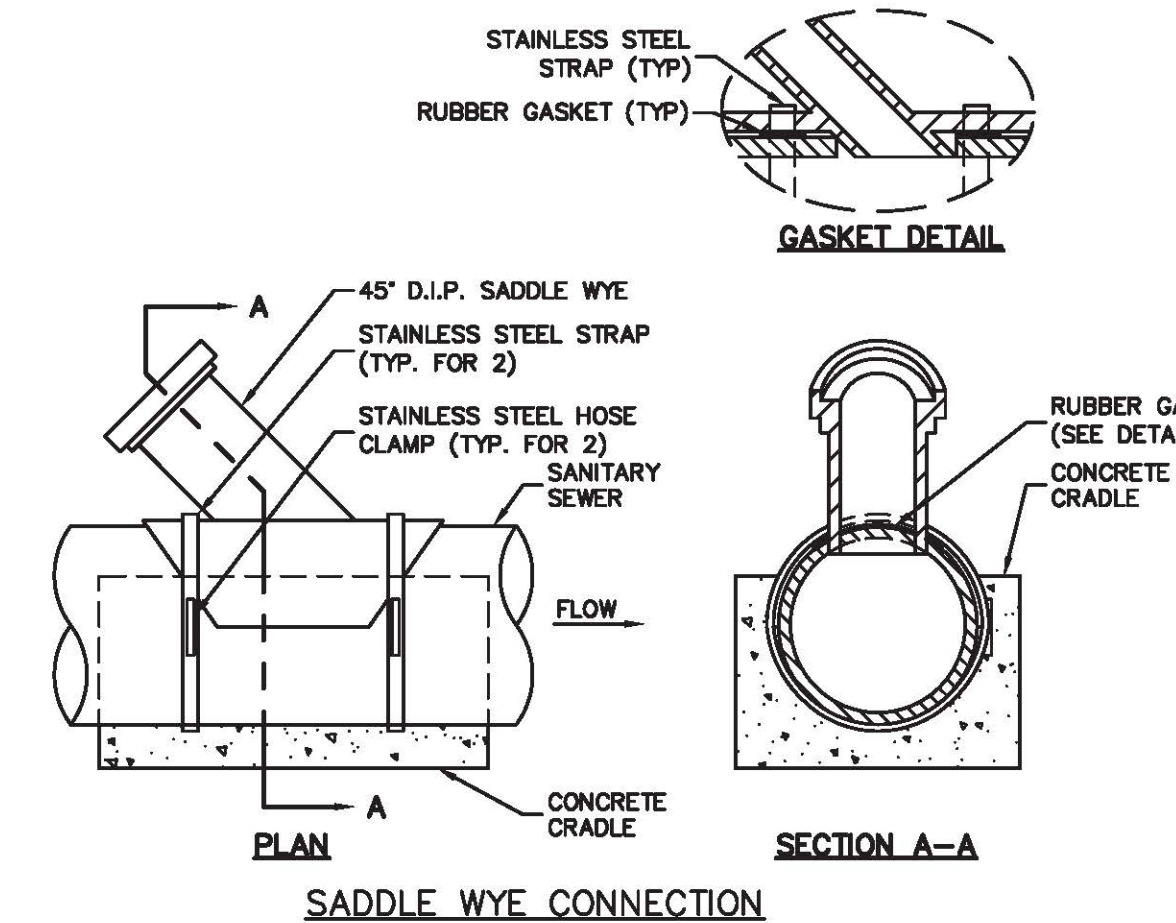
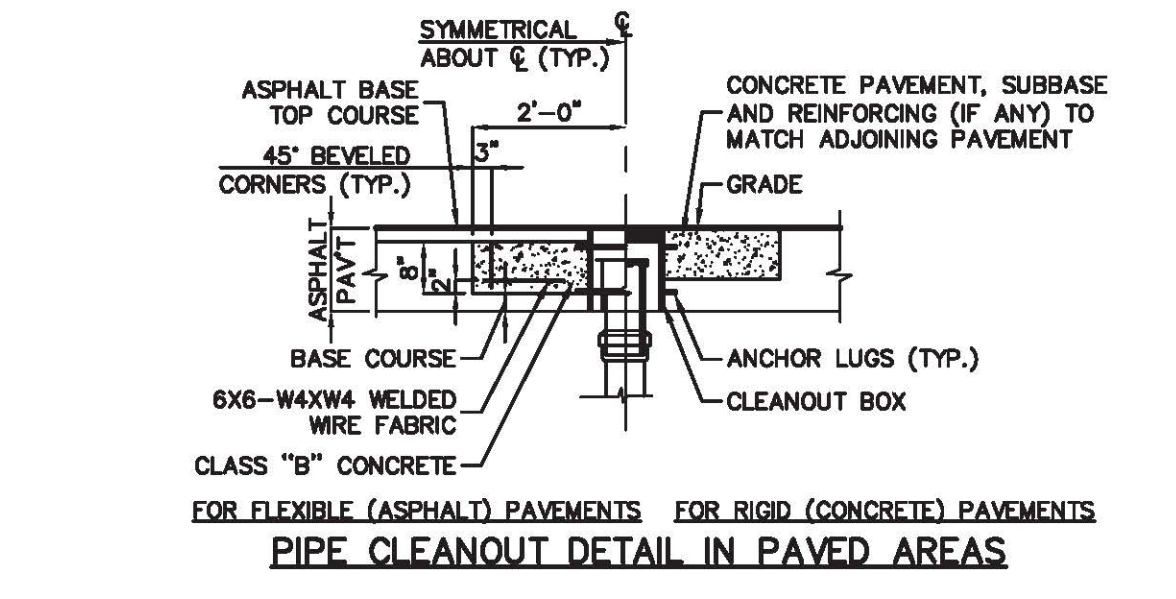
DRAWN BY: M.B.L. CHECKED BY: J.A.  
SCALE: AS SHOWN PROJECT NO: 22-264  
DATE: 4-19-23 REVISION NO: 1  
DRAWING NO:

**C3.1**





NOTES:  
 1. CLEANOUT PIPING ASTM A746 CLASS 50 WITH PUSH ON, GASKETED JOINTS. CONTRACTOR SHALL PROVIDE BENDS OR OTHER SPECIAL FITTINGS FOR UNDERGROUND PIPING AS REQUIRED TO FOLLOW ALIGNMENT SHOWN ON PLAN AND TO CONNECT TO SEWER OR DRAIN.  
 2. HEAVY DUTY CAST IRON FRAME AND COVER DESIGNED FOR HS25 HIGHWAY LOADING. SUBMIT DETAILS FOR APPROVAL.



