

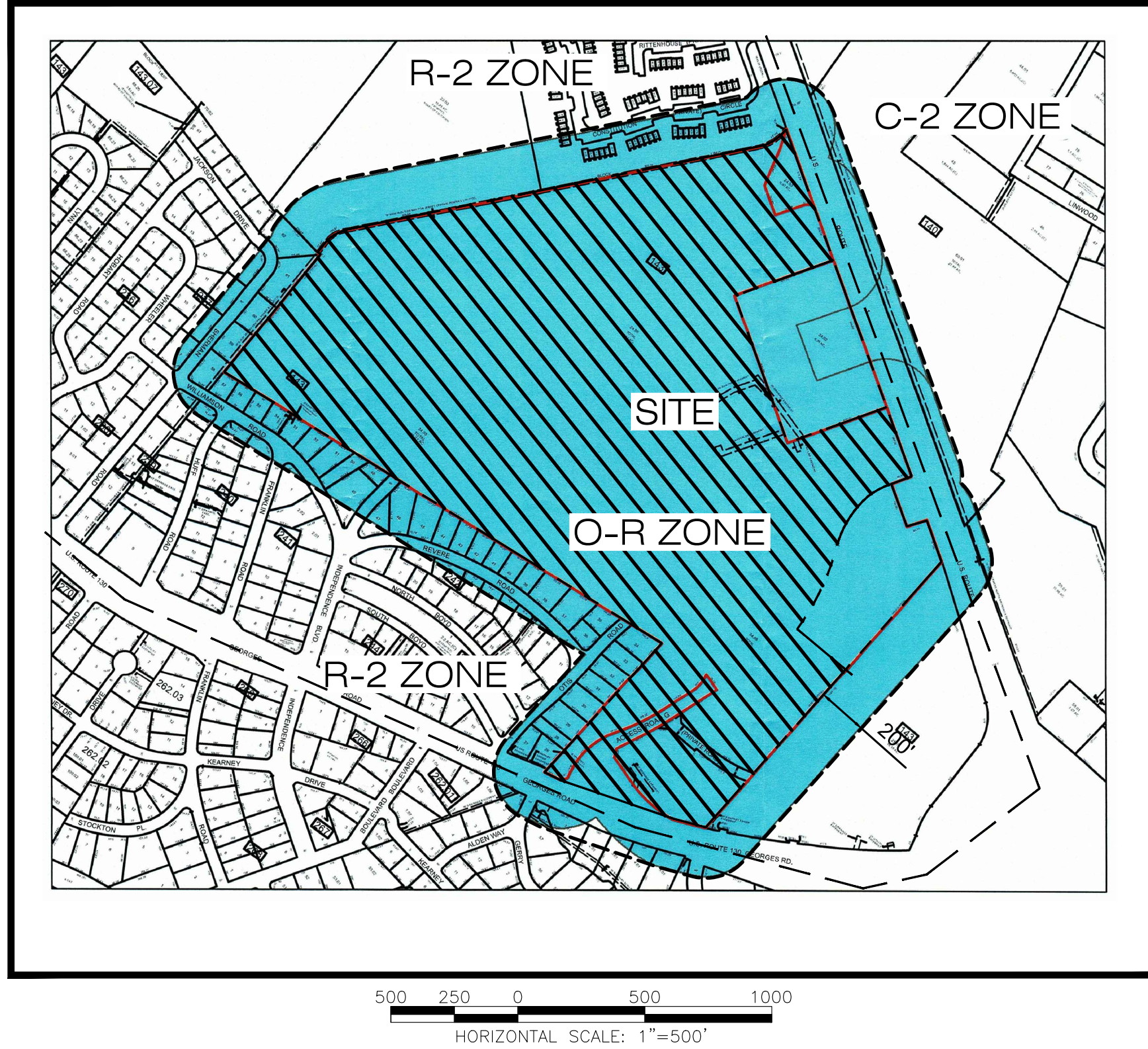
SITE PLAN FOR NORTH BRUNSWICK Rte 130 MONUMENT DISPLAY

BLOCK 143, LOT 24.06, TAX MAP SHEETS 52, 67, 68.
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

LOCATION MAPS

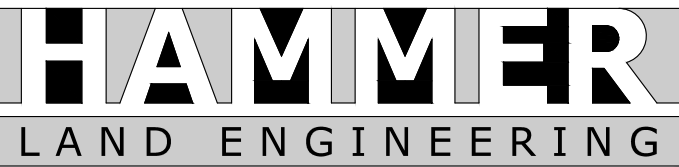
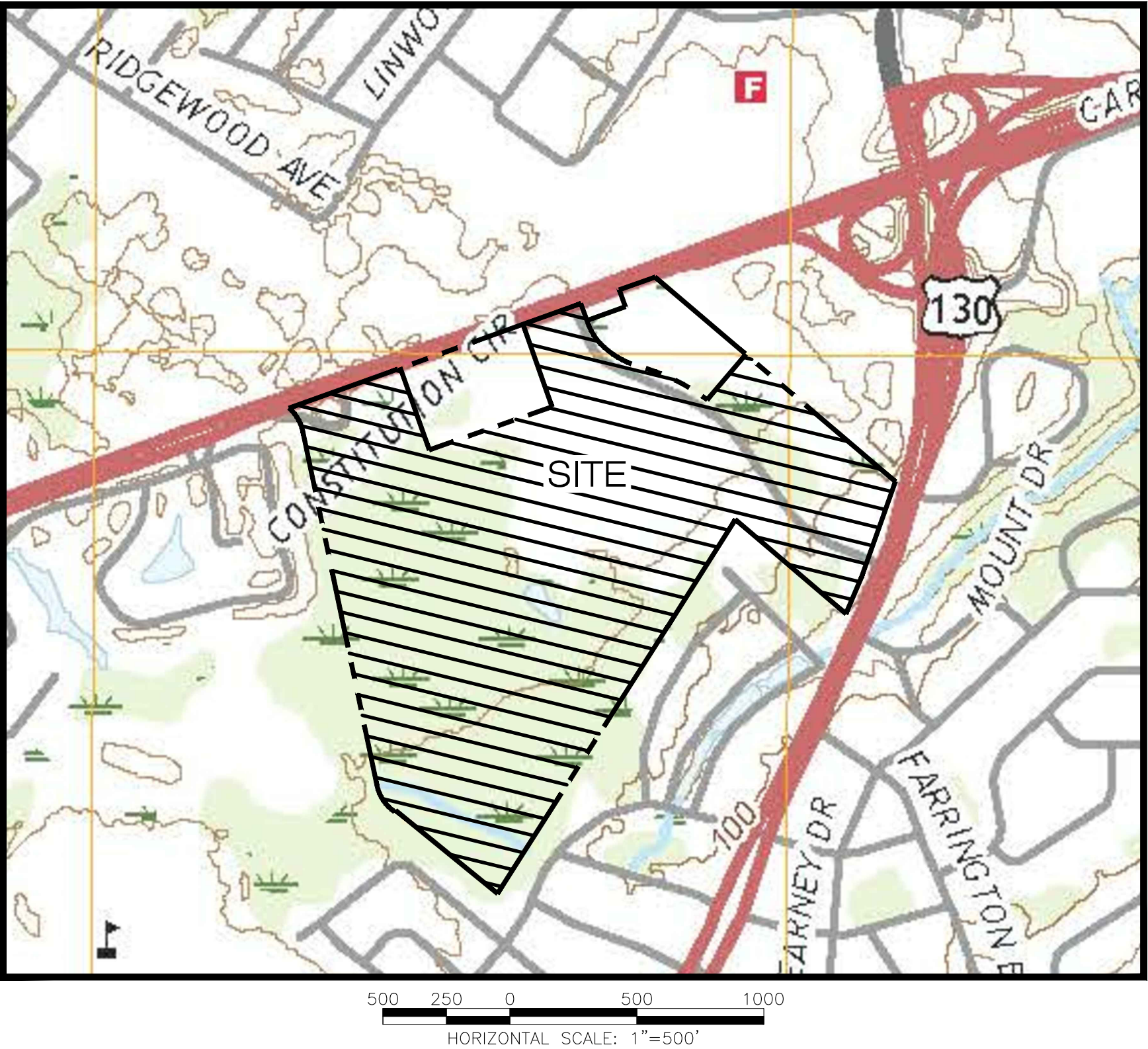
KEY MAP

SOURCE: MUNICIPAL TAX MAP SHEETS 52, 67, & 68.



