VERIZON 911

1025 LAUREL OAK ROAD | NEPTUNE, NJ 07753

DEPARTMENT

BARBARA WINWARD

789 WAYSIDE ROAD

FAX: 1-800-637-9137

UTILITY COMPANIES

NJ AMERICAN WATER

DONNA SHORT, GIS

VOORHEES, NJ 08043

EDGEWATER PARK

SEWERAGE AUTHORITY

1123 COOPER STREET

EDGEWATER PARK, NJ

COMPANY

SUPERVISOR

PRELIMINARY SITE PLAN APPLICATION

EDGEWATER PARK - SELF STORAGE DEVELOPMENT

LOT 2.02 BLOCK 404 EDGEWATER PARK TOWNSHIP, COUNTY OF BURLINGTON, STATE OF NEW JERSEY 08010





200' RADIUS-**₽** PROJECT / LOCATION

٦I	11/	ı	Δ	ı
	1"	=	500'	

GENERAL PROJECT NOTES:

- THE PROPERTY IS KNOWN AS BLOCK 404, LOT 2.02 AS SHOWN ON TAX MAP SHEET 4 OF THE EDGEWATER TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY.
- 2. THE PROPERTY LIES IN THE HIGHWAY COMMERCIAL DISTRICT WITHIN THE TOWNSHIP OF EDGEWATER PARK.
- THE PROPERTY BOUNDARY, PLANIMETRIC, AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS REFERENCED FROM A PLAN ENTITLED "PLAN OF SURVEY – TAX LOT 404 BLOCK 2.02", DATED 12/26/2019.
- 5. THE PROJECT VERTICAL DATUM IS BASED UPON 1988 (NAVD 88) ESTABLISHED BY G.P.S.
- 6. THE PROJECT HORIZONTAL DATUM IS BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83). ESTABLISHED BY G.P.S.
- 7. THE SUBJECT PROPERTY IS LOCATED IN AN AREA DETERMINED TO BE IN THE FOLLOWING FLOOD ZONES: -ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP, BURLINGTON COUNTY, NEW JERSEY (ALL JURISDICTIONS). PANEL 116 OF 641, COMMUNITY PANEL NUMBER: 340096 0116 F, MAP NUMBER 34005C0116F, EFFECTIVE DATE:
- THERE ARE NO EXISTING WATERCOURSES, RIPARIAN ZONES, WETLANDS, OR WETLAND TRANSITION AREAS ON OR WITHIN 50 FEET OF THE PROPERTY.

C1.1 ZONING COMPLIANCE & NOTES C2.0 EXISTING CONDITIONS & DEMOLITION PLAN C3.0 OVERALL SITE PLAN C4.0-C4.1 SITE PLAN C5.0-C5.1 **GRADING PLAN** C5.2-C5.3 DRAINAGE PLAN C6.0-C6.1 UTILITY PLAN

COVER SHEET

12/07/2020 12/07/2020 5-6 12/07/2020 7-8 12/07/2020 9-10 12/07/2020 11-12 12/07/2020 C7.0 SANITARY SEWER PLAN & PROFILE 12/07/2020 14-15 C8.0-C8.1 LANDSCAPE PLAN 12/07/2020 C8.2 LANDSCAPE DETAILS 12/07/2020 17-18 C9.0-C9.1 12/07/2020 LIGHTING PLAN LIGHTING DETAILS 12/07/2020 C9.2 20-21 C10.0-C10.1 SOIL EROSION CONTROL AND SEDIMENT PLAN 12/07/2020 22 C10.2 SOIL EROSION CONTROL AND SEDIMENT NOTES AND DETAILS 12/07/2020 CONSTRUCTION DETAILS 23-27 C11.0 -C11.4 12/07/2020

WILLINGBRO 200 FT OWNER'S LIST

OWNER

ACW CORP. T/A ARBY'S

PO BOX 38

YORKYN, DE 19736

BURL CO BOARD OF

CHOSEN FREEHOLDERS

MT HOLLY, NJ 08060

CASEL PROPOERTIES,

LLC C/O CASEL REALTY

PO BOX 2100 WILLINGBORO, NJ 08046

49 RANCOCAS RD.

PSE&G COMPANY

NEWARK, NJ 08046

ATTN: GENERAL MANAGER

PROPERTIES AND RISK

COMCAST CABLEVISION

21 BEVERLY-RANCOCAS

C-LI-5

PROJECT

LOCATION

LAST REVISED

12/07/2020

12/07/2020

12/07/2020

KEVIN SMITH, GENERAL

WILLINBRO, NJ 08046

80 PARK PLAZA

MANAGEMENT

MANAGER

ADDRESS

4208 ROUTE 130

4154 ROUTE 130 & 4148

4202 ROUTE 130

200' RADIUS-

BLOCK LOT

2.02

13

C12.0 VEHICLE TURNING PLAN

HORIZONTAL DATUM

NORTH AMERICAN DATUM OF 1983 (NAD83). ESTABLISHED BY G.P.S.

SHEET INDEX

28

C1.0

BENCHMARK 1 - IRON PIP ON US ROUTE 130 RIGHT-OF-WAY AND DIVISION LINE BETWEEN LOTS 2.02 AND 2.01.

17, BLOCK 404.01 ALONG THE MOUNT HOLLY ROAD RIGHT-OF-WAY

ELEVATION =30.91

THE PROJECT VERTICAL DATUM IS BASED UPON 1988 (NAVD 88) ESTABLISHED BY

EDGEWATER PARK TOWNSHIP ZONING MAP

(DATED APRIL 2007)

SCALE: 1" = 500'

STATE OF NEW JERSEY 00501 1606 MT HOLLY RD DOT 1035 PARKWAY AVE 00003 TRENTON, NJ 08625 DECEMBER 21, 2017. ALDI INC % RYAN TAX COMP SERV LLC 00501 01 4225 S ROUTE 130 PO BOX 460049 DEPT 501 00001 HOUSTON, TX 77056

VICINITY MAP

EDGEWATER PARK TAX MAP SHEET NO. 4

3. STREET NAMES, RIGHT-OF-WAY WIDTHS, BLOCK AND LOT NUMBERS ARE SHOWN IN ACCORDANCE WITH THE TOWNSHIP TAX MAPS.

PREPARED BY STOUT & CALDWELL ENGINEERS, LLC.

ELEVATION =40.64 BENCHMARK 2 - CONCRETE MONUMENT ON NORTH PROPERTY CORNER OF LOT WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

TOWNSHIP OF EDGEWATER PARK BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP

OF EDGEWATER PARK, NEW JERSEY

DATE

DATE

DATE

CHAIRMAN

SECRETARY

ENGINEER

DRAWN BY:

PROJECT CONTACT LIST

1429E ROUTE 22 EAST,

TEANECK, NJ 07666

CIVIL ENGINEER

110 EDISON PLACE

WARE MALCOMB

SUITE 303

SUITE 303

ARCHITECT

WARE MALCOMB

110 EDISON PLACE

APPLICANT

MOUNTAINSIDE, NJ 07092

EDGEWATER PARK STORAGE, LLC

500 FRANK W. BURR BOULEVARD #47

c/o TREETOP DEVELOPMENT THE GLENPOINTE CENTRE WEST

NEWARK, NEW JERSEY 07102

NEWARK, NEW JERSEY 07102

00002 01

00404

00002 02

00002 03

00003

00404 01

00404 01

00404 01

00404 01

00013

00014

00404 01

00404 01

00404 01

00404 05

00016

00501

00002

00017

00016

00015

00012

00011

EDGEWATER PARK CROSSING GROUP, LLC

(908) 451-5412

(973) 622-0073

(732) 986-9000

(732) 986-9000

GUNAYDIN, ERDAL

12 MONTCLAIR DR

725 FEDERAL AVE

3 FERGUSON CT

MARLTON, NJ 08053

AME INVESTMENT LLC

PISCATAWAY, NJ 08854

YOUNG, WAYNE J & SUSAN J

EDGEWATER PARK, NJ 08010

EDGEWATER PARK, NJ 08010

EDGEWATER PARK, NJ 08010

EDGEWATER PARK, NJ 08010

CONTRAVO, LOUIS J & SUSAN M

EDGEWATER PARK, NJ 08010

CARCANAGUE, JAMES T & AMANDA

MICHALSKI, EUGENE & MARYANN

EDGEWATER PARK, NJ 08010

TOTH FRANK S JR & JANET H

EDGEWATER PARK, NJ 08010

DEPEW HARRY A SR & BERNICE

EDGEWATER PARK, NJ 08010

EDGEWATER PARK, NJ 08010

EDGEWATER PARK, NJ 08010

MAY, DAVID T & KELLY M

EDMONDS, JEREMY A & ELIZABETH A

892 RIVER ROAD

1655 MT HOLLY RD

BEHMKE, BRUCE

214 LEMON LANE

REDMOND, DONALD

216 LEMON LANE

218 LEMON LANE

220 LEMON LANE

222 LEMON LANE

224 PEACH ROAD

226 PEACH ROAD

228 PEACH ROAD

217 PEACH ROAD

FLEX GYM, INC

1502 MT HOLLY RD

EDGEWATER, NJ 08010

KENILWORTH, NJ 07033

AJC PROPERTY MANAGERS, LLC

EDGEWATER PARK CROSSING GROUP LLC

Phone (609) 877-2050 Fax (609) 877-2308

Township of Edgewater Park 400 Belanco Road

Edgewater Park, New Jersey 08010

4207 S ROUTE 130

4201 S ROUTE 130

4185 S ROUTE 130

4213 S ROUTE 130

1655 MT HOLLY RD

214 LEMON LANE

216 LEMON LANE

218 LEMON LANE

220 LEMON LANE

222 LEMON LANE

224 PEACH ROAD

226 PEACH ROAD

228 PEACH ROAD

217 PEACH ROAD

1502 MT HOLLY RD

Requested By: Cole Schotz P.C.

200 Foot List 4201 Route 130, Block: 404 Lot: 2.02

CONSTRUCTION NOTES:

- THE TOWNSHIP ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 72 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
- 2. ALL MATERIALS, METHODS OF CONSTRUCTION AND CONSTRUCTION DETAILS SHALL CONFORM TO APPLICABLE STANDARDS OF LOCAL BOROUGH, COUNTY, STATE, MUNICIPAL UTILITIES AUTHORITY AND UTILITY COMPANIES. IN CASE OF CONFLICT, THE STANDARDS OF THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION THEREOF SHALL GOVERN. THE CONTRACTOR SHALL PROVIDE THE TOWNSHIP ENGINEER WITH SHOP DRAWINGS FOR ALL ITEMS UNDER HIS JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 3. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS OF THE LOCAL SOIL CONSERVATION DISTRICT.
- 4. THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIVE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWING AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OF OWNER'S ENGINEER.
- 6. ALL OPEN EXCAVATIONS SHALL CONFORM TO ALL APPLICABLE STANDARDS. TRENCH OPENINGS SHALL NOT REMAIN OPEN OVERNIGHT.
- 7. EXCAVATED MATERIAL USED FOR EMBANKMENTS SHALL CONFORM TO THE STANDARDS OF SECTION 203 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 8. TO THE EXTENT PRACTICABLE, NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. TOPSOIL STRIPPED AND STOCKPILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED SO AS TO PROVIDE EQUAL COVER TO ALL AREAS OF THE SITE AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
- 9. ALL TOPSOIL TO BE USED ON SITE SHALL BE TESTED FOR CONFORMANCE WITH THE LATEST BOROUGH STANDARDS AND NJDEP STANDARDS. THE STRICTER STANDARDS SHOULD APPLY. RESULTS SHALL BE FORWARDED TO THE BOROUGH ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.
- 10. FILL MATERIAL SHALL BE PLACED IN SIX (6) INCH LIFTS AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE MOST CURRENT NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE OWNER'S GEOTECHNICAL ENGINEER AND INDEPENDENT TESTING AGENCY DURING CONSTRUCTION. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- 11. WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE CUT (1) FOOT FROM THE EDGE TO PROVIDE A NEAT LINE AGAINST WHICH TO PAVE.
- 12. ALL ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND OTHER PUBLIC UTILITY LINES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH UTILITY COMPANY DETAILS. MINIMUM HORIZONTAL CLEARANCE BETWEEN PUBLIC UTILITY LINES AND WATER OR SEWER MAINS SHALL BE THREE (3) FEET.
- 13. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITY AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILIZES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING TEST PITS AS REQUIRED BY THE DESIGN ENGINEER OR AS DEEMED NECESSARY TO ACCURATELY LOCATE, BOTH HORIZONTALLY AND VERTICALLY, ALL UTILITIES AFFECTED BY THE PROPOSED CONSTRUCTION.
- 14. DURING CONSTRUCTION, ALL EXISTING OVERHEAD AND UNDERGROUND UTILITY LINES MUST BE PROTECTED, MAINTAINED AND KEPT OPERATIONAL BY THE CONTRACTOR I ACCORDANCE WITH STANDARDS OF THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION THEREOF. THE CONTRACTOR SHALL SUPPORT UTILITY POLES LOCATED ADJACENT TO EXCAVATED AREAS UNTIL THE AREAS ARE BACKFILLED AND STABILIZED.
- 15. ALL CONCRETE USED SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI, UNLESS OTHERWISE NOTED.
- 16. ALL STORM SEWER PIPING SHALL BE REINFORCED CONCRETE PIPE, CLASS III WITH BELL AND SPIGOT JOINTS UNLESS OTHERWISE NOTED. CIRCULAR REINFORCED CONCRETE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM C76. ALL JOINTS ARE TO BE SEALED WITH EITHER RUBBER GASKETS OR BUTYL TAPE AND BE WRAPPED WITH MORTAR AND FABRIC ON THE OUTSIDE. IF RUBBER GASKETS ARE USED FOR CIRCULAR PIPE, THE JOINT DESIGN AND JOINT MATERIAL SHALL CONFORM TO ASTM C443. ALL 36-INCH AND LARGER PIPES SHALL HAVE THE INSIDE JOINTS MORTARED. MORTAR JOINTS SHALL CONFORM TO SECTIONS 601.03 AND 903.08 OF THE CURRENT NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION.

WHERE PROPOSED, CORRUGATED HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL HAVE A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS IN ACCORDANCE WITH AASHTO M294-97. GASKETS FOR HDPE SHALL MEET THE REQUIREMENTS OF ASTM F477 WITH THE ADDITION THAT THE GASKETS SHALL NOT HAVE ANY VISIBLE CRACKING WHEN TESTED ACCORDING TO ASTM D1149 AFTER 72 HOURS OF EXPOSURE IN 50 PPHM OZONE AT 104 DEGREES FAHRENHEIT. INSTALLATION OF HDPE SHALL BE IN ACCORDANCE WITH ASTM D2321 WITH THE EXCEPTIONS THAT MINIMUM COVER IN TRAFFICKED AREAS SHALL BE ONE FOOT BELOW THE BOTTOM OF THE ASPHALT.

ALL INLETS IN CURBED AREAS SHALL BE TYPE "B" WITH WATER QUALITY TYPE SIX (6) INCH CURB PIECES. ALL INLETS SHALL BE PROVIDED WITH GRATES CLASSIFIED AS "BICYCLE SAFE". ALL CASTINGS SHALL BE OF AMERICAN MANUFACTURER.

17. ALL WATER MAIN PIPING SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE CONFORMING TO ANSI A21.51 9AWWA C151) CLASS 52 WITH EITHER MECHANICAL OR PUSH-ON JOINTS, UNLESS OTHERWISE SPECIFIED. "MEG-A-LUG" RESTRAINT GLANDS (OR APPROVED EQUAL) MUST BE INSTALLED ON ALL FITTINGS HAVING MECHANICAL JOINTS

MINIMUM COVER OVER WATER MAINS AND WATER SERVICE PIPING SHALL BE FOUR (4) FEET.

THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, BENDS, PLUGS, REDUCERS, HYDRANT CONNECTIONS AND ANYWHERE ELSE REQUIRED BY THE LOCAL WATER COMPANY OR AGENCY HAVING JURISDICTION THEREOF. TIE RODS MUST BE INSTALLED WITH ALL FIRE HYDRANT ASSEMBLIES.

ALL WATER MAINS AND ASSOCIATED FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL WATER COMPANY OR AGENCY HAVING JURISDICTION THEREOF.

- 18. ALL GRAVITY SANITARY SEWER MAIN AND LATERALS SHALL BE PVC PIPE, SDR-35 CONFORMING TO ASTM D3034 WITH PUSH-ON JOINTS, UNLESS OTHERWISE SPECIFIED. MINIMUM COVER OVER PVC SANITARY SEWER MAINS AND LATERALS SHALL BE THREE (3) FEET.
- 19. SANITARY SEWER PIPING AND POTABLE WATER PIPING SHALL BE SEPARATED BY A MINIMUM OF TEN (10) FEED HORIZONTALLY AND OR EIGHTEEN (18) INCHES VERTICALLY, PLACED IN SEPARATE TRENCHES. WHERE THESE MINIMUM SEPARATION DISTANCES CANNOT BE MET, ENCASE THE SANITARY SEWER IN CONCRETE FOR A DISTANCE OF TEN (10) FEET EACH SIDE OF THE WATER MAIN. DUCTILE IRON PIPE WITH SLIP-ON JOINTS MAY BE SUBSTITUTED FOR THE CONCRETE ENCASEMENT. IN NO CASE SHALL THE VERTICAL CLEARANCE BETWEEN POTABLE WATER AND SANITARY SEWER MAINS BE LESS THAN ONE (1) FOOT.
- 20. THE MINIMUM VERTICAL CLEARANCE BETWEEN DUCTILE IRON SEWER OR WATER MAINS AND STORM SEWER PIPE CROSSINGS ABOVE SHALL BE SIX (6) INCHES. PROVIDE CONCRETE ENCASEMENT WHEN THE VERTICAL CLEARANCE IS LESS THAT ONE (1) FOOT.
- 21. THE LOCATION OF ALL PROPOSED FIRE HYDRANTS SHALL BE APPROVED BY THE LOCAL FIRE OFFICIAL AND/OR ADMINISTRATIVE AUTHORITY HAVING JURISDICTION THEREOF. ALL EXISTING FIRE HYDRANTS SHALL BE TESTED PRIOR TO CONSTRUCTION.
- 22. TRAFFIC STRIPES AND MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE <u>STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION</u>, CURRENT EDITION, AS PUBLISHED BY THE NEW JERSEY DEPARTMENT OF TRANSPIRATION.

TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, CURRENT EDITION, AS PUBLISHED BY THE US DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY AUTHORITY.

- 23. THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED WITH THE INTENT TO BE COMPLIANT WITH APPLICABLE ADA REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE EXECUTED IN COMPLIANCE WITH THE LATEST ADA REGULATIONS.
- 24. ANY RETAINING WALLS 48 INCHES OR GRATER IN HEIGHT SHALL REQUIRE A BUILDING PERMIT. DESIGN CALCULATIONS FOR PROPOSED RETAINING WALLS SHALL BE SUBMITTED BY HE CONTRACTOR TO THE BOROUGH ENGINEER AND CONSTRUCTION CODE OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- 25. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING A PRECONSTRUCTION MEETING WITH EACH OF THE UTILITY COMPANIES, INCLUDING THE OWNER, ARCHITECT AND ENGINEERS TO ENSURE ALL PROJECT SPECIFIC REQUIREMENTS ARE MET. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES DURING CONSTRUCTION, INCLUSIVE OF ALL REQUIRED INSPECTIONS.
- 26. UPON COMPLETION OF THE UTILITY WORK AND IN ACCORDANCE WITH THE SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT SURVEY OF ALL NEW ACCURATELY RECORDED LOCATIONS OF PIPE RUNS, CONNECTIONS, OUTLET STRUCTURES, HEADWALLS, INVERT ELEVATIONS, NEW CONDUITS, GAS UTILITIES, DUCT BANDS, LIGHT POLES TO BE BACKFILLED, PULL BOXES/MANHOLES RELATED TO ON SITE ELECTRICAL CONDUIT, AND FDNY FIRE ALARMS. THE DATA SHALL INCLUDE ALL INVERTS AND ELEVATIONS OF INSTALLED UTILIZES TIED INTO ESTABLISHED PROJECT BENCHMARKS. THE SURVEY SHALL BE PROVIDED IN DIGITAL (AUTOCAD DWG) AND PAPER FORMATS, AND SHALL BE SIGNED AND SEALED BY A NEW JERSEY STATE LICENSED PROFESSIONAL LAND SURVEYOR WITHIN 30 DAYS OF PROJECT COMPLETION. THIS SURVEY MAY BE COMBINE WITH OTHER AS-BUILT SURVEY REQUIREMENTS OF SITE-WORK ITEMS; WITH THE APPROVAL OF THE OWNER. MARKED-UP DESIGN PLANS ARE NOT ACCEPTABLE FOR THE AS-BUILT REQUIREMENTS OF THE SPECIFICATIONS.
- 27. SANITARY EASEMENT HAS BEEN ADJUSTED TO CONFORM TO THE ADJUSTED PROPERTY AND THE INTENT OF THE EASEMENT TO ELIMINATE THE REAR GORE ON THE ORIGINAL SURVEY. SANITARY MANHOLES WITHIN EASEMENT INVERTS TAKEN FROM APPROVED DESIGN PLANS AND NOT FIELD VERIFIED.

