PRELIMINARY AND FINAL MAJOR SITE PLAN

FOR

INSITE DEVELOPMENT PARTNERS, LLC
PROPOSED 3-STORY SELF STORAGE FACILITY

BLOCK 119.00, LOT 1.01; TAX MAP SHEET #30 - LATEST REV. DATED 01-01-1988

US ROUTE 22 & WILSON AVENUE

BOROUGH OF NORTH PLAINFIELD

SOMERSET COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT
CRAWFORD, RICHARD 121 RIDGE AVENUE NORTH PLAINFIELD, NJ 07060	119.0	2.01
DIMAKER, NAMAN & DIMAKER, VIRENDER 117 RIDGE AVENUE NORTH PLAINFIELD, NJ 07060	119.0	3.01
WILLIAMS, JONATHAN 113 RIDGE AVENUE NORTH PLAINFIELD, NJ 07060	119.0	4
RIZZO, ANTHONY & LEILA 111 RIDGE AVENUE NORTH PLAINFIELD, NJ 07060	119.0	5
GONZALEZ, SILVA 107 RIDGE AVENUE NORTH PLAINFIELD, NJ 07060	119.0	6
COOPER, KEVIN & COOPER, SAMSEKETHA 95-103 RIDGE AVENUE NORTH PLAINFIELD, NJ 07060	119.0	7
AHMED, SAJJAD 411 GROVE STREET NORTH PLAINFIELD, NJ 07060	120.0	1
AHMED, RAJA & MUNIR, ASAD 79 RIDGE AVENUE NORTH PLAINFIELD, NJ 07060	120.0	1.01
FOR JOY LLC PO BOX 2917 PLAINFIELD, NJ 07062	120.0	2
405 GROVE REALTY, LLC 405-409 GROVE STREET NORTH PLAINFIELD, NJ 07060	120.0	3
DIAZ-NAVARRETE, LUIS 401 GROVE STREET NORTH PLAINFIELD, NJ 07060	120.0	4
301-399 GROVE STREET, LP 500 RIVER AVENUE, SUITE 250 LAKEWOOD, NJ 08701	120.0	5
301-399 GROVE STREET, LP 22 ESTHER COURT LAKEWOOD, NJ 08701	120.0	6
CABRERA, MANUEL & CABRERA, ADELIA 387 GROVE STREET NORTH PLAINFIELD, NJ 07060	120.0	7
MRISOFIA REALTY, LLC 7000 KENNEDY BLVDE, M-2 GUTTENBERG, NJ 07093	120.0	8
BRANDON REALTY, LLC % RYAN PROPERTY PO BOX 460189 HOUSTON, TX 77056	119.0	1.03
HERNANDEZ, ANGEL 98 RIDGE AVENUE NORTH PLAINFIELD, NJ 07060	112.0	7
SALEEM, CHAUDHRY & SULTANA, FARHAT 108 RIDGE AVENUE NORTH PLAINFIELD, NJ 07060	112.0	8
KROM, ETHEL & KROM, ROBERT & ELYSA 112 RIDGE AVENUE NORTH PLAINFIELD, NJ 07060	112.0	9
114 RIDGE ASSOCIATES LLC 368 SOMERSET STREET NORTH PLAINFIELD, NJ 07060	112.0	10.01
BORELL, DARRIN 116 RIDGE AVENUE NORTH PLAINFIELD, NJ 07060	112.0	10.02
LOPEZ, KRYSTLE & ESCOBAR, DARWIN 120 RIDGE AVENUE NORTH PLAINFIELD, NJ 07060	112.0	11.01
DIAZ, KATHERINE NAZARIO 124 RIDGE AVENUE NORTH PLAINFIELD, NJ 07060	112.0	11.02
ROYER, WILLIAM & CHARLOTTE 90 RIDGE AVENUE NORTH PLAINFIELD, NJ 07060	111.0	7
HEYMAN, BRUCE 155 RIDGE AVENUE NORTH PLAINFIELD, NJ 07060	117.0	1
PLAINFIELD 22 DEVELOPERS LLC 1195 ROUTE 70 S2000 LAKEWOOD, NJ 08701	117.0	2
PLAINFIELD 22 DEVELOPERS LLC 1195 ROUTE 70 S2000 LAKEWOOD, NJ 08701	117.0	3
PLAINFIELD 22 DEVELOPERS LLC 1195 ROUTE 70 S2000 LAKEWOOD, NJ 08701	117.0	4
O'REILLY, GREGORY PO BOX 4254 WARREN, NJ 07059	113.0	4
NORTH PLAINFIELD BOARD OF EDUCATION 33 MOUNTAIN AVENUE NORTH PLAINFIELD, NJ 07060	123.0	2

ALSO TO BE NOTIFIED:

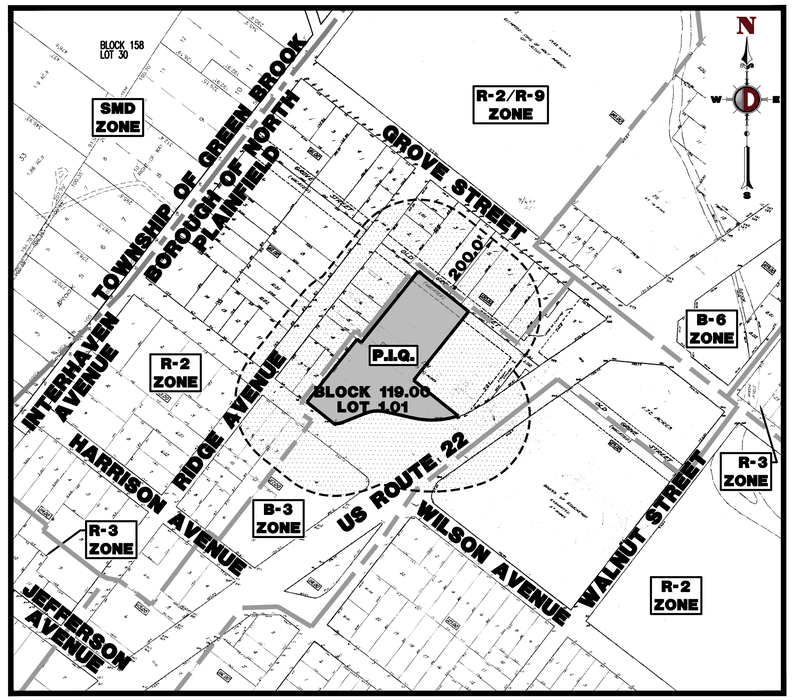
DONNA SHORT
O/S SUPERVISOR
NEW JERSEY AMERICAN WATER COMPANY, INC.
1025 LAUREL OAK ROAD
VOORHEES, NJ 08043

PLAINFIELD AREA REGIONAL SEWERAGE AUTHORITY
200 CLAY AVENUE
MIDDLESEX, NJ 08846

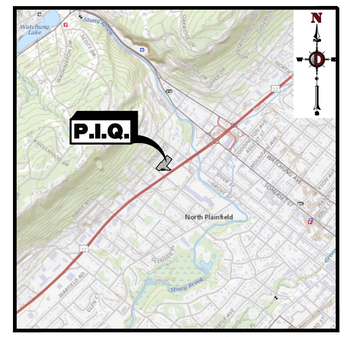
PUBLIC SERVICE ELECTRIC AND GAS COMPANY
MANAGER – CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

VERIZON
540 BROAD STREET
NEWARK, NJ 07101

COMCAST OF PLAINFIELD, LLC
GENERAL MANAGER
800 RAHWAY AVENUE
UNION, NJ 07083



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

DRAWING INDEX

ZONING BOARD OF ADJUSTMENT APPROVAL

APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY.

CHAIRPERSON DATE

SECRETARY DATE

BOARD ENGINEER DATE

PREPARED BY

DYNAMIC ENGINEERING CONSULTANTS, P.C.

1904 MAIN STREET

LAKE COMO, NJ 07719

WWW.DYNAMICEC.COM

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Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.598.4400

1904 Main Street
Lake Como, NJ 07719
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TITLE: COVER SHEET

PROJECT: **INSITE DEVELOPMENT PARTNERS, LLC**
PROPOSED 3-STORY SELF STORAGE FACILITY
BLOCK 119.00, LOT 1.01
US ROUTE 22 & WILSON AVENUE
BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY

JOB No: 3041-99-010
DATE: 10/18/2021
DRAWN BY: NSR
SCALE: (H) AS (V) SHOWN
DESIGNED BY: LPG
CHECKED BY: TJM
CHECKED BY: –
SHEET No: 1 OF 14

THOMAS J. MULLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52179

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

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Rev. # 0

Plotted: 10/20/21 – 9:57 AM, By: gcowdrick, – Product Ver: 23.1s (LMS Tech)
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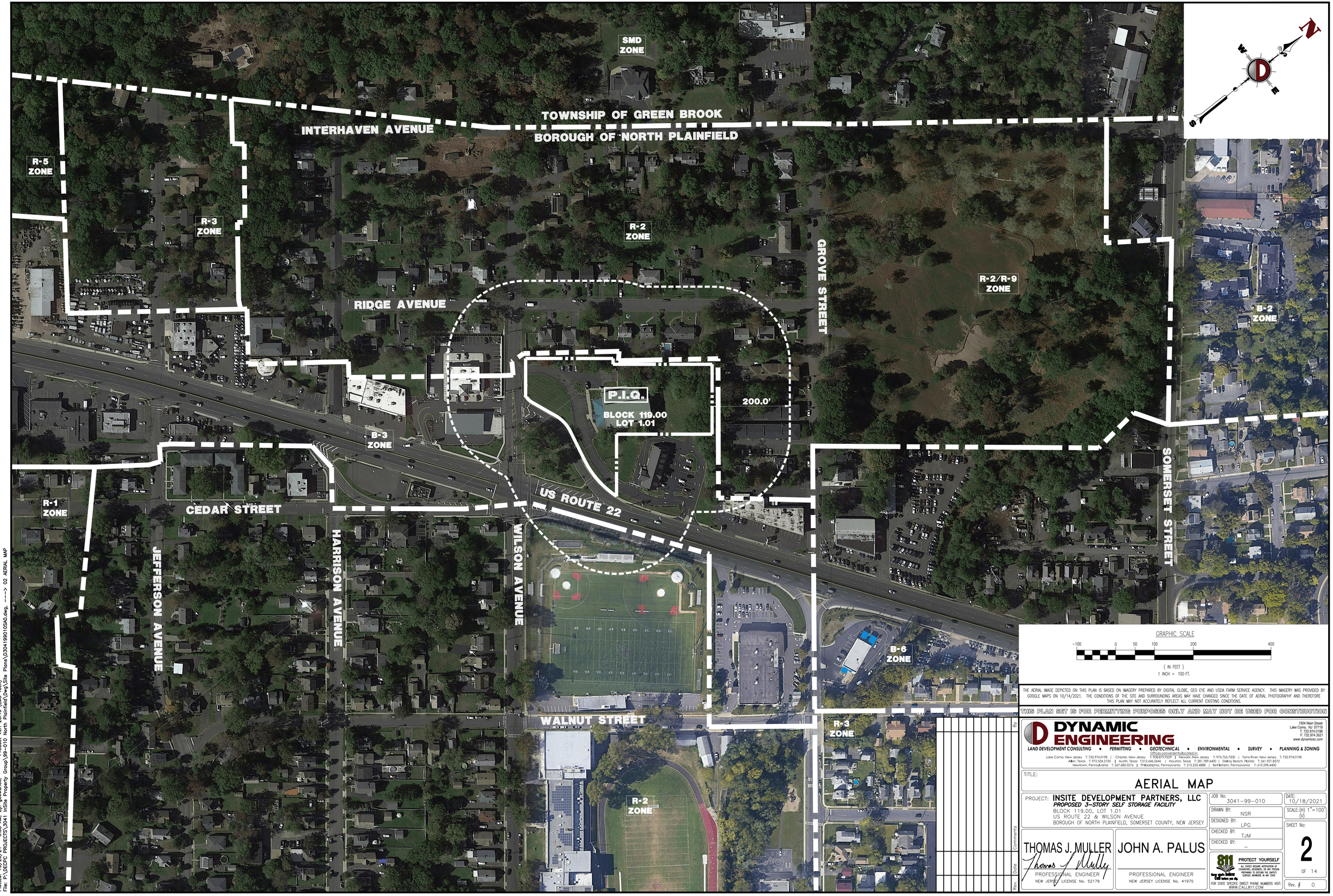

GRAPHIC SCALE

-100 0 50 100 200 400

(IN FEET)
1 INCH = 100 FT.

THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 10/14/2021. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

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TITLE: AERIAL MAP

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File: P:\DECPC PROJECTS\3041 InSite Property Group\99-010 North Plainfield\Dwg\Site Plans\03041990100S40.dwg, ---> 02 AERIAL MAP

DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOISTS, DERRICKS OR OTHER SUITABLE METHODS.
6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR, BREAK BASEMENT FLOOR SLABS, SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

NOTES

1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

DEMOLITION PLAN LEGEND

- PROPOSED LIMIT OF DISTURBANCE LINE
- TPF TPF – PROPOSED TREE PROTECTION FENCE LINE
- EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
- TREES TO REMAIN
- TREES TO BE REMOVED
- TREES TO BE TRANSPLANTED/RELOCATED

GRAPHIC SCALE

-30 0 15 30 60 120

(IN FEET)

1 INCH = 30 FT.

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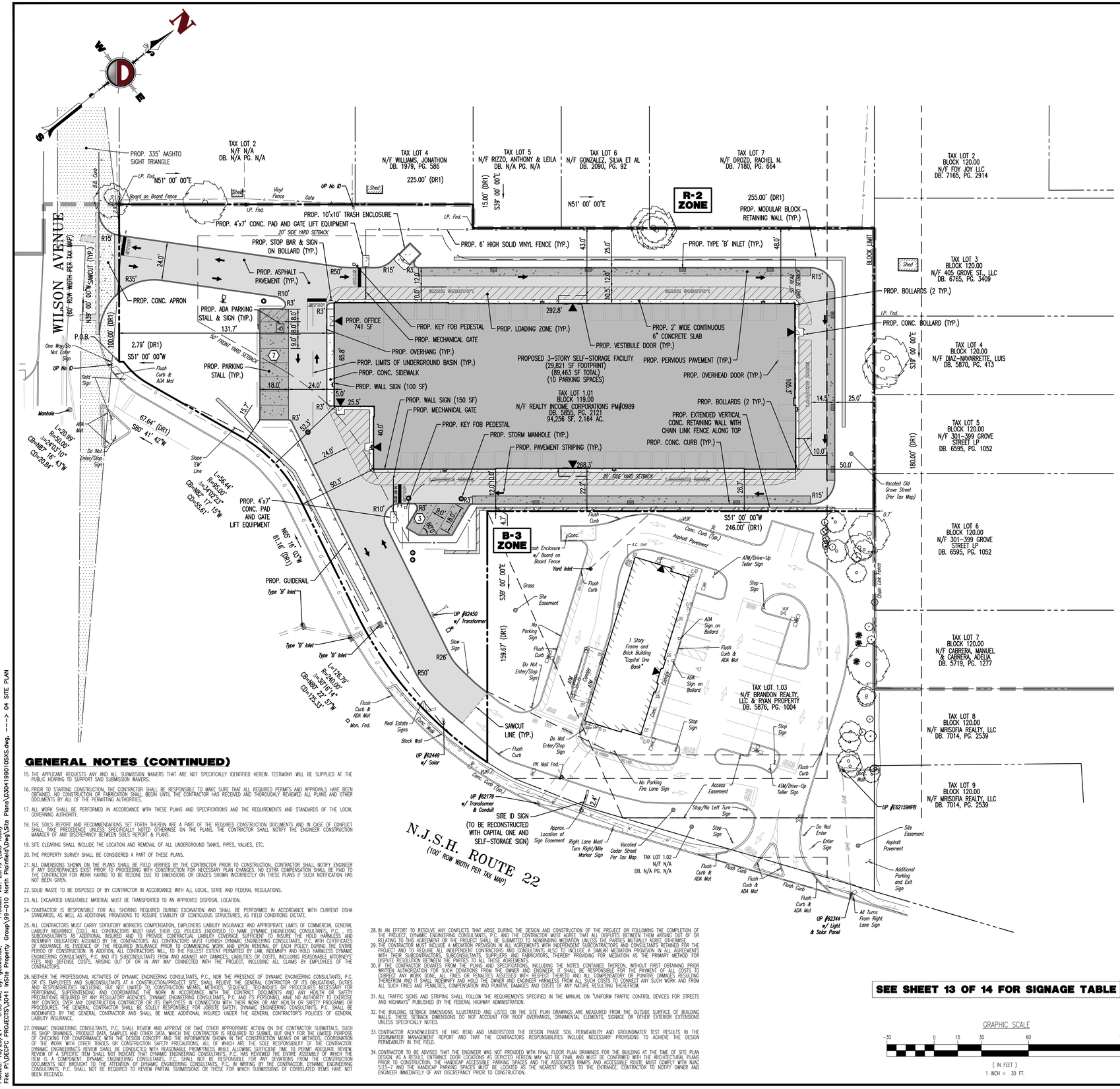

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

   ALTA/NSPS LAND TITLE SURVEY
   PREPARED BY DYNAMIC SURVEY, LLC
   1904 MAIN STREET
   LAKE COMO, NJ 07719
   SURVEYOR FILE NO: 3041-99-010S
   DATED 07/20/2021

2. APPLICANT: INSITE DEVELOPMENT PARTNERS, LLC
   19191 S. VERMONT AVE, SUITE 680
   TORRENCE, CA 90502

3. OWNER: REALTY INCOME CORPORATION PM#0989
   11995 EL CAMINO REAL
   SAN DIEGO, CA 92130-2539

4. PARCEL DATA: BLOCK 119.00, LOT 1.01
   US ROUTE 22 & WILSON AVENUE
   BOROUGH OF NORTH PLAINFIELD
   SOMERSET COUNTY, NEW JERSEY

5. ZONE: ZONE B-3 (BUSINESS ZONE)

6. EXISTING USE: RETAIL BUSINESS **(PERMITTED USE)** (§ 22-110.1)

7. PROPOSED USE: SELF STORAGE **(NON-PERMITTED USE)** (§ 22-110.1) **(V)**

8. SCHEDULE OF ZONING REQUIREMENTS (§ 22-102.3)

ZONE REQUIREMENT	ZONE B-3	EXISTING	PROPOSED
MINIMUM LOT AREA	N/S	94,256 SF (2.164 AC.)	94,256 SF (2.164 AC.)
MINIMUM LOT WIDTH	150 FT	180.0 FT	180.0 FT
MINIMUM LOT FRONTAGE	50 FT	100.0 FT	100.0 FT
MINIMUM FRONT YARD SETBACK (US ROUTE 22)	50 FT [1] [2]	62.0 FT	50.0 FT
MINIMUM FRONT YARD SETBACK (WILSON AVENUE)	50 FT [1] [2]	170.7 FT	131.7 FT
MINIMUM REAR YARD SETBACK	50 FT	159.7 FT	50.0 FT
MINIMUM SIDE YARD SETBACK	20 FT	10.7 FT **(E)**	22.2 FT
MAXIMUM BUILDING COVERAGE	30%	12.9% (12,126 SF)	31.6% (29,821 SF) **(V)**
MAXIMUM IMPERVIOUS COVERAGE	N/S	36.0% (33,987 SF)	66.0% (62,206 SF)
MAXIMUM BUILDING HEIGHT	2 STORIES / 35 FT	2 STORIES / < 35 FT	3 STORIES / 39 FT **(V)**

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

[1] UNLESS OTHERWISE PROVIDED IN THIS CHAPTER WHERE A LOT IS BOUNDED BY MORE THAN ONE STREET, THE YARD DEPTH OR SETBACK FROM EACH STREET SHALL NOT BE LESS THAN THE REQUIRED FRONT YARD ON EACH STREET. (§ 22-115.B)

[2] ALL FRONT YARDS MUST FACE ON A MAPPED RIGHT-OF-WAY 50 FEET IN WIDTH, IMPROVED IN ACCORDANCE WITH MUNICIPAL STANDARDS, FOR AT LEAST 50 FEET ALONG THE RIGHT-OF-WAY LINE. (§22-115.32)

9. PARKING REQUIREMENTS
   A. ALL PARKING AND LOADING AREAS SHALL BE GRADED AND EQUIPPED WITH ADEQUATE DRAINAGE FACILITIES AS APPROVED BY THE BOROUGH ENGINEER. (§ 22-117.5.a)
   B. ALL PARKING AND LOADING SPACES SHALL BE APPROPRIATELY MARKED WITH PAINTED LINES. (§ 22-117.5.b)
   C. THE OFF-STREET PARKING AREA SHALL BE EFFECTIVELY SCREENED ON ANY SIDE WHICH ADJOINS OR FACES PREMISES SITUATED IN ANY RESIDENTIAL ZONES, BY A FENCE OR WALL NOT LESS THAN FOUR FEET NOR MORE THAN SIX FEET IN HEIGHT, MAINTAINED IN GOOD CONDITION. (§ 22-117.5.e)
   D. PARKING AREAS AND ACCESS DRIVES SHALL BE ENCLOSED BY CONCRETE OR BELGIAN BLOCK CURBING AND SHALL BE CONSTRUCTED WITH A CONCRETE OR A BITUMINOUS CONCRETE SURFACE AND, UNLESS OTHERWISE REQUIRED BY THIS CHAPTER, SHALL BE LOCATED FIVE FEET FROM ANY PROPERTY LINE OR STRUCTURAL WALL OF A BUILDING. UPON RECOMMENDATION OF THE BOROUGH ENGINEER, THE APPROVING AUTHORITY MAY WAIVE THE CURBING AND PAVEMENT REQUIREMENT TO FACILITATE PROPER DRAINAGE AND STORM WATER MANAGEMENT DESIGN. (§ 22-117.5.i)
   E. ALL PARKING AREAS WITH 90 DEGREE PARKING SHALL BE DESIGNED WITH 24-FOOT SERVICE AISLES. (§ 22-117.5.j)
   F. ALL PARKING AREAS WITH 60 DEGREE ANGLE PARKING SHALL BE DESIGNED WITH 18-FOOT SERVICE AISLES. (§ 22-117.5.j)
   G. ALL PARKING SPACES, EXCEPTING THOSE PROVIDED FOR HANDICAPPED PERSONS SHALL BE NINE FEET WIDE, MEASURED PERPENDICULARLY TO THEIR LENGTH, AND 18 FEET LONG. (§ 22-117.5.l)
   H. FOR ALL NONRESIDENTIAL USES NOT LISTED IN THIS SECTION THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES SHALL BE ONE SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA. (§22-117.2.b)
   I. PARKING CALCULATION:

(89,463 SF)*(1 PARKING SPACES/200 SF)	=	447.3 SPACES
TOTAL REQUIRED	=	448 SPACES
TOTAL PROPOSED	=	10 SPACES **(VARIANCE)**

10. LOADING REQUIREMENTS
    A. FOR ANY BUILDING OR PREMISES USED FOR COMMERCIAL OR INDUSTRIAL PURPOSES OVER 40,000 SQUARE FEET, THREE (3) LOADING SPACES ARE REQUIRED. (§ 22-117.3)
    B. LOADING CALCULATION:

(OVER 40,000 SF)	=	3 SPACES
TOTAL REQUIRED	=	3 SPACES
TOTAL PROPOSED	=	> 3 SPACES

11. DRIVEWAY REQUIREMENTS
    A. ALL PARKING AREAS SHALL PROVIDE FOR ADEQUATE INGRESS AND EGRESS AND SAFE AND CONVENIENT TRAFFIC CIRCULATION. ACCESS DRIVES AND AISLES SHALL BE OF SUFFICIENT WIDTH TO PERMIT SAFE ACCESS TO PARKING SPACES AND SAFE TRAFFIC MOVEMENT. (§ 22-117.5.d)
    B. ACCESS DRIVES SHALL BE A MINIMUM WIDTH OF 12 FEET FOR ONE-WAY TRAFFIC FLOW AND 24 FEET FOR TWO-WAY TRAFFIC FLOW. ADDITIONAL WIDTH MAY BE REQUIRED BY THE APPROVING AUTHORITY. NO PARKING SHALL BE ALLOWED IN ANY ACCESS DRIVE OR PARKING AISLE. (§ 22-117.5.m)

12. BUFFER REQUIREMENTS
    A. THE OWNER OR OWNERS, TENANT OR TENANTS OF LAND LYING WITHIN THE LIMITS OF THE BOROUGH AND FORMING A CORNER LOT OR PROPERTY, SHALL KEEP ALL BRUSH, HEDGES AND OTHER PLANT LIFE GROWING WITHIN A DISTANCE OF TWENTY-FIVE (25') FEET OF THE POINT OF INTERSECTION OF THE NEARER CURB LINES OF EACH OF THE TWO INTERSECTING STREETS, CUT TO A HEIGHT OF NOT MORE THAN TWO AND ONE-HALF (2 1/2') FEET ABOVE THE ADJACENT SIDEWALK ELEVATION. (§ 14-4.2.a)
    B. ON A CORNER LOT, A FENCE, WALL OR PLANTING OVER 30 INCHES IN HEIGHT ABOVE THE CURB OR EDGE OF THE ROADWAY WHICH WOULD OBSTRUCT VISION FOR THE PURPOSE OF TRAFFIC SAFETY SHALL NOT BE ERECTED OR MAINTAINED WITHIN A TRIANGLE FORMED BY THE POINT OF INTERSECTION OF THE RIGHT-OF-WAY LINES OF THE INTERSECTING STREETS AND POINTS ON EACH OF THE INTERSECTING RIGHT-OF-WAY LINES 25 FEET FROM THE POINT OF INTERSECTION. (§ 22-115.26)
    C. A BUFFER AREA SHALL BE LOCATED ALONG ANY COMMON BOUNDARY BETWEEN A BUSINESS ZONE DISTRICT AND A RESIDENTIAL ZONE DISTRICT. THE BUFFER AREA SHALL BE EQUAL IN WIDTH TO 10% OF THE LOT DEPTH; PROVIDED, HOWEVER, IT SHALL NOT BE REQUIRED TO BE GREATER THAN 25 FEET IN WIDTH. THE USE OF NATIVE VEGETATION IS ENCOURAGED TO BE THE FIRST CHOICE AS A METHOD OF SCREENING PRIOR TO ANY OTHER MATERIAL OR METHODS. BUFFER AREAS ARE ALLOWED TO BE USED BY STORMWATER MANAGEMENT BY DISCONNECTING IMPERVIOUS SURFACES AND TREATING RUNOFF FROM THESE IMPERVIOUS SURFACES. THE BUFFER AREA SHALL CONSIST OF LIVING PLANT MATTER, FENCING, SOLID WALLS, EARTH BERMS OR SIMILAR MATERIALS. THE BUFFER SHALL BE DESIGNED TO ELIMINATE THE TRANSMISSION OF UNDESIRABLE INFLUENCES ACROSS THE BOUNDARY LINE BETWEEN BUSINESS ZONE DISTRICTS AND RESIDENTIAL ZONE DISTRICTS AND SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE APPROPRIATE BOROUGH AGENCY. (§ 22-115.28)