AERIAL MAP

SOURCE: 2016 ORTHO PHOTOGRAPHY DEVELOPED BY USGS-EROS DATA CENTER TILES MONMOUTH JUNCTION, NJ.

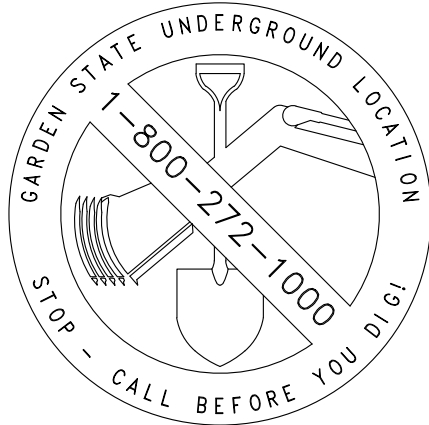


"THE WAY TO ENTITLEMENT"
GROUNDBREAKING RESULTS

OWNER/APPLICANT:

ROUTE 130 FIDELITY PLAZA (E)
NORTH BRUNSWICK LAND
HOLDINGS, LLC
3400 WEST CHESTER PIKE, SUITE 100
NEWTOWN SQUARE, PA 19073
(610) 810-3290

PROTECT YOURSELF
A PHONE CALL CAN BE
YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION
OF EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S SURFACE
ANYWHERE IN THE STATE.

NO. DATE ISSUE OR REVISION BY

REVISIONS

PROJECT: **SITE PLAN**
NORTH BRUNSWICK
Rt 130 MONUMENT
DISPLAY

LOCATION: **100 FIDELITY PLAZA**
BLOCK 143, LOT 24.06
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NJ

DRAWING TITLE:

COVER SHEET



1707 ATLANTIC AVENUE, SUITE B2
MANASQUAN, NJ 08736
(TEL) 732-899-0598 (FAX) 888-712-4519
CERTIFICATE OF AUTHORIZATION #24GA28176300
HAMMERENGINEERING.COM

MICHAEL D. SOUSA
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 55293 PA LICENSE NUMBER 91368
NY LICENSE NUMBER 102666 CT LICENSE NUMBER 34780

DRAWN BY: **MDS** CHECKED BY: **CLM**
SCALE: **AS NOTED** **SP-01**
JOB NUMBER: **20141** DATE: **11.12.20** DRAWING NUMBER: **SHEET 01 OF 06**