	BULK STANDARDS										
ZONING DISTRICT: C-3 - HIGHWAY COMMERCIAL											
ITEM	PERMITTED /	REQUIRED	PROF	COMPLIANCE							
Proposed Use			Self S	torage	No*						
Site											
Minimum Lot Area	2 /	AC	340,184	SF	Yes						
Minimum Lot Width	200 F	-т	282	FT	Yes						
Minimum Lot Depth	200 F	-т	316	FT	Yes						
Yard and Bulk Requirements											
Minimum Front Yard Setback					Yes						
Route 130	60 F	т	68	FT	Yes						
Mount Holly Road	60 F	т	50.6	FT (Building I)	No*						
Minimum Side Yard Setback	30 F	т	10	FT (Buildings C & J)	No*						
Minimum Rear Yard Setback	50 F	-т	50.1	FT	Yes						
Maximum Building Height	45 F	т	45	FT	Yes						
	3 9	Stories	3	Stories	Yes						
Maximum Impervious Coverage	60 9	%	51	%	Yes						

* Variance Required

1,300	GSF	/	200	=	6.5
				=	N/A
					7
					14
					1
	1,300	1,300 GSF	1,300 GSF /	1,300 GSF / 200	

*SELF STORAGE USE PARKING REQUIREMENT NOT PROVIDED IN ORDINANCE

SIGNAGE COMPLIANCE (§16-90.5.B)										
TEM PERMITTED / REQUIRED PROPOSED C										
Freestanding Signs										
Number of Signs	1	1	Yes							
Maximum Area	75 sf	40 sf	Yes							
Maximum Height	8 ft	8 ft	Yes							
Minimum Setback from Curbline	15 ft	15 ft	Yes							
Attached Signs										
Number of Signs	1	1	Yes							
Maximum Sign Area	40 sf	40 sf	Yes							

WATER DEMAND									
OFFICE									
0.125 GPD PER GSF	1,300	GSF	x	0.125	=	163	GPD		
TOTAL WATER DEMAND						163	GPD		

SEWER DEMAND										
OFFICE										
0.1 GPD PER GSF	1,300	GSF	x	0.1	=	130	GPD			
TOTAL SEWER DEMAND						130	GPD			

LIST OF VARIANCES / DESIGN WAIVERS								
VARIANCES								
No.	Description							
1.	Variance requested for self sotrage use in C-3 Zone.							
2.	Variance requested for parking for self-storage use - no standard provided.							
3.	Variance requested for 50.6 ft front yard setback from Mount Holly Road when 60 feet is required.							
4.	Variance requested for 10 ft side yard setback from adjacent commercial lot when 30 feet is required.							
	DESIGN WAIVERS							
Section	Description							
§16-84.F	Relief requested for construction of a 6ft fence within the Route 130 and Mount Holly Road front yard to secure the vehicular use areas.							
§16-84.H.3	Relief requested for a proposed 6ft fence within 25 feet of a dedicated street line where a 4ft fence is permitted.							
§16-89.H.3	Relief requested for 10ft side yard landscaped buffer when abutting non-residential uses where 15ft is required.							

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

suite 303 newark, nj 07103 p 732.986.9000 waremalcomb.cc

ET ARD F. WILKES UR.
PROFESSIONAL & GIMEER

EDGEWATER PARK - SELF STORAGE DEVELOPI
PRELIMINARY SITE PLAN APPLICATION
ZONING COMPLIANCE & NOTES
4201 ROUTE 130.BURLINGTON COUNTY, EDGWATER PARK, NEW JE

O. DATE REMARKS
1 12/07/2020 EDGEWATER PARK REVIEW

JOB NO.: NYC19-0005
PA / PM: EW
DRAWN BY: IH
DATE: 07/21/2020

SHEET
C1.1

BLOCK 404.01

_BLOCK 404.01

LOT 11

WOODED AREA

U.S. ROUTE 130 (103' R.O.W.)

BLOCK 13 LOT 2.02

BLOCK 404 LOT 8

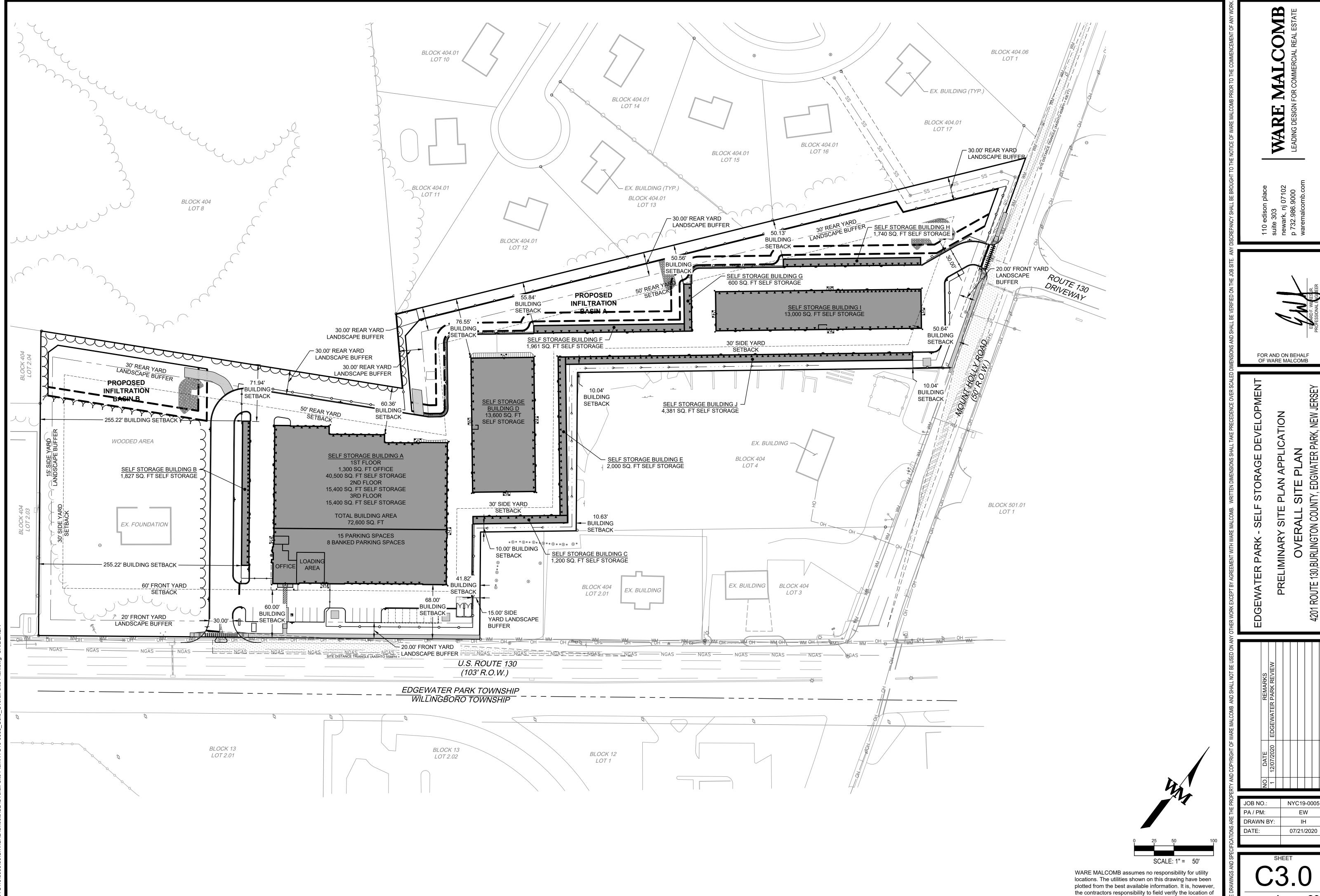
EX. FOUNDATION

- TREE LINE PROTECTION FENCE (TYP.)

BLOCK 13 LOT 2.01

ALL EXISTING PAVEMENT, CURB, SIDEWALK, FENCES, SIGNAGE, AND LIGHT FIXTURES WITHIN THE LIMIT OF CLEARING TO BE REMOVED UNLESS EXPLICITLY NOTED

LOT 10

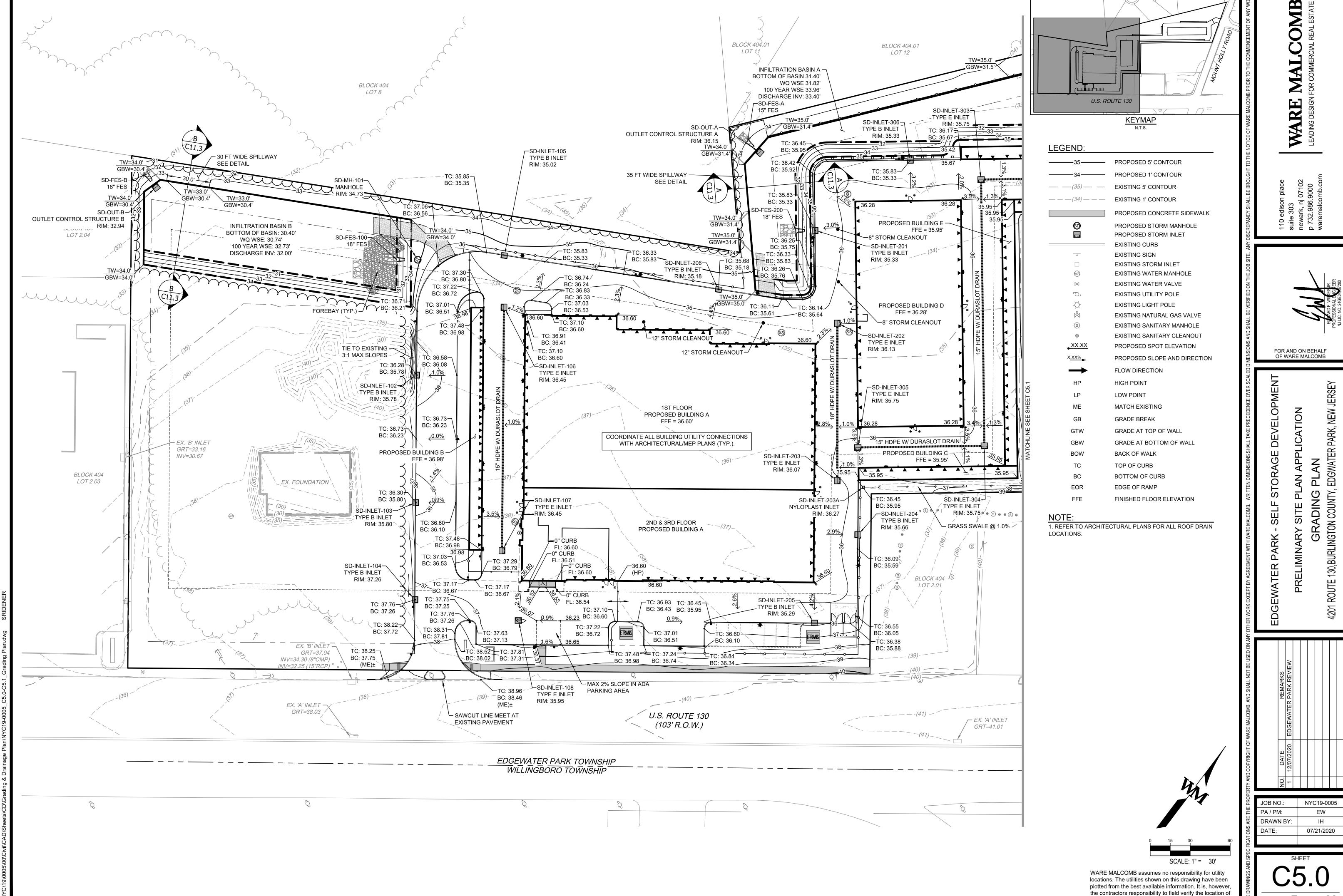


NYC19-0005

all utilities prior to the commencement of any construction.

SCALE: 1" = 30'

all utilities prior to the commencement of any construction.



_SD-FES-B

18" FES

INV OUT: 30.75

- EX. 'B' INLET

GRT=33.16

INV=30.67

- 30 FT WIDE SPILLWAY

SEE DETAIL

SCOUR HOLE -

GRATE: 32.94

INV OUT: 30.95

(SEE EROSION CONTROL

OUTLET CONTROL STRUCTURE B

BLOCK 404

LOT 2.04

mmy

BLOCK 404

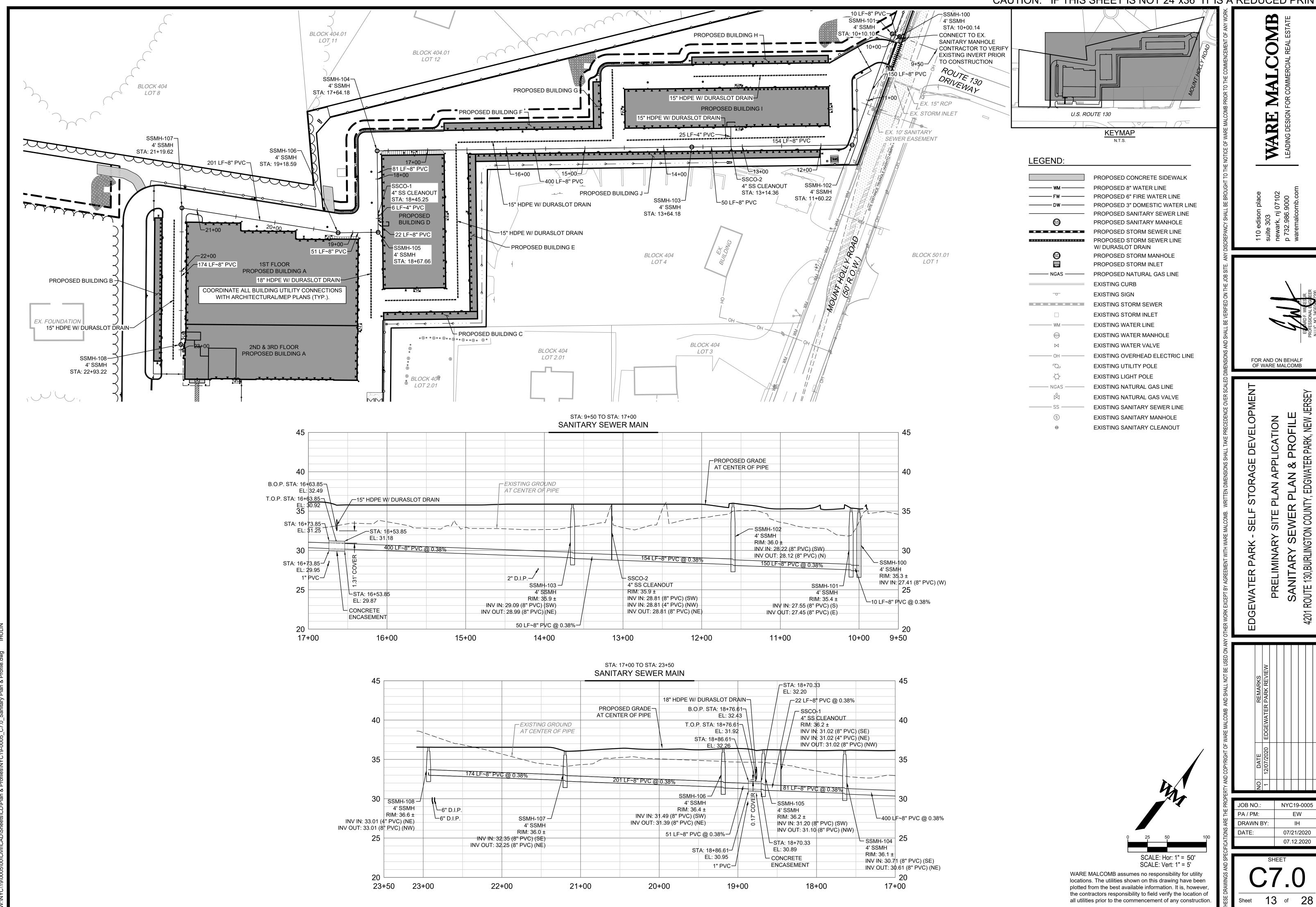
LOT 2.03

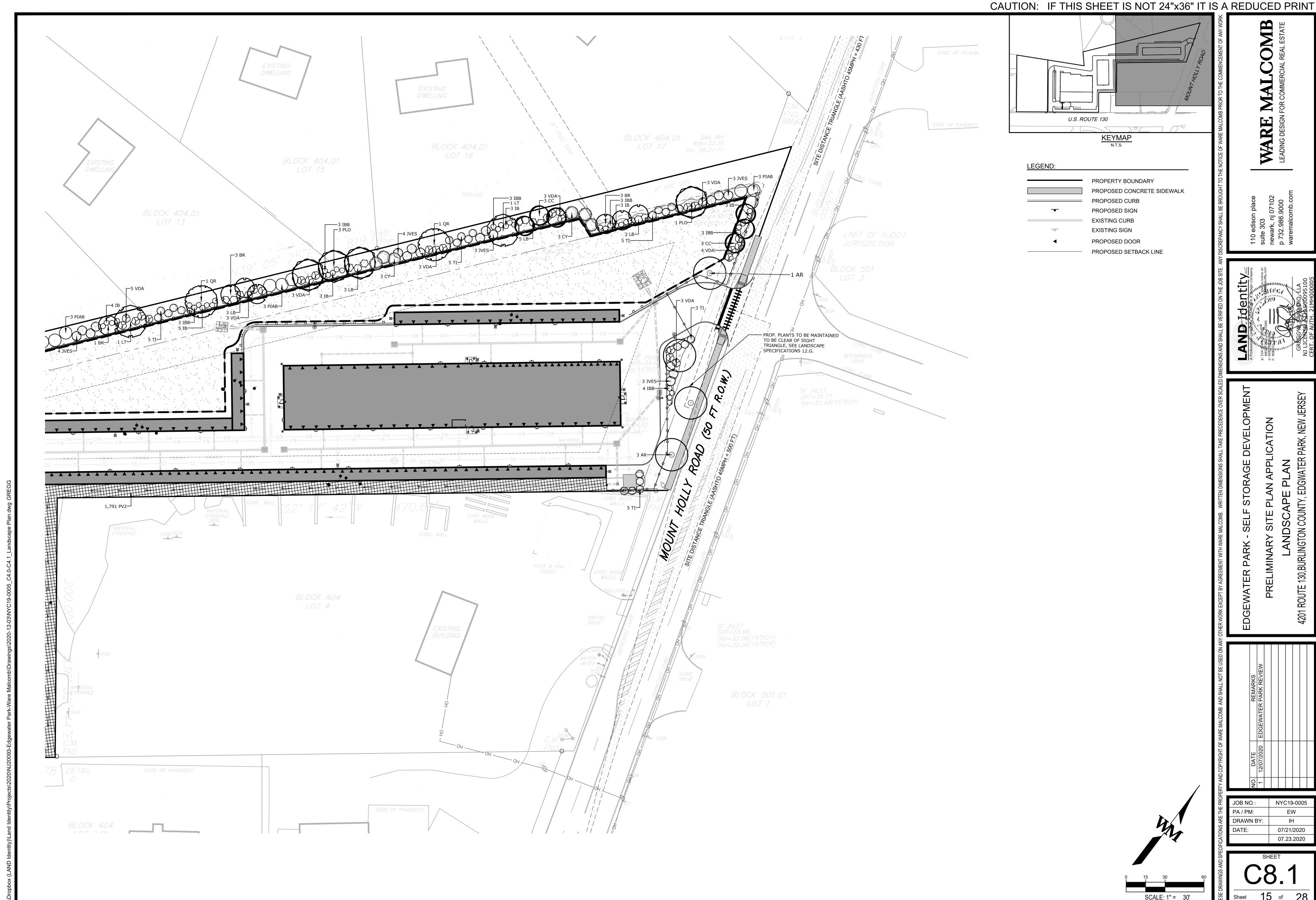
PLAN FOR DETAILS)

12 LF~15" RCP OUTFALL B-

the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

plotted from the best available information. It is, however the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.





NYC19-0005

NYC19-0005 JOB NO.: PA / PM: EW DRAWN BY: ΙH 07/21/2020 07.23.2020

LANDSCAPE SPECIFICATIONS A. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE ARCHITECT, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTRULED 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. 2. WEATHER CONDITIONS A. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CON ISTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER IDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT OR GOVERNING MUNICIPAL OFFICIAL. 3. SAMPLES A IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASIN MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE ARCHITECT OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED. 4. NOTIFICATION OF DELIVERY

B. THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.

INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

COMPLIES

COMPLIES

COMPLIES

COMPLIES

COMPLIES

COMPLIES

MOUNT HOLLY

ROAD ONLY

20' BUFFER PROVIDED ALONG ROUTE 130

BUFFER PROVIDED AGAINST REAR PROPERTY

EVERGREEN AND DECIDUOUS TREES/SHRUBS

PROVIDED ALONG REAR PROPERTY LINE TO

SCREENING TO BE MORE THAN 3 FEET FROM

ANY STREET OR PROPERTY LINE AT THE TIME

LANDSCAPE SPECIFICATIONS #10 FOR PLANT

OUALITY, #17A FOR GUARANTEE, AND #12G

PROPERTIES, EXISTING VEGETATION TO

REMAIN UTILIZED TO SCREEN SIDE

AREA (SEE PLANT SCHEDULE), SEE

TOTAL PARKING AREA: 5.036.8 S.F.

STREET TREES (AR) PLANTED AT 60' ON

ON CENTER ALONG MOUNT HOLLY ROAD DUE

REQUIRED 5%: 251.8 S.F.

PROPOSED: 609.1 S.F. (12.1%)

FRONTAGE.

OF MATURITY

FOR SIGHT TRIANGLE

PROPERTY AND PORTIONS OF STREET

AND ROUTE 626, MINIMUM 15' BUFFER

PROVIDED ALONG SIDE YARD, AND 30'

LINE (ADJACENT RESIDENTIAL)

A. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE ARCHITECT 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 ARCHITECT, OR GOVERNING MUNICIPAL OFFICIAL. B. THE PROJECT LANDSCAPE ARCHITECT OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO

5. PROTECTION OF EXISTING VEGETATION A SEFORE 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 FULLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

B. 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. C. 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: 1. 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. 2 RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND I. 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 EARTH FILL IS PLACED. NEW EARTH 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. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL"

3. 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."

