

# PRELIMINARY AND FINAL SITE PLAN

## CANNA REMEDIES, LLC

BLOCK 117, LOT 1

BLOCK 108, LOT 1

EWING TOWNSHIP,  
MERCER COUNTY, NEW JERSEY

TAX MAP SHEET # 5

**OWNER**  
CHAIM KAY  
MIDBROOK REALTY  
988 EAST 14TH STREET  
BROOKLYN, NY 11230

**APPLICANT**  
CANNA REMEDIES, LLC  
PACHTER, GREGORY & RAFFALDINI  
100 VILLAGE GREEN, SUITE 200  
LINCOLNSHIRE, IL 60069

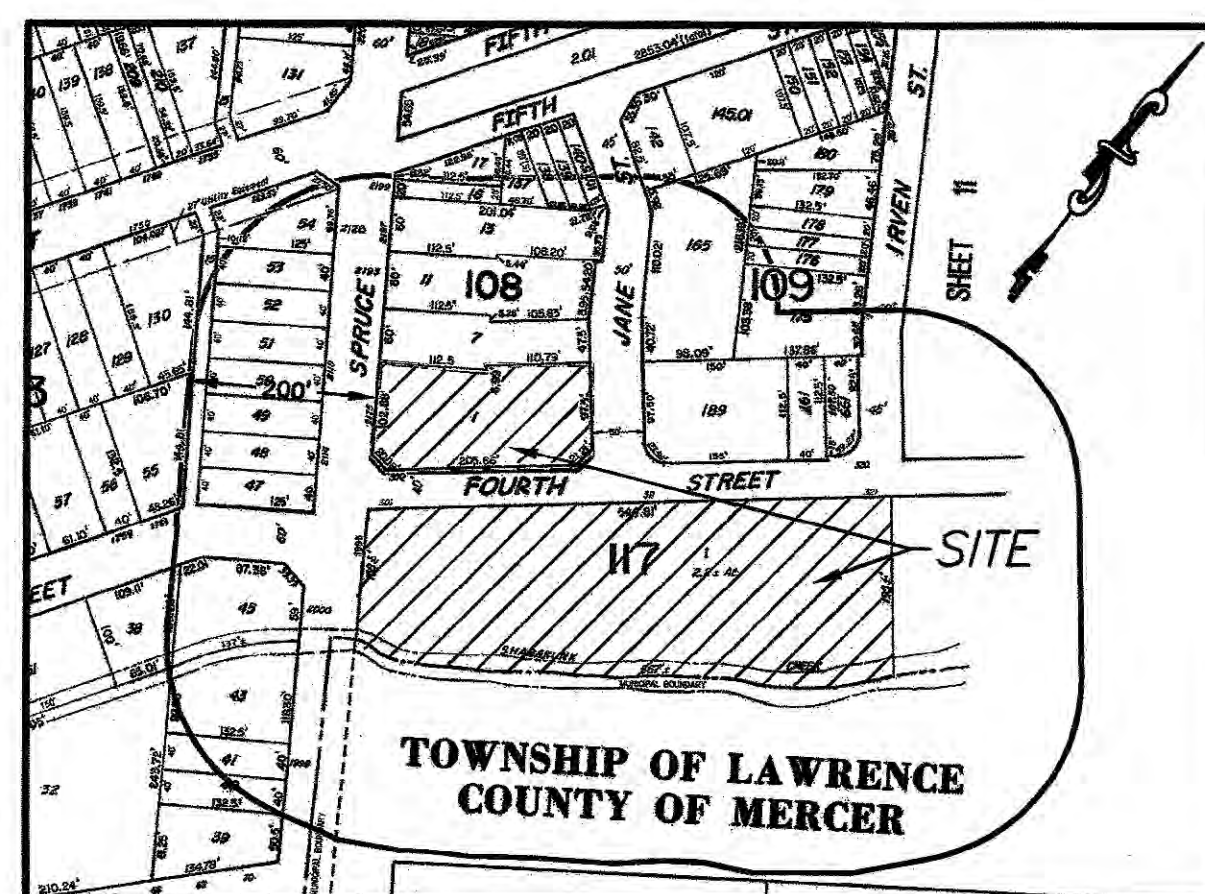
**PROJECT CONSULTANTS:**

**SITE ENGINEER:**  
ACT ENGINEERS INC. WBE  
1 WASHINGTON BOULEVARD  
SUITE 3  
ROBBINSVILLE, NJ 08691

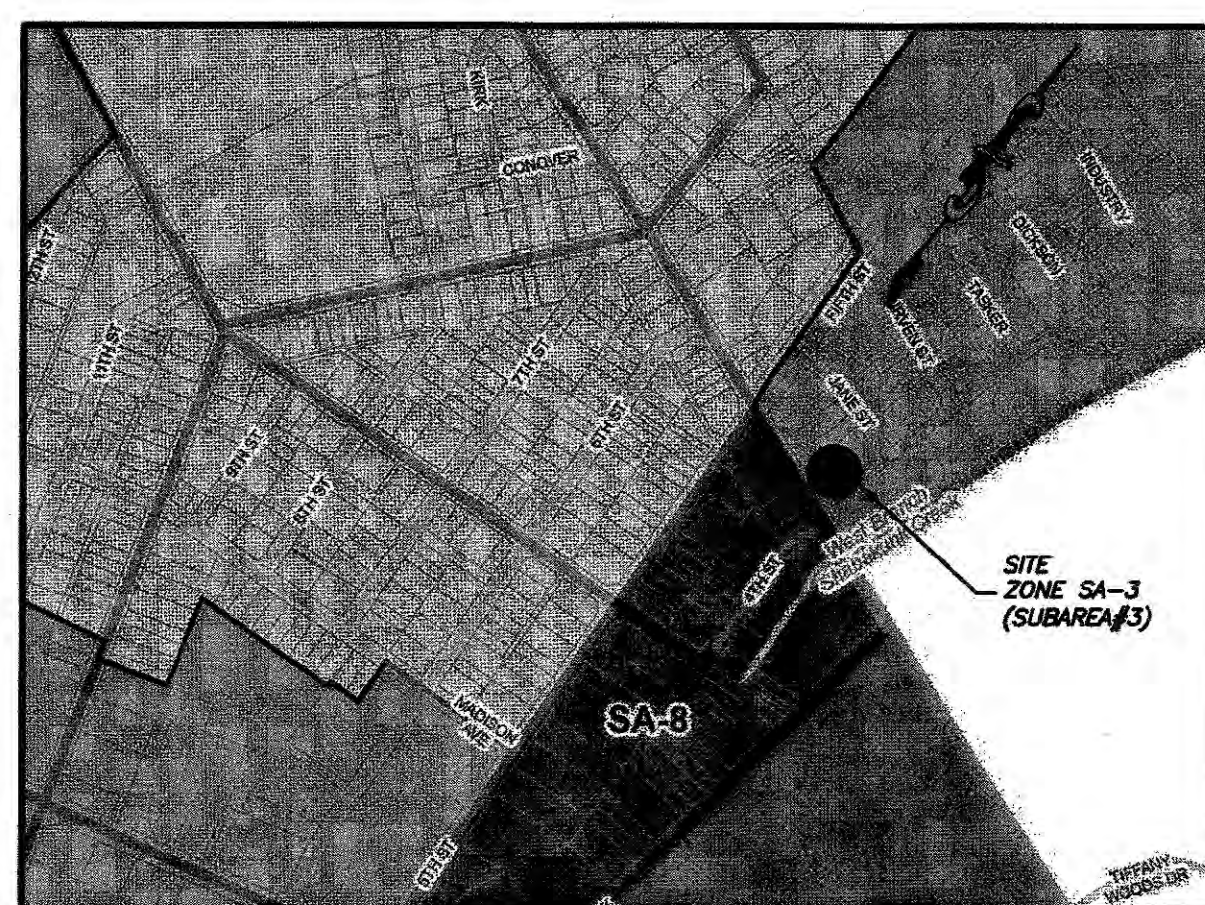
**PROJECT ARCHITECT**  
RYAN WELTY  
RGW ARCHITECTURE  
3520 SPRUCE DRIVE  
NORTHAMPTON, PA 18067

**PROJECT ATTORNEY**  
DINO SPADACCINI, ESQ.  
THE SPADACCINI LAW FIRM, LLC  
98 FRANKLIN CORNER ROAD  
LAWRENCEVILLE, NJ 08648

SHEET INDEX		
SHT.NO.	DRAWING TITLE	DATE:
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3	DEMOLITION PLAN	12/19/22
4	SITE LAYOUT AND GRADING PLAN	12/19/22
5	LANDSCAPE AND LIGHTING PLAN	12/19/22
6	LANDSCAPE AND LIGHTING NOTES AND DETAILS	12/19/22
7	CONSTRUCTION DETAILS	12/19/22
8	CONSTRUCTION DETAILS	12/19/22 </td
9	SOIL EROSION AND SEDIMENT CONTROL PLAN	12/19/22
10	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	12/19/22



**TAX MAP**  
SCALE: 1"=600'



**ZONING MAP**  
SCALE: 1"=600'

**MUNICIPAL APPROVALS**

I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

Township Engineer \_\_\_\_\_ Date \_\_\_\_\_

I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

Township Planner \_\_\_\_\_ Date \_\_\_\_\_

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF EWING.

Preliminary Date: \_\_\_\_\_

Chairman \_\_\_\_\_ Date \_\_\_\_\_

Secretary \_\_\_\_\_ Date \_\_\_\_\_

Drawing Title: Preliminary and Final Site Plan  
 Project No.: 220916-00  
 Date: 12/19/22  
 Scale: AS NOTED  
 Project Location: Ewing Township, Mercer County, NJ  
 Project Description: Cannas Remedies, LLC  
 Drawing No.: 1 OF 10  
 Date: 12/19/22  
 12/19/2022 10:15 AM Plotted by: [Name]

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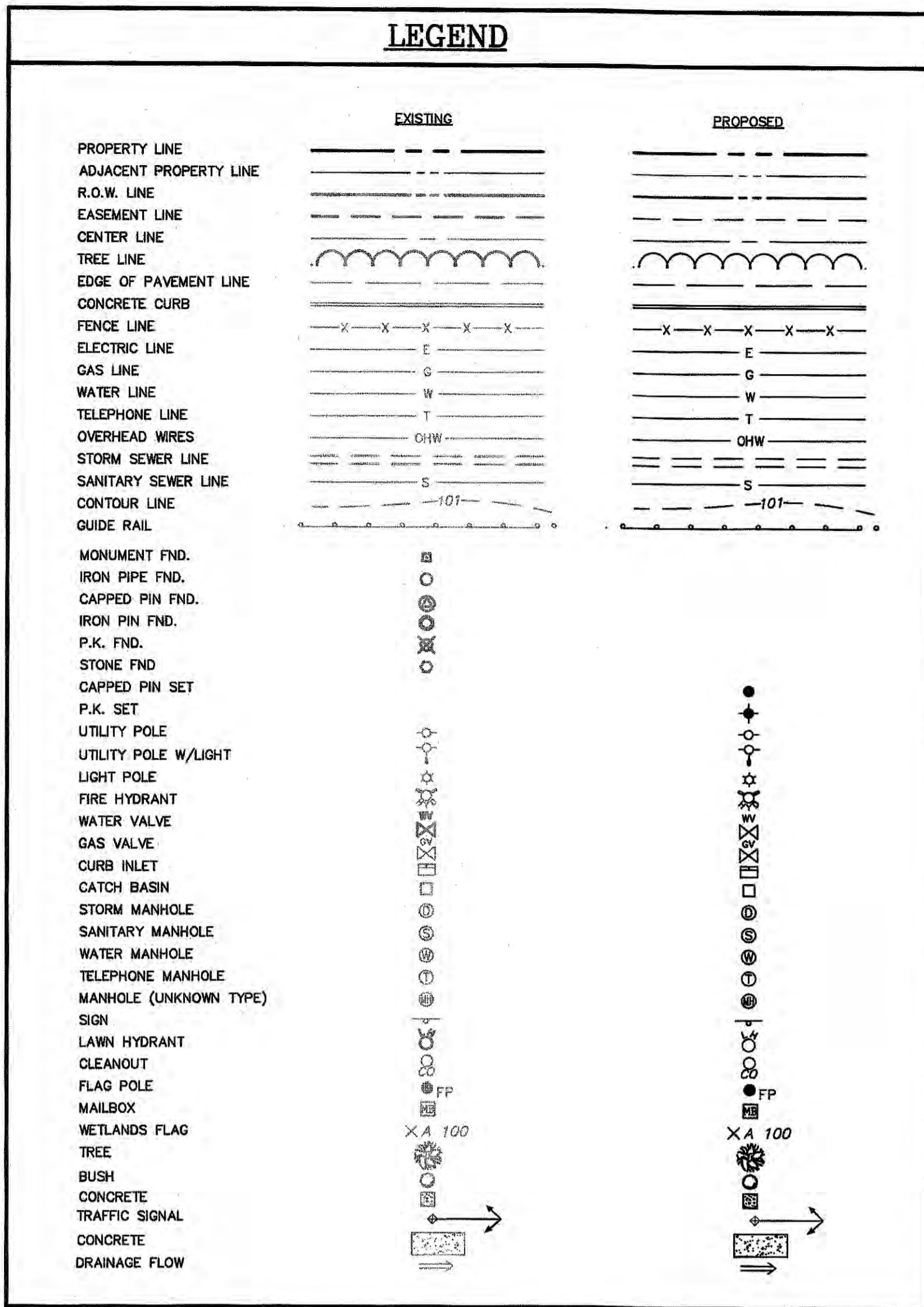
*Robert E. Korkuch*  
**ROBERT E. KORKUCH**  
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**ACT ENGINEERS, INC.**  
A SMALL BUSINESS ENTERPRISE  
CIVIL ENGINEERING □ LAND SURVEYING □ ENVIRONMENTAL PERMITTING  
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA299890

