

SCALE:  $I'' = 1,000' \pm$ 

# PRELIMINARY & FINAL MAJOR SITE PLAN FOR

# 1784 CAPITAL HOLDINGS, LLC PROPOSED SELF-STORAGE FACILITY

BLOCK 85, LOT 58 & 59.02 1613 LINCOLN HIGHWAY (NJ ROUTE 27) FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY



# APPLICANT 1784 CAPITAL HOLDINGS, LLC

1784 CAPITAL HOLDINGS, LLC 8777 N. GAINEY CENTER DRIVE, SUITE 191 SCOTTSDALE, ARIZONA 85258

# **OWNER**

JOSEPH R AND ROSE FAMA FAMA FAMILY LLC BOX 534 HIGHWAY 27 NORTH BRUNSWICK, NJ 08902

# **ATTORNEY**

CHRIS MURPHY
MURPHY SCHILLER & WILKED LLF
24 COMMERCE STREET 12TH FLOOR



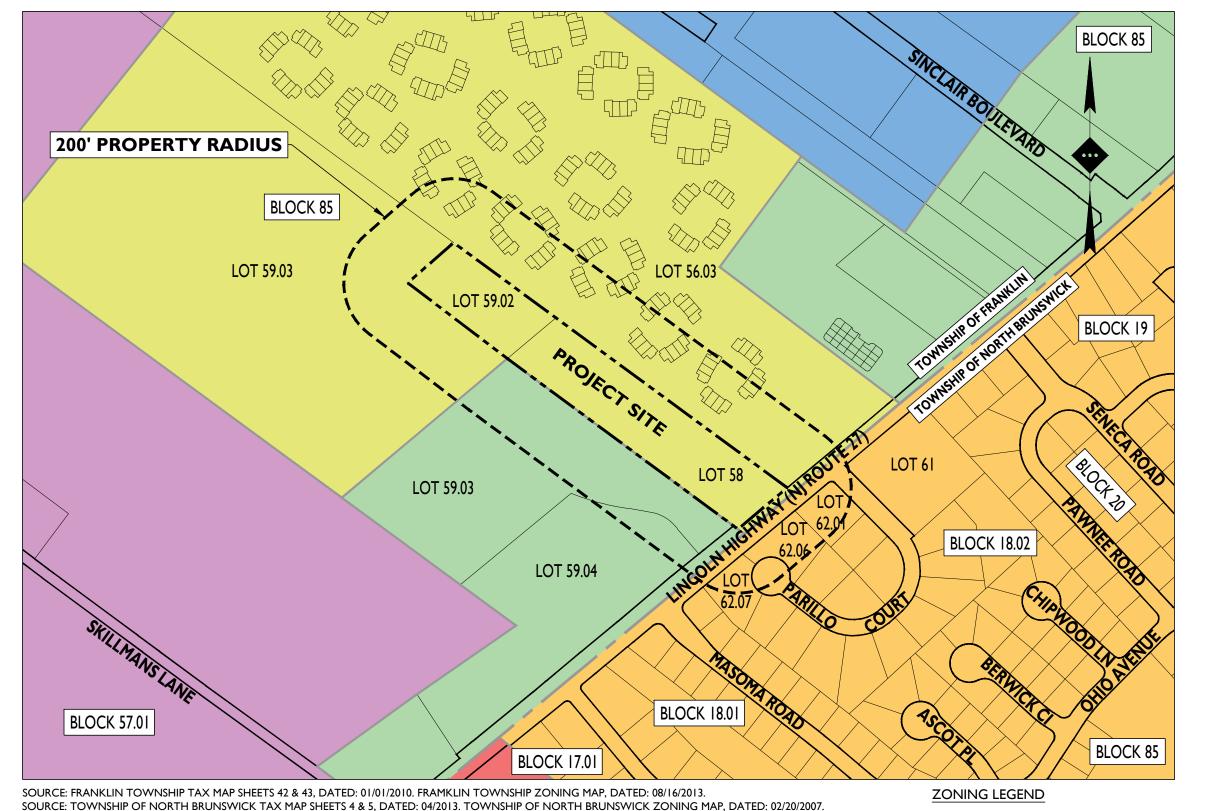
Know what's **below Call** before you dig.

05 00 04 10 0 03 06/14

# SOURCE SCOOLE EARTH PRO, DATED \$17272000.



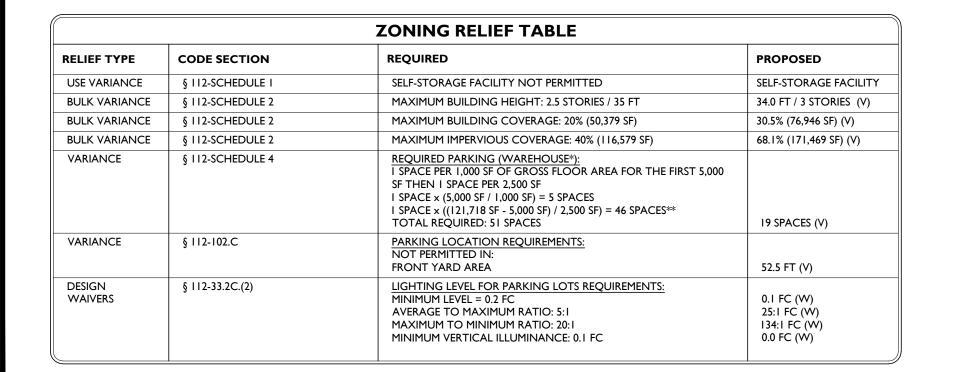
SCALE: I" = 300'±



TAX & ZONING MAP

SCALE: I" = 300'±

# PLANS PREPARED BY:





Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070 Phone 201.340.4468 · Fax 201.340.4472

# PLAN REFERENCE MATERIALS:

- I. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT
- ATLA/NSPS LAND TITLE SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN, DATED: 06/08/2020.
- ARCHITECTURAL PLANS PREPARED BY EAPC ARCHITECTS, DATED: 12/06/2020.
   GEOTECHNICAL REPORT PREPARED BY WHITESTONE ASSOCIATES. INC.
- GEOTECHNICAL REPORT PREPARED BY WHITESTONE ASSOCIATES, INC. DATED JUNE 2, 2020.
- STORMWATER MANAGEMENT AREA EVALUATION PREPARED BY WHITESTONE ASSOCIATES, INC. DATED SEPTEMBER 15, 2020.
- AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO, DATED: 02/22/2020.

  LOCATION MAP OBTAINED FROM USGS MONMOUTH JUNCTION & NEW BRUNSWICK QUADRANGLE NJ 7.5-MINUTE SERIES, DATED: 2019.
- TAX MAPS OBTAINED FROM THE TOWNSHIP OF FRANKLIN TAX MAP SHEETS 42 & 43, DATED: 01/01/2010 & THE TOWNSHIP OF NORTH BRUNSWICK TAX MAP SHEETS 4 & 5, DATED: 04/2013.
- ZONING MAP OBTAINED FROM THE TOWNSHIP OF FRANKLIN ZONING MAP, DATED: 08/16/2013 & THE TOWNSHIP OF NORTH BRUNSWICK ZONING MAP, DATED: 02/20/2007.
- 2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX	
DRAWING TITLE	SHEET#
COVER SHEET	C-I
EXISTING CONDITIONS PLAN	C-2
DEMOLITION PLAN	C-3
SITE PLAN	C-4
GRADING PLAN	C-5
STORMWATER MANAGEMENT PLAN	C-6
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C-R (CLUSTER-RESIDENTIAL A (AGRICULTURAL ZONE)

G-B (GENERAL BUSINESS)

R-40 (SINGLE-FAMILY RESIDENTIAL)

R-2 (SINGLE FAMILY RESIDENTIAL ZONE)

EER (EDUCATION - RECREATION - RESEARCH ZONE)

				FOR MUNICIPAL RESUBMISSION	FOR MUNICIPAL RESUBMISSION	FOR SCD RESUBMISSION	FOR MUNICIPAL RESUBMISSION	FOR AGENCY SUBMISSION	DESCRIPTION
				ВЈБ	ВЈБ	ВЈБ	ВЈБ	АНМ	ВҮ
				01/24/2022	07/23/2021	06/14/2021	06/02/2021	03/12/2021	DATE
				05	04	03	02	10	ISSUE
NO.									

NOT APPROVED FOR CONSTRUCTIO

ONEFIEL

Deering & design

New York, NY · Boston, MA



TED STORAGE FACILITY

A R CO DESIGN BUILD ROPOSED SELF-STO

> JOSHUA H. KLINE, P.E. NEW JERSEY LICENSE No. 54347 LICENSED PROFESSIONAL ENGINEER



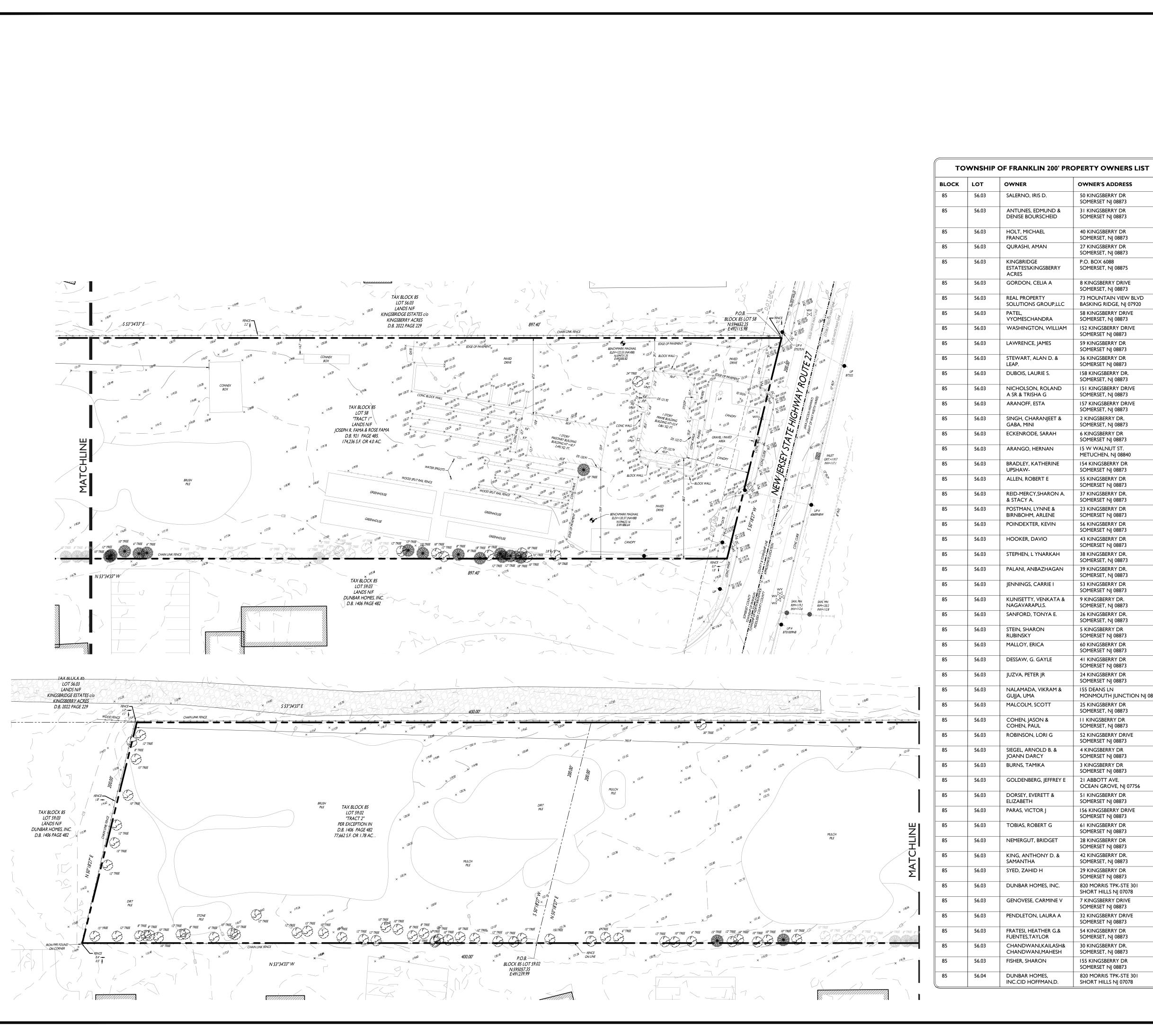
SCALE: AS SHOWN PROJECT ID: PRI-200094

COVER SHEET

DRAWING:

C-I

CETONIPRI\2020|PRI-200094 ARCO MURRAY - 1613 ROUTE 27, FRANKLIN, NJ\CADDIPLOT\RDP-01-CO





TOBIAS, ROBERT G

NEMERGUT, BRIDGET

KING, ANTHONY D. &

DUNBAR HOMES, INC.

GENOVESE, CARMINE V

PENDLETON, LAURA A

FRATESI, HEATHER G.&

CHANDWANI,KAILASH& CHANDWANI, MAHESH

FUENTES, TAYLOR

FISHER, SHARON

DUNBAR HOMES, INC.CID HOFFMAN,D.

SAMANTHA

SYED, ZAHID H

61 KINGSBERRY DR

SOMERSET NJ 08873

28 KINGSBERRY DR SOMERSET NJ 08873

42 KINGSBERRY DR. SOMERSET, NJ 08873

29 KINGSBERRY DR SOMERSET NJ 08873

820 MORRIS TPK-STE 301

SHORT HILLS NJ 07078

7 KINGSBERRY DRIVE

SOMERSET NJ 08873

32 KINGSBERRY DRIVE

SOMERSET NJ 08873

54 KINGSBERRY DR

SOMERSET, NJ 08873 30 KINGSBERRY DR.

SOMERSET, NJ 08873

155 KINGSBERRY DR

SOMERSET NJ 08873 820 MORRIS TPK-STE 301

SHORT HILLS NJ 07078

# DESC **SYMBOL**

 $\bowtie$ ----- 100 -----× 100.00 → TC 100.50 × BC 100.00 o TW 102.00 × BW 100.00 A/C (3) 15" EDGE PAVEMENT D.W.S. C/O

<b>DESCRIPTION</b>
BUILDING
CONCRETE SIDEWALK / MAT

ASPHALT / CONCRETE CURB DEPRESSED CURB PROPERTY LINE ADJACENT PROPERTY LINE CHAIN LINK FENCE **WOOD FENCE** 

LIGHT POLE WATER VALVE GAS VALVE

MAN HOLE BOX (ELEC, GAS, ETC.) OVERHEAD WIRE

UNDERGROUND GAS LINE MAJOR CONTOUR

MINOR CONTOUR **GRADE SPOT SHOT** TOP OF CURB SHOT BOTTOM OF CURB SHOT TOP OF WALL SHOT BOTTOM OF WALL SHOT

AIR CONDITIONING UNIT DECIDUOUS TREE - DIAMETER NOTED CONIFEROUS TREE - DIAMETER NOTED EDGE OF PAVEMENT DETECTABLE WARNING STRIP CLEAN OUT

IRON PIN

BENCH MARK

NOT APPROVED FOR CONSTRUCTION

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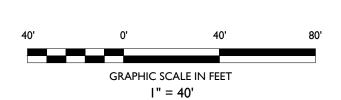
I" = 40' PROJECT ID: PRI-200094

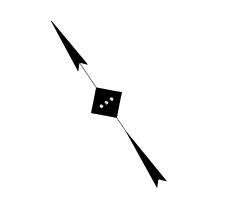
**EXISTING CONDITIONS** PLAN

**DRAWING:** 

**SURVEY NOTES:** 

THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.





