

SURROUNDING OWNERS (WITHIN 200 FT.)
(LOTS 19, 15, 15.01)

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
364	54	SCOTCH ROAD ASSOCIATES 34 SCOTCH ROAD EWING, NJ 08628	506	39	ADAMS, YVONNE 34 SHELTON AVE EWING, NJ 08618
364	66	PNC BANK NA/NATIONAL TAX LLC 130 S. JEFFERSON ST. #300 CHICAGO, IL 60661	506	40	CONNELL, MICHELE 36 SHELTON AVE EWING, NJ 08618
364	72	SYD GOUGH ASSOCIATES, INC. 1742 N. OLSEN AVE EWING, NJ 08638	506	41	ALVARADO, ROGER E. & LINDSAY A 36 SHELTON AVE EWING, NJ 08638
364	76	TUE-DNA LOCAL 81495 1206 HAMILTON AVE TRENTON, NJ 08629	506	42	PUNAM CORPORATION C/O PATEL 21 BERRYLEY PLACE EAST WINDSOR, NJ 08520
364.01	25	EWING CEMETERY ASSN 78 SCOTCH ROAD EWING NJ 08618	514	10	SCHALL, CYLA 16 ALBANS AVE EWING, NJ 08618
365	1	COUNTY OF MERCER - COUNTY LIBRARY 2751 BRUNNICK PKWY LAWRENCEVILLE, NJ 08648	514	11	LOPEZ, ROSA C. 18 ALBANS AVE EWING, NJ 08618
365	14	MC CLISTER ORAIG & C A DIMICK JR. 1488 LAURIE LANE YARLELEY, PA 19067	514	23	DELRE, JAMES & CARLA 25 SHELTON AVE EWING, NJ 08618
365	15	MC CLISTER & DIMICK ASSOCIATES 45 SCOTCH ROAD EWING, NJ 08628	515	5	LOPEZ ALLAN I & LOPEZ GABRIELA 13 ALBANS AVE EWING, NJ 08618
365	16	MC CLISTER, ORAIG R. 91 DELMORE AVE MORRISVILLE, PA 19067	515	7	RODRIGUEZ HERBERTO 17 ALBANS AVE EWING, NJ 08618
506	36	KAUB HARJAPANJIT & PRINCE JOHN B 1610 SCENIC DR. EWING, NJ 08628	515	8	GUZMAN DANIEL & STARR 19 ALBANS AVE EWING, NJ 08618
506	37	ZORN, GEORGE T UX 30 SHELTON AVE EWING, NJ 08618	515	9	VENNIE JR, RONALD & SANTANA, ELBA 21 ALBANS AVE EWING, NJ 08618
506	38	RAY, ROBERTA 32 SHELTON AVE EWING, NJ 08618			

SUNOCO PIPELINE L.P.
RIGHT OF WAY DEPT.
MONTICELLO COMPLEX
525 FRITZTOWN ROAD
SINKING SPRING, PA. 19608
PUBLIC SERVICE ELECTRIC AND GAS CO.
MANAGER - CORPORATE PROPERTIES
80 PARK PLAZA, T68
NEWARK, N.J. 07102

INDEX OF SHEETS

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PLAN OF SURVEY	SHEET NO. 5

APPLICANT

HONG LE
59 HAZELHURST AVENUE
EWING, NJ 08638
609-375-6901

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD AND THAT I CONCUR WITH THE PLAN

APPLICANT _____ OWNER _____

OWNER

YNB REAL ESTATE HOLDING CO., INC.
C/O KATHLEEN A. TAYLOR, VP TRANSACTIONS MANAGER
PNC REALTY SERVICES
PNC FINANCIAL SERVICES GROUP
300 FIFTH AVENUE, PT-PTWR-22-1
PITTSBURG, PA 15222-2401
412-445-6613

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD AND THAT I CONCUR WITH THE PLAN

OWNER _____ TOWNSHIP ENGINEER _____

APPROVED BY EWING TOWNSHIP PLANNING BOARD

CHAIRPERSON	DATE
SECRETARY	DATE
DIRECTOR OF PLANNING	DATE
TOWNSHIP ENGINEER	DATE

SITE DATA:

LOT 66, BLOCK 364
EWING TOWNSHIP TAX MAP
AREA=35, 735±S.F.
=0.82± AC.

No.	Date	Description
1	7/11/22	REVISE OWNER AND APPLICANT SIGNATURE BLOCKS

TRENTON ENGINEERING CO., INC.
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
ESTABLISHED 1907
2193 SPRUCE STREET TRENTON, N.J. 08638
TEL. NO. 609-882-0816 FAX. NO. 609-882-0004
D.P. STRATTON, L.S. N.J.-27923 P.P.N.J.-9081
C.K. STRATTON, L.S. N.J.-40395
JOSEPH MESTER
N.J. PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR No. 19462
7/11/22 Joseph Mester