**COVER SHEET**  
FOR  
**CANNA REMEDIES, LLC**  
LOT 1 BLOCK 117 AND LOT 1 BLOCK 108  
SITuated IN  
MERCER COUNTY  
NEW JERSEY

CADD FILE: F-COVER  
PROJECT NO.: 220916-00  
DRAWN BY: JR  
CHECKED BY: IK  
SCALE: AS NOTED  
DATE: 12/19/22  
**ACT ENGINEERS, INC.**  
SHEET  
**1 OF 10**



### ZONING AND DESIGN STANDARDS

**SA-3 - (SUBAREA 3)  
SPRUCE STREET SMALL BUSINESS DISTRICT**

FRONTAGE ON SPRUCE STREET (BLOCK 108, LOT 1)

	REQUIRED	EXISTING	PROVIDED
<b>MINIMUM REQUIREMENTS</b>			
LOT AREA: SF	17,500	25,501±	25,501±
BUILD TO LINE: FT	10-15	N/A	N/A
SIDE YARD: FT	5	0.48*	0.48*
REAR YARD: FT	10	N/A	N/A
<b>ACCESSORY BUILDING</b>			
DISTANCE TO SIDE LOT LINE: FT	5	N/A	N/A
DISTANCE TO REAR LOT LINE: FT	5	N/A	N/A
<b>MAXIMUM REQUIREMENTS</b>			
HEIGHT: STORY OR FT	1 1/2 OR 20	< 1 1/2	< 1 1/2
IMPERVIOUS COVERAGE: %	75	94*	86*
FLOOR AREA RATIO:	0.50	.69*	.69*

ALL OTHER PROPERTY EXCEPT SPRUCE STREET (BLOCK 117, LOT 1)

	REQUIRED	EXISTING	PROVIDED
<b>MINIMUM REQUIREMENTS</b>			
LOT AREA (CORNER): SF	8,000	104,055±	104,055±
LOT WIDTH: FT	80	544.81	544.81
SETBACK: FT	10-15	>15	>15
SIDE YARD: FT	5	>5	>5
REAR YARD: FT	5	>5	>5
<b>ACCESSORY BUILDING</b>			
DISTANCE TO SIDE LOT LINE: FT	5	N/A	N/A
DISTANCE TO REAR LOT LINE: FT	5	N/A	N/A
<b>MAXIMUM REQUIREMENTS</b>			
HEIGHT: STORY OR FT	1 1/2 OR 20	N/A	N/A
IMPERVIOUS COVERAGE: %	65	37	19
FLOOR AREA RATIO:	0.50	N/A	N/A

\* EXISTING NON-CONFORMING

- #### GENERAL NOTES
- IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
  - THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
  - CONTRACTORS ARE REQUIRED TO NOTIFY ENGINEER (ACT) IMMEDIATELY (AND PRIOR TO CONSTRUCTION OR ORDERING OF ANY MATERIALS) OF ANY PLAN/SPECIFICATION DISCREPANCIES, LAYOUT/ELEVATION DISCREPANCIES, CONFLICTS, APPARENT ERRORS, OMISSIONS OR OF ANY OTHER INFORMATION CONTAINED HEREIN WHICH THE CONTRACTOR FEELS IS UNCLEAR AS TO INTENT. ENGINEER WILL PROVIDE CLARIFICATION AND, IF NECESSARY, CORRECTIONS AS REQUIRED FOR PERFORMANCE OF CONTRACTOR'S WORK.
  - CONTRACTORS ARE REQUIRED TO NOTIFY THE ENGINEER IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED ARE MATERIALLY DIFFERENT FROM THOSE REPRESENTED HEREON.
  - UNDERGROUND ENCROACHMENTS, IF ANY HAVE NOT BEEN SHOWN.
  - UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM MARK-OUTS PRESENT AT THE TIME OF SURVEY AND ANY UTILITIES READILY VISIBLE AT THE GROUND SURFACE. NO STATEMENT IS BEING MADE OR IMPLIED HEREON NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE AS TO THE ACCURACY AND/OR COMPLETENESS OF SAID MARK-OUTS.
  - ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL SITE SAFETY METHODS OR MEANS OF THE WORK. JOB SITE RESPONSIBILITIES, OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CURRENT RULES AND REGULATIONS.
  - ALL CONSTRUCTION SHOWN HEREIN SHALL BE IN ACCORDANCE WITH THE PLANS AND DETAILS AS SHOWN. MUNICIPAL DETAILS AND STANDARDS AS APPLICABLE AND THE NDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, IN THIS HIERARCHY.
  - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED, TO PROTECT PEDESTRIANS AND TO DIRECT VEHICULAR TRAFFIC. ALL SUCH TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - ALL EXISTING PAVEMENT WHICH IS TO BE DISTURBED SHALL BE SAW CUT OR MILLED TO PROVIDE A CLEAN EDGE.
  - THE CONTRACTOR SHALL SUBMIT FOR AND OBTAIN ALL REQUIRED CONSTRUCTION AND ROAD OPENING PERMITS.
  - THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURB, SIDEWALK, MAILBOX, OR LANDSCAPED AREA DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER.
  - EXISTING UTILITY VALVE COVERS, FRAMES, GRATES, ETC. WHICH ARE AFFECTED BY CONSTRUCTION SHALL BE RESET TO PROPOSED FINISHED GRADE AS REQUIRED.
  - EASEMENTS (IF ANY) SHOWN HEREIN ARE FOR THE USE, ACCESS AND MAINTENANCE OF FEATURES AND FACILITIES WITHIN THE EASEMENT. NO STORAGE OF MATERIALS OR EQUIPMENT, RE-GRADING, OR CONSTRUCTION SHALL BE ALLOWED WITHIN ANY EASEMENT WITHOUT THE WRITTEN CONSENT OF THE ENTITY CONTROLLING SUCH EASEMENT.
  - UNLESS STIPULATED OTHERWISE ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D., (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
  - CONTRACTOR PROPOSED SUBSTITUTIONS TO SPECIFIED MATERIALS MAY BE ALLOWED ONLY WHERE NOTED AS "OR EQUAL", IF APPROVED BY THE DESIGN ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR REQUESTING SUCH SUBSTITUTION TO SUPPLY SHOP DRAWINGS, MATERIAL PRODUCT DATA SHEETS OR MANUFACTURER CUT SHEETS FOR ANY OR ALL PROPOSED SUBSTITUTIONS.
  - THE MUNICIPAL ENGINEER AND REGIONAL SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS BEFORE ANY LAND DISTURBANCE.
  - ALL SIDEWALKS SHALL HAVE POSITIVE PITCH. HOWEVER, NO SIDEWALK LONGITUDINAL SLOPE SHALL BE GREATER THAN 20:1 (5%), NO SIDEWALK CROSS SLOPE SHALL BE GREATER THAN 50:1 (2%).
  - SIDEWALKS, CURBS, AND PAVEMENTS SHALL BE CONSTRUCTED ON MATERIAL FREE OF ORGANICS, STONES LARGER THAN 2-1/2", AND OTHER UNSUITABLE MATERIALS. SHOULD SUBSURFACE MATERIAL BE UNSUITABLE, IT SHALL BE REMOVED AND REPLACED WITH APPROVED FILL MATERIAL COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
  - ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. ALL FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING OR CLEARING. CONTRACTOR TO USE EXTREME CARE OF EXISTING PLANT MATERIAL DURING CONSTRUCTION.
  - CONTRACTORS PERFORMING WORK ALONG EXISTING ROADWAYS SHALL PROVIDE SIGNAGE IN ACCORDANCE WITH THE M.U.T.C.D. TO BOTH DIRECT TRAFFIC AND PROTECT PEDESTRIANS FROM CONSTRUCTION TRAFFIC.
  - THE HORIZONTAL DATUM FOR THIS PROJECT IS THE NEW JERSEY STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (N.J.S.P.C.S. NAD 83).
  - THE VERTICAL DATUM FOR THIS PROJECT IS THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

- #### DRAINAGE AND UTILITY NOTES
- THE CONTRACTOR SHALL VERIFY THE HORIZONTAL LOCATION AND GRATE AND INVERT ELEVATION OF ALL EXISTING UTILITY AND DRAINAGE STRUCTURES.
  - POLYETHYLENE GLASS REINFORCED (PVC) FOR STORM AND SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVC SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS, ASTM-02321 AND MANUFACTURERS RECOMMENDED PROCEDURES.
  - ALL REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76; ALL RCP SHALL BE CLASS III UNLESS OTHERWISE NOTED. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443, RUBBER COMPRESSION GASKETS.
  - HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER 12" OR GREATER IN DIAMETER SHALL BE HI-Q SURE-LOK 10.8 PIPE AS MANUFACTURED BY HANCON INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO M284, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH BELL-AND-SPOUT JOINT MEETING THE REQUIREMENTS OF AASHTO M284. THE BELL SHALL BE AN INTEGRAL PART OF THE PIPE AND PROVIDE A MINIMUM PULL-APART STRENGTH OF 400 POUNDS. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL BE MADE OF POLYISOPRENE MEETING THE REQUIREMENTS OF ASTM F477.
  - DUCTILE IRON PIPE SHALL CONFORM TO AWWA C151 FOR CLASS 52 WITH CEMENT LINING IN ACCORDANCE WITH AWWA C104 AND ASPHALTIC COATING IN ACCORDANCE WITH AWWA C151. FOR WATER MAINS AND SERVICES 3" ID AND LARGER, JOINTS SHALL BE MADE WITH CONCRETE THRUST BLOCKS OR WITH MEGALUG RETAINER GLANDS OR RODDING TO EXTEND A MINIMUM OF 2 PIPE LENGTHS IN EITHER DIRECTION FROM FITTINGS AND ELBOWS (40 FT MINIMUM). ALL OTHER JOINTS SHALL BE PUSH ON WITH RUBBER GASKETS (TYTON). USE OF OTHER TYPES OF RETAINER GLANDS SHALL REQUIRE USE WITH CLASS 53 OR GREATER DUCTILE IRON PIPE. DUCTILE IRON STORM PIPE SHALL BE PUSH ON JOINT WITH RUBBER GASKET.
  - THIS PLAN DETAILS UTILITY EXTENSIONS UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY OTHERS FOR BUILDING CONNECTIONS FOR EXACT LOCATIONS WHERE UTILITIES ARE TO EXIT/ENTER THE BUILDING. CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
  - THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION.
  - ALL PROPOSED STORM AND SANITARY CONVEYANCE PIPING SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
  - SEWERS CONVEYING SANITARY FLOW OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE. IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED.
  - SANITARY SEWERS SHALL BE INSTALLED A MINIMUM OF 3 FEET BELOW PROPOSED GRADE TO TOP OF PIPE.
  - ANY WORK INVOLVING THE ABANDONMENT, REMOVAL OR RELOCATION OF ANY UTILITY COMPANY FACILITIES REQUIRED AS PART OF THE WORK SHOWN HEREIN SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY OWNING OR OPERATING SUCH UTILITY.
  - ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE LOCAL MUNICIPALITIES' REQUIREMENTS.
  - A ONE-FOOT MINIMUM CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM AND SANITARY SEWER CROSSINGS WITH CONCRETE ENCASEMENT.
  - THE PROPOSED DOMESTIC AND FIRE WATER LINE SIZES SHALL BE VERIFIED WITH THE PLUMBING PLANS AND PLUMBING ENGINEER.
  - MINIMUM COVER ON ALL WATER PIPES SHALL BE 42" TO TOP OF PIPE.
  - CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUBS OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
  - MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE RIMS AND VALVE COVERS TO BE RAISED OR LOWERED FLUSH WITH FINAL GRADE AS NECESSARY.
  - PIPE TRENCH DETAILS SHOWN HEREIN ARE INTENDED TO SHOW MINIMUM DIMENSIONS AND DESIGN INTENT. IN ALL CASES, THE CONTRACTOR SHALL EMPLOY SHEETING, BRACING AND STABILIZATION OF THE TRENCH EXCAVATION IN ACCORDANCE WITH OSHA OR OTHER APPLICABLE STANDARDS. EXISTING UTILITY VALVE COVERS, FRAMES, GRATES, ETC., (IF ANY) WHICH ARE AFFECTED BY CONSTRUCTION SHOWN HEREON SHALL BE RE-SET TO PROPOSED FINISHED GRADE AS REQUIRED.
  - SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICIAN.
  - CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICIAN.
  - ALL EXISTING AND PROPOSED STORM WATER MANAGEMENT ELEMENTS INCLUDING DETENTION/RETENTION BASINS, PIPES, INLETS/CATCH BASINS, AND MANHOLES SHALL BE CLEANED AND REPAIRED AS NECESSARY AFTER STABILIZATION OF ALL DISTURBED AREAS AND PRIOR TO TURNING THE SITE OVER TO THE OWNER. PARTIAL OCCUPATION OF ANY BUILDINGS OR PORTIONS OF THE SITE SHALL NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.
  - ALL STORM DRAINAGE AND SANITARY SEWER FACILITIES SHALL BE INSTALLED BEGINNING FROM THE LOWEST POINT AND WORKING UPHILL.
  - ALL DRAINAGE, UTILITIES, CONDUITS ETC. SHALL BE PLACED SO AS NOT TO INTERFERE WITH EXISTING ROOT SYSTEMS OF PLANT MATERIALS AND/OR INSTALLATION OF NEW MATERIAL.
  - COVER AND CLEARANCE REQUIREMENTS FOR ALL PIPING SHALL BE VERIFIED PRIOR TO AND MAINTAINED THROUGHOUT CONSTRUCTION.
  - ROOF DRAIN SIZES AND LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS. ANY REVISIONS SHALL BE APPROVED BY THE SITE ENGINEER PRIOR TO CONSTRUCTION.
  - ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. ALL INVERT ELEVATIONS ARE AT THE INSIDE FACE OF THE STRUCTURE WALL.
  - ALL ABANDONED PIPES AND STRUCTURES ARE TO BE REMOVED AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