13. FENCE REQUIREMENTS
    A. THE OWNERS OR TENANTS OF LAND LYING WITHIN THE LIMITS OF THE BOROUGH AND FORMING A CORNER LOT OR PROPERTY, SHALL NOT CONSTRUCT OR MAINTAIN ANY FENCES OR OTHER STRUCTURE WITHIN A DISTANCE OF TWENTY-FIVE (25') FEET OF THE POINT OF INTERSECTION OF THE NEARER CURB LINES OF EACH OF THE TWO INTERSECTING STREETS, CUT TO A HEIGHT OF NOT MORE THAN TWO AND ONE-HALF (2-1/2') FEET ABOVE THE ADJACENT SIDEWALK ELEVATION. (§ 14-4.2.b)
    B. NO FENCE SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS: BARBED WIRE; RAZOR WIRE; USED OR DISCARDED MATERIALS NOT USUALLY ASSOCIATED WITH FENCES, INCLUDING, BUT NOT LIMITED TO, DOORS, PIPES, CANVAS, CLOTH AND OLD LUMBER; OR, ANY MATERIAL WHICH MAY BE DANGEROUS TO PERSONS OR ANIMALS. (§ 25-3.a)
    C. NO FENCE SHALL INCLUDE AS PART OF ITS CONSTRUCTION THE FOLLOWING OBJECTS: METAL SPIKES, SHARP POINTS, ELECTRICAL CHARGES; OR, ANY OBJECT WHICH MAY BE DANGEROUS TO PERSONS OR ANIMALS. (§25-3.b)
    D. NO FENCE SHALL BE CONSTRUCTED SO AS TO IMPEDE THE CONTINUAL FLOW OF THE NATURAL DRAINAGE OF WATER OR SO AS TO CAUSE WATER TO BE BLOCKED OR DAMNED. (§ 25-3.c)
    E. EVERY FENCE SHALL BE CONSTRUCTED WITH THE FACE OR FINISHED SIDE AWAY FROM THE PROPERTY AND THE STRUCTURAL SIDE TOWARD THE INTERIOR OF THE PROPERTY (§ 25-3.d)
    F. EVERY FENCE SHALL BE CONSTRUCTED WITHIN THE PROPERTY LINES AND NO FENCE SHALL BE CONSTRUCTED SO AS TO ENCROACH ON THE PUBLIC RIGHT OF WAY OR ANY WATERCOURSE. (§ 25-3.f)
    G. ALL FENCES SHALL BE MAINTAINED IN A SAFE, SOUND AND UPRIGHT CONDITION AND IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE DIVISION OF HOUSING. (§ 25-3.g)
    H. NO FENCE SHALL BE CONSTRUCTED PARALLEL TO THE PROPERTY LINE WHICH FACES THE FRONT OF THE BUILDING WHICH EXCEEDS THE HEIGHT OF THREE (3') FEET ABOVE THE ADJACENT GROUND ELEVATION. (§25-4.2.b)
    I. NO FENCE SHALL BE CONSTRUCTED PARALLEL TO THE PROPERTY LINE WHICH FACES THE SIDE OF THE BUILDING, FROM THE PROPERTY LINE WHICH FACES THE FRONT OF THE BUILDING TO THE REAR OF THE BUILDING, WHICH EXCEEDS THE HEIGHT OF FOUR (4') FEET ABOVE THE ADJACENT GROUND ELEVATION. (§ 25-4.2.c)
    J. NO FENCE SHALL BE CONSTRUCTED PARALLEL TO THE PROPERTY LINE WHICH FACES THE SIDE OF THE BUILDING, FROM THE REAR OF THE BUILDING TO THE PROPERTY LINE WHICH FACES THE REAR OF THE PROPERTY, WHICH EXCEEDS THE HEIGHT OF SIX (6') FEET ABOVE THE ADJACENT GROUND ELEVATION. (§ 25-4.2.d)
    K. NO FENCE SHALL BE CONSTRUCTED PARALLEL TO THE PROPERTY LINE WHICH FACES THE REAR OF THE PROPERTY WHICH EXCEEDS THE HEIGHT OF SIX (6') FEET ABOVE THE ADJACENT GROUND ELEVATION. (§25-4.2.e)
    L. NO FENCE SHALL BE CONSTRUCTED WHICH IS WITHIN A DISTANCE OF TWENTY-FIVE (25') FEET OF THE POINT OF INTERSECTION OF THE NEARER OF THE CURB LINES OF EACH OF THE TWO INTERSECTING STREETS NOR WHICH EXCEEDS THE HEIGHT OF TWO AND ONE-HALF (2 1/2') FEET ABOVE THE ADJACENT GROUND ELEVATION. (§ 25-4.2.f)

14. SIDEWALK REQUIREMENTS
    A. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE TO THE LINES AND GRADES APPROVED OR MADE BY THE BOROUGH ENGINEER. CONCRETE SIDEWALKS SHALL BE FOUR (4") INCHES IN DEPTH, EXCEPT OVER DRIVEWAY AREAS WHERE THE DEPTH SHALL BE EIGHT (8") INCHES, AND NOT LESS THAN FOUR (4') FEET WIDE AND THE CONCRETE USED IN THE WORK SHALL BE CLASS "C" CONCRETE AS SPECIFIED IN THE CURRENT NEW JERSEY STATE HIGHWAY STANDARD SPECIFICATIONS. WHERE FEASIBLE SIDEWALKS SHALL BE DESIGNED TO DISCHARGE STORMWATER TO GRASS AREAS IN ORDER TO DISCONNECT IMPERVIOUS SURFACES. (§ 14-2.5)
    B. THE DEVELOPER SHALL CONSTRUCT A CONCRETE SIDEWALK, FOUR FEET IN WIDTH LOCATED NO LESS THAN THREE FEET FROM THE SIDE LINE OF THE ROADWAY BUT WITHIN THE RIGHT-OF-WAY. SIDEWALKS OR ADDITIONAL WALKWAYS MAY BE REQUIRED IN RESIDENTIAL, BUSINESS OR INDUSTRIAL AREAS AND SHALL BE DETERMINED ON AN INDIVIDUAL BASIS BY THE APPROVING AUTHORITY AND SHALL IN ALL CASES BE SUFFICIENT IN WIDTH TO ACCOMMODATE PEDESTRIAN TRAFFIC AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE BOROUGH. (§ 22-79.b)

GENERAL NOTES (CONTINUED)

15. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.

16. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

17. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

18. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.

19. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

20. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

21. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

22. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

23. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

24. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

25. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C. - ITS SUBCONSULTANTS AS ADDITIONAL INSURED TO PROVIDE PRIMARY AND NON-CONTRIBUTORY LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE. WORK AND ANY RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

26. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

27. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

28. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.

29. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.

30. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

31. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

32. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

33. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.

34. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 5:23-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

SEE SHEET 13 OF 14 FOR SIGNAGE TABLE

GRAPHIC SCALE
−30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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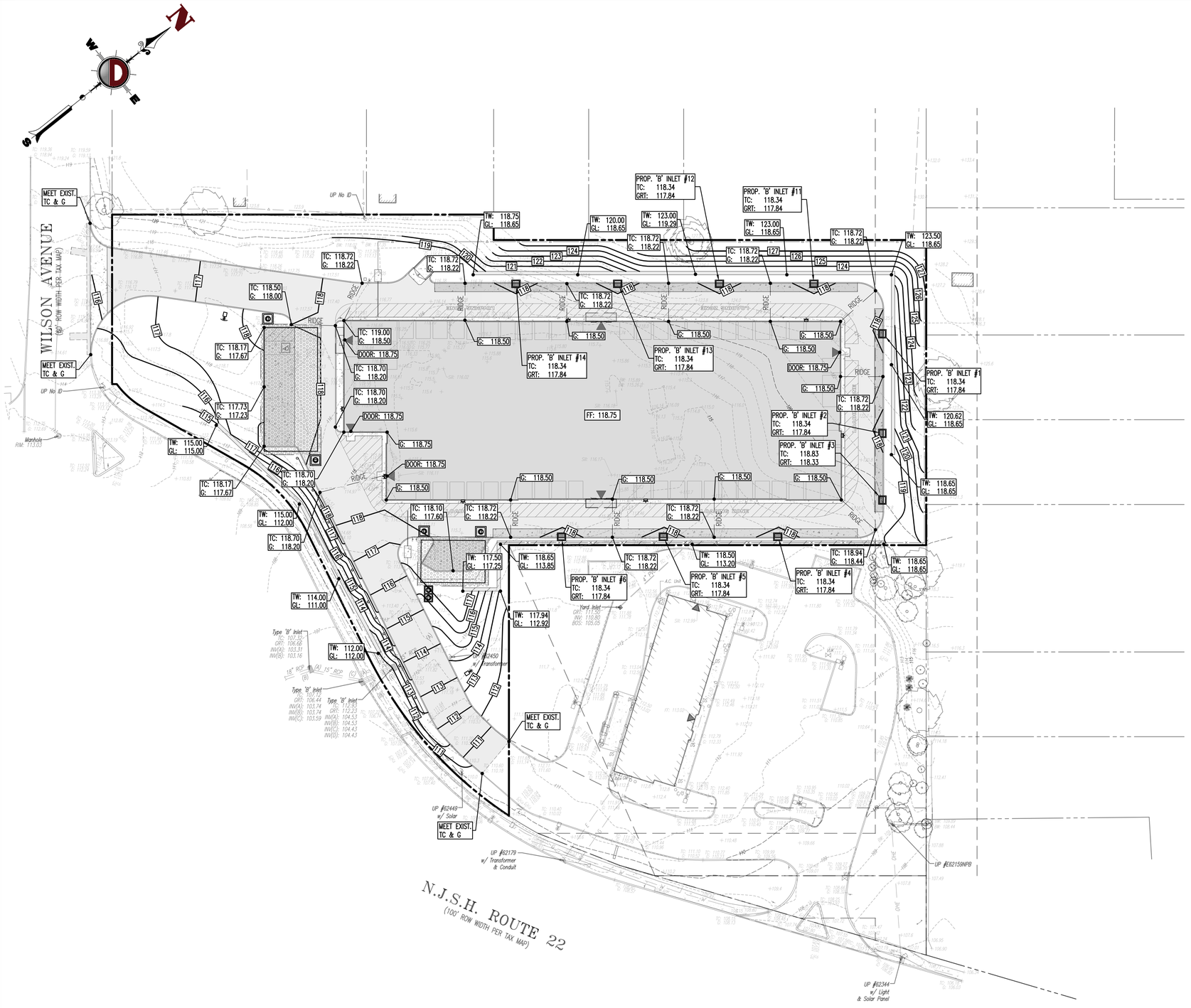

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557, MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.25% MIN. SLOPE AGAINST ALL ISLAND GUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
4. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
5. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
6. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
7. MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
8. CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 5% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
9. THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
10. CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
11. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
12. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

ADA NOTES

ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST ADA GUIDELINES AND NJ BARRIER FREE SUBCODE (NJAC 5:23-7) FOR SLOPE LIMITS. AT THE TIME OF PLAN DESIGN, THE SLOPE LIMITS ARE AS FOLLOWS:

SIDEWALKS/ ACCESSIBLE ROUTES
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
- CROSS SLOPE: 1:48 (2.08%) MAX., 1.0% MIN. (1.5% MAX. FOR NEW CONSTRUCTION)
- INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- CHANGE IN LEVELS: ¼" MAX. HEIGHT OR ½" MAX. HEIGHT WITH BEVELED EDGE BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
- GAPS: ½" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL

CURB RAMP
- SLOPE 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
- SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE PEDS CROSS RAMP)
- BOTTOM LANDING: 48" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- TOP LANDING: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) RUNNING SLOPE (4.5% MAX FOR NEW CONSTRUCTION)

ACCESSIBILITY PARKING STALLS
- SPACE AND ACCESS AISLE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)

CROSSWALKS
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
- CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
- CHANGE IN LEVELS: ¼" MAX. HEIGHT OR ½" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
- GAPS: 1"/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL

RAMPS
- SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
- EXISTING RAMPS; SLOPE: 1:10 (10%) MAX. FOR RISE OF 6"; 1:8 (12.5%) MAX. FOR MAX. RISE OF 3"
- MAX. RISE: 30"
- MIN. CLEAR WIDTH: 36"
- MIN. LANDING CLEAR LENGTH: 60"
- MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION)

GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)
OFF-SITE PROPERTY LINES

EXIST. CABLE LINE
PROP. CABLE LINE
EXIST. ELECTRIC LINE
PROP. ELECTRIC LINE
EXIST. FIBER OPTIC LINE
PROP. FIBER OPTIC LINE
EXIST. GAS LINE
PROP. GAS LINE
EXIST. OVERHEAD WIRES
PROP. OVERHEAD WIRES
EXIST. TELEPHONE LINE
PROP. TELEPHONE LINE
EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
EXIST. WATER LINE
PROP. WATER LINE
EXIST. SANITARY SEWER LINE
PROP. SANITARY SEWER LINE
EXIST. STORM DRAIN LINE
PROP. STORM DRAIN LINE
EXIST. MINOR CONTOUR & ELEVATION
EXIST. MAJOR CONTOUR & ELEVATION
PROP. FINISH GRADE CONTOUR & ELEVATION
EXIST. MONITORING WELL
APPROX. TEST PIT LOCATION

EXIST. SPOT ELEVATIONS
EXIST. GUTTER ELEV.
EXIST. TOP OF CURB ELEV.
EXIST. FINISH FLOOR ELEV.
EXIST. GARAGE FLOOR ELEV.
EXIST. FIRE HYDRANT
EXIST. WATER VALVE
EXIST. GAS VALVE
EXIST. GAS METER
EXIST. ELECTRIC METER
EXIST. ELECTRIC BOX
EXIST. CLEAN OUT
EXIST. WELL
EXIST. WATER SHUT OFF VALVE
EXIST. TELEPHONE BOX
EXIST. CABLE TV BOX
EXIST. UTILITY POLE
EXIST. GUY WIRE
EXIST. LIGHT POLE
EXIST. BUILDING LIGHT
EXIST. SHOE BOX LIGHT
EXIST. COBRA LIGHT POLE
EXIST. TRAFFIC SIGNAL POLE
EXIST. MANHOLE
EXIST. "A" INLET
EXIST. "B" INLET
EXIST. "E" INLET
EXIST. YARD INLET
EXIST. FLARED END SECTION
EXIST. HEADWALL

PROP. GRADE SPOT ELEV.
PROP. TOP OF CURB & FINISHED GRADE ELEV.
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PROP. WATER VALVE
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PROP. "A" INLET
PROP. "B" INLET
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PROP. YARD INLET
PROP. FLARED END SECTION
PROP. HEADWALL

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

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TITLE: GRADING PLAN

PROJECT: **INSITE DEVELOPMENT PARTNERS, LLC**
PROPOSED 3-STORY SELF STORAGE FACILITY
BLOCK 119.00, LOT 1.01
US ROUTE 22 & WILSON AVENUE
BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY

JOB No:	3041-99-010
DATE:	10/18/2021
DRAWN BY:	NSR
SCALE:(H) 1"=30' (V)	
DESIGNED BY:	LPG
CHECKED BY:	TJM
CHECKED BY:	_
SHEET No:	5 OF 14
Rev. #	0