TREES REPLACEMENT CHART									
SIZE OF TREE	QUANTITY ON SITE	QUANTITY TO BE REMOVED	MULTIPLIER / FACTOR	TOTAL REPLACMENT TREES					
4 INCHES TO 15 INCHES DBH	83	76	80% OF 76 REMOVED	61					
16 INCHES TO 18 INCHES DBH	7	7	3	21					
24 INCHES DBH	2	I	5	5					
30 INCHES DBH	ı	I	8	8					
95 TREES TO BE REPLACED									
284 TREES ARE PROPOSED TO BE PLANTED									

LIMIT OF CONCRETE -

LIMIT OF PAVEMENT

EXISTING OVERHEAD WIRING

PROTECTED THROUGHOUT

EXISTING BUILDING TO BE REMOVED

BUILDING IMPROVEMENTS. EXISTING

UTILITIES TO BE DISCONNECTED IN ACCORDANCE WITH UTILITY

AUTHORITY REQUIREMENTS.

AND BACKFILLED SUITABLY TO SUPPORT PROPOSED SITE AREA AND TO REMAIN AND BE 20.75

CONSTRUCTION

TO BE REMOVED

POLE TO REMAIN

THROUGHOUT

CONSTRUCTION

AND BE PROTECTED

TO BE REMOVED

POLE TO REMAIN

THROUGHOUT

CONSTRUCTION

LIMIT OF CHAIN LINK

POLE TO REMAIN
AND BE PROTECTED
THROUGHOUT
CONSTRUCTION

EXISTING UTILITY

FENCE TO BE REMOVED

LIMIT OF PAVEMENT TO BE REMOVED

SYMBOL	DESCRIPTION
_ — — — –	FEATURE TO BE REMOVED / DEMOLISHED
LOD	LIMIT OF DISTURBANCE
TPF	PROPOSED TREE PROTECTION FENCE
24" TREE	EXISTING TREE TO BE REMAIN AND BE PROTECTED



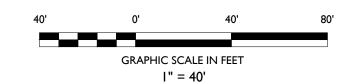
EXISTING TREE TO BE REMOVED

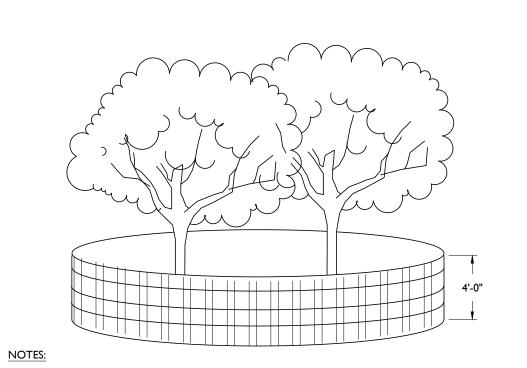
# Know what's **below**

# **DEMOLITION NOTES**

- I. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE
- 3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY
- 4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
- 5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



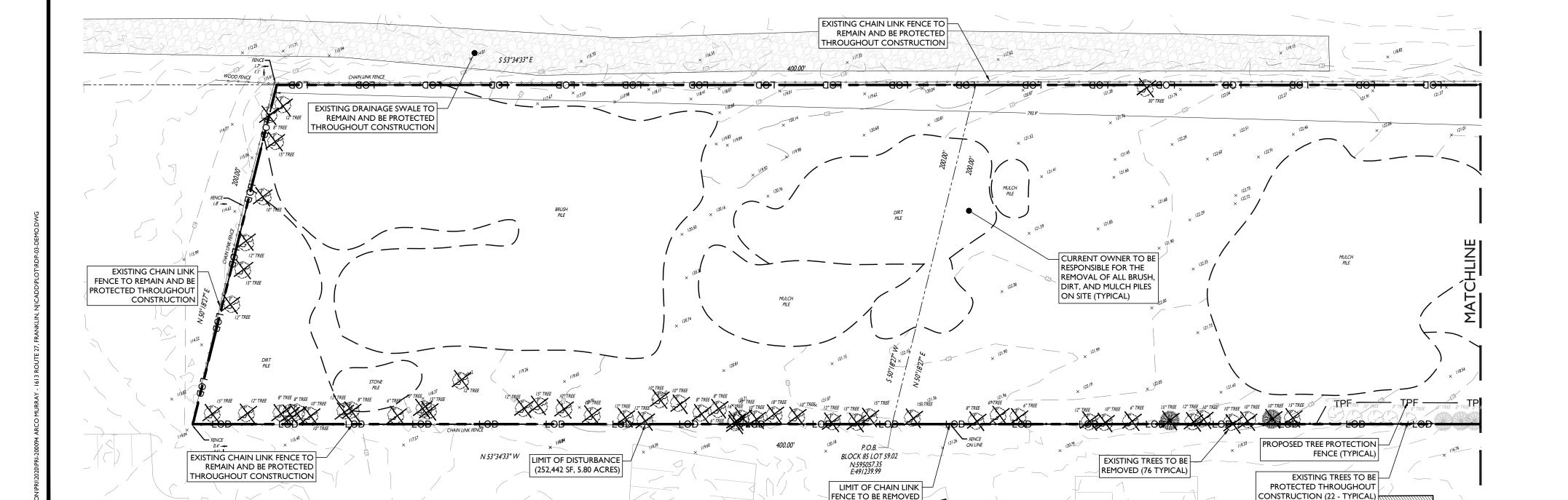


SNOW FENCING IS TO BE 4'-0" HIGH AND SELF SUPPORTED.

- SNOW FENCE TO BE INSTALLED AT DRIP LINE OF EXISTING TREE OR TREE CLUSTER TO BE PROTECTED OR NO CLOSER THAN 6' FROM TREE TRUNK IF NECESSARY.
- 4. IF THE PROJECT AREA ENCOMPASSES A PORTION OF THE DRIP LINE OF THE TREE, NO MORE THAN ONE THIRD OF THE OF THE TOTAL AREA OF WITHIN THE DRIP LINE SHOULD BE DISTURBED BY CONSTRUCTION OR REGRADING AND A 3" THICK LAYER OF MULCH SHALL BE INSTALLED OVER THE AREA OF THE DRIP LINE WHICH IS NOT PROTECTED BY FENCING TO PROVIDE A CUSHION.

# TREE PROTECTION DETAIL

NOT TO SCALE



REMOVED AND BACKFILLED SUITABLY TO SUPPORT PROPOSED

SITE AREA AND BUILDING

IMPROVEMENTS. EXISTING

IN ACCORDANCE WITH UTILITY 897.40' AUTHORITY REQUIREMENTS.

JTILITIES TO BE DISCONNECTED

LIMIT OF DISTURBANCE (252,179 SF, 5.79 ACRES)

EXISTING WOOD SPLIT RAIL

FENCE TO BE REMOVED

CURRENT OWNER TO BE RESPONSIBLE FOR THE

REMOVAL OF ALL BRUSH, DIRT, AND MULCH PILES

ON SITE (TYPICAL)

PROPOSED TREE PROTECTION

FENCE (TYPICAL)

EXISTING GATE TO BE REMOVED

EXISTING CONCRETE WALKWAYS AND WALL TO BE REMOVED

EXISTING BUILDING TO BE REMOVED — AND BACKFILLED SUITABLY TO

SUPPORT PROPOSED SITE AREA AND

BUILDING IMPROVEMENTS. EXISTING

UTILITIES TO BE DISCONNECTED IN ACCORDANCE WITH UTILITY AUTHORITY REQUIREMENTS.

EXISTING WOOD SPLIT RAIL

FENCE TO BE REMOVED

EXISTING CONNEX

S 53°34'33" E BOXES TO BE REMOVED

EXISTING TREES TO BE

PROTECTED THROUGHOUT

CONSTRUCTION (22 - TYPICAL)



Call before you dig.

- SITE IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
- DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.



JOSHUA H. KLINE, P.E. NEW JERSEY LICENSE No. 54347

LICENSED PROFESSIONAL ENGINEER

NOT APPROVED FOR CONSTRUCTION

I" = 40' PROJECT ID: PRI-200094

**DEMOLITION PLAN** 

DRAWING:

**C-3** 

	LAND USE AN	ID ZONING	
	BLOCK 85, LO	Г 58 & 59.02	
	CLUSTER-RESIDENT	TIAL ZONE (C-R)	
PROPOSED USE			
SELF-STORAGE FACILITY	NON-PERMITTED (V)		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	435,600 SF (10.0 AC)	251,898 SF (5.78 AC) (EN)	251,898 SF (5.78 AC) (EN)
MINIMUM LOT FRONTAGE	300 FT	200.0 FT (EN)	200.0 FT (EN)
MINIMUM FRONT YARD SETBACK*	90 FT	1.8 FT (EN)	BUILDING: 106.5 FT CANOPY: 608.7 FT
MINIMUM SIDE YARD SETBACK (ONE)	45 FT	2.8 FT (EN)	BUILDING: 45.0 FT CANOPY: 56.6 FT
MINIMUM SIDE YARD SETBACK (BOTH)	100 FT	17.0 FT (EN)	BUILDING: 102.8 FT CANOPY: 113.7 FT
MINIMUM REAR YARD SETBACK	75 FT	793.9 FT	157.5 FT
MAXIMUM BUILDING HEIGHT**	2.5 STORIES / 35 FT	1.5 STORIES	BUILDING: 3 STORIES / 34.0 FT (V) CANOPY: I-STORY / 17 FT
MAXIMUM BUILDING COVERAGE	20% (50,379 SF)	7.0% (17,509 SF)	30.5% (76,946 SF) (V)
MAXIMUM IMPERVIOUS COVERAGE	40% (116,579 SF)	19.1% (48,136 SF)	68.1% (171,469 SF) (V)

FIRST FLOOR: 38,148 SF PROPOSED INTERNAL

PROPOSED PERMEABLE

PAVERS (PV-5) (3,637 SF)

PROPOSED 6" CONCRETE -

HEIGHTS)

BOLLARD (TYPICAL)

INTERLOCKING

LOADING DOCKS

PROPOSED CMU WALL WITH PARAPET

OF 6 FT FROM HIGH SIDE (BY OTHERS -

AND SOLID FENCE - TOTAL HEIGHT

TYPICAL, SEE GRADING WALL FOR

PROPOSED SELF-STORAGE FACILITY

SECOND FLOOR: 41,785 SF

THIRD FLOOR: 41,785 SF

TOTAL: 121,718 SF

4 LOADING SPACES

19 PARKING SPACES

60 COVERED STORAGE SPACES

CODE SECTION	REQUIRED	PROPOSED
§ 112-SCHEDULE 5	FREESTANDING SIGN REQUIREMENTS *:	
	MAXIMUM I SIGN	I SIGN
	MAXIMUM SIGN AREA = 100 SF	100 SF
	MAXIMUM SIGN HEIGHT = 10 FT	I0 FT
	MINIMUM LOT LINE SETBACK = 10 FT	10.0 FT
	ATTACHED SIGN REQUIREMENTS *:	
	MAXIMUM I SIGN	I SIGN
	MAXIMUM SIGN AREA = 100 SF	64.00 SF
	MAXIMUM VERTICAL DIMENSION = 4 FT	4 FT

(\*) PER § 112-SCHEDULE 5, ONE ADDITIONAL SIGN IS PERMITTED AT REAR AND SIDE ENTRANCES, PROVIDED THAT EACH IS EQUAL TO OR LESS THAN THE MAXIMUM PERMITTED SIZE OF THE FRONT SIGN. ONE FREESTANDING SIGN PERMITTED PER ROAD FRONTAGE.

> 430 FT SIGHT TRIANGLE PER AASHTO WITH A

> > LIMIT OF PROPOSED

CONCRETE P.O.B.

PROPOSED 5 FT

PROPOSED ADA

WIDE CROSSWALI

PARKING STRIPING

PROPOSED FLUSH

CURB

AND MARKINGS

PROPOSED AREA

LIGHT (TYPICAL)

PROPOSED

CONNECTION TO

PROPOSED 100 SF

INTERLOCKING

FULL DEPTH ASPHALT

PROPOSED 18" WHITE

STOP BAR, 'STOP' SIGN

(RI-I), & 'DO NOT ENTER'

SIGN (R5-1) (2- TYPICAL)

500 FT SIGHT TRIANGLE

PER AASHTO WITH A

DESIGN SPEED OF 45 MPH |202 |

MONUMENT SIGN

PROPOSED PERMEABLE

PAVERS (PV-1) (5,917 SF)

EXISTING WALKWAY

DESIGN SPEED OF 45 MPH

(2-TYPICAL)

TO'R LIMIT OF PROPOSED

PROPOSED 'DO NOT \_\_

ENTER' (R5-I) SIGN

PROPOSED PERMEABLE

INTERLOCKING PAVER

897.40'

PROPOSED OFFICE

PROPOSED ADA

BUILDING SIGN

90 FT FRONT

YARD SETBACK

CONCRETE PAD

VEHICLE SPACE

PROPOSED ELECTRIC

PROPOSED 4" WHITE

NON-ACCESSIBLE PARKING

STRIPING FOR ALL

STALLS (TYPICAL)

PROPOSED TRANSFORMER AND

PROPOSED

PARKING SIGN

1,125 SF

PROPOSED PERMEABLE

(PV-3) (3,691 SF)

INTERLOCKING PAVERS

RAMP WITH FLUSH

PROPOSED DIRECTIONAL

PROPOSED 5 FT WIDE

LOOP BICYCLE RACK

ARROWS (TYPICAL)

PROPOSED CONCRETE —

CONCRETE CURB

PROPOSED PERMEABLE —

INTERLOCKING PAVERS

(PV-2) (1,012 SF)

PAVEMENT (TYPICAL)

CURB (TYPICAL)

				C/ (( \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	MINIMUM REAR YARD SETBACK	75 FT	793.9 FT	157.5 FT
	MAXIMUM BUILDING HEIGHT**	2.5 STORIES / 35 FT	1.5 STORIES	BUILDING: 3 STORIES / 34.0 FT (V CANOPY: 1-STORY / 17 FT
	MAXIMUM BUILDING COVERAGE	20% (50,379 SF)	7.0% (17,509 SF)	30.5% (76,946 SF) (V)
	MAXIMUM IMPERVIOUS COVERAGE	40% (116,579 SF)	19.1% (48,136 SF)	68.1% (171,469 SF) (V)
	(V) VARIANCE (EN) EXISTING NON-CONFORMITY (*) PER § 112-SCHEDULE 2, FOR LOTS FF (**) MEASURED FROM AVERAGE ELEVAT POINT OF THE ROOF			
-w		<u> </u>	71	
TRANSITION FROM 6 FT TO 8 FT TALL CMU WALL WITH PARAPET AND WROUGHT IRON FENCE  PROPOSED GATE BOLLARDS (TYPICAL)	PROPOSED PERMEABLE INTERLOCKING PAVERS	/	VROUGHT IRON HEIGHT OF 6 FT FROM OTHERS - TYPICAL, SEE	

(PV-4) (1,842 SF)

PROPOSED PERMEABLE

(PV-6) (1,802 SF)

INTERLOCKING PAVERS

PROPOSED GOOSENECK

PROPOSED 25 FT SLIDING GATE

PROPOSED INTERNAL

LOADING DOCKS

WITH CONCRETE PAD AND

FLUSH CURB (2 - TYPICAL)

PROPOSED WHITE

CENTER (TYPICAL)

PROPOSED BOLLARDS

PROPOSED VEHICULAR

PROPOSED GOOSENECK

TRANSITION FROM 6 FT TO 8 FT

TALL CMU WALL WITH PARAPET

GATE KEYPAD

AND SOLID FENCE

GATE BOLLARDS

N 53°34'33" W

STRIPING 30" ON

(TYPICAL)