NOTES:  
 1. SEE PLAN FOR PIPE SIZES, SLOPE AND LOCATIONS.  
 2. MAINTAIN 1% MIN SLOPE. USE 2% SLOPE UNLESS OTHERWISE SPECIFIED ON PLAN.  
 3. CLEANOUTS TO BE AS SHOWN ON PLAN, BUT NOT GREATER THAN 75' O.C. FOR 4" LATERAL.  
**BUILDING SEWER CONNECTION AND CLEANOUT DETAIL**  
 NOT TO SCALE

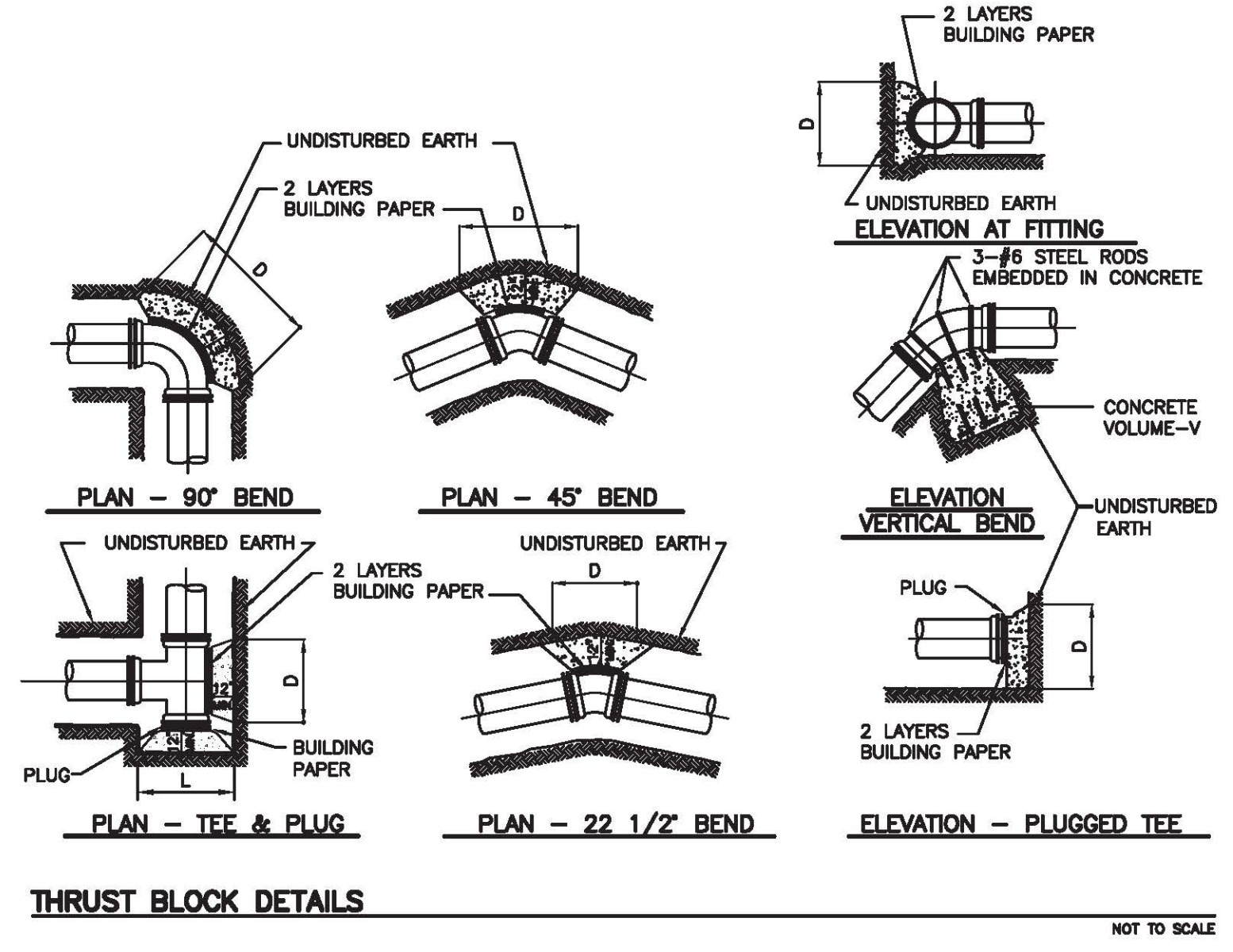
PIPE DIA.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	58"
36"	64"
42"	72"
48"	80"
54"	88"
60"	98"

NOTES:  
 1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.  
 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.  
 3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.  
 4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"-24"; 6" FOR 30"-60".  
 5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.  
 6. MINIMUM COVER: MINIMUM COVER, H, IN NON-Traffic APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.  
**TYPICAL TRENCH CROSS-SECTION**  
 NOT TO SCALE

PIPE DIAMETER (ø)	5'-22.5'	23'-45'	46'-90'	TEE CONNECTION	45° WYE	PLUG
	CONTACT BEARING AREA OF BLOCK WITH EARTH, SQUARE FEET					
4"	0.5	1.4	2.6	1.8	2.2	2.0
6"	1.5	3.0	6.0	4.0	4.5	4.5
8"	2.5	5.0	9.5	6.5	9.5	8.0
10"	4.1	8.0	13.0	9.5	12.5	12.5
12"	5.5	11.5	19.0	13.5	16.0	18.0
16"	9.0	18.0	33.0	23.0	27.0	32.0
20"	14.0	28.0	51.0	36.0	42.0	50.5