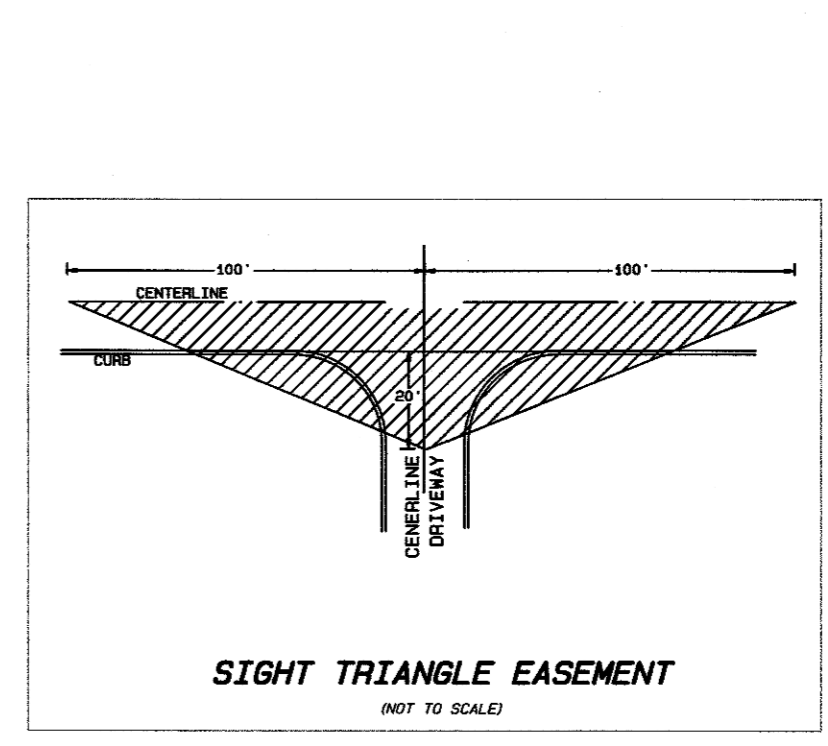
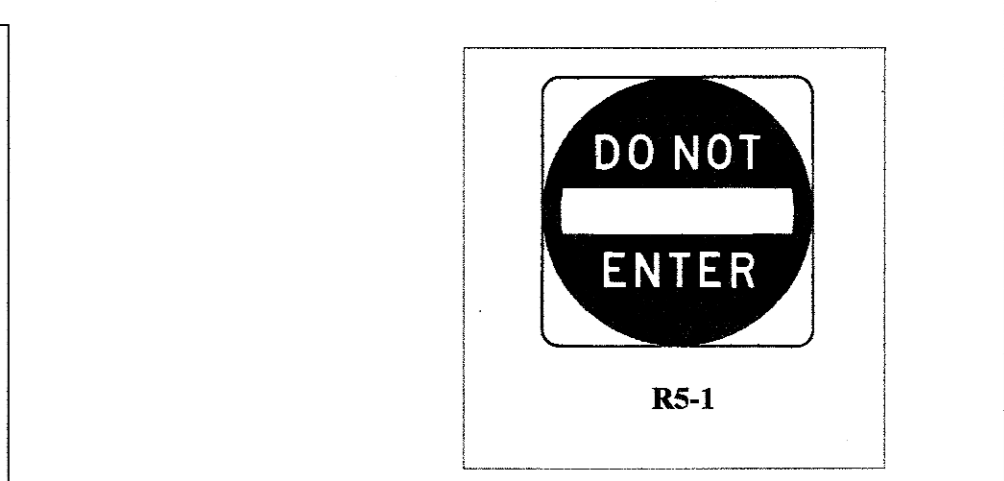
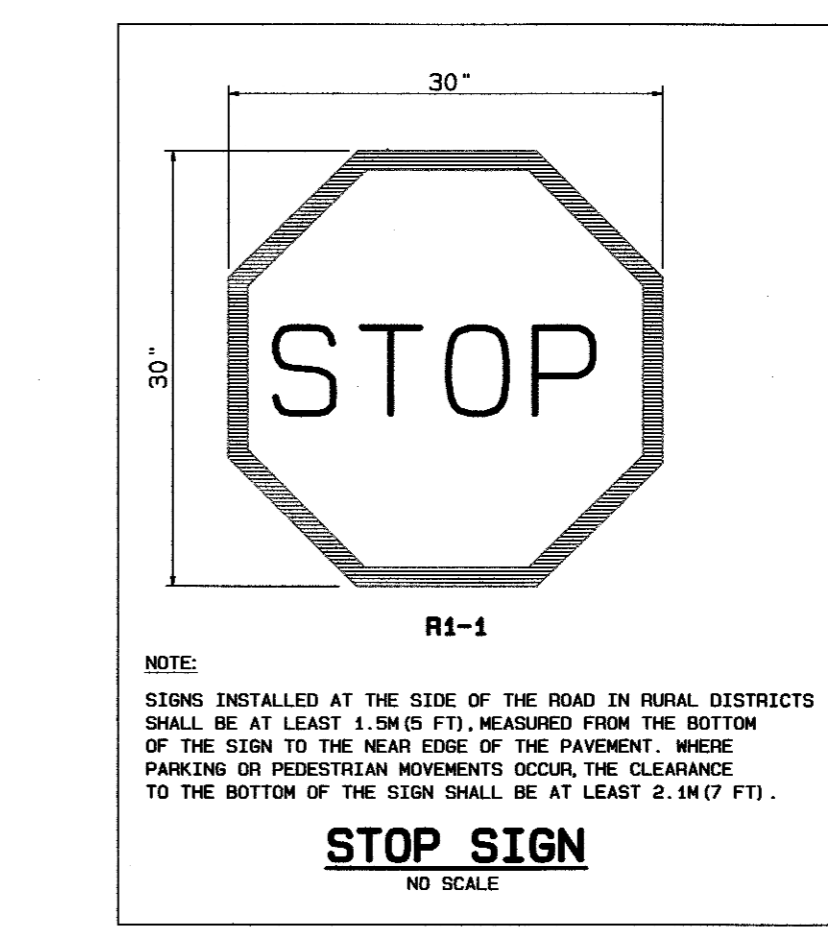
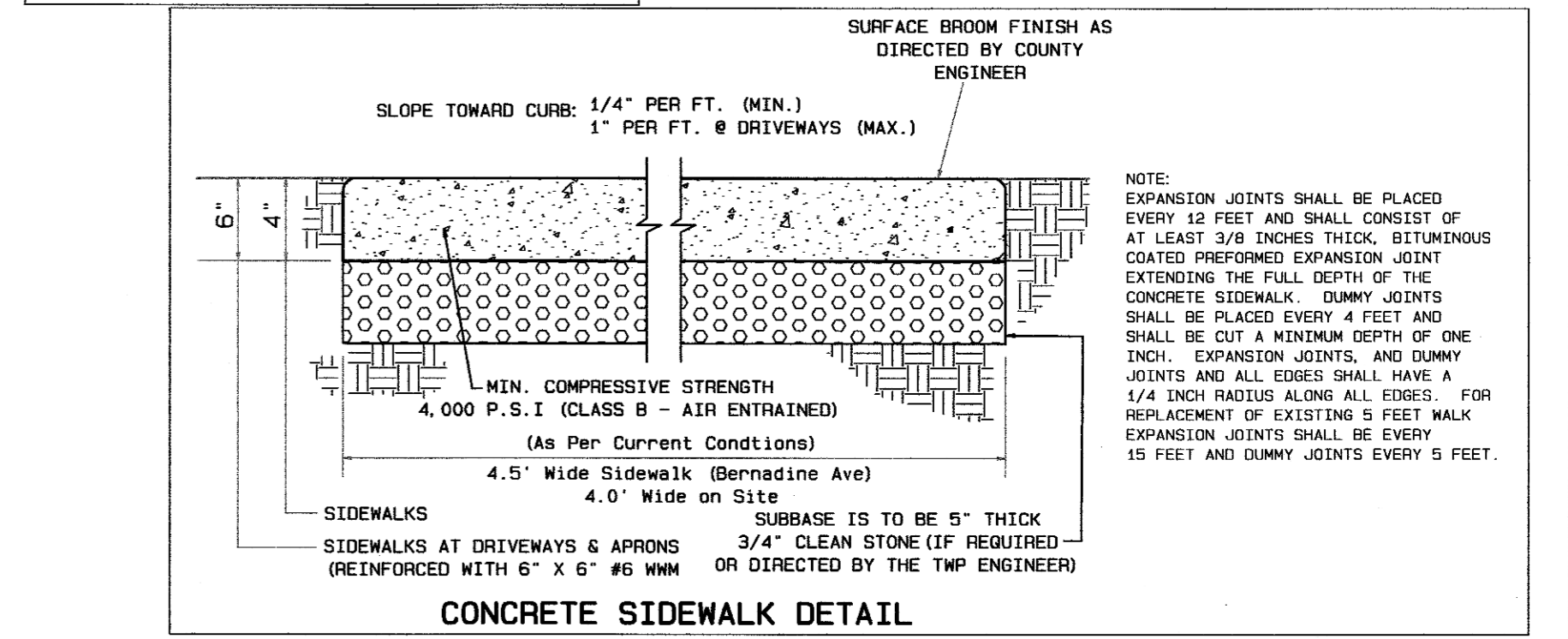
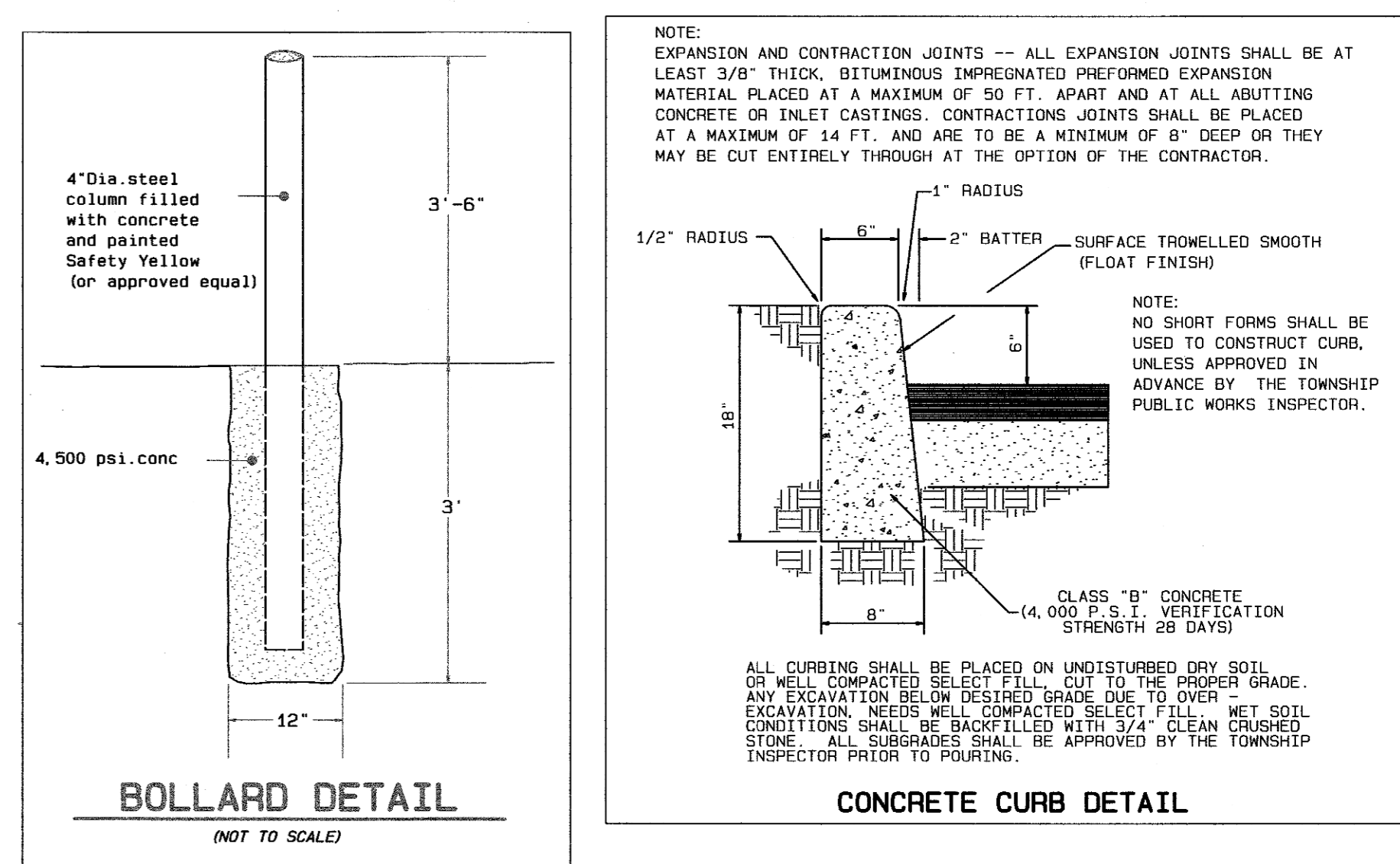
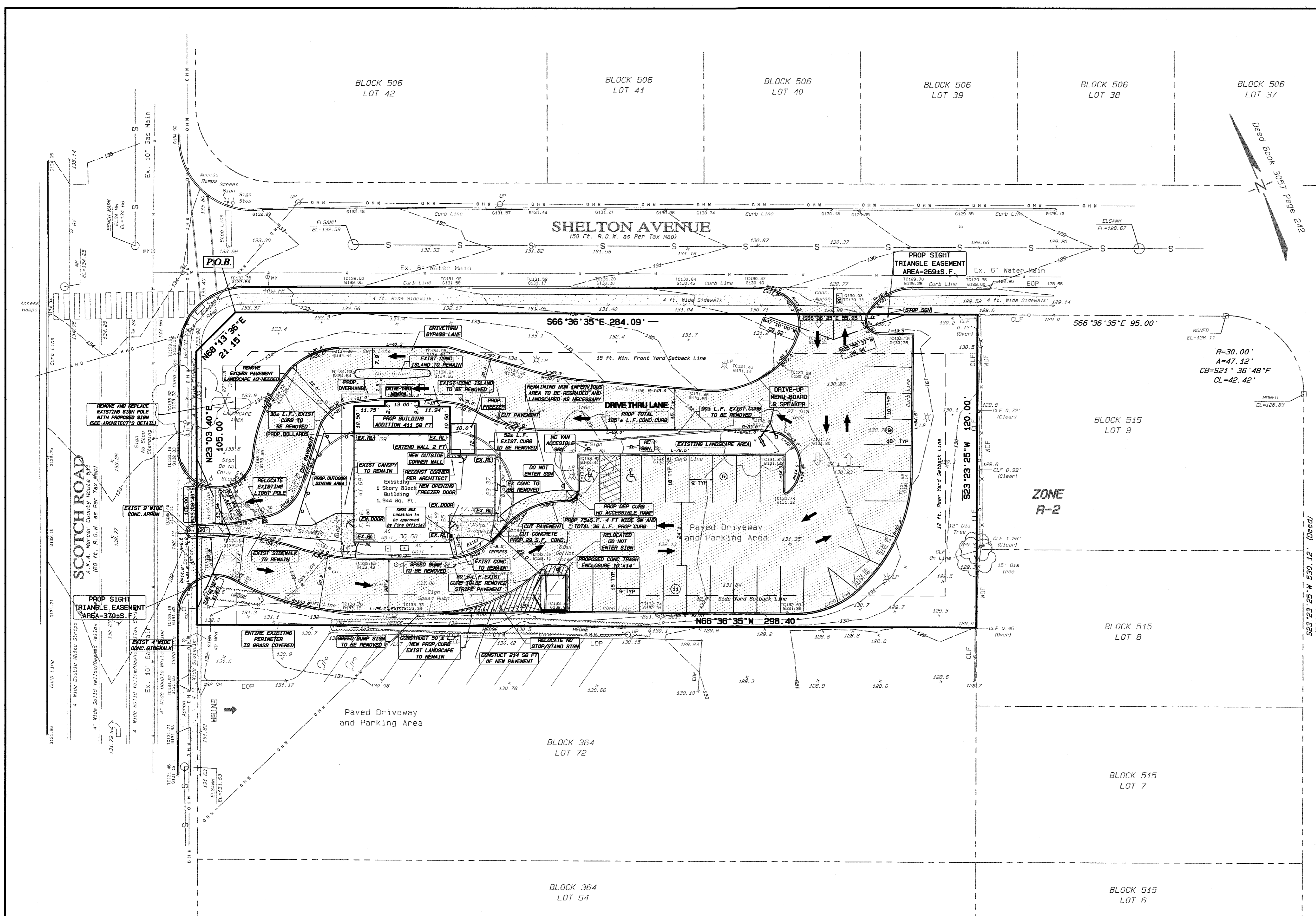
TITLE SHEET
of
LOT 66 BLOCK 364
for
CHUC LOC ENTERPRISE, LLC
in
TOWNSHIP OF EWING
MERCER CO., NEW JERSEY

SHEET 1

TAX MAP DATA		
LOT	BLOCK	PAGE
66	364	57
DATE 4/6/22		
INV. 44242		
DRAWN BY: JTH		
SCALE 1"=20'		
FB.	PG.	
FILE 107-46		

SITE PLAN NOTES:

- VERTICAL DATUM: ASSUMED SYSTEM
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
A. ALL WORK SHOWN IS TO BE DONE IN ACCORDANCE WITH NJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" EDITION 2007 (THE GREEN BOOK) AND THE "TOWNSHIP CONSTRUCTION DETAILS" AS REVISED TO FEBRUARY 2007.
B. CURRENT PREVAILING TWP. AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
- WHEN DISTURBED AREAS ARE AT FINAL GRADE, THEY WILL BE STABILIZED AND FINAL LANDSCAPING WILL BE IMPLEMENTED IN ACCORDANCE TO GOOD PRACTICES.
- THE TOWNSHIP ENGINEER MAY DIRECT THE REMOVAL OF UNSUITABLE MATERIAL AND INSTALLATION OF SELECT FILL MATERIAL AND/OR SOIL STABILIZATION FABRIC.
- SOLID WASTE GENERATED DURING CONSTRUCTION IS TO BE DISPOSED OF OFF-SITE IN AN APPROPRIATE LANDFILL. ON-SITE OPEN BURNING IS PROHIBITED BY STATE AND LOCAL AIR-POLLUTION CONTROL LAWS.
- A SOIL DISTURBANCE/REMOVAL APPLICATION MUST BE SUBMITTED TO THE MERCER COUNTY SOIL CONSERVATION DISTRICT AND A PERMIT ISSUED BY SAID AGENCY PRIOR TO ANY DISTURBANCE OF SOIL OR ISSUANCE OF A BUILDING PERMIT.
- DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN.
- THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED HEREON IS NOT A SURVEY.
- THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF TOWNSHIP AND AGENCY REVIEW AND APPROVAL.
- THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR TO ASCERTAIN EXISTING INVERTS, MATERIAL AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION, WOULD OR COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- ALL UTILITIES MUST BE CONSTRUCTED UNDERGROUND.
- THESE NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.
- EXISTING DAMAGED OR DETERIORATED CURB SHALL BE REMOVED & REPLACED.
- INSTALL BUILDING ADDRESS PLACARDS AT ALL EGRESS DOORS (4" MIN.)
- THE OUTDOOR STORAGE OF EQUIPMENT, GOODS OR MATERIAL ARE NOT PERMITTED.
- THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 2:23-2.21(a) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.23(f) (OSHA COMPETENT PERSON)