THOMAS J. MULLER
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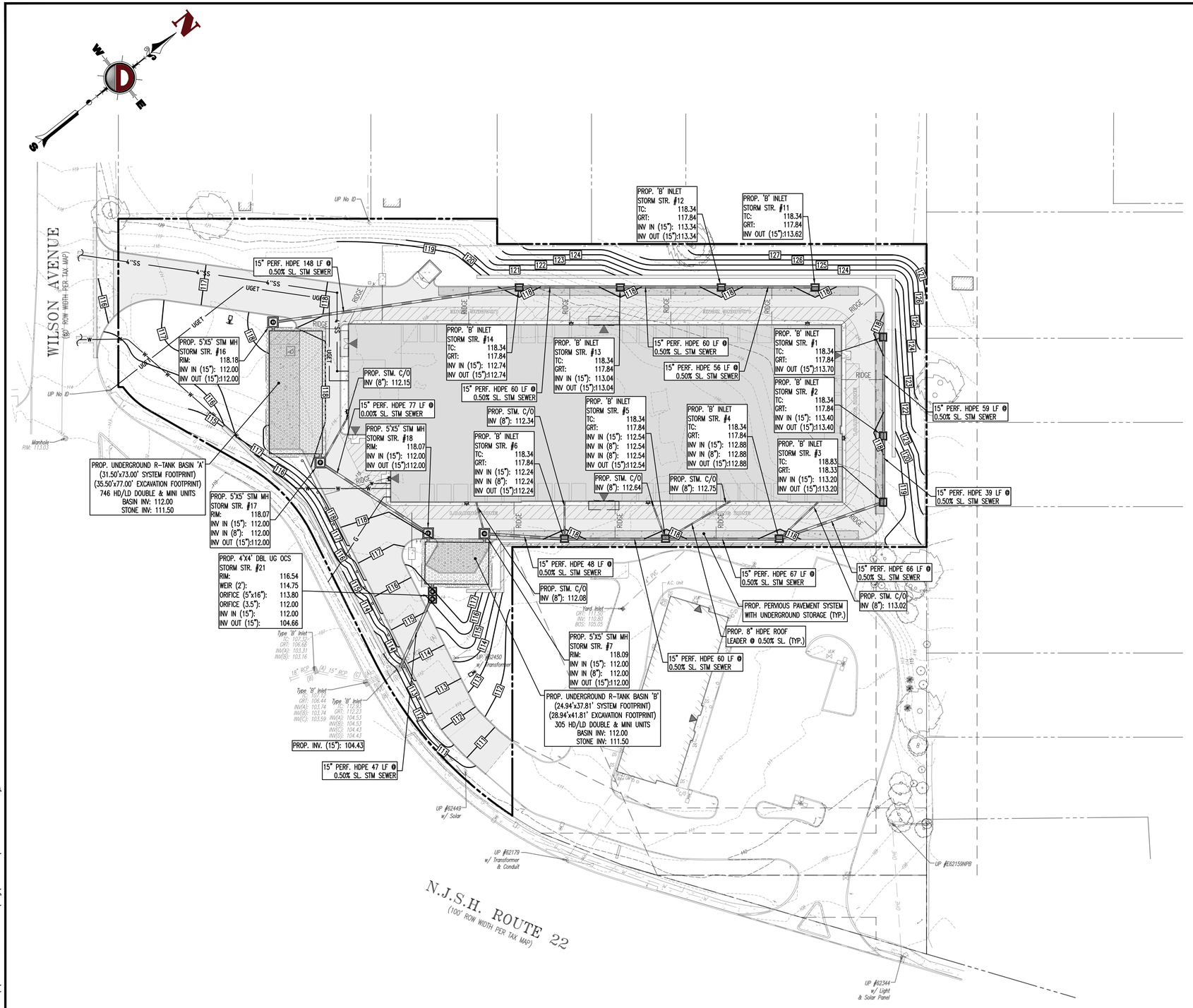

DRAINAGE NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
2. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
3. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERTIGHT AND CONFORM TO ASTM C-443.
4. HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SILT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HDPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HDPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
5. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATERTIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
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GRADING/UTILITY GRAPHIC LEGEND

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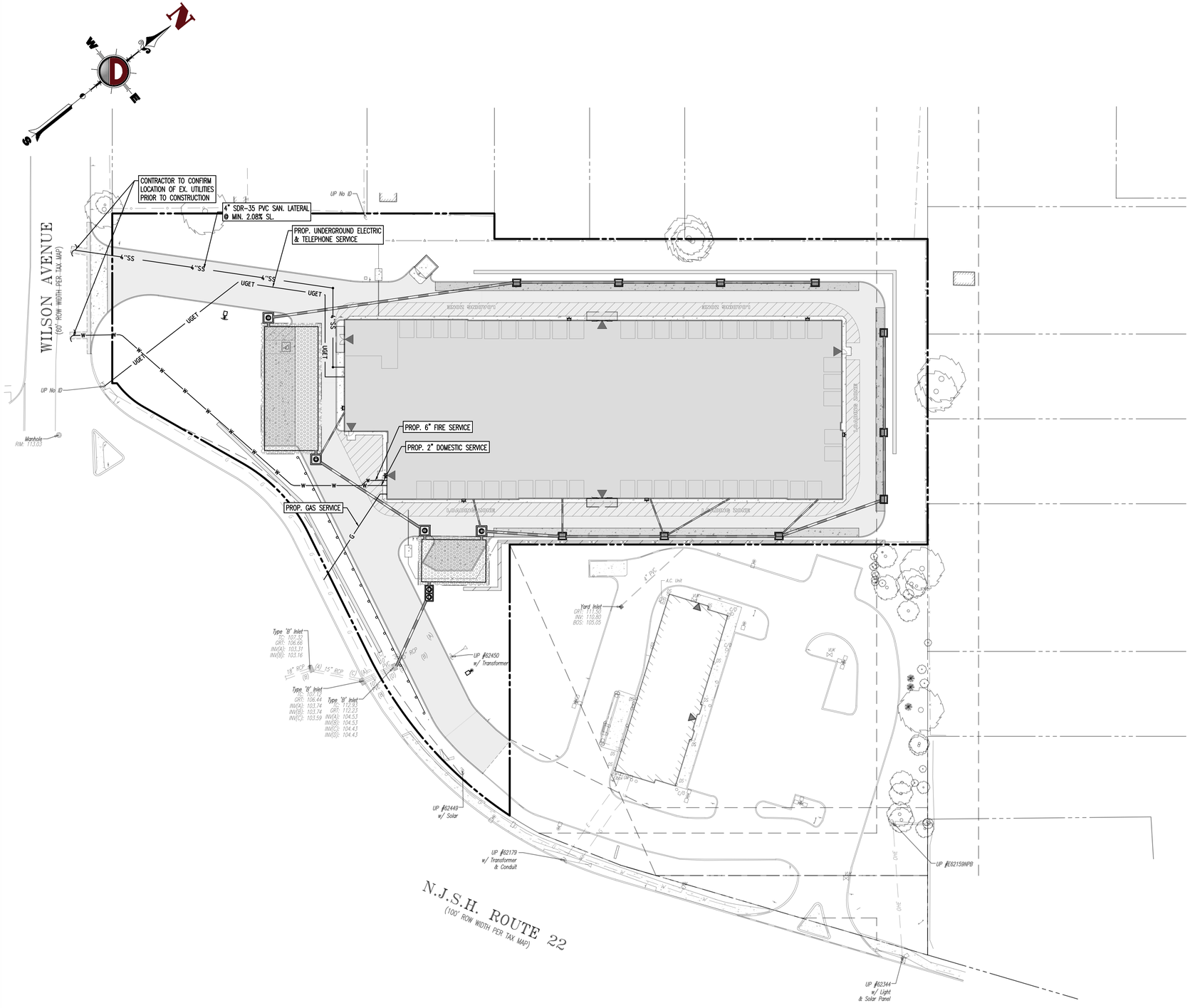

GRAPHIC SCALE

-30 0 15 30 60 120

(IN FEET)

1 INCH = 30 FT.

EXISTING UTILITY NOTES

EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
7. SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
8. ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.
9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.
11. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
12. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
13. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
14. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
15. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERTIGHT AND CONFORM TO ASTM C-443.
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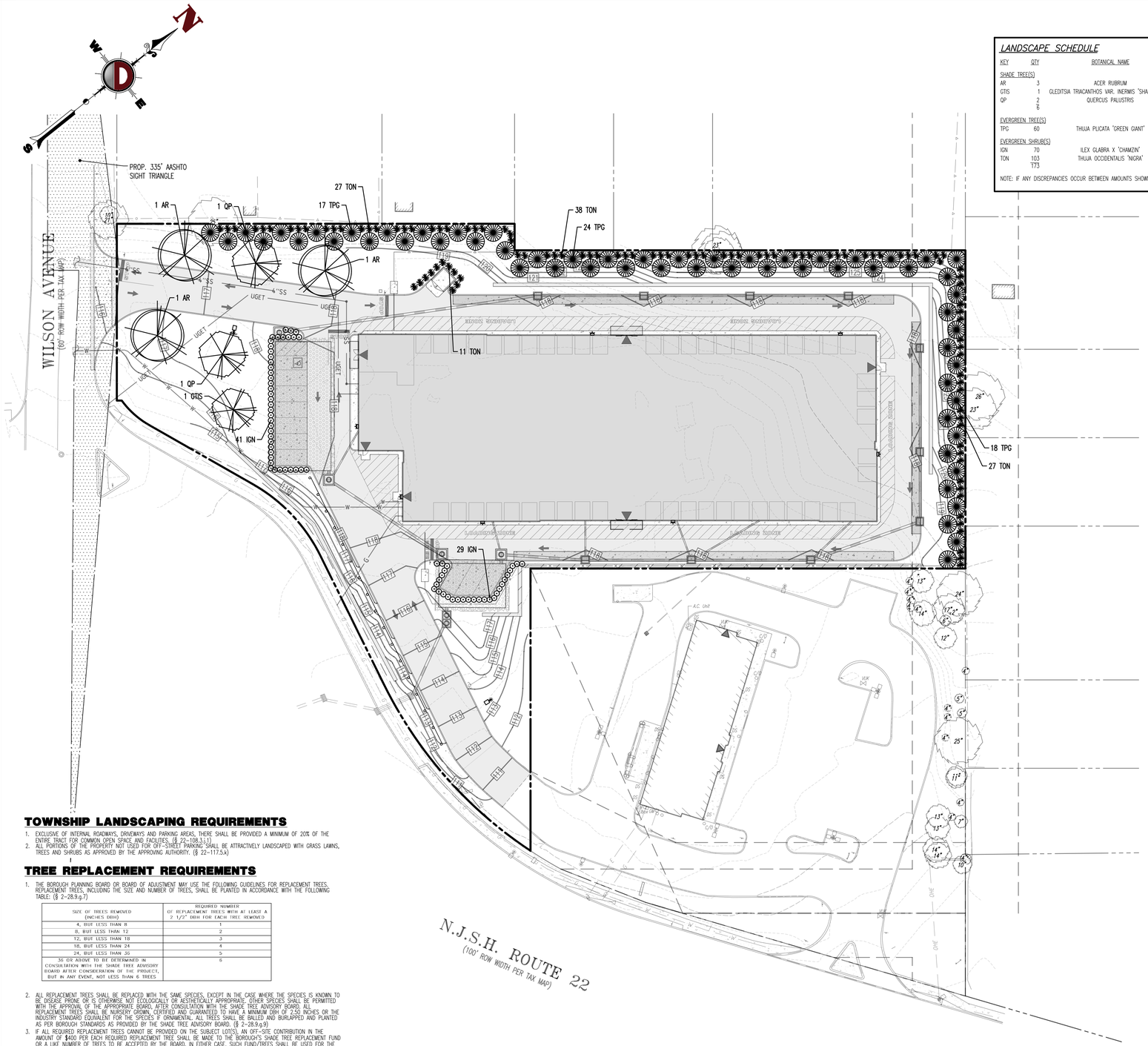
File: P:\DEGPC PROJECTS\3041 InSite Property Group\99-010 North Plainfield\Dwg\Site Plans\3041990100SUD.dwg, ---> 07 UTILITY PLAN

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
AR	3	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B+B
GTIS	1	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL.	B+B
QP	2	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B+B
	6				
EVERGREEN TREE(S)					
TPG	60	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	7-8'	B+B
EVERGREEN SHRUB(S)					
IGN	70	ILEX GLABRA X 'CHAMZIN'	NORDIC INKBERRY	24-30"	#3 CAN
TON	103	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	5-6'	B+B
	173				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE TREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT, SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (3" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS.

TYPE	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15
	9/15 TO 12/1

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.

ACER RUBRUM	POPULUS VARIETIES
BETULA VARIETIES	PRUNUS VARIETIES
CARPINUS VARIETIES	PYRUS VARIETIES
CRATAEGUS VARIETIES	QUERCUS VARIETIES
KOELREUTERIA	SALIX WEEPING VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES
PLATANUS ACERFOLIA	

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT, PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

19. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOD STABILIZATION METHOD.