GATE KEYPAD

CODE SECTION	REQUIRED	PROPOSED
§ 112-SCHEDULE 4	REQUIRED PARKING (WAREHOUSE *): I SPACE PER I,000 SF OF GROSS FLOOR AREA FOR THE FIRST 5,000 SF THEN I SPACE PER 2,500 SF I SPACE × (5,000 SF / I,000 SF) = 5 SPACES I SPACE × ((121,718 SF - 5,000 SF) / 2,500 SF) = 46 SPACES ** TOTAL REQUIRED: 51 SPACES	19 SPACES (V)
§ 112-83	MINIMUM PARKING SPACE DIMENSIONS: 9 FT X 18 FT	9 FT x 18 FT
§ 112-85	PARKING SPACE SEPARATION REQUIREMENT: ALL PARKING SPACES SHALL BE SEPARATED FROM WALKWAYS, SIDEWALKS, STREETS OR ALLEYS BY CURBING.	COMPLIES
§ 112-86	PRIVATE WALK ADJACENT TO BUILDING REQUIREMENTS: MINIMUM WIDTH = 4 FT	6 FT
§ 112-87	RESIDENTIAL BUFFER REQUIREMENT: OFF-STREET PARKING AND LOADING <50 FT FROM RESIDENTIAL PROPERTY: MINIMUM PLANT SCREENING = 6 FT	COMPLIES
§ 112-88	MINIMUM DRIVE AISLE WIDTH REQUIREMENTS: 90 DEGREE PARKING = 26 FT 60 TO 45 DEGREE PARKING = 18 FT NO PARKING ONE-WAY = 15 FT NO PARKING TWO-WAY = 22 FT	26 FT 28 FT 30 FT 25 FT
§ 112-90.A	DRIVEWAY REQUIREMENTS: MINIMUM WIDTH = I2 FT MAXIMUM WIDTH = 36 FT	MINIMUM = 25 FT MAXIMUM = 30 FT
§ 112-90.B	DRIVEWAY GRADE REQUIREMENTS: MAXIMUM GRADE = 15%	3.75%
§ 112-91	DRIVEWAY LOCATION REQUIREMENTS: TO INTERSECTION OF TWO STREETS: MINIMUM 25 FT TO ANY OTHER DRIVEWAY ON SAME LOT: MINIMUM 50 FT	102.5 FT 98.3 FT
§ 112-102.C	PARKING LOCATION REQUIREMENTS: NOT PERMITTED IN: FRONT YARD AREA 15 FT TO SIDE OR REAR YARD BUFFER AREAS	52.5 FT (V) 29.0 FT N/A
§ 112-104.A	LOADING BERTH REQUIREMENTS: MINIMUM WIDTH & HEIGHT: 12 FT WIDTH x 15 FT HEIGHT MINIMUM LENGTH: 48 FT ***	14 FT × 15 FT 80 FT

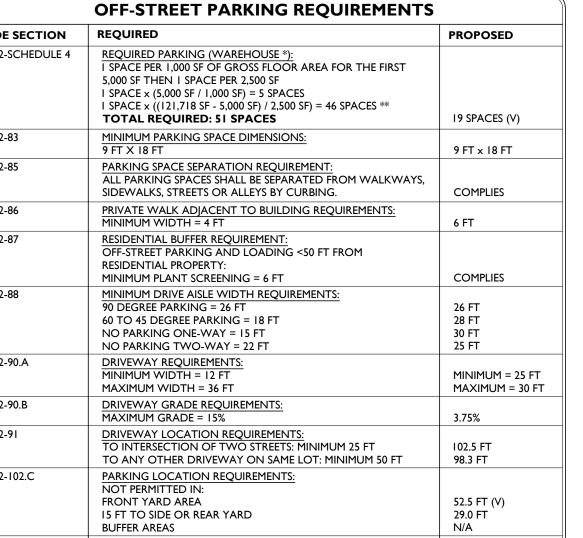
(V) VARIANCE (EN) EXISTING NON-CO

WAIVER PER § 112-SCHEDUL USE THAT IS MENT PER § 112-101, IF TH FRACTIONAL SPAC

PER § 112-104 A. LO DOČK FOR BACK-I SHALL NOT BE LESS THE FACILITY. THE WOULD BE REQUII

COMMERCIAL DESIGN REQUIREMENTS							
CODE SECTION	REQUIRED	PROPOSED					
§ 112-206.6.D.	BICYCLE REQUIREMENTS: PARKING IS REQUIRED BIKEWAYS BUFFERED FROM CIRCULATION	COMPLIES					
§ 112-206.8.A(1)	OPEN SPACE REQUIREMENTS: PARKING RATIO < 5:1,000 SF = MINIMUM 10 SF SITE AMENITIES PER 10 PARKING SPACES 10 SF x (94 PARKING SPACES / 10 PARKING SPACES) = 94 SF	94 SF					
§ 112-206.9.C.(2)	STORAGE LOCATION REQUIREMENTS: OUTDOOR STORAGE, TRASH COLLECTION, OR LOADING MUST BE LOCATED MORE THAN 20 FT FROM ANY PUBLIC STREET, SIDEWALK, OR PEDESTRIAN WALKWAY	COMPLIES					

(V) VARIANCE

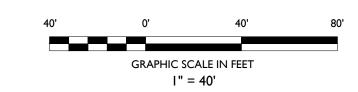


LOADING BERTH REQUIREMENTS: MINIMUM WIDTH & HEIGHT: 12 FT WIDTH x 15 FT HEIGHT MINIMUM LENGTH: 48 FT ***	14 FT × 15 FT 80 FT	<del></del>	PROPOSED SIGNS / BOLLARI
CONFORMITY			PROPOSED BUILDING
ULE 4, NOTE 3 - IF A CASE OF USE IS NOT SPECIFICALLY MENT STIONED SHALL APPLY THE REQUIRED OFF-STREET PARKING AND LOADING CALCUL	,	.4 4	PROPOSED CONCRETE PAV
ACE, THE FRACTION SHALL BE DISREGARDED LOADING BERTHS SHALL BE 48 FT LONG OR A LENGTH SUCH K-IN PARKING TO THE LIMITING BOUNDARY OF THE LOADIN ESS THAN TWICE THE OVERALL LENGTH OF THE LONGEST VE		PROPOSED PERVIOUS PAVER	
HE LARGEST VEHICLE EXPECTED TO USE THE FACILITY IS 40 FT UIRED.	LONG, THEREFORE 80 FT		PROPOSED AREA LIGHT
COMMERCIAL DESIGN REQUIREMEN	TS		PROPOSED RETAINING WAI
REQUIRED	PROPOSED		
BICYCLE REQUIREMENTS: PARKING IS REQUIRED BIKEWAYS BUFFERED FROM CIRCULATION	COMPLIES	—— x —— x ——	PROPOSED WROUGHT IRO
OPEN SPACE REQUIREMENTS:		0 0	PROPOSED GUIDERAIL

SYMBOL

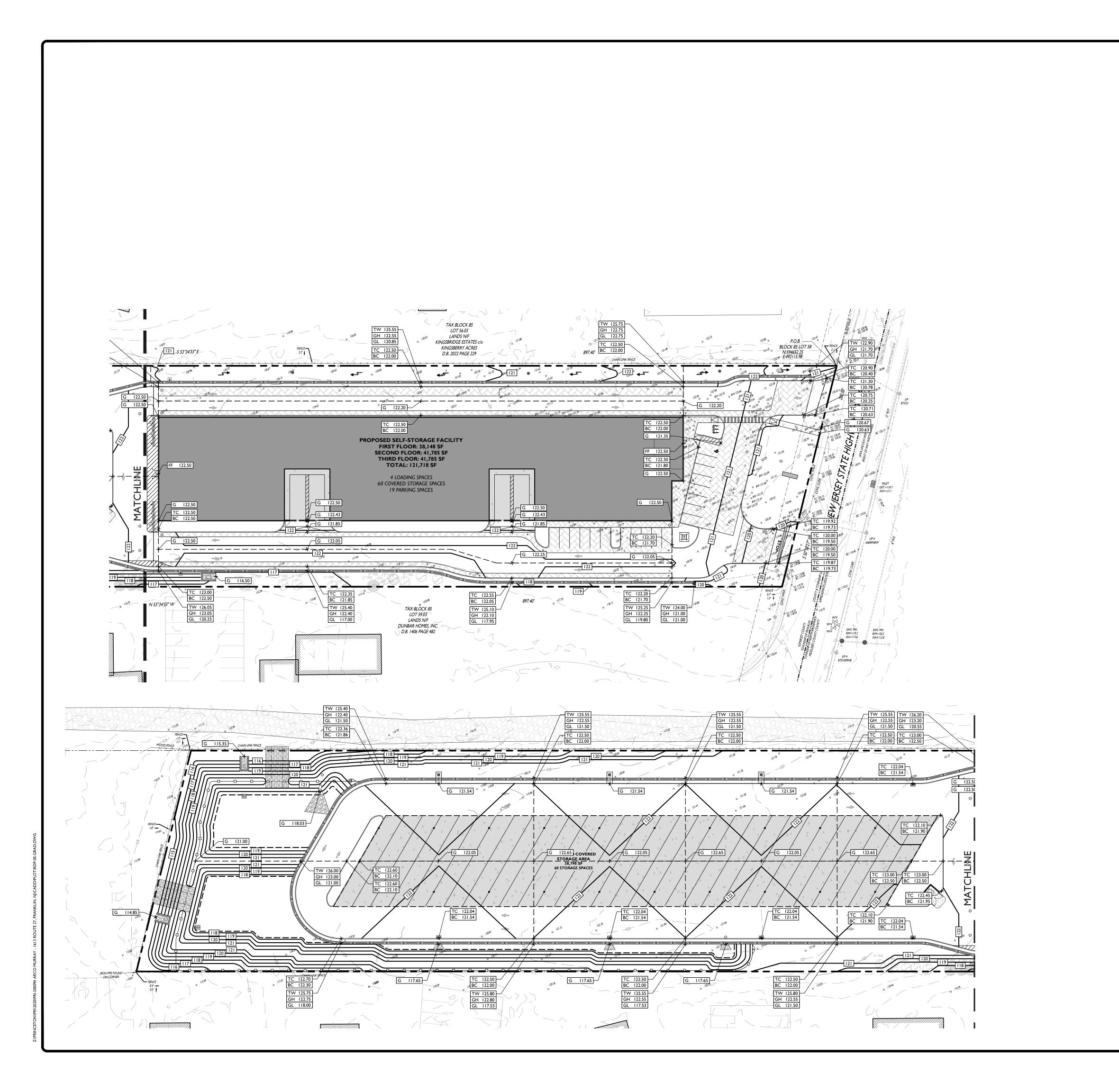
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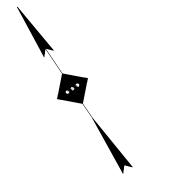
- I. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZ WITH THE EXISTING SITE CONDITIONS AND THE PRO OF WORK (INCLUDING DIMENSIONS, LAYOUT, E INITIATING THE IMPROVEMENTS IDENTIFIED DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND EXISTING SITE CONDITIONS AND THE PROPOSED CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEER
- LLC. PRIOR TO THE START OF CONSTRUCTION. 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSAR'S ENSURE THAT ALL REQUIRED APPROVALS HAVE BE PRIOR TO THE START OF CONSTRUCTION. COPIES OF PERMITS AND APPROVALS SHALL BE KEPT ON SITE DURING CONSTRUCTION.
- 3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD I DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR TO CLAIMS CONNECTED TO THE PROJECT AS A RES CARRYING THE PROPER INSURANCE FOR WORKERS CO LIABILITY INSURANCE, AND LIMITS OF COMMERC LIABILITY INSURANCE.
- 4. THE CONTRACTOR SHALL NOT DEVIATE FROM IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNI IS PROVIDED IN WRITING BY STONEFIELD ENGINEERII
- 5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE TH METHODS OF CONSTRUCTION. 6. THE CONTRACTOR SHALL NOT PERFORM ANY WOI DISTURBANCE ON A PRIVATE PROPERTY NOT CONTRO PERSON OR ENTITY WHO HAS AUTHORIZED THE WO PRIOR WRITTEN CONSENT FROM THE OWNER OF 7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY
- UNDERMINED STRUCTURE OR SITE FEATURE THAT IS I REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NE TO RESTORE THE FEATURE TO ITS EXISTING CONDI CONTRACTORS EXPENSE. 8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPRO DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC THE SUBMITTALS IN ACCORDANCE WITH THE DESIG
- REFLECTED WITHIN THE PLAN SET. 9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC ACCORDANCE WITH MANUAL ON UNIFORM TRAFF DEVICES, LATEST EDITION.
- 10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE GOVERNING AUTHORITY AND SHALL BE RESPONSI PROCUREMENT OF STREET OPENING PERMITS. II. THE CONTRACTOR IS REQUIRED TO RETAIN AN O
- SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL CONSTRUCTION & DEMOLITION ACTIVITIES. 12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING BE PRESENT ON SITE AT ANY TIME DURING CONSTRUC NOT RELIEVE THE CONTRACTOR OF ANY OF THE RI AND REQUIREMENTS LISTED IN THE NOTES WITHIN TH 13. THIS SITE PLAN SET IS REFERENCED TO THE NORTH
- VERTICAL DATUM OF 1988 (NAVD88). 14. THE DESIGN AND PLACEMENT OF ALL TRAFFIC SIGNS SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND HIGHWAYS," (MUTCD) PUBLISHED BY THE U.S. D TRANSPORTATION AND ADOPTED BY THE N.J. DE TRANSPORTATION.
- 15. ALL CONSTRUCTION SHALL COMPLY WITH THE CU AND REGULATIONS/ OR ORDINANCES OF FRANKLII NJDEP, AWWA AND ALL APPLICABLE REGULATORY AGE JURISDICTION