200' Property List for Block 143, Lots 24.02, 24.03, and 24.06(24.05)						200' Property List for Block 143, Lots 24.02, 24.03, and 24.06(24.05)					
Block	Lot	Owner Name	Mailing Address	City, State, Zip	Property Location	Block	Lot	Owner Name	Mailing Address	City, State, Zip	Property Location
143.0400	64.4701	MARANO JONI G	361 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	361 CONSTITUTION CIRCLE	143.0400	64.4606	BECKER DAVID	339 NEW HYDE PARK ROAD	NORTH BRUNSWICK NJ 08902	339 CONSTITUTION CIRCLE
237	7.0000	SLAWINSKI RICHARD C JR & RHONDA	431C ANDOVER DRIVE	MONROE NJ 08831	440 SHERMAN ROAD	140	60.01	KIMCO NORTH BRUNSWICK 617 INC	3333 NEW HYDE PARK ROAD	NEW HYDE PARK NY 11042	901-993 ROUTE 1
239	1.0000	LI LIANG & DENG	421 SHERMAN ROAD	NORTH BRUNSWICK NJ 08902	421 SHERMAN ROAD	259	57	HAMEED JAVAD & KHAN ROOHI	389 GERRY ROAD	NORTH BRUNSWICK NJ 08902	389 GERRY ROAD
143.0400	64.4604	KHANNA ROHAN	3 COOK ROAD	EAST BRUNSWICK NJ 08816	367 CONSTITUTION CIRCLE	143.0400	64.4604	NECHAY NINA A & YEVGENY A	169 FRESH PONDS ROAD	EAST BRUNSWICK NJ 08816	343 CONSTITUTION CIRCLE
242	6.0000	FORTI PHILIP P	1116 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1116 REVERE ROAD	143	55	REINSON RODNEY J & CHRISTINE	1233 WILLIAMSON ROAD	NORTH BRUNSWICK NJ 08902	1233 WILLIAMSON ROAD
259	3.01	ADAMOVICH MARKS & SHERRYANN L	1006 ROUTE 130	NORTH BRUNSWICK NJ 08902	1006 ROUTE 130	143.04	64.4803	TORO MANUEL & LYNN	369 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	369 CONSTITUTION CIRCLE
143	30	PICHARDO-ESPINAL FELIX A	435 OTIS ROAD	NORTH BRUNSWICK NJ 08902	435 OTIS ROAD	143.04	64.4602	ATTORELLI RALPH P & MICHELE W	347 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	347 CONSTITUTION CIRCLE
143.04	64.4503	RIVERA MARIA	333 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	333 CONSTITUTION CIRCLE	259	4.01	SAYED JAMIL U & KAZIM SALMA	990 ROUTE 130	NORTH BRUNSWICK NJ 08902	990 ROUTE 130
143.04	64.4605	SHAH AARTI & KIRIT & CHANDRIKA SHAH	341 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	341 CONSTITUTION CIRCLE	143.04	64.4601	VITUCOI LOUIS J & ELIZABETH T	349 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	349 CONSTITUTION CIRCLE
143	33	SMALINI MERILL	461 OTIS ROAD	NORTH BRUNSWICK NJ 08902	461 OTIS ROAD	143	34	PENEVELOPE JOSEPH & SHALA	473 OTIS ROAD	NORTH BRUNSWICK NJ 08902	473 OTIS ROAD
143.04	64	SOCIETY HILL CONDO ASSOCIATION	PENNSYLVANIA WAY	NORTH BRUNSWICK NJ 08902	PENNSYLVANIA WAY	143.04	64.4703	ELMEKIES PINHAS & CHRISTINE	357 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	357 CONSTITUTION CIRCLE
143	40	STEWART CRAIG & VERONICA	1115 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1115 REVERE ROAD	143.04	64.4801	LI JAMIE	373 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	373 CONSTITUTION CIRCLE
140	61	BRAND J WILLIAMS R-TRUST NAINA HOS	555 WIRELESS BLVD	HAUPPAUGE NY 11788	999 ROUTE 1	143.04	64.4402	DOLAN SHAUN	323 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	323 CONSTITUTION CIRCLE
143	24.05	NORTH BRUNSWICK BUSINESS PARK LLC	1551 S WASHINGTON AV 402A	PISCATAWAY NJ 08854	300 FIDELITY PLAZA-RT1	143	38	WILLIAMS JAMES JOHN & ALANIE MARA	1095 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1095 REVERE ROAD
143	51	CAMARTOA JOSEPH J III & JENNIFER A	1201 WILLIAMSON ROAD	NORTH BRUNSWICK NJ 08902	1201 WILLIAMSON ROAD	143.04	64.4401	PARKHI ANIKUMAR & LISA	51 AVALON ROAD	PENNINGTON NJ 08534	325 CONSTITUTION CIRCLE
143	37	LAMONICA MARK & LISA	1085 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1085 REVERE ROAD	143	28	FUSARO ANTHONY	415 OTIS ROAD	NORTH BRUNSWICK NJ 08902	415 OTIS ROAD
143	36	MARTINEZ MARIANA	456 OTIS ROAD	NORTH BRUNSWICK NJ 08902	456 OTIS ROAD	259	6.21	BURTON DAVID & RITA	3 MOUNT DRIVE	NORTH BRUNSWICK NJ 08902	3 MOUNT DRIVE
143.04	64.4504	WEINER SAMUEL & SANDRA	331 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	331 CONSTITUTION CIRCLE	239	2.0000	UZUMCU MUKADES	424 HUFF ROAD	NORTH BRUNSWICK NJ 08902	424 HUFF ROAD
143	24.03	NORTH BRUNSWICK BUSINESS PARK LLC	1551 S WASHINGTON AV 402A	PISCATAWAY NJ 08854	ROUTE 1 JUGHANDLE	143	42	HAZZI GALAL & MEDINA	1131 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1131 REVERE ROAD
237	4.0000	BHATT VINAY & BHAVNA	18 PUDDINGSTONE ROAD	MORRIS PLAINS NJ 07960	486 SHERMAN ROAD	143	25.01	BRUNS CIR DEV LLC& AZARIAN GROUP LLC	6 PROSPECT STREET STE 1B	MIDLAND PARK NJ 07432	650 SHOPPES BOULEVARD
143	60	KASHAN S PHILIP & CAROLYN	479 SHERMAN ROAD	NORTH BRUNSWICK NJ 08902	479 SHERMAN ROAD	242	5.0000	GAETA RICHARD S & KATY	1124 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1124 REVERE ROAD
143.04	64.4702	VELASQUEZ MARIA	359 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	359 CONSTITUTION CIRCLE	143	43	LIBOU SARA B	1139 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1139 REVERE ROAD
143	48	RYAN LEO A III & ROSEMARY	1208 MARINE WAY PH 8	NORTH PALM BEACH FL 33408	INDEPENDENCE BOULEVARD	143	24.02	NORTH BRUNSWICK BUSINESS PARK LLC	1551 S WASHINGTON AV 402A	PISCATAWAY NJ 08854	100 FIDELITY PLAZA-RT1
143	49	KUKER PETER & AUDREY	1185 WILLIAMSON ROAD	NORTH BRUNSWICK NJ 08902	1185 WILLIAMSON ROAD	143	57	HAASZ CRAIG & JODI	1249 WILLIAMSON ROAD	NORTH BRUNSWICK NJ 08902	1249 WILLIAMSON ROAD
143.04	64.4704	FRABIZIO JASON & EMILY	355 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	355 CONSTITUTION CIRCLE	237	6.0000	ZERBY DONALD & SARA	456 SHERMAN ROAD	NORTH BRUNSWICK NJ 08902	456 SHERMAN ROAD
242	3.0000	FREEBERN DALE A & WENDY J	1145 NORTH BOYD PARKWAY	NORTH BRUNSWICK NJ 08902	REVERE ROAD	143	26	NEW JERSEY STATE DOT	1035 PARKWAY AVENUE	TRENTON NJ 08625	GEORGES ROAD
143.04	64.4802	SCHNEIDER BASCHNEIDERMAN CAMONROE P	333 LAKE SHORE DRIVE	BRICK NJ 08723	371 CONSTITUTION CIRCLE	143	53	NORTH BRUNSWICK TOWNSHIP	710 HERMANN ROAD	NORTH BRUNSWICK NJ 08902	WILLIAMSON ROAD
140	59.01	ADS NORTH VILLAGE LLC NORTON VILLAG	911 VILLAGE DRIVE EAST	NORTH BRUNSWICK NJ 08902	869-891 ROUTE 1	143	58	GARTHE JOSEPH JR & DEBRA	441 SHERMAN ROAD	NORTH BRUNSWICK NJ 08902	441 SHERMAN ROAD
143	29	DITEANDREA	425 OTIS ROAD	NORTH BRUNSWICK NJ 08902	425 OTIS ROAD	143.0400	64.4501	ADAPA SANTHOSH K & AKULA RAJINI	337 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	337 CONSTITUTION CIRCLE
259	1.01	PENNINGTON KEITH & MARIA	1016 ROUTE 130	NORTH BRUNSWICK NJ 08902	1024 ROUTE 130	143	31	KEL DAVID G & VIRGINIA J	443 OTIS ROAD	NORTH BRUNSWICK NJ 08902	443 OTIS ROAD
143.04	64.4506	OLSEN JEANNE M	327 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	327 CONSTITUTION CIRCLE	143	35	PAVONE PAUL & JANICE - TRUSTEES	464 OTIS ROAD	NORTH BRUNSWICK NJ 08902	464 OTIS ROAD
143.04	64.4502	CASTELLANOS LEON E	335 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	335 CONSTITUTION CIRCLE	242	8.0000	NIPPER WILLIAM & COSTA CRYSTAL	1096 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1096 REVERE ROAD
262.01	1.06	RANKIN JEFFREY L & DEBRA W	1076 ROUTE 130	NORTH BRUNSWICK NJ 08902	1076 ROUTE 130	143.0400	64.4805	VOOTUKURU HANUMAD & VOOTUKURU R	365 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	365 CONSTITUTION CIRCLE
242	7.0000	LEE NANHAN & LIAO CHUTEN	1108 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1108 REVERE ROAD	143	62	SHTRAHMAN EDWARD & SVETLANA	1285 JACKSON DRIVE	NORTH BRUNSWICK NJ 08902	1285 JACKSON DRIVE
242	4	SHAMY FRANK & DOROTHY	1132 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1132 REVERE ROAD	143	61	COURIER GEORGE T & LAURIE A	489 SHERMAN ROAD	NORTH BRUNSWICK NJ 08902	489 SHERMAN ROAD
143	56	CHANDLER MARGARET E & STANGREACK D	1241 WILLIAMSON ROAD	NORTH BRUNSWICK NJ 08902	1241 WILLIAMSON ROAD	259	6.38	BETTASWAMY SANTHOSH	4 MOUNT DRIVE	NORTH BRUNSWICK NJ 08902	4 MOUNT DRIVE
143	47	MILLER DAVID & PATRICIA	1171 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1171 REVERE ROAD	143	50	SHAMY DEBORAH L	1195 WILLIAMSON ROAD	NORTH BRUNSWICK NJ 08902	1195 WILLIAMSON ROAD
143	44	O'REILLY RICHARD & LUCILLE	1147 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1147 REVERE ROAD	143	46	CAPONE PETER & KARENANN	1163 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1163 REVERE ROAD
143	45	ABADELLA WILLIAM & ELIZABETH	1155 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1155 REVERE ROAD	143	52	MALONEY JOANN	1209 WILLIAMSON ROAD	NORTH BRUNSWICK NJ 08902	1209 WILLIAMSON ROAD
237	5.0000	MALDONADO ROMULO & YVETTE	472 SHERMAN ROAD	NORTH BRUNSWICK NJ 08902	472 SHERMAN ROAD	143.0400	64.4603	BARNES MARVEEN GERMAIN	345 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	345 CONSTITUTION CIRCLE
143.0400	64.4505	LIPMAN LEONARD	329 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	329 CONSTITUTION CIRCLE	242	10	REILLY RICHARD & MARY	1080 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1080 REVERE ROAD
143	27	WHITE ROBERT P & HOWELL DENISE	407 OTIS ROAD	NORTH BRUNSWICK NJ 08902	407 OTIS ROAD	241	1.0000	WARD MATTHEW & JENNIFER	1200 WILLIAMSON ROAD	NORTH BRUNSWICK NJ 08902	1200 WILLIAMSON ROAD
143	23.03	BOARD OF EDUCATION	OLD GEORGES RD POB 6016	NORTH BRUNSWICK NJ 08902	ROUTE 1	262.01	2.0000	TESFAYE K & GEBREMESKEL G	386 ALDEN WAY	NORTH BRUNSWICK NJ 08902	386 ALDEN WAY
143	39	GALLAS GERALD J & BACZYNSKI JEANETTE	1107 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1107 REVERE ROAD	242	9.0000	RADICE WILLIAM & DEBORAH	1088 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1088 REVERE ROAD
143	64	STULAK EDWARD & MILNA	1225 WILLIAMSON ROAD	NORTH BRUNSWICK NJ 08902	1225 WILLIAMSON ROAD	143.04	64.4806	CARRETTA ROGER	363 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	363 CONSTITUTION CIRCLE
240	2.0000	HORVATH ERNEST M & MARY J	422 FRANKLIN ROAD	NORTH BRUNSWICK NJ 08902	422 FRANKLIN ROAD	143.04	64.4705	CHUIKO VIKTOR	351 CONSTITUTION CIRCLE	NORTH BRUNSWICK NJ 08902	351 CONSTITUTION CIRCLE
143	41	MITCHELL WALTER	1123 REVERE ROAD	NORTH BRUNSWICK NJ 08902	1123 REVERE ROAD	143.04	64.4706	GUDEMELLA VINETHO	5348 S SUGAR RD APT #2308	EDINBURG TX 76539	353 CONSTITUTION CIRCLE
240	1.0000	PIETROCOLA KATHLEEN D	425 HUFF ROAD	NORTH BRUNSWICK NJ 08902	425 HUFF ROAD	259	5.01	VARGAS VICTOR M & ESPARZA GLORIA IM	986 ROUTE 130	NORTH BRUNSWICK NJ 08902	986 ROUTE 130
143	59	UPDEGRAFF STEVEN & JESSICA	455 SHERMAN ROAD	NORTH BRUNSWICK NJ 08902	455 SHERMAN ROAD	143	32	CHENNER ELIZABETH M	449 OTIS ROAD	NORTH BRUNSWICK NJ 08902	449 OTIS ROAD