A. 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. B. 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 FOLLOWS: 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.

A. 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"). B. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC

C. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE. D. 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. 8. FINISHED GRADING A. 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.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN. C. 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 PROJECT LANDSCAPE ARCHITECT OR MUNICIPAL OFFICIAL.

9. LAWN (SEED OR SOD) A. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, INIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.

D. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF

B. 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." C. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDED OR LAID WITH SOD. D. 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."

E. 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. 10. PLANT QUALITY

A. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE B. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.

C. 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. D. 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 (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED. E. 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.

F. 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. G. 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.

H. UNLESS SPECIFICALLY NOTED AS MULTI-STEM, THE TRUNK OF EACH TREE SHALL BE A SINGLE TRUNK GROWING FROM A SINGLE CROWN OF ROOTS. NO PART OF THE TRUNK SHALL BE CONSPICUOUSLY CROOKED AS COMPARED WITH NORMAL TREES OF THE SAME VARIETY. I. 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 INJURY 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 NCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE. 11. PLANT MEASUREMENTS

A. PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION. B. SHRUBS SHALL MEET THE REQUIREMENTS FOR SPREAD. HEIGHT OR CONTAINER SIZE STATED IN THE OVED OR FINAL PLANT LIST. THE MEASUREMENTS ARE TO BE TAKEN FROM THE GROUND LEVE TO THE AVERAGE HEIGHT OF THE SHRUB AND NOT TO THE LONGEST BRANCH. C. CALIPER MEASUREMENTS FOR NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK C. JALIFEN, WICHSUNEMEN 13 FUR NUNSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE NATURAL GROUND LEVEL FOR TREES UP TO FOUR INCHES (4") IN CALIPER, AND AT A POINT 12 INCHES (12") ABOVE THE NATURAL GROUND LEVEL FOR TREES EXCEEDING FOUR INCHES (4") IN CALIPER. D. THE MEASUREMENTS SPECIFIED ARE THE MINIMUM SIZE ACCEPTABLE AND, WHERE PRUNING IS REQUIRED, ARE THE MEASUREMENTS AFTER PRUNING.

12. PLANTING OPERATIONS A. THE LANDSCAPE CONTRACTOR SHALL PROVIDE SUFFICIENT TOOLS AND EQUIPMENT REQUIRED TO CARRY OUT THE PLANTING OPERATIONS. B. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS C. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. 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

D. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOI

PLANTS (MARCH 15 - DECEMBER 15)

E. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED. F. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.

G. INSTALLATION OF PLANT MATERIAL WITHIN SIGHT TRIANGLES IS DISCOURAGED. IF PLANTS MUST BE PLANTED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF SEVEN FEET (7') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED THIRTY SIX INCHES (36") ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY. H. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:

LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1) . THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED

ABIES CONCOLOR PYRUS VARIETIES CRATAEGUS VARIETIES MALUS IN LEAF

13. PLANT SUBSTITUTIONS NYSSA SYLVATICA A. THE LANDSCAPE CONTRACTOR SHALL MAKE HIS BEST EFFORT TO LOCATE THE PLANT MATERIAL SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. B. IF A 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. C. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION. A. DUBLE 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.

15. IRRIGATION A. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOU REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT IVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER. B. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A

C. 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 ESTABLISHMENT. MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.

B. 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. 17. GUARANTEE A THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO YEARS (2 YRS THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO YEARS FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE ARCHITECT, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. LANDSCAPE CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND ONCE FINAL ACCEPTANCE HAS BEEN GRANTED BY THE PROJECT LANDSCAPE ARCHITECT, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.

B. 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. C. 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,

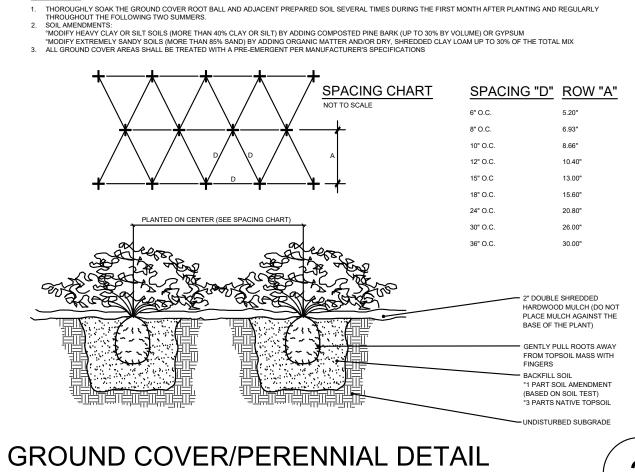
VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE

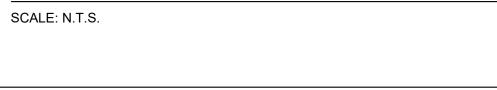
APPROVED AND PAID FOR BY THE OWNER.

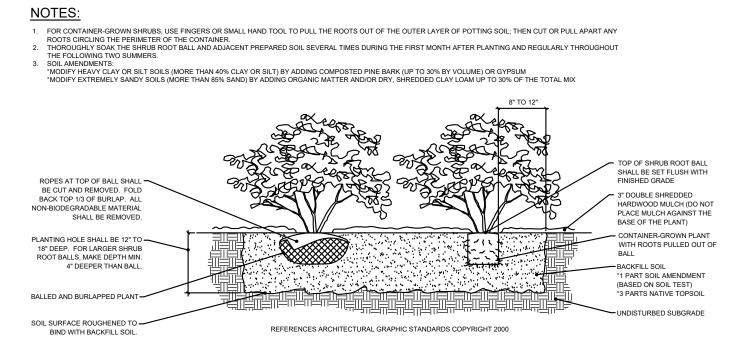
18. LANDSCAPE MAINTENANCE A. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.

B. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY 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. C. 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 AMOUNT OF GRASS IS NEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE AMOUNT OF GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAY AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.

THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING. E. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.









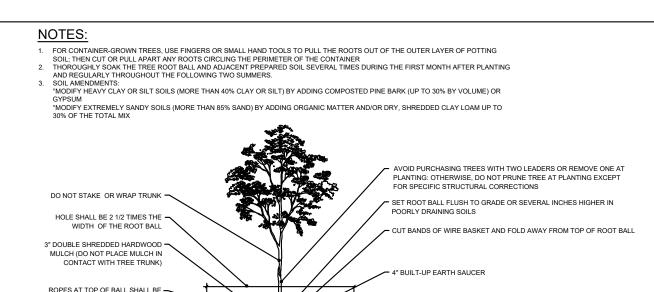
SCALE: N.T.S.

CUT AND REMOVED. FOLD BACK TOP

1/3 OF BURLAP. ALL

DIG WIDE, SHALLOW HOLE WITH -

SCALE: N.T.S.



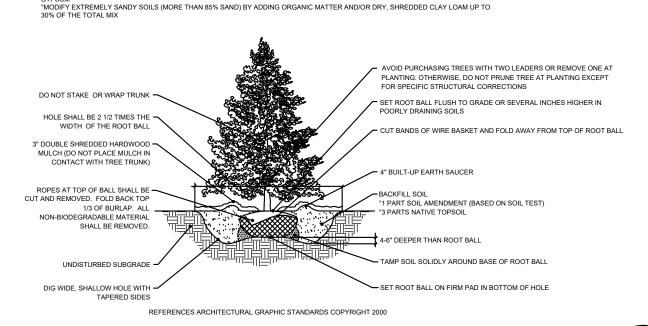
REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000 **DECIDUOUS TREE PLANTING DETAIL**

SCALE: N.T.S.

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER 2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

AND REGISTANT THROUGHOUT THE PULLOWING TWO SUMMERS.
SOIL AMENDMENTS:
"MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM

MERCEN STREET, AND SOURCE WAS A SUMMER SOURCE OF THE STREET OF THE STREET



EVERGREEN TREE PLANTING DETAIL

TREE PROTECTION FENCE SHALL BE INSTALLED TO FOLLOW TREE CANOPY DRIP LINE OR PROPOSED LIMITS OF DISTURBANCE. CONSTRUCTION VEHICLES TO STAY AS FAR AS POSSIBLE FROM TREE PROTECTION FENCE TO PREVENT COMPACTION OF TREE ROOTS. FENCE POSTS. POSTS SHALL BE SPACED HORIZONTALLY 8' ON CENTER MAXIMUM. -AREA OF SITE CONSTRUCTION

TREE PROTECTION FENCE DETAIL SCALE: N.T.S.

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SEEDING SPECIFICATIONS

°1 PART SOIL AMENDMENT (BASED ON SOIL TEST)

- TAMP SOIL SOLIDLY AROUND BASE OF ROOT BAI

SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

°3 PARTS NATIVE TOPSOIL

4-6" DEEPER THAN ROOT BALL

SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 S.F. LIME SHALL BE APPLIED IN ACCORDANCE WITH THE FOLLOWING CHART: TONS/ACRE LBS/1,000 S.F. CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL SANDY LOAM, LOAM, SILT LOAM LOAMY SAND, SAND ABOVE APPLICATION RATES FOR FERTILIZER AND LIME ARE STANDARD RATES AND SHALL BE ADJUSTED BASED ON SITE SPECIFIC SOIL TESTS. 2. TOPSOIL SHALL BE TILLED, FINE GRADED, AND RAKED FREE OF ALL DEBRIS LARGER THAN 1° IN DIAMETER. ALL LAWN AREAS SHALL BE SLOPED TO DRAIN OR PER THE APPROVED GRADING PLAN.

8. CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS AND IMPLEMENT AS REQUIRED PRIOR TO APPLICATION OF SEED.

GENERAL LOW MAINTENANCE SEED MIX (#8) FINE FESCUE (BLEND)

LBS/ACRE LBS/1,000 S.F. OPTIMAL PLANTING DATES ZONE 5B & 6A = 3/15-5/31 8/1-10/1 HARD FESCUE STRONG CREEPING RED FESCUE ZONE 6B = 3/1-4/30 KENTUCKY BLUEGRASS ZONE 7A & 7B = 2/1-4/30 8/15-10/30 WHITE CLOVER

MAINTENANCE LEVEL
(B) FREQUENT MOWING (4-7 DAYS), OCCASIONAL FERTILIZATION, LIME AND WEED CONTROL 6. APPLY UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO ALL SEEDED AREAS AT THE RATE OF 1 1/2 - 2 TONS PER ACRE OR 70-90 POUNDS PER 1,000 S.F. SPREAD MULCH SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE IS COVERED. ANCHORING OF MULCH SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY 7. IRRIGATE NEWLY SEEDED AREAS WITH A MINIMUM OF 1/4 INCH OF WATER TWICE A DAY (NOT DURING PERIODS OF INTENSE SUN) UNTIL VEGETATION IS WELL ESTABLISHED.

(D)(2). SHRUBBERY (D)(2)(A). "LOW" TYPE SHRUBBERY SCREENING MAY BE USED IN AND AROUND PARKING AREAS, ROADWAY OR ACCESSWAYS WHERE SIGHT "LOW" TYPE SHRUBBERY SCREENING DISTANCES FOR VEHICULAR AND PEDESTRIAN TRAFFIC ARE A PRIME CONSIDERATION. SHRUBBERY SHALL BE A MINIMUM OF THREE FEET PLANTED AROUND PARKING AREAS PLANTED COMPLIES HIGH WHEN PLANTED AND BE OF SUCH DENSITY AS WILL OBSCURE, AT 30" O.C. AND SPECIFIED AT 3' TALL. THROUGHOUT THE FULL COURSE OF THE YEAR, THE GLARE OF AUTOMOBILE HEADLIGHTS EMITTED FROM THE PREMISES. (D)(2)(B). ALL OTHER SHRUBBERY FOR SCREENING SHALL BE A MINIMUM OF FIVE FEET HIGH AT THE TIME OF PLANTING. (D)(2)(C). DENSE HEDGES OF SHRUBBERY PLANTED AT A MAXIMUM OF 30 INCHES ON CENTER MAY BE USED. (D)(3). TREES. TREES FOR SCREENING SHALL BE EVERGREENS HAVING A MINIMUM HEIGHT OF FIVE FEET ABOVE THE GROUND WHEN PLANTED. TREES SHALL BE PLACED FIVE FEET ON CENTERS IN A SINGLE ROW, OR EVERGREEN TREES USED FOR SCREENING WATVER FOR FIVE FEET ON CENTERS IN TWO OR MORE STAGGERED ROWS WITH A ARE A MIN. OF 5 FEET IN HEIGHT AND FIVE-FOOT SEPARATION BETWEEN ROWS. EVERGREENS MAY BE SPACING SPACED AT >5 FEET ON CENTER. SUPPLEMENTED WITH DECIDUOUS TREES HAVING A MINIMUM EIGHT-FOOT HEIGHT AT TIME OF PLANTING WITH A MINIMUM CALIPER OF 1 1/2 INCHES. OFF-STREET PARKING AND LOADING AREAS FOR COMMERCIAL AND INDUSTRIAL USES PARKING AND SHALL BE BUFFERED AND SCREENED FROM ADJOINING STREETS, AN SEE SECTION 26-4 ABOVE FOR SCREENING EXISTING RESIDENTIAL USE, OR ANY RESIDENTIAL ZONING DISTRICT IN COMPLIES LOADING ARFA OF PARKING AREAS 310-40-4 DESIGN A MANNER MEETING THE OBJECTIVES OF ARTICLE 26, BUFFERS AND (BUFFERS) SCREENING, OF THIS CHAPTER. LANDSCAPING IN PARKING AND LOADING AREAS SHALL BE SHOWN ON THE LANDSCAPING PLAN. TREES SHALL BE STAGGERED AND/OR SPACED SO AS NOT TO INTERFERE WITH DRIVER VISION, HAVE BRANCHES NO LOWER THAN SIX FEET, AND PLACED AT THE RATE OF AT LEAST ONE OFF-STREET TREE FOR EVERY 20 PARKING SPACES. ALL AREAS BETWEEN THE PARKING AND 5 PARKING SPACES SECTION: PARKING AREA AND THE BUILDING SHALL BE LANDSCAPED WITH TREES, REQUIRED: 15/20 = 0.75 OR 1 SHADE TREE LOADING AREA COMPLIES 310-40-12 SHRUBS AND GROUND COVER. ANY PLANTINGS WHICH DO NOT LIVE DESIGN PROPOSED: 1 SHADE TREE (AR) SHALL BE REPLACED WITHIN TWO YEARS, OR TWO GROWING SEASONS. (LANDSCAPING) A MAJORITY OF THE PARKING AREAS FOR MORE THAN 50 CARS SHALL BE OBSCURED FROM STREETS BY BUILDINGS, LANDSCAPED BERMS, NATURAL GROUND ELEVATIONS, OR PLANTINGS, SINGULARLY OR IN COMBINATION. SCREENED BY EVERGREEN AND DECIDIOUS (PARKING AREAS | PARKING LOTS LOCATED IN FRONT OF BUILDINGS SHALL BE SCREENED SECTION: SHRUBS OF (IGC, VDA), EVERGREEN TREES COMPLIES 310-41-5 IN FRONT OF FROM ADJACENT ROADWAYS. (TI.JVES), AND DECIDUOUS TREES (CC). BUILDINGS) IRUBS TO BE 3 FEET IN HEIGHT AT THE TALL, DENSE SCREEN ARE REQUIRED ALONG NONPENETRABLE SCREEN/BUFFER PROVIDED ALONG REAR SIDELINES, REAR PROPERTY LINES AND WHERE COMMERCIAL OR PROPERTY LINE (ADJACENT RESIDENTIAL) OF INDUSTRIAL PARKING AREAS ABUT RESIDENCES OR RESIDENTIAL ZONES. EVERGREENS SUCH AS WHITE PINE, AUSTRIAN PINE, CANADIAN EVERGREEN TREES (JVES),(PIAB),(TI),(CY), (SCREEN AREAS COMPLIES HEMLOCK, SERBIAN SPRUCE, ARBORVITAE, AND UPRIGHT YEWS MAY BE DECIDUOUS TREES (BN),(CC),(AS),(BR), 310-41-6 AND BUFFERS) USED, PROVIDED THEY MEET SPECIFIED HEIGHT REQUIREMENTS. ALL (QR),(PLO), EVERGREEN SHRUBS (IGC), SCREENING AND BUFFERING SHALL BE IN ACCORDANCE WITH ARTICLE DECIDUOUS SHRUBS (VDA). 26, BUFFERS AND SCREENING. THE AREAS ADJACENT TO THE DRIVEWAYS SHALL BE PLANTED IN LOW AREAS ADJACENT TO THE DRIVEWAYS ARE LANDSCAPING PLANTS OR GRASS. APPROPRIATE LOW PLANTS INCLUDE BUTTERFLY PLANTED WITH GRASS, AND /OR JUNIPER COMPLIES BUSH, SARGENT JUNIPER, INKBERRY, JAPANESE BARBERRY OR SHRUBBY (DRIVEWAYS) 310-41-7

(OTHER REQUIRED | (B). THE APPLICANT SHALL LANDSCAPE 5% TO 10% OF THE PARKING

ALL SHADE TREES SHALL HAVE A MINIMUM DIAMETER OF 2 1/2 INCHES

FEET TO 60 FEET APART AND PARALLEL TO, BUT NO MORE THAN 20 FEET

MEASURED THREE FEET ABOVE THE GROUND AND BE OF A SPECIES

LANDSCAPED AREA PROVIDED.

AREAS)

(REGULATIONS)

COMPLIANCE CHART

REQUIRED

(H)(3). IN THE C-3, C-LI AND I ZONES, LANDSCAPING SHALL BE PROVIDED

IN ALL YARDS, WITH MINIMUM PLANTED AREAS OF AT LEAST 20 FEET

WIDE IN THE FRONT YARD AND 15 FEET WIDE IN SIDE AND REAR YARDS

WHEN ABUTTING NONRESIDENTIAL USES OR ZONES; AND 30 FEET WIDE

ALONG SIDE AND REAR YARDS WHEN ABUTTING RESIDENTIAL USES OR

(A). SCREENING SHALL BE PROVIDED WITH BUFFER STRIPS OR AS

VISUAL OR PARTIAL ACOUSTICAL BARRIER TO CONCEAL THE VIEW OR

SOUNDS OF VARIOUS UTILITARIAN OPERATIONS AND USES FROM THE

(B). SCREENING SHALL BE SO PLACED THAT AT MATURITY IT WILL NOT

(C). ALL PLANTS FOR SCREENING SHALL BE OF A SPECIES COMMON TO

REPLACED WITHIN TWO YEARS OR TWO GROWING SEASONS. SCREEN

(D)(1). SOLID MASONRY. A SOLID MASONRY WALL NOT LESS THAN FIVE

OF INSECTS AND DISEASE. PLANTS WHICH DO NOT LIVE SHALL BE

PLANTINGS SHALL BE BROKEN AT POINTS OF VEHICULAR AND

TRIANGLE AT ALL STREET AND DRIVEWAY INTERSECTIONS.

FEET SIX INCHES ABOVE GROUND LEVEL;

PEDESTRIAN INGRESS AND EGRESS TO ASSURE A CLEAR SIGHT

(D). SCREENING SHALL CONSIST OF THE FOLLOWING MATERIALS:

BE CLOSER THAN THREE FEET FROM ANY STREET OR PROPERTY LINE

TOWNSHIP OF EDGEWATER PARK, NJ (C-3: HIGHWAY COMMERCIAL DISTRICT)

REQUIRED ELSEWHERE IN THIS TITLE SO AS TO PROVIDE A YEAR-ROUND SCREEN ADJACENT RESIDENTIAL

THE AREA, BE OF BALLED OR BURLAPPED NURSERY STOCK, AND BE FREE | ALL SPECIFIED PLANTS ARE COMMON TO THE

PLANT SCHEDULE

310-41-8

SECTION:

310-45-2

SECTION

SECTION:

310-16-6

310-26-4

SECTION

SUPPLEMENTARY

REGULATIONS

BUFFER AREAS AND

DESIGN)

SCREENING

ZONES.

STREET OR ADJACENT PROPERTIES.