DESCRIPTION  PROPERTY LINE						FOR MUNICIPAL RESUBMISSION	FOR MUNICIPAL RESUBMISSION	FOR SCD RESUBMISSION	FOR MUNICIPAL RESUBMISSION	FOR AGENCY SUBMISSION	DESCRIPTION
SETBACK LINE						BJD	BJD	BJD	BJD	АНМ	ВҰ
SAWCUT LINE						01/24/2022	07/23/2021	06/14/2021	06/02/2021	03/12/2021	DATE
PROPOSED CURB	$\  \mathbf{h} \ $					02 01	04 07	03 06/	02 06		ISSUE
PROPOSED FLUSH CURB		JOT	۸DI	DR()	VEC					C	<u>≅</u> Ion
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PROPOSED BUILDING											
PROPOSED CONCRETE PAVEMENT				ı İ	•	Σ	ξ <u>Σ</u>	<b>=</b>		2	7
PROPOSED PERVIOUS PAVERS				esio		, P. C.	ם בייניים ב	Jeu Oil,	<b>=</b>	7100	7000 F
PROPOSED AREA LIGHT				& p	י ל ח	<u>&gt;</u>		, רר ין לפיני	0.8.19.	9	secon, 1 52.6900
PROPOSED RETAINING WALL				eerin	<u> </u>	>	ew lo	edille i	www.scollelleldellg.coll		s street, Frinceton, I Phone 609.362.6900
PROPOSED WROUGHT IRON FENCE				enaineerina & desi	מ	= = = = = = = = = = = = = = = = = = = =	Partiellol d, Id. Flores El. C. Darreit MI	rinicecon, 14) · Tanipa, rc · Deu Oit, 17	× × ×	,	s spring street, Frinceton, NJ 06342 Phone 609.362.6900
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PROPOSED BUILDING DOORS						4	ביים ביים	_			
VERIFY AND FAMILIARIZE THEMSELVES NDITIONS AND THE PROPOSED SCOPE MENSIONS, LAYOUT, ETC.) PRIOR TO MENTS IDENTIFIED WITHIN THESE DISCREPANCY BE FOUND BETWEEN THE STAND THE PROPOSED WORK THE PROPOSED WITHIN THIS PLAN SET UNLESS APPROVAL STONEFIELD ENGINEERING WORKERS COMPENSATION, LIMITS OF COMMERCIAL GENERAL WOT DEVIATE FROM THE PROPOSED WITHIN THIS PLAN SET UNLESS APPROVAL STONEFIELD ENGINEERING WORK OR CAUSE PROPERTY NOT CONTROLLED BY THE SAUTHORIZED THE WORK WITHOUT FROM THE OWNER OF THE PRIVATE WORK OR CAUSE PROPERTY NOT CONTROLLED BY THE SAUTHORIZED THE WORK WITHOUT FROM THE OWNER OF THE PRIVATE WORK OF THE PRIVATE SITE FEATURE THAT IS IDENTIFIED TO LL REPAIRS SHALL USE NEW MATERIALS TO ITS EXISTING CONDITION AT THE ETO PROVIDE THE APPROPRIATE SHOP, AND OTHER REQUIRED SUBMITTALS SINEERING & DESIGN, LLC. WILL REVIEW DANCE WITH THE DESIGN INTENT AS SET.  ONSIBLE FOR TRAFFIC CONTROL IN AL ON UNIFORM TRAFFIC CONTROL IN ALL ON SHALL BE RESPONSIBLE FOR THE ENING PERMITS.  IRED TO PERFORM ALL WORK IN THE CCORDANCE WITH THE APPROPRIATE WITH THE PROPORTIATE WITH T	PRELIMINARY & FINAL MAIOR SITE PLAN							DESIGN BUILD	PROPOSED SELF-STORAGE FACILITY		WWNSHIP OF FRANKLIN
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UBLISHED BY THE U.S. DEPARTMENT OF OPTED BY THE N.J. DEPARTMENT OF COMPLY WITH THE CURRENT RULES		~							<b>P I</b> esig		LD
CONTENT THE CORRENT ROLES  RDINANCES OF FRANKLIN TOWNSHIP,  CABLE REGULATORY AGENCIES HAVING	SC/	ALE: LE:		'1	' = 4(	0' F	PROJ	ECT	ID:	PRI-	200094
40' 80'				S	ΙΤ	Έ Ι	PL	1A	١		
SCALE IN FEET " = 40'	DRA	AWI	NG:					<b>1</b>			

FENCE 1.7  WOOD FENCE 1.7  CHAIN LINK FENCE	PROPOSED 5 FT LF CURB BREAK WITH RIP-RAP PAD (TYPICAL)  PROPOSED ACCESS GATE  PROPOSED ACCESS GATE	PROPOSED CMU WALL WITH PARAPET AND WROUGHT IRON FENCE - TOTAL HEIGHT OF 8 FT FROM HIGH SIDE (BY OTHERS - TYPICAL, SEE GRADING WALL FOR HEIGHTS)	
PROPOSED 4 FT HIGH SPLIT RAIL FENCE	27.1.7.5	PROPOSED CANOPY COLUMN (TYPICAL) 45 FT SIDE YARD SETBACK	
PROPOSED BIORETENTION AREAS	PROPOSED COVERED STORAGE AREA 38,798 SF 60 STORAGE SPACES		MATCHLIME 300
37R	× × × × × × × × × × × × × × × × × × ×	45 FT SIDE YARD SETBACK 82 82	PROPOSED 6 FT HIGH MASONRY BLOCK TRASH ENCLOSURE  50'R
CHAIN LINK FENCE			10" TREE 10" TREE 8" TREE 8" TREE 12" TREE 8" 150°R
TRANSITION FROM WROUGHT IRON FENCE TO SOLID FENCE  N 53°34'33" W	400.00' P.O.B.— BLOCK 85 LOT 59.02 N:5955057.35 E:491239.99	PROPOSED CMU WALL WITH PARAPET AND SOLID FENCE - TOTAL HEIGHT OF 8 FT FROM HIGH SIDE (BY OTHERS - TYPICAL, SEE GRADING WALL FOR HEIGHTS)	SED ACCESS GATE



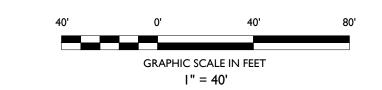


# SYMBOL **DESCRIPTION** PROPERTY LINE PROPOSED GRADING CONTOUR PROPOSED GRADING RIDGELINE RIDGELINE PROPOSED DIRECTION OF DRAINAGE FLOW **X** G 100.00 PROPOSED GRADE SPOT SHOT PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT **X** FC 100.00 PROPOSED FLUSH CURB SPOT SHOT PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT BW 100.00

# **GRADING NOTES**

- I. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF
- ALL FILL MATERIALS BROUGHT TO THE SITE. 2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
- 3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
- 4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS
- 5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS CURB GUTTER:
- CONCRETE SURFACES: 1.00% ASPHALT SURFACES:
- 5. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD
- ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET. 6. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

- I. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS
- 2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL
- ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES. 3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- 4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- 5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH
- OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE. 6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
- 7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS. 8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN I UNIT
- VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE). 9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/2 INCH.



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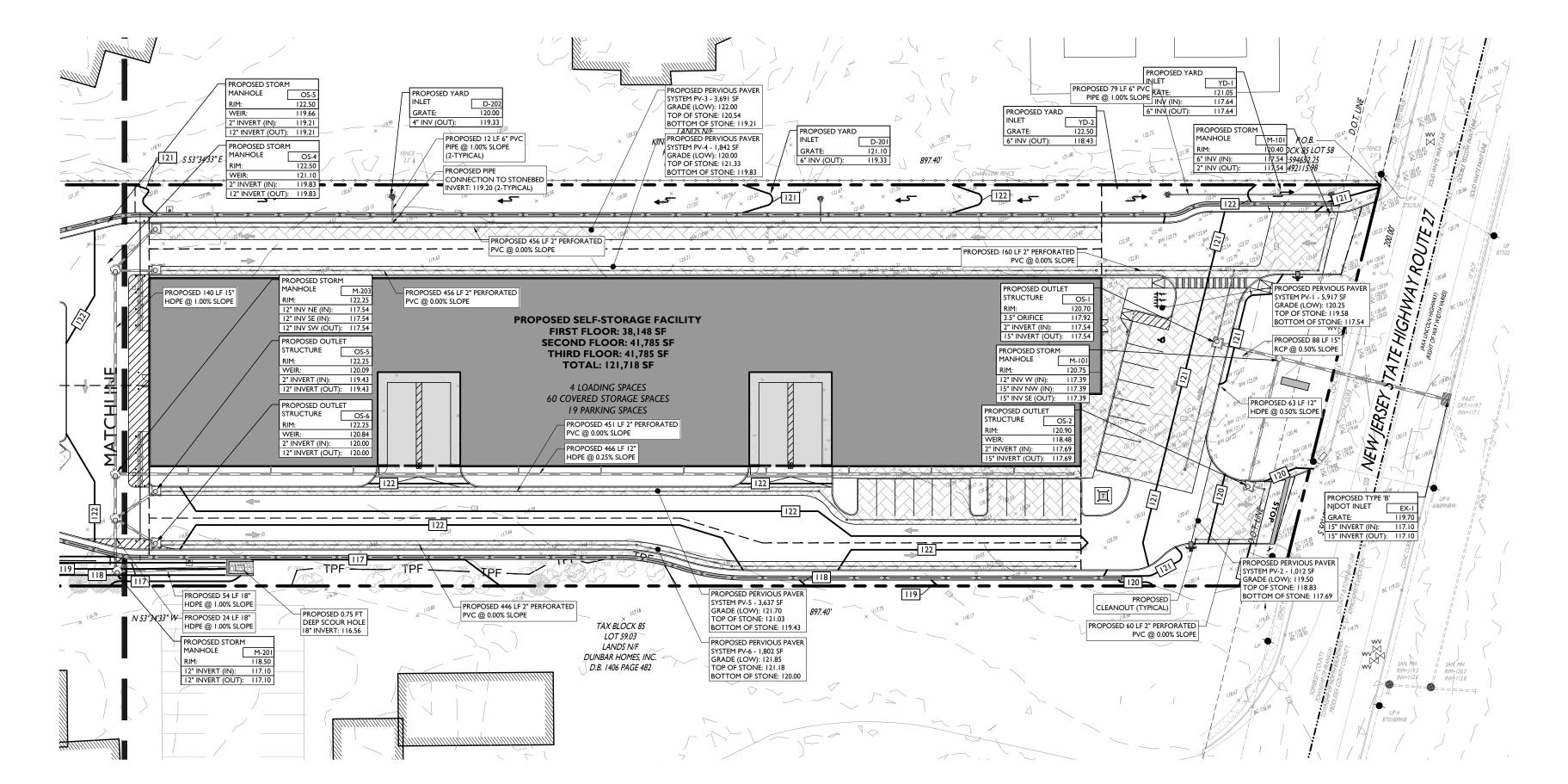
JOSHUA H. KLINE, P.E. NEW JERSEY LICENSE No. 54347 LICENSED PROFESSIONAL ENGINEER

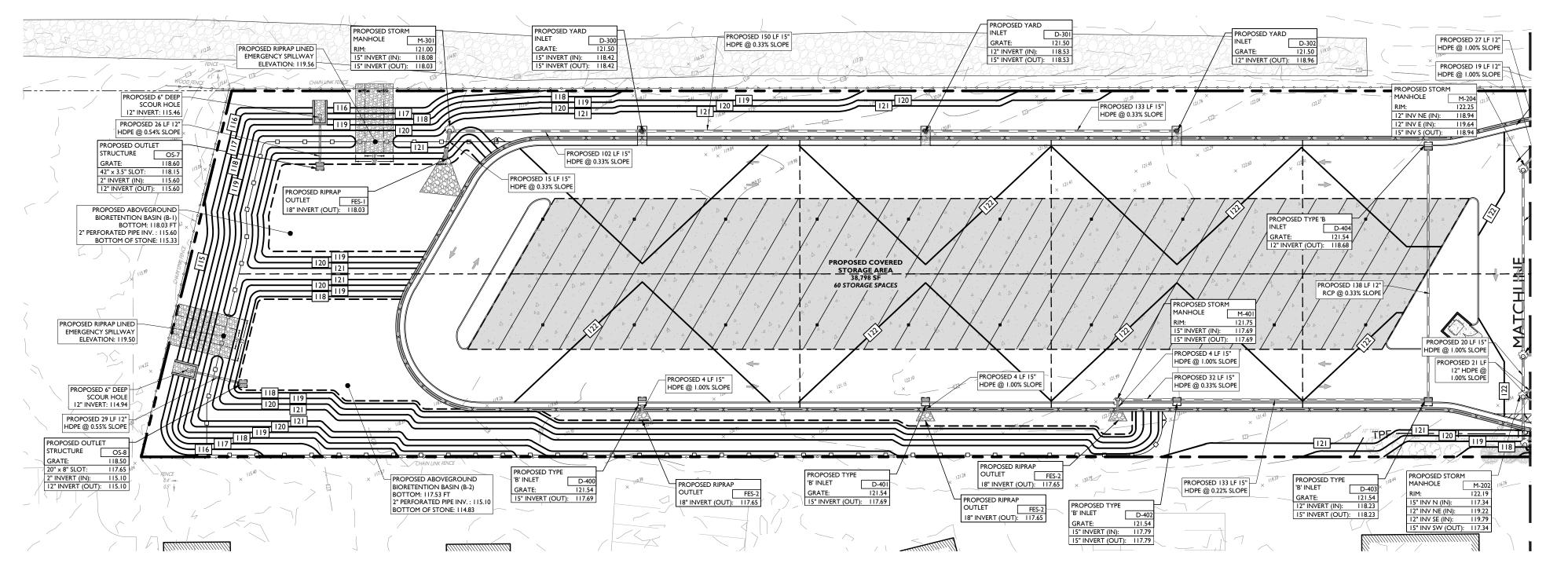


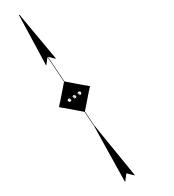
I" = 40' PROJECT ID: PRI-200094

**GRADING PLAN** 

STORM EVENT ELEVATIONS (BY BMP)							
BMP ID	WQ ELEVATION	2-YR ELEVATION	10-YR ELEVATION	25-YR ELEVATION	100-YR ELEVATION		
PERVIOUS PAVERS (PV-I)	117.91 FT	118.23 FT	118.57 FT	118.81 FT	119.22 FT		
PERVIOUS PAVERS (PV-2)	118.47 FT	118.59 FT	118.62 FT	118.65 FT	118.69 FT		
PERVIOUS PAVERS (PV-3)	119.65 FT	119.83 FT	119.93 FT	119.98 FT	120.09 FT		
PERVIOUS PAVERS (PV-4)	120.59 FT	120.92 FT	121.07 FT	121.14 FT	121.29 FT		
PERVIOUS PAVERS (PV-5)	120.08 FT	120.45 FT	120.66 FT	120.77 FT	120.96 FT		
PERVIOUS PAVERS (PV-6)	120.83 FT	121.00 FT	121.06 FT	121.09 FT	121.15 FT		
BIORETENTION AREA (B-I)	117.56 FT	118.39 FT	118.67 FT	118.76 FT	119.06 FT		
BIORETENTION AREA (B-2)	117.59 FT	118.05 FT	118.41 FT	118.61 FT	118.93 FT		







# PROPOSED GRADING CONTOUR PROPOSED GRADING RIDGELINE PROPOSED STORMWATER STRUCTURES PROPOSED STORMWATER PIPING

# DRAINAGE AND UTILITY NOTES

- I. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN LLC IN WRITING
- NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.

  2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADIENT.
- 3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
- 4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

# EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

- THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION, THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
   THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC. AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE
- WITH THE LATEST OSHA REGULATIONS.

  5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

# STORMWATER INFILTRATION BMP CONSTRUCTION NOTES

- I. PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIORETENTION AREA, ETC.) SHALL BE FENCED OFF AND SHALL NOT BE UTILIZED AS STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS. NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHERE PRACTICAL, TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
   ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP
- SHALL BE PERFORMED WITH THE LIGHTEST PRACTICAL EXCAVATION EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 8 PSI APPLIED TO THE GROUND SURFACE) IS RECOMMENDED WITHIN THE BASIN LIMITS.
- 4. THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITATIONS
- LIMITATIONS.

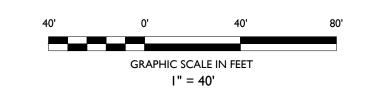
  5. DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAW OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN BOTTOM WHERE FEASIBLE.
- 6. FOLLOWING CONSTRUCTION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO CERTIFY COMPLIANCE WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH APPENDIX E OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING DESIGN, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING IMMEDIATELY TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
- 7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

# STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES

- I. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S
- SPECIFICATIONS.

  2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A
- MINIMUM VOID RATIO OF 40%.