GENERAL NOTES:

1. SUBJECT PROPERTY IS KNOWN AS LOT 24.06 IN BLOCK 143. THE MUNICIPAL TAX MAP SHEET NUMBERS 52, 67, & 68. PROPOSED SITE CONTAINS 87.03 ACRES.

EXISTING USE: GENERAL OFFICES
PROPOSED USE: GENERAL OFFICES

2. SUBJECT PROPERTY LIES ENTIRELY WITHIN THE (O-R) OFFICE RESEARCH ZONE.

3. BOUNDARY AND TOPOGRAPHIC SURVEY DATA AS PER MAP ENTITLED, "PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY, PORTION OF TAX LOT 24.06 BLOCK 143, 100 FIDELITY PLAZA, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, PREPARED BY DRK CONSULTING LLC, DATED 07/17/20.

4. PROJECT DATUMS: HORIZONTAL: NAD 1983
VERTICAL: NAVD 1988

5. SUBJECT PROPERTY IS LOCATED IN THE MINIMAL FLOOD ZONE 'X' AS SHOWN ON THE LATEST VERSION OF FEMA PRELIMINARY FLOOD INSURANCE RATE MAP 2402020129C, DATED 07/06/10.

6. FRESHWATER WETLANDS DELINEATION IS BASED ON AN APPLICATION FILED BY MASER CONSULTING, P.A. SUBMITTED NOVEMBER 9, 2018, RECLASSIFYING A PREVIOUS ASSESSMENT ISSUED BY THE DIVISION OF LAND USE REGULATION ON FEBRUARY 9, 2015, LETTER OF INTERPRETATION DLUR FILE NO. 1215-09-003 ZFWW140001.

7. THESE DOCUMENTS HAVE BEEN PREPARED FOR AGENCY REVIEW INTENDED TO OBTAIN SITE PLAN APPROVAL AND SHALL NOT BE UTILIZED FOR ANY OTHER PURPOSE.

8. MODIFICATIONS TO THESE DOCUMENTS, COPYING OF THESE DOCUMENTS, OR USE OF THESE DOCUMENTS FOR ANY PURPOSE OTHER THAN THEIR INTENDED USE IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF HAMMER LAND ENGINEERING.

9. THESE DOCUMENTS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES PRIOR TO BEING ISSUED FOR CONSTRUCTION AND/OR PRIOR TO HAMMER LAND ENGINEERING COMPLETING A PRE-CONSTRUCTION PLAN REVIEW.

10. THESE DOCUMENTS CONTAIN INFORMATION RELATIVE TO THE SUBJECT PROPERTY OBTAINED DURING HAMMER LAND ENGINEERING BEING ENGAGED BY CLIENT TO GENERATE SUCH INFORMATION. INFORMATION SHOWN HEREIN SHALL ONLY BE USED FOR THE SUBJECT TRACT AND SHALL NOT BE USED ON FUTURE PHASES NOR ON OTHER PROJECTS.

11. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 6:23-2.1 (e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (b) (OSHA COMPETENT PERSON).

12. ANY EXCESS SOILS FROM PROJECT ARE TO BE DISBURSED THROUGHOUT EXISTING LANDSCAPED AREAS ON THE PROPERTY. SHOULD SOILS BE REQUIRED TO BE EXPORTED, SOIL IS TO BE TESTED PRIOR FOR DETERMINATION OF SUITABLE RECEIVING FACILITY.

SHEET INDEX	
SHEET NUMBER	SHEET NAME
SP-01	COVER SHEET
SP-02	OVERALL SITE PLAN
SP-03	SITE PLAN
SP-04	GRADING, DRAINAGE, & SESC PLAN
SP-05	LANDSCAPE PLAN
SP-06	CONSTRUCTION NOTES & DETAILS

MIDDLESEX COUNTY
ACCEPTANCE STAMP

REQUESTED VARIANCES:

A USE VARIANCE IS REQUESTED FOR A SIGN WHICH IS NOT A PERMITTED USE IN THE O-R ZONING PER §205-81A; IS UNRELATED TO THE PREMISES ON WHICH THEY ARE ERRECTED PER §205-102A; AND §205-103D; IS NOT A SIGN SPECIFICALLY PERMITTED PER §205-102B. PROJECT PROPOSES TO INSTALL A MONUMENT DISPLAY WITH CONTENT TO PROMOTE ACTIVITIES AND EVENTS OF THE TOWNSHIP OF NORTH BRUNSWICK, AS WELL AS EMERGENCY AND COMMERCIAL MESSAGING.

A VARIANCE IS REQUESTED FOR AN ADVERTISING STRUCTURE (BILLBOARD) LOCATED CLOSER THAN 20 FEET TO ANY LOT LINE PER §205-105(i)(2). PROJECT PROPOSES TO INSTALL A MONUMENT DISPLAY LOCATED 17.5' FROM THE EXISTING LOT LINE.

A VARIANCE IS REQUESTED FOR A BILLBOARD SIGN TO BE CLOSER THAN 500 FEET FROM A RESIDENTIAL ZONE LINE PER §205-105(i)(8). PROJECT PROPOSES TO INSTALL A MONUMENT DISPLAY AT A DISTANCE LESS THAN 500' TO THE RESIDENTIAL ZONE.