(LANDSCAPE

EVERGREEN TREES CY JVES PIAB PO TI	QTY 12 33 15 1 54	BOTANICAL / COMMON NAME CRYPTOMERIA JAPONICA `YOSHINO` / YOSHINO CRYPTOMERIA JUNIPERUS VIRGINIANA 'EMERALD SENTINEL' / EMERALD SENTINEL CEDAR PICEA ABIES / NORWAY SPRUCE PICEA OMORIKA / SERBIAN SPRUCE THUJA X `GREEN GIANT` / GREEN GIANT ARBORVITAE	PLANTING SIZE 5-6` 5-6` 5-6` 5-6`	CONTAINER B+B B+B B+B B+B B+B	<u>SPACING</u> 30-40` 20-25` 40-70` 50-60` 25-30`	MATURE HEIGHT 20-30` 8-10` 25-30` 15-25` 8-10`
ORNAMENTAL TREES BR CC	<u>QTY</u> 15 12	BOTANICAL / COMMON NAME BETULA NIGRA HERITAGE / HERITAGE RIVER BIRCH CERCIS CANADENSIS / EASTERN REDBUD	<u>PLANTING SIZE</u> 2 1/2-3" CAL. 2-2 1/2" CAL.	CONTAINER B+B B+B	<u>SPACING</u> 40-70` 25-30`	MATURE HEIGHT 40-70` 25-30`
SHADE TREES AR LT PLO QR UP	QTY 10 3 5 4 5	BOTANICAL / COMMON NAME ACER RUBRUM / RED MAPLE LIRIODENDRON TULIPIFERA / TULIP TREE PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE QUERCUS RUBRA / RED OAK ULMUS AMERICANA `PRINCETON` / AMERICAN ELM	PLANTING SIZE 2 1/2" CAL.@3` HIGH 2 1/2-3" CAL. 2 1/2-3" CAL. 2 1/2-3" CAL. 2 1/2-3" CAL.	CONTAINER B+B B+B B+B B+B	<u>SPACING</u> 40-70` 70-90` 75-100` 60-75` 50-70`	MATURE HEIGHT YES 30-50` 75-100` 60-75` 30-50`
DECIDUOUS SHRUBS CF HXH LB MP NA POLJ SBAW VDA	QTY 19 80 31 23 12 6 25 46	BOTANICAL / COMMON NAME CORNUS STOLONIFERA `FARROW` TM / ARCTIC FIRE RED TWIG DOGWOOD HYPERICUM X 'HIDCOTE' / HIDCOTE ST. JOHN'S WORT LINDERA BENZOIN / SPICEBUSH MYRICA PENSYLVANICA / NORTHERN BAYBERRY NANDINA DOMESTICA `ALBA` / HEAVENLY BAMBOO PHYSOCARPUS OPULIFOLIUS `LITTLE JOKER` / LITTLE JOKER NINEBARK SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	PLANTING SIZE 18-24" 30-36" 30-36" 30-36" 30-36" 30-36" 30-36" 30-36" 30-36"	CONTAINER 2 GAL. 3 GAL. 3 GAL. B+B 2 GAL. 3 GAL. 3 GAL. B+B	SPACING 3-4` 2-3` 6-12` 6-10` 6-8` 3-4` 3-5` 6-10`	MATURE HEIGHT 3-4` 2-3` 6-12` 6-10` 2-3` 3-4` 3-5` 6-10`
EVERGREEN SHRUBS IB IBB ID IGC JHBH	QTY 37 40 19 17 61	BOTANICAL / COMMON NAME ILEX X MESERVEAE `BLUE BOY` TM / BLUE BOY HOLLY ILEX X MESERVEAE `BLUE GIRL` TM / BLUE GIRL HOLLY ILEX AQUIFOLIUM `DRAGON LADY` / HOLLY ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER	PLANTING SIZE 30-36" 30-36" 4-5` 36-42" 15-18" SPRD.	CONTAINER 2 GAL. 2 GAL. B+B B+B 3 GAL.	SPACING 4-6` 4-6` 10-20` 4-6` 9-12"	MATURE HEIGHT 4-6` 4-6` 4-6` 4-6` YES
ORNAMENTAL GRASSES CAKF PAH PV	OTY 32 62 17	BOTANICAL / COMMON NAME CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS PANICUM VIRGATUM / SWITCH GRASS	PLANTING SIZE 18-24" 18-24" 24-30"	CONTAINER 2 GAL. 2 GAL. 2 GAL.	<u>SPACING</u> 3-5` 2-3` 3-5`	MATURE HEIGHT 1-2` 1-2` 2-3`
GROUND COVERS	OTY	ROTANICAL / COMMON NAME	SI7F	CONTAINER	MATURE HEIGHT	MATURE WIDTH

APPROVED BY THE APPROVING AUTHORITY. TREES SHALL BE PLANTED 40 | CENTER ALONG ROUTE 130 AND WITHIN 60'

FROM THE CURBLINE, AND SHALL BE BALLED AND BURLAPPED, NURSERY | TO EASEMENTS AND UTILITIES, SEE PLANT

GROWN, FREE FROM INSECTS AND DISEASE, AND TRUE TO SPECIES AND SCHEDULE FOR SIZES

2.2 FC 0.5 FC 5.1 FC

INTERSECTIONS

10.2:1

2 RAB LIGHTING

LOT4T110N/D10/HS

4,000K

6,280

108.3

AREA

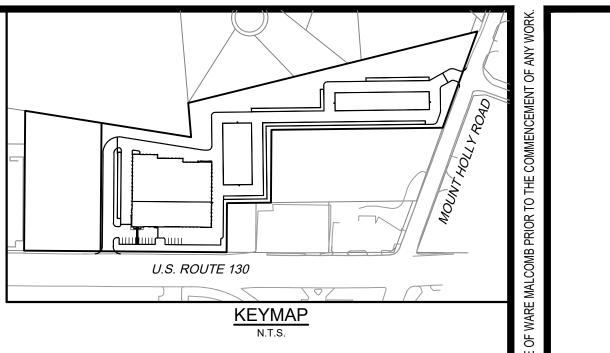
TYPE IV

1.0

rab02642mod11040.ies

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT **WARE** U.S. ROUTE 130 KEYMAP N.T.S. PROPERTY BOUNDARY PROPOSED CONCRETE SIDEWALK PROPOSED SIGN **EXISTING CURB EXISTING SIGN** PROPOSED DOOR PROPOSED SETBACK LINE STOR/

Z `						
JOB NO.:	NYC19-0005					
PA / PM:	EW					
DRAWN BY:	IH					
DATE:	07/21/2020					
	23.07.2020					
SE	IFFT					



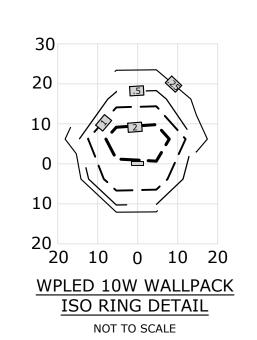
MALC

WARE LEADING DESIGN

DEVEL

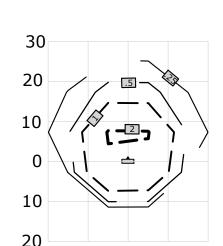
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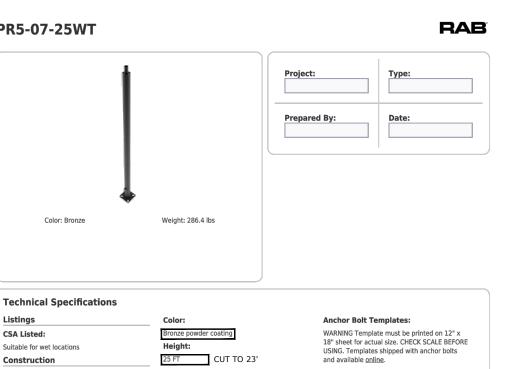
RAB WALLPACK / WPLED10

9'-6" MOUNTING HEIGHT



WPLED 10W WALLPACK ISO RING DETAIL NOT TO SCALE

> RAB WALLPACK / WPLED10 12' MOUNTING HEIGHT



Max EPA's/Max Weights: 70MPH 16.7 ft./400 lb. 80MPH 11.6 ft./380 lb. 90MPH 8.1 ft./330 lb. 100MPH 5.6 ft./320 lb. 110MPH 3.7 ft./300 lb. 120MPH 2.3 ft./250lb. L30MPH 1.2 ft./220 lb Accessories: Base/Cap: BASE-R5 Anchor Bolts: BOLT5-8 Other Terms of Sale: Pole Terms of Sale is available online.

Features

Designed for ground mounting

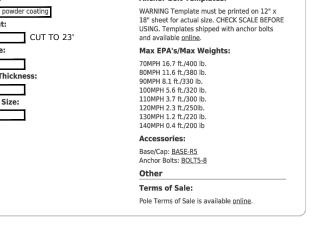
easy wiring access

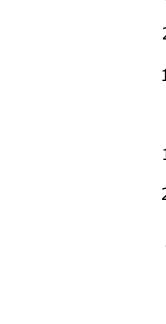
Heavy duty TGIC polyester coating

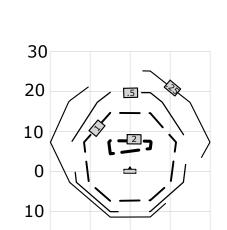
Pole caps, base covers & bolts are sold separately

Custom manufactured for each application

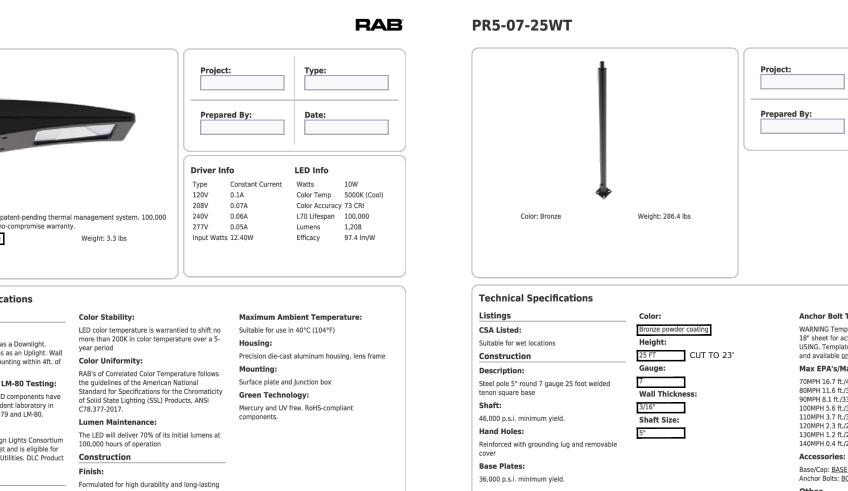
Reinforced hand holes with grounding lug and removable cover for

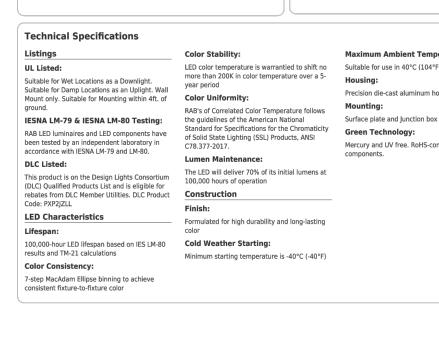






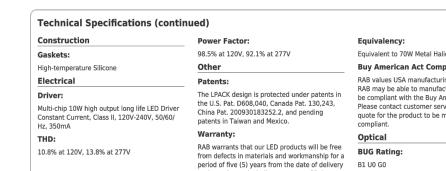
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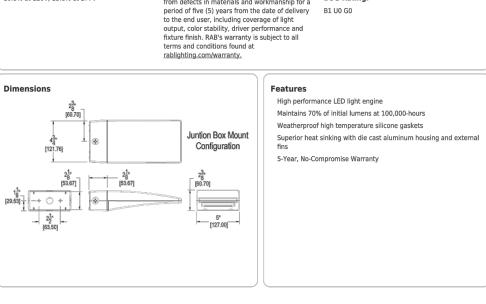


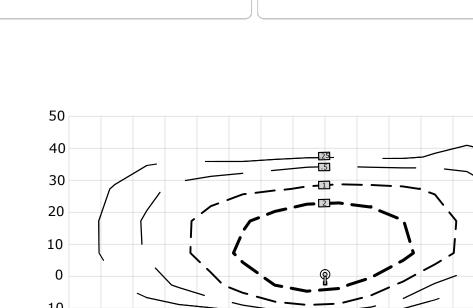




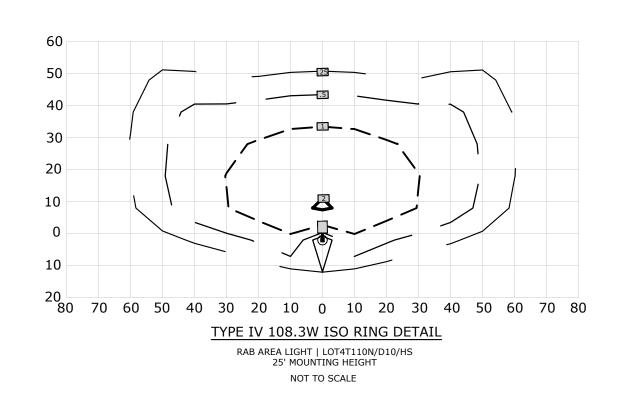
RAB



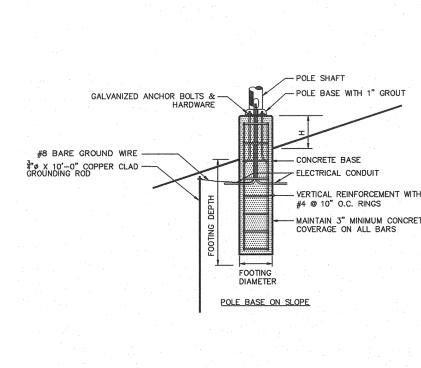




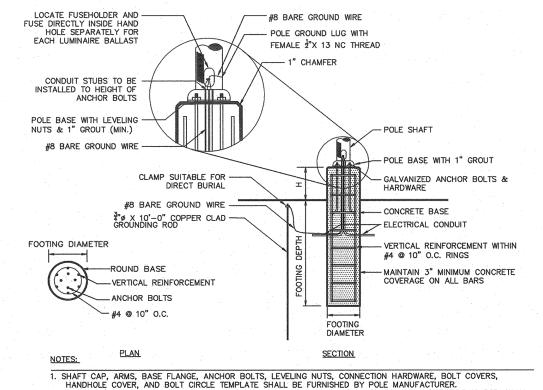
20 80 70 60 50 40 30 20 10 0 10 20 30 40 50 60 70 80 TYPE III 108.5W ISO RING DETAIL RAB AREA LIGHT | LOT3T110N/D10/HS 25' MOUNTING HEIGHT NOT TO SCALE



RAB



MOUNTING FOOTING FOOTING VERTICAL 'H' 5'-6" 2'-0" 6 #5 BARS 2'-0"



BL BONDED PER SECTION NUMBER 250-86, N.E.C.

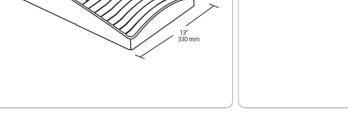
3. CONTRACTOR TO ENSURE CONCRETE POLE BASES ARE POURED / PLACED ABSOLUTELY VERTICAL & LEVEL.

4. POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND-RUBBED SMOOTH.

5. CONTRACTOR TO COMPACT SUBGRADE AROUND POLE BASE PER EARTHWORK SPECIFICATIONS / GEOTECH REPORT.

6. THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURERS RECOMMENDATIONS.

Type IV distribution

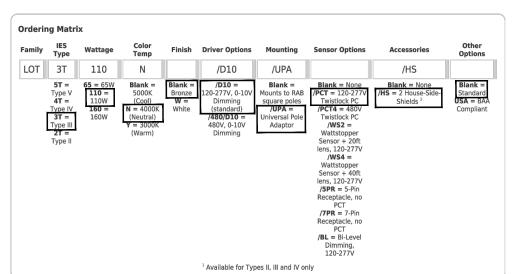


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Orderir	ordering Matrix												
Family	IES Type	Wattage	Color Temp	Finish	Driver Options	Mounting	Sensor Options	Accessories	Other Options				
LOT	4T	110	N		/D10	/UPA		/HS					
	5T = Type V 4T = Type IV 3T = Type IV 2T = Type III 2T = Type III	65 = 65W 110 = 110W 160 = 160W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	/D10 = 120-277V, 0-10V	Blank = Mounts to RAB square poles //IPA = Universal Pole Adaptor	Blank = None PCT = 120-277V wistlock PC PCT4 = 480V Twistlock PC WS2 = Wattstopper Sensor + 20ft lens, 120-277V /WS4 = Wattstopper Sensor + 40ft lens, 120-277V /SPR = 5-Pin Receptacle, no PCT /PR = 7-Pin Receptacle, no PCT BL = Bi-Level Dimming,	Blank = None /HS = 2 House-Side- Shields ¹	Blank = Standard USA = BAA Compliant				

 $^{\mbox{\tiny 1}}$ Available for Types II, III and IV only





RAB

--- VERTICAL REINFORCEMENT WITHIN MAINTAIN 3" MINIMUM CONCRETE
COVERAGE ON ALL BARS

07/21/2020 23.07.2020

JOB NO.:

DRAWN BY:

NYC19-0005

EW

ΙH

RAB

Page 2 of 3

Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

LOT4T110N/D10/UPA/HS

Technical Specifications

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have

been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Conforms to (allows for conformance to) to DA's fully shielding requirement, emitting

light above 90 degrees (with the exclusion

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

ncidental light reflecting from fixture h

The Type IV distribution (also known as a

Forward Throw) produces a semicircular

distribute, and is especially suited for mounting on sides of buildings or walls and perimeter of

LOT4T110N/D10/UPA/HS

Technical Specifications (continued)

Listings

UL Listed:

Suitable for wet locations

Dark Sky Conformance:

Performance

Construction

parking areas

Construction

Green Technology:

LED Characteristics

Color Uniformity:

High-temperature silicone gaskets

Mercury and UV free. RoHS-compliant

Formulated for high durability and long-lasting

IES Classification:

Specification grade area lights available in IES Type IV distributions. Best-in-class

Effective Projected Area:

Cold Weather Starting:

Ambient Temperature:

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com

THD:

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Suitable for use in up to 40°C (104°F)

Precision die-cast aluminum housing

Industry-leading 5G vibration rating per ANSI

Minimum starting temperature is -40°C (-40°F)

Vibration Rating:

L-N 4kV; L-Earth 6kV Other Long-life, high-efficacy, surface-mount LFDs Compatibility: RAB's range of Correlated Color Temperature follows the guidelines of the American National 2.5" to 6" Features 100,000-hour LED lifespan

6.7% at 120, 9.1% at 277V

99.3% at 120V, 95.4% at 277V

Power Factor:

Surge Protection:

120V: 0.93A, 208V: 0.56A, 240V: 0.49A, 277V:

Full Cutoff:
Full-cutoff optics conform with dark sky

5 Yr Limited Warranty:

Equivalent to 250W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon reques

RAB may be able to manufacture this product to

be compliant with the Buy American Act (BAA)

Fixture operation and paint finish are covered

RAB

Prepared By:

208V 0.56A 240V 0.49A

Input Watts 108.3W

Type Constant Current Watts

House Side Shield:

reduce light trespass

Mounting:

IP Rating:

LED Info

Efficacy

External house-side shield accessory included to

Mounts to RAB square poles, Mounts to all

square and round poles if optional Universal Pole Adaptor is used.

Clear acrylic lens with integrated optics

Ingress Protection rating of IP66 for dust and

110W

58 lm/W

Color Temp 4000K (Neutral)

L70 Lifespan 100,000 Hours

Color Accuracy 72 CRI

Lumens 6,280

LOT3T110N/D10/UPA/HS

Technical Specifications

IESNA LM-79 & IESNA LM-80 Testing:

been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

nforms to (allows for conformance to)

ight above 90 degrees (with the exclusio

cidental light reflecting from fixture hou

100,000-Hour LED lifespan based on IES LM-80

The Type III distribution is meant to be located

near the side of an area, projecting the light

outward to fill the area. Ideal for roadways, general parking areas, lighting applications and where a large pool of light is required.

LOT3T110N/D10/UPA/HS

Technical Specifications (continued)

s fully shielding requirement, emitting

RAB LED luminaires and LED components ha

Listings

UL Listed:

Suitable for wet locations

Dark Sky Conformance:

results and TM-21 calculations

Performance

Construction

IES Classification:

Lifespan:

Specification grade area lights available in IES Type III distributions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Best-in-class 5-G vibration rating. 5-year, limited warranty.

Weight: 20.9 lbs

Effective Projected Area:

Industry-leading 5G vibration rating per ANSI

Minimum starting temperature is -40°C (-40°F)

Vibration Rating:

Cold Weather Starting:

Ambient Temperature:

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com

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Driver:

THD:

6.7% at 120, 9.1% at 277V

99.3% at 120V, 95.4% at 277V

Power Factor:

Surge Protection:

L-N 4kV; L-Earth 6kV

Constant Current, Class 2, 100-277V, 50/60 Hz, 120V: 0.93A, 208V: 0.56A, 240V: 0.49A, 277V:

Suitable for use in up to 40°C (104°F)

Precision die-cast aluminum housing

Page 1 of 3

RAB

Color Uniformity: RAB's range of Correlated Color Temperature Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Green Technology:

LED Characteristics

components.

High-temperature silicone gaskets

Formulated for high durability and long-lasting

Mercury and UV free. RoHS-compliant

Other Long-life, high-efficacy, surface-mount LEDs follows the guidelines of the American National 2.5" to 6"

Compatibility: Compatible with Round Poles with a diameter of

Features Lightweight design and low EPA minimize pole load Best-in-class 5-G vibration rating

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LED Info Type Constant Current Watts
120V 0.93A Color Temp 110W Color Temp 4000K (Neutral) LED 10W & 13 Wall packs, patent-pending thermal management system, 100,000 Color Accuracy 72 CRI hour L70 lifespan. 5-year, no-compromise warranty. Color: Bronze L70 Lifespan 100,000 Hours Lumens 8,379 Efficacy 77.2 lm/W

WPLED10

RAB

Driver Info

240V 0.49A

Input Watts 108.5W

Mounting:

IP Rating:

5 Yr Limited Warranty:

Equivalency:

Optical

Full Cutoff:

Fixture operation and paint finish are covered

Equivalent to 400W Pulse Start Metal Halide

RAB values USA manufacturing! Upon request,

RAB may be able to manufacture this product

Please contact customer service to request

Full-cutoff optics conform with dark sky

be compliant with the Buy American Act (BAA).

Buy American Act Compliance:

House Side Shield: External house-side shield accessory included to reduce light trespass Mounts to RAB square poles, Mounts to all square and round poles if optional Universal Pole Adaptor is used. Clear acrylic lens with integrated optics Ingress Protection rating of IP66 for dust and water

PR5-07-25WT

Buy American Act Compliance:

RAB values USA manufacturing! Upon request.

RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA).