  3. NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.



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NOT APPROVED FOR CONSTRUCTION

design

Boston, MA

Detroit, MI

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Rutherford, NJ · New Princeton, NJ · Tar

> ILD F-STORAGE FACILITY

CK 85, LOT 58 & 59.02
LINCOLN HIGHWAY (NJ ROUTE 27)
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JOSHUA H. KLINE, P.E. NEW JERSEY LICENSE No. 54347 LICENSED PROFESSIONAL ENGINEER



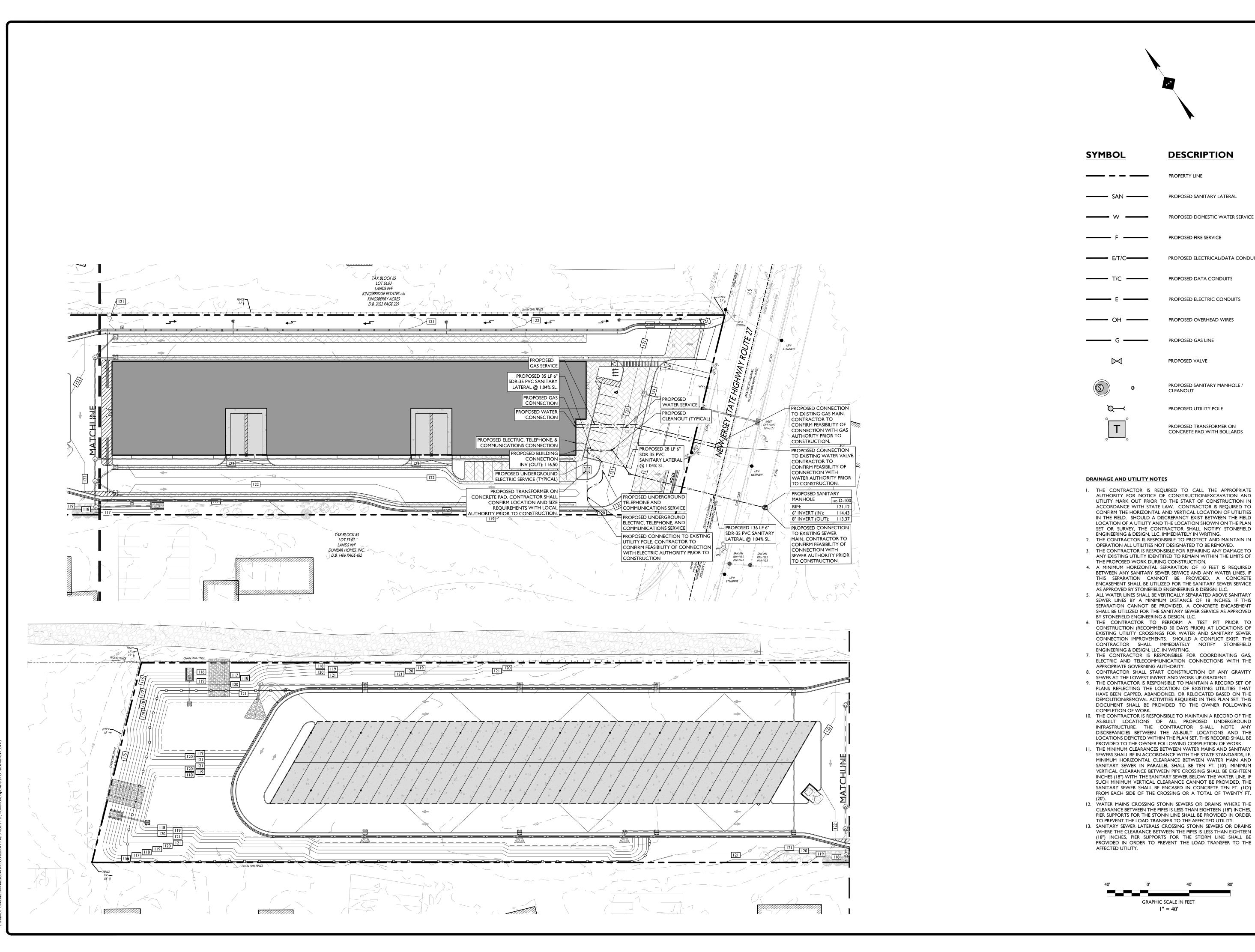
ALE: I" = 40' PROJECT ID: PRI-200094

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**STORMWATER** 

MANAGEMENT PLAN
DRAWING:

**C-6** 

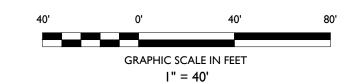


<u>L</u>	DESCRIPTION	FOR MUNICIPAL RESUBMI
- —	PROPERTY LINE	
ı ——	PROPOSED SANITARY LATERAL	2 BJD
	PROPOSED DOMESTIC WATER SERVICE	01/24/2022
	PROPOSED FIRE SERVICE	90
/C	PROPOSED ELECTRICAL/DATA CONDUITS	NOT APPROVED FO
	PROPOSED DATA CONDUITS	
	PROPOSED ELECTRIC CONDUITS	
	PROPOSED OVERHEAD WIRES	
	PROPOSED GAS LINE	
1	PROPOSED VALVE	
•	PROPOSED SANITARY MANHOLE / CLEANOUT	TONEFIEL  Jineering & design

- I. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
- 2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED. 3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION. 4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE
- AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC. 5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC. 6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO
- CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.

  7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS,
- ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY. 8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY
- SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT.

  9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING
- INFRASTRUCTURE, THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK. 11. THE MINIMUM CLEARANCES BETWEEN WATER MAINS AND SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE STATE STANDARDS, I.E. MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER MAIN AND SANITARY SEWER IN PARALLEL SHALL BE TEN FT. (10'), MINIMUM VERTICAL CLEARANCE BETWEEN PIPE CROSSING SHALL BE EIGHTEEN INCHES (18") WITH THE SANITARY SEWER BELOW THE WATER LINE. IF SUCH MINIMUM VERTICAL CLEARANCE CANNOT BE PROVIDED, THE
- 12. WATER MAINS CROSSING STONN SEWERS OR DRAINS WHERE THE CLEARANCE BETWEEN THE PIPES IS LESS THAN EIGHTEEN (18") INCHES, PIER SUPPORTS FOR THE STONN LINE SHALL BE PROVIDED IN ORDER TO PREVENT THE LOAD TRANSFER TO THE AFFECTED UTILITY.
- 13. SANITARY SEWER LATERALS CROSSING STONN SEWERS OR DRAINS WHERE THE CLEARANCE BETWEEN THE PIPES IS LESS THAN EIGHTEEN (18") INCHES, PIER SUPPORTS FOR THE STORM LINE SHALL BE PROVIDED IN ORDER TO PREVENT THE LOAD TRANSFER TO THE



		FOR MUNICIPAL RESUBMISSION	FOR MUNICIPAL RESUBMISSION	FOR SCD RESUBMISSION	FOR MUNICIPAL RESUBMISSION	FOR AGENCY SUBMISSION	DESCRIPTION
		вјр	вјр	вјр	вјр	АНМ	ВУ
		01/24/2022	07/23/2021	06/14/2021	1707/70/90	03/12/2021	DATE
		05	04	03	02	01	ISSUE

OR CONSTRUCTION

JOSHUA H. KLINE, P.E. NEW JERSEY LICENSE No. 54347 LICENSED PROFESSIONAL ENGINEER



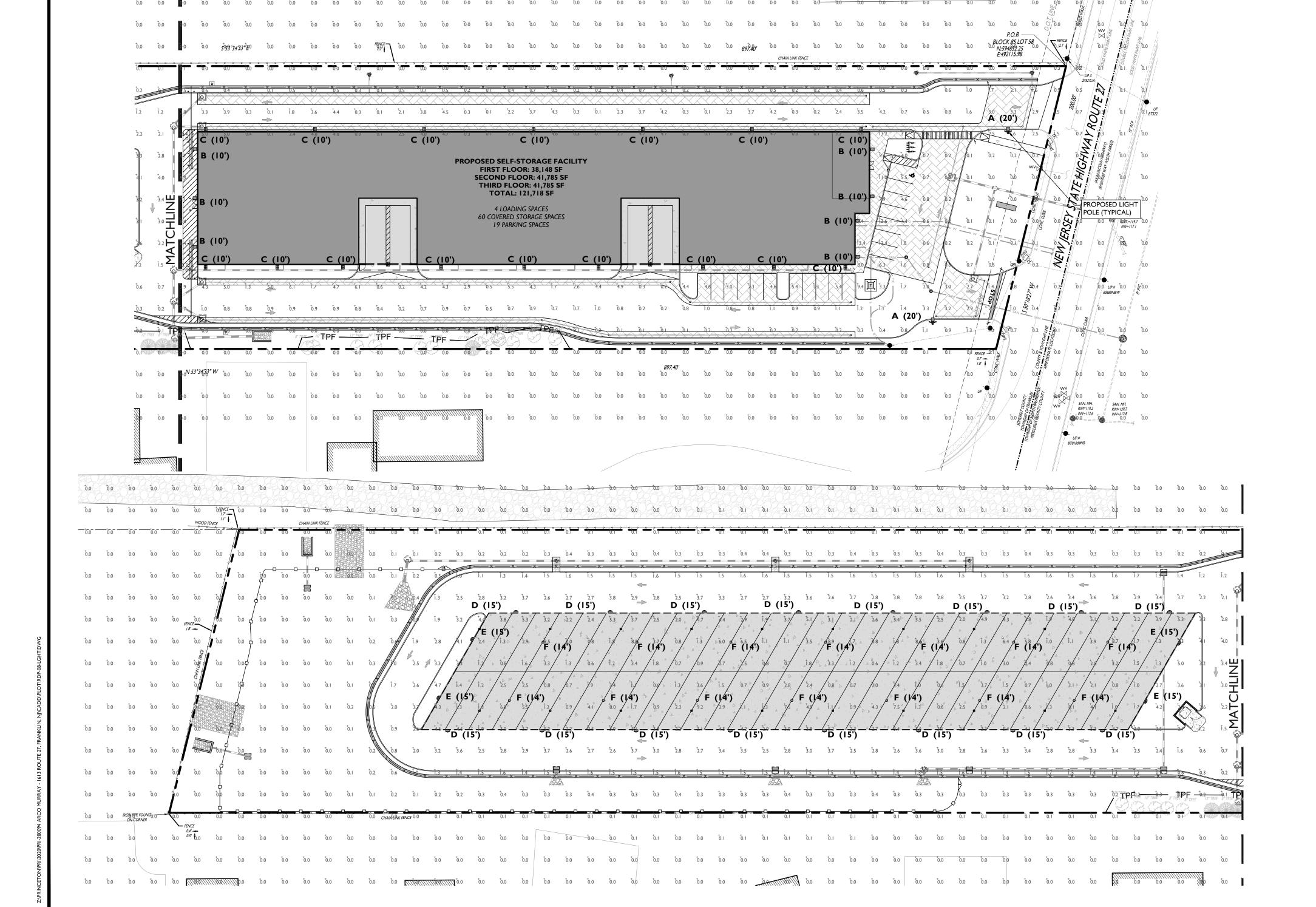
I" = 40' PROJECT ID: PRI-200094

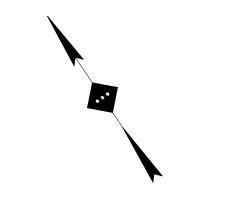
**UTILITY PLAN** 

PROPOSED LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE	
	A	2	CREE EDGE AREA LIGHT WITH BLS - 12L - 4,000k - 10,380 LUMENS - 130W	TYPE III	0.9	CREE	3MB-E	
	В	7	CREE EDGE WALL-MOUNTED AREA LIGHT - 06L - 700 MA - 4,000K - 10,842 LUMENS	TYPE IV	0.9	CREE	SEC-EDG-4M-06-E-12-700-40K	
	С	16	CREE EDGE WALL-MOUNTED AREA LIGHT - 04L - 700 MA - 4,000K - 7,312 LUMENS	TYPE IV	0.9	CREE	SEC-EDG-4M-04-E-12-700-40K	
	D	16	CREE XSP WALL MOUNTED LIGHT - 8L - 4,000K	TYPE III	0.9	CREE	XSPW-B-WM-3ME-8L-40K -UL-WH	
	E	4	CREE XSP WALL MOUNTED LIGHT - 8L - 4,000K	TYPE IV	0.9	CREE	XSPW-B-WM-4ME-8L-40K -UL	
	F	14	CREE C-LITE CANOPY LIGHT - 7L - 4,000 K	TYPE V	0.9	CREE	C-CP-B-SQ-7L-40K	

	LIGHTING REQUIREMENTS	
CODE SECTION	REQUIRED	PROPOSED
§ 112-33.2A.(1)	ONLY SHIELDED LIGHT FIXTURES SHALL BE USED	COMPLIES
§ 112-33.2A.(4)	LIGHT POLE REQUIREMENTS: UNLESS LOCATED >3 FT BEHIND CURB, FOUNDATIONS = MINIMUM 30"	COMPLIES
§ 112-33.2B.(1)	LIGHT TRESPASS REQUIREMENTS: ABUTS RESIDENTIAL ZONE: MAXIMUM 0.1 FC AT PROPERTY LINE	0.1 FC
§ 112-33.2C.(2)	LIGHTING LEVEL FOR PARKING LOTS REQUIREMENTS: MINIMUM LEVEL = 0.2 FC AVERAGE = 1.0 FC AVERAGE TO MAXIMUM RATIO: 5:1 MAXIMUM TO MINIMUM RATIO: 20:1 MINIMUM VERTICAL ILLUMINANCE: 0.1 FC	0.1 FC (W) 2.52 FC 25:1 FC (W) 134:1 FC (W) 0.0 FC (W)
§ 112-33.2C.(2)	MINIMUM VERTICAL ILLUMINANCE TO BE MEASURED 5 FT ABOVE PARKING SURFACE	COMPLIES
§ 112-33.2E.(1)	OUTDOOR LIGHTING SHALL BE REDUCED, ACTIVATED BY MOTION SENSOR, OR TURNED OFF DURING NON-OPERATIVE HOURS	COMPLIES
§ 112-206.10.	PEDESTRIAN WALKWAY LIGHTING REQUIREMENTS: MUST BE PEDESTRIAN LEVEL, BOLLARD, GROUND-MOUNTED AND/OR LOW GLARE	COMPLIES

(W) WAIVER





# **SYMBOL DESCRIPTION** PROPOSED CALCULATION AREA \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ PROPOSED ISOMETRIC LINE \_\_\_\_\_\_ PROPOSED LIGHTING FIXTURE A (XX') (MOUNTING HEIGHT) PROPOSED LIGHTING INTENSITY $^+$ X.X (FOOTCANDLES) PROPOSED AREA LIGHT

PROPOSED BUILDING MOUNTED LIGHT

# **GENERAL LIGHTING NOTES**

- I. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE
- FIELD CONDITIONS. 2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
- 3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS: LIGHT EMITTING DIODES (LED): 0.90 HIGH PRESSURE SODIUM:
- METAL HALIDE: 4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
- 5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES.
  THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

		FOR MUNICIPAL RESUBMISSION	FOR MUNICIPAL RESUBMISSION	FOR SCD RESUBMISSION	FOR MUNICIPAL RESUBMISSION	FOR AGENCY SUBMISSION	DESCRIPTION	
		ВЈБ	ВЈБ	ВЈБ	ВЈБ	АНМ	ВҮ	
		01/24/2022	07/23/2021	06/14/2021	06/02/2021	03/12/2021	DATE	
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NOT APPROVED FOR CONSTRUCTION

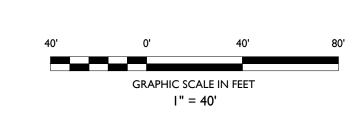


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LIGHTING PLAN



# SOMERSET - UNION COUNTY SOIL EROSION AND SEDIMENT CONTROL NOTES I. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. 2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS. AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS. 3. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN 5. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN 15 DAYS OF THE PRELIMINARY GRADING. 6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCES OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT'A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE 7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE BELOW STORM WATER OUTFALLS OR OFF SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT. INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1). 8. THE STANDARDS FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD OF 1 1/2" TO 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE. 9 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 COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE. 10. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 72 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY. II. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATION STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER IT. 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, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION LIMIT OF DISTURBANCE (252,179 SF, 5.79 ACRES) 121 S 53°34'33" E

## 12. IN THAT N.I.S.A. 4:24-39 ET SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE SOIL EROSION AND SEDIMENT CONTROL NOTES PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF LOCAL, STATE, AND FEDERAL REQUIREMENTS. 2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY. FEDERAL AIR OLIALITY STANDARDS 13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL. 14. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE OF CONSTRUCTION AS REQUIRED.

SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT

SEQUENCE OF CONSTRUCTION

TYPE OF SOIL

SOIL PERMEABILITY DEPTH TO WATER TABLE

PERCENT OF SITE COVERAGE

DEPTH TO RESTRICTIVE LAYER

HYDROLOGIC SOIL GROUP

INSTALL INLET FILTERS (LDAY).

SOIL RESTORATION MEASURES (3 DAYS).

REMOVE SOIL EROSION MEASURES (I DAY)

15. UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.

16. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR FROSION CONTROL

17. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY 18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR

19. STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED. SOIL EROSION AND SEDIMENT CONTROL PLAN. THE DISTRICT RESERVES THE RIGHT TO DETERMINE WHEN CERTIFICATION OF A NEW AND SEPARATE SOIL EROSION AND SEDIMENT CONTROL PLAN WILL BE REQUIRED FOR THESE ACTIVITIES.

20. ALL SOIL STOCKPILES AREA TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #2.

21. A UNIFORM APPLICATION OF TOPSOIL WILL BE APPLIED TO AN AVERAGE DEPTH OF 5.0 INCHES, WITH A MINIMUM OF 4.0 INCHES

PROPOSED TREE

PROTECTION

LIMIT OF DISTURBANCE

(252,179 SF, 5.79 ACRES)

FENCE (TYPICAL)

PROPOSED INLET FILTER

PROTECTION (TYPICAL)

# THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH

3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN I INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE

BASIN CONSTRUCTION INCLUDING ALL STRUCTURES AND STABILIZATION (14 DAYS).

NOTE: TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO

AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY

**SOIL CHARACTERISTICS CHART** 

39 TO 60 INCHES

> 80 INCHES

PROPOSED SILT

**PROPOSED** 

SOIL

**STOCKPILE** 

FENCE (TYPICAL)

0.20 TO 0.60 IN / HR

ROYCE SILT LOAM (ROYB)

THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY

CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP

20 TO 40 INCHES

> 80 INCHES

0.00 TO 0.06 IN / HR

BLOCK 85 LOT 58

PROPOSED INLET FILTER

PROTECTION (TYPICAL)

LANDSCAPING IMPROVEMENTS AND FINAL SEEDING & TOP SOILING (7 DAYS).

INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE (2 DAYS).

DEMOLISH EXISTING PAVEMENT, GRAVEL, TREES, AND BRUSH (7 DAYS).

EXCAVATE AND INSTALL DRAINAGE PIPING AND INLETS (30 DAYS).

BUILDING CONSTRUCTION AND SITE IMPROVEMENTS (100 DAYS).

INSTALL TEMPORARY DRAINAGE STRUCTURES (2 DAYS).

ROUGH GRADING AND TEMPORARY SEEDING (21 DAYS).

# GROUND GEOTEXTILE FABRIC CRUSHED STONE PAD (SEE NOTE I) -PROFILE VIEW 50' MINIMUM (SEE CHART)

CRUSHED STONE PAD —

(SEE NOTE I)

15' MINIMUM

CONSTRUCTION

PROPOSED INLET FILTER

PROPOSED TREE

FENCE (TYPICAL)

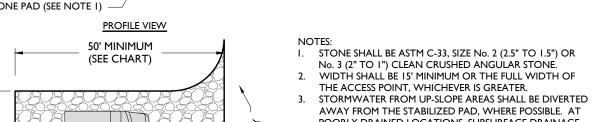
PROTECTION

ACCESS (TYPICAL)

(SEE NOTE 2)

50' MINIMUM

(SEE CHART)



ROADWAY

BEFORE THE STABILIZED CONSTRUCTION ENTRANCE. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE ORDINANCE OR GOVERNING AUTHORITY.

# SLOPE OF LENGTH OF STONE REQ'D 50 FEET | 100 FEET 100 FEET 200 FEET SEE NOTE 4 Know what's **below** Call before you dig. **SYMBOL**

POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ACCESS AND THE PUBLIC ROADWAY.

PUBLIC

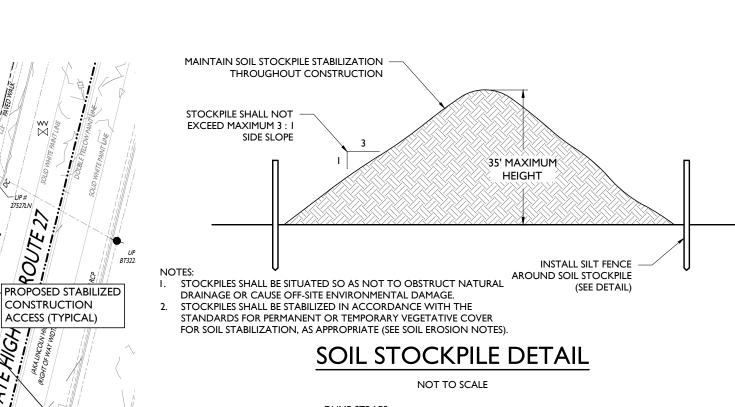
**ROADWAY** 

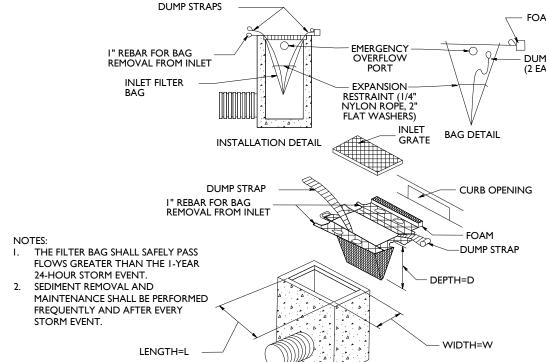
0% TO 2%

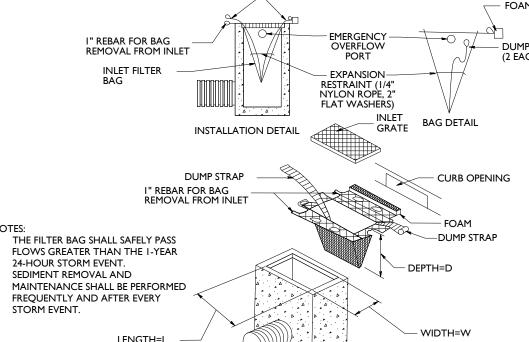
2% TO 5%

> 5%

# STABILIZED CONSTRUCTION ACCESS DETAIL



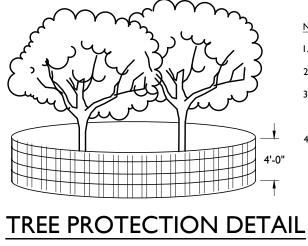




I. MULCH ANCHORING - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS. DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF A. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF

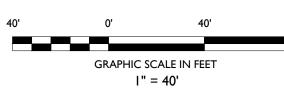
EACH PEG WITH TWO OR MORE ROUND TURNS DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.

C. CRIMPER MULCH ANCHORING COULTER TOOL - A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE



SNOW FENCING IS TO BE 4'-0" HIGH AND SELF DO NOT STOCKPILE MATERIALS OR STORE EQUIPMENT WITHIN THE TREE PROTECTION FENCING. SNOW FENCE TO BE INSTALLED AT DRIP LINE OF EXISTING TREE OR TREE CLUSTER TO BE PROTECTED

OR NO CLOSER THAN 6' FROM TREE TRUNK IF **NFCFSSARY** IF THE PROJECT AREA ENCOMPASSES A PORTION OF THE DRIP LÍNE OF THE TREE, NO MORE THAN ONE THIRD OF THE OF THE TOTAL AREA OF WITHIN THE DRIP LINE SHOULD BE DISTURBED BY CONSTRUCTION OR REGRADING AND A 3" THICK LAYER OF MULCH SHALL BE INSTALLED OVER THE AREA OF THE DRIP LINE WHICH IS NOT PROTECTED BY FENCING TO PROVIDE A



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I" = 40' PROJECT ID: PRI-200094

NOT APPROVED FOR CONSTRUCTIO

**SOIL EROSION &** SEDIMENT CONTROL PLAN

NOT TO SCALE REBAR, STEEL PICKET, OR 2"  $\times$  2" STAKE  $I_{\overline{2}}^{\underline{1}}$  TO 2' IN GROUND ~ 4" VERTICAL FACE **EMBEDDING DETAIL** SECURELY TIED BALES PLACED ON CONTOUR 2 REBARS, STEEL PICKETS, OR 2" x 2" STAKES  $I_{\overline{2}}^{l'}$  TO 2' IN GROUND NGLE FIRST STAKE TOWARD PREVIOUSLY LAID BALE HAY BALE DETAIL NOT TO SCALE

**INLET FILTER BAG DETAIL** NOT TO SCALE DRAWSTRING RUNNING THROUGH FABRIC ALONG TOP OF FENCE SPACE 8'-0" O.C. FLOW

EMBED FABRIC 6" MINIMUM AND TAMP IN PLACE 2" x 2" FENCE POST DRIVE POSTS PLUMB OR -SLIGHTLY UPHILL SECURELY FASTEN FABRIC TO POSTS 10' DESIRABLE TOE OF SLOPE EMBED FABRIC 6" MINIMUM AND TAMP IN PLACE

. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN.) AND TAMP IN PLACE. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE I ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS. E. SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.

SILT FENCE DETAIL

NOT TO SCALE

PROPERTY BOUNDARY ADJACENT PROPERTY BOUNDARY PROPOSED LIMIT OF DISTURBANCE PROPOSED SILT FENCE

PROPOSED TREE PROTECTION FENCE PROPOSED STOCKPILE & **EQUIPMENT STORAGE** 

PROPOSED STABILIZED CONSTRUCTION ENTRANCE

PROPOSED INLET PROTECTION FILTER

**DESCRIPTION** 

SEEDING SPECIFICATIONS

I.A. TEMPORARY SEEDING AND MULCHING: GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST FERTILIZER - APPLY IILBS./I,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED

INTO THE SOIL A MINIMUM OF 4". SEED - PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH I AND MAY IS OR BETWEEN AUGUST IS AND OCTOBER I.

MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./I,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH

I.B. PERMANENT SEEDING AND MULCHING: TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED). GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.

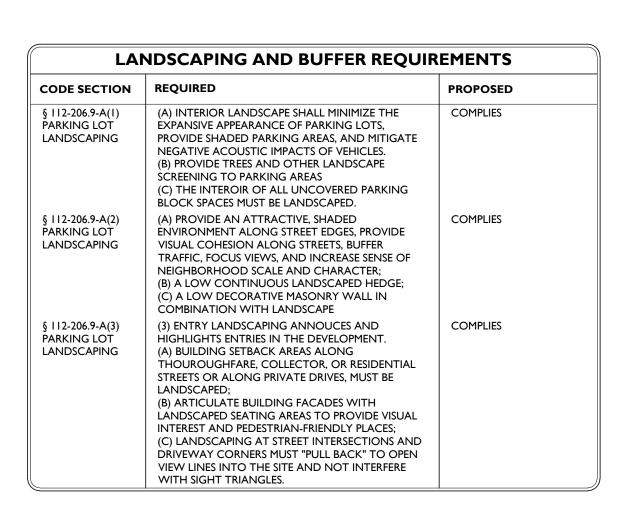
FERTILIZER - APPLY II LBS./I,000 SF OF I0-I0-I0 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".

SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRE (8 LBS./I,000 SF)

OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH I AND OCTOBER I (SUMMER SEEDINGS REQUIRE IRRIGATION) MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./I,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH

MULCH ANCHORING SPECIFICATIONS:

THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND B. MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE



AREA TO BE SEEDED WITH

ERNST SEED MIX #180-1

6 ILE NEL

§ 112-206.9-A(4) PARKING LOT LANDSCAPING	SPECIAL ATTENTION SHOULD BE PAID TO PRESERVING USE OF NATURAL FEATURES AND VEGETATION WHICH ARE SIGNIFICANT BECAUSE OF UNIQUE CHARACTER, HISTORY, SIZE, VARIETY AND/OR GROWTH HABITS	COMPLIES
§ 112-206.9-A(4) PARKING LOT LANDSCAPING	(I) LOCATE LOADING DOCKS, STORAGE, AND SERVICE AREAS IN AREAS OF LOW VISIBILITY (2) NO AREAS FOR OUTDOOR STORAGE, TRASH COLLECTION OR COMPACTION, LOADING, OR OTHER SUCH USES MUST BE LOCATED WITHIN 20 FEET OF ANY PUBLIC STREET, PUBLIC SIDEWALK, OR INTERNAL PEDESTRIAN WALKWAY. (3) LOADING DOCKS, TRUCK PARKING, STORAGE, TRASH SERVICE FUNCTIONS MUST BE INCORPORATED INTO THE OVERALL DESIGN OF THE BUILDING AND LANDSCAPING SO THAT THE VISUAL AND ACOUSTIC IMPACTS OF THESE FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW FROM ADJACENT PROPERTIES AND PUBLIC STREETS. SCREENING MATERIALS MUST BE THE SAME AS, OR OF EQUAL QUALITY TO, THE MATERIALS USED FOR THE PRIMARY BUILDING AND LANDSCAPING.	COMPLIES

TAX BLOCK 85 LOT 56.03

LANDS N/F

KINGSBRIDGE ESTATES c/o

KINGSBERRY ACRES

D.B. 2022 PAGE 229

AREA TO BE SEEDED WITH

LOT 59.03

LANDS N/F

DUNBAR HOMES, INC. D.B. 1406 PAGE 482

ERNST SEED MIX #180-1

# LANDSCAPING NOTES

- I. ALL PLANT RELOCATIONS/SUBSTITUTIONS SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION 2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH
- EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. 3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- 4. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- 5. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO I FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. 6. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING

DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND

- LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE. 7. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED
- LANDSCAPING AREAS. 8. A MINIMUM OF SIX (6) INCHES OF TOPSOIL SHALL BE INSTALLED IN ALL DISTURBED AND PLANTING AREAS, SAME SHOULD BE NOTED ON THE PLANS.