### CERTIFIED 200' RADIUS OWNERS LIST

CERTIFIED LIST AS PROVIDED BY XXXXXXXX TOWNSHIP DATED XXXXXXXXXX

BLOCK	LOT	OWNER	PROPERTY ADDRESS
TO BE PROVIDED			

### PARKING CRITERIA

	REQUIRED	PROPOSED
CANNA REMEDIES:	50 SPACES	52 SPACES
TENANT #2:	23 SPACES (APPROX.)	23 SPACES
		TOTAL: 75 SPACES

- #### PARKING AND PAVING NOTES
- A MINIMUM CLEARANCE OF TWO FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGN OR LIGHT POLE.
  - DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL SPOT GRADES IN PAVED AREAS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
  - IN ADA ACCESSIBLE PARKING STALLS THE SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
  - CONNECTION OF NEW CURB TO EXISTING CURB SHALL BE MADE AT AN EXISTING JOINT.
  - ALL CURBING IS TO BE 3" FACE UNLESS OTHERWISE NOTED. CURBS AT ACCESSIBLE RAMPS ARE TO BE INSTALLED FLUSH WITH THE PAVEMENT SURFACE.

### SITE USE

CANNABIS RETAIL BUSINESS (CONDITIONAL USE)  
PARKING

- #### GRADING NOTES
- EXISTING CONTOURS AND SPOT ELEVATIONS WERE OBTAINED FROM AERIAL TOPOGRAPHY AND ARE ASSUMED ACCURATE TO ONE HALF OF THE CONTOUR INTERVAL.
  - PROPOSED CONTOURS AND SPOT ELEVATIONS ON THE PLANS INDICATE FINISHED GRADE, UNLESS OTHERWISE INDICATED.
  - "TC" INDICATES TOP OF CURB ELEVATION AT THE BACK OF CURB AND "BC" INDICATES THE TOP OF PAVEMENT ELEVATION AT THE FACE OF CURB.
  - THE SUITABILITY OF EXCAVATED MATERIAL FOR FILL OR BACKFILL SHALL BE DETERMINED BY THE ENGINEER.
  - THE CONTRACTOR SHALL REMOVE ALL EXCESS, UNSUITABLE, OR CONTAMINATED SOILS, VEGETATION, AND DEBRIS AND DISPOSE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
  - ALL LANDSCAPED ISLANDS SHALL BE CROWNED/BERMED AT A SLOPE OF 2.5% IN ALL DIRECTIONS UNLESS OTHERWISE NOTED.

Project: Job Name: Location: Date: 12/19/2022 10:49 AM Printed By: User: A. Cruz Revise: 12/19/2022 10:49 AM  
 2025/12/19/2022 10:49 AM Printed By: User: A. Cruz Revise: 12/19/2022 10:49 AM

NO.	DATE	REVISION	DRAWN	CHK	REL

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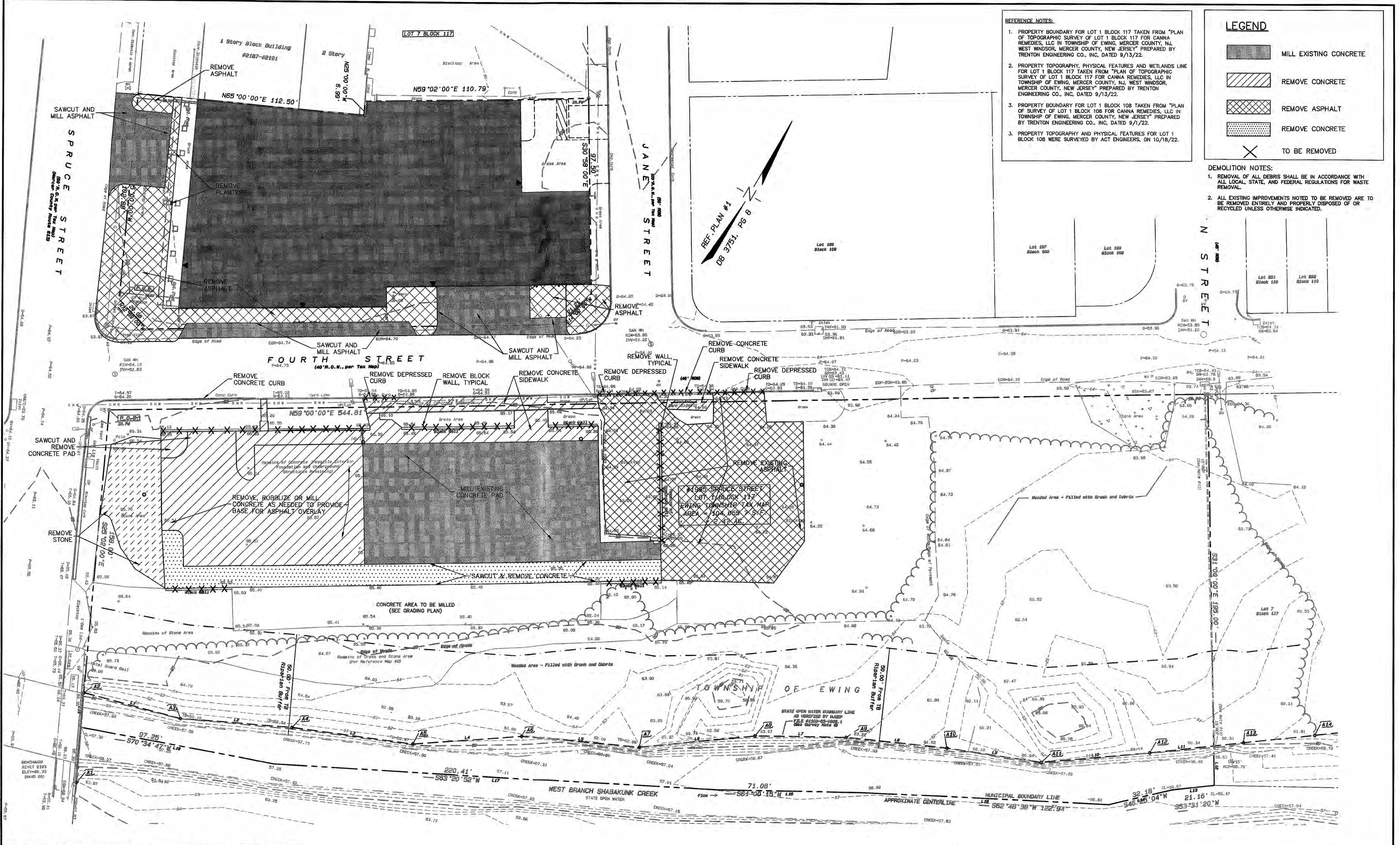
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**ROBERT E. KORKUCH**  
 NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 24GE03268100

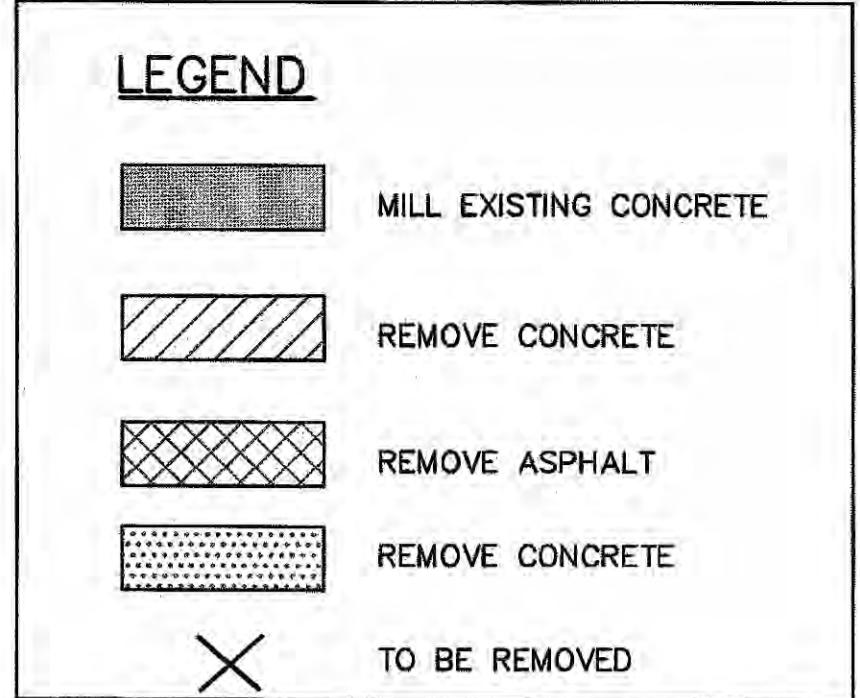
**ACT ENGINEERS, INC.**  
 A SMALL BUSINESS ENTERPRISE

**INFORMATION SHEET**  
 FOR  
**CANNA REMEDIES, LLC**  
 LOT 1 BLOCK 117 AND LOT 1 BLOCK 108  
 SITUATED IN  
 MERCER COUNTY  
 NEW JERSEY

PROJECT NO.	220916-00
CHECKED BY	JR
DATE	12/19/22
SCALE	AS NOTED
ACT ENGINEERS, INC.	
SHEET	
2 OF 10	



- REFERENCE NOTES:**
- PROPERTY BOUNDARY FOR LOT 1 BLOCK 117 TAKEN FROM "PLAN OF TOPOGRAPHIC SURVEY OF LOT 1 BLOCK 117 FOR CANNA REMEDIES, LLC IN TOWNSHIP OF EWING, MERCER COUNTY, NJ, WEST WINDSOR, MERCER COUNTY, NEW JERSEY" PREPARED BY TRENTON ENGINEERING CO., INC, DATED 9/13/22.
  - PROPERTY TOPOGRAPHY, PHYSICAL FEATURES AND WETLANDS LINE FOR LOT 1 BLOCK 117 TAKEN FROM "PLAN OF TOPOGRAPHIC SURVEY OF LOT 1 BLOCK 117 FOR CANNA REMEDIES, LLC IN TOWNSHIP OF EWING, MERCER COUNTY, NJ, WEST WINDSOR, MERCER COUNTY, NEW JERSEY" PREPARED BY TRENTON ENGINEERING CO., INC, DATED 9/13/22.
  - PROPERTY BOUNDARY FOR LOT 1 BLOCK 108 TAKEN FROM "PLAN OF SURVEY OF LOT 1 BLOCK 108 FOR CANNA REMEDIES, LLC IN TOWNSHIP OF EWING, MERCER COUNTY, NEW JERSEY" PREPARED BY TRENTON ENGINEERING CO., INC, DATED 9/13/22.
  - PROPERTY TOPOGRAPHY AND PHYSICAL FEATURES FOR LOT 1 BLOCK 108 WERE SURVEYED BY ACT ENGINEERS, ON 10/18/22.



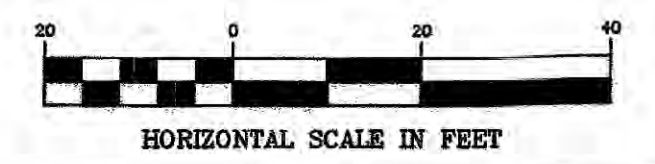
- DEMOLITION NOTES:**
- REMOVAL OF ALL DEBRIS SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS FOR WASTE REMOVAL.
  - ALL EXISTING IMPROVEMENTS NOTED TO BE REMOVED ARE TO BE REMOVED ENTIRELY AND PROPERLY DISPOSED OF OR RECYCLED UNLESS OTHERWISE INDICATED.