Please contact customer service to request a

guote for the product to be made BAA

Dimensions

Technical Specifications (continued)

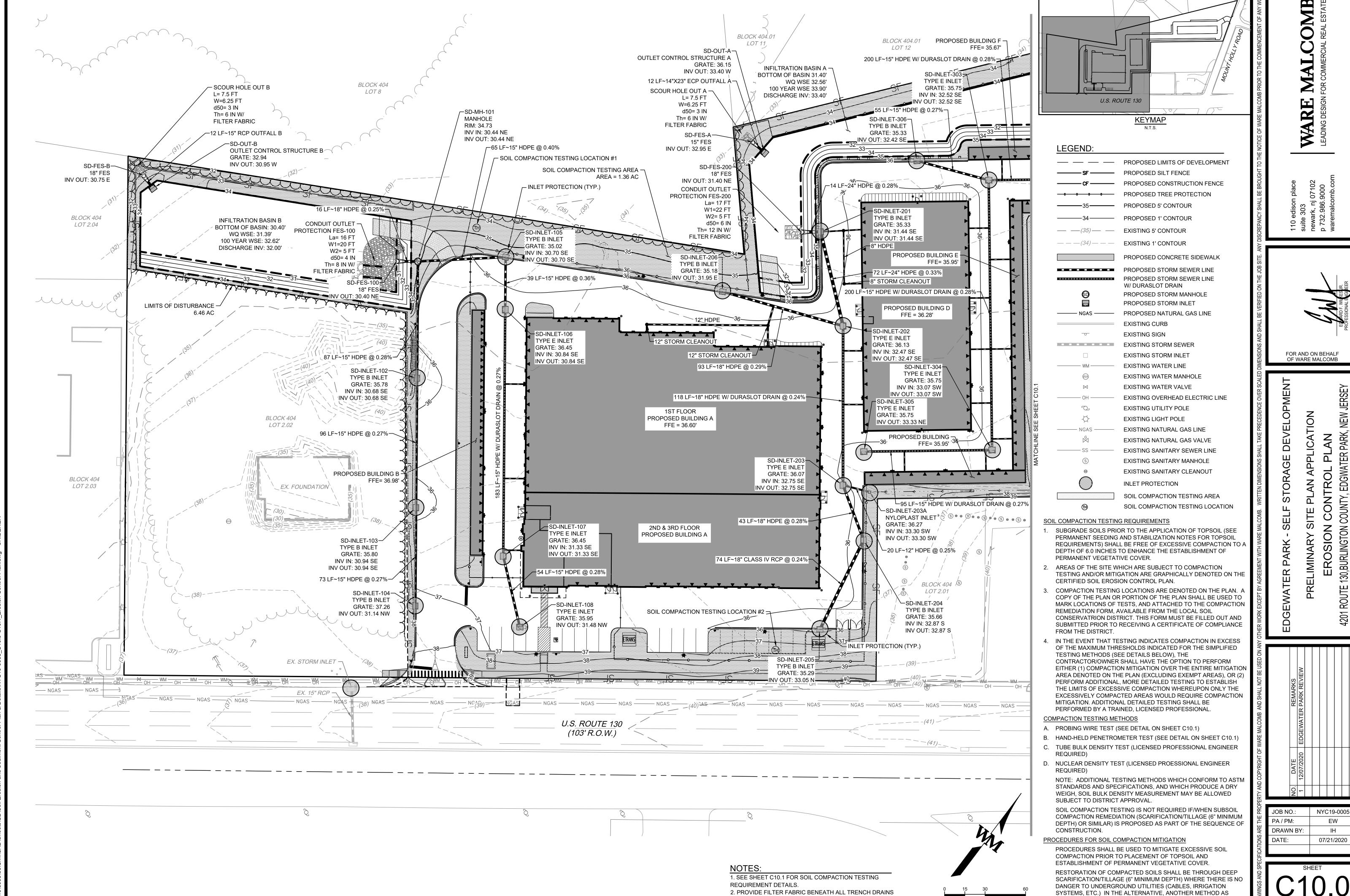
RAB

Equivalent to 70W Metal Halide **Buy American Act Compliance:** RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product t be compliant with the Buy American Act (BAA Please contact customer service to request quote for the product to be made BAA

Ordering Matrix

SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS,
 HANDHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER.
 EACH STANDARD TO BE PROTECTED AGAINST LIGHTNING WITH AN INTERCONNECTED GROUND ROD. THIS ROD SHALL BE BONDED PER SECTION NUMBER 250-86, N.E.C.

LIGHT POLE FOOTING DETAIL NOT TO SCALE



FOR INLET PROTECTION.

SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER

MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL

SCALE: 1" = 30'

NYC19-0005 07/21/2020

- 1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
- 2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THE PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY
- 3. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
- 4. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE STANDARDS. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE STANDARDS.
- 5. ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH IN ACCORDANCE WITH THE STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING
- 6. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- 7. ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
- 8. SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHOULD BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE. PROPOSED LOCATIONS MUST BE DELINEATED ON THE PLANS.
- 9. A CRUSHED STONE TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE RIP RAP PAD MUST BE 100 FEET IN LENGTH AND THE STONE MUST BE 1.5" - 4" IN SIZE. PLACED 12" THICK AND THE FULL WIDTH OF THE ENTRANCE. IT SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC FILTER FABRIC AND MAINTAINED. THE STRUCTURE MUST BE DELINEATED AND DETAILED ON THE PLANS.
- 10. IF A STONE CONSTRUCTION ACCESS IS TO BE USED AS AN EXIT ONTO A MAJOR HIGHWAY, A THIRTY (30) FOOT PAVED TRANSITION AREA SHALL BE INSTALLED.
- 11. ALL DRIVEWAYS MUST BE STABILIZED WITH 2 ½" CRUSHED STONE OR SUB BASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
- 12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- 13. ALL CATCH BASIN INLETS WILL BE PROTECTED DURING CONSTRUCTION (FILTER DETAILS APPEAR ON PLAN).
- 14. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL
- 15. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTRATION DEVICE. THE SEDIMENT FILTER MUST BE PLACED SO AS NOT TO CAUSE EROSION OF THE DOWNSTREAM AREA. FIELD PLACEMENT AND USE OF THE STRUCTURE MUST BE APPROVED BY THE DISTRICT EROSION CONTROL INSPECTOR PRIOR TO COMMENCEMENT OF DEWATERING ACTIVITIES.
- 16. THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 72 HOURS PRIOR TO ANY LAND DISTURBANCE.
- 17. SOIL HAVING A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE MUST BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE BEFORE SEEDBED PREPARATION.
- 18. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION RATES AT THE REQUEST OF THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT.
- 19. NJSA 4:24-39, ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE ALL THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK FOR THE PROJECT MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE AS A PREREQUISITE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
- 20. NJSA 4:24-39. ET SEQ. REQUIRES THAT UPON PERMANENT SITE STABILIZATION AND COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL APPLY TO THE SOIL CONSERVATION DISTRICT FOR A FINAL COMPLIANCE INSPECTION TO CHECK THAT ALL THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES.
- 21. OFF-SITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE DISTRICT EROSION CONTROL INSPECTOR.
- 22. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
- 23. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ALL SUBSEQUENT OWNERS.
- 24. IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPILING TOPSOIL, THE STOCKPILE SHALL BE SEEDED WITH TEMPORARY VEGETATION. STABILIZE TOPSOIL STOCKPILES WITH STRAW MULCH FOR PROTECTION IF THE SEASON
- 25. ANY CHANGES TO THE SITE PLAN WILL REQUIRE THE SUBMISSION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- 26. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1.
- 27. THE DISTRICT EROSION CONTROL INSPECTOR MAY REQUIRE ADDITIONAL MEASURES TO BE INSTALLED.
- 28. IMMEDIATELY PRIOR TO TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING. SEE DETAILS.
- 29. NJSA 4:24-39 ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE COMPLETION OF A SOIL COMPACTION MITIGATION VERIFICATION FORM AND CONFIRMATION BY THE DISTRICT INSPECTOR THAT THE COMPACTION MITIGATION REQUIREMENTS IN THE STANDARD FOR LAND GRADING HAVE BEEN SUFFICIENTLY ADDRESSED.
- 30. THE RESPONSIBILITY FOR EROSION CONTROLS FOR INDIVIDUAL LOTS WILL TRANSFER TO SUBSEQUENT OWNERS OF THE LOT. THIS RESPONSIBILITY WILL BE DESCRIBED IN THE DEED, AND A SINGLE FAMILY HOME PLAN CONTAINING ALL NECESSARY EROSION CONTROLS WILL BE PROVIDED TO THE OWNER.
- 31. CONCRETE TRUCK WASHOUT AREAS WILL BE MAINTAINED ON A CONTINUAL BASIS AND AS NEEDED.
- 32. THE STORMWATER POLLUTION PREVENTION PLAN AND THE SPILL RESPONSE PLAN SHALL BE AVAILABLE ON SITE FOR REVIEW BY THE SCD INSPECTOR AND/OR THE NJDEP INSPECTOR.
- 33. THE SCD INSPECTOR OR NJDEP INSPECTOR MAY REQUIRE ADDITIONAL MEASURES FOR STORMWATER POLLUTION PREVENTION TO BE INSTALLED.
- 34. INSPECTIONS OF ALL STORMWATER POLLUTION PREVENTION PLAN MEASURES WILL BE CONDUCTED AND DOCUMENTED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
- 35. WASTE COLLECTION CONTAINERS WILL NOT BE PERMITTED TO OVERFLOW.

DOES NOT PERMIT THE ESTABLISHMENT OF TEMPORARY SEED.

- 36. ANY SPILLS OF HAZARDOUS OR SANITARY WASTES WILL BE CLEANED UP IMMEDIATELY, AND IN ACCORDANCE WITH THE SPILL RESPONSE PLAN. SPILL KITS MUST BE AVAILABLE ONSITE OR ADJACENT TO THE SITE.
- 37. ANY HAZARDOUS SUBSTANCE RELEASES IN EXCESS OF REPORTABLE QUANTITIES (RQ) ESTABLISHED UNDER 40 C.F.R 110, 117 AND 302 THAT OCCUR WITHIN A 24-HOUR PERIOD MUST BE REPORTED THE NATIONAL RESPONSE CENTER (800 424-8802).

TEMPORARY STABILIZATION NOTES:

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

DISTURBED AREAS SHALL BE MAINTAINED IN A ROUGH GRADED CONDITION AND TEMPORARILY SEEDED AND HAY MULCHED

(OR HYDROSEEDED) UNTIL PROPER WEATHER EXISTS FOR THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. THE FOLLOWING SEEDING SCHEDULE SHALL BE USED FOR TEMPORARILY SEEDING:

- A. LIME 90 LBS/1,000 SF GROUND LIMESTONE
- B. FERTILIZER 14 LBS/1,000 SF; 10-20-10 OR EQUIVALENT, WITH 50% WATER INSOLUBLE NITROGENM WORKED INTO SOIL TO A DEPTH OF 4 INCHES.
- C. SEED PERENNIAL RYEGRASS 100 LBS/ACRE;
- PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1
- D. MULCH SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF; TO BE APPLIED ACCORDING TO NEW JERSEY STANDARDS, MULCH SHALL BE SECURED BY APPROVED METHODS (I,E, PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDING).

STABILIZATION WITH MULCH ONLY

NON-GROWING STABILIZATION MEASURES SHALL BE USED WHERE THE SEASON AND OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION RESISTANT COVER OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED.

SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 90 TO 115 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE NEW JERSEY STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, LIQUID MULCH BINDER, OR MULCH NETTING).

DUST CONTROL NOTES:

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST

MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1

VEGETATIVE COVER - SEE STANDARD FOR; TEMPORARY VEGETATIVE COVER, PG. 7-1, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION WITH SOD. PG. 6-1

SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

DUST CONTROL MATERIALS MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE	
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200	
LATEX EMULSION	12.5:1	FINE SPRAY	235	
RESIN IN WATER	4:1	FINE SPRAY	300	
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200	

APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS POLYACRYLAMIDE (PAM) - SPRAY ON MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO POLYACRYLAMIDE (PAM) - DRY SPREAD FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD, P. 26-1

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROW AREA EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLAN DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAM OR ACCUMULATION AROUND PLANTS.

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

SEQUENCE OF CONSTRUCTION:

- NOTIFY IN WRITING THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT AT LEAST 48 HOURS PRIOR TO ANY PROJECT PRE-CONSTRUCTION MEETING OR SITE
- INITIAL DISTURBANCES AS PER STANDARDS ON DRAWINGS, SITE TRAFFIC SHOULD USE ONLY THESE
- IMMEDIATELY UPON START OF CONSTRUCTION. 3. CLEAR SITE/STRIP TOPSOIL AND PLACE IN TEMPORARY STOCKPILE.
- 5. COMPLETE CONSTRUCTION OF ROUGH GRADING, STORM IMPROVEMENTS, BELOW-GRADE UTILITIES AND
- 6. AFTER STORM DRAINAGE SYSTEM AND CATCH BASINS ARE
- SITE IS PAVED. REPLACE AS NECESSARY 7. BUILDING CONSTRUCTION.
- 8. COMPLETE FINAL SITE GRADING, CURB ASPHALT PAVING
- 9. ALL SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL PERMANENT IMPROVEMENTS TO
- 10. LANDSCAPE ALL APPROPRIATE AREAS AS INDICATED ON THE LANDSCAPE PLAN AND REMOVE ALL TEMPORARY SEDIMENT CONTROL STRUCTURES AND MEASURES. PERMANENTLY STABILIZE ALL AREAS.
- SILT AND DEBRIS. DOWNSTREAM/OFF-SITE DRAINAGE AND DEBRIS RESULTING FROM SITE CONSTRUCTION PRIOR TO FINAL TURNOVER.
- 12. NOTIFY THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT AT COMPLETE OF CONSTRUCTION.

DURATION:

4 WEEKS

4 WEEKS

2 MONTHS

IMMEDIATELY

6 MONTHS

3 MONTHS

2 WEEKS

1 WEEK

CONTINUOUSLY

- DISTURBANCE.
- INSTALL A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET OF 1 IN. TO 2 1/2 IN. WASHED STONE 6 IN. DEEP AT THE CONSTRUCTION ENTRANCE(S) IMMEDIATELY AFTER AREAS FOR INGRESS AND EGRESS. INSTALL SILT FENCE TREE PROTECTION AND BARRIERS. EQUIP ALL EXISTING CATCH BASINS WITH FILTER FABRIC INLET PROTECTION
- 4. EXCAVATE INFILTRATION BASINS DOWN TO FINAL BASIN BOTTOM ELEVATION AND INSTALL RETAINING WALLS
- FOUNDATION.
- CONSTRUCTED PLACE FILTER FABRIC INLET PROTECTION ON EACH CATCH BASIN WHICH SHALL REMAIN UNTIL THE
- AND SIDEWALK INSTALLATION.
- THE SITE ARE COMPLETE AND THE ROADS ARE PAVED.
- 11. CLEAN ALL SITE DRAINAGE STRUCTURES AND PIPES OF
- FACILITIES SHALL BE INSPECTED AND CLEANED OF SILT
- 1 DAY

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION:

PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY"

THE FOLLOWING SEEDING SCHEDULE SHOULD BE USED FOR PERMANENT SEEDING (UNLESS OTHERWISE NOTED):

- A. APPLY TOPSOIL TO A DEPTH OF 4".
- B. LIME 90 lbs/1,000 sf OF GROUND LIMESTONE.
- C. FERTILIZER 14 lbs/1,000 sf; 10-20-10 OR EQUIVALENT, WITH 50% WATER INSOLUBLE NITROGEN, WORKED INTO SOIL TO A DEPTH OF 4 INCHES.
- D.LAWN AREAS AREAS DESIGNATED AS LAWN, OR DISTURBED AREAS NOT DESIGNATED FOR ANY OTHER PLANTING SHALL BE PERMANENTLY STABILIZED BY SEEDING WITH THE FOLLOWING SEE MIXTURE AT A RATE OF 200 LBS / ACRE.
 - 10% KENTUCKY BLUEGRASS BARON MIX
 - 20% PERMANENT RYEGRASS
 - 70% TURF TYPE TALL FESCUE
- OPTIMAL PLANTING PERIOD BETWEEN MARCH 1 AND MAY 31 OR BETWEEN AUGUST 15 AND NOVEMBER 15.
- ACCEPTABLE PLANTING PERIOD BETWEEN MAY 1 AND AUGUST 14. E. MEADOW SEED MIX A ENNST SEED MIX ERNMX - 168 "NORTHEAST PERENNIAL & ANNUAL WILDFLOWER MIX"

GENERAL SEEDING NOTES:

1 IN. - 2½ IN. CRUSHED-STONE

2.00

1.50

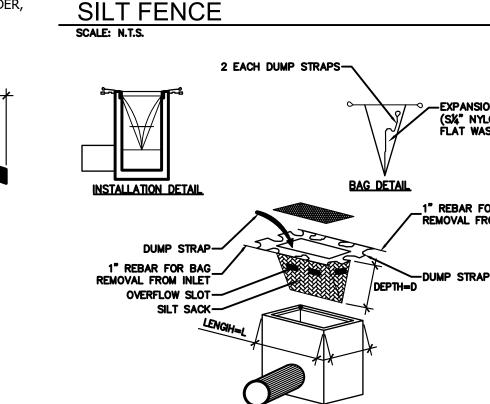
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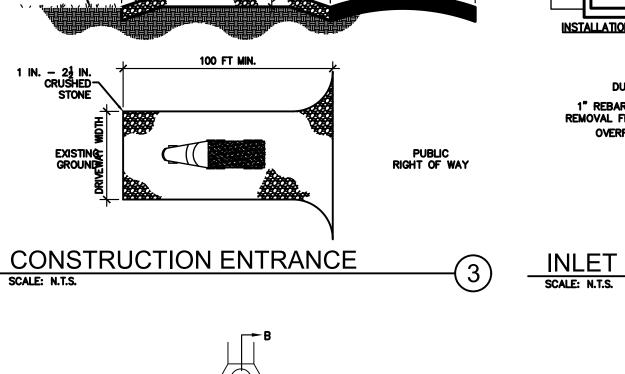
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SD-FES-300

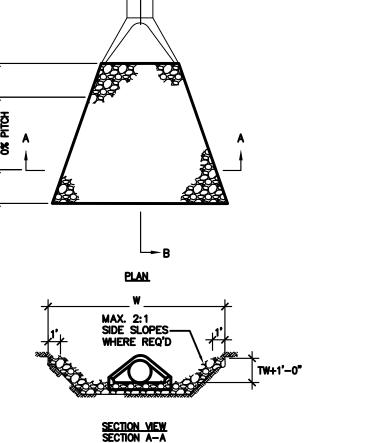
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- 1. FINAL SEED MIXTURES, RATES & SPECIES TO BE DETERMINED BASED ON SCD
- 2. SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 1) OR THE FALL (SEPTEMBER 1 TO OCTOBER 1).
- 3. ELIMINATE UNWANTED VEGETATION PRIOR TO SEEDING USING A BROAD-SPECTRUM NON-SELECTIVE HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.
- 4. IT IS RECOMMENDED THAT CONTRACTOR INSTALL SEED MIXTURE USING A NO-TILL TRUAX-TYPE DRILL WHERE APPLICABLE.
- 5. CONTINUOUS MOISTURE FOR 4-6 WEEKS MUST BE INSURED TO ALLOW PROPER GERMATION. SOIL WILL REMAIN CONTINUOUSLY MOIST FOR THE TOP 4 INCHES OF TOPSOIL. DO NOT SATURATE.
- H. MULCH SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 90 lbs/1,000 sf; to be applied according to New Jersey Standards. Mulch shall BE SECURED BY APPROVED METHODS (i.e. LIQUID MULCH BINDER, CRIMPING PEG AND TWINE).





PUBLIC R.O.W.



4.11

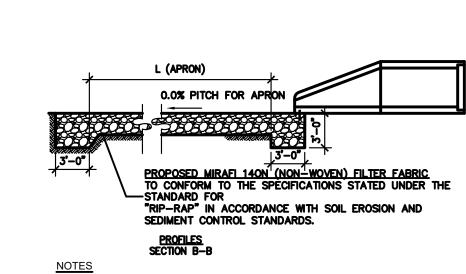
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1) RIPRAP DEIGNED FOR 25-YR STORM. 2) REFER TO SHEET CE101 FOR RIP RAP DIMENSIONS. CONDUIT OUTLET PROTECTION

3.00

4.00

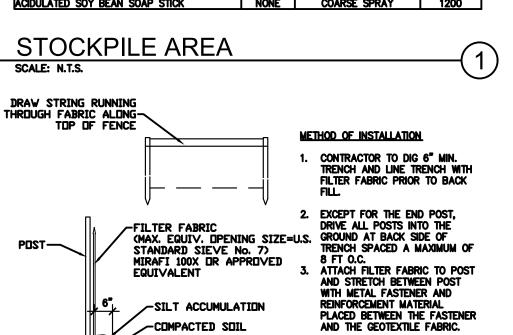
	Rip Rap Design Summary												
(Adapted from design calculations)													
	Pipe	Pipe	Pipe	Tailwater	Apron	Apron	Median Riprap	Α	pron				
Description	Width (ft)	Depth (ft)	Discharge (cfs)	(ft)	Length (ft)	Width (ft)	Diameter (in)	Thickness (in)					
	W _o	D_{o}	Q	T_{w}	L_a	W	D ₅₀	T _h					
SD-FES-100	1.50	1.50	4.79	0.00	16	20	4.00	8	Use Filter Fabric				
SD-FES-200	1.50	1.50	6.60	0.00	17	22	6.00	12	Use Filter Fabric				

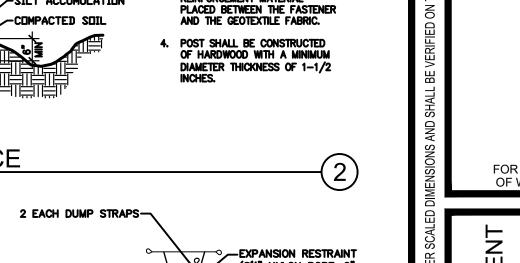
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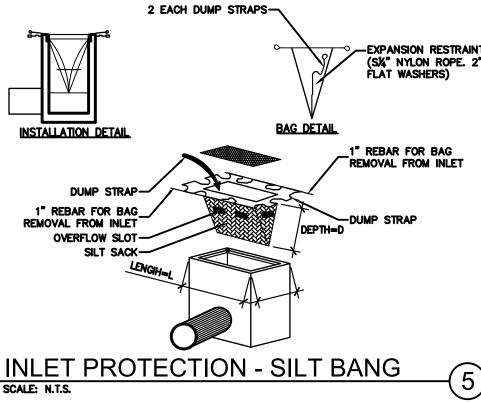
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STOCKPILED TOP & SIDES
TO BE IMMEDIATELY STABILIZED WITH TEMPORARY SEED FERTILIZER AND LIME ETC. AS SPECIFIED HERE ON. -STOCKPILED TOPSOIL

POLYACRYLAMIDE (PAM) — SPRAY ON POLYACRYLAMIDE (PAM) — DRY SPREAD ACIDULATED SOY BEAN SOAP STICK	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASING TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD, P. 26–1 NONE COARSE SPRAY 1200							
resin in water	4:1	FINE S	PRAY	300				
LATEX EMULSION	12.5:1	FINE S	PRAY	235				
ANIONIC ASPHALT EMULSION	7:1	COARSE	SPRAY	1200				
MATERIAL	WATER DILUTION	TYPE OF	NOZZLE	APPLY CAL/ACRE				







Use Filter Fabric

Use Filter Fabric

JOB NO.: NYC19-0005 EW DRAWN BY: ΙH 07/21/2020

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FOR AND ON BEHALF OF WARE MALCOMB

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07.12.2020

JOB NO.: NYC19-0005
PA / PM: EW
DRAWN BY: IH
DATE: 07/21/2020

Sheet 23 of 28

IF VAULT IS >20 FEET FROM NJAW SHUTOFF VALVE, CUSTOMER IS REQUIRED TO FURNISH & INSTALL AN ADDITIONAL RESTRAINED
MECHANICAL JOINT GATE VALVE & VALVE BOX WITHIN 3 FEET OF THE VAULT. IF VAULT IS <20 FEET FROM NJAW SHUTOFF VALVE,
CUSTOMER SHALL INSTALL A SOLID, GASKETED, MECHANICAL JOINT SLEEVE RESTRAINED WITH WEDGE ACTION RESTRAINING GLANDS
WITHIN 3 FEET OF VAULT.