NOTES:  
 1. BEARING AREA ARE BASED ON UNDISTURBED SOIL WITH A BEARING CAPACITY OF 1,000 POUND PER SQUARE FOOT. FOR A LESSER SOIL BEARING CAPACITY THESE AREAS SHALL BE INCREASED ACCORDINGLY.  
 2. ALL CONCRETE THRUST BLOCKS SHALL BE CLASS "B".  
 3. THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH.  
 4. NO JOINT SHALL BE COVERED WITH CONCRETE.  
 5. APPROVED MECHANICAL JOINT RESTRAINTS ARE REQUIRED AT ALL VERTICAL BENDS AND MAY BE USED IN LIEU OF THRUST BLOCK AT HORIZONTAL BENDS AT THE OPTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.  
 6. A BITUMASTIC COATING SHALL BE APPLIED TO ALL BOLTS, NUTS, WASHERS, ROOS, THRUST RESTRAINT BOLTS AND ALL UNCOATED HARDWARE.  
 7. 6 MIL POLY SHEATING SHALL BE PLACED BETWEEN FITTINGS AND CONCRETE THRUST BLOCKS.

**THRUST BLOCK SCHEDULE**



**THRUST BLOCK DETAILS**  
 NOT TO SCALE

66 GLEN AVENUE  
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 P 201.670.6888  
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 www.bertinengineering.com



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 NH LIC. NO. 9368 RI LIC. NO. 6694

ERIC M. HOUGH, P.E.  
 PROFESSIONAL ENGINEER  
 NJ LIC. NO. 51893

*Eric M. Hough*

DRAWING TITLE  
**UTILITY DETAILS**

PROJECT  
**FUELING STATION W/  
 CONVENIENCE STORE**  
 BLOCK 364, LOT 73  
 1252 PARKWAY AVENUE  
 TOWNSHIP OF EWING  
 MERCER COUNTY, NEW JERSEY

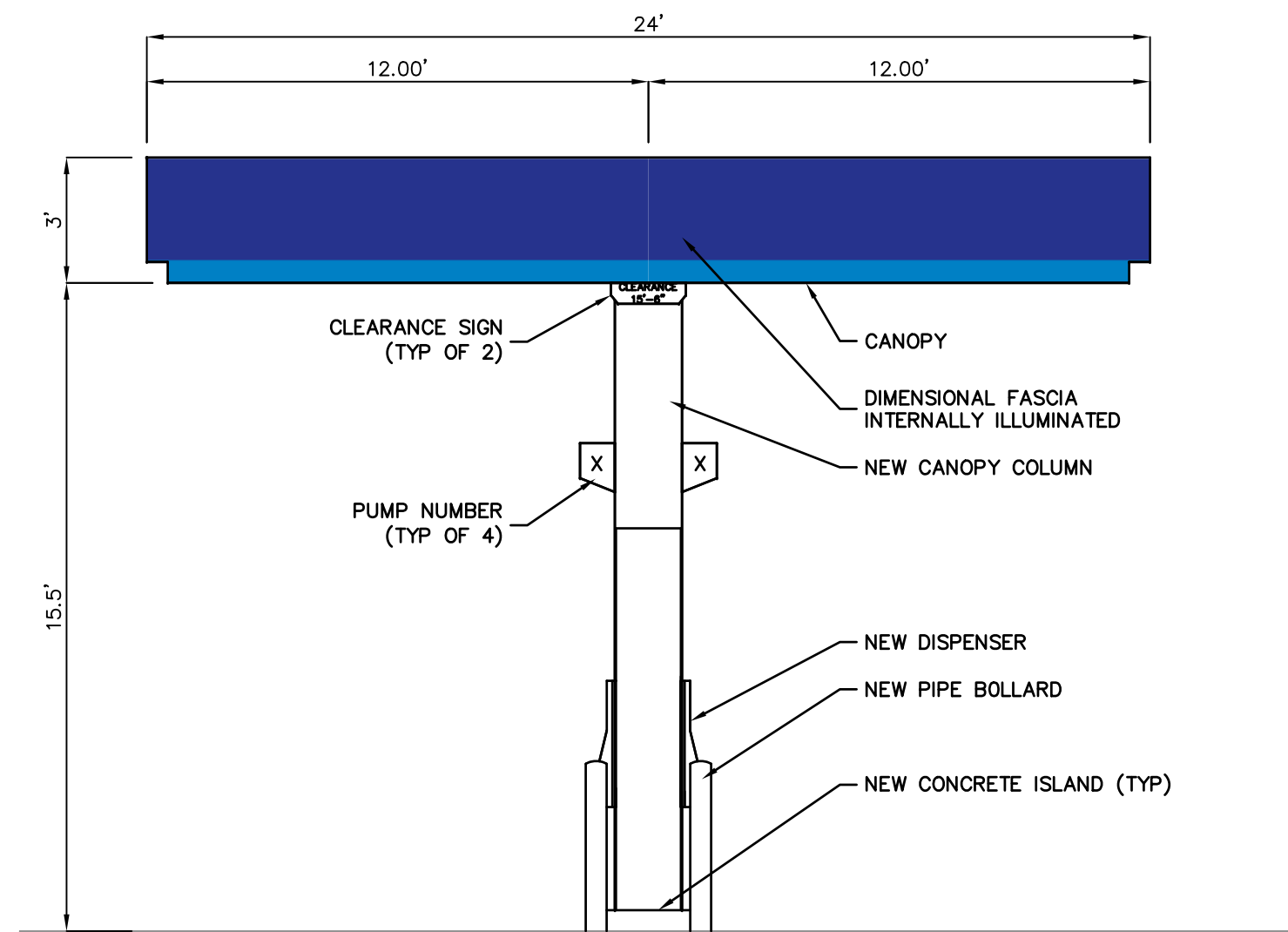
CLIENT  
**INVESTOR MANAGEMENT  
 LLC**  
 210 WESTFIELD AVENUE  
 CLARK, NJ 07066

CERTIFICATE OF AUTHORIZATION  
 24GAZ806900 / 21M-00002800  
 DRAWN BY: M.B.L. CHECKED BY: J.A.  
 SCALE: AS SHOWN PROJECT NO: 22-264  
 DATE: 4-19-23 REVISION NO: 0  
 DRAWING NO.