12/29/2022 2:20 PM Printed By: Ryan A. Carr - Project: 220916-00 - Demolition Plan for Canna Remedies, LLC Lot 1 Block 117 and Lot 1 Block 108  
 12/29/2022 2:20 PM Printed By: Ryan A. Carr - Project: 220916-00 - Demolition Plan for Canna Remedies, LLC Lot 1 Block 117 and Lot 1 Block 108  
 12/29/2022 2:20 PM Printed By: Ryan A. Carr - Project: 220916-00 - Demolition Plan for Canna Remedies, LLC Lot 1 Block 117 and Lot 1 Block 108

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*Robert E. Korkuch*

**ROBERT E. KORKUCH**  
 NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 24GE03268100

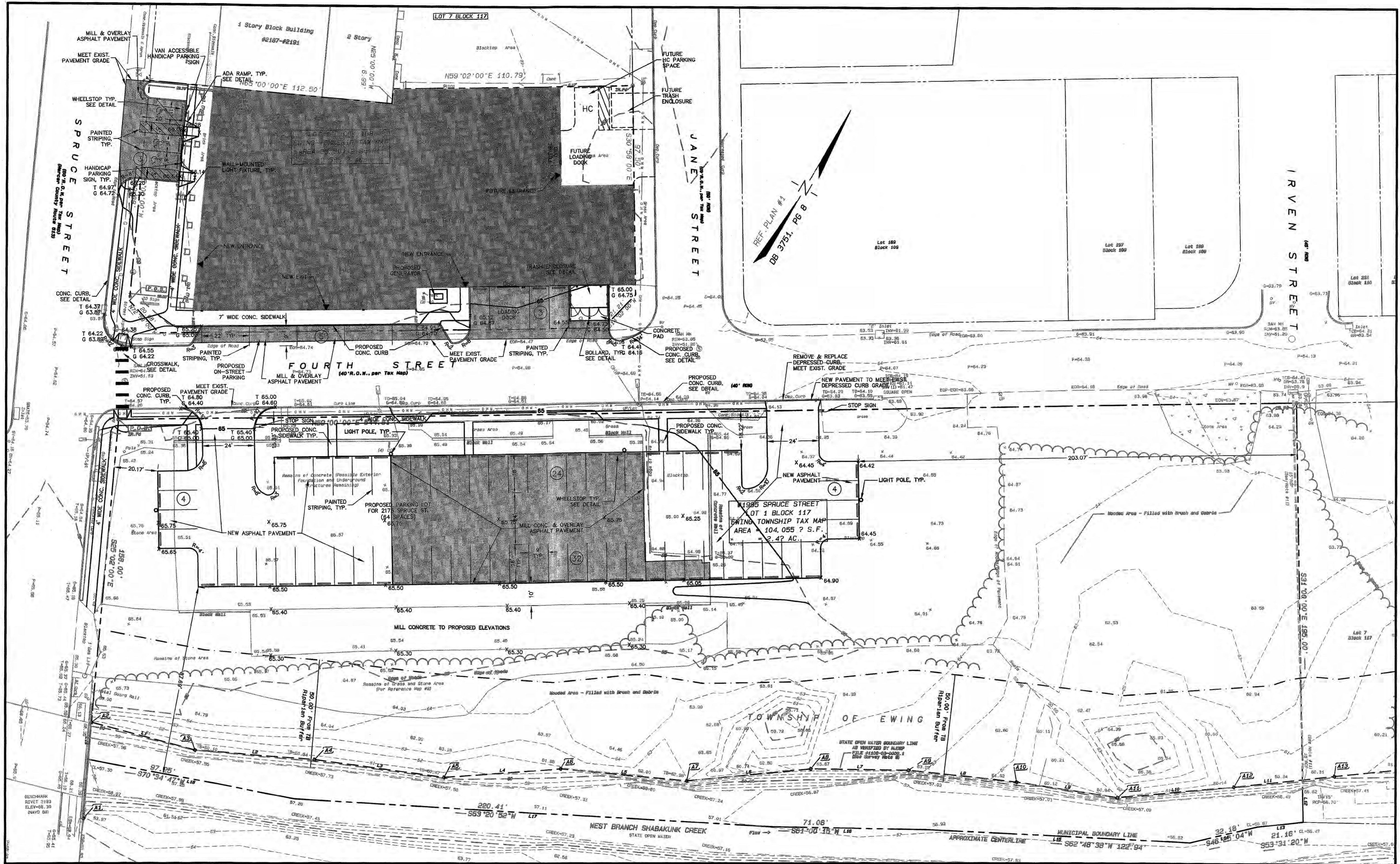
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**DEMOLITION PLAN**  
 FOR  
**CANNA REMEDIES, LLC**  
 LOT 1 BLOCK 117 AND LOT 1 BLOCK 108  
 SITUATED IN  
 MERCER COUNTY  
 NEW JERSEY

CADD FILE	F-DEM0	PROJECT NO.	220916-00
DRAWN BY	JR	CHECKED BY	IK
SCALE	1"=20'	DATE	12/19/22
ACT ENGINEERS, INC.		SHEET	
EWING TOWNSHIP		3 OF 10	



12/19/2022 2:27 PM Plotted by Brian A. Dine Drawn Plotted 12/19/2022 2:27 PM  
 File: R:\2022\1219\1219-00\1219-00.dwg  
 User: baw  
 Plot Device: HPGL  
 Plot Style: act.dwt  
 Plot Range: Full  
 Scale: 1"=20'  
 Date: 12/19/22

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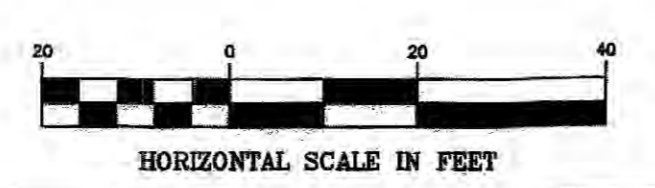
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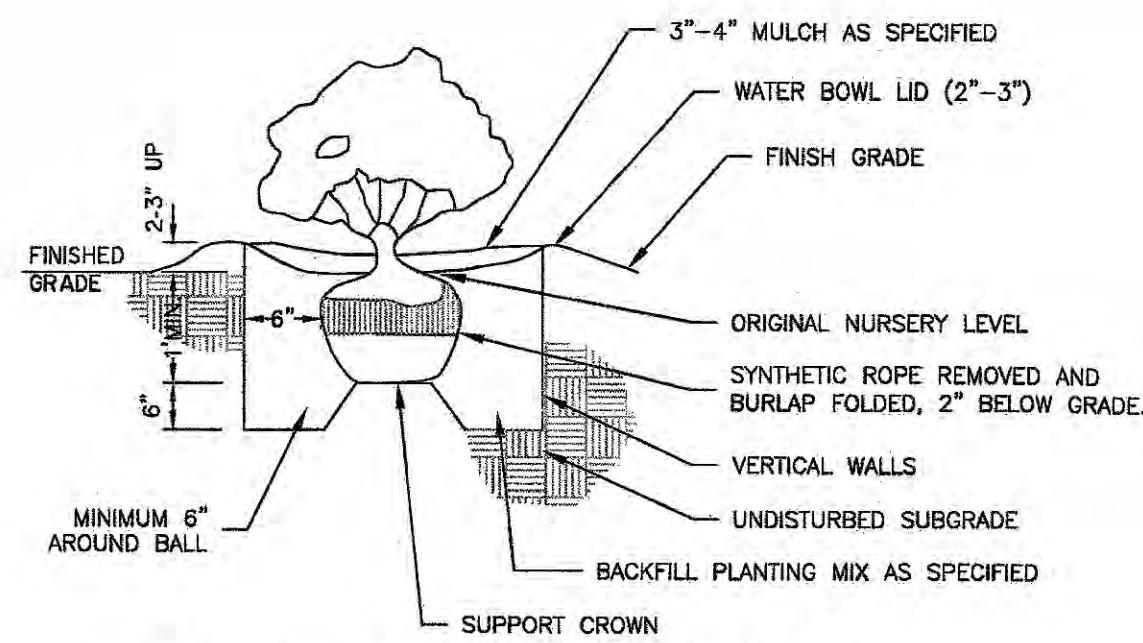
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**SITE LAYOUT AND GRADING PLAN**  
FOR  
**CANNA REMEDIES, LLC**  
LOT 1 BLOCK 117 AND LOT 1 BLOCK 108  
SITUATED IN  
EWING TOWNSHIP  
MERCER COUNTY  
NEW JERSEY

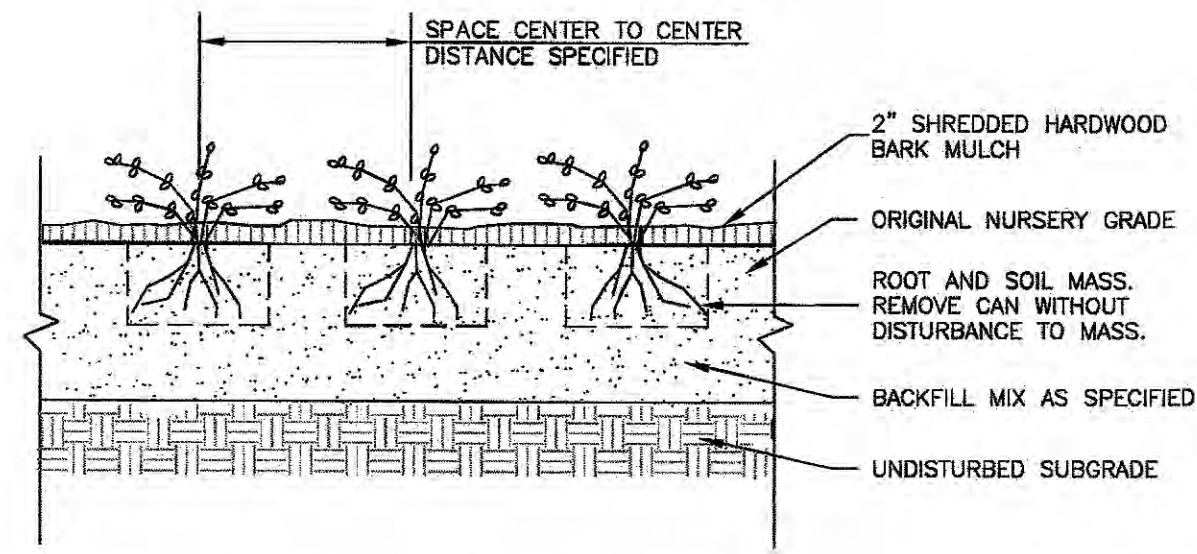
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DRAWN BY	JR	CHECKED BY
SCALE	1"=20'	DATE
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SHEET		
<b>4 OF 10</b>		