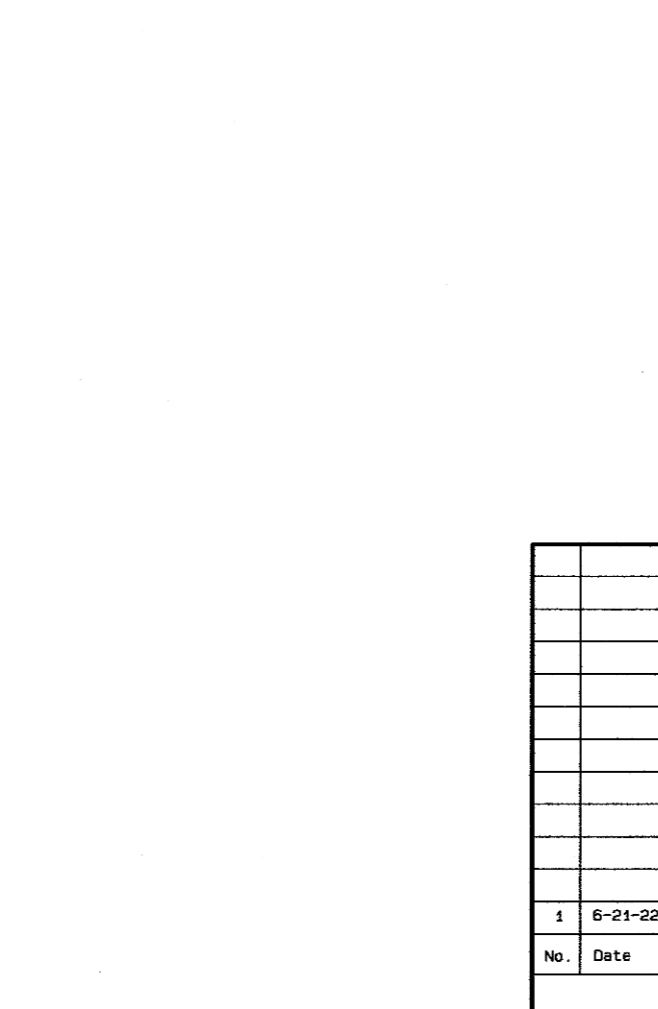
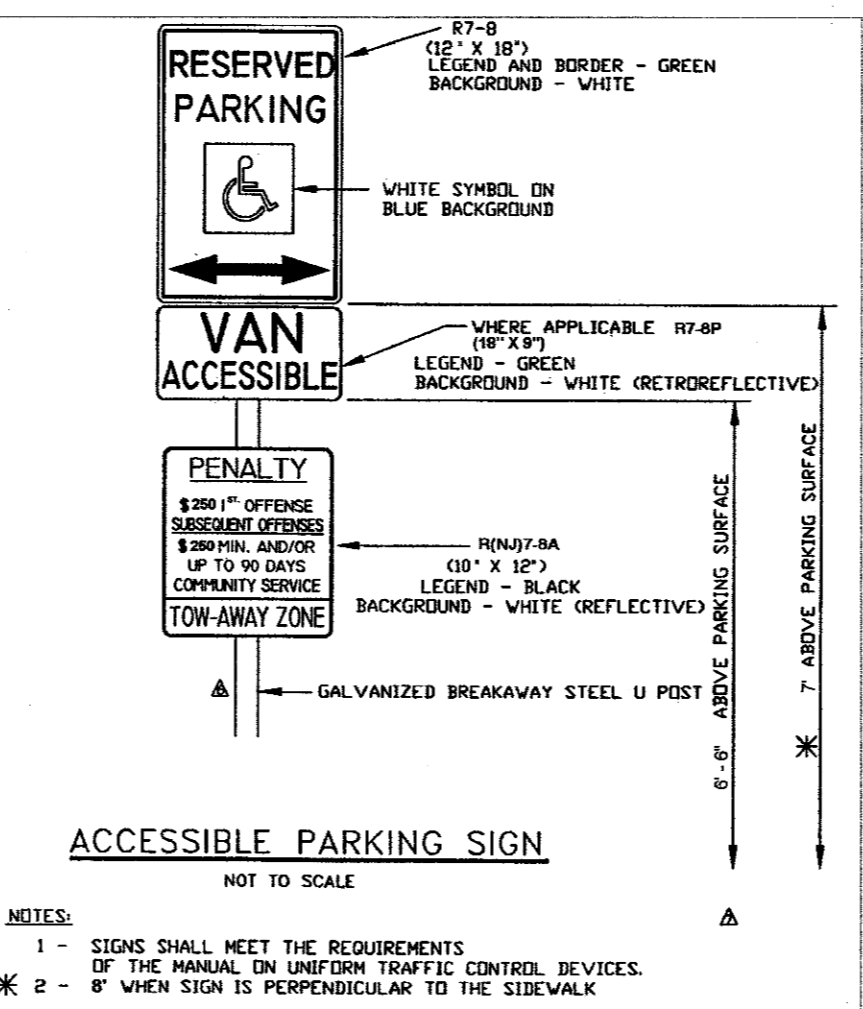
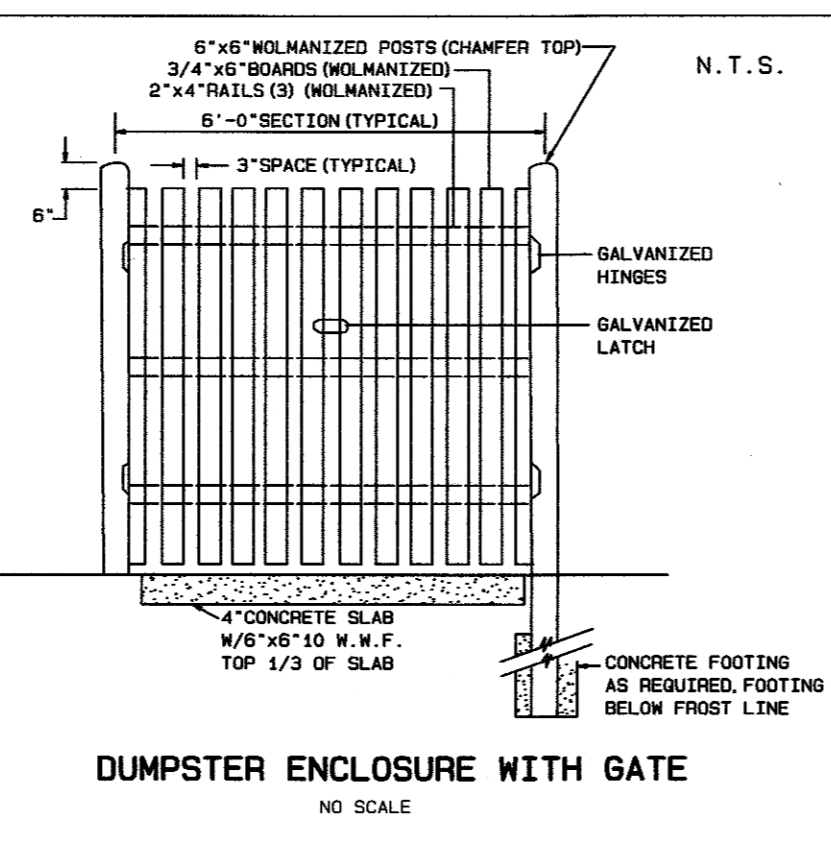
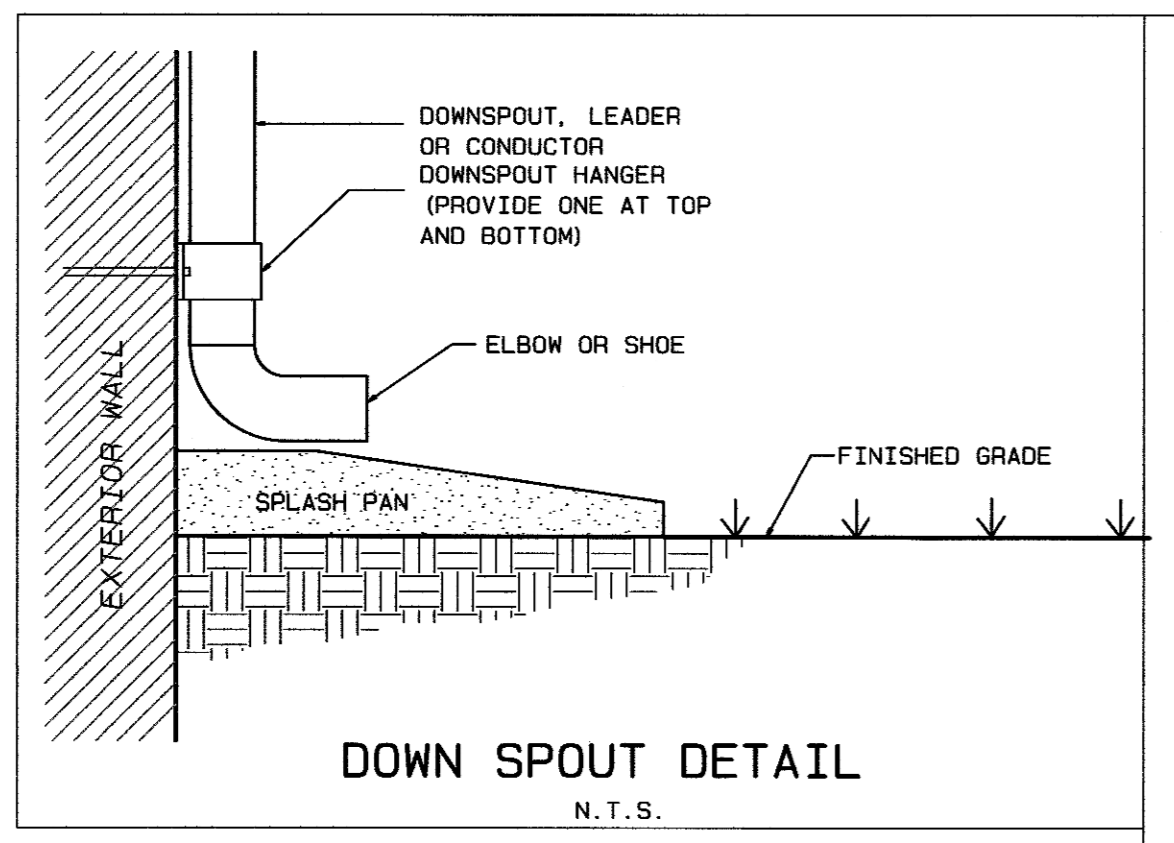