UTILITY COMPANIES & OTHER ENTITIES

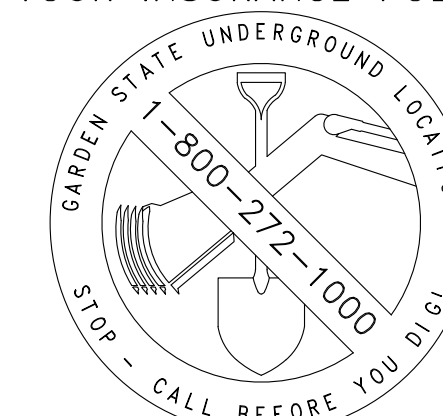
Addressess	Attention	Address	Town, State, Zip Code
Middlesex County Planning Board	County Administration Building, 5th Floor	75 Bayard Street	New Brunswick, NJ 08901
North Brunswick Township	Attn: Township Clerk	710 Hermann Road	North Brunswick, NJ 08902
Public Service Electric & Gas Co.	Manager - Corporate Properties	80 Park Place, 16B	Newark, NJ 07102
Verizon	N.J. Gen. Tax Administration	Broad Street - Room 305	Newark, NJ 07101
Cablevision of Raritan Valley	Attn: Marguerite Parendeville	275 Centennial Avenue - CN 6805	Piscataway, NJ 08855-6805
Texas Eastern Transmission Corp.	Construction Department Mr. Tim Allen	501 Coolidge Street	South Plainfield, NJ 07080
State of New Jersey	Department of Transportation	1035 Parkway	Trenton, NJ 08625
Sunoco Pipeline L.P.	Right of Way, Montello Complex	525 Fritztown Road	Sinking Spring, PA 19068



OWNER/APPLICANT:
ROUTE 130 FIDELITY PLAZA (E)
NORTH BRUNSWICK LAND
HOLDINGS, LLC
3400 WEST CHESTER PIKE, SUITE 100
NEWTOWN SQUARE, PA 19073
(610) 810-3290



PROTECT YOURSELF
A PHONE CALL CAN BE
YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION
OF EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S SURFACE
ANYWHERE IN THE STATE.

[illegible]

NO.	DATE	ISSUE OR REVISION	BY
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NO.	DATE	ISSUE/REVISION	BY
REVISIONS			
PROJECT:		SITE PLAN	
NORTH BRUNSWICK			
Rt 130 MONUMENT			
DISPLAY			

LOCATION:
100 FIDELITY PLAZA
BLOCK 143, LOT 24.06
TOWNSHIP OF NORTH BRUNSWIC
MIDDLESEX COUNTY, NJ

DRAWING TITLE:

OVERALL SITE PLAN



MICHAEL D. SOUSA
PROFESSIONAL ENGINEER

NJ LICENSE NUMBER 55283	PA LICENSE NUMBER 91366
NY LICENSE NUMBER 102666	CT LICENSE NUMBER 34780

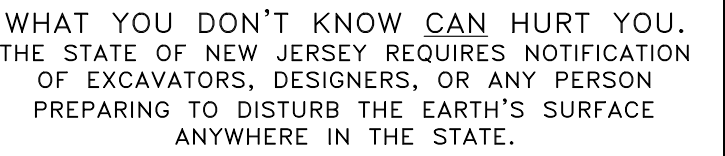
DRAWN BY: MDS	CHECKED BY: CLM	DRAWING NUMBER: SP-02
SCALE: 1" = 200'		
JOB NUMBER: 20141	DATE: 11.12.20	SHEET 02 OF 06



OWNER/APPLICANT:
ROUTE 130 FIDELITY PLAZA (E)
NORTH BRUNSWICK LAND
HOLDINGS, LLC
3400 WEST CHESTER PIKE, SUITE 100
NEWTOWN SQUARE, PA 19073
(610) 810-3290



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[illegible]

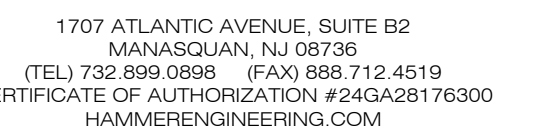
NO.	DATE	ISSUE OR REVISION	BY
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REVISIONS

PROJECT: SITE PLAN
NORTH BRUNSWICK
Rt 130 MONUMENT
DISPLAY

LOCATION:
100 FIDELITY PLAZA
BLOCK 143, LOT 24.06
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NJ

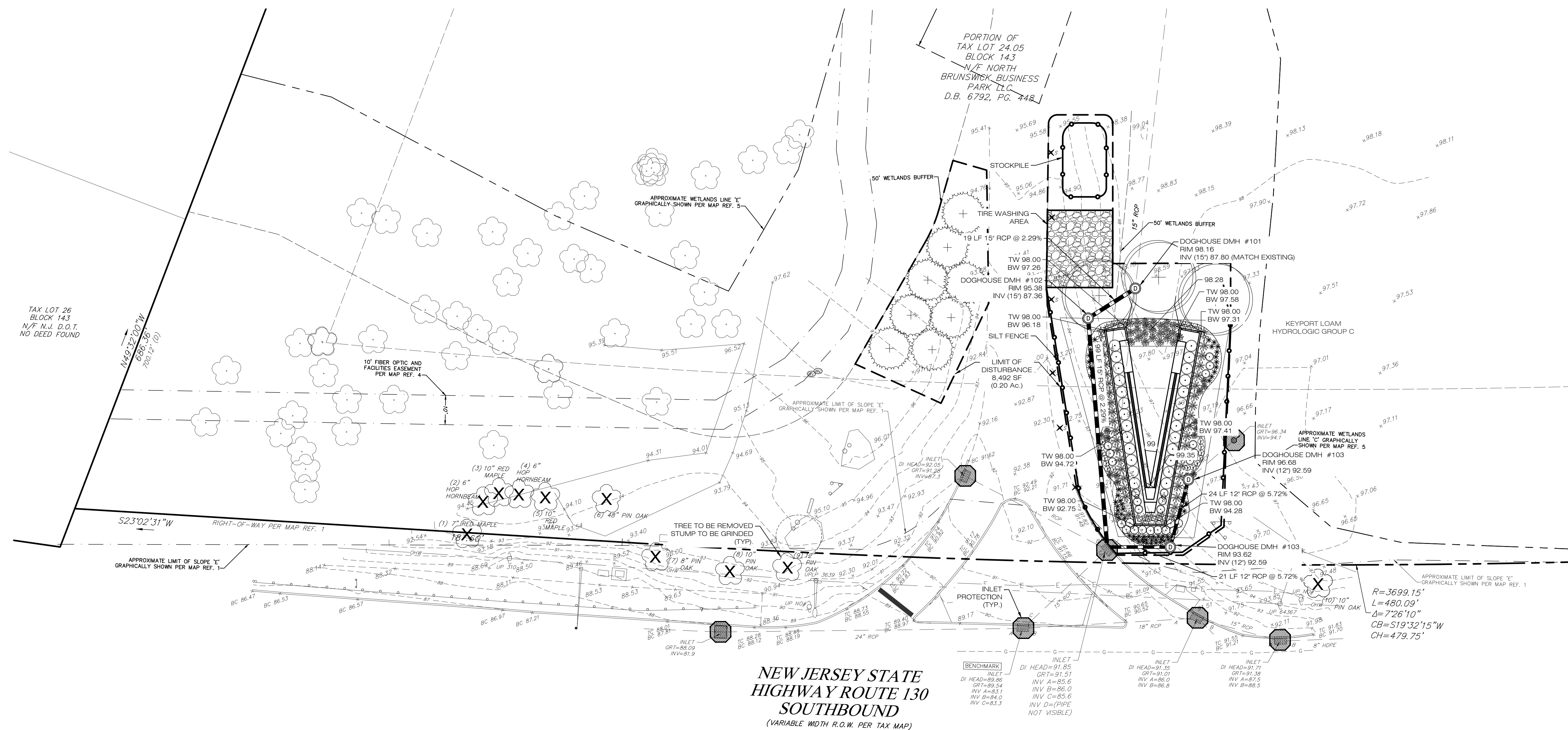
DRAWING TITLE: **GRADING,
DRAINAGE, & SESC
PLAN**



MICHAEL D. SOUSA
PROFESSIONAL ENGINEER

NJ LICENSE NUMBER 55283 PA LICENSE NUMBER 91368
NY LICENSE NUMBER 102666 CT LICENSE NUMBER 34780

DRAWN BY: MDS	CHECKED BY: CLM	DRAWING NUMBER: SP-04
SCALE: 1" = 20'		
JOB NUMBER: 20141	DATE: 11.12.20	SHEET 04 OF 06



DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

LANDSCAPE SPECIFICATIONS

1. QUALITY OF WORK AND MATERIALS
 A. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE ARCHITECT, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.