PLANTING SPECIFICATIONS

1. SCOPE OF WORK
   A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. MATERIALS
   A. GENERAL – ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.
   B. PLANTS – ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
   C. TOPSOIL – LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, pH RANGE BETWEEN 4.5 – 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   D. MULCH – FOUR (4") INCHES DOUBLE SHREDDED HARDWOOD BARK MULCH.
3. FERTILIZER AND SOIL CONDITIONER – PLANTED AREAS
   A. ORGANIC FERTILIZER – SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHUMIS'.
   B. ORGANIC FERTILIZER AND SOIL CONDITIONER – SHALL BE 'ORO- POWER' AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%. PHOSPHATE 3%, POTASH 1%. 50% HUMUS AND 15% HUMIC ACIDS.
4. GENERAL WORK PROCEDURES
   A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEPT CLEAN AT THE END OF EACH DAY'S WORK.
5. WEEDING
   A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
6. TOPSOILING
   A. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
7. SOIL CONDITIONING:
   A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
      20 POUNDS 'ORO-POWER'
      100 POUNDS AGRICULTURAL GYPSUM
      20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP

   SOIL MODIFICATIONS:
   A. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
   B. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
   C. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
8. PLANTING
   POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
   A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
      1 PART PEAT MOSS BY VOLUME
      1 PART COW MANURE BY VOLUME
      3 PARTS TOPSOIL BY VOLUME
      21 GRAM 'AGRIFORM' PLANTING TABLETS AS FOLLOWS:
      2 TABLETS PER 1 GAL. PLANT
      3 TABLETS PER 5 GAL. PLANT
      4 TABLETS PER 15 GAL. PLANT
      LARGER PLANTS TO TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER
   B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.
   C. ALL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
   D. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
   E. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
   F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
9. GROUND COVER
   A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
   B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
   C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
   D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
10. FINISH GRADING
    A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS 1 FOOT OF FINISH GRADE.
    B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
    C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
11. GUARANTEE
    A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
12. CLEANUP
    A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
    B. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
    C. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
13. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

TOWNSHIP LANDSCAPING REQUIREMENTS

1. EXCLUSIVE OF INTERNAL ROADWAYS, DRIVEWAYS AND PARKING AREAS, THERE SHALL BE PROVIDED A MINIMUM OF 20% OF THE ENTIRE TRACT FOR COMMON OPEN SPACE AND FACILITIES. (§ 22-108.3.i.1)
2. ALL PORTIONS OF THE PROPERTY NOT USED FOR OFF-STREET PARKING SHALL BE ATTRACTIVELY LANDSCAPED WITH GRASS LAWNS, TREES AND SHRUBS, AS PROVIDED BY THE ORDINANCING AUTHORITY. (§ 22-117.5.a)

TREE REPLACEMENT REQUIREMENTS

1. THE BOROUGH PLANNING BOARD OR BOARD OF ADJUSTMENT MAY USE THE FOLLOWING GUIDELINES FOR REPLACEMENT TREES. REPLACEMENT TREES, INCLUDING THE SIZE AND NUMBER OF TREES, SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING TABLE: (§ 2-28.9.g.7)

SIZE OF TREES REMOVED (INCHES DBH)	REQUIRED NUMBER OF REPLACEMENT TREES WITH AT LEAST A 2 1/2" DBH FOR EACH TREE REMOVED
4, BUT LESS THAN 8	1
8, BUT LESS THAN 12	2
12, BUT LESS THAN 18	3
18, BUT LESS THAN 24	4
24, BUT LESS THAN 36	5
36 OR ABOVE TO BE DETERMINED IN CONSULTATION WITH THE SHADE TREE ADVISORY BOARD AFTER CONSIDERATION OF THE PROJECT, BUT IN ANY EVENT, NOT LESS THAN 6 TREES	6

2. ALL REPLACEMENT TREES SHALL BE REPLACED WITH THE SAME SPECIES, EXCEPT IN THE CASE WHERE THE SPECIES IS KNOWN TO BE DISEASE PRONE OR IS OTHERWISE NOT ECOLOGICALLY OR AESTHETICALLY APPROPRIATE. OTHER SPECIES SHALL BE PERMITTED WITH THE APPROVAL OF THE APPROPRIATE BOARD, AFTER CONSULTATION WITH THE SHADE TREE ADVISORY BOARD. ALL REPLACEMENT TREES SHALL BE NURSERY GROWN, CERTIFIED AND GUARANTEED TO HAVE A MINIMUM DBH OF 2.50 INCHES OR THE INDUSTRY STANDARD EQUIVALENT FOR THE SPECIES IF ORNAMENTAL. ALL TREES SHALL BE BALLED AND BURLAPPED AND PLANTED AS PER BOROUGH STANDARDS AS PROVIDED BY THE SHADE TREE ADVISORY BOARD. (§ 2-28.9.g.9)
3. IF ALL REQUIRED REPLACEMENT TREES CANNOT BE PROVIDED ON THE SUBJECT LOT(S), AN OFF-SITE CONTRIBUTION IN THE AMOUNT OF $400 PER EACH REQUIRED REPLACEMENT TREE SHALL BE MADE TO THE BOROUGH'S SHADE TREE REPLACEMENT FUND OR A LIKE NUMBER OF TREES TO BE ACCEPTED BY THE BOARD, IN EITHER CASE, SUCH FUND/TREES SHALL BE USED FOR THE PURCHASE OF OR REPLACEMENT OF TREES AND/OR MAINTENANCE OF BOROUGH TREES AS DETERMINED BY THE SHADE TREE ADVISORY BOARD, IN CONSULTATION WITH THE BOROUGH ADMINISTRATION. THE DETERMINATION TO AUTHORIZE THE ACCEPTANCE OF MONETARY CONTRIBUTIONS AND/OR TREES SHALL BE MADE BY THE BOROUGH PLANNING BOARD OR BOROUGH BOARD OF ADJUSTMENT, AS THE CASE MAY BE. (§ 2-28.9.h)

TREE REPLACEMENT CALCULATION:

SIZE OF TREES REMOVED (INCHES DBH)	# OF TREES REMOVED	REQUIRED REPLACEMENT TREES FOR EACH TREE REMOVED	TOTAL REPLACEMENT TREES
4, BUT LESS THAN 8	30	1	30
8, BUT LESS THAN 12	22	2	44
12, BUT LESS THAN 18	18	3	54
18, BUT LESS THAN 24	11	4	44
24, BUT LESS THAN 36	6	5	30
>36	5	6	30
		TOTAL	232

EX. TREES WITHIN LIMITS OF SIGHT TRIANGLES TO BE LIMBED TO 7' ABOVE GRADE TO MAINTAIN CLEAR SIGHT DISTANCES

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE: LANDSCAPE PLAN

PROJECT: **INSITE DEVELOPMENT PARTNERS, LLC**
PROPOSED 3-STORY SELF STORAGE FACILITY
BLOCK 119.00, LOT 1.01
US ROUTE 22 & WILSON AVENUE
BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY

JOB No: 3041-99-010
DATE: 10/18/2021
DRAWN BY: GMC
SCALE:(H) 1"=30" (V)
DESIGNED BY: LPG
CHECKED BY: TJM
CHECKED BY: _
SHEET No: 8 OF 14

THOMAS J. MULLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52179

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PROFESSIONAL ENGINEER
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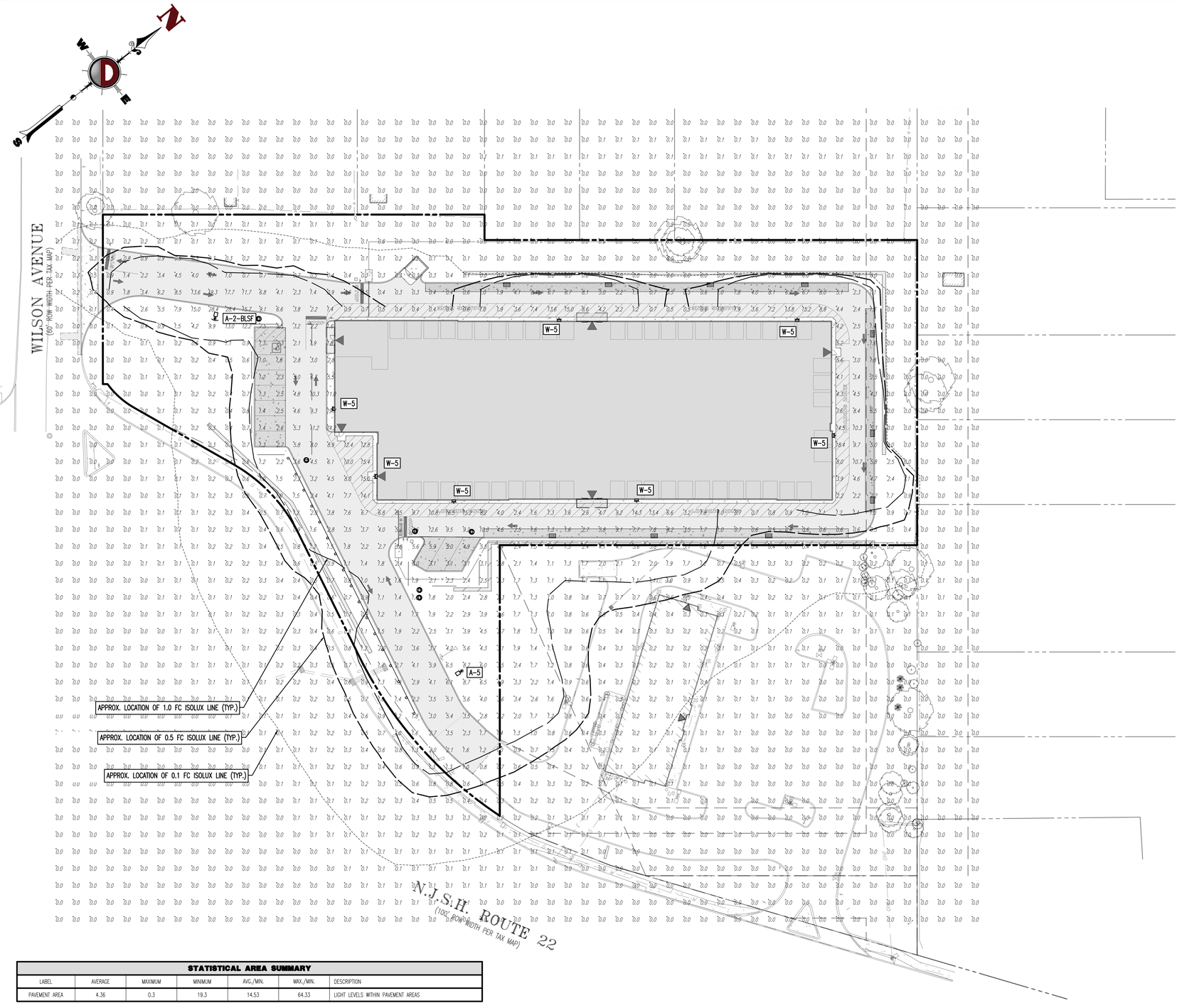
THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



GENERAL NOTES

1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINARIES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUIDERAIL POSTS.
4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
5. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.

LIGHTING REQUIREMENTS

1. ADEQUATE ARTIFICIAL LIGHTING SHALL BE PROVIDED IN PARKING AREAS AND ALONG SIDEWALKS, WALKWAYS AND INTERNAL ROADWAYS. THE SOURCE OF LIGHTING SHALL BE DIRECTED DOWNWARD, AWAY FROM BUILDINGS AND ADJOINING STREETS AND PROPERTY LINES. LIGHTING FIXTURES SHALL BE SO ARRANGED THAT THE DIRECT SOURCE OF LIGHT IS NOT VISIBLE FROM ANY ADJACENT RESIDENCE AREA. (§ 22-108.3.j.3)
2. LIGHTING TO BE DESIGNED AND/OR SHIELDED TO PREVENT BEAM ENCROACHMENT OR GLARE ONTO DWELLINGS IN ANY RESIDENTIAL ZONE R-1 THROUGH R-5; OR ONTO ROADWAYS, CREATING A HAZARDOUS CONDITION TO MOTORISTS. (§ 22-115.15.e.1)
3. ANY LIGHTING IN CONNECTION WITH OFF-STREET PARKING SHALL BE SO ARRANGED AND SHILDED AS TO REFLECT THE LIGHT DOWNWARD AWAY FROM ADJOINING STREETS OR PROPERTIES. (§ 22-117.5.o)
4. LIGHT FIXTURES ATTACHED TO THE EXTERIOR OF A BUILDING SHALL BE DESIGNED TO BE ARCHITECTURALLY COMPATIBLE WITH THE STYLE, MATERIALS, COLORS AND DETAILS OF SUCH BUILDING AND OTHER LIGHTING FIXTURES USED ON THE SITE. CONSIDERATION SHALL ALSO BE GIVEN TO THE TYPE OF LIGHT SOURCE UTILIZED AND THE LIGHT QUALITY SUCH PRODUCES. THE TYPE OF LIGHT SOURCE USED ON BUILDINGS, SIGNS, PARKING AREAS, PEDESTRIAN WALKWAYS AND OTHER AREAS OF A SITE SHALL BE THE SAME OR COMPATIBLE. THE USE OF LOW-PRESSURE SODIUM OR MERCURY VAPOR LIGHTING EITHER ATTACHED TO BUILDINGS OR TO LIGHT THE EXTERIOR OF BUILDINGS SHALL BE PROHIBITED. LIGHTING FOR PARKING LOTS MUST MAINTAIN A MINIMUM OF 0.33 FOOT-CANDLES IN ACCORDANCE WITH THE STANDARDS CONTAINED IN THE BOROUGH LAND DEVELOPMENT ORDINANCE. (§ 22-138.2.i)

STATISTICAL AREA SUMMARY

LABEL	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.	DESCRIPTION
PAVEMENT AREA	4.36	0.3	19.3	14.53	64.33	LIGHT LEVELS WITHIN PAVEMENT AREAS

LIGHTING LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	COLOR	IES FILE
	1	A-5	18 FT	SINGLE	1.000	CREE LIGHTING	BLACK	OSQ-HO-A-xx-5ME-40L-30K-UL
	1	A-2-BLSF	18 FT	SINGLE	1.000	CREE LIGHTING	BLACK	OSQ-HO-A-xx-2ME-40L-30K-UL w_OSQ-HO-BLSF
	7	W-5	12 FT	SINGLE	1.000	CREE LIGHTING	BLACK	OSQ-HO-A-xx-5ME-40L-30K-UL

ISO CURVES ARE MAINTAINED AND SHOWN AT 0.5 AND 0.1 FC.