# **IRRIGATION NOTE:**

5 MYR PEN

AREA TO BE SEEDED WITH

5 MYR PEN

ERNST SEED MIX #180-1

12 COR RE5

I HAM VIR

5 ILE JER

14 ILE GLA

7 PAN SH3

45 CAR IC3

12 ILE GLA

14 SCH LIT

AREA TO BE SEEDED WITH

ERNST SEED MIX #180-1

5 THU OCC

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS, DESIGN TO SHOW ALL VALVES, PIPING. HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

I QUE PHE

5 ILE GLA

7 CAR IC3

🗟 2 PAN SH3

5 PAN SH3

I QUE PHE

7 MYR PEN

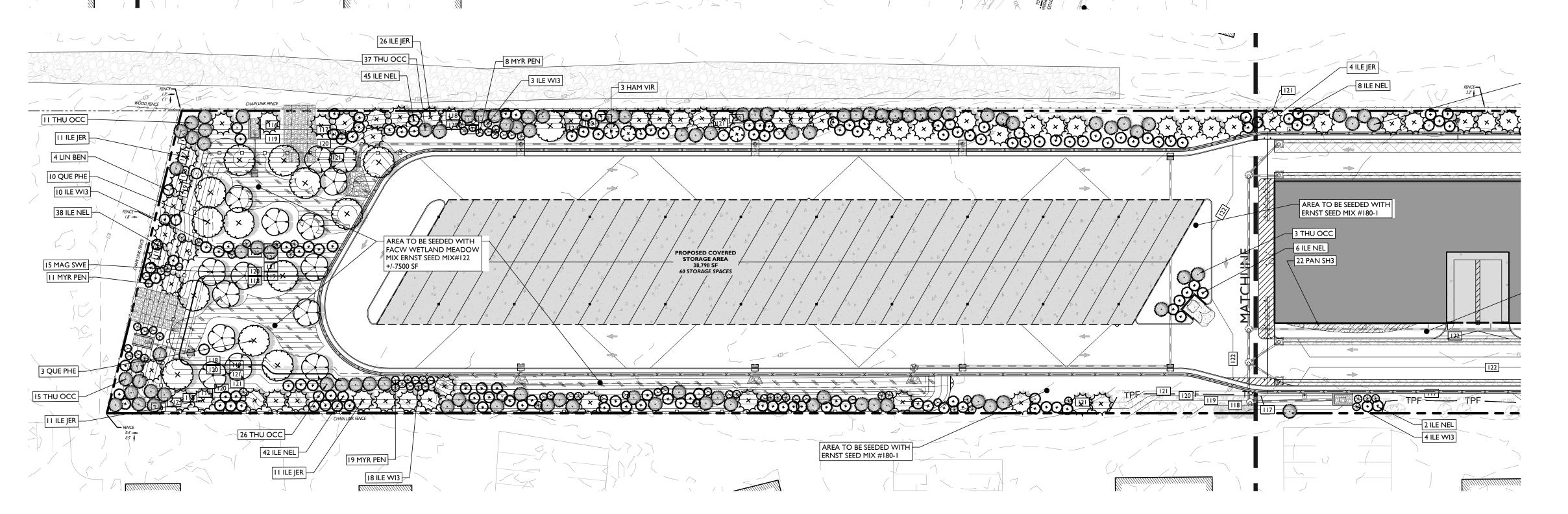
AREA TO BE SEEDED WITH

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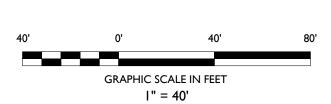


PLANT SCHEDULE

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE







					FOR MUNICIPAL RESUBMISSION	FOR MUNICIPAL RESUBMISSION	FOR SCD RESUBMISSION	FOR MUNICIPAL RESUBMISSION	FOR AGENCY SUBMISSION	DESCRIPTION
					aſa	aſa	aſa	ala	АНМ	ВҮ
					01/24/2022	07/23/2021	06/14/2021	06/02/2021	03/12/2021	DATE
	05 04 03 01 01 ISSUE									
١	NOT APPROVED FOR CONSTRUCTION									

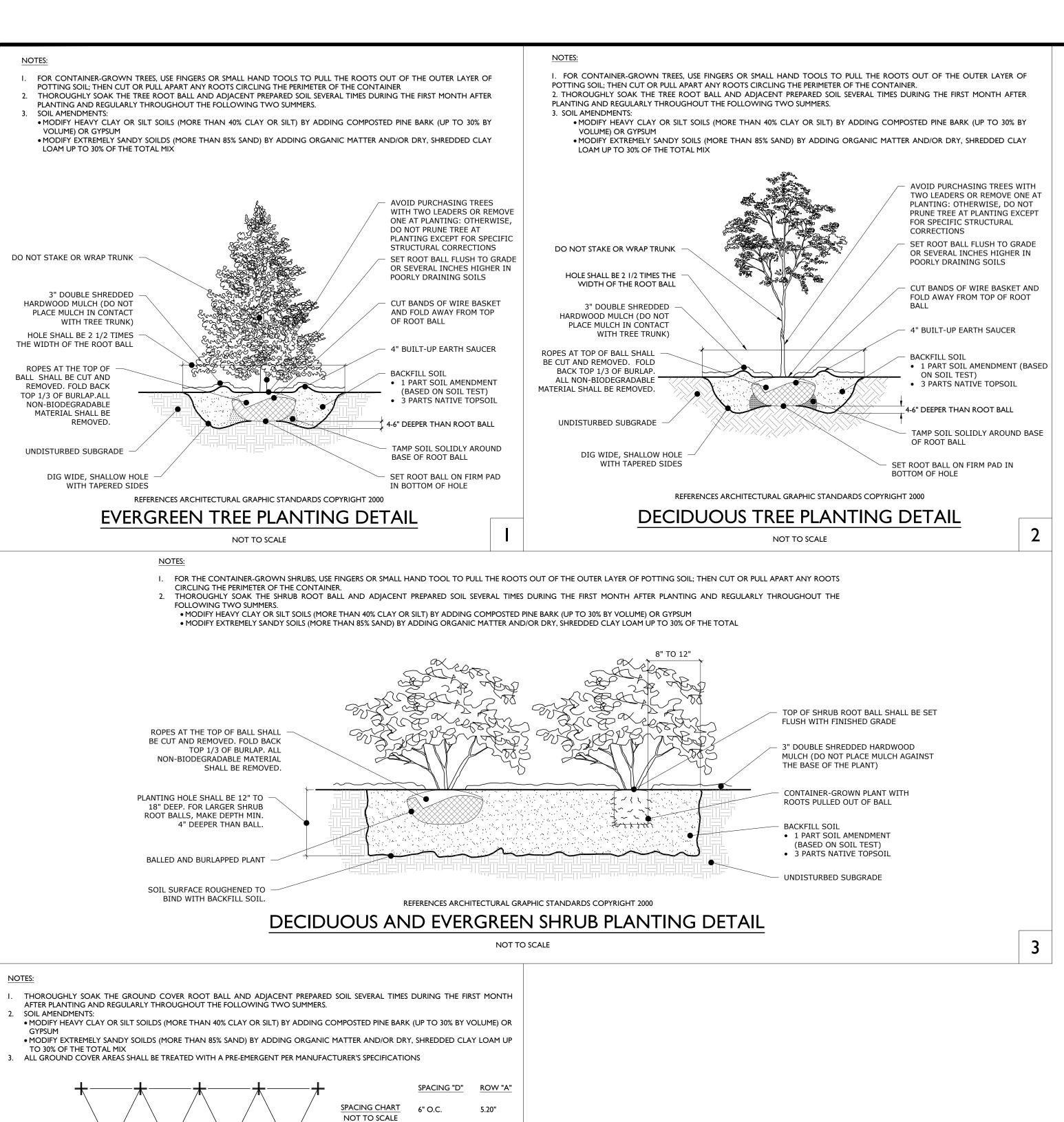
JOSHUA H. KLINE, P.E. NEW JERSEY LICENSE No. 54347 LICENSED PROFESSIONAL ENGINEER



I" = 40' PROJECT ID: PRI-200094

LANDSCAPING PLAN

**C-10** 



8" O.C.

PLANTED ON CENTER (SEE SPACING CHART

GROUND COVER/PERENNIAL/ANNUAL

PLANTING DETAIL

10.40

13.00

20.80

30.00

2" DOUBLE

SHREDDED

PLANT) GENTLY PULL ROOTS AWAY FROM TOPSOIL MASS WITH

 1 PART SOIL AMENDMENT (BASED ON SOIL TEST)

3 PARTS NATIVE TOPSOIL

**FINGERS** 

**BACKFILL SOIL** 

HARDWOOD MUI CH (DO NOT PLACE MULCH AGAINST THE BASE OF THE

# GENERAL LANDSCAPING NOTES

- I. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE I. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
- . WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
- 3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL,
- 4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY. 5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE
- LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE
- DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL 6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

# PROTECTION OF EXISTING VEGETATION NOTES

- . BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION
- 9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING 2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT. 3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE
- WORK SHALL BE PERFORMED AS FOLLOWS: • TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO
- THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE. RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY FARTH FILL IS PLACED. NEW FARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED.
- LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."

# **SOIL PREPARATION AND MULCH NOTES:**

- I. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS
- 2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS
- MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
- MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX. . TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL
- MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1") 4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT
- 5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROIECT SITE 6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD
- OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS. . UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE
- INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
- 9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROIECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE
- II. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR, GROUND COVER, PERENNIAL, AND
- ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING. 13. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR
- GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE. 14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL

# `5. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

- MYCRO® TREE SAVER A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA. TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING. AND
- SELECTED ORGANIC MICROBIAL NUTRIENTS • DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION. MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND
- MOUNTAIN LAUREL. WHICH REQUIRE ERICOID MYCORRHIZAE. • SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
- FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

• FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS. • TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT I TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED 3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDED OR LAID WITH SOD. AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

# PLANT QUALITY AND HANDLING NOTES

- REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. 2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER
- COMMON NAMES. 3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN
- THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND. HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
- 4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (I-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE
- 5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
- 6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
- 7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO encompass the fibrous root feeding systems necessary for the healthy development of the plant. No plant SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
- 8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS securely fastened to the body of the vehicle to prevent iniury to the plants. Closed vehicles shall be ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
- 10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN possible. The root ball shall be kept moist at all time and covered with moistened mulch or aged WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS
- HALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE. II. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
- 12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED. 13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO
- RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT. 14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2") ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR
- 15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS: PLANTS (MARCH 15 - DECEMBER 15)
- LAWNS (MARCH 15 JUNE 15 OR SEPTEMBER 1 DECEMBER 1) 16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15)

BIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
CER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
CER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
CER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
CER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
TULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
ARPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
DRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
ELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
RCIDIPHYLLUM VARIETIES	KOFI RELITERIA PANICUI ATA	TAXODIUM VARIFTIES

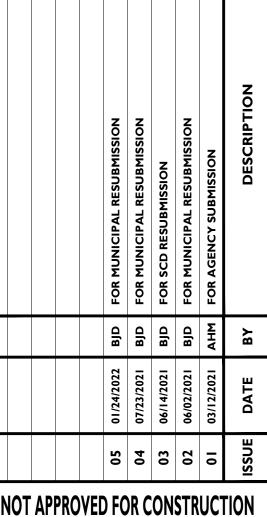
- CERCIS CANADENSIS LIQUIDAMBAR VARIETIES TAXUX B REPANDENS **CORNUS VARIETIES** LIRIODENDRON VARIETIES TILIA TOMENTOSA VARIETIES **CRATAEGUS VARIETIES** LILMUS PARVIFOLIA VARIETIES MALUS IN LEAF NYSSA SYLVATICA ZELKOVA VARIETIES
- 17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
- 18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY
- STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED. 19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
- 20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED. 21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR DTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALI REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
- 2. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO
- CLEAR THEM FROM MOWING DEBRIS. 23. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND
- 24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED. 25 LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROLIGHOLIT REQUIRED 90-DAY EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE
  - MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER. 26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT
  - INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL. 27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED. IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER. FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND

# PLANT MATERIAL GUARANTEE NOTES

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (I YR.) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE
- I. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS. 3. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART,
- VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER. 4. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

# LAWN (SEED OR SOD) NOTES:

- I. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS. L SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND
- WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION."
- 4. SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION.'
- 5. PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS. EROSION. WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.





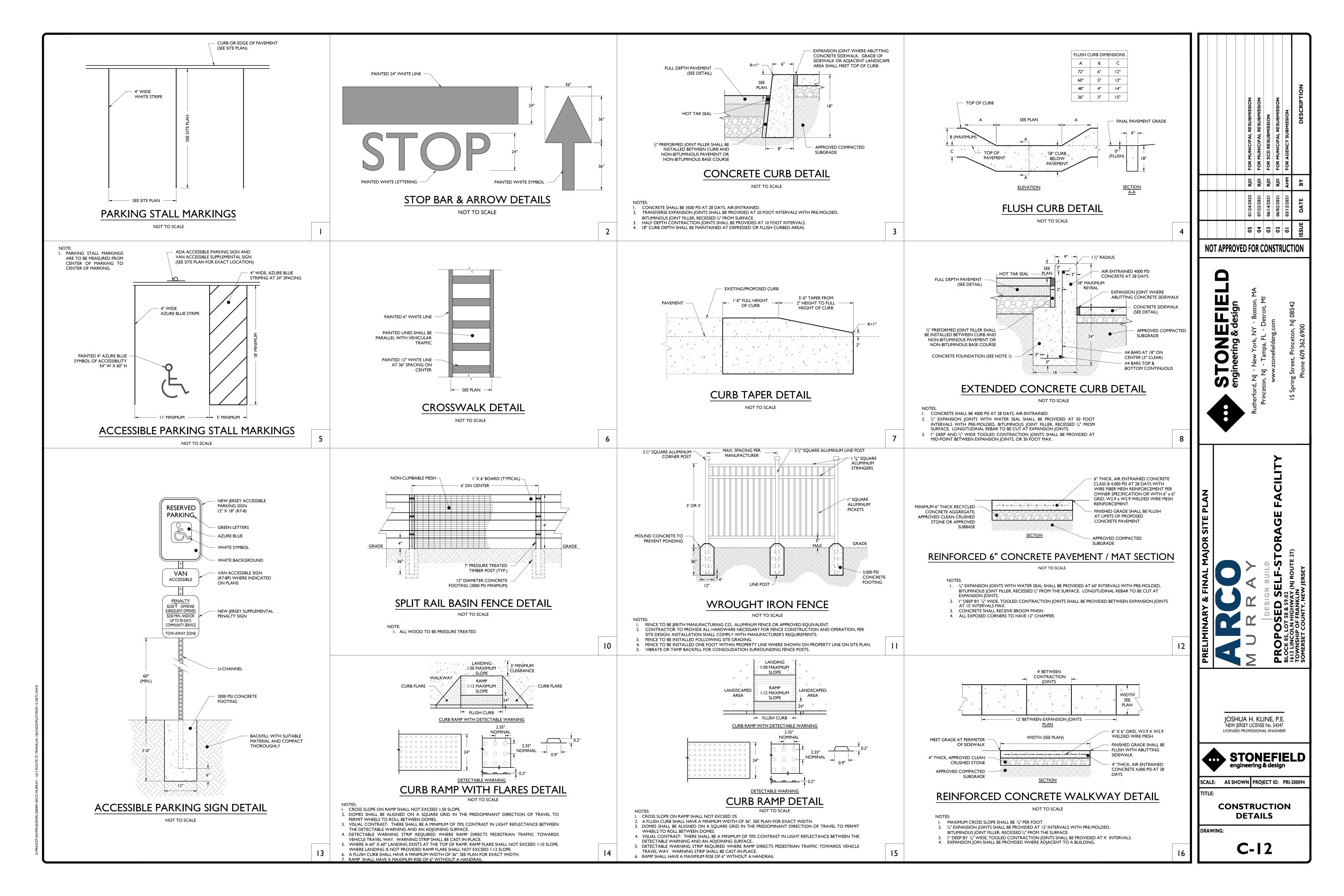
|OSHUA H. KLINE, P.E NEW JERSEY LICENSE No. 54347