3. EXTERIOR VALVES & FITTINGS SHALL BE RESTRAINED WITH WEDGE ACTION RESTRAINING GLANDS, THUST COLLARS AND/OR 304

5. VAULT PIPING TO BE DUCTILE IRON MEETING ANSI/AWWA C115/A21.15, OR TYPE K DRAWN (HARD) TEMPER COPPER MEETING

7. THE CUSTOMER MUST INSTALL A WATER PRESSURE REDUCING VALVE WHERE REQUIRED BY STATE OF NEW JERSEY PLUMBING CODE. INSTALLATION RECOMMENDED WHERE AVERAGE PRESSURE IS GREATER THAN 80 PSI. WHERE A PRV IS REQUIRED IT SHALL BE PRECEEDED BY AN ADDITIONAL OS&Y GATE VALVE.

STANDARD DETAIL
DOMESTIC & FIRE SERVICE METER VAULT

USE DIMENSIONS ONLY SCALE NOT TO SCALE

0201-0601-SD89

02010601SD89

6. NO DETECTOR CHECK VALVES WILL BE MADE AVAILABLE TO THE CUSTOMER BY NJAW PRIOR TO THE INSPECTION BY NJAW.

NEW JERSEY AMERICAN WATER

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

4. BASED ON THE LARGEST SIZE GATE VALVE REQUIRED, THE MINIMUM VAULT HEIGHT (INTERIOR DIMENSION) SHALL BE AS FOLLOWS:

STAINLESS STEEL RODS/NUTS AND CLAMPS.

VAULT HEIGHT

AMERICAN WATER

ASTM-B88.THE USE OF FLANGED COUPLING ADAPTERS IS STRICTLY PROHIBITED.

GV SIZE

3" TO 8"

AMERICAN WATER ENGINEERING 3906 CHURCH RD. MT. LAUREL, NJ 08054

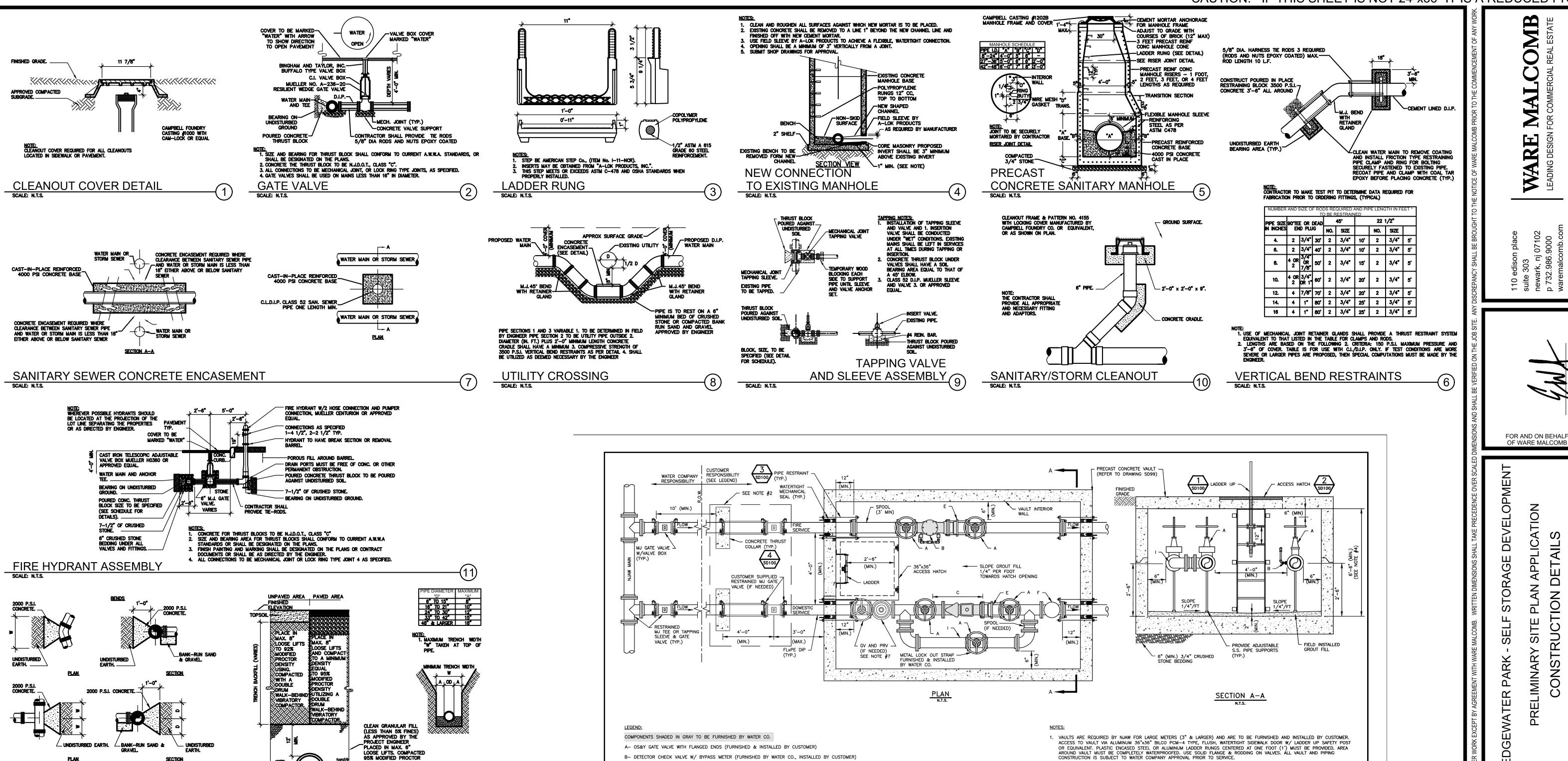
DATE 08-24-18

PROJECT

OMB

MALC

WARE LEADING DESIGN



C- DOMESTIC COMPOUND METER ASSEMBLY- METERS WITH FLANGED ENDS (FURNISHED BY WATER CO., INSTALLED BY CUSTOMER)

I- BYPASS SIZE SHALL BE NO GREATER THAN ONE STANDARD PIPE SIZE SMALLER THAN DOMESTIC SERVICE SIZE AND SHALL HAVE METAL STRAP FOR LOCKING OUT BYPASS VALVE (STRAP FURNISHED & INSTALLED BY WATER CO.)

A BACKFLOW DEVICE IS REQUIRED BY THE NJDEP. THE BACKFLOW DEVICE IS FURNISHED & INSTALLED BY CUSTOMER. THE BACKFLOW DEVICE CANNOT BE INSTALLED INSIDE THE VAULT OR ANY CONFINED SPACE. IT MAY BE INSTALLED IN AN INSULATED HEATED ABOVEGROUND ENCLOSURE OR INSIDE THE BUILDING. THE BACKFLOW DEVICE MUST BE PLACED BEFORE THE FIRST CONNECTION. IF IN BUILDING, LOCATION MUST BE APPROVED BY NJAW PRIOR TO ANY INSTALLATION. REFER TO DRAWING 0201-0601-SD93.

E- DISMANTLING JOINT TO HAVE FLANGED ENDS WITH JOINT RESTRAINT (FURNISHED & INSTALLED BY CUSTOMER)

F- SWING CHECK WITH FLANGED ENDS (FURNISHED & INSTALLED BY CUSTOMER)

BACKFLOW DEVICE:

NEW JERSEY

AMERICAN WATER

COMPACT BEDDING
MATERIAL IN 6" MAXIMUM
LOOSE LIFTS TO THE
SPRINGLINE OF THE PIPE.
TAKE CARE THAT
MATERIAL IS PLACED IN
CONTACT WITH PIPE

1. ALL TRENCH EXCAVATIONS ARE TO BE DONE IN COMPLIANCE WITH OSHA REGULATIONS.
2. MINIMUM TRENCH WIDTHS TO BE IN ACCORDANCE WITH THE CHART ABOVE.
3. IF SOFT SOIL IS ENCOUNTERED AT BEDDING SUBGRADE, THE SOFT SOIL IS TO BE REMOVED (TO A MAXIMUM DEPTH OF 2 FT) AND REPLACED WITH 3/4" CLEAN CRUSHED STONE.
4. TRENCH BACKFILL SHALL BE PREDOMINANTLY GRANULAR FILL MATERIAL AS APPROVED BY THE PROJECT ENGINEER, MATERIAL EXCAVATED FROM THE TRENCH MAY BE USED FOR BACKFILL PROVIDED IT IS PREDOMINATELY SAND AND IS AT WATER CONTENT THAT THE MATERIAL CAN BE READILY COMPACTED TO THE DENSITY REQUIRED.
5. WITHIN PUBLIC RIGHT OF WAY BENEATH PAVEMENT, THE BACKFILL MATERIAL SHALL NO. 67 OR 3/4" STALL INDIFFER ALTHOURITY HAVING JURISDICTION RECUIRES OTHERWISE.

S. WITHIN PUBLIC RIGHT OF WAT BENEATH PAVEMENT, THE BACKFILL MATERIAL SHALL NO. 67 OR 3/4
STONE, UNLESS AUTHORITY HAVING JURISDICTION REQUIRES OTHERWISE.

6. MAGNETIC UNDERGROUND MARKING TAPE TO BE PROVIDED FOR PLASTIC WATER, AND SANITARY
FORCE MAINS. BURY 18" FROM FINISHED GRADE.

7. IN AREAS WHERE THERE IS NOT SUFFICIENT WIDTH FOR A DOUBLE DRUM WALK BEHIND VIBRATORY
COMPACTOR THE LIFT THICKNESS SHALL BE DECREASED AS NECESSARY TO ACHIEVE COMPACTION
WITH APPROPRIATE EQUIPMENT.

8. MAXIMUM PARTICLE SIZE FOR TRENCH BACKFILL SHALL BE 4 INCHES UNLESS APPROVED OTHERWISE
BY DROUBECT FINISHED.

PIPE TRENCH DETAIL FOR SANITARY,

WATER, AND STORM SEWER PIPE

PROCESSED SAND AND GRAVED COMPACT IN MAXIMUM 6" THIS LOOSE LIFTS TO 95% MODIFIED

PROCTOR DENSITY

FIRM SUBGRADE SEE NOTE 3

BY PROJECT ENGINEER.

9. BACKFILL CONTAIN NO DELETERIOUS OR CONTAMINATED MATERIAL.

"A" = CONTACT BEARING AREA OF BLOCK WITH EARTH SQUARE FEET.

46°-90° ELBOW

** I

 "A"
 "A"</th

10" 4.1 8.0 13.0 9.5 12.5 12.5

12° 5.5 11.5 19.0 13.5 16.0 18.0

16" 9.0 18.0 33.0 23.0 27.0 32.0

20" 14.0 28.0 51.0 36.0 42.0 50.5

ACCORDINGLY.

ALL CONCRETE THRUST BLOCKS SHALL BE CLASS B.

THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH.

NO JOINT SHALL BE COVERED WITH CONCRETE.

APPROVED MECHANICAL JOINT RESTRAINTS ARE REQUIRED AT ALL VERTICALS BENDS AND MAY

BE USED IN LIEU OF THRUST BLOCKS AT HORIZONTAL BENDS AT THE OPTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

. BEARING AREAS ARE BASED ON UNDISTURBED SOIL WITH A BEARING CAPACITY OF 1000 LBS. PER SQ. FT FOR A LESSER SOIL BEARING CAPACITY, THESE AREAS SHALL BE INCREASED

23°-45° Elbow

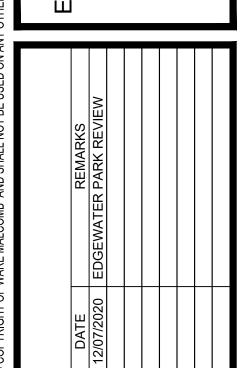
TABLE OF THRUST BLOCKS

SCALE: N.T.S.

TEE CONNECTION

4

PLUG



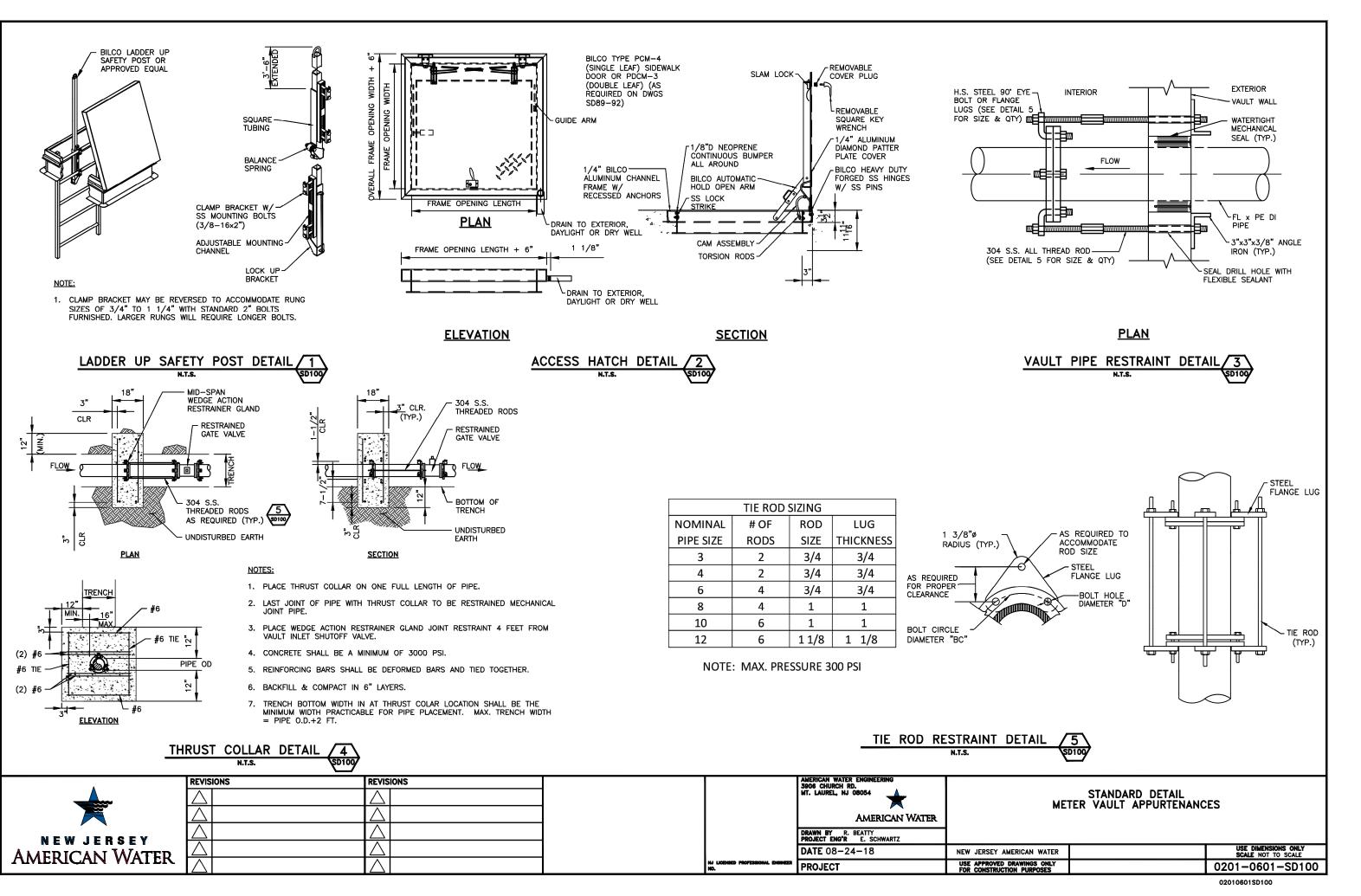
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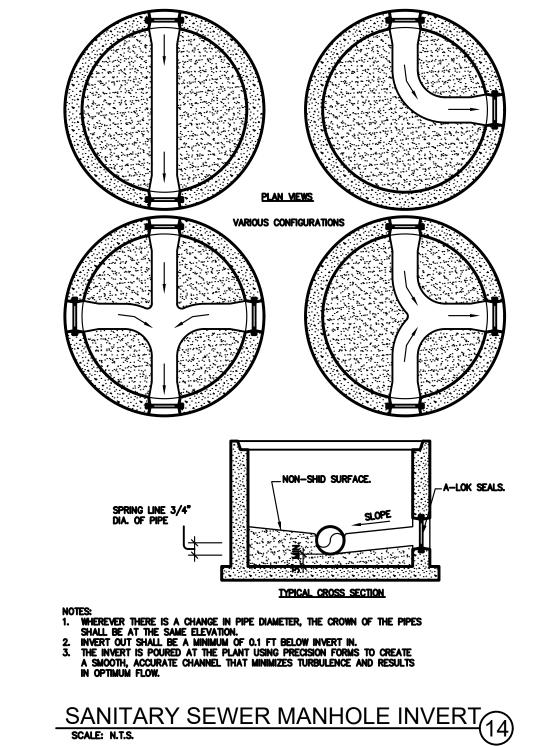
NOI.