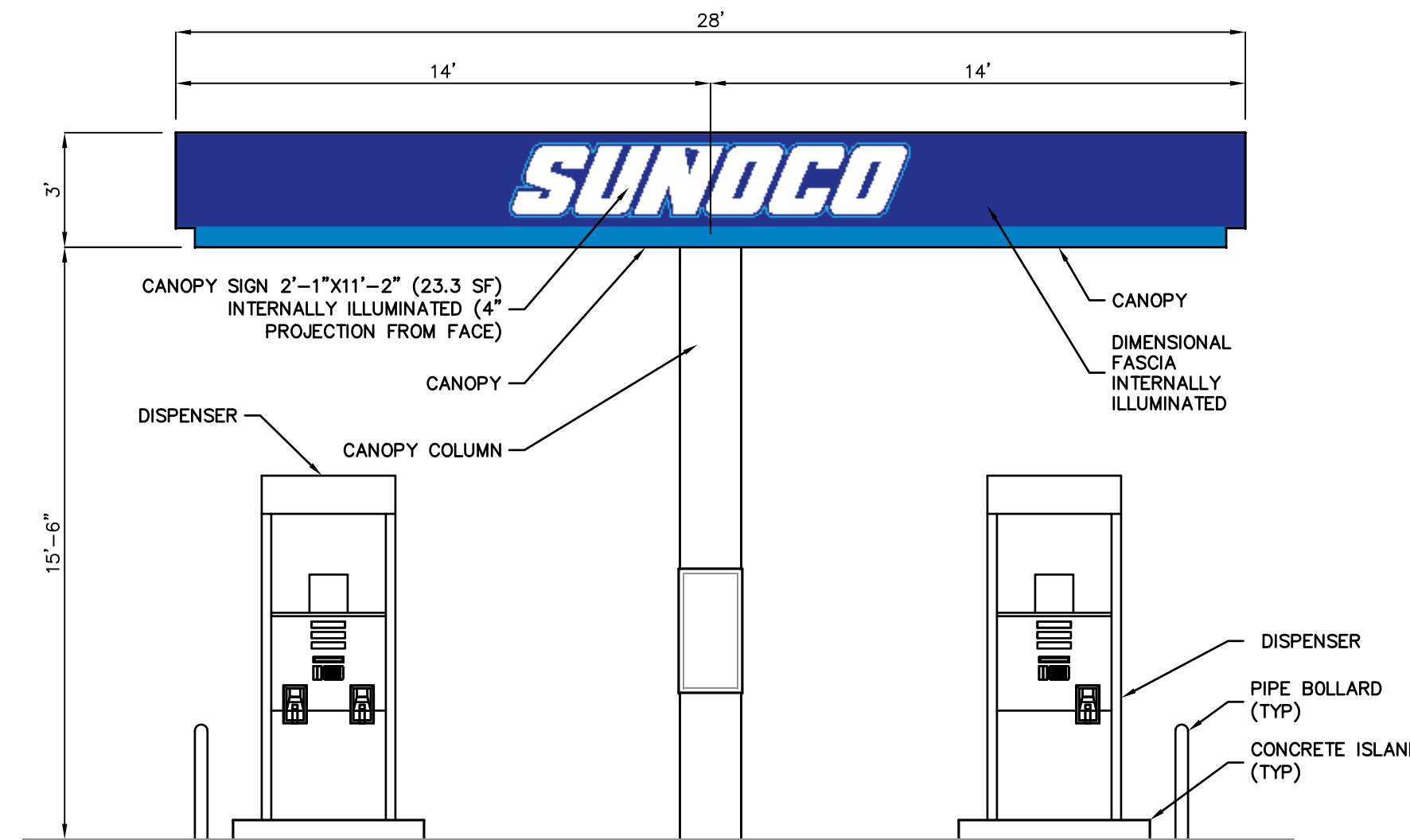
**C3.2**

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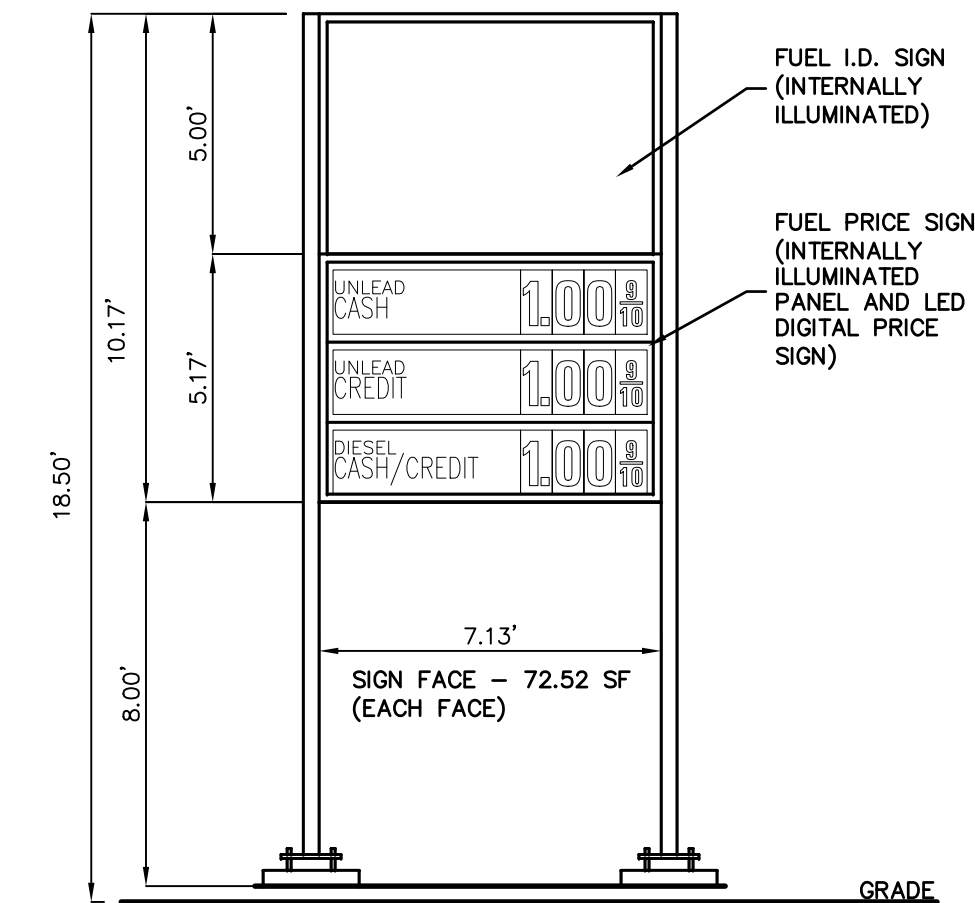