ZONING SCHEDULE: TOWN CENTER ZONE - TC

DESCRIPTIONS	REQUIRED	PROPOSED
PRINCIPAL BUILDING		
Minimum Lot Area (Corner)	22,500 SF	35,735 SF
Minimum Lot Frontage	150 ft.	120.0 ft (V)
Minimum Lot Width (Corner)	150 ft.	120.0 ft (V)
Minimum Front Yard	15 ft min. 65 ft max.	33.8 ft
Minimum Side Yard	12 ft.	31.97 ft
Minimum Rear Yard	12 ft.	184.47 ft
Maximum Building Height	20 ft./ 1.5 stories	13.3' 1 story
Total Impervious Surface (Pre-Conditions)	75%	63.8%
(Post-Conditions)		62.7%
PARKING REQUIREMENTS: 1 for each 2 seats provided, plus 1 for each employee 10 Indoor Seats / 2 = 5 16 Outdoor Seats / 2 = 8 6 Employees	19	29
ACCESSORY BUILDING		
Distance to principal Bldg	10 ft.	NA
Distance to side line	5 ft.	NA
Distance to rear line	5 ft.	NA
Acc. Bldg Height	10 ft.	NA

(V) INDICATES VARIANCE REQUESTED

- LEGEND:**
- MH = MANHOLE
 - CLF = CHAIN LINK FENCE
 - EOP = EDGE OF PAVING
 - IR = IRON ROD
 - MON = MONUMENT
 - WV = WATER VALVE
 - GW = GUY WIRE
 - UP = UTILITY POLE
 - WN = WINDOW WELL
 - MONF = MONUMENT FOUND
 - BB = BOTTOM OF BANK
 - RCP = REINFORCED CONCRETE PIPE
 - TCB = TOP OF CATCH BASIN
 - DEP = DEPRESSED CURB
 - EOP = EDGE OF PAVING
 - GND = GROUND
 - TC = TOP OF CURB
 - WV = WATER VALVE
 - HYD = HYDRANT
 - ESW = EDGE OF SIDEWALK
 - INV = INVERT
 - EOR = EDGE OF ROAD
 - CL = CENTERLINE
 - FF = FIRST FLOOR
 - EOS = EDGE OF STONE
 - BLO = BUILDING
 - CMP = CORRUGATED METAL PIPE



SITE DATA:
LOT 66, BLOCK 364
EWING TOWNSHIP TAX MAP
AREA=35,735±S.F.
=0.82± AC.

REVISIONS

No.	Date	Description
1	6-21-22	SHOW LIGHT POLE TO BE RELOCATED

TRENTON ENGINEERING CO., INC.
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
ESTABLISHED 1907
2193 SPRUCE STREET TRENTON, N.J. 08638
TEL. NO. 609-982-0818
FAX. NO. 609-982-8004
D.F. STRATTON, L.S. N.J. #2783 P.P.N.J.-9021
JOSEPH MESTER
N.J. PROFESSIONAL ENGINEER AND
PROFESSIONAL LAND SURVEYOR No. 19462
6-21-22 Joseph Mester

GRAPHIC SCALE 1"=20'

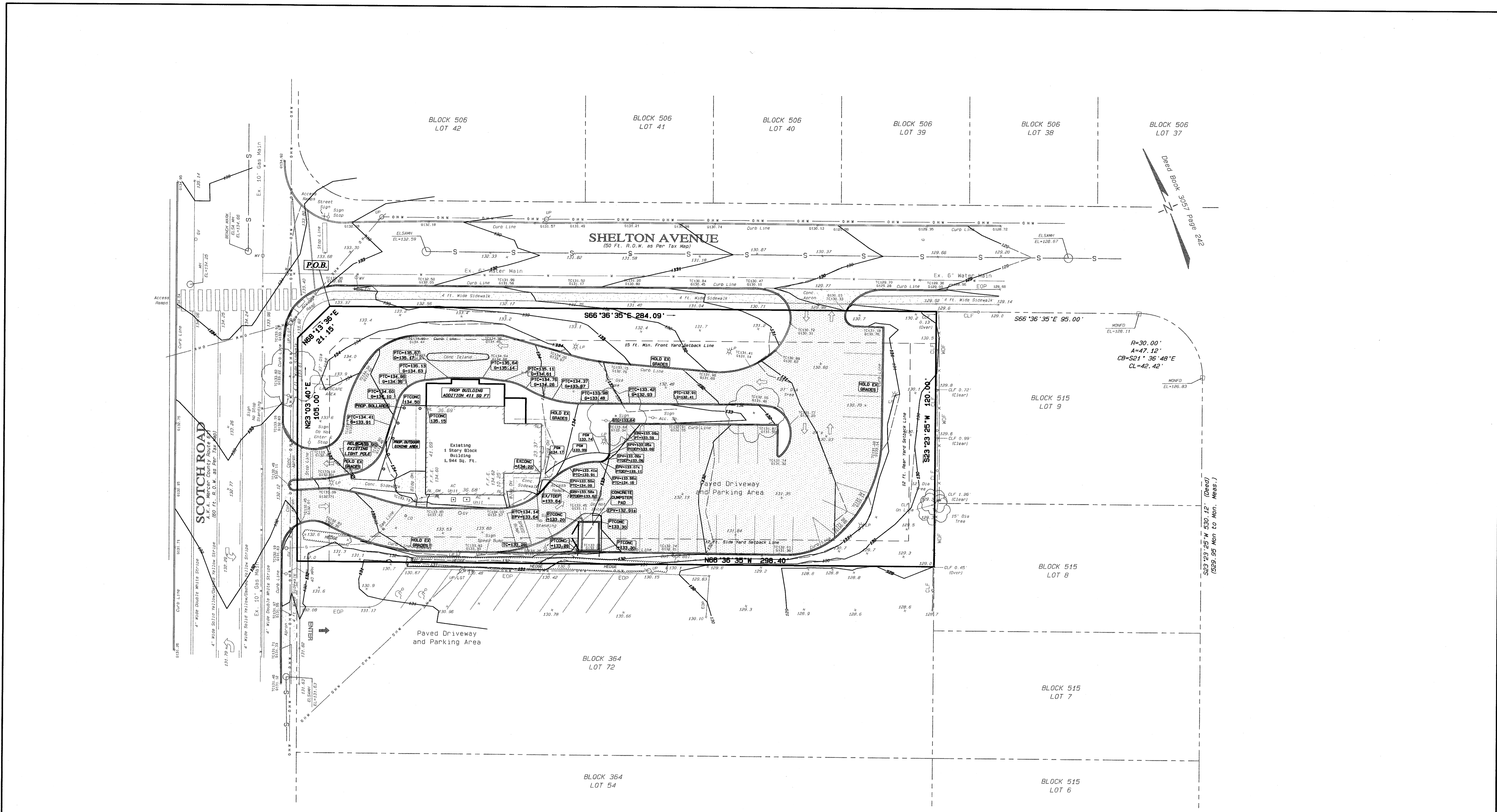
SHEET 2

TAX MAP DATA

LOT	BLOCK	PAGE
66	364	57

DATE 5/16/22
INV. 44242
DRAWN BY: JTH
SCALE 1"=20'
FB. PG.
FILE 107-46

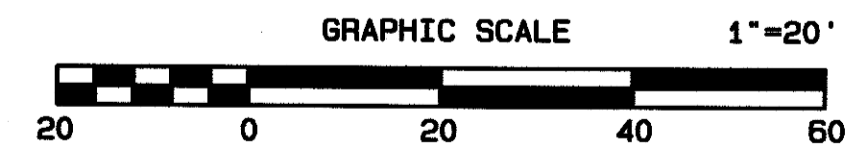
SITE PLAN
of
LOT 66 BLOCK 364
for
CHUC LOC ENTERPRISE, LLC
in
TOWNSHIP OF EWING
MERCER CO., NEW JERSEY



GRADING LEGEND

- E = EXISTING
- PV = PAVEMENT
- PTC = PROPOSED TOP OF CURB
- CONC = CONCRETE
- PTDEP = PROPOSED TOP OF DEPRESSED CURB
- EX/TDEP = EXISTING TOP OF DEPRESSED CURB
- PTCONC = PROPOSED TOP OF CONCRETE
- PSW = PROPOSED SIDEWALK

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 LOT 66, BLOCK 364
 EWING TOWNSHIP TAX MAP
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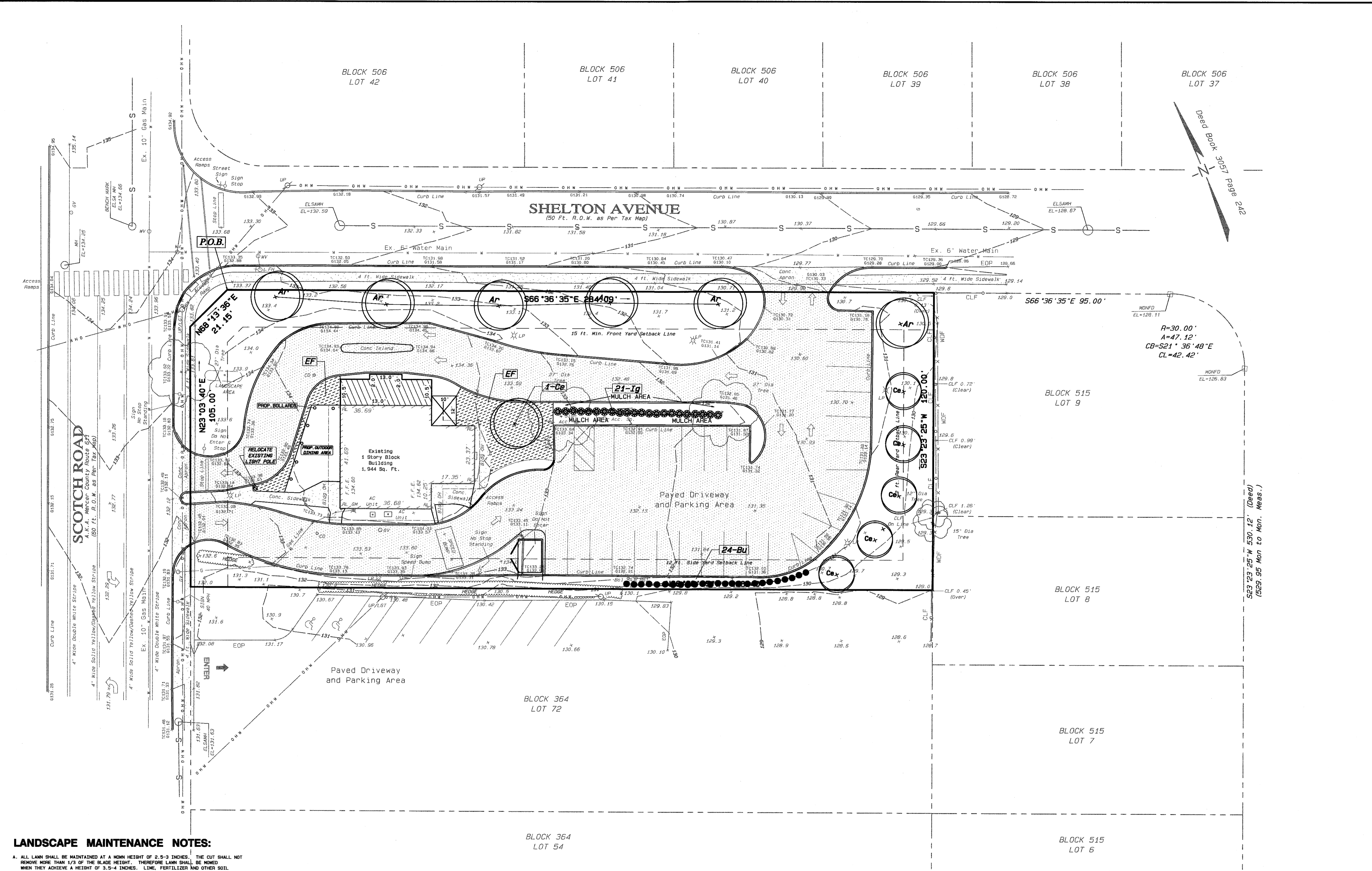
SHEET 2A