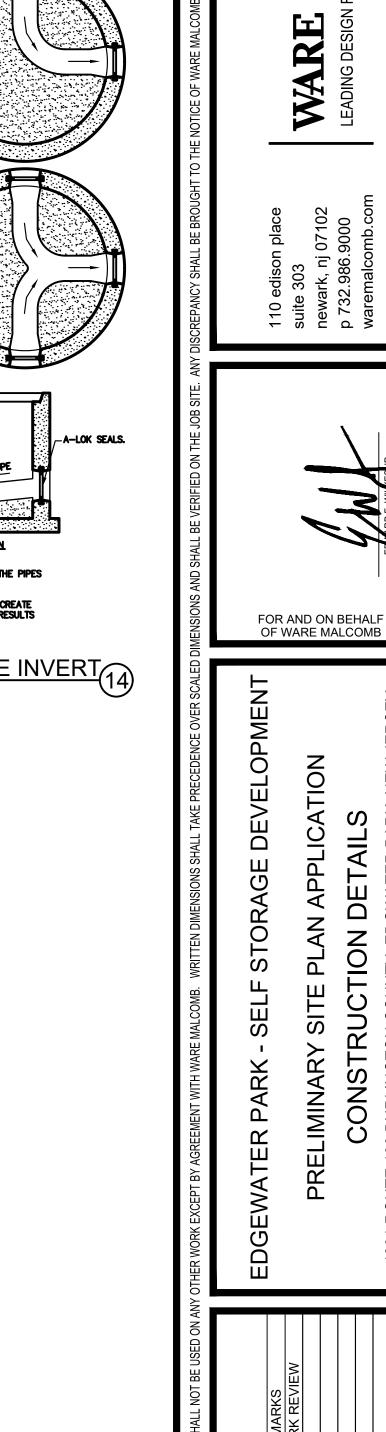
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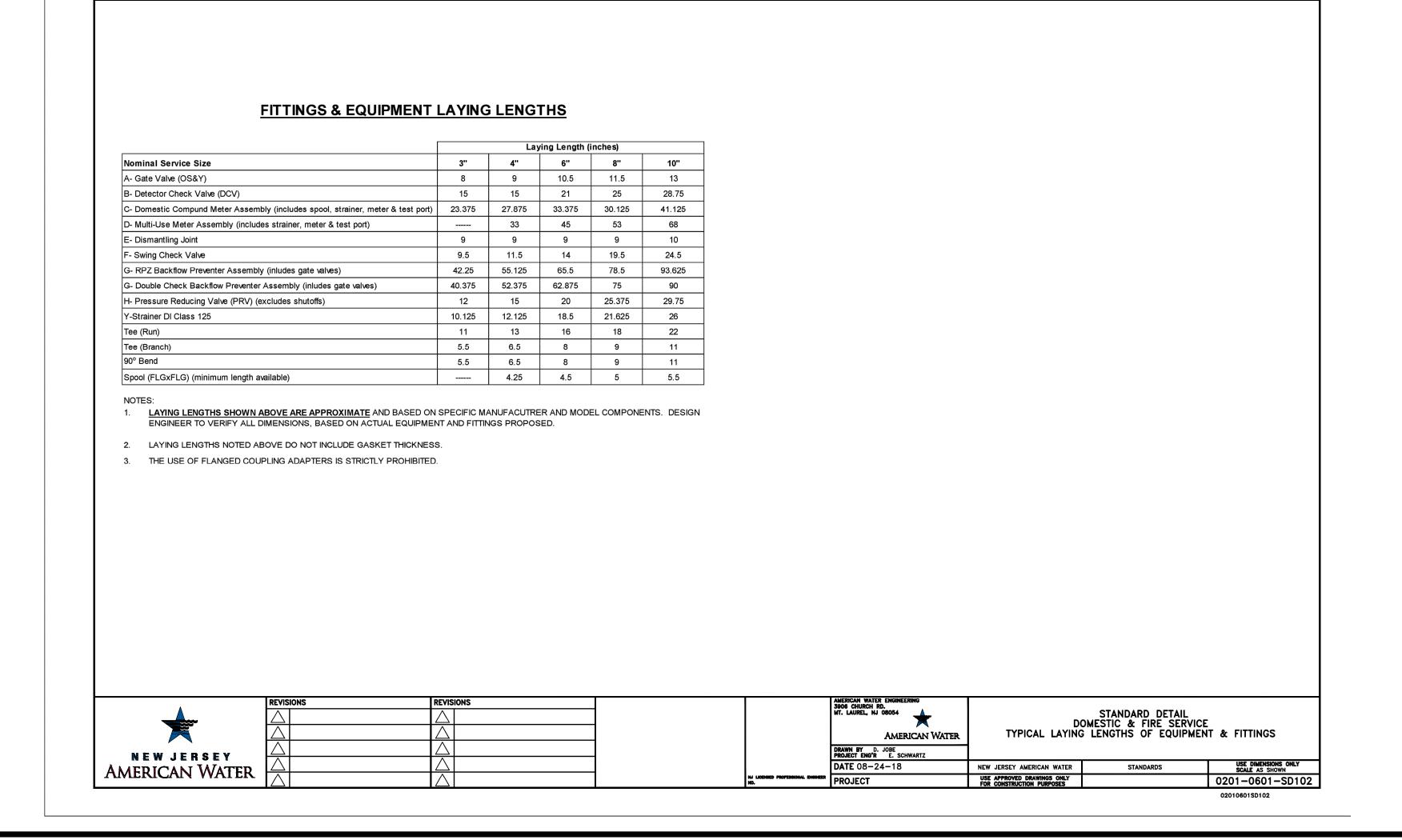
RELIMINARY

NYC19-0005 JOB NO.: ΕW DRAWN BY: ΙH 07/21/2020









C11.2

OMB

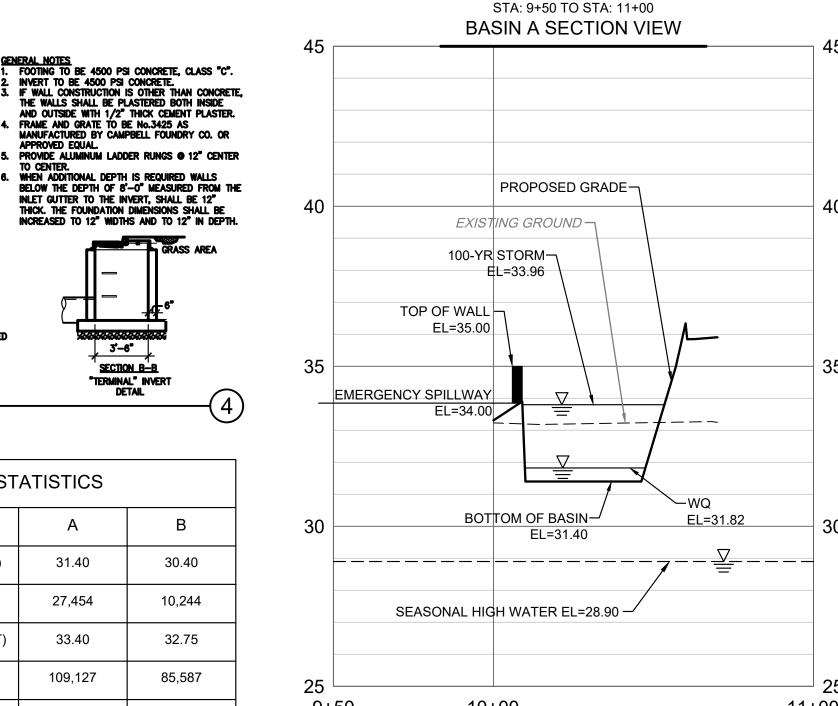
MALC

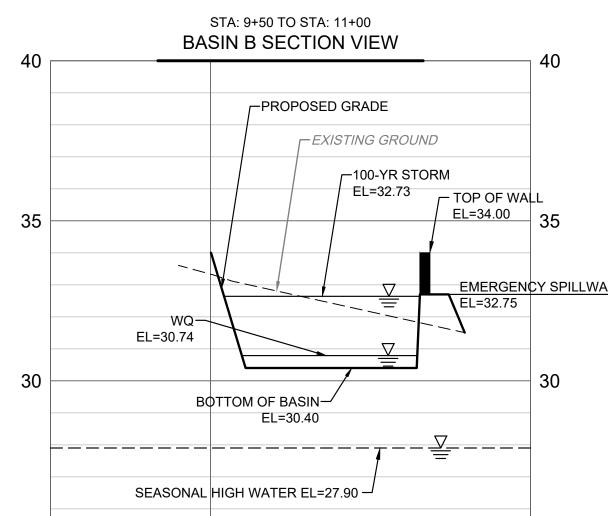
WARE

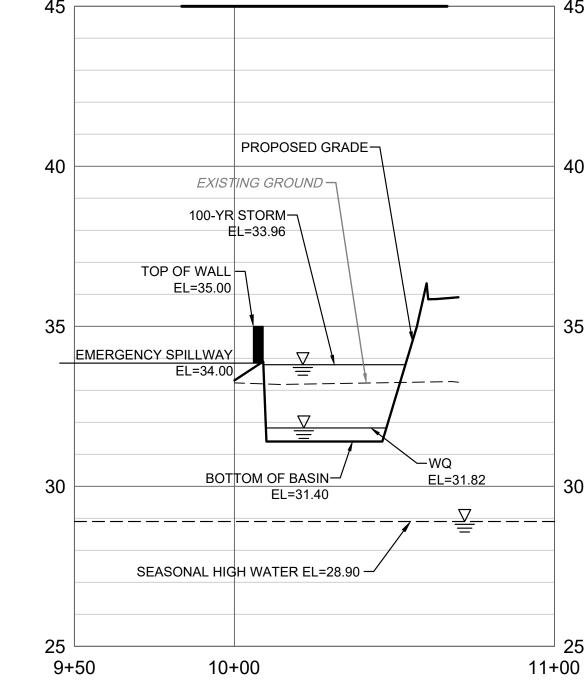
FOR AND ON BEHALF

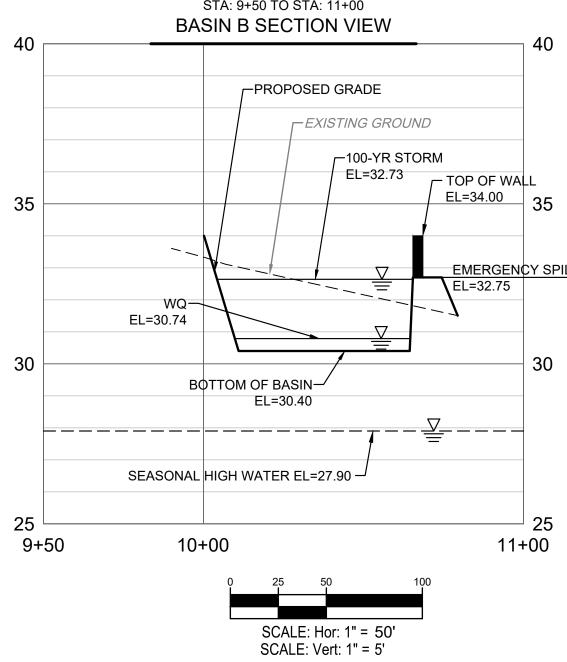
OF WARE MALCOMB

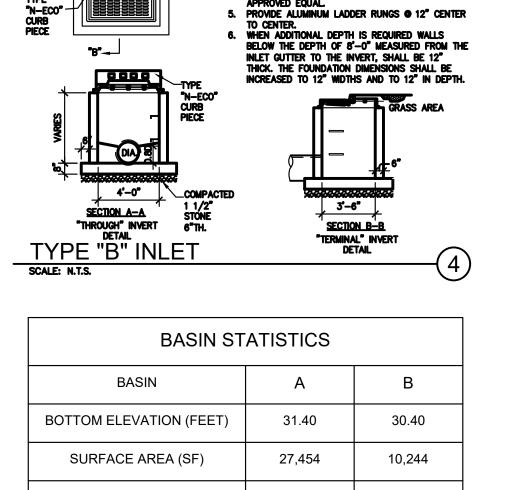
DEV

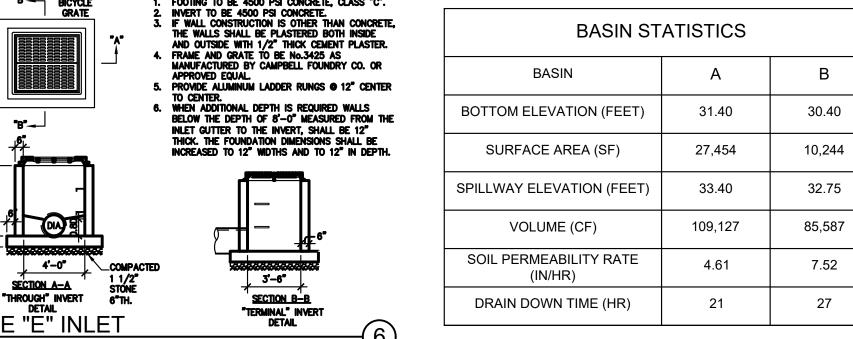












AS APPROPRIATE.

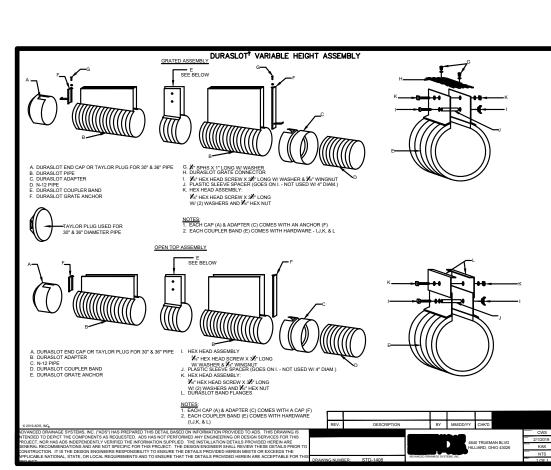
CONSTRUCTION REQUIREMENTS

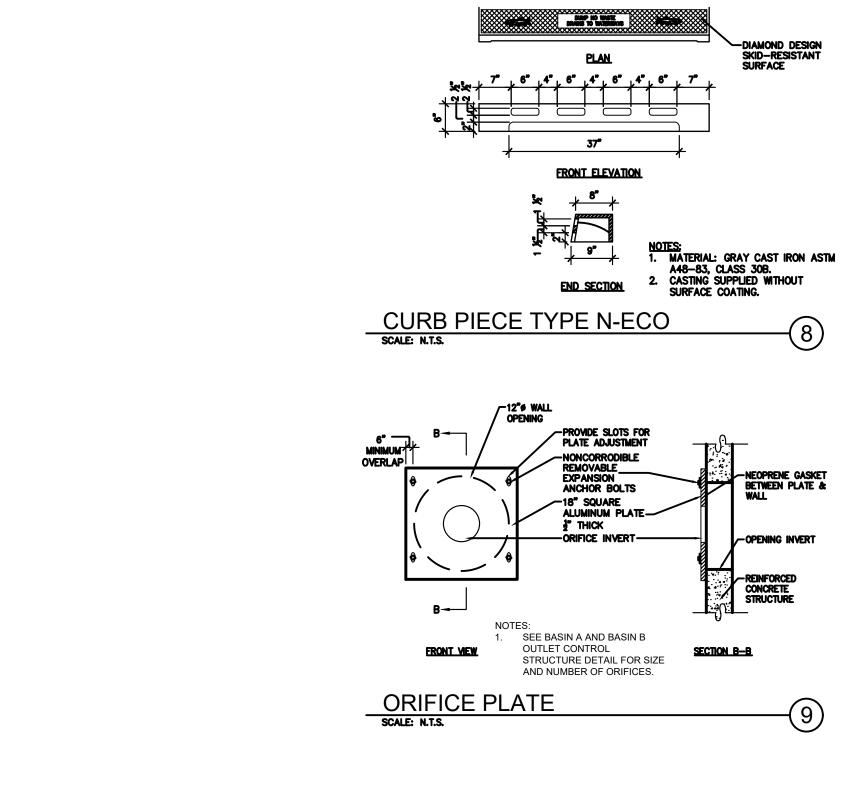
- DURING CLEARING AND GRADING OF THE SITE, MEASURES MUST BE TAKEN TO ELIMINATE SOIL COMPACTION AT THE LOCATION OF A PROPOSED INFILTRATION BASIN.
- THE LOCATION OF THE PROPOSED INFILTRATION BASIN MUST BE CORDONED OFF DURING
- THE USE OF THE LOCATION PROPOSED FOR AN INFILTRATION BASIN TO PROVIDE SEDIMENT CONTROL DURING CONSTRUCTION IS DISCOURAGED; HOWEVER, WHEN UNAVOIDABLE, EXCAVATION FOR THE SEDIMENT CONTROL BASIN MUST BE AT LEAST 2 FEET ABOVE THE FINAL
- ONLY OCCUR AFTER ALL CONSTRUCTION WITHIN ITS DRAINAGE AREA IS COMPLETED AND THE DELAYED, BERMS MUST BE PLACED AROUND THE PERIMETER OF THE BASIN DURING ALL PHASES OF CONSTRUCTION TO DIVERT ALL FLOWS AWAY FROM THE BASIN. THE BERMS MAY NOT BE REMOVED UNTIL ALL CONSTRUCTION WITHIN THE DRAINAGE AREA IS COMPLETED. AND THE AREA
- THE CONTRIBUTING DRAINAGE AREA MUST BE COMPLETELY STABILIZED PRIOR TO INFILTRATION BASIN USE.
- ACCORDANCE WITH THE CONSTRUCTION AND POST-CONSTRUCTION OVERSIGHT AND SOIL PERMEABILITY TESTING SECTION IN APPENDIX E: SOIL TESTING CRITERIA OF THIS MANUAL. WHERE AS-BUILT TESTING SHOWS A LONGER DRAIN TIME THAN DESIGNED, CORRECTIVE ACTION MUST BE TAKEN. THE DRAIN TIME IS DEFINED AS THE TIME IT TAKES TO FULLY INFILTRATE THE MAXIMUM DESIGN STORM RUNOFF VOLUME THROUGH THE MOST HYDRAULICALLY RESTRICTIVE LAYER. WHERE "ENGINEER" IS STATED, IT IS MEANT TO BE THE DESIGN ENGINEER, LICENSED ENGINEER WORKING ON BEHALF OF THE OWNER/CONTRACTOR, OR THEIR DESIGNATED REPRESENTATIVE(S)

• POST-CONSTRUCTION TESTING MUST BE PERFORMED ON THE AS-BUILT INFILTRATION BASIN IN

- THE EXTENTS AND DEPTH OF THE SOIL REPLACEMENT AREAS, IF REQUIRED, ARE SUBJECT TO THE DIRECTION AND APPROVAL OF THE ENGINEER BASED UPON SITE CONDITIONS ENCOUNTERED
- IT IS EXPECTED THAT, TO THE MAXIMUM EXTENT PRACTICABLE, THE ENGINEER WILL BE ONSITE AND PROVIDING GUIDANCE TO THE CONTRACTOR FOR THE ENTIRE DURATION OF THE BASIN CONSTRUCTION. (IN OTHER WORDS, THE ENGINEER WILL BE ONSITE OR AVAILABLE FOR THE RE- PLACEMENT AREAS, IF REQUIRED, PLACEMENT OF GEOTEXTILE ON SIDES OF BOTTOM OF BED AFTER EXCAVATION THROUGH TO SEEDING AND SLOPE STABILIZATION.)
- THE ENGINEER MUST BE ONSITE TO INSPECT AND CERTIFY, AT A MINIMUM, THE FOLLOWING: EXTENTS AND DEPTH OF SOIL REPLACEMENT AREAS, INSPECTION AND APPROVAL OF K-4 SOIL REPLACEMENT MATERIAL (IF REQUIRED), BASIN BOTTOM ELEVATION, K-5 SAND MATERIAL. AND
- IN-PLACE DEPTHS OF BOTH SOIL REPLACEMENT MATERIAL AND K-5 SAND • IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE ANTICIPATED SCHEDULE WITH THE ENGINEER AT LEAST TWO (2) WEEKS IN ADVANCE OF ANY ACTIVITIES THEY MUST CERTIFY PRIOR TO CONTINUING CONSTRUCTION ACTIVITIES SO THAT PARAMETERS AND EXPECTATIONS CAN BE
- THE ENGINEER MUST PROVIDE A CERTIFICATION STATING THAT, WHILE THEY WERE ONSITE ON (DATES) AND (TIMES), ALL CONSTRUCTION WAS PERFORMED IN ACCORDANCE WITH THE DESIGN
- AN AS-BUILT SURVEY, POST-CONSTRUCTION PERMEABILITY TESTING, AND AS-BUILT ROUTINGS MUST BE PERFORMED ON EACH AS-BUILT INFILTRATION BASIN. THE PERMEABILITY TESTING MUST BE COMPLETED IN ACCORDANCE WITH NJ STORMWATER BMP MANUAL APPENDIX E, SECTION 4. IF THE AS-BUILT ROUTINGS EXCEED THE ALLOWABLE AND/OR PERMEABILITY TESTING SHOWS A LONGER DRAIN TIME THAN 72 HOURS, CORRECTIVE ACTION MUST BE TAKEN, THE TOWNSHIP ENGINEER MUST BE NOTIFIED AT LEAST ONE WEEK IN ADVANCE OF THE TESTING AND COPIED ON THE RESULTS, INCLUDING PROPOSED SUBSEQUENT CORRECTIVE ACTION(S), IF NEEDED. THE TOWNSHIP ENGINEER MAY REQUEST THAT SAMPLES BE COLLECTED AT THE SAME TIME TESTING IS

						VNSHIP E RIED OU
NYLO	PLAST DRAIN BASIN WITH	PEDESTF	RIAN GRATE			
(1, 2) INTEGRATED DUCTILE IRON FRAME & GRATE TO MATCH BASIN O.D.			12" MIN WIDTH GUIDELINE			
(3) VARIABLE INVERT HEIGHTS DEPTH PER AVAILABLE (ACCORDING TO MANUFACT PLANSTAKE OFF) RECOMMENT	R PIPE URER		6° MIN THICKNESS GUIL (6) MEDIUM DUTY TRAFFIC LOADS: FOR GUIDELINE PURPOSES ONLY. THE DESIGNED CONSIDITATION CONSIDITATION CONSIDITATION CONTRAFFIC LOADING, & OTHER APPLIC SEE DRAWING NO. 7001-110-111 FOR	CONCRETE SLAB D ICTUAL CONCRETE ERATION LOCAL SO ABLE DESIGN FACT	SLAB MUST IL CONDITIC ORS.	
(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 36" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX. SDR 36), PVC DWV (EX. SCH 40), PVC 2500/C296, CORRUGATED & RIBBED PVC			4" MIN ON 12" - 24" 6" MIN ON 30" & 36" THE BACKFILL MATERIAL M	ACCOR (6" MIN. ON 12 & 12 BASED ON M. SHALL BE CRUSHI	" MIN. ON 36 ANUFACTUR ED STONE O	ANS IIIN. ON 30" " IING REQ.) R OTHER
WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)	12" - 36"		CLASS II, OR CLASS IIIM BEDDING & BACKFILL FC PLACED & COMPACTED I	R SURFACE DRAIN	AGE INLETS	SHALL BE
1. 12:- 20 PEDESTRIAN GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 2. 12:- 30 FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 3. DRAIN BASIN TO BE CUESTOM MAUPLACTURED ACCEDING 10 PLAN DETAILS. RISERS ARE RECEDE FOR BASINS OVER 87 DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 700-111-06. 4. DRAINAGE CONNECTION STUB-JOINT TIGHTNESS SHALL CONFORM TO ASTM 2021 FOR CORRULATED 10PER (20.5 NL) ANANCE DUAL WALL). N. 12 HP, 8 PVC SEWER (4"-36"). 5. ADAPTERS CAN BE MOUNTED 0"TO 360". TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 70:01-110-012. 5. 12: -24 PEDESTRIAN GRATES SEEL DRAWING NO. 70:01-110-012.	THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH MYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER. TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL, INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN OM MANUFACTURE OF ANY	DRAWN BY EBC DATE 4-20-07 REVISED BY NMH DATE 06-12-18	MATERIAL PVC PROJECT NO /NAME		last N WITH PEDES	
30" PEDESTRIAN GRATE SHALL MEET H-20 LOAD RATING (SEE DRAWING NO. 7001-110-144 FOR H-20 TRAFFIC LOAD GUIDELINES).	ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. 62013 NYLOPLAST.	DWG SIZE A	SCALE 1:40 SHEET 1 OF 1		TO01-110-283	ION DETAIL REV





CONTINUOUS ALUMINUM— ANGLES WELDED TO BAR ENDS. PROVIDE SLOTS IN ANGLES TO ATTACH TO OUTLETS STRUCTURE WALL

ROUNDED ALUMINUM——BARS 6" O.C. BOTH WAYS (TYP)

2"x2" GRID (MAX.