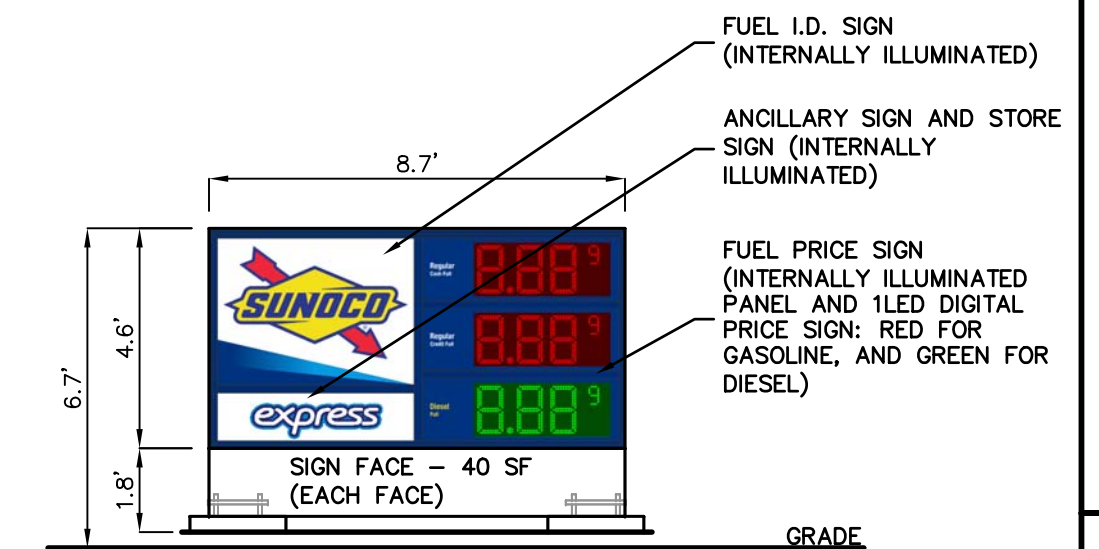
**DIESEL CANOPY – FRONT ELEVATION (FACING SCOTCH ROAD)**  
 (OPPOSITE SIDE SIMILAR) SCALE: 1/4" = 1'-0"



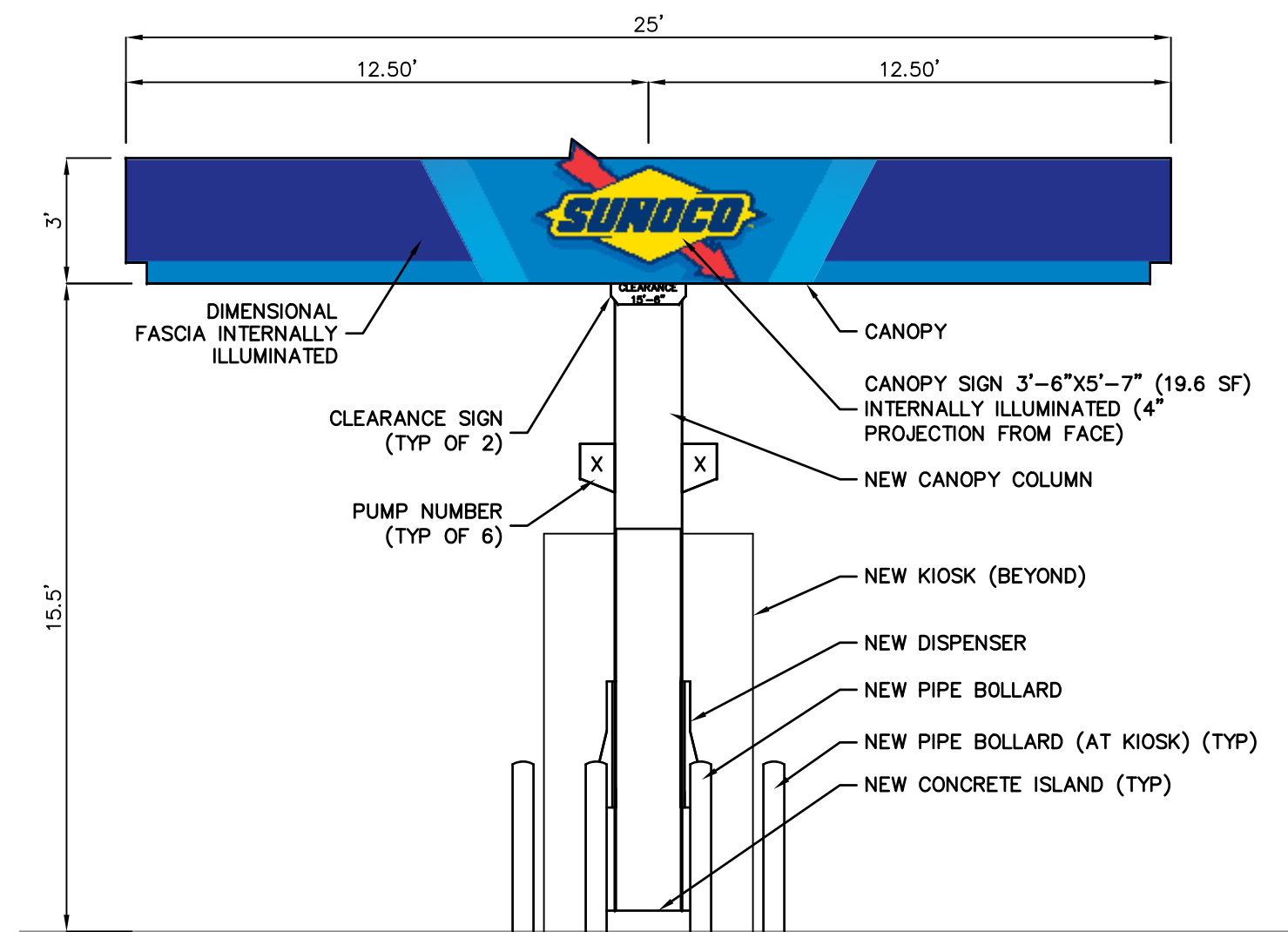
**DIESEL CANOPY – FRONT ELEVATION (FACING PARKWAY AVENUE)**  
 (OPPOSITE SIDE SIMILAR WITHOUT SIGN) SCALE: 1/4" = 1'-0"