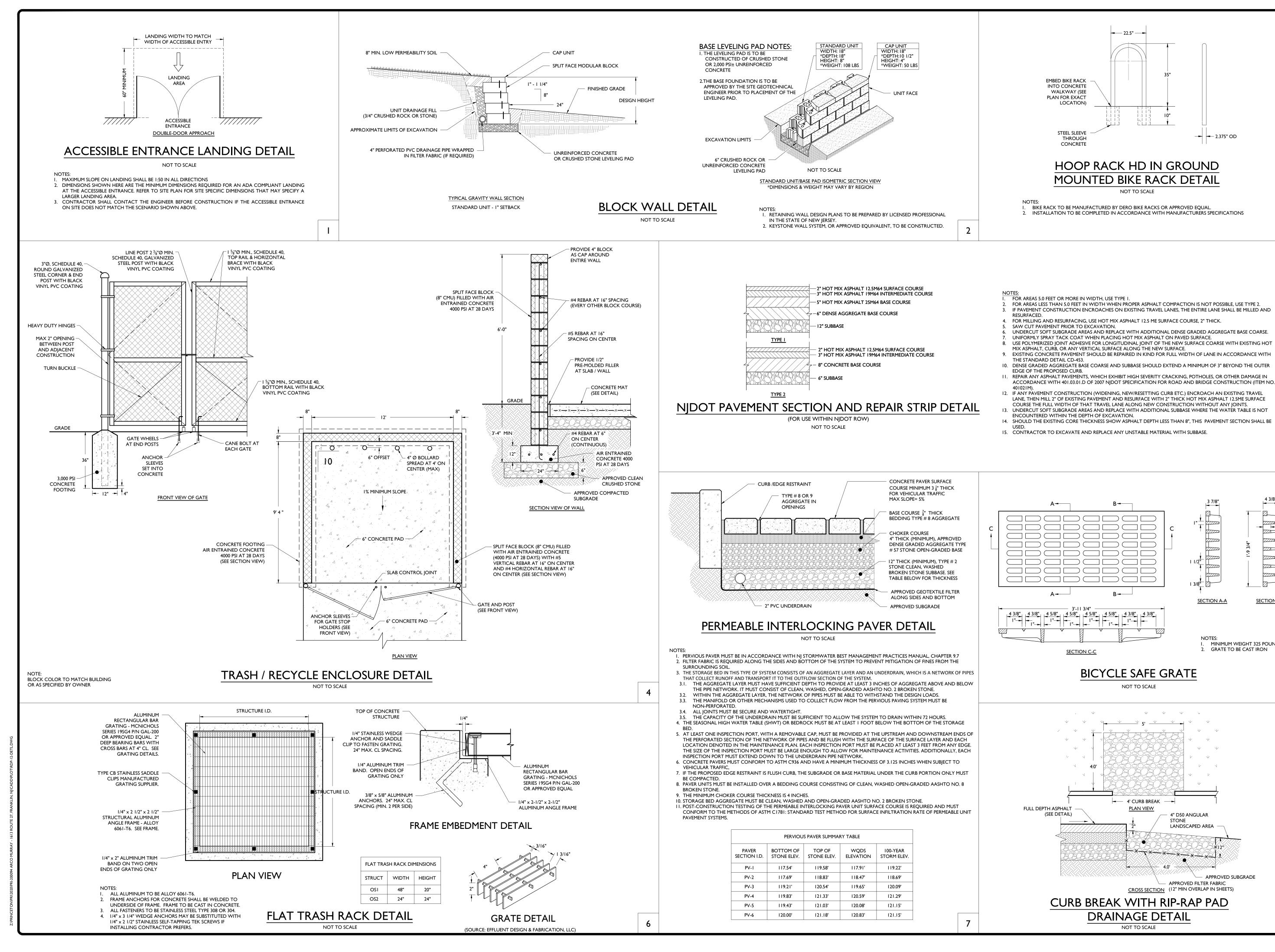
LICENSED PROFESSIONAL ENGINEER

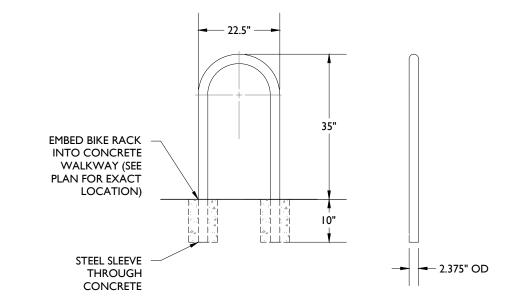


SCALE: AS SHOWN PROJECT ID: PRI-200094

LANDSCAPING DETAILS







# HOOP RACK HD IN GROUND MOUNTED BIKE RACK DETAIL

NOT TO SCALE

I. BIKE RACK TO BE MANUFACTURED BY DERO BIKE RACKS OR APPROVED EQUAL.

NOT APPROVED FOR CONSTRUCTIO

JOSHUA H. KLINE, P.E NEW JERSEY LICENSE No. 54347 LICENSED PROFESSIONAL ENGINEER



SCALE: AS SHOWN PROJECT ID: PRI-200094

CONSTRUCTION

**DETAILS** 

**DRAWING:** 

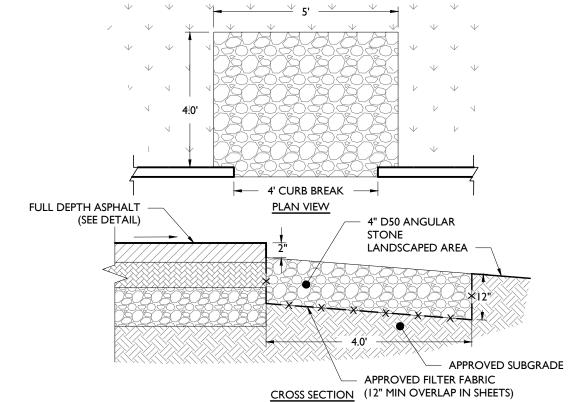
**C-13** 

SECTION B-B 

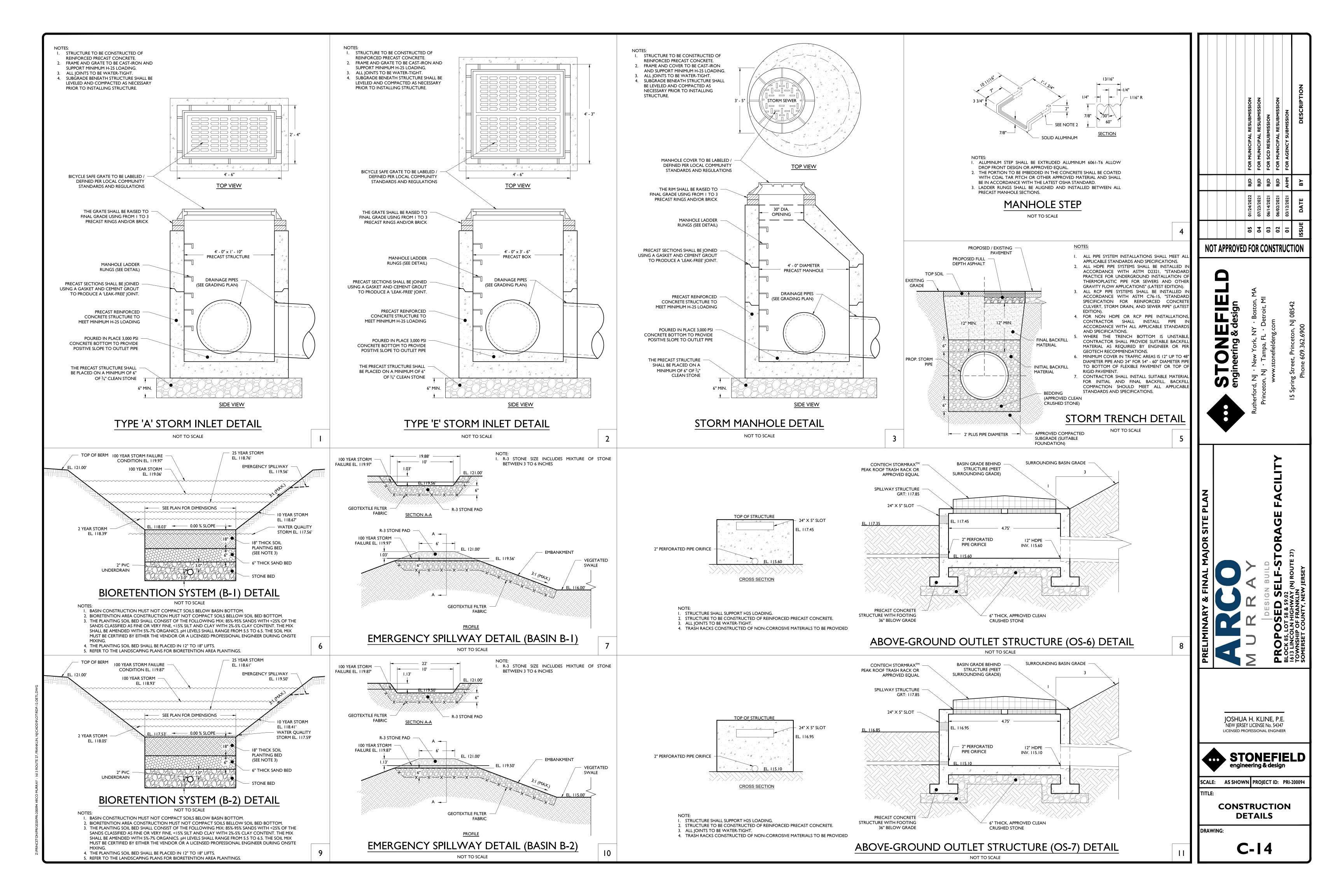
# **BICYCLE SAFE GRATE**

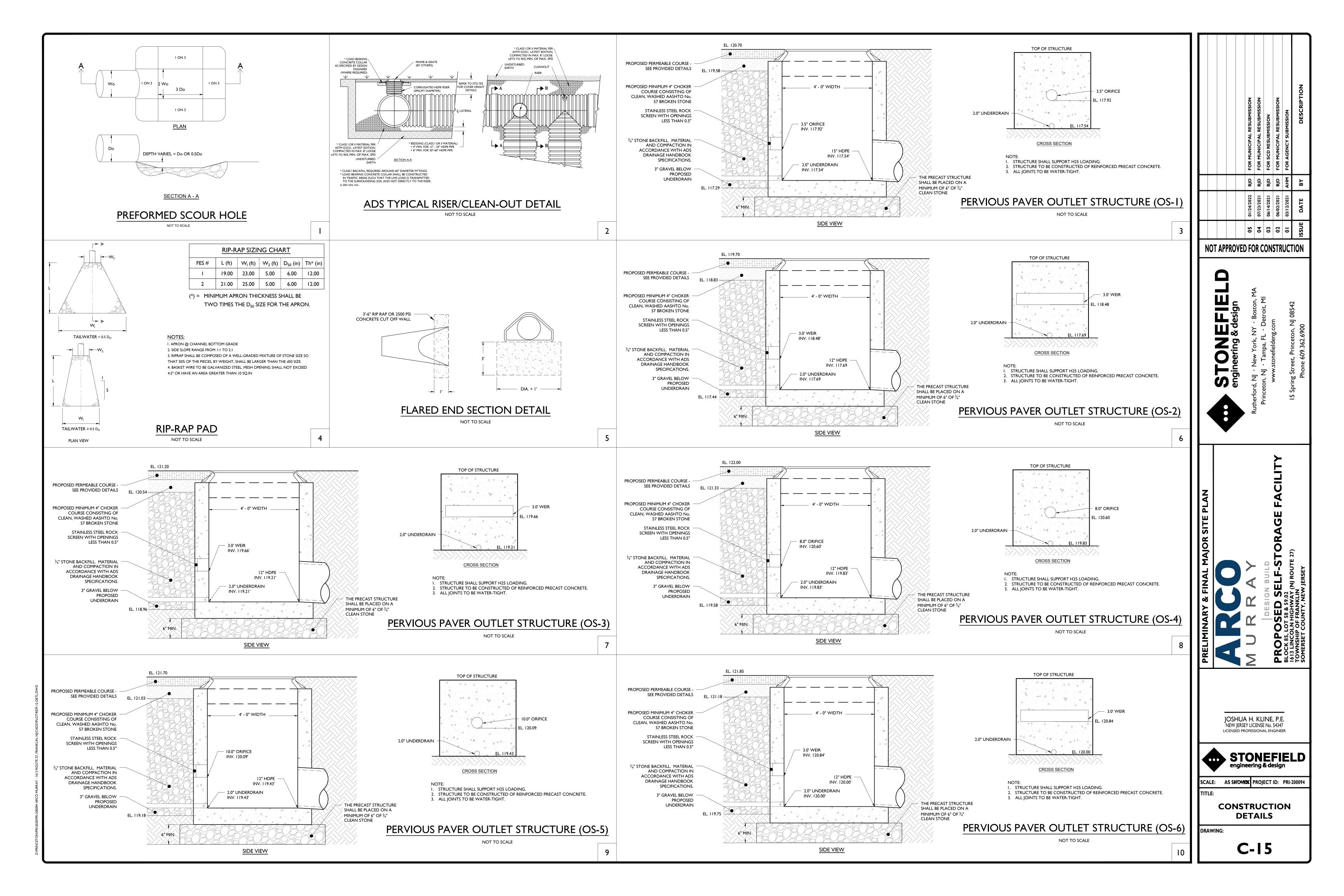
MINIMUM WEIGHT 325 POUNDS 2. GRATE TO BE CAST IRON

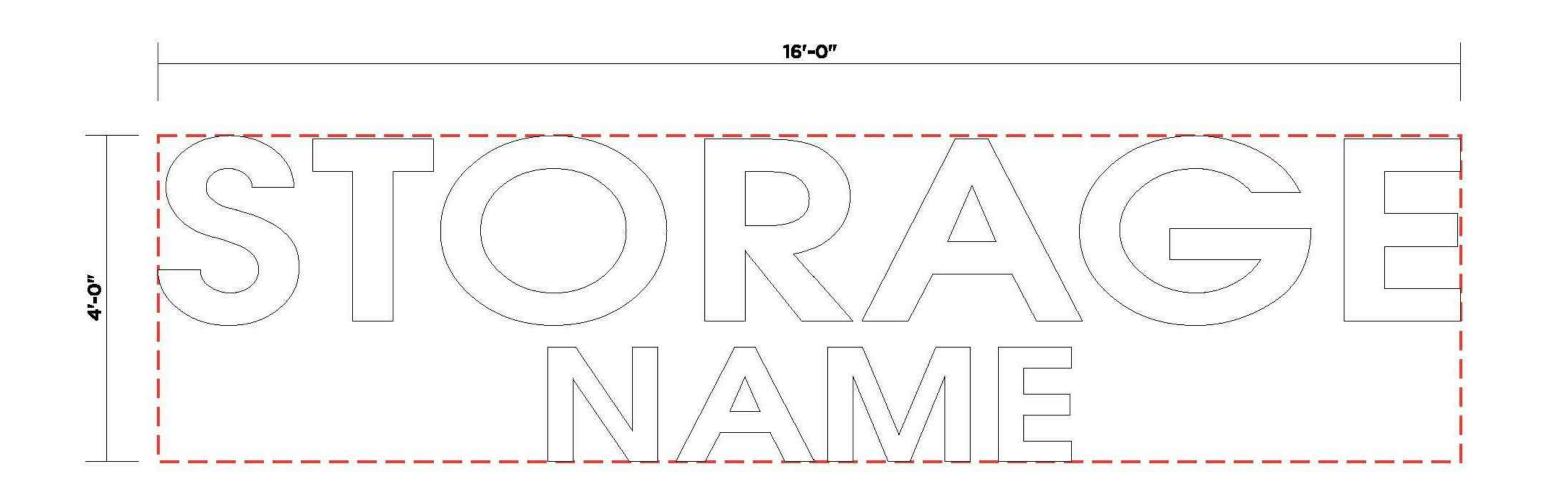
NOT TO SCALE



CURB BREAK WITH RIP-RAP PAD DRAINAGE DETAIL









# MAIN STORAGE SIGN - 64 Sq.Ft.

- Illuminated Pan Channel Letters Style and Colors TBD
   Mounted Flush To Building



**EAST ELEVATION** 

**BUILDING SIGN DETAILS** 

NOT APPROVED FOR CONSTRUCTION



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SCALE: AS SHOWN PROJECT ID: PRI-200094

CONSTRUCTION **DETAILS** 

DRAWING:

**C-16** 