No.	Date	Description
REVISIONS		

TRENTON ENGINEERING CO., INC.
 PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
 ESTABLISHED 1907
 2100 SPRUCE STREET TRENTON, N.J. 08638
 TEL. NO. 609-892-0515
 FAX. NO. 609-892-0004
 D.P. STANTON, L.S., N.J., 27520 P.P.N.J.-2021
JOSEPH MESTER
 N.J. PROFESSIONAL ENGINEER AND
 PROFESSIONAL LAND SURVEYOR No. 19462
 5/19/22 *Joseph Mester*
 DATE

GRADING PLAN
 of
LOT 66 BLOCK 364
 for
CHUC LOC ENTERPRISE, LLC
 in
**TOWNSHIP OF EWING
 MERCER CO., NEW JERSEY**

TAX MAP DATA		
LOT	BLOCK	PAGE
66	364	57
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INV.	44242	
DRAWN BY:	JTH	
SCALE	1"=20'	
FB.	PG.	
FILE	107-46	



LANDSCAPE MAINTENANCE NOTES:

- ALL LAMN SHALL BE MAINTAINED AT A MINN HEIGHT OF 2.5-3 INCHES. THE CUT SHALL NOT REMOVE MORE THAN 1/3 OF THE BRANKE HEIGHT. THEREFORE LAMN SHALL BE MOWED WHEN THEY ACHIEVE A HEIGHT OF 3.5-4 INCHES. LIME, FERTILIZER AND OTHER SOIL AMENDMENTS SHALL BE APPLIED AT REGULAR INTERVALS BASED UPON SOIL TESTS AND RECOMMENDATIONS FROM A CERTIFIED SOIL TESTING LAB. SUCH SOIL TESTS SHALL BE PERFORMED ONCE A YEAR IN EARLY MARCH. AT LARGER SITES SEVERAL SOIL SAMPLES AND TESTS SHALL BE TAKEN FOR THE VARIOUS AREAS OF THE SITE. ALL APPLICATIONS SHALL BE MADE BY TRAINED AND LICENSED PERSONNEL IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND NOTICE.
- ALL PLANTING BEDS SHALL BE EASED (3'-4' DEEP AND WIDE Y-GROVE EDGE BETWEEN TUPH AND MULCH BEDS) AND MULCH REPLENISHED AS NECESSARY TO MAINTAIN A 1 TO 3 INCH DEPTH OF MULCH UNLESS THE GROUNDWORK OR PLANTING HAS COMPLETELY COVERED THE BED. PRECLUDING THE NEED FOR MULCH. ALL BEDS SHALL BE MAINTAINED FREE OF WEEDS.
- ALL PLANTS SHALL BE PERIODICALLY PRUNED FREE OF DEAD, DAMAGED OR DISEASED BRANCHES TO MAINTAIN THE VIGOR OF THE PLANT AND MAINTAIN A SAFE CONDITION. PRUNING SHALL MAINTAIN THE NATURAL FORM OR HABIT OF THE PLANT UNLESS A DIFFERENT FORMAL HEDGE HAS BEEN SPECIFIED BY THE LANDSCAPE ARCHITECT. FLOWERING SHRUBS AND TREES SHOULD BE PRUNED AFTER FLOWERING TO LIMIT IMPACT UPON FLOWERING SEASON FLOWER BUDS UNLESS SAFETY CONCERN WARRANT IMMEDIATE PRUNING. HEDGES SHALL BE SHEARED TO A TRAPEZOIDAL FORM TO PREVENT SHADING OF LOWER BRANCHES.
- ALL PLANTS AND LAMN AREAS SHALL BE IRRIGATED OR WATERED AS NECESSARY TO MAINTAIN VIGOROUS AND HEALTHY GROWTH. IF AN AUTOMATIC SYSTEM IS SPECIFIED OR REQUIRED THAN THE SYSTEM SHALL BE PERIODICALLY CHECKED AND ADJUSTED TO ASSURE PROPER APPLICATION.
- HERBICIDES AND PESTICIDES SHALL BE APPLIED ONLY AS NECESSARY TO TREAT SPECIFIC PROBLEMS AS THEY ARE OBSERVED. ALL TREATMENTS SHALL BE PERFORMED BY TRAINED AND LICENSED PERSONNEL IN ACCORDANCE WITH ALL REGULATIONS.
- SEASONAL PLANTING BEDS SHALL BE PLANTED IN SPRING AND SUMMER AS SPECIFIED. PERENNIAL VEGETATION SHALL BE REMOVED AS APPROPRIATE IN THE FALL AND ORNAMENTAL GRASSES SHALL BE CUT IN THE SPRING TO PROMOTE PROPER GROWTH AND CLEAN APPEARANCE, BUT NOT DIMINISH THEIR WINTER INTEREST.
- ALL PAYMENTS SHALL BE MAINTAINED AND FREE OF LITTER, GRASS, STAINS, SNOW AND ICE, GEBRIS, LEAVES, BRANCHES AND FRUIT. BENCHES AND STREET FURNISHINGS SHOULD BE PERIODICALLY CLEANED. GEBRIS, LEAVES AND BRANCHES SHALL BE REMOVED FROM ALL STORM WATER GRATES, CHANNELS AND DROPPINGS. IF PREVIOUS CLEANING PAYMENTS IS PRESENT ON THE SITE THEN SAND SHALL NOT BE UTILIZED TO TREAT ICE CONDITIONS.
- PLANTINGS WHICH ARE NOT GROWING IN A VIGOROUS MANNER AND ANY DEAD PLANTS SHALL BE REPLACED AS NECESSARY TO ACHIEVE THE INTENDED DESIGN DURING THE NEXT SPRING OR FALL PLANTING SEASON.
- HOSE BEDS SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE AVAILABLE TO WATER PLANTINGS AS NEEDED. AT LEAST ONE (1") OF WATER PER WEEK FOR EACH NEW PLANT IS REQUIRED.

PLANTING NOTES

- PLANT MATERIALS SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEANUP.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVING NORMAL GROWTH HABITS; WELL DEVELOPED SYMMETRICAL OR BALANCED BRANCHES AND HABIT; DENSE FOLIAGE; VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES. UNLESS OTHERWISE SPECIFIED TREES SHALL BE SINGLE TRUNK WITH A SINGLE LEADER. STREET TREES, PARKING LOT TREES AND TREES ALONG WALKS SHALL BE PRUNED OF ANY BRANCHES WHICH MAY INTERFERE WITH PROCEEDING VEHICLES AND TRAFFIC SIGNS.
- PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY.
- QUALITY AND SIZE OF PLANTS, INCLUDING ROOT SIZE, SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" AND 200 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- BBB PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY MARK OUTFITS AND COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL CODES, LAWS, ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTNANCE OF ALL TREE MULCH RINGS OR BEDS DURING CONSTRUCTION AND THE MAINTNANCE PERIOD.
- THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PROPOSED PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING GROWING SEASON FOR REPLACEMENT OF DEAD OR DECLINING PLANTS.
- ALL PLANTS SHALL BE PLANTED IN AN APPROVED BACKFILL MIXTURE THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOIL, STIFF CLAY, LITTER, ETC., SHALL BE USED FOR PLANTING.
- PLANTS SHALL NOT BE BOUND AT ANY TIME WITH WIRE OR ROPE AS TO DAMAGE THE BARK AND BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. NOTE: WIRE BASKETS, IF PRESENT, SHALL BE COMPLETELY REMOVED.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE.
- ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT, AT SUCH A LEVEL THAT, AFTER SETTLEMENT, A NORMAL RELATIONSHIP BETWEEN THE CROWN OF THE ROOT BALL AND THE GROUND SURFACE WILL BE ESTABLISHED. ALL PLANTS SHALL BE LOCATED IN THE CENTER OF THEIR RESPECTIVE PLANTING FITS.
- ALL INJURED ROOTS SHALL BE PRUNED PRIOR TO PLANTING. PRUNING BRANCHES WHICH CROSS THE CENTRAL LEADER OF TREES SHOULD NOT BE CUT. LOW SIZE BRANCHES SHOULD BE SHORTENED. ALL PRUNING TO CONFORM TO N.J. BOARD OF TREE EXPERTS "PRUNING STANDARDS FOR SHADE TREES".
- TREES AND SHRUBS SHOULD BE INSTALLED DURING THE FOLLOWING FALL AND SPRING SEASONS:

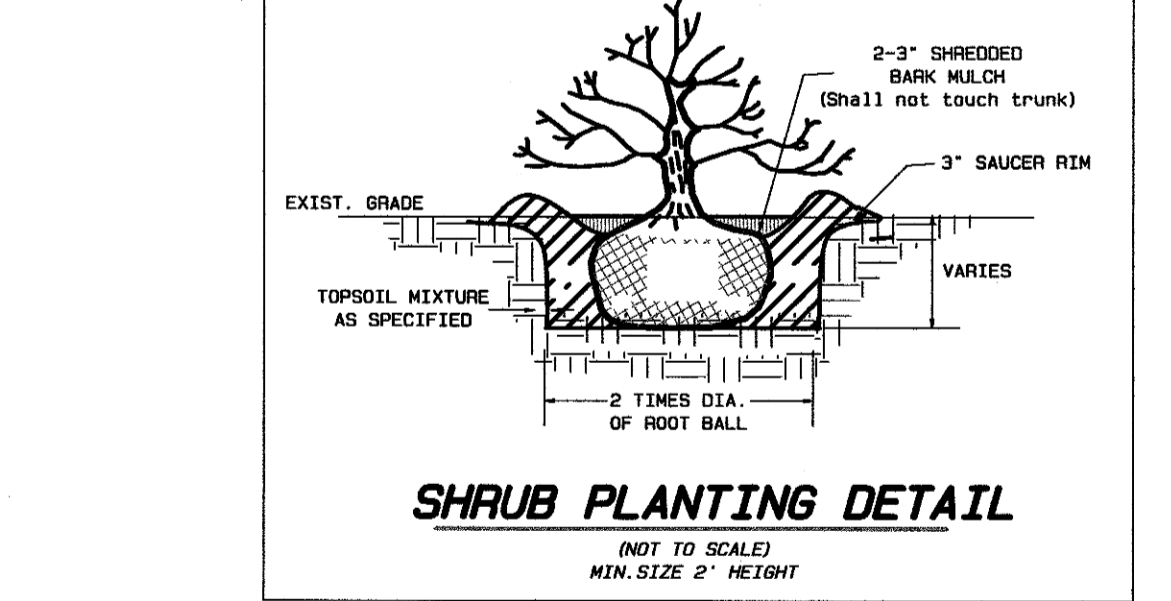
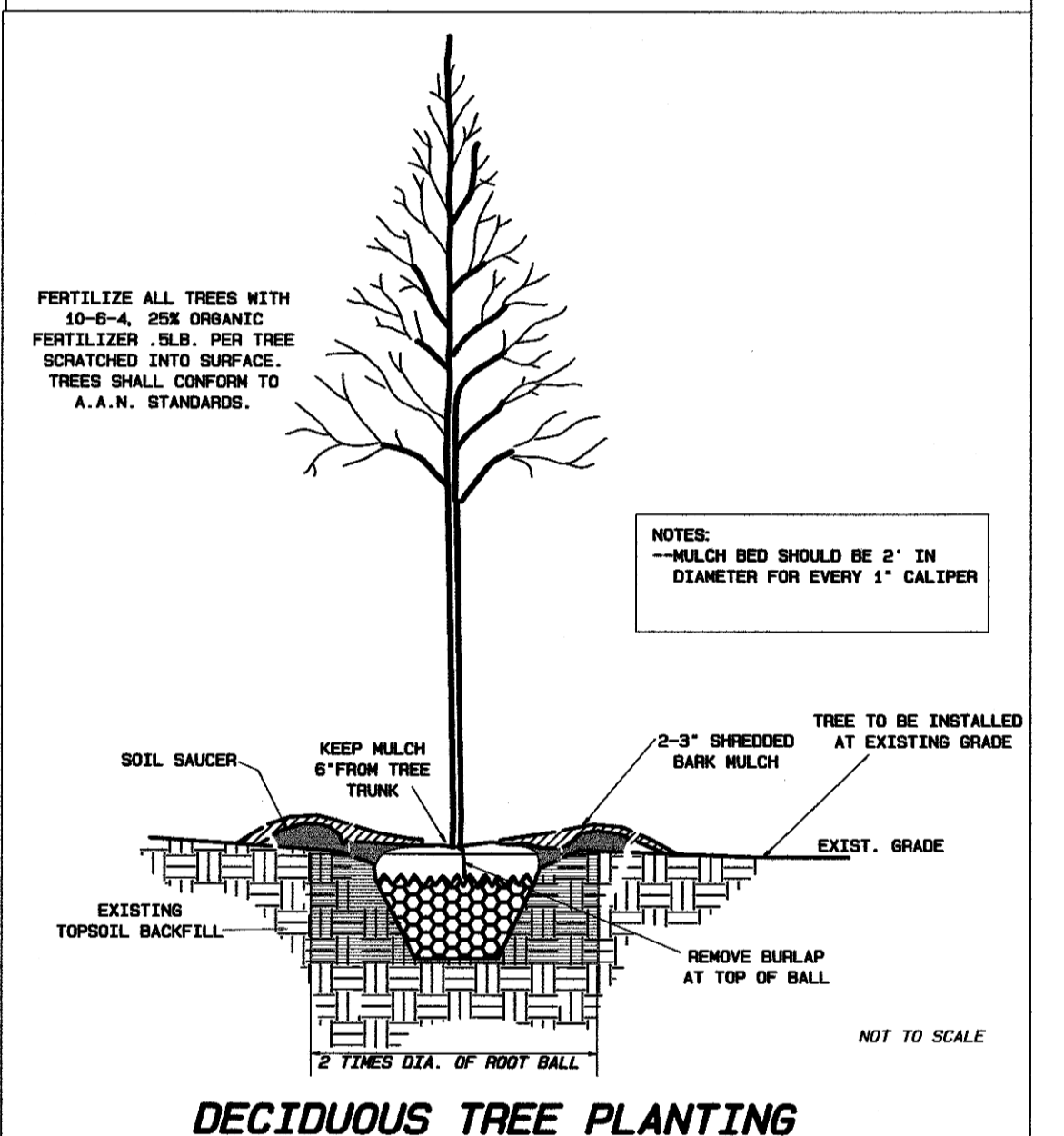
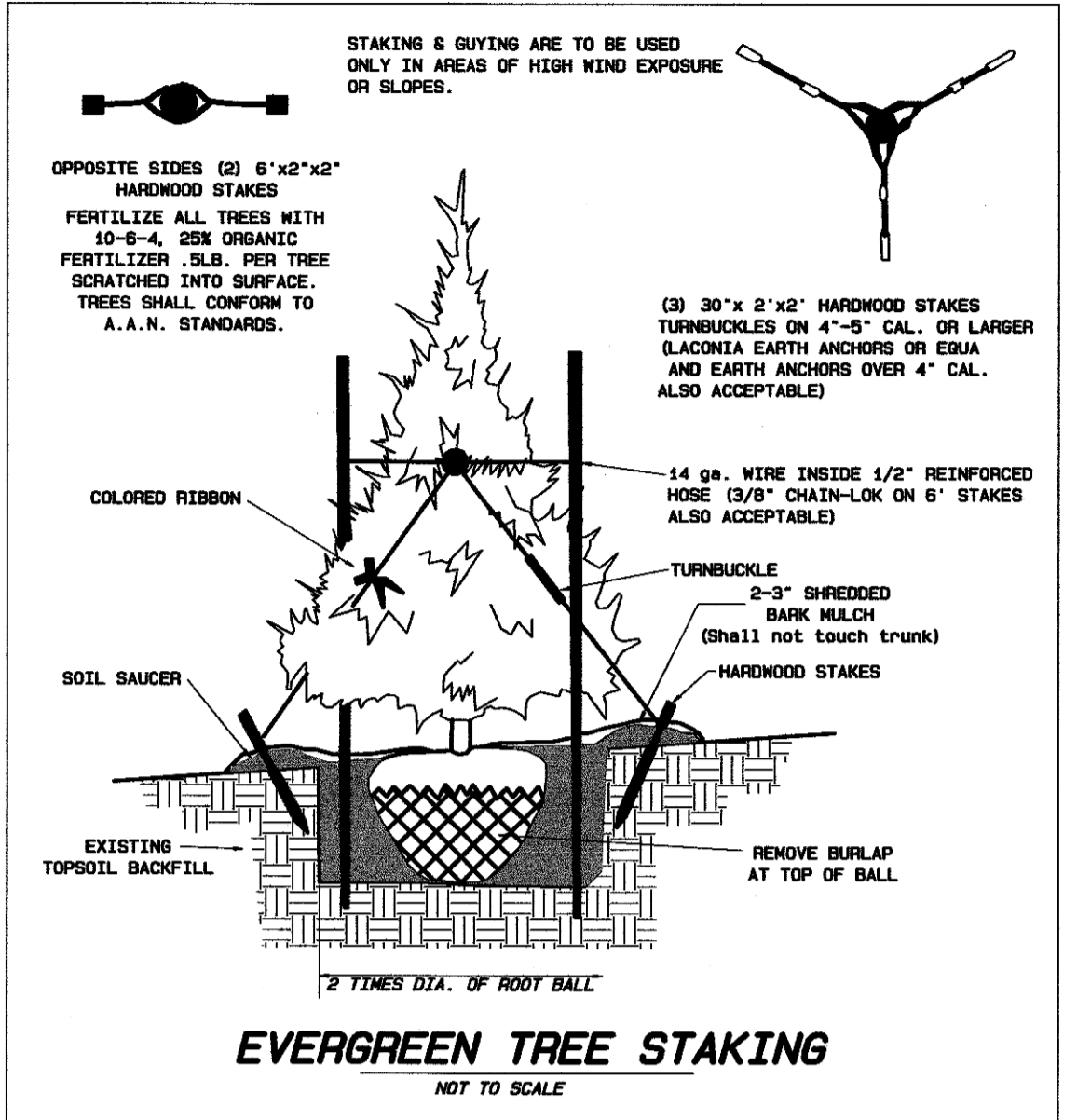
FALL	AUGUST 15-DECEMBER 15	EVERGREEN TREES
	OCTOBER 15-DECEMBER 15	DECIDUOUS TREES
SPRING	MARCH 1-MAY 15	ALL PLANTS
- ALL EXISTING TREES AND SHRUBS SHALL REMAIN UNLESS OTHERWISE NOTED.

PERMANENT SEED MIX FOR LAMN AREAS:
 60% - HARD FESCUE
 20% - CREEPING RED FESCUE
 10% - PERENNIAL RYEGRASS
 5% - KENTUCKY BLUEGRASS

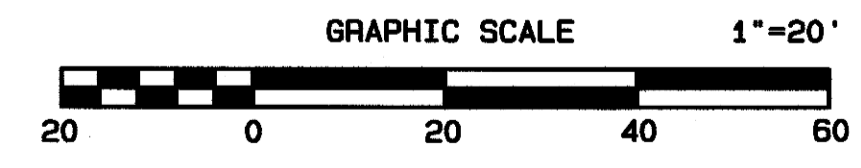
PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT
Ar	6	ACER RUBRUM 'October Glory'	OCTOBER GLORY RED MAPLE	--	3"-3.5" CAL.	BB
EF	--	ELIOMYDUS FORTUNAE COLORATUS	PURPLELEAF WINTERCREEPER	9"OC	4" PEAT POT	--
Bu	24	BUXUS 'WINTER GEM'	WINTER GEM BOXWOOD	36"OC	18"-24"	--
Ig	21	ILEY GLABRA COMPACTA	COMPACT INKBERRY	3"OC	18"-24"	3 GAL
Ce	6	CERCIS CANADENSIS	EASTERN REDBUD	20"OC	1.5" CAL.	BB

NOTE:
 EXISTING TREES WILL BE PRESERVED WHEN POSSIBLE



SITE DATA:
 LOT 66, BLOCK 364
 EWING TOWNSHIP TAX MAP
 AREA=35, 735±S.F.
 =0.62± AC.



REVISIONS

No.	Date	Description

TRENTON ENGINEERING CO., INC.
 PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
 ESTABLISHED 1907
 2193 SPRUCE STREET TRENTON, N.J. 08638
 TEL. NO. 609-982-0616
 FAX. NO. 609-982-6004
 D.P. STRATTON, L.S. N.J.-07929 P.P.N.J.-5024
JOSEPH MESTER
 N.J. PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR No. 19462
 5/14/22 Joseph Mester