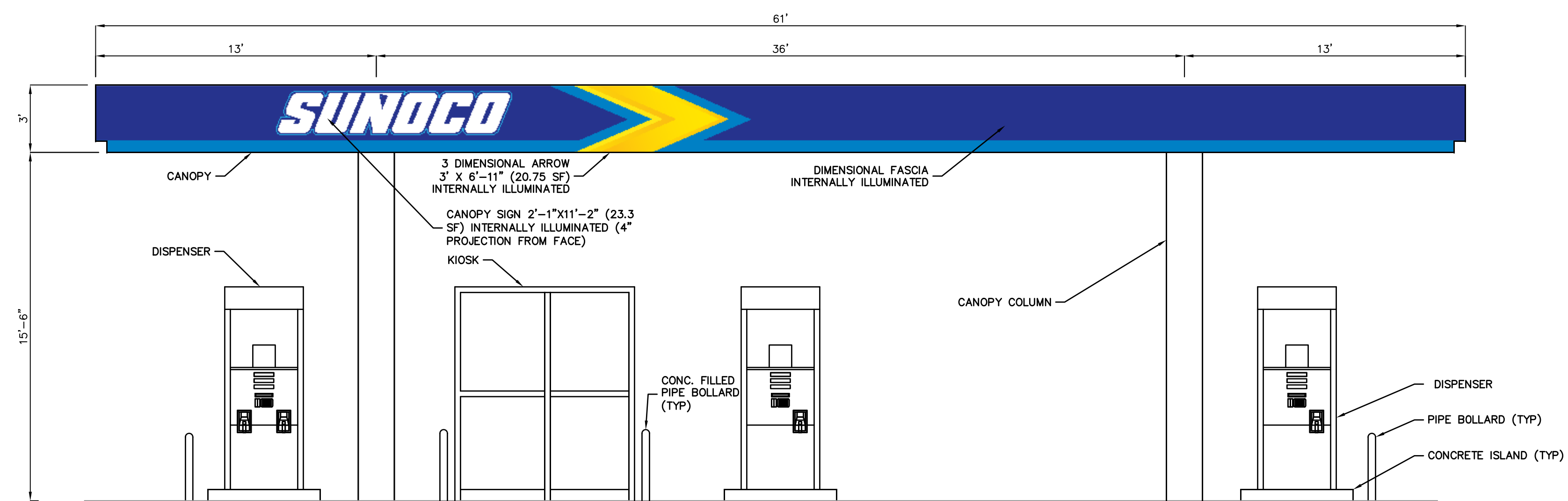
**FREESTANDING SIGN (EXISTING)(TO BE REMOVED)**  
 (OPPOSITE SIDE MIRROR IMAGE) SCALE: 1/4" = 1'-0"



**FREESTANDING SIGN (PROPOSED)**  
 (OPPOSITE SIDE MIRROR IMAGE) SCALE: 1/4" = 1'-0"



**GASOLINE CANOPY – FRONT ELEVATION (FACING SCOTCH ROAD)**  
 (OPPOSITE SIDE SIMILAR WITH SIGN) SCALE: 1/4" = 1'-0"



**GASOLINE CANOPY – FRONT ELEVATION (FACING PARKWAY AVENUE)**  
 (OPPOSITE SIDE SIMILAR WITHOUT SIGN) SCALE: 1/4" = 1'-0"

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ERIC M. HOUGH, P.E.  
 PROFESSIONAL ENGINEER  
 NJ LIC. NO. 51893

*Eric M. Hough*

NO.	DATE	REVISION
1	8-5-23	REVISE PROPOSED FREESTANDING SIGN TO MONUMENT SIGN
2	7-12-23	EXTEND GAS CANOPY OVERHANG OVER END DISPENSERS

**CANOPY ELEVATIONS & FREE STANDING SIGN**

**FUELING STATION W/ CONVENIENCE STORE**  
 BLOCK 364, LOT 73  
 1252 PARKWAY AVENUE  
 TOWNSHIP OF EWING  
 MERCER COUNTY, NEW JERSEY

