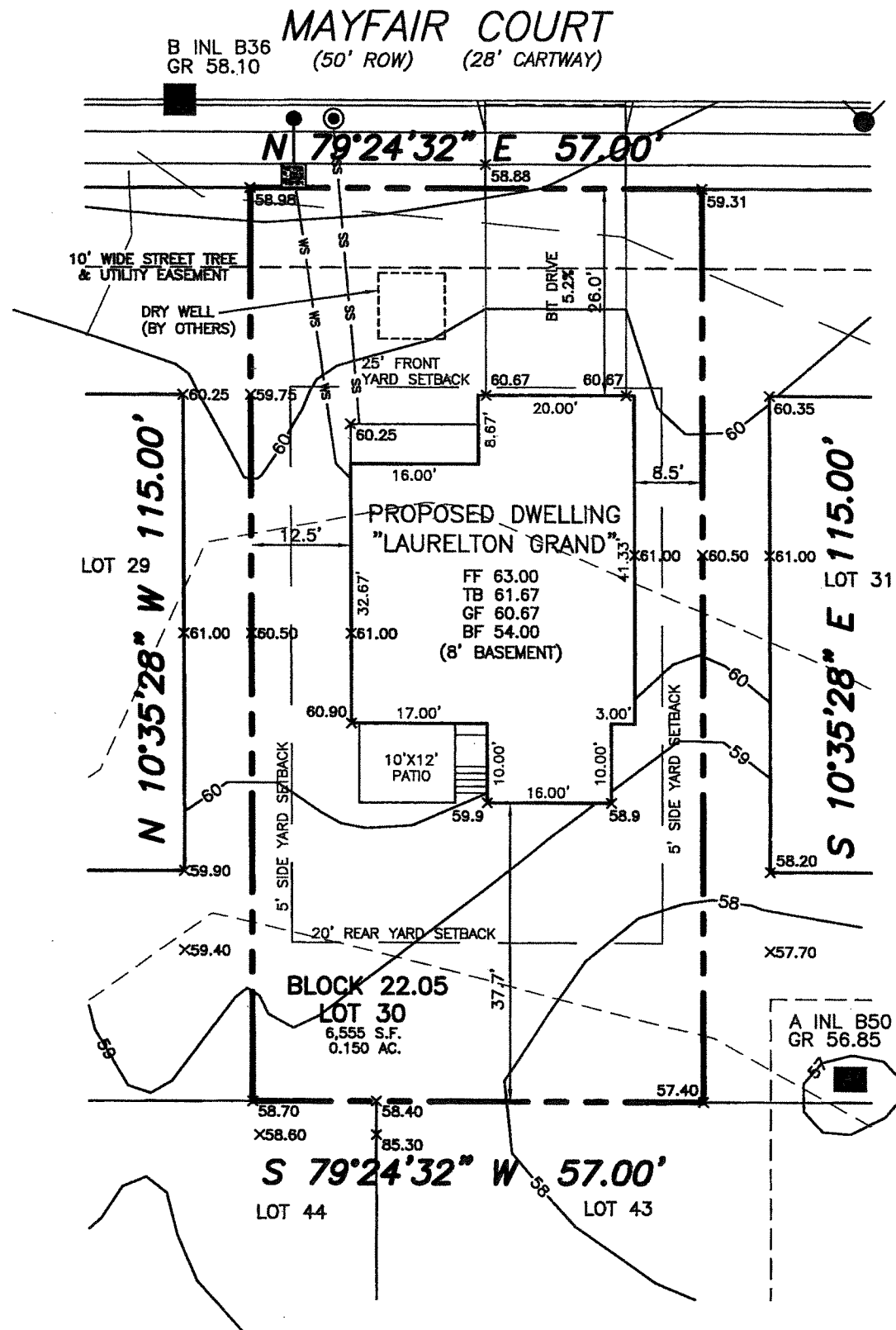


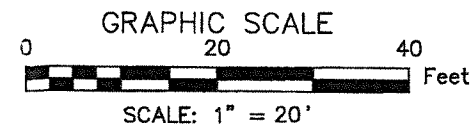
P:\Projects\3842-02\dwg\HOUSELINE\2205-30.dwg, Layout1 (3), 8/21/2025 10:08:33 AM, scoter1, 1:1



NOT FOR CONSTRUCTION
THIS PLAN IS TO BE USED
FOR PERMITTING PURPOSES ONLY

NOTES:

1. THIS PLOT PLAN SHOWN HEREON IS BASED ON A PLAN ENTITLED "PLAN OF LOTS, WELLINGTON FARMS - SECTION 4, PLATE 4, BLOCK 22, 8.01, LUMBERTON TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY" DATED 06/04/2021 LAST REVISED 03/06/2023 AS PREPARED BY CONSULTING ENGINEER SERVICES FILED 04/29/25 IN THE BURLINGTON COUNTY CLERKS OFFICE AS INSTRUMENT #5953555.
2. PROPOSED GRADING DESIGN WAS OBTAINED FROM PLANS ENTITLED "WELLINGTON FARMS - PRELIMINARY & FINAL MAJOR SUBDIVISION PLANS AND MAJOR SITE PLANS (APARTMENTS) & PRELIMINARY MAJOR SITE PLANS (RETAIL)" PLATE 4, BLOCK 22, 8.01, LUMBERTON TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY" DATED 08/07/2022 LAST REVISED 11/08/22 AS PREPARED BY CONSULTING ENGINEER SERVICES.
3. THE DWELLING DIMENSIONS SHOWN ON THIS PLOT PLAN ARE BASED UPON ARCHITECTS DRAWINGS AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY AND CONFIRM ALL BUILDING DIMENSIONS AND CONFIGURATIONS PRIOR TO CONSTRUCTION OF BUILDING SHOWN ON THIS PLOT PLAN.
4. ALL BUILDING TIE DIMENSIONS SHOWN ARE TO FOUNDATION WALL.
5. THIS PLOT PLAN IS TO BE USED FOR PERMITTING PURPOSES ONLY AND IS NOT INTENDED FOR ANY OTHER USE.
6. ESTIMATED SEASONAL HIGH WATER (ESHW) ELEVATION OBTAINED FROM "PRELIMINARY GEOTECHNICAL INVESTIGATION & STORM WATER MANAGEMENT AREA EVALUATION, PROPOSED MIX-MIXED USE DEVELOPMENT 1788 SOUTH PEMBERTON ROAD, LUMBERTON TOWNSHIP, DATED JUNE 19, 2018, UPDATED JULY 16 2018, PREPARED BY WHITESTONE ASSOCIATES, INC. GROUND WATER AND INDICATIONS OF ESHW ELEVATION RANGING FROM 41.0 TO 47.0(NAVD88)
7. ALL ADA FEATURES, ACCESSIBLE WALKWAYS AND RAMPS MUST BE CONSTRUCTED PER THE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN".
8. PUBLIC SIDEWALKS DAMAGED DURING CONSTRUCTION TO BE REPLACED USING 4,500 P.S.I
9. THE PURPOSE OF THIS INDIVIDUAL LOT GRADING PLAN IS TO PROVIDE PROPOSED LOT DESIGNATION, BEARING AND DISTANCES OF THE PROPERTY BOUNDARIES AND BUILDING SETBACKS AND LOT GRADING. THE DWELLING DIMENSIONS WERE TAKEN FROM ARCHITECTURAL DRAWINGS PROVIDED TO CES. CES RECEIVED THE ARCHITECTURAL DRAWINGS AT THE TIME CES WAS INITIALLY AUTHORIZED BY THE CLIENT TO BEGIN WORK. THE CLIENT, BUILDER AND/OR APPLICANT IS RESPONSIBLE TO VERIFY AND CONFIRM ALL DWELLING DIMENSIONS, CONFIGURATION AND VARIOUS DWELLING FLOOR ELEVATIONS PRIOR TO ACTUAL CONSTRUCTION OF THE DWELLING. THIS PLAN IS NOT ISSUED FOR THE CONSTRUCTION OF DWELLING. ONLY THE APPROVED ARCHITECTURAL DRAWINGS CAN BE USED FOR THE CONSTRUCTION OF THE DWELLING AS REQUIRED BY THE BUILDING PERMIT APPLICATION.
10. INDEMNIFICATION BY THE OWNER: TO THE FULLEST EXTENT PERMITTED BY LAW, THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS CONSULTING ENGINEER SERVICES AND THE OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, CONSULTANTS AND EMPLOYEES FROM REASONABLE CLAIMS, COSTS, LOSSES AND DAMAGES ARISING OUT OF OR RELATING TO THE ARCHITECTURAL DWELLING DIMENSIONS CONFIGURATION SHOWN ON THIS PLAN AND CONSTRUCTION OF THE DWELLING OR GEOTECHNICAL RESULTS. THIS INDEMNIFICATION PROVISION IS SUBJECT TO AND LIMITED BY THE PROVISIONS, IF ANY, AGREED TO BY OWNER AND ENGINEER. CES HAS NOT BEEN RETAINED TO INTERPRET OR EVALUATE ANY RESULTS THAT MAY BE CONTAINED WITHIN GEOTECHNICAL INVESTIGATIONS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FROM ANY CONDITION THAT MAY RESULT FROM SUCH INTERPRETATION OR EVALUATION"



JOB# 9363 - 13 MAYFAIR COURT

PLOT PLAN

EASTGATE AT WEXFORD

BLOCK 22.05, LOT 30

LUMBERTON TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY

Erik R. Littlehales
ERIK R. LITTLEHALES

8/25/25
DATE

PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24GE04312700



PREPARED BY
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
645 BERLIN-CROSS KEYS ROAD, SUITE 1, SICKLERVILLE, NJ 08081
PHONE (856) 228-2200 - FAX (856) 232-2346 - EMAIL design@ces-1.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA27957700

SHT NO 1 OF 1 DATE 8/21/25 SCALE 1" = 20' CES NO 3842-02 DRWN BY WTS

FILE NO 3842-02

DWELLING IMPERVIOUS 1589SF (24.2%)
DRIVEWAY IMPERVIOUS 468SF (7.1%)

WTS	DATE	PLOT PLAN
DRWN	DATE	ACTION

THIS PLAN IS A REPRODUCTION OF THE ORIGINAL PLAN, UNLESS THE PLAN HAS THE RASSED SEAL OF THE LICENSED PROFESSIONAL RESPONSIBLE FOR THE PLAN. IT SHALL NOT BE CONSIDERED AN AUTHORIZED DOCUMENT. ANY REUSE WITHOUT WRITTEN AUTHORIZATION OR ADAPTATION BY CES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CES.