2. WEATHER CONDITIONS
 A. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONTRACTOR AND THE HEALTH AND RECOVERY OF THE VEGETATION. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT OR GOVERNING MUNICIPAL OFFICIAL.
 3. SAMPLES
 A. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE ARCHITECT OR GOVERNING MUNICIPAL OFFICIAL, FOR APPROVAL, IF SO REQUESTED.
 B. THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.

4. NOTIFICATION OF DELIVERY
 A. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE ARCHITECT OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE ARCHITECT, OR GOVERNING MUNICIPAL OFFICIAL.

5. THE PROJECT LANDSCAPE ARCHITECT OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.
 6. PROTECTION OF EXISTING VEGETATION
 A. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRAIN LINE OR LIMIT OF DISTURBANCE AS SPECIFIED WITHIN THE APPROVED OR FINAL PLAN SET. ESTABLISHING THE TREE PROTECTION FENCE: FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

7. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE CARRIED, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PATHERNS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.

8. IN BANK INSTANCES WHERE EXCAVATION OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
 A. EXCAVATING: WHEN TRENCING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT REMOVAL OF ANY ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PART OR MATERIAL APPLIED TO ANY SURFACE.
 B. RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS NOT THE NEW FINISHED GRADE, AND THE TREE IS NOT EXCEEDING 6 INCHES (6") IN DIAMETER, THE GRADE SHALL BE RAISED TO TWO INCHES (2") OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE TRENCH. THE TRENCH SHALL BE FILL WITH NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED. A DRY LAD TREE WELL SHALL BE CONSTRUCTED IF APPLICABLE. TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."

9. LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION. NO ROOTS DEEPER THAN SIX INCHES (6") SHOULD BE CUT. EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION. NO ROOTS DEEPER THAN SIX INCHES (6") SHOULD BE CUT. EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION. NO ROOTS DEEPER THAN SIX INCHES (6") SHOULD BE CUT. EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION. NO ROOTS DEEPER THAN SIX INCHES (6") SHOULD BE CUT.

10. SOIL AMENDMENTS
 A. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK DELAY IN PLANTING DUE TO SOIL TEST RESULTS. ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOIL SPECIFICATION" IS APPROPRIATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
 "MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 80% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 "MODIFY EXTREMELY SANDY SOILS (MORE THAN 80% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

11. TOPSOIL
 A. TOPSOIL SHALL BE FERTILE, FRUITFUL, NATURAL TOPSOIL OF LOANING CHARACTER, WITHOUT ADJUNCTION OF SUBSOIL MATERIAL, ORIGINATED FROM A WELL-DRAINING AVAILABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL, GREATER THAN ONE INCH (1").
 B. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
 C. CERTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
 D. CONTRACTOR SHALL PROVIDE A 2" INCH (2") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SUBGRADE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER DRY OR FROZEN SOIL CONDITIONS.

12. FINISHED GRADING
 A. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
 B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION LESS THE REQUIRED TOPSOIL, IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.

13. ALL LAWN AND PLANTING AREAS SHALL BE GRASSED TO A UNIFORM, EVEN AND UNIFORM PLANT WITH NO ABRUPT CHANGE OF SURFACE AS SPECIFIED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET. UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT OR MUNICIPAL OFFICIAL.
 14. ALL PLANTING AND LAWN AREAS SHALL BE GRASSED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.

15. LAWN SEED OR SOO
 A. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOO SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
 B. SEED OR SOO SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOO SPECIFICATION."

16. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEED OR LAID WITH SOO
 C. SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION OCCURS WITHIN THE "TEMPORARY SEEDING SPECIFICATION," THE SEASON OF THE PROJECT COMPLETION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION."

17. PROTECT NEW LAWN AREAS AGAINST TREPPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT OR MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

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

19. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FURNISHED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, CHARACTERISTICS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL, HEALTHY, SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, SOO, OR LUMP.

20. PLANTS SHALL NOT BE PROVIDED BEFORE DELIVERY. TREES WITH ABNORMAL OF THE BARK, SINKHOLES, DISTORTIONS, KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLEDUS SHALL BE REJECTED.
 21. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE USUALLY "KNUCKLED" WITH THE PROPER NAME AND SIZE.

22. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN PLANTING.
 23. ALL PLANTS DESIGNATED BALL AND BURLAP (BAB) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF SIXTY FIVE (65) POUNDS WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR

SEEDING SPECIFICATIONS

1. PRIOR TO SEEDING, MIX TOP 4" LAYER OF TOPSOIL WITH FERTILIZER AND LIME. 10-20-10 FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 13 POUNDS PER 1,000 S.F. LIME SHALL BE APPLIED IN ACCORDANCE WITH THE FOLLOWING CHART:

SOIL TEXTURE	TONS/ACRE	TONS/1,000 S.F.
CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL	3	135
CLAY, CLAY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45

ABOVE APPLICATION RATES FOR FERTILIZER AND LIME ARE STANDARD RATES AND SHALL BE ADJUSTED BASED ON SITE SPECIFIC SOIL TESTS.
 2. TOPSOIL SHALL BE TILLED, FINE GRADED, AND RAKED FREE OF ALL DEBRIS LARGER THAN 1" IN DIAMETER. ALL LAWN AREAS SHALL BE SOLOED TO GRASS OR FIBER OPTIC FIBER MANUFACTURE'S SPECIFICATIONS.
 3. CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS AND IMPLEMENT AS REQUIRED PRIOR TO APPLICATION OF SEED.

4. GENERAL LOW MAINTENANCE SEED MIX (L/M)
 SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOO SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
 B. SEED OR SOO SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOO SPECIFICATION."

5. THE PROJECT LANDSCAPE ARCHITECT OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.
 6. PROTECTION OF EXISTING VEGETATION
 A. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRAIN LINE OR LIMIT OF DISTURBANCE AS SPECIFIED WITHIN THE APPROVED OR FINAL PLAN SET. ESTABLISHING THE TREE PROTECTION FENCE: FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

7. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE CARRIED, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PATHERNS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
 8. IN BANK INSTANCES WHERE EXCAVATION OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
 A. EXCAVATING: WHEN TRENCING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT REMOVAL OF ANY ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PART OR MATERIAL APPLIED TO ANY SURFACE.
 B. RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS NOT THE NEW FINISHED GRADE, AND THE TREE IS NOT EXCEEDING 6 INCHES (6") IN DIAMETER, THE GRADE SHALL BE RAISED TO TWO INCHES (2") OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE TRENCH. THE TRENCH SHALL BE FILL WITH NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED. A DRY LAD TREE WELL SHALL BE CONSTRUCTED IF APPLICABLE. TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."

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 "MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 80% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 "MODIFY EXTREMELY SANDY SOILS (MORE THAN 80% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

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 B. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
 C. CERTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
 D. CONTRACTOR SHALL PROVIDE A 2" INCH (2") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SUBGRADE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER DRY OR FROZEN SOIL CONDITIONS.