CLIENT  
**INVESTOR MANAGEMENT LLC**  
 210 WESTFIELD AVENUE  
 CLARK, NJ 07066

CERTIFICATE OF AUTHORIZATION  
 24GA28068900 / 21MH00002800

DRAWN BY J.A.S.	CHECKED BY J.A.
SCALE AS SHOWN	PROJECT NO. 22-264
DATE 3-3-23	REVISION NO. 2

DRAWING NO.  
**C4.1**

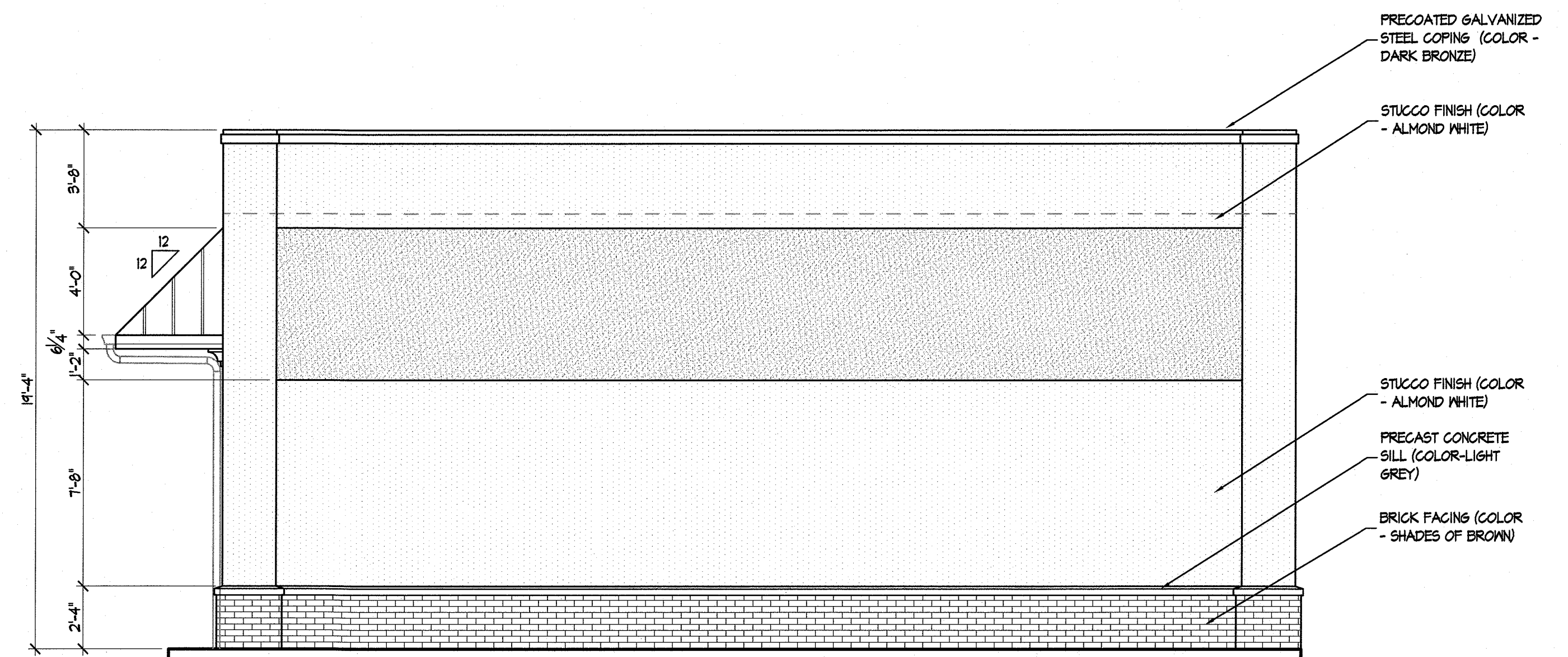




1 FRONT ELEVATION  
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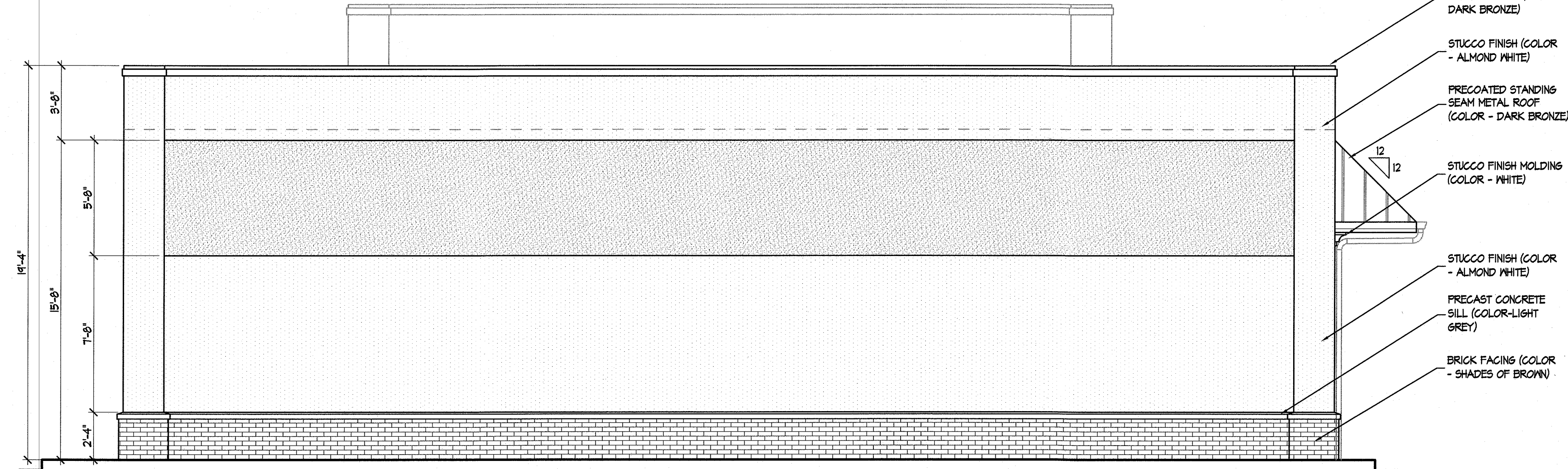


2 LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



3 RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"

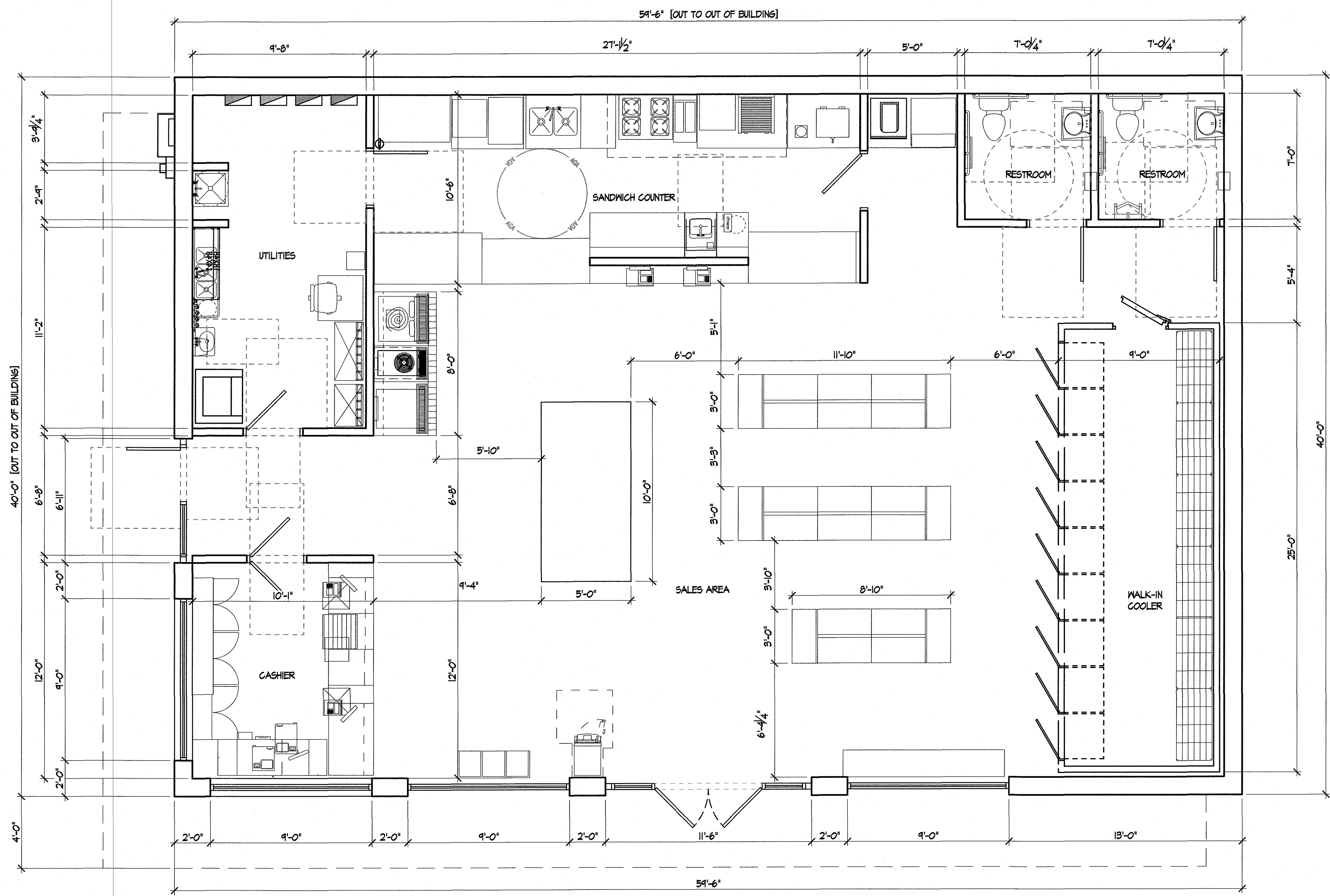
TRUSS ROOF IDENTIFYING EMBLEM MADE OUT OF BRIGHT & REFLECTIVE MATERIAL (RED LETTERS ON WHITE BACKGROUND) THE EMBLEM SHALL BE FIXED TO THE LEFT OF THE MAIN ENTRANCE DOOR AT A HEIGHT BETWEEN 4 AND 6 FEET ABOVE THE GROUND AND SHALL BE INSTALLED AND MAINTAINED BY THE OWNER OF THE BUILDING (LOCATION TO BE CONFIRMED WITH LOCAL FIRE DEPT.)




4 REAR ELEVATION  
SCALE: 1/4"=1'-0"

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JASVINDER ARJANI, R.A. REGISTERED ARCHITECT	
NO. DATE REVISIONS	
CLIENT P&J FUEL 210 WESTFIELD AVENUE CLARK, NEW JERSEY 07066	PROJECT CONVENIENCE STORE 1252 PARKWAY AVENUE BLOCK 73, LOT 364 NEW JERSEY 08828
DRAWING BERTIN DESIGN STUDIO CERT. OF AUTH. 24000029200	
PRELIMINARY EXTERIOR ELEVATIONS	