(FM) – FLUSH MOUNT FOUNDATION (PED) – PEDESTAL FOUNDATION

THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

GRAPHIC SCALE

-30 0 15 30 60 120

(IN FEET)

1 INCH = 30 FT.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING

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1904 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamicec.com

TITLE: LIGHTING PLAN

PROJECT: **INSITE DEVELOPMENT PARTNERS, LLC**
PROPOSED 3-STORY SELF STORAGE FACILITY
BLOCK 119.00, LOT 1.01
US ROUTE 22 & WILSON AVENUE
BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY

JOB No:	3041-99-010
DATE:	10/18/2021
DRAWN BY:	GMC
SCALE: (H) 1"=30' (V)	
DESIGNED BY:	LPG
SHEET No:	9
CHECKED BY:	TJM
CHECKED BY:	–
	OF 14
	Rev. # 0

THOMAS J. MULLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52179

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

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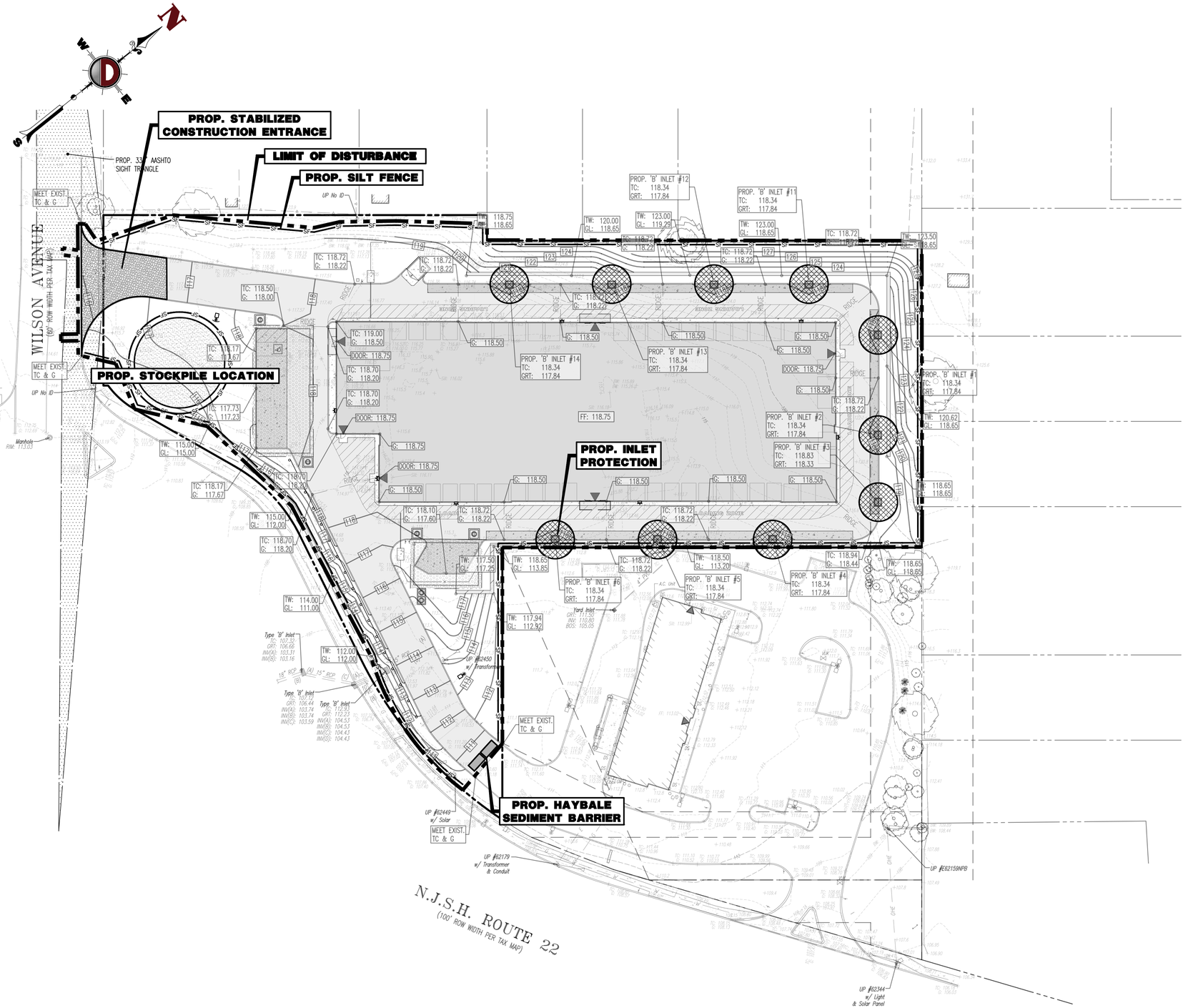
Plotted: 10/20/21 – 10:19 AM, By: gcowdrick, – Product Ver: 23.1s (LMS Tech)
File: P:\DECPC PROJECTS\3041 InSite Property Group\99-010 North Plainfield\Dwg\Site Plans\3041991010SIG.dwg, ---> 09 LIGHTING PLAN

THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY



EROSION CONTROL LEGEND

- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- PROP. TREE PROTECTION FENCE LINE
- PROP. INLET FILTER
- PROP. HAYBALE SEDIMENT BARRIER

LIMIT OF DISTURBANCE = 92,762 SF. (2.129 Ac.)

GRAPHIC SCALE

-30 0 15 30 60 120

(IN FEET)

1 INCH = 30 FT.

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Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.598.4400

TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

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Plotted: 10/20/21 - 10:19 AM, By: gcowdrick, - Product Ver: 23.1s (LMS Tech)
File: P:\DEDPC PROJECTS\3041 InSite Property Group\99-010 North Plainfield\Dwg\Site Plans\3041999010SED0.dwg, ----> 10 SOIL EROSION & SEDIMENT CONTROL PLAN

STANDARD FOR STABILIZATION WITH MULCH ONLY

1. SITE PREPARATION
   A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
   B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

2. PROTECTIVE MATERIALS
   A. UNROTTED SMALL-GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.
   B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
   C. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
   D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.
   E. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.
   F. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.

3. MULCH ANCHORING – SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.
   A. PEG AND TWINE
   B. MULCH NETTINGS
   C. CRIMPER MULCH ANCHORING COULTER TOOL
   D. LIQUID MULCH-BINDERS

STANDARD FOR DUST CONTROL

DEFINITION – THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.
PURPOSE – TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON-AND OFF- SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.
WHERE APPLICABLE – THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
MULCHES – SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY
VEGETATIVE COVER – SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOD.
SPRAY-ON ADHESIVES – ON MINERAL SOILS (NOT EFFECTIVE ON MOCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

	WATER DILUTION	TYPE OF NOZZLE	
	7:1	COARSE SPRAY	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	12.5:1		1,200
LATEX EMULSION	4:1	FINE SPRAY	235

SPRAY-ON ADHESIVES

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 HARROWS ARE 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 PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
STONE – COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

SOMERSET-UNION SOIL CONSERVATION DISTRICT SOIL EROSION & SEDIMENT CONTROL NOTES:

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS
3. PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, 7TH EDITION LAST REVISED JANUARY 2014
5. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OR PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E.: STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THAT 3:1)
8. TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X6"PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
10. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROWTH. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES.
11. IN THAT NJSA 4:24-39 ET SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
12. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
13. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.
14. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
15. MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
16. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION PROJECT.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.
18. HYDRO SEEDING IS A TWO- STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY. GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF SEEDING OPERATION, HYDRO-MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.

STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION
   A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
   B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
   C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
   D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

2. SEEDBED PREPARATION
   A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/).
      – FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
   B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
   C. HIGH ACID PRODUCING SOIL SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED REPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

3. SEEDING
   A. PERMANENT VEGETATIVE MIXTURES & PLANTING RATES

(1)	HARD FESCUE –	175 LBS/ACRE	4 LBS/1000 SQ.FT.
(2)	CHEWING FESCUE –	175 LBS/ACRE	4 LBS/1000 SQ.FT.
(3)	STRONG CREEPING RED FESCUE –	175 LBS/ACRE	4 LBS/1000 SQ.FT.
(4)	PERENNIAL RYEGRASS –	45 LBS/ACRE	1 LBS/1000 SQ.FT.
(5)	KY. BLUEGRASS –	45 LBS/ACRE	1 LBS/1000 SQ.FT.

   B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUCAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
   C. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
   D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORTFIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

4. MULCHING
   MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

   A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1.5 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

   APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

   ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COST.
   1. PEG AND TWINE
   2. MULCH NETTINGS
   3. CRIMPER MULCH ANCHORING COULTER TOOL
   4. LIQUID MULCH-BINDERS

   B. WOOD-FIBER OR PAPER-FIBER MULCH – SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

   C. PELLETIZED MULCH – COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS./1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEEDSEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

SEQUENCE OF CONSTRUCTION:

PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAYBALES, SILT FENCING AND TREE PROTECTION FENCING.
PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION.
PHASE 3: EXCAVATION, CONSTRUCTION, AND STABILIZATION OF DETENTION BASIN(S), EXCAVATE AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES.
PHASE 4: EXCAVATE FOR BUILDING FOUNDATION.
PHASE 5: COMPLETE BUILDING CONSTRUCTION.
PHASE 6: EXCAVATE AND INSTALL ON-SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND PIPING, AND DRAINAGE STRUCTURES.
PHASE 7: FINAL GRADING ON SITE.
PHASE 8: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.
PHASE 9: REMOVE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAYBALES, SILT FENCING AND TREE PROTECTION FENCING.

STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION
   A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PC. 19-1.
   B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
   C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

2. SEEDBED PREPARATION
   A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES.
      – FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
      – CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
   B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
   C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED IN ACCORDANCE WITH THE ABOVE.
   D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.

3. SEEDING.
   A. TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTHS
   –COOL SEASON GRASSES:
   (1) PERENNIAL RYEGRASS – 100 LBS / ACRE; PLANT BETWEEN MARCH 1 AND MAY 15 BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 0.5 INCHES.
   (2) SPRING OATS – 86 LBS / ACRE; PLANT BETWEEN MARCH 1 AND MAY 15 BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 1.0 INCHES.
   (3) WINTER BARLEY – 96 LBS / ACRE; PLANT BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 1.0 INCHES.
   (4) ANNUAL RYEGRASS – 100 LBS / ACRE; PLANT BETWEEN MARCH 1 AND JUNE 15 BETWEEN AUGUST 1 AND SEPTEMBER 15; AT A DEPTH OF 0.5 INCHES.
   (5) WINTER CEREAL RYE – 112 LBS / ACRE; PLANT BETWEEN AUGUST 1 AND NOVEMBER 15; AT A DEPTH OF 1.0 INCHES.
   –WARM SEASON GRASSES:
   (1) PEARL MILLET – 20 LBS / ACRE; PLANT BETWEEN MAY 15 AND AUGUST 15; AT A DEPTH OF 1.0 INCHES.
   (2) MILLET (GERMAN OR HUNGARIAN) – 30 LBS / ACRE; PLANT BETWEEN MAY 15 AND AUGUST 15; AT A DEPTH OF 1.0 INCHES.
   B. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUCAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
   C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION IV MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.
   D. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

4. MULCHING
   MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

   A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

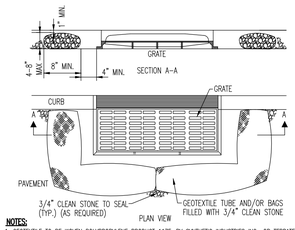
   APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

   ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COST.
   1. PEG AND TWINE
   2. MULCH NETTINGS
   3. CRIMPER MULCH ANCHORING COULTER TOOL
   4. LIQUID MULCH-BINDERS

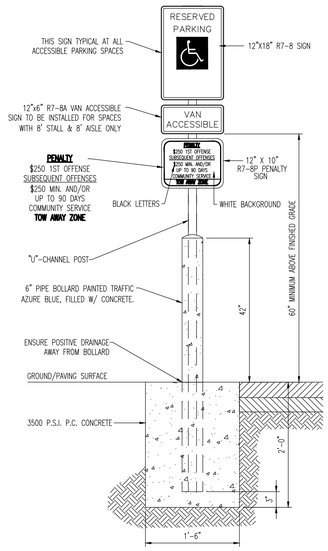
   B. WOOD-FIBER OR PAPER-FIBER MULCH. SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

   C. PELLETIZED MULCH. COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS./1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE.

   APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.



NOTES:
1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117F, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WEBTEC INC., OR APPROVED EQUAL.
2. 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
3. WHERE NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENCIRCLE THE DRAIN INLET.
4. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL T

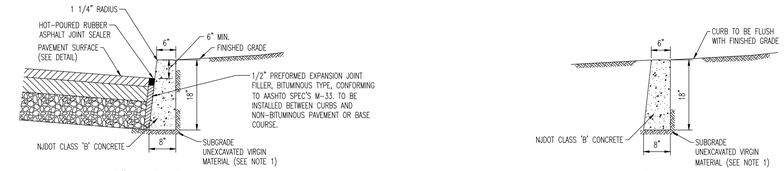


NOTES:
1.) IF AT THE TIME OF CONSTRUCTION THE STATE OF NEW JERSEY HAS APPROVED FINES/PENALTIES DIFFERENT THAN THOSE INDICATED ON THIS DETAIL, CONTRACTOR IS TO PROVIDE SIGNAGE INDICATING THE CURRENT FINES/PENALTIES AS APPROVED BY THE STATE OF NEW JERSEY.

2.) VAN ACCESSIBLE SIGN SHALL BE 60" MINIMUM ABOVE FINISHED GRADE WHERE APPLICABLE. WHEN VAN ACCESSIBLE IS NOT REQUIRED, R7-8 SIGN SHALL BE SET AT 60" MINIMUM ABOVE FINISHED GRADE.

A.D.A. PARKING SIGN ON BOLLARD DETAIL

NOT TO SCALE



6" CURB REVEAL

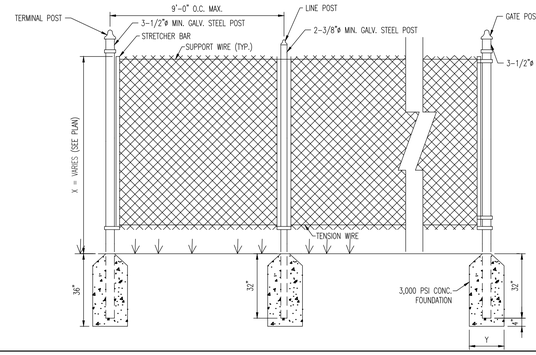
FLUSH CURB

NOTES:

1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO POURING.
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTOM-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".
5. THESE SPECIFICATIONS ALSO MEET RSIS DESIGN STANDARDS.