LANDSCAPE PLAN
 of
LOT 66 BLOCK 364
 for
CHUC LOC ENTERPRISE, LLC
 in
TOWNSHIP OF EWING
MERCER CO., NEW JERSEY

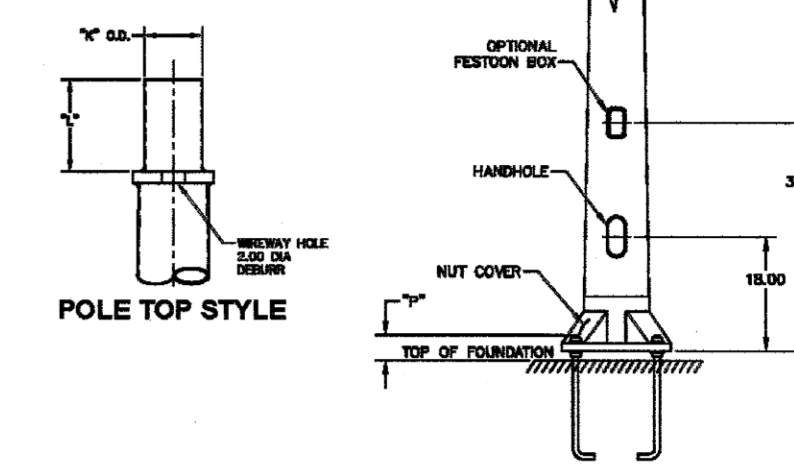
SHEET 3

TAX MAP DATA		
LOT	BLOCK	PAGE
66	364	57
DATE 4/6/22		
INV. 44242		
DRAWN BY: JTH		
SCALE 1"=20'		
FB.	PG.	
FILE 107-46		



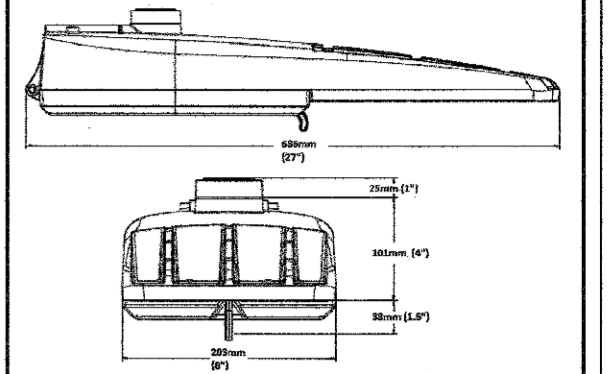
RTA

ROUND TAPERED ALUMINUM POLES

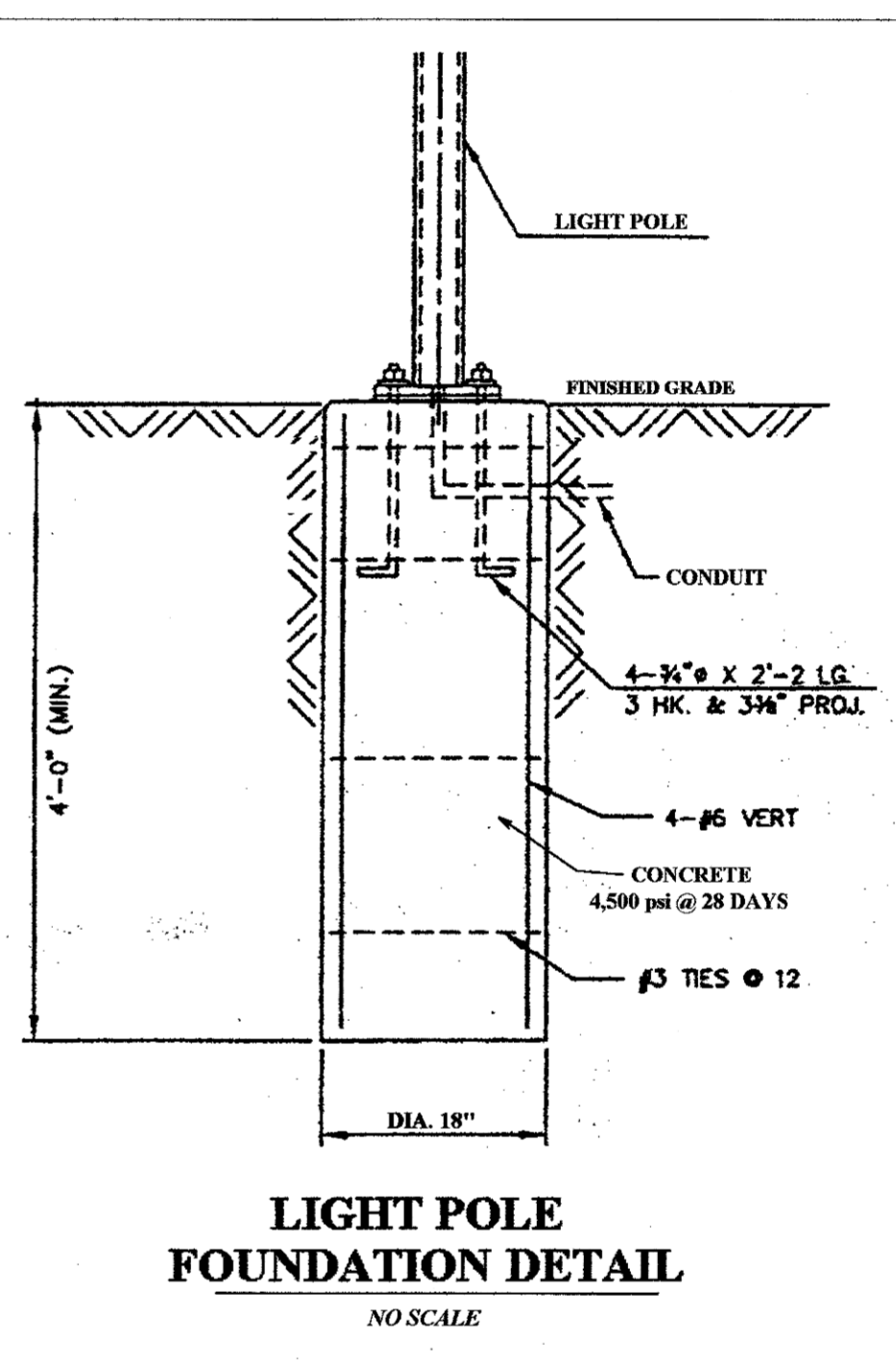


Item No.	Qty	Unit	Material	Notes
1	1	EA	RTA Pole Top	
2	1	EA	RTA Pole Base	

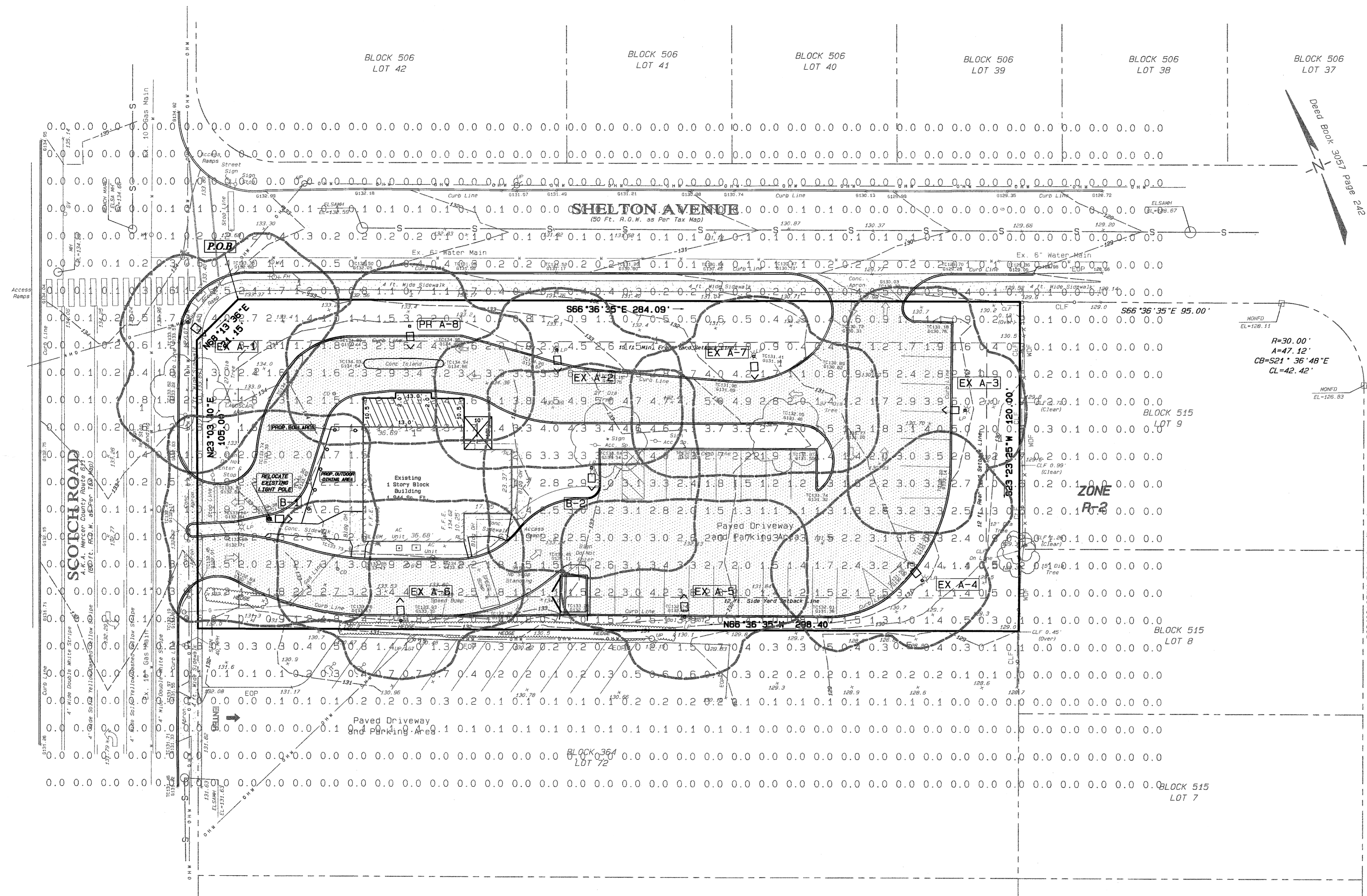
DIMENSIONS



Autobahn Series ATB0
Roadway Lighting



LIGHT POLE FOUNDATION DETAIL
NO SCALE

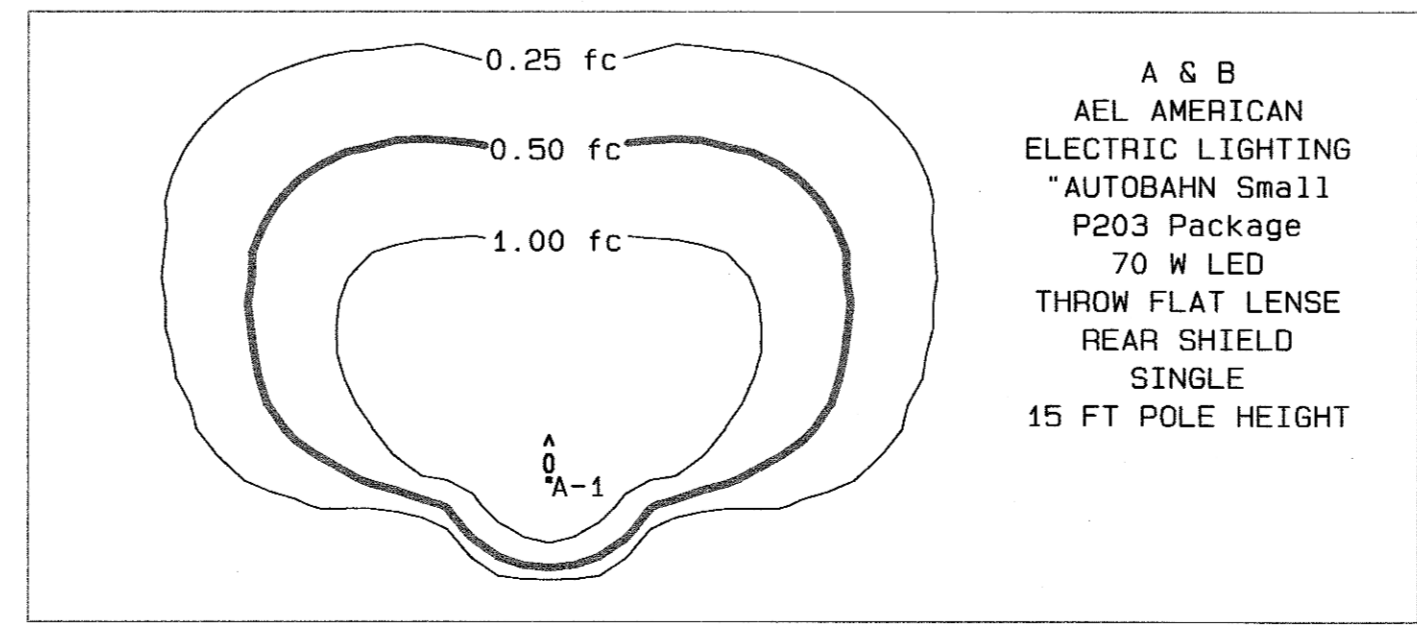


- LEGEND:**
- MH = MANHOLE
 - CLF = CHAIN LINK FENCE
 - WF = WIRE FENCE
 - IR = IRON ROD
 - MON = MONUMENT
 - NV = WATER VALVE
 - GN = GUY WIRE
 - UP = UTILITY POLE
 - NW = WINDOW WELL
 - GN = GAS LINES
 - MONF = MONUMENT FOUND
 - TB = TOP OF BANK
 - BB = BOTTOM OF BANK
 - RCP = REINFORCED CONCRETE PIPE
 - TCB = TOP OF CATCH BASIN
 - DEP = DEPRESSED CURB
 - EDP = EDGE OF PAVING
 - GND = GROUND
 - TC = TOP OF CURB
 - G = GUTTER
 - HYD = HYDRANT
 - ESW = EDGE OF SIDEWALK
 - INV = INVERT
 - FOR = EDGE OF ROAD
 - CL = CENTERLINE
 - FF = FIRST FLOOR
 - EDS = EDGE OF STONE
 - BLD = BUILDING
 - CMP = CORRUGATED METAL PIPE