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 14. ALL PLANTING AND LAWN AREAS SHALL BE GRASSED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.

15. LAWN SEED OR SOO
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19. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FURNISHED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, CHARACTERISTICS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL, HEALTHY, SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, SOO, OR LUMP.

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NOTES:

1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 2. SOIL AMENDMENTS:
 "MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 "MODIFY EXTREMELY SANDY SOILS (MORE THAN 80% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
 3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PEST MANUFACTURE'S SPECIFICATIONS.

SOIL TEXTURE	TONS/ACRE	TONS/1,000 S.F.
CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL	3	135
CLAY, CLAY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45

ABOVE APPLICATION RATES FOR FERTILIZER AND LIME ARE STANDARD RATES AND SHALL BE ADJUSTED BASED ON SITE SPECIFIC SOIL TESTS.
 2. TOPSOIL SHALL BE TILLED, FINE GRADED, AND RAKED FREE OF ALL DEBRIS LARGER THAN 1" IN DIAMETER. ALL LAWN AREAS SHALL BE SOLOED TO GRASS OR FIBER OPTIC FIBER MANUFACTURE'S SPECIFICATIONS.
 3. CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS AND IMPLEMENT AS REQUIRED PRIOR TO APPLICATION OF SEED.

4. GENERAL LOW MAINTENANCE SEED MIX (L/M)
 SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOO SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
 B. SEED OR SOO SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOO SPECIFICATION."

5. THE PROJECT LANDSCAPE ARCHITECT OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.
 6. PROTECTION OF EXISTING VEGETATION
 A. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRAIN LINE OR LIMIT OF DISTURBANCE AS SPECIFIED WITHIN THE APPROVED OR FINAL PLAN SET. ESTABLISHING THE TREE PROTECTION FENCE: FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

7. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE CARRIED, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PATHERNS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
 8. IN BANK INSTANCES WHERE EXCAVATION OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
 A. EXCAVATING: WHEN TRENCING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT REMOVAL OF ANY ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PART OR MATERIAL APPLIED TO ANY SURFACE.
 B. RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS NOT THE NEW FINISHED GRADE, AND THE TREE IS NOT EXCEEDING 6 INCHES (6") IN DIAMETER, THE GRADE SHALL BE RAISED TO TWO INCHES (2") OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE TRENCH. THE TRENCH SHALL BE FILL WITH NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED. A DRY LAD TREE WELL SHALL BE CONSTRUCTED IF APPLICABLE. TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."

9. LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION. NO ROOTS DEEPER THAN SIX INCHES (6") SHOULD BE CUT. EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION. NO ROOTS DEEPER THAN SIX INCHES (6") SHOULD BE CUT. EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION. NO ROOTS DEEPER THAN SIX INCHES (6") SHOULD BE CUT.

10. SOIL AMENDMENTS
 A. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK DELAY IN PLANTING DUE TO SOIL TEST RESULTS. ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOIL SPECIFICATION" IS APPROPRIATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
 "MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 80% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 "MODIFY EXTREMELY SANDY SOILS (MORE THAN 80% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

11. TOPSOIL
 A. TOPSOIL SHALL BE FERTILE, FRUITFUL, NATURAL TOPSOIL OF LOANING CHARACTER, WITHOUT ADJUNCTION OF SUBSOIL MATERIAL, ORIGINATED FROM A WELL-DRAINING AVAILABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL, GREATER THAN ONE INCH (1").
 B. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
 C. CERTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
 D. CONTRACTOR SHALL PROVIDE A 2" INCH (2") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SUBGRADE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER DRY OR FROZEN SOIL CONDITIONS.

12. FINISHED GRADING
 A. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
 B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION LESS THE REQUIRED TOPSOIL, IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.

13. ALL LAWN AND PLANTING AREAS SHALL BE GRASSED TO A UNIFORM, EVEN AND UNIFORM PLANT WITH NO ABRUPT CHANGE OF SURFACE AS SPECIFIED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET. UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT OR MUNICIPAL OFFICIAL.
 14. ALL PLANTING AND LAWN AREAS SHALL BE GRASSED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.

15. LAWN SEED OR SOO
 A. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOO SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
 B. SEED OR SOO SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOO SPECIFICATION."

16. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEED OR LAID WITH SOO
 C. SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION OCCURS WITHIN THE "TEMPORARY SEEDING SPECIFICATION," THE SEASON OF THE PROJECT COMPLETION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION."

17. PROTECT NEW LAWN AREAS AGAINST TREPPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT OR MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

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

19. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FURNISHED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, CHARACTERISTICS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL, HEALTHY, SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, SOO, OR LUMP.

20. PLANTS SHALL NOT BE PROVIDED BEFORE DELIVERY. TREES WITH ABNORMAL OF THE BARK, SINKHOLES, DISTORTIONS, KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLEDUS SHALL BE REJECTED.
 21. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE USUALLY "KNUCKLED" WITH THE PROPER NAME AND SIZE.

22. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN PLANTING.
 23. ALL PLANTS DESIGNATED BALL AND BURLAP (BAB) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF SIXTY FIVE (65) POUNDS WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR

NOTES:

1. FOR CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL AWAY ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
 2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 3. SOIL AMENDMENTS:
 "MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 "MODIFY EXTREMELY SANDY SOILS (MORE THAN 80% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

SOIL TEXTURE	TONS/ACRE	TONS/1,000 S.F.
CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL	3	135
CLAY, CLAY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45

ABOVE APPLICATION RATES FOR FERTILIZER AND LIME ARE STANDARD RATES AND SHALL BE ADJUSTED BASED ON SITE SPECIFIC SOIL TESTS.
 2. TOPSOIL SHALL BE TILLED, FINE GRADED, AND RAKED FREE OF ALL DEBRIS LARGER THAN 1" IN DIAMETER. ALL LAWN AREAS SHALL BE SOLOED TO GRASS OR FIBER OPTIC FIBER MANUFACTURE'S SPECIFICATIONS.
 3. CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS AND IMPLEMENT AS REQUIRED PRIOR TO APPLICATION OF SEED.

4. GENERAL LOW MAINTENANCE SEED MIX (L/M)
 SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOO SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
 B. SEED OR SOO SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOO SPECIFICATION."

5. THE PROJECT LANDSCAPE ARCHITECT OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.
 6. PROTECTION OF EXISTING VEGETATION
 A. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRAIN LINE OR LIMIT OF DISTURBANCE AS SPECIFIED WITHIN THE APPROVED OR FINAL PLAN SET. ESTABLISHING THE TREE PROTECTION FENCE: FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

7. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE CARRIED, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PATHERNS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
 8. IN BANK INSTANCES WHERE EXCAVATION OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
 A. EXCAVATING: WHEN TRENCING OCCURS AROUND TREES TO REMAIN

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS 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 STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ACCESS CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT 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 IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/), 000 SQ FT OF SURFACE AREA AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

FREEHOLD SCD
4000 KOZLOSKI ROAD - PO BOX 5033
FREEHOLD, NJ 07728
PHONE: 732-683-8500
EMAIL: info@freeholdscd.org

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1) UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED"

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. ITEMS AND DURATIONS OF CONSTRUCTION ACTIVITIES WILL OCCUR APPROXIMATELY AS FOLLOWS:

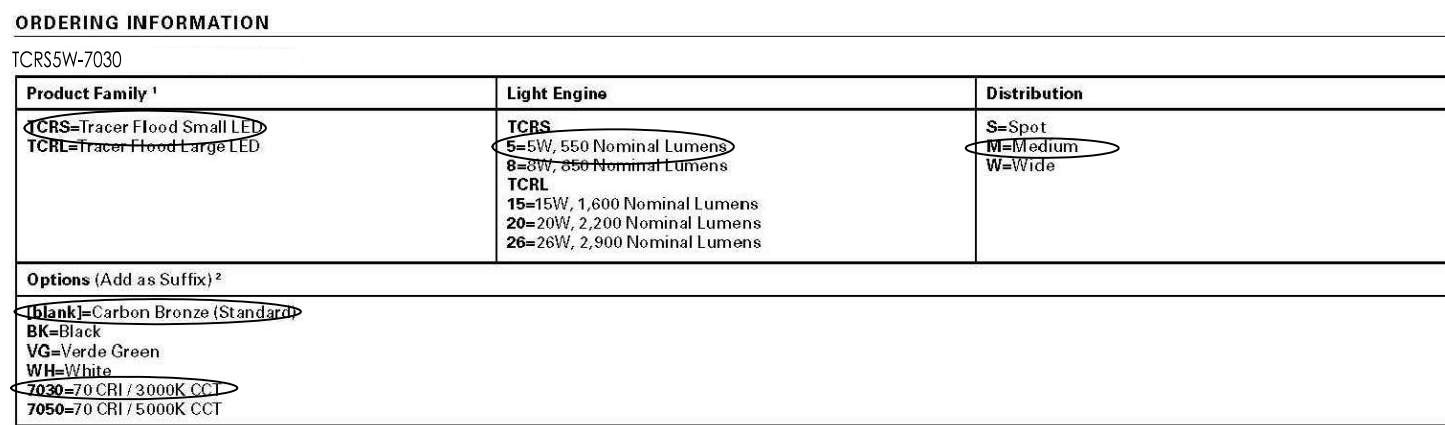
*TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE NO. 6 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.



1. 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 ([HTTP://NJAES.RUTGERS.EDU/COUNTY](http://njaes.rutgers.edu/county)). FERTILIZER SHALL BE APPLIED AS A RATE OF 500 LBS. PER ACRE OR 11 LBS. PER 1,000 S.F. OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AT A RATE OF 2 TONS/ACRE UNLESS SOIL TESTING 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.
2. WORK LIMES AND FERTILIZER INTO THE SOIL 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.
3. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.
4. SOILS HIGH IN SULFIDES OR HAVING A pH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF ACID PRODUCING SOILS, PG. 1-1.
5. APPLY SEED MIXTURE: PERENNIAL RYEGRASS AT 100 LBS./ACRE (1 LB./1,000 S.F.).
6. MULCH WITH UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1 ½ TO 2 TONS PER ACRE (70 TO 90 LBS./1,000 S.F.), 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. SOIL CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO PRESENCE OF WEED SEED.
7. PLANT SEED BETWEEN MARCH 1 AND APRIL 30 OR BETWEEN AUGUST 15 AND OCTOBER 1, IF POSSIBLE.

2. APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
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. FERTILIZER SHALL BE APPLIED AS A RATE OF 500 LBS. PER ACRE OR 11 LBS. PER 1,000 S.F. OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATE 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.
3. WORK LIME AND FERTILIZER INTO 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.
4. 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 PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.
5. APPLY SEED MIXTURE: HARD FESCUE SEED AT 3 LBS./1,000 S.F., STRONG CREEPING RED FESCUE SEED AT 1 LBS./1,000 S.F. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS./1,000 S.F.
6. MULCH WITH UNROTTED SMALL GRASS STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1½ TO 2 TONS PER ACRE (70 TO 90 LBS./1,000 S.F.), 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-BLOERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO PRESENCE OF WEED SEED.
7. PLANT SEED BETWEEN MARCH 1 AND APRIL 30 OR BETWEEN AUGUST 15 AND OCTOBER 1, IF POSSIBLE.

1. PROVIDE MULCH-ONLY STABILIZATION DURING THE NON-GROWING SEASON OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD OF TIME UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED.
2. UNROTTED SMALL-GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 LBS. PER 1,000 S.F. 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.
3. CONTRACTOR TO MAINTAIN MULCH OVER BARE SOIL UNTIL TEMPORARY SEEDING STABILIZATION CAN BE ESTABLISHED.
4. APPLY WOOD-FIBER OR PAPER-FIBER MULCH AT A RATE OF 1,500 LBS. PER ACRE (OR ACCORDING TO MANUFACTURER'S RECOMMENDATIONS) MAY BE APPLIED BY A HYDROSEEDER.

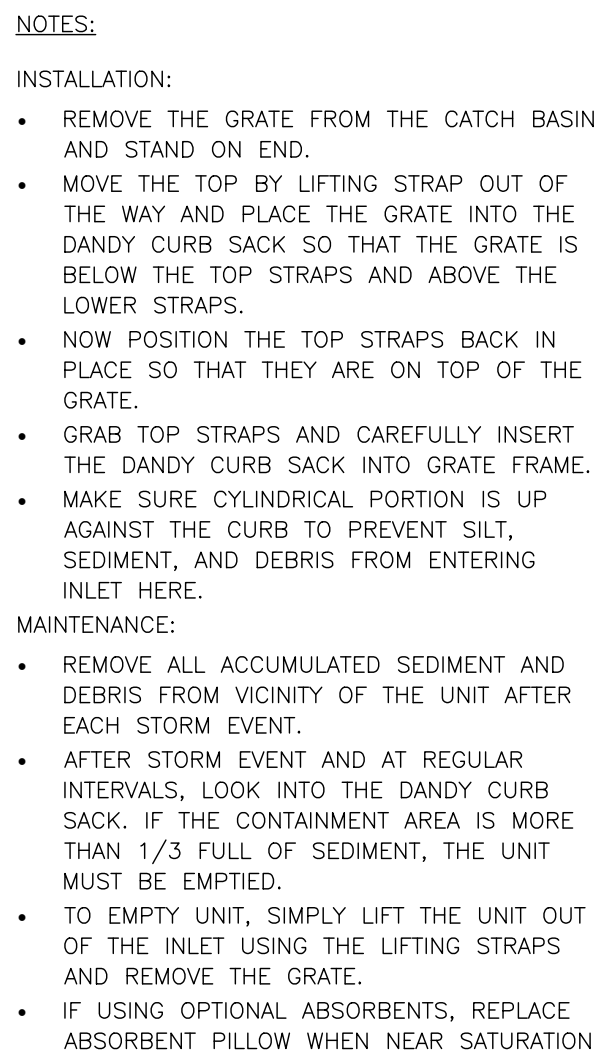


N.T.S.



N.T.S.

(BY OTHERS, SEE SIGNAGE PACKAGE FOR ADDITIONAL DETAILING)



N.T.S.



3400 WEST CHESTER PIKE, SUITE 100
NEWTOWN SQUARE, PA 19073
(610) 810-3290

WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION
OF EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S SURFACE
ANYWHERE IN THE STATE.

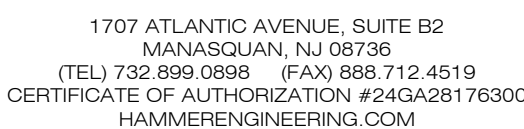
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NO.	DATE	ISSUE OR REVISION	BY
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PROJECT: SITE PLAN
NORTH BRUNSWICK
Rt 130 MONUMENT
DISPLAY

LOCATION:
100 FIDELITY PLAZA
BLOCK 143, LOT 24.06
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NJ

CONSTRUCTION NOTES & DETAILS



NJ LICENSE NUMBER 55283 PA LICENSE NUMBER 91368
NY LICENSE NUMBER 102666 CT LICENSE NUMBER 34780

DRAWN BY: MDS	CHECKED BY: CLM	DRAWING NUMBER: SP-06
SCALE: N.T.S.		
JOB NUMBER: 20141	DATE: 11.12.20	SHEET 06 OF 06