NOTE: TRASH RACK TO BE ONE FOOT WIDER THAN WEIR.

SECTION VIEW

TRASH RACK FOR WEIR

₹" X 2" ALUM. FLAT STOCK-

TRASH RACK FOR OUTLET CONTROLS

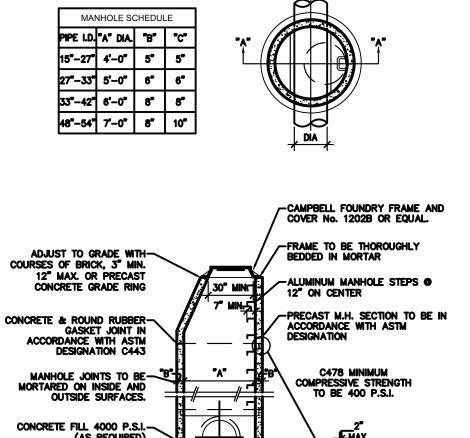
CONCRETE CUTOFF WALL IS USED.

NO SEPARATE PAYMENT WILL BE MADE FOR THE CONCRETE SHALL BE INCLUDED IN THE COST OF THE END SECTION.

CONCRETE FLARED END SECTION

TRASH RACK FOR ORIFICE

THE WIDTH OF THE CONCRETE CUTOFF WALL SHALL BE EQUAL TO THE MAXIMUM WIDTH OF THE END SECTION AS INDICATED ON THE DETAIL BY DIMENSION "C". HOWEVER, IF THE ACTUAL MAXIMUM WIDTH EXCEEDS THE CHART VALUE OF



-PROVIDE ANCHORED SEAT FOR GRATING. SECURE W/ SADDLE CUP SUPPLIED BY GRATE MFR. OR WITH REMOVABLE NON-CORRODIBLE FASTENERS, HINGES & LOCKING TYPE LATCH FURTHER FACILITATE ACCESS TO STRUCTURE INTERIOR

NONCORRODIBLE REMOVABLE EXPANSION ANCHOR BOLT OR GRATING SADDLE CUP

TOLERANCE OF 1 ON ALL CASTING TO PERMIT INTERCHANGING OF PARTS.

MANHOLE NUMBERS SHALL BE INDICATED ON CASTINGS, IN A MANNER ACCEPTABLE TO THE AUTHORITY'S ENGINEER.

5. FRAME SHALL BE SET FLUSH WITH THE STABILIZED BASE COURSE PAVING SURFACE ELEVATION. USE RESURFACING MANHOLE EXTENSION RINGS TO ADJUST TO TOP COURSE PAVING SURFACE ELEVATION.

6. FLOW SEAL LIDS AND PLASTIC MANHOLE INSERTS SHALL BE PROVIDED FOR MANHOLES LOCATED WITHIN EASEMENTS, GUTTER LINES AND AREAS SUBJECT TO FLOODING.

STORMWATER

SCALE: N.T.S.

TRASH RACK ATTACHED TO TOP— OF STRUCTURE

TRASH RACK
ATTACHED TO TOP
OF STRUCTURE

OUTLET PIPE

TRASH RACK ATTACHED TO TOP-OF STRUCTURE

SECTION A-A

SECTION A-A

CONTROL STRUCTURE

CONTROL STRUCTURE
SCALE: N.T.S.

MANHOLE FRAME AND COVER

SECTION A-A

<u>NERAL NOTES</u>

FOOTING TO BE 4500 PSI CONCRETE, CLASS "C".

GENERAL NOTES:

1. ALL ANCHOR BOLTS, NUTS AND WASHERS TO BE GALVANIZED.

2. FRAME AND GRATE TO BE FABRICATED

FRAME AND GRATE TO BE FABRICATED
ALUMINUM GRATE.
ORIFICE TRASH RACK FRAME TO BE HINGED.
SEE THIS SHEET FOR DETAIL OF TRASH RACK
LOCATED ON TOP OF STRUCTURE.
I. PROVIDE SHOP DRAWINGS FOR STRUCTURES
AND APPURTENANCES.
S. ALUMINUM GRATE TO BE SECURED TO
CONCRETE STRUCTURE AND BE REMOVABLE
USING STAINLESS STEEL HARDWARE.

SECTION B-B

SECTION B-B

GEOTECHNICAL

CRUSHED STONE
(IF REQUIRED BY __/
GEOTECHNICAL

INFILTRATION BASIN B OUTLET

INFILTRATION BASIN A OUTLET

ATTACHED TO

OF STRUCTURE

__2 - 3-INCH

ORIFICES W/ ORIFICE PLATE

ALUMINUM TOP GRATING. USE IKG GALOK ALUMINUM— I—BAR GRATE OR APPROVED EQUAL

TRASH RACK FOR OCS

GEDTEXTILE LINER

-1" MORTAR BED

DIMENSIONS (INCHES)

 I.D.
 12
 15
 18
 21
 24
 27
 30
 36
 42
 48
 54
 60

 A
 2
 2.25
 2.5
 2.75
 3
 3.25
 3.5
 4
 4.5
 5
 5.5
 6

U 72 72 72 72 72 72 72 72 96 96 96 96 96 C 28 34.5 41 47.5 54 60.5 67 80 87 94 101 108

WALL (SEE NOTE 2)

SEE PLAN FOR DIMENSIONS

1. BOTTOM SAND LAYER MUST CONSIST OF K5 SAND WITH A MAXIMUM MINIMUM PERMEABILITY RATE OF 20 INCHES PER HOUR.
2. BASIN CONSTRUCTION MUST NOT COMPACT SOILS BELOW BASIN BOTTOM.
3. BOTTOM OF SAND LAYER TO BE AT LEAST TWO FEET ABOVE THE SEELEVATION.

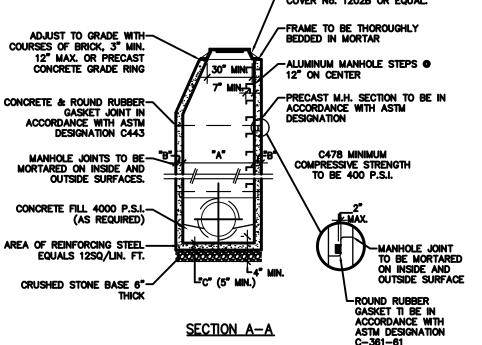
SAND INFILTRATION DETAIL

ANCHORS IN CONCRETE © 24"

O.C. MAXIMUM. MIN.—
3 PER SIDE WELDED

GEDTEXTILE LINER-

-TOP OF STRUCTURE



PRECAST STANDARD DRAINAGE MANHOLE 10

07/21/2020

NYC19-0005

EW

ΙH

JOB NO.:

DRAWN BY:

~ DOUBLE RING Adornament option

- 1½" *MONTAGE PLUS*™Rail

√ ¾"

✓ 14ga Picket

Bracket Options

Specially formed high strength architectural shape.

Values shown are nominal and not to be used for

installation purposes. See product specification

www.ameristarfence.com

6

1555 N. Mingo

1-888-333-3422

for installation requirements.

AMERISTAR® Tulsa, OK 74116

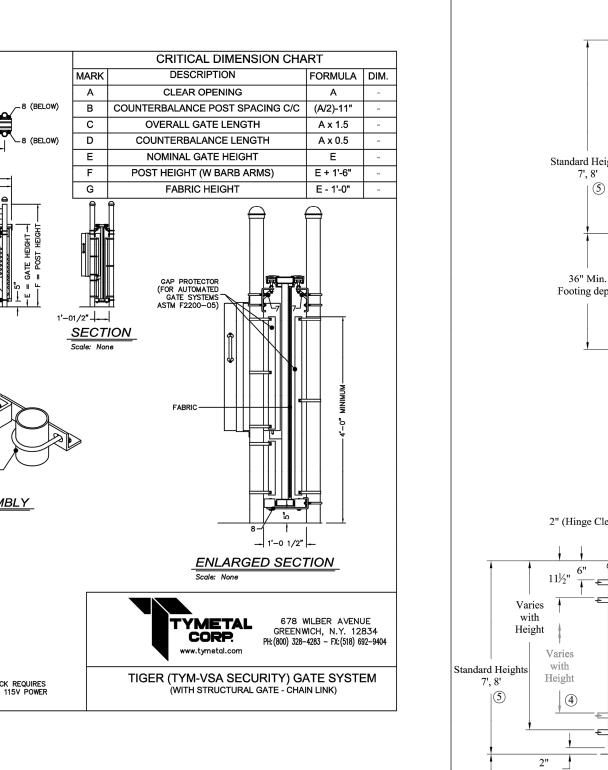


WARE

FOR AND ON BEHALF OF WARE MALCOMB

STOR/

JOB NO.: NYC19-0005 EW DRAWN BY: ΙH 07/21/2020



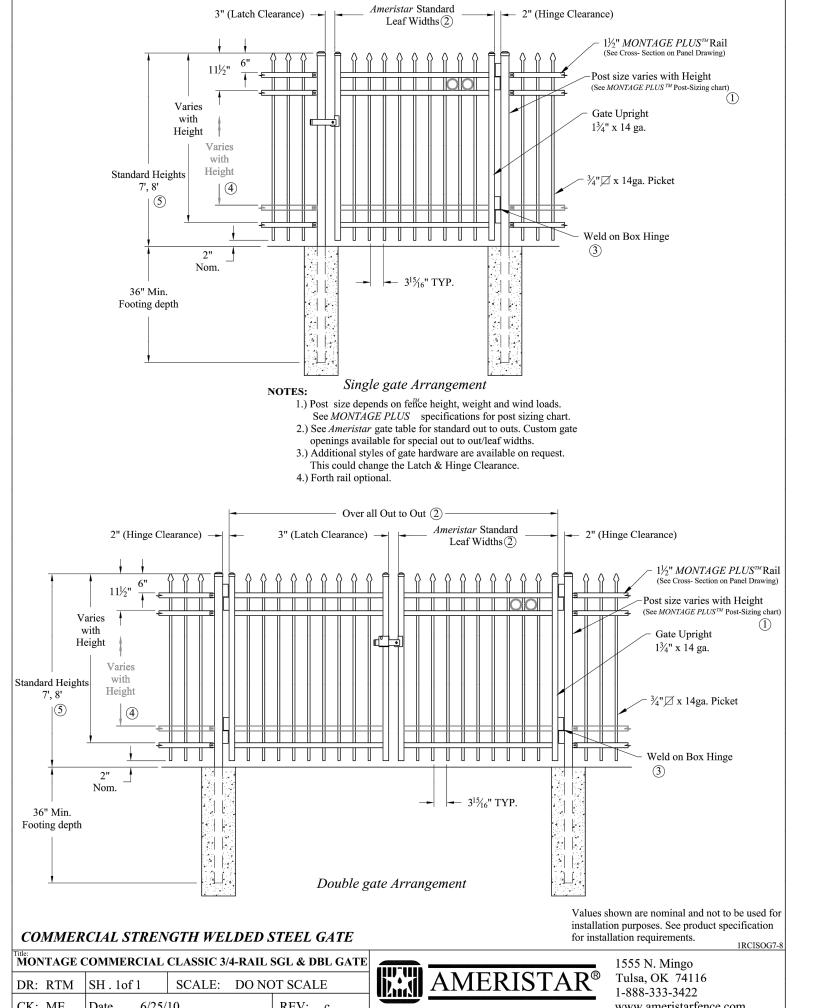
-2 X 2 X 3/16" ANGLE FRAME

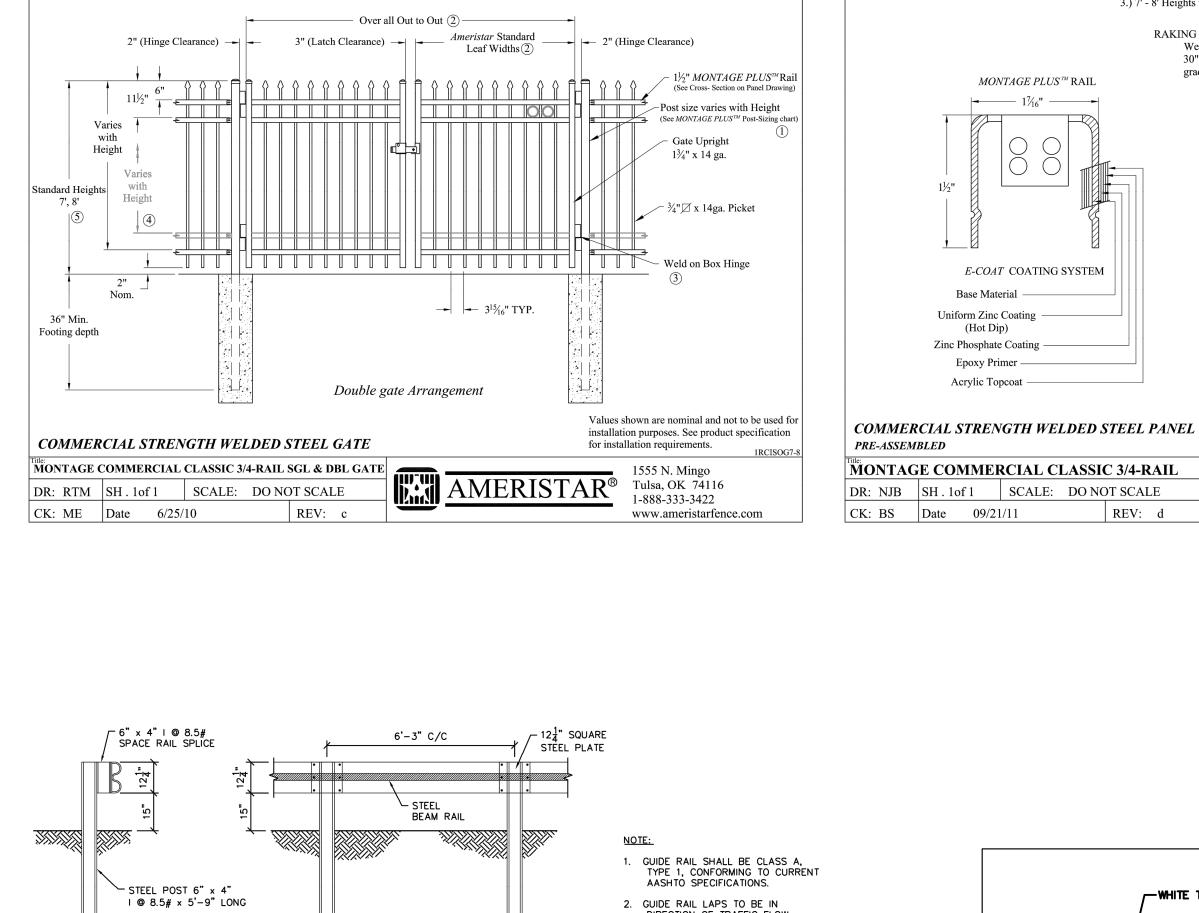
TS 2 X 2 X .120 GATE BACK

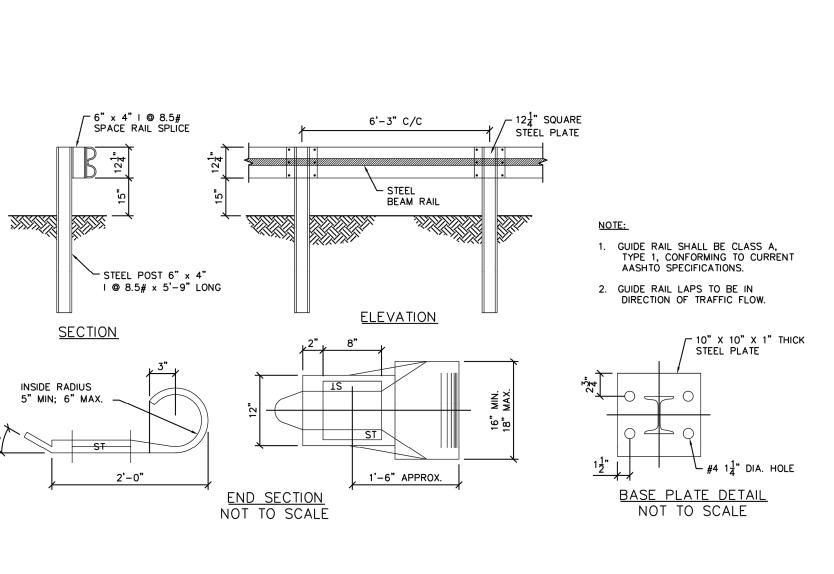
-1/2" DIA. HORIZONTAL CANE BOLT GATE LOCK

—1/2" DIA. VERTICAL CANE BOLT WITH STEEL SLEEVE AT SLAB PLACED ON BACK

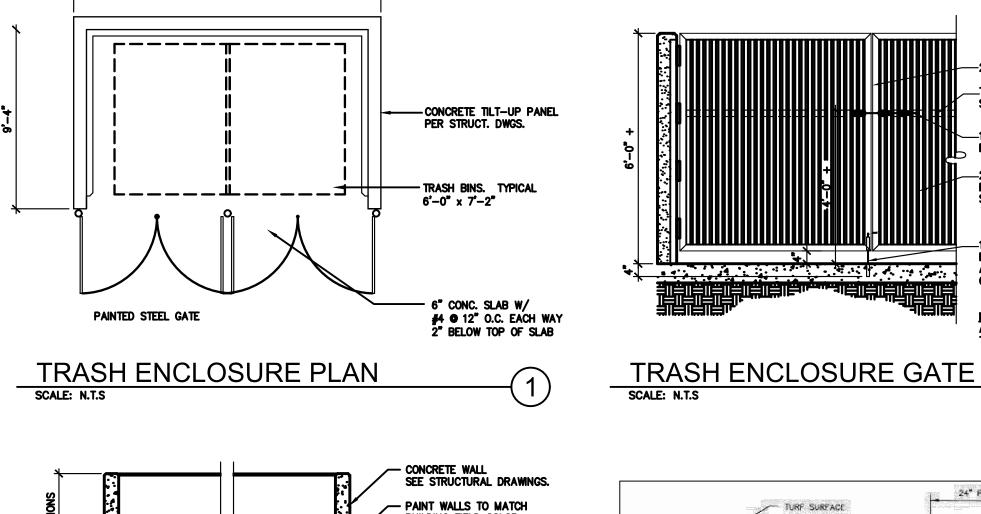
NOTE: ALL GATE & FRAME SURFACES TO HAVE PAINTED FINISH.











8 (BELOW) -/ II \-7

NOTES:

1. FOR COMPLETE INFORMATION
ON THE TYM-VS OPERATOR VISIT
THE "GATE OPERATORS" SECTION
OF THE WEB SITE.

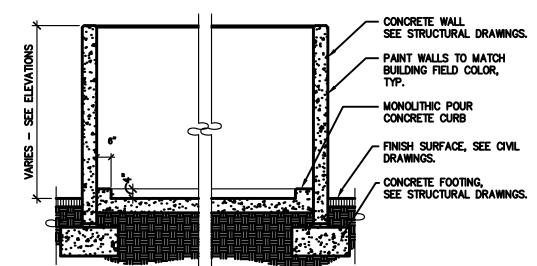
2. ALL FITTINGS STANDARDLY
PROVIDED FOR 4" O.D. POSTS.
OTHER SIZES AVAILABLE UPON
REQUEST.
3. BARB ARMS (FOR BARBED
WIRE) OPTIONAL.

10 1050D ELECTROMECHANICAL LOCK
Scale: None

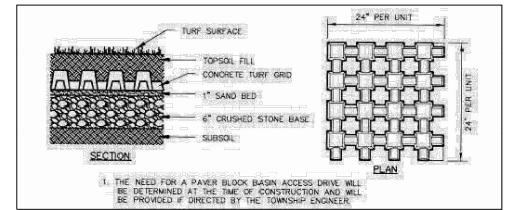
GATE HANGER ASSEMBLY SUPPORT POST

8 BOTTOM GUIDE

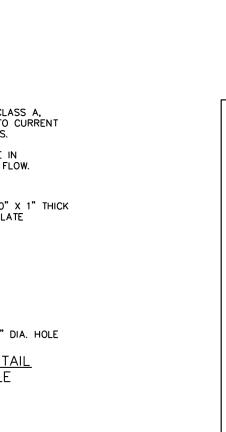
16'-0"







BASIN ACCESS ROAD DETAIL



Varies With

Height

7', 8'

36" Min. Footing Depth With

Height

2" Nom. □

MONTAGE PLUS™ RAIL 17/16"

E-COAT COATING SYSTEM

1'-6"

SCALE: N.T.S.

Uniform Zinc Coating

(Hot Dip)

Zinc Phosphate Coating -Epoxy Primer -Acrylic Topcoat -

1.) Post size depends on fence height and wind loads. See MONTAGE PLUS[™] specifications for post

3.) 7' - 8' Heights will require a 14ga Picket & 14ga Post.

RAKING DIRECTIONAL ARROW ——

Welded panel can be raked

-WHITE THERMOPLASTIC STRIPE

3'-0" o.c.

CROSSWALK DETAIL

30" over 8' with arrow pointing down

PROFUSION™WELDING PROCESS — No exposed welds,

Good Neighbor profile - Same

appearance on both sides MONTAGE PLUS™RAIL ——

→ 3¹⁵/₁₆" TYPICAL

2.) Forth rail optional.

REV: d