CONCRETE CURB DETAIL

NOT TO SCALE

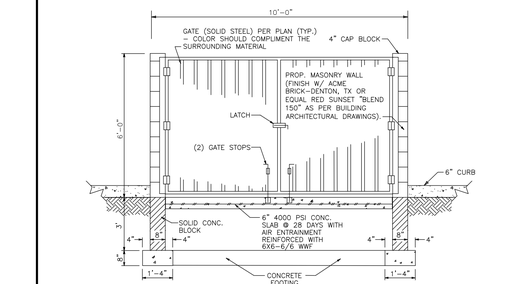


HT. OF FENCE	DIA. OF CONC.
X	Y
4'	8"
6'	10"
8'	12"

05/31/17 - SLS

CHAIN LINK FENCE DETAIL

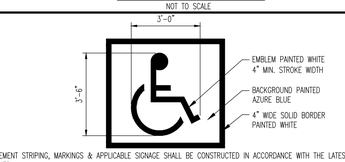
NOT TO SCALE



11/4/16 - RJGS

TRASH ENCLOSURE DETAIL

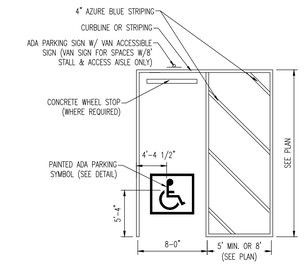
NOT TO SCALE



NOTE: ALL PAVEMENT STRIPING, MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

PAINTED A.D.A. PARKING SYMBOL DETAIL

NOT TO SCALE

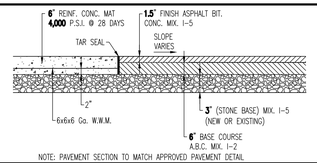


NOTES:

1. PAVEMENT STRIPING FOR ALL ADA PARKING SPACES SHALL BE PAINTED AZURE BLUE.
2. WHERE AN ADA PARKING STALL MEETS A STANDARD PARKING STALL, AN AZURE BLUE AND WHITE PAVEMENT STRIPE SHALL BE PAINTED.
3. ALL PAVEMENT STRIPING, MARKINGS AND SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA ACCESSIBILITY GUIDELINES.

ADA STALL MARKINGS DETAIL

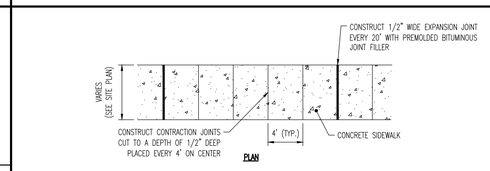
NOT TO SCALE



NOTE: PAVEMENT SECTION TO MATCH APPROVED PAVEMENT DETAIL.

CONCRETE & PAVING DETAIL

NOT TO SCALE

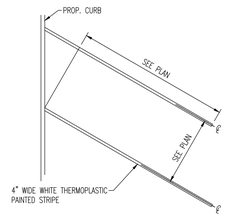


NOTE:

1. MAX. CROSS SLOPE 1/4" PER FOOT PITCHED TOWARDS ROADWAY.
2. PROVIDE 1/2" WIDE PREMOLDED BITUMINOUS EXPANSION JOINT AT 20' INTERVALS.
3. REFER TO SITE PLAN FOR SIDEWALK WIDTH.
4. PROVIDE A BROOM FINISH TO PROVIDE A SLIP RESISTANT WEARING SURFACE IN ACCORDANCE WITH A.D.A. REGULATIONS. FINISH THE EDGES OF THE GROOVES USING AN EDGING TOOL WITH A 1/4" RADIUS.

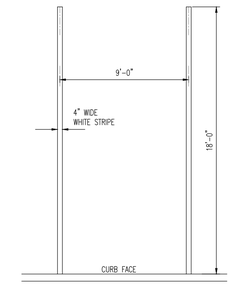
SIDEWALK DETAIL

NOT TO SCALE



ANGLED PARKING STRIPING DETAIL

NOT TO SCALE



PARKING STALL STRIPING DETAIL

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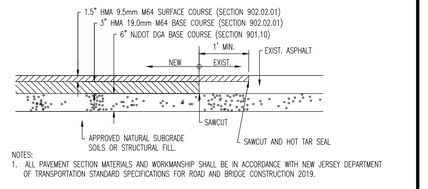
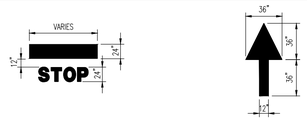


NOTES:

1. ALL PAVEMENT SECTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2019.
2. OWNER SHALL CONTACT AND ENGAGE DYNAMIC EARTH, LLC. TO INSPECT AND TEST SUBGRADE SOILS. CONTRACTOR SHALL CONTACT DYNAMIC EARTH, LLC. AT (908) 879-7095 (WWW.DYNAMIC-EARTH.COM) AT ONSET OF CONSTRUCTION TO CONFIRM REQUIREMENTS AND COORDINATE INSPECTIONS.
3. SUBGRADE SOILS SHALL BE APPROVED BY DYNAMIC EARTH, LLC. APPROVED NATURAL SOILS SHALL BE COMPACTED AND PROOFROLLED WITH A LOADED TANDEM AXLE TRUCK TO A FIRM AND UNYIELDING CONDITION. UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL OR STABILIZED AS DIRECTED BY DYNAMIC EARTH, LLC. ANY STRUCTURAL FILL AT OR BELOW PAVEMENT SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM-D1557.
4. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT SECTION DESCRIPTION.

PAVING DETAIL

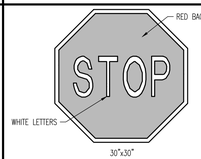
NOT TO SCALE



NOTE: ARROWS AND WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT. ALL PAINT TO BE THERMOPLASTIC.

PAINTED MARKING DETAILS

NOT TO SCALE



R1-1 SIGN DETAIL

NOT TO SCALE

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

Rev.	Date	Comments	By

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
Offices conveniently located in:
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1904 Main Street
Lake Como, NJ 07719
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F: 732.974.3521
www.dynamicec.com

TITLE: CONSTRUCTION DETAILS

PROJECT: **INSITE DEVELOPMENT PARTNERS, LLC**
PROPOSED 3-STORY SELF STORAGE FACILITY
BLOCK 119.00, LOT 1.01
US ROUTE 22 & WILSON AVENUE
BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY

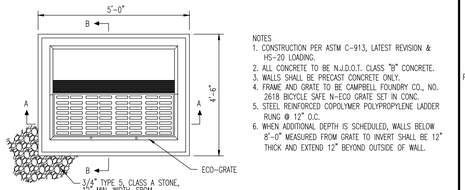
JOB No:	3041-99-010
DATE:	10/18/2021
DRAWN BY:	GMC
SCALE: (H) NOT TO (V) SCALE	
DESIGNED BY:	LPG
CHECKED BY:	TJM
CHECKED BY:	_
SHEET No:	12 OF 14
Rev. #	0

THOMAS J. MULLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52179

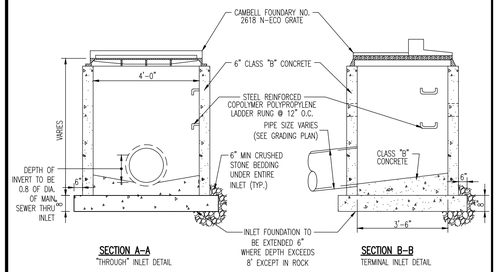
JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Plotted: 10/20/21 - 9:59 AM, By: gcowdrick, File: P:\DESPC PROJECTS\3041 InSite Property Group\99-010 North Plainfield\Dwg\Site Plans\03041990100SD0.dwg, ---> 12 CONSTRUCTION DETAILS - Product Ver: 23.1s (LMS Tech)



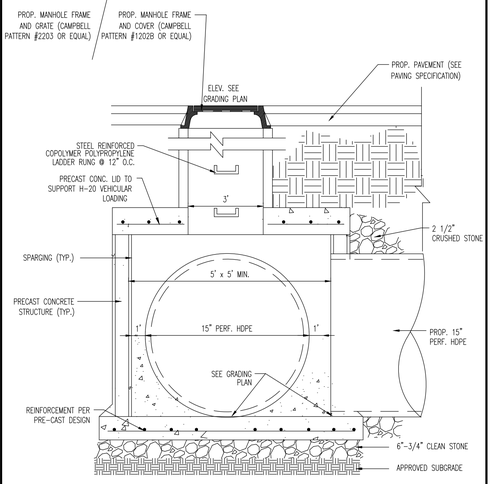
NOTES
1. CONSTRUCTION PER ASTM C-913, LATEST REVISION & HS-20 LOADING.
2. ALL CONCRETE TO BE N.J.D.O.T. CLASS "B" CONCRETE.
3. WALLS SHALL BE PRECAST CONCRETE ONLY.
4. FRAME AND GRATE TO BE CAMPBELL FOUNDRY CO., NO. 2618 BICYCLE SAFE N-ECO GRATE SET IN CONC.
5. STEEL REINFORCED COPOLYMER POLYPROPYLENE LADDER RUNG @ 12" O.C.
6. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW 8'-0" MEASURED FROM GRATE TO INVERT SHALL BE 12" THICK AND EXTEND 12" BEYOND OUTSIDE OF WALL.



SECTION A-A "THROUGH" INLET DETAIL

SECTION B-B TERMINAL INLET DETAIL

TYPE 'B' INLET
NOT TO SCALE



NOTES
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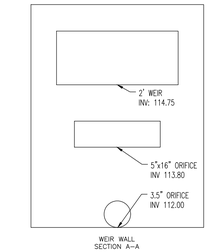
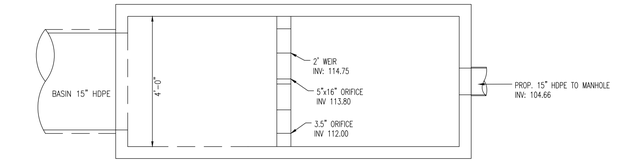
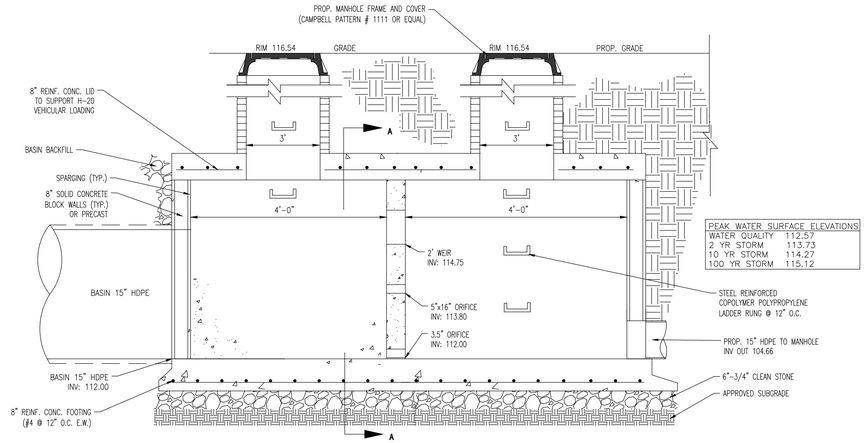
2. ALL CONCRETE TO BE N.J.D.O.T. CLASS "B" CONCRETE.
3. WALLS SHALL BE PRECAST CONCRETE ONLY.
4. FRAME AND GRATE TO BE CAMPBELL FOUNDRY CO., NO. 2203 OR 1202B SET IN CONC.
5. STEEL REINFORCED COPOLYMER POLYPROPYLENE LADDER RUNG @ 12" O.C.
6. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW 8'-0" MEASURED FROM GRATE TO INVERT SHALL BE 12" THICK AND EXTEND 12" BEYOND OUTSIDE OF WALL.
7. BUTYL RUBBER JOINT SEALANT SHALL BE PROVIDED AT THE RISER JOINTS OF ALL PRE-CAST STRUCTURES.

BASIN MANHOLE
NOT TO SCALE

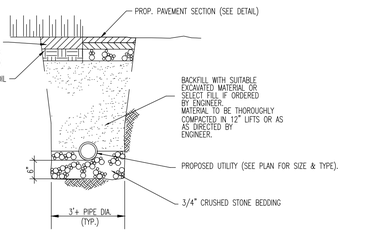






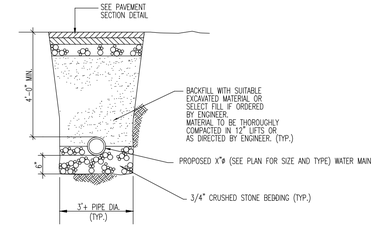
PEAK WATER SURFACE ELEVATIONS	
WATER QUALITY	112.57
2 YR STORM	113.73
10 YR STORM	114.27
100 YR STORM	115.12

OUTLET STRUCTURE DETAIL
NOT TO SCALE



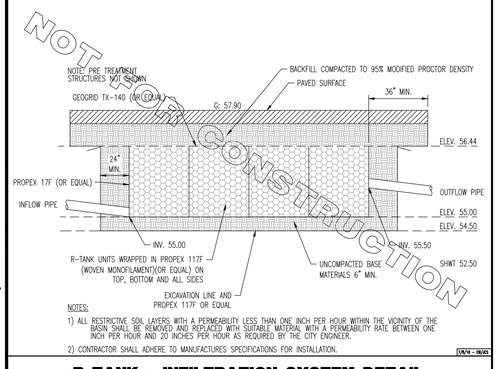
NOTES:
1) PAVEMENT SECTION SHALL BE PER ASPHALT PAVING DETAIL, OR TO MATCH ADJOINING EXISTING PAVEMENT SECTION.

UTILITY SERVICE TRENCH DETAIL
NOT TO SCALE



NOTE:
1. PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING PAVEMENT.
2. X" - SEE PLAN FOR PIPE DIAMETER.

WATER SERVICE TRENCH DETAIL
NOT TO SCALE

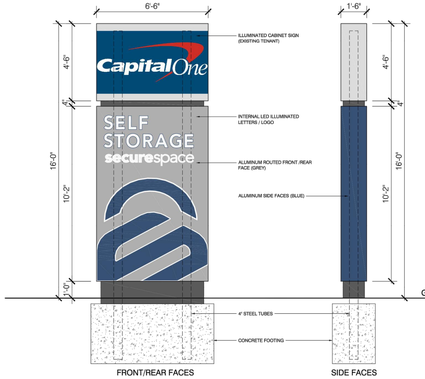


NOTES:
1) ALL RESTRICTIVE SOIL LAYERS WITH A PERMEABILITY LESS THAN ONE INCH PER HOUR WITHIN THE VICINITY OF THE BASIN SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL WITH A PERMEABILITY RATE BETWEEN ONE INCH PER HOUR AND 20 INCHES PER HOUR AS REQUIRED BY THE CITY ENGINEER.
2) CONTRACTOR SHALL ADHERE TO MANUFACTURES SPECIFICATIONS FOR INSTALLATION.