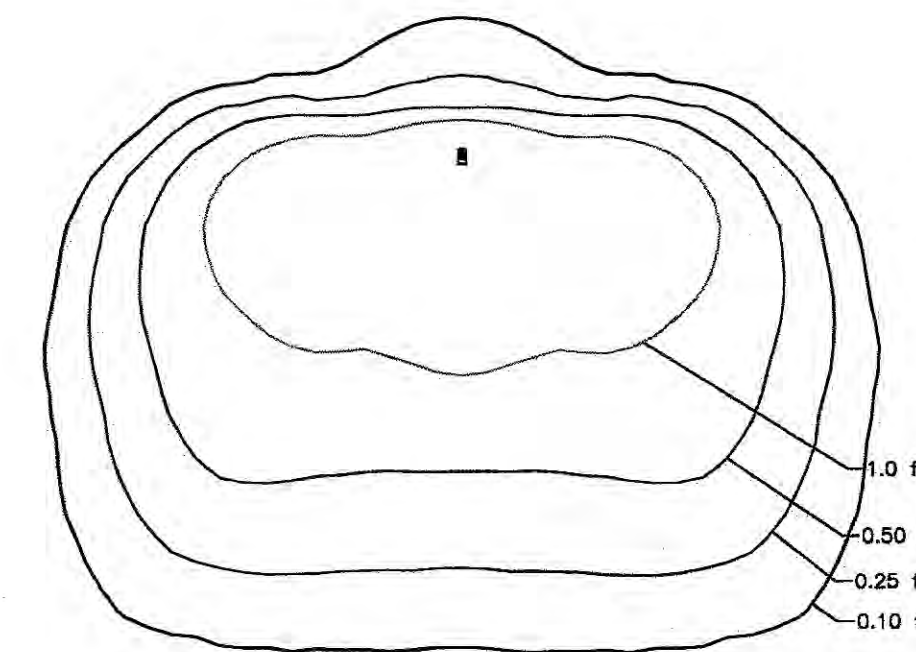
**PLANTING DETAIL- SHRUBS**

(B & B CANNED PLANTS)  
(REMOVE CAN)  
SCALE: NO SCALE

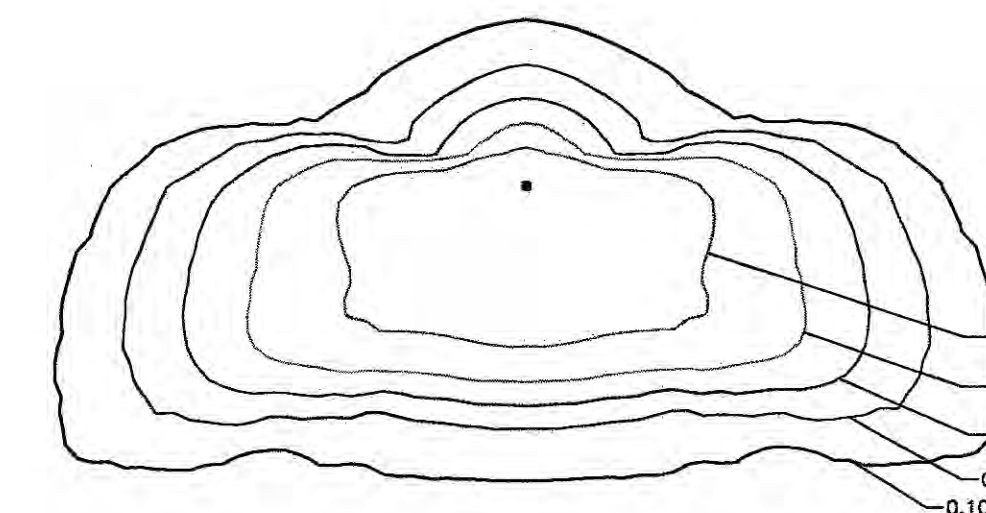


**PLANTING DETAIL-GROUND COVER IN PLANTING BED**

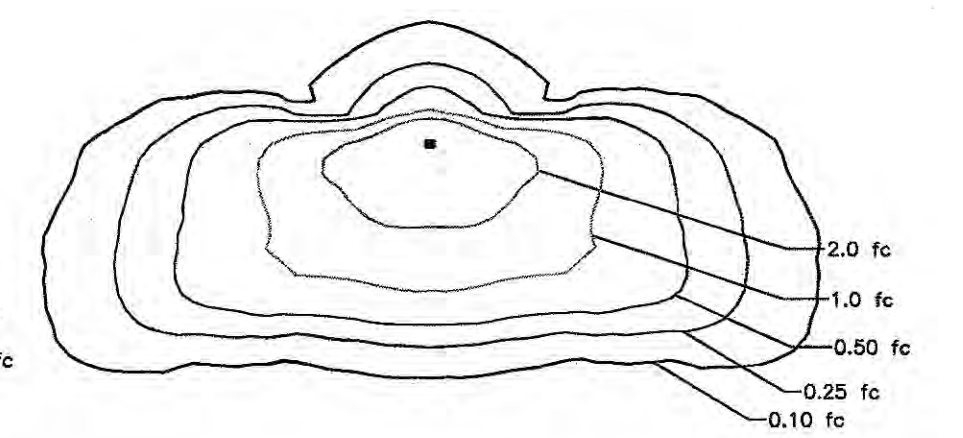
SCALE: NO SCALE



FIXTURE A  
EATON STREETWORKS GALLEON LED  
POLE-MOUNTED LUMINAIRE  
TYPE IV SPILL LIGHT ELIMINATOR OPTICS  
22' FIXTURE MOUNTING HEIGHT



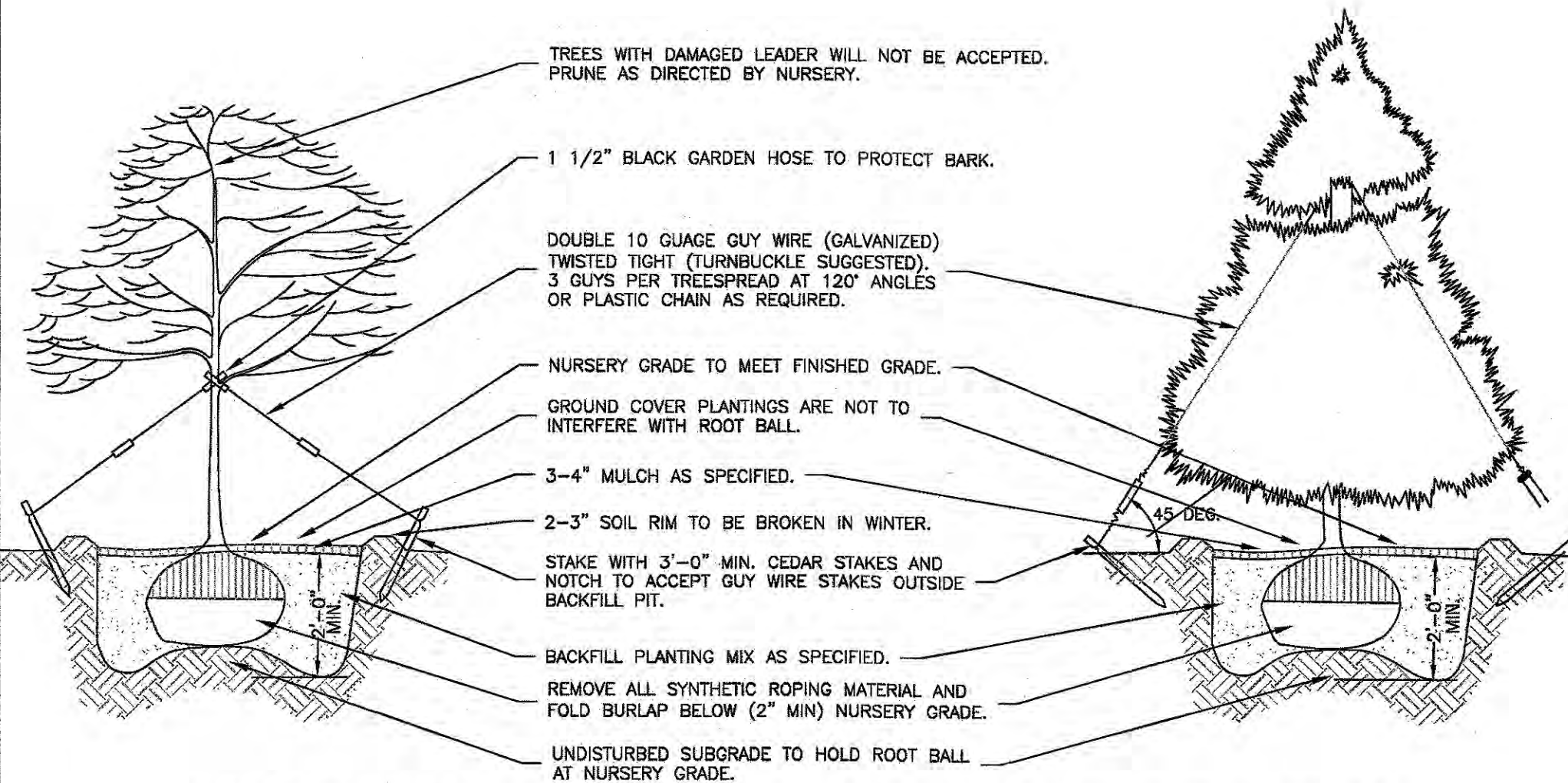
FIXTURE B  
COOPER LIGHTING/MCGRAW-EDISON  
IMPACT ELITE TRAPEZOID LED  
WALL-MOUNTED LUMINAIRE  
TYPE 3 SPILL LIGHT ELIMINATOR OPTICS  
10' FIXTURE MOUNTING HEIGHT



FIXTURE C  
COOPER LIGHTING/MCGRAW-EDISON  
IMPACT ELITE TRAPEZOID LED  
WALL-MOUNTED LUMINAIRE  
TYPE 3 SPILL LIGHT ELIMINATOR OPTICS  
9' FIXTURE MOUNTING HEIGHT

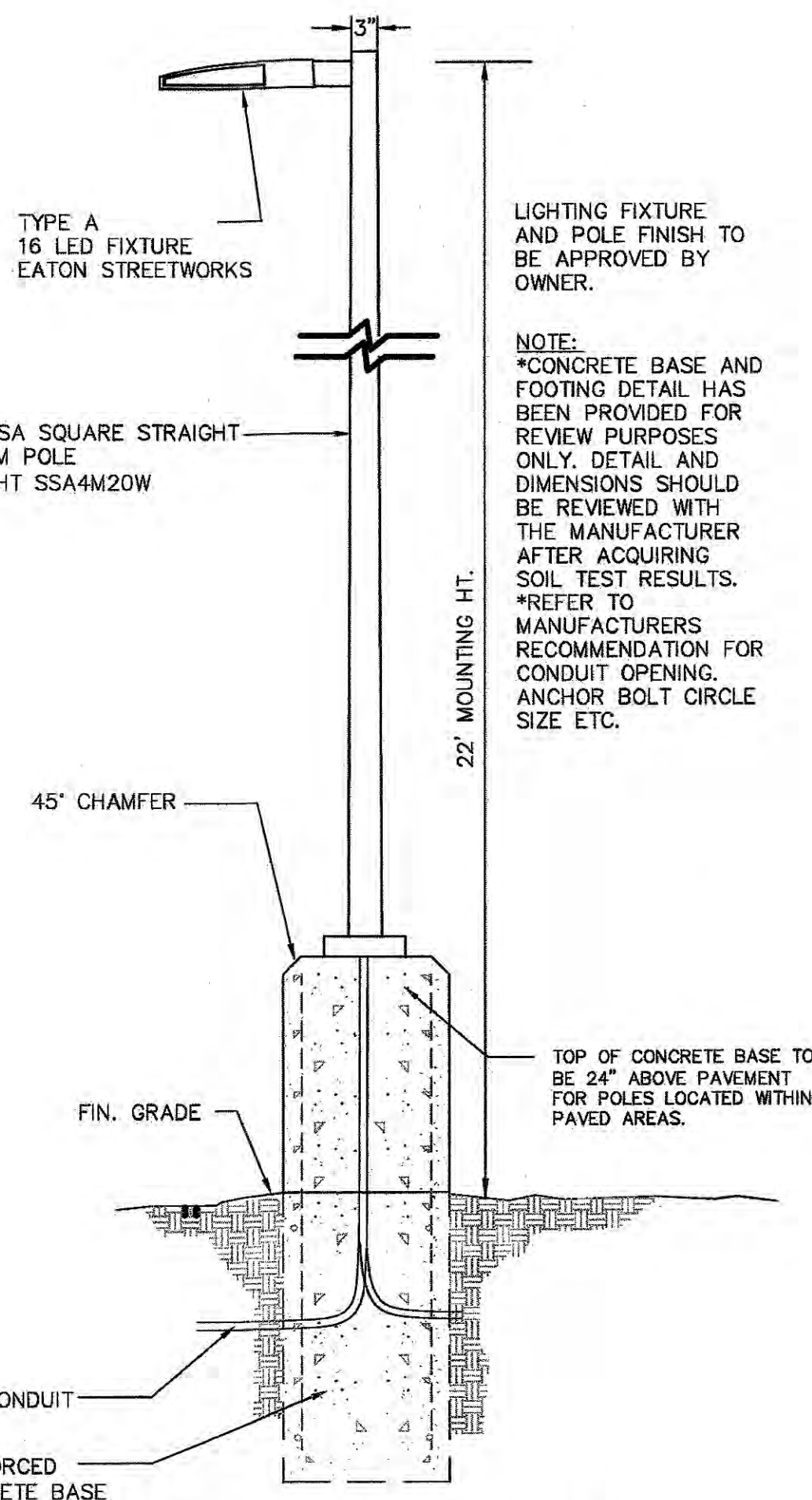
**PHOTOMETRICS**

SCALE: 1"=30'