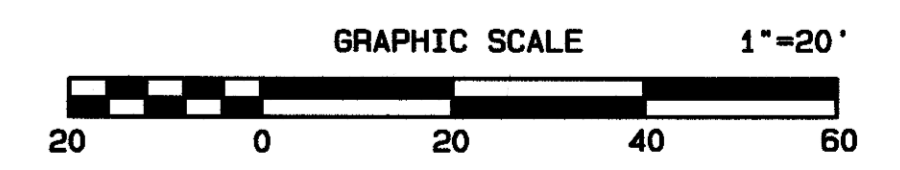
Symbol	Label	Manufacturer	Description	Catalog	Number Lamps	Lamp Output	LLF	Input Power
☒	A	American Electric Lighting	Autobahn Small P203 Package Roadway ATB0 P203 R4 4K Type IV 4000K/5000K		1	10059	0.9	70
☒	B	American Electric Lighting	Autobahn Small P203 Package Roadway ATB0 P203 R5 4K Type V 4000K/5000K		1	9735	0.9	70

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ACCESS DRIVEWAY	X	2.7 fc	6.1 fc	0.8 fc	7.6:1	3.4:1
PARKING SUMMARY	X	2.4 fc	5.1 fc	0.6 fc	8.5:1	4.0:1
SPILL SUMMARY	+	0.8 fc	6.1 fc	0.0 fc	N/A	N/A

No.	Label	X	Y	Z	MH	Orientation
1	A-6	133.72	60.92	15.00	15.00	0.00
2	A-5	226.15	62.19	15.00	15.00	0.00
3	A-4	320.06	77.02	15.00	15.00	322.46
4	B-1	84.96	98.21	15.00	15.00	90.00
5	B-2	201.95	120.77	15.00	15.00	180.00
7	A-3	335.06	138.62	15.00	15.00	270.00
8	A-2	194.42	160.66	15.00	15.00	178.53
9	PH A-8	134.85	169.12	15.00	15.00	178.53
10	A-1	54.74	170.82	15.00	15.00	128.57
11	A-7	248.92	151.66	15.00	15.00	178.53



SITE DATA:
LOT 66, BLOCK 364
EWING TOWNSHIP TAX MAP
AREA=35,735±S.F.
=0.82± AC.



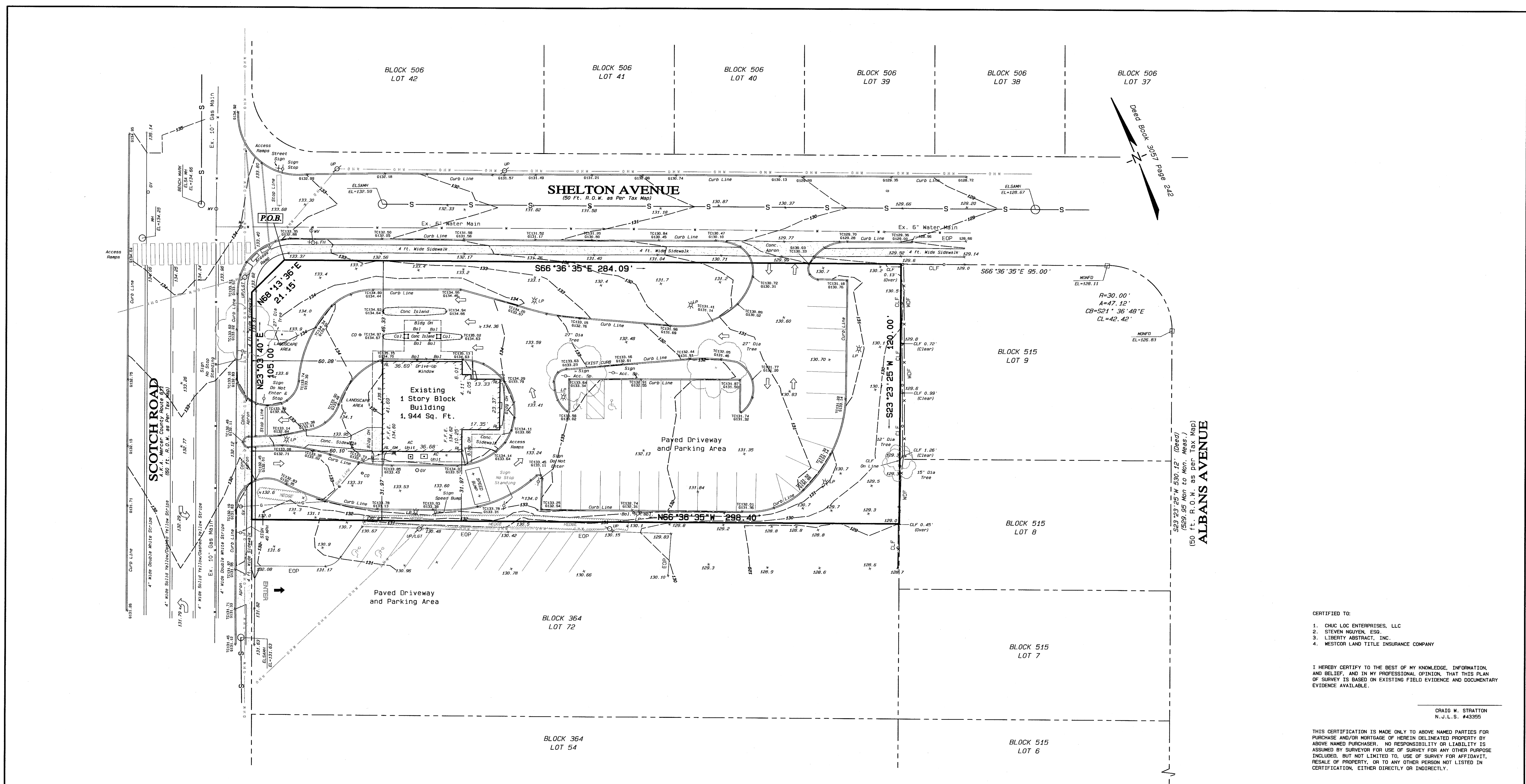
No.	Date	Description
1	7-10-02	SHOW LIGHT POLE TO BE RELOCATED. ADD ADDITIONAL POLE
2		

TRENTON ENGINEERING CO., INC.
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2193 SPRUCE STREET
TRENTON, N.J. 08638
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D.P. STRATTON, L.S. N.J.-2793 P.P.N.J.-5021
JOSEPH MESTER
N.J. PROFESSIONAL ENGINEER AND
PROFESSIONAL LAND SURVEYOR No. 19462
1/10/22 Joseph Mester

LIGHTING PLAN
of
LOT 66 BLOCK 364
for
CHUC LOC ENTERPRISE, LLC
in
TOWNSHIP OF EWING
MERCER CO., NEW JERSEY

LOT	BLOCK	PAGE
66	364	57

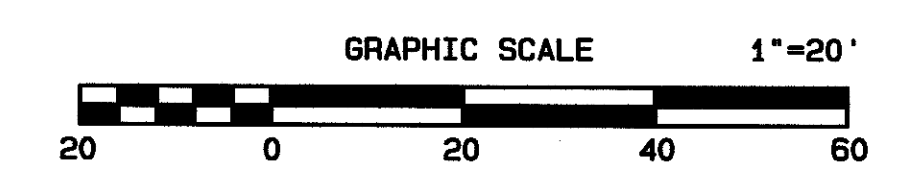
DATE 4/6/22
INV. 44242
DRAWN BY: JTH
SCALE 1"=20'
FB. PG.
FILE 107-46



- LEGEND:**
- MH = MANHOLE
 - CLF = CHAIN LINK FENCE
 - WDF = WOOD FENCE
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 - BOL = BOLLARD
 - BLDG OH = BUILDING OVERHAND
 - RCP = REINFORCED CONCRETE PIPE
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 - HYD = HYDRANT
 - ESM = EDGE OF SIDEWALK
 - INV = INVERT
 - GOR = EDGE OF ROAD
 - CL = CENTERLINE
 - FFE = FIRST FLOOR ELEV.
 - EOS = EDGE OF STONE
 - BLDG = BUILDING
 - CMP = CORRUGATED METAL PIPE

- NOTES:**
- THERE MAY BE VARIOUS LEDGES, PROTRUSIONS, OVERHANGS, ETC. THAT ARE NOT SHOWN OR MEASURED ALONG THESE BUILDINGS. FOR USE OTHER THAN A PICTURE FOOTPRINT ADDITIONAL DETAIL AND MEASUREMENTS MAY BE REQUIRED TO SHOW SPECIFIC CONDITIONS ALONG THAT PORTION OF THE BUILDING IN QUESTION.
 - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, P.L. 2003, C. 14 (N.J.S.A. 45:9-36) AND N.J.A.C. 13-40-5.1 (G).
 - THIS PLAN PREPARED FOR A FEE FOR THE PURPOSES INDICATED HEREON. ANY OTHER USE OF THIS PLAN (OR COPIES, OR ALTERATIONS OF IT NOT IMPRESSED WITH THE SEAL OF THE LICENSED INDIVIDUAL WHO PREPARED THIS PLAN) IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
 - UTILITY STATEMENT: THE UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN HEREON HAVE BEEN LOCATED FROM PHYSICAL MARKINGS ON THE GROUND BY VARIOUS UTILITY COMPANIES. FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES OR STRUCTURES SHOWN COMPRISE ALL SUCH UNDERGROUND FEATURES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FEATURES WHICH ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE UNDERGROUND UTILITY MARKOUT NUMBER (800-272-1000) SHALL BE CALLED.
 - SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND LEASES OF RECORD, RECORDED OR UNRECORDED, AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE, TITLE SEARCH PROVIDED BY LIBERTY ABSTRACT, INC. FILE #433,194-K. SUPPORTING DOCUMENTS WERE NOT PROVIDED.
 - INVESTIGATION AND DETERMINATION OF ENVIRONMENTAL, FLOOD PLAIN, AND SUBSURFACE CONDITIONS WERE NOT PART OF THIS PROJECT OR CONTRACT.
 - VERTICAL DATUM: ASSUMED VERTICAL DATUM, BENCHMARK AS STATED IN NOTE #8.
 - BENCHMARK LOCATED AT INTERSECTION OF SCOTCH ROAD & SHELTON AVENUE. CENTER OF CASTING ELSA MARKLE. ELEVATION 134.66 AS SHOWN ON PLAN.
 - HORIZONTAL DATUM: DEED SYSTEM. DEED BOOK VOLUME 3057, PAGE 242.

SITE DATA:
 LOT 66, BLOCK 364
 EWING TOWNSHIP TAX MAP
 AREA=35, 735±S.F.
 =0.82± AC.



SHEET 5

TOPOGRAPHIC SURVEY
 of
LOT 66 BLOCK 364
 for
CHUC LOC ENTERPRISE, LLC
 in
TOWNSHIP OF EWING
MERCER CO., NEW JERSEY

TAX MAP DATA

LOT	BLOCK	PAGE
66	364	57

DATE 3/28/22
 INV. 44242
 DRAWN BY: JTH
 SCALE 1"=20'
 FB. PG.
 FILE 107-46

TRENTON ENGINEERING CO., INC.
 ESTABLISHED 1907
 2193 SPRUCE STREET TRENTON, N.J. 08638
 TEL. NO. 609-882-0919
 FAX. NO. 609-882-0004
 D.P. STRATTON, L.S. N.J.-27928 P.P.N.J.-9001
CRAIG W. STRATTON
 N.J. PROFESSIONAL LAND SURVEYOR
 No. 43305
 DATE 5/9/22

CERTIFIED TO:
 1. CHUC LOC ENTERPRISES, LLC
 2. STEVEN NGUYEN, ESQ.
 3. LIBERTY ABSTRACT, INC.
 4. WESTCOR LAND TITLE INSURANCE COMPANY

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, THAT THIS PLAN OF SURVEY IS BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.

CRAIG W. STRATTON
 N.J.L.S. #43305

THIS CERTIFICATION IS MADE ONLY TO ABOVE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDED, BUT NOT LIMITED TO, USE OF SURVEY FOR AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

NO.	DATE	ADD CERTIFICATION	DESCRIPTION
1	5-9-22		
REVISIONS			