R-TANK - INFILTRATION SYSTEM DETAIL
NOT TO SCALE

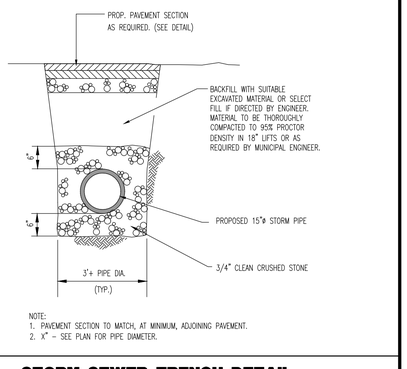
SIGN # 1 - 100 SF

SIGN # 2 - 150 SF



SIGN # 3 - 104 SF (INCLUDES 2 TENANT SIGNS & SIGN BASE)

FREESTANDING SIGNAGE DETAIL
NOT TO SCALE



NOTE:
1. PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING PAVEMENT.
2. X" - SEE PLAN FOR PIPE DIAMETER.

STORM SEWER TRENCH DETAIL
NOT TO SCALE

SIGNAGE TABLE

SIGN	REQUIREMENTS		PROPOSED	
FREESTANDING	NUMBER OF SIGNS:	ONE (1) [4] [12]	NUMBER OF SIGNS:	ONE (1) (ON LOT 1.03)
	MAXIMUM SIGN AREA:	130 SF	SIGN AREA:	104 SF
	MAXIMUM SIGN HEIGHT:	30 FT	SIGN HEIGHT:	16 FT
	MINIMUM SIGN SETBACK:	10 FT [5] [6] [7] [8]	SIGN SETBACK:	2.4 FT **(V)**
BUILDING MOUNTED	NUMBER OF FACADE SIGNS:	ONE (1) PER ENTRANCE [9]	NUMBER OF SIGNS:	TWO (2)
	MAXIMUM FACADE SIGN AREA:	[10]	SIGN AREA:	
	– EAST FACADE:	268.33 LF x 1 SF = 283.33 SF	– EAST FACADE:	150 SF
	– SOUTH FACADE:	65.83 LF x 1 SF = 65.83 SF	– SOUTH FACADE:	100 SF **(V)**
	MAX. PROJECTION:	8 IN	PROJECTION:	5 IN

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

[1] NO OFF-SITE SIGN SHALL BE PERMITTED WITHIN 50 FEET OF THE RIGHT-OF-WAY OF ANY CONTROLLED ACCESS HIGHWAY (§22-119.2.f)
[2] NO SIGNS, ILLUSTRATIONS OR SYMBOLS SHALL BE PLACED SO AS TO INTERFERE WITH THE OPENING OF AN EXISTING DOOR OF ANY BUILDING TO OBSTRUCT ANY WINDOW OPENING OF A ROOM IN A DWELLING, TO INTERFERE WITH THE USE OF ANY FIRE ESCAPE OR TO CREATE A HAZARD TO PEDESTRIANS (§22-119.2.g.4)
[3] ANY SIGN MAY BE ILLUMINATED BY A STATIONARY LIGHT SOURCE WHICH MAY BE LOCATED INSIDE OR OUTSIDE OF THE SIGN (§22-119.2.h.1)
[4] NO FREESTANDING SIGN SHALL BE PERMITTED ON ANY LOT THAT HAS A STREET FRONTAGE OF LESS THAN 100 FEET (§22-119.6.b.2(a))
[5] FOR PROPERTIES WITH FRONTAGE ON ROUTE 22, NO PART OF ANY FREESTANDING SIGN SHALL BE LOCATED NEARER TO THE STREET RIGHT-OF-WAY THAN A STRAIGHT LINE WHICH CONNECTS THE POINT OF INTERSECTION OF THE FRONT LOT LINE AND A POINT ON THE EASTERLY SIDE LOT LINE LOCATED 20 FEET MEASURED PERPENDICULAR FROM THE FRONT LINE (§22-119.6.b.2(c)(1))
[6] FOR A CORNER LOT, NO PART OF ANY FREESTANDING SIGN SHALL BE LOCATED NEARER THAN 15 FEET TO THE STREET RIGHT-OF-WAY OF ANY STREET OTHER THAN ROUTE 22 (§22-119.6.b.2(d))
[7] FREESTANDING SIGNS SHALL BE SET BACK AT LEAST 10 FEET FROM ANY SIDE OR REAR PROPERTY LINE (§22-119.6.b.2(e))
[8] FREESTANDING SIGNS SHALL BE SET BACK AT LEAST 40 FEET FROM ANY RESIDENTIAL ZONE DISTRICT BOUNDARY LINE (§22-119.6.b.2(f))
[9] EACH BUSINESS IS PERMITTED ONE ON-SITE WALL SIGN FOR EACH ENTRANCE OPEN TO THE PUBLIC, PROVIDED THAT ONLY ONE WALL SIGN PER BUSINESS ISP PERMITTED ON A WALL AND FURTHER PROVIDED THAT NO MORE THAN FOUR WALL SIGNS PER BUSINESS SHALL BE PERMITTED ON A BUILDING. WALL SIGNS MAY BE ATTACHED FLAT AGAINST THE WALL, ON AN AWNING OR CANOPY, OR MAY BE PROJECTING SIGNS (§22-119.6.c.1)
[10] THE DISPLAY SURFACE AREA SHALL NOT EXCEED ONE SQUARE FOOT FOR EACH LINEAR FOOT OF WALL LENGTH UPON WHICH THE SIGN IS ATTACHED, UP TO A MAXIMUM DISPLAY SURFACE AREA OF 150 SF (§22-119.6.c.2)
[11] ONLY ONE DIMENSION OF A WALL SIGN, EITHER VERTICAL OR HORIZONTAL, IS PERMITTED TO EXCEED TWO FEET (§22-119.6.c.3)
[12] THE DISPLAY SURFACE AREA SHALL NOT EXCEED 130 SQUARE FEET FOR SIGNS WITH UP TO TWO OCCUPANTS, BUSINESSES OR OTHER USERS IDENTIFIED ON THE SIGN PLUS 30 SQUARE FEET FOR EACH ADDITIONAL (i.e., BEYOND THE FIRST TWO OCCUPANT, BUSINESS OR OTHER USER IDENTIFIED ON THE SIGN, PROVIDED THAT NO FREESTANDING JOINT IDENTIFICATION SIGN SHALL HAVE A DISPLAY SURFACE AREA THAT EXCEEDS 300 SQUARE FEET (§22-119.6.b.4(a))

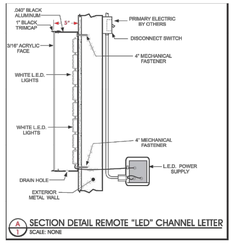
LOGO COLOR CHART:

L.E.D. LIGHTS:	WHITE L.E.D. LIGHTS
FACES	3/16" WHITE ACRYLIC WITH 1ST0YL OVERLAY 3630-157 EUROPEAN BLUE
RETURNS	.040" WHITE ALUMINUM
TRIM CAP	1" WHITE TRIMCAP

CHANNEL COPY COLOR CHART:

L.E.D. LIGHTS:	WHITE L.E.D. LIGHTS
FACES	3/16" WHITE ACRYLIC WITH 1ST0YL OVERLAY 3630-157 EUROPEAN BLUE 3630-227 AZURE BLUE
RETURNS	.040" WHITE ALUMINUM
TRIM CAP	1" WHITE TRIMCAP

ELECTRICAL REQUIREMENTS:
15 AMPS @ 120 VOLTS
(PRIMARY ELECTRIC BY OTHERS)



A SECTION DETAIL REMOTE "LED" CHANNEL LETTER
1 SCALE: NONE

WALL MOUNTED SIGNAGE DETAIL
NOT TO SCALE

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

No.	Date	Comments	By

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
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Allen, Texas T: 972.534.3100 | Austin, Texas T:512.646.2646 | Houston, Texas T: 281.789.6400 | Delray Beach, Florida T: 561.921.8570
Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.598.4400
1904 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamicec.com

TITLE: CONSTRUCTION DETAILS

PROJECT: **INSITE DEVELOPMENT PARTNERS, LLC**
PROPOSED 3-STORY SELF STORAGE FACILITY
BLOCK 119.00, LOT 1.01
US ROUTE 22 & WILSON AVENUE
BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY

JOB No:	3041-99-010
DATE:	10/18/2021
DRAWN BY:	GMC
SCALE:	(H) NOT TO (V) SCALE
DESIGNED BY:	LPG
CHECKED BY:	TJM
CHECKED BY:	–
SHEET No:	13 OF 14
Rev. #	0

THOMAS J. MULLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52179

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

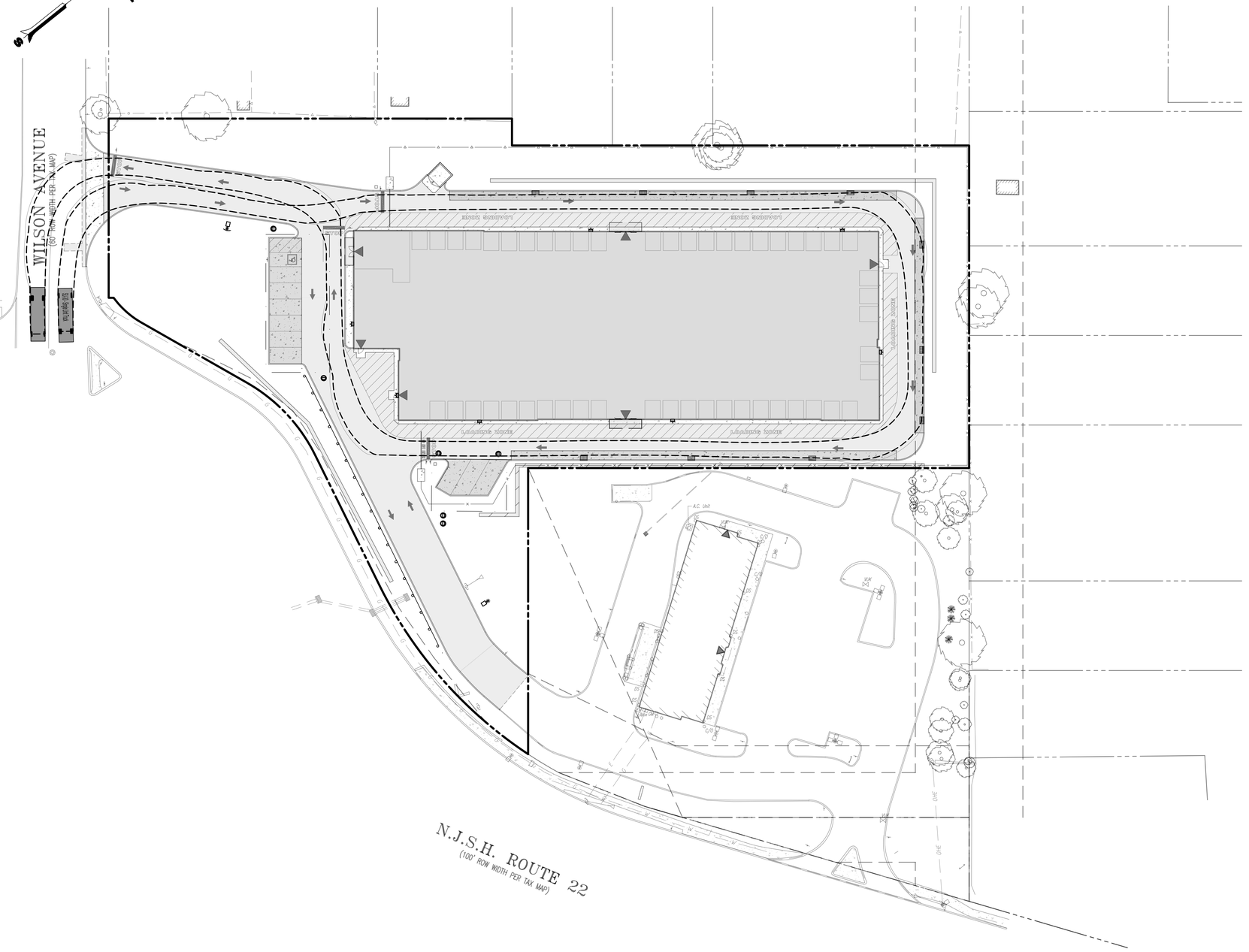
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

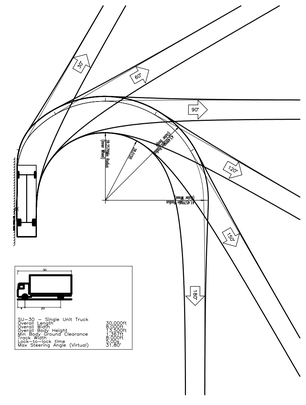
Plotted: 10/20/21 - 10:54 AM, By: gcwidrick, - Product Ver: 23.1s (LMS Tech)
File: P:\DEGPC PROJECTS\3041 InSite Property Group\99-010 North Plainfield\Dwg\Site Plans\3041999010SD0.dwg, ---> 13 CONSTRUCTION DETAILS

THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY

WILSON AVENUE
(80' ROW WIDTH PER TAX MAP)

N.J.S.H. ROUTE 22
(100' ROW WIDTH PER TAX MAP)





GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE:
VEHICLE CIRCULATION PLAN (SU-30)

PROJECT: **INSITE DEVELOPMENT PARTNERS, LLC**
PROPOSED 3-STORY SELF STORAGE FACILITY
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US ROUTE 22 & WILSON AVENUE
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SCALE: (H) 1"=30' (V)
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CHECKED BY: _
SHEET No: 14 OF 14

THOMAS J. MULLER
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Rev.	Date	Comments	By

Rev. # 0

Plotted: 10/20/21 - 10:19 AM, By: gcowdrick, - Product Ver: 23.1s (LMS Tech)
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