**TREE PLANTING DETAIL- EVERGREEN & ORNAMENTAL TREES**

SCALE: NO SCALE

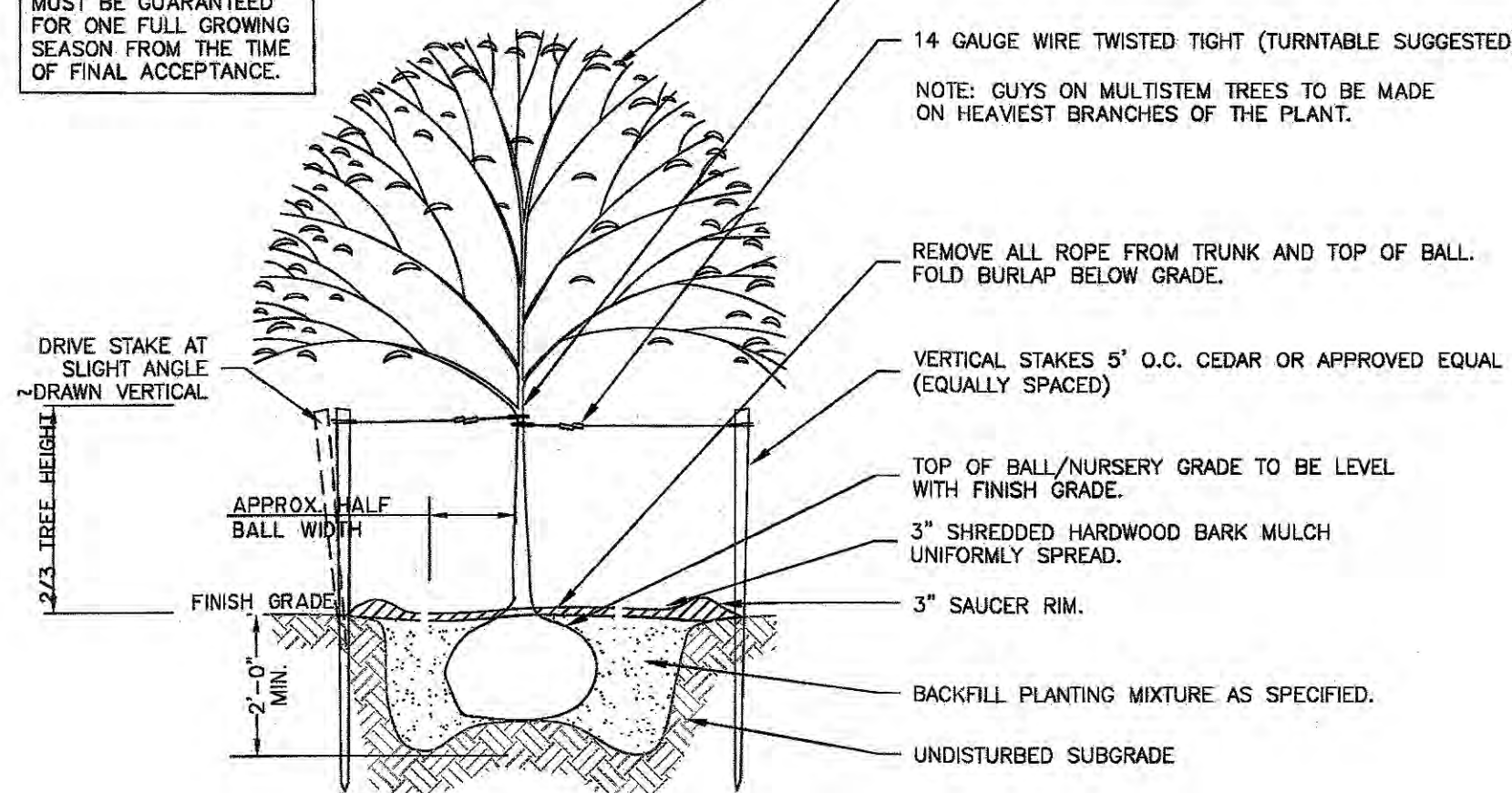


**LIGHT POLE AND BASE DETAIL**

LUMINAIRE SCHEDULE										
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	
○	A	4	GAN-AF-02-LED-U-SL4	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS	LED (32)	GAN-AF-02-LED-U-SL4.ies	Absolute	0.91	59.0	
□	B	1	IST-SA1D-730-U-SL3	IMPACT ELITE LED TRAPEZOID LUMINAIRE (1) 70 CRI, 3000K, 350mA LIGHTSQUARE WITH 16 LEDS AND TYPE III SPILL LIGHT ELIMINATOR OPTICS	LED (16)	IST-SA1D-730-U-SL3.ies	Absolute	0.91	45.2	
□	C	3	IST-SA1A-730-U-SL3	IMPACT ELITE LED TRAPEZOID LUMINAIRE (1) 70 CRI, 3000K, 350mA LIGHTSQUARE WITH 16 LEDS AND TYPE III SPILL LIGHT ELIMINATOR OPTICS	LED (16)	IST-SA1A-730-U-SL3.ies	Absolute	0.91	20.1	

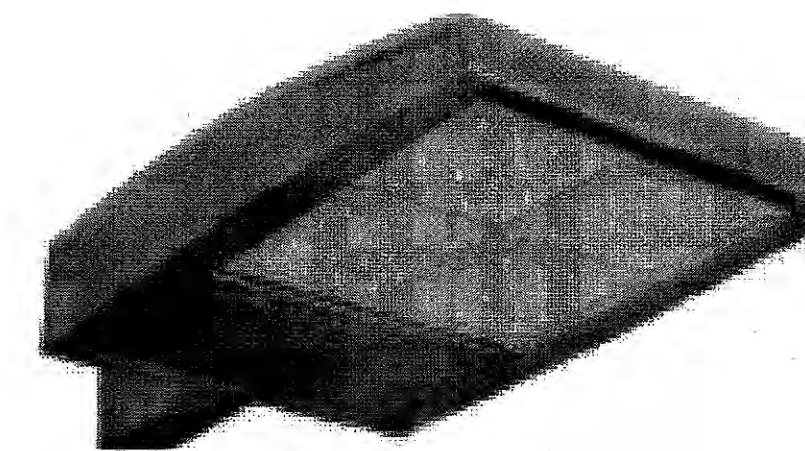
NOTE: CONTRACTOR SHALL REMOVE STAKING, GUYING AND WRAP AT THE END OF THE GUARANTEED PERIOD. ALL PLANTINGS MUST BE GUARANTEED FOR ONE FULL GROWING SEASON FROM THE TIME OF FINAL ACCEPTANCE.

TREE SIZE	STAKES
8-10'	2 @ 6"
1 1/2" CAL	2 @ 7"
2"-2 1/2" CAL	2 @ 8" x 2 1/2"
2 1/2"-4" CAL	2 @ 8"
4"-60" CAL	2 @ 10"

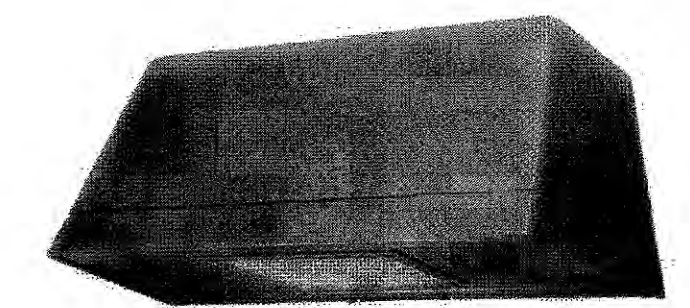


NOTE: TOP HALF OF ALL WIRE BASKETS SHALL BE REMOVED FROM ALL PLANT MATERIAL ROOT BALLS.

NOTE: CONTRACTOR SHALL PARTIAL FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PERCOLATION DOES NOT OCCUR, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.



FIXTURE A  
EATON STREETWORKS GALLEON AREA LED  
MOUNTING HEIGHT 22'  
**POLE MOUNTED LED FIXTURE**  
SCALE: NO SCALE



FIXTURES B&C  
COOPER LIGHTING/MCGRAW-EDISON IMPACT ELITE TRAPEZOID  
WALL LED, MOUNTING HEIGHTS 9' & 10'  
**WALL MOUNTED FIXTURE**  
NO SCALE

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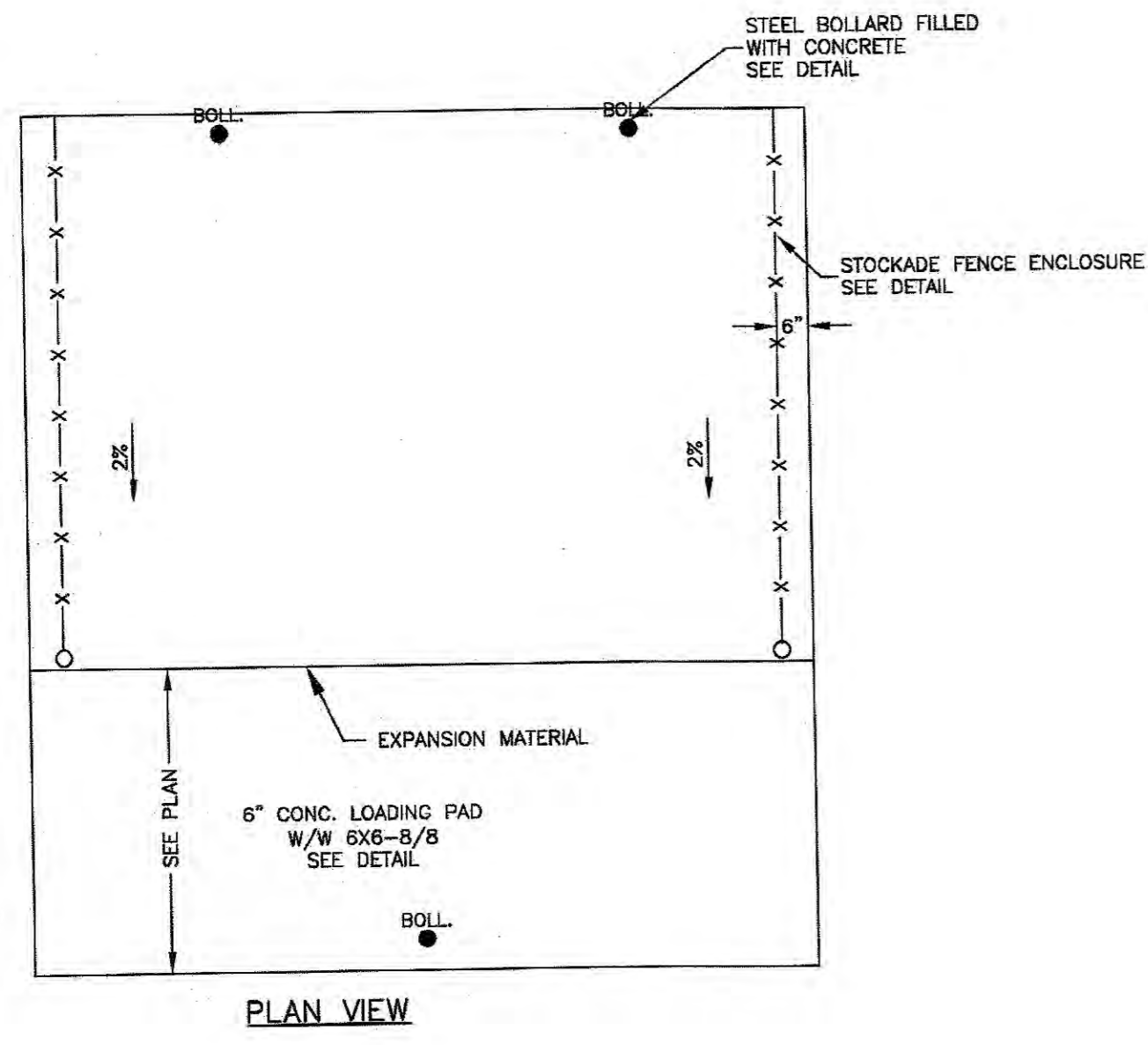
*Robert E. Korkuch*  
**ROBERT E. KORKUCH**  
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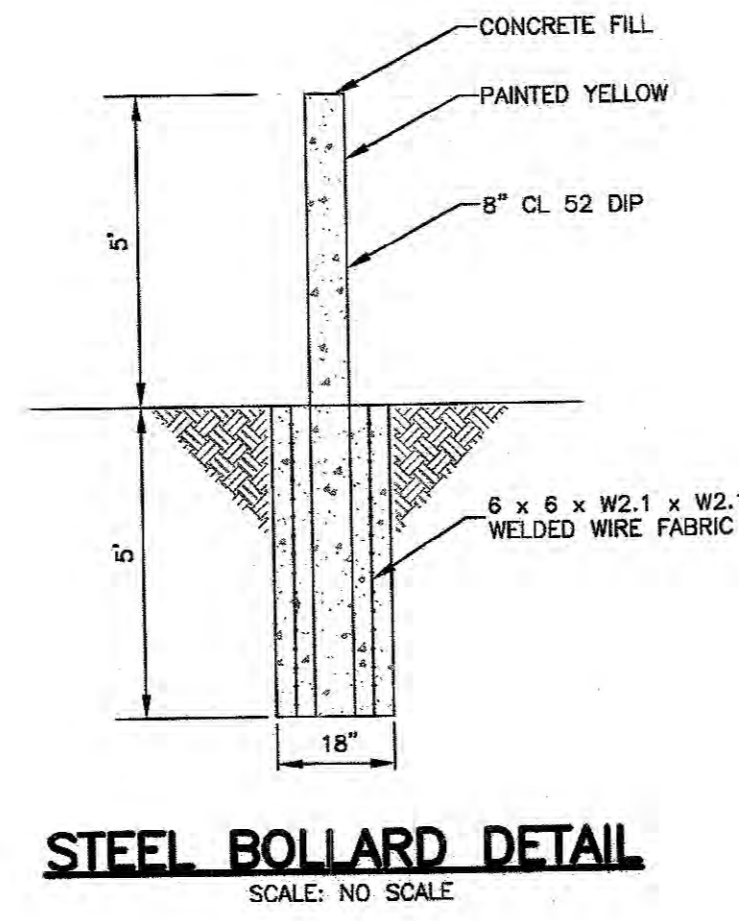
**LANDSCAPE-LIGHTING NOTES AND DETAILS**  
FOR  
**CANNA REMEDIES, LLC**  
LOT 1 BLOCK 117 AND LOT 1 BLOCK 108  
SITUATED IN  
MERCER COUNTY  
EWING TOWNSHIP  
NEW JERSEY