DRAWN A/C	CHECKED JA
DATE 4-19-23	PROJECT NO. 22-264
DRAWING NO. <b>C-4.2</b>	





1 FLOOR PLAN  
SCALE: 1/4"=1'-0"

 <b>BERTIN DESIGN STUDIO</b> <small>ARCHITECTS</small> <small>66 GLEN AVENUE        GLEN RIDGE, NJ 07033        P: 201.761.6888        F: 201.761.6889        www.bertindesign.com</small>		<b>PRELIMINARY FLOOR PLAN</b>	
<small>CLIENT</small> <b>P&amp;J FUEL</b> <small>210 WESTFIELD AVENUE        CLARK, NEW JERSEY 07066</small>		<small>PROJECT</small> <b>CONVENIENCE STORE</b> <small>BLOCK 73, LOT 364        1232 PARKWAY AVENUE        CLARK, NEW JERSEY 07066</small>	
<small>STATE OF NEW JERSEY        CERTIFICATE OF REGISTRATION        NO. 260889000</small>		<small>THIS DRAWING IS THE PROPERTY OF BERTIN DESIGN STUDIO AND IS TO BE USED ONLY FOR THE EXCLUSIVE USE BY THE CLIENT. NO REUSE FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT BY BERTIN DESIGN STUDIO. ANY REUSE OR REPRODUCTION WITHOUT THE WRITTEN CONSENT BY BERTIN DESIGN STUDIO IS PROHIBITED. 2019</small>	
<small>REGISTERED ARCHITECT</small> <b>JASVINDER ARJANI, R.A.</b> <small>N.J. LIC. NO. 182205</small>		<small>NO. DATE REVISIONS</small> BY	
<small>DRAWN</small> ArC		<small>CHECKED</small> JA	
<small>DATE</small> 4-19-23		<small>PROJECT NO.</small> 22-264	
<small>DRAWING NO.</small> <b>C-4.3</b>			