DATE	PROJECT NO.
12/19/22	220916-00
DATE	CHECKED BY
12/19/22	JR
SCALE	DATE
AS NOTED	12/19/22
ACT ENGINEERS, INC.	
SHEET	
6 OF 10	

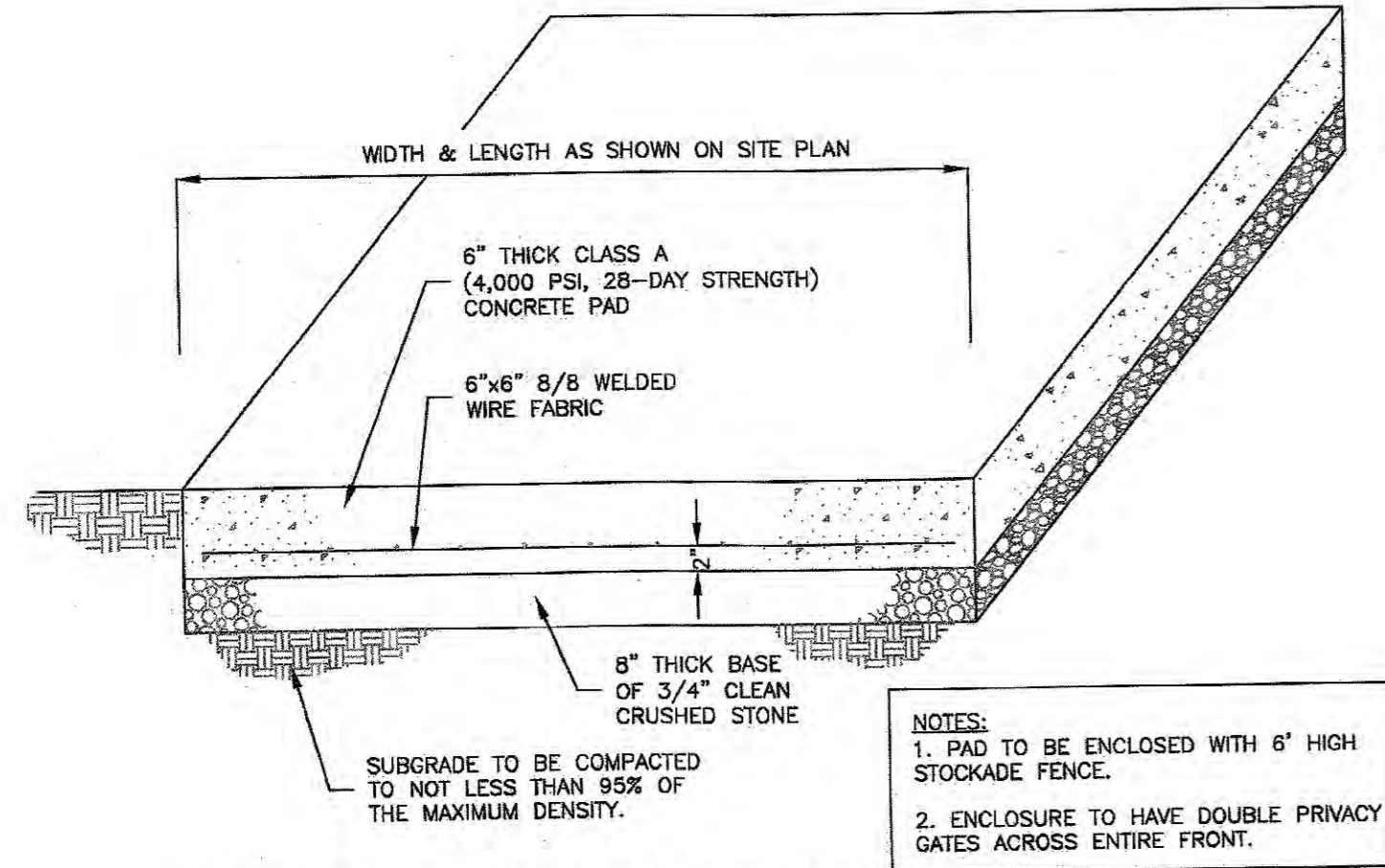




PLAN VIEW

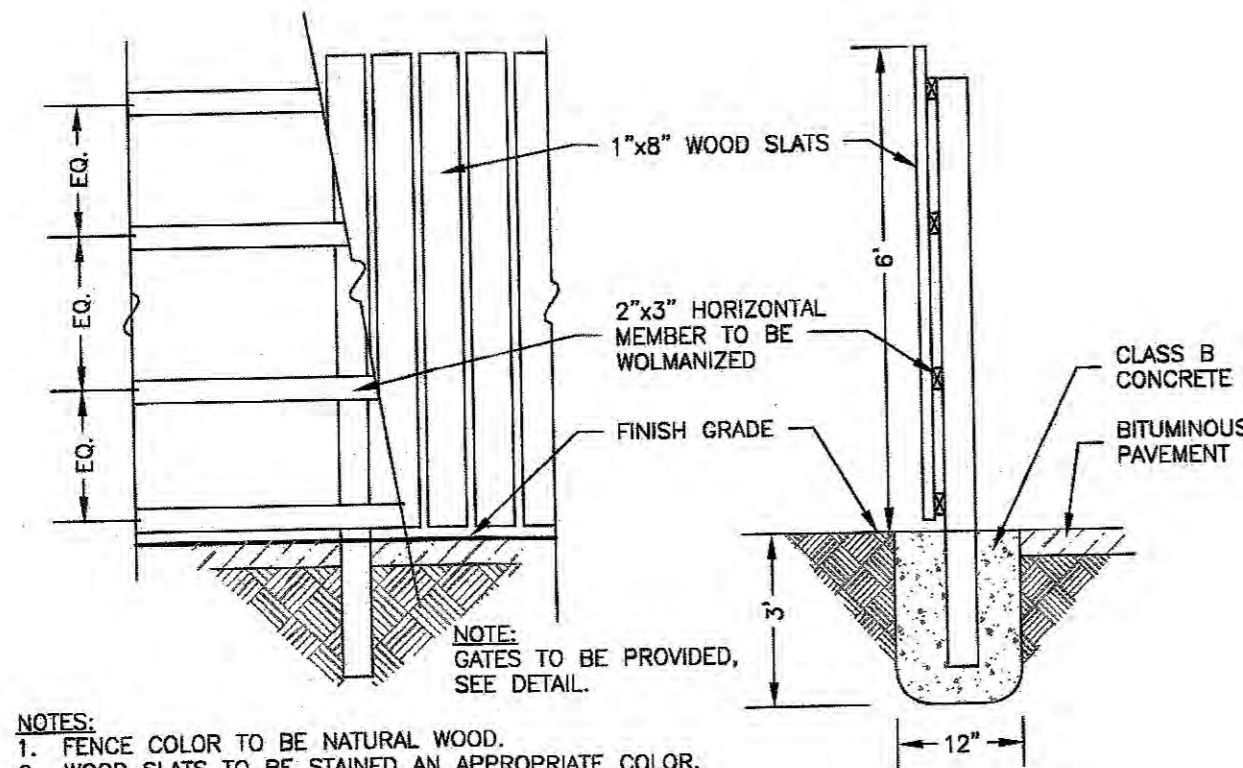


STEEL BOLLARD DETAIL  
SCALE: NO SCALE



- NOTES:
1. PAD TO BE ENCLOSED WITH 6' HIGH STOCKADE FENCE.
  2. ENCLOSURE TO HAVE DOUBLE PRIVACY GATES ACROSS ENTIRE FRONT.

CONCRETE TRASH ENCLOSURE PAD DETAIL  
SCALE: NO SCALE



- NOTES:
1. FENCE COLOR TO BE NATURAL WOOD.
  2. WOOD SLATS TO BE STAINED AN APPROPRIATE COLOR.
  3. ALL CONNECTORS & HARDWARE TO BE GALVANIZED.

STOCKAGE FENCE TRASH ENCLOSURE DETAIL  
SCALE: NO SCALE

Xref: R:\BASE.dwg; R:\SITE.dwg; R:\CADD.dwg; R:\LE.dwg; R-LIGHT.dwg; Layout: Top; Home; Overview; Standard; DWG; Solid Body; Plot; 12/19/22 2:31 PM; Plotted By: mpratt; Plotter: HP DesignJet 560C; Plot Size: 36x48; Scale: 1:1; Status: PLOTTED; User: mpratt

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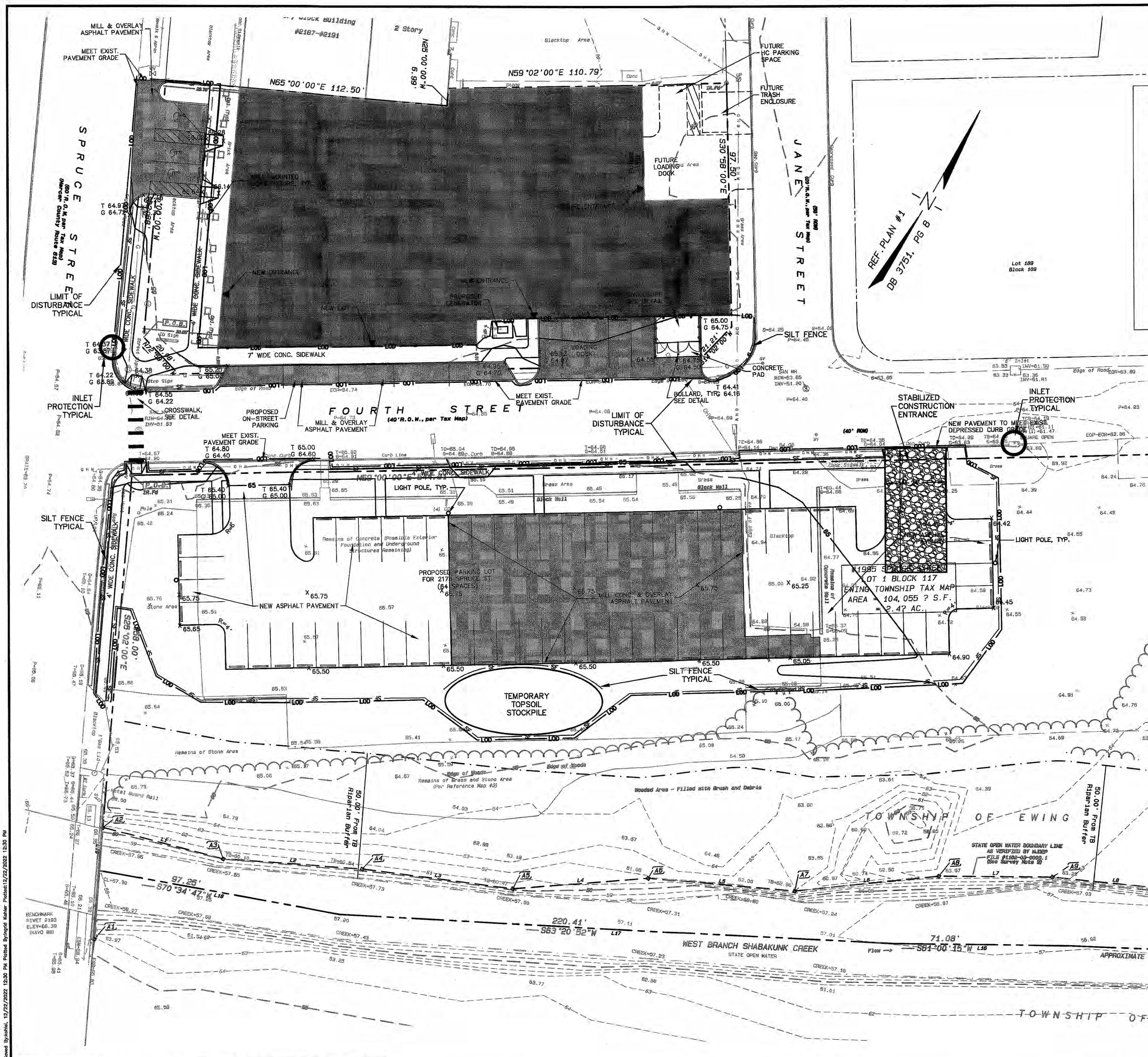
**ROBERT E. KORKUCH**  
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**CONSTRUCTION DETAILS**  
 FOR  
**CANNA REMEDIES, LLC**  
 LOT 1 BLOCK 117 AND LOT 1 BLOCK 108  
SITUATED IN MERCER COUNTY  
 EWING TOWNSHIP    NEW JERSEY

CADD FILE	F-DETAIL	PROJECT NO.	220916-00
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SCALE	AS NOTED	DATE	12/19/22
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			<b>8 OF 10</b>

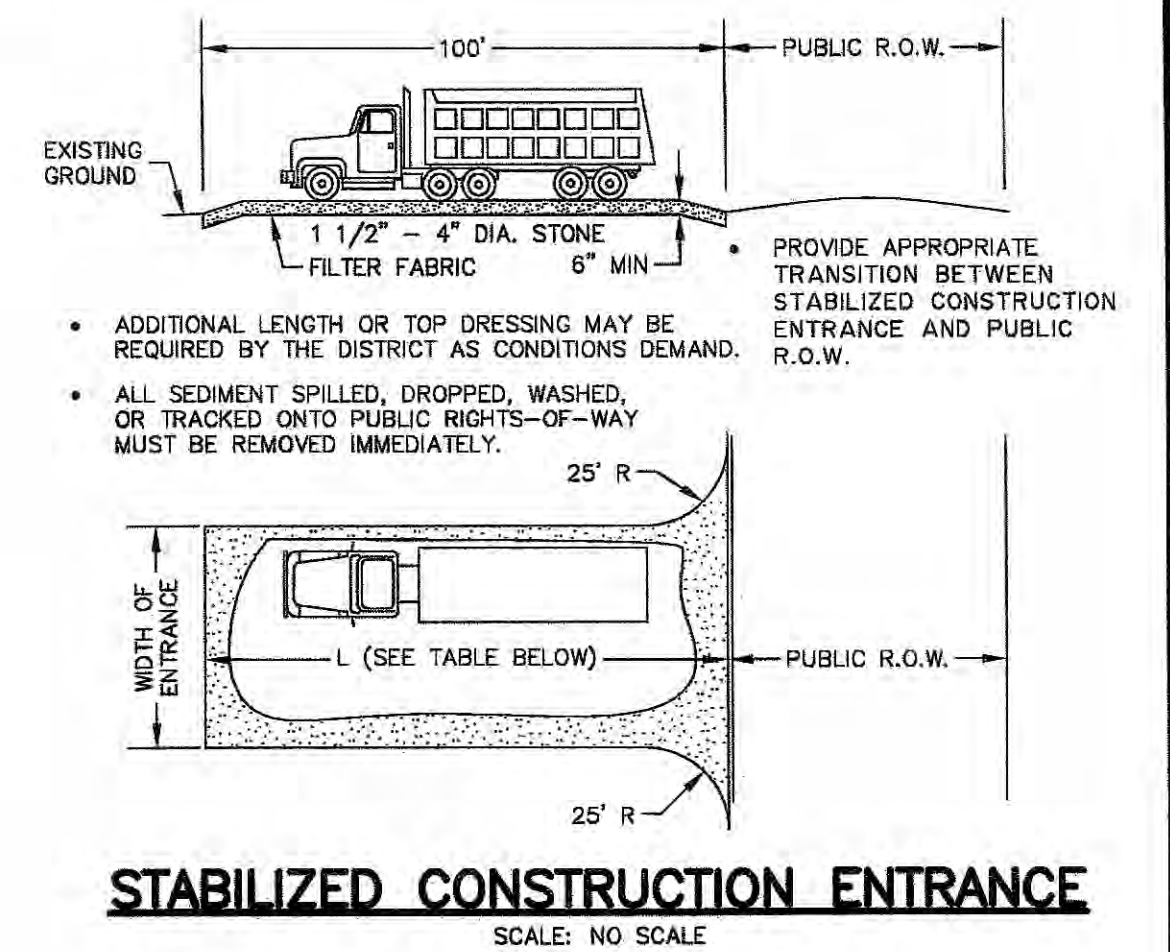




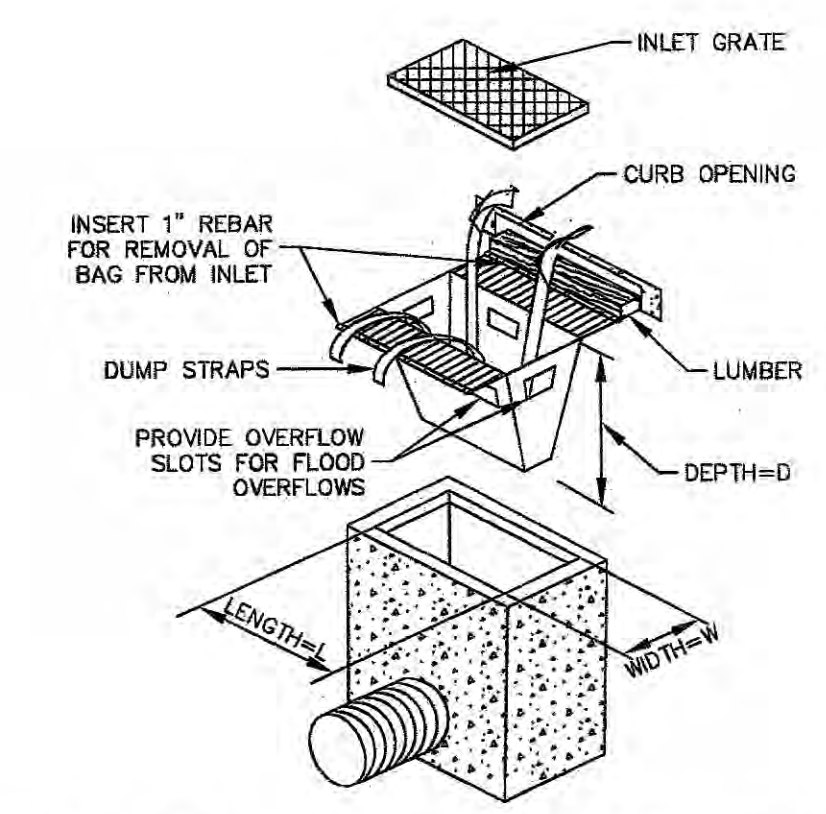
LIMIT OF DISTURBANCE  
AREA= 0.98± ACRES

**SEQUENCE OF CONSTRUCTION:**

1. NOTIFY MERCER COUNTY SOIL CONSERVATION DISTRICT 48 (FORTY-EIGHT) HOURS PRIOR TO ANY LAND-DISTURBING ACTIVITY (SEE S.E.S.C. NOTES FOR CONTACT INFORMATION).
2. INSTALL SILT FENCING WHERE INDICATED ALONG LIMITS OF DISTURBANCE AND INSTALL INLET FILTERS.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
4. SAWCUT AND DEMOLISH EXISTING CONCRETE SLABS AND BITUMINOUS PAVEMENT WITHIN LIMITS OF DISTURBANCE.
5. MILL CONCRETE AND BITUMINOUS PAVEMENT PER DESIGN PLAN.
6. PERFORM PRE-OVERLAY PAVEMENT REPAIRS AS NEEDED.
7. ROUGH GRADE PER DESIGN PLAN.
8. BEGIN CONSTRUCTION OF CONCRETE CURBS, DUMPSTER AREA, PARKING AREAS AND SIDEWALKS.
9. REGRADE AND STABILIZE AREA AROUND CONSTRUCTION TO MAINTAIN PREVAILING DRAINAGE PATTERNS.
10. CONTINUE AND FINISH CONSTRUCTION OF ANY REMAINING SITE IMPROVEMENTS - I.e., CONCRETE PADS, LIGHTING, LANDSCAPING, ETC.
11. FINISH GRADE FUTURE LAWN AREAS, INSTALL TREES AND SHRUBS IN ACCORDANCE WITH LANDSCAPING PLAN.
12. PLACE 5" TOPSOIL, FERTILIZER, SEED & MULCH IN ACCORDANCE WITH PERMANENT SEEDING STANDARDS.
13. CONTACT MERCER S.C.D. TO REQUEST FINAL INSPECTION, REMOVE ACCUMULATED SEDIMENT FROM SWALES, THEN SEED & STABILIZE ANY REMAINING AREAS AS NECESSARY.

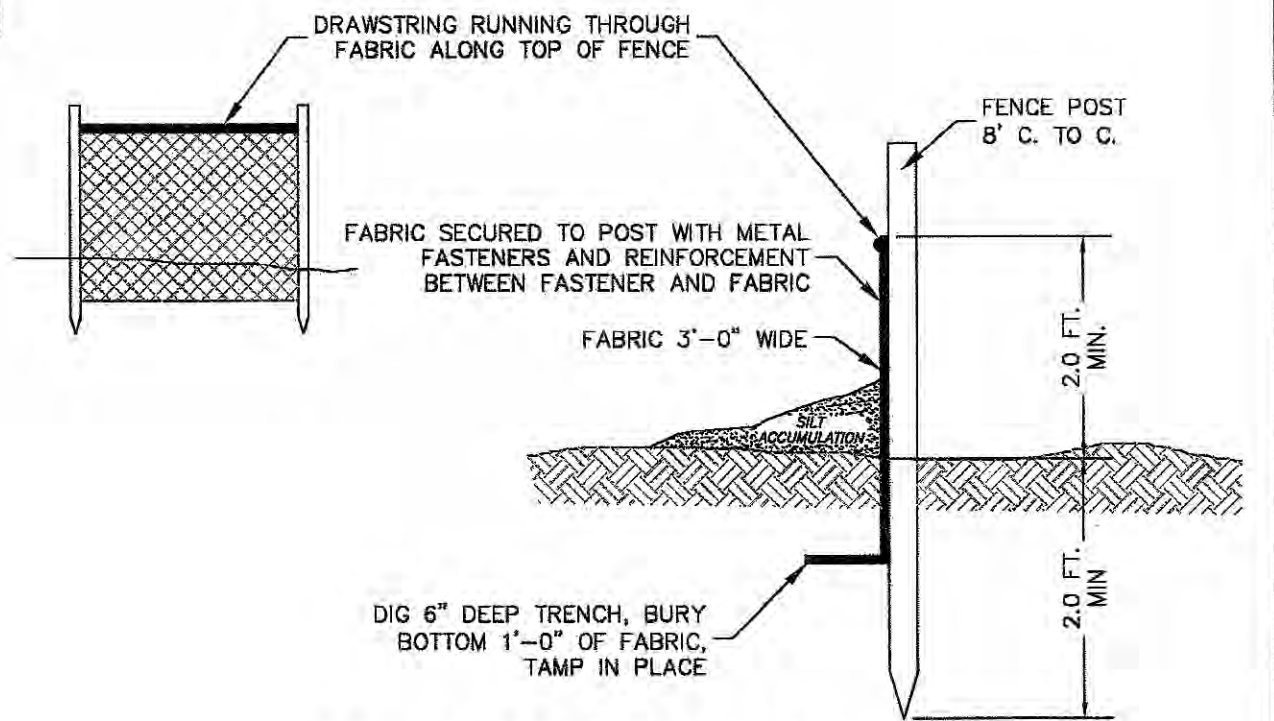


**STABILIZED CONSTRUCTION ENTRANCE**  
SCALE: NO SCALE

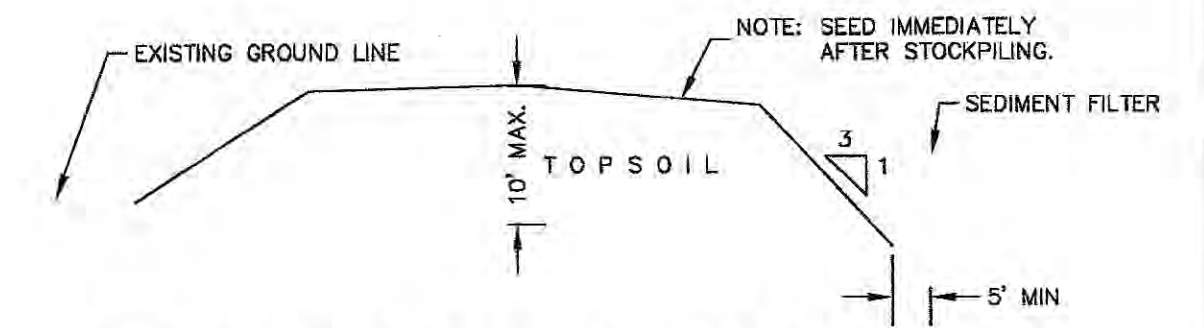


NOTE: "SILTSACK" OR APPROVED EQUAL STORM SEWER INLET PROTECTION.

**INLET PROTECTION DETAIL**  
SCALE: NO SCALE



**SILT FENCE DETAIL**  
SCALE: NO SCALE



**TEMPORARY TOPSOIL STOCKPILE**  
SCALE: NO SCALE

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**SOIL EROSION & SEDIMENT CONTROL PLAN**  
FOR  
**CANNA REMEDIES, LLC**  
LOT 1 BLOCK 117 AND LOT 1 BLOCK 108  
SITUATED IN  
MERCER COUNTY  
EWING TOWNSHIP  
NEW JERSEY

CADD FILE	F-SCS	PROJECT NO.	220916-00
DRAWN BY	JR	CHECKED BY	IK
SCALE	1"=200'	DATE	12/19/22
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