

- GENERAL NOTES :**
- PROPERTY KNOWN AS LOTS 4.02, 11, & 12 IN BLOCK 82, TAX MAP SHT. 21, TOWNSHIP OF NORTH BRUNSWICK, CONTAINING A TOTAL OF 0.64 ACRES MORE OR LESS.
 - THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING MUNICIPAL AND OTHER AGENCY REVIEW AND APPROVAL. THEY SHALL NOT BE UTILIZED AS A CONSTRUCTION DOCUMENT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWING AND EACH DRAWING HAS BEEN REVISED TO INDICATE 'ISSUED FOR CONSTRUCTION'.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS FROM A SURVEY ENTITLED "PLAN OF SURVEY, TAX MAP LOTS 4.02, 11, & 12, BLOCK 82, PREPARED BY AMERTECH ENGINEERING INC., DATED JANUARY 28, 2019 (JOB #19-003).
 - ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAD83 DATUM.
 - EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO EXCAVATION, WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION. TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIAL AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
 - THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF IN THE OPINION OF THE CONTRACTOR SUCH CONDITIONS SHOULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
 - ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - UNIFORM CONSTRUCTION CODE AND BARRIER-FREE DESIGN REGULATIONS AS CURRENTLY AMENDED.
 - ANY OTHER FEDERAL OR STATE OR MUNICIPAL REGULATIONS AS APPLICABLE.
 - BARRIER-FREE FACILITIES, INCLUDING PARKING SPACES AND RAMPS, SHALL BE PROVIDED AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT OF 1991, AS CURRENTLY AMENDED OR REVISED.
 - THE PROPOSED BUILDING WILL BE SERVICED BY THE PUBLIC SEWER AND WATER SYSTEMS AVAILABLE WHICH WILL BE OWNED AND OPERATED BY THE TOWNSHIP.
 - DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
 - THE BUILDING FOOTPRINT SHOWN ON THIS PLAN INDICATE FOUNDATION DIMENSIONS ONLY AND DO NOT REPRESENT STRUCTURAL FEATURES, OVERHANGS, ADDITIONS ETC. ABOVE. (SEE ARCHITECTURAL PLANS)
 - ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE N.J.DOT "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AS CURRENTLY AMENDED OR REVISED.
 - ALL EXISTING STRUCTURES WITHIN THE DISTURBED AREA ON THE PROPERTY AND UNDER/ABOVE GROUND UTILITIES LOCATED ON THE TRACT ARE PROPOSED TO BE REMOVED IN THEIR ENTIRETY. ALL ACTIVITIES ARE TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIP, COUNTY, AND STATE AND/OR ANY OTHER APPLICABLE GOVERNING BODIES STANDARDS.
 - DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TV TO BE PROVIDED BY RESPECTIVE UTILITIES COMPANIES. ALL PROPOSED UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND.
 - RECYCLING AND REFUSE DISPOSAL SHALL BE CONTRACTED BY OWNER THROUGH PRIVATE HAULER.
 - ALL WATER SERVICES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP AND THE WATER PURVEYOR, IF APPLICABLE.
 - REQUIRED CURB SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THE BITUMINOUS BASE COURSES. ANY REQUIRED REPAIRS TO CURBS WHICH ARE NOT SUITABLE FOR ACCEPTANCE SHALL BE MADE PRIOR TO CONSTRUCTION OF FINAL PAVEMENT WEARING COURSE.
 - ALL SANITARY SEWER PIPING AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH BRUNSWICK TOWNSHIP SEWER DEPARTMENT.
 - TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED WITHIN THE SITE SO AS TO PROVIDE A MINIMUM OF FOUR (4) INCHES OF COVER TO ALL DISTURBED AREAS AND SHALL BE STABILIZED BY SO2, SEEDING OR PLANTINGS.
 - ALL CLEARING & GRADING TO BE PERFORMED IN STRICT CONFORMANCE WITH NORTH BRUNSWICK ORDINANCES, & WITH THE SECTION OF THE N.J.DOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION, ENTITLED "EARTHWORK".
 - NO EXCAVATED MATERIALS MAY BE REMOVED FROM THE SITE WITHOUT PRIOR APPROVAL OF THE TOWNSHIP ENGINEER. ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED & PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE REGULATIONS.
 - SITE GRADING & UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION & TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL & UNDISTURBED.
 - THESE NOTES APPLY TO ALL SHEETS IN THIS SET OF PLANS.

PROPERTY OWNERS WITHIN 200':

81	2	Harvey Paul & Ramdean Denise 1108 Forest Haven Blvd Edison, NJ 08817	81	12.01	Coruso Donald & Coruso Beth 1035 Cozzens Lane North Brunswick, NJ 08902
81	5.02	Koosman Jeremiah A & Nyame Rita 1030 Spring St North Brunswick, NJ 08902	83	8.01	Pringwall Joseph & Connie 43 Woodland Ave North Brunswick, NJ 08902
83	9	Suznowski Daniel & Patricia 1078 Apache St North Brunswick, NJ 08902	82	10.01	Hess Retail Stores LLC CO Hess Corp 339 South Main St Findlay, OH 45840
82	4.02	Smart Apache LLC 1020 Apache St North Brunswick, NJ 08902	83	2	Palomo Abel & Lemus Maria & Palomo W 1048 Grove Ave North Brunswick, NJ 08902
82	12	Smart Apache LLC 1020 Apache St North Brunswick, NJ 08902	83	1	Martin Trio LLC 182 Evergreen St Staten Island, NY 10308
81	5.01	Chenoweth S & Kolbert D 1020 Spring St North Brunswick, NJ 08902	83	3	Gomez Felix & Deyalis 1036 Grove St North Brunswick, NJ 08902
81	13	Bolozadeh Juliana 5 Highland Commons North Brunswick, NJ 08902	81	6.01	Valentino Soteli & Aaha Madduru 1010 Spring St North Brunswick, NJ 08902
82	1	Parillo Anne & Barbara & John & Ronald 1040 Spring St North Brunswick, NJ 08902	82	13	Pasone Patricia 1035 Spring St North Brunswick, NJ 08902
82	4.01	Palato Joseph & Denise 3752 Highway 85 N PHE4542 Crestview, FL 32536	82	11	Smart Apache LLC 1020 Apache St North Brunswick, NJ 08902
83	11	Dove Road & Varshati 1027 Apache St North Brunswick, NJ 08902	81	3	Harvey Paul & Ramdean Denise 1108 Forest Haven Blvd Edison, NJ 08817
83	10	Pringwall Joseph & Connie 43 Woodland Ave North Brunswick, NJ 08902	81	14	Dallo Ben & Delina Jane 1035 Cozzens Ave North Brunswick, NJ 08902
83	5.01	Pringwall Joseph & Connie 43 Woodland Ave #2 North Brunswick, NJ 08902	82	2	Kiretski Sarah 34 Harrison Ave Milltown, NJ 08850
82	7.01	Hess Retail Stores LLC CO Hess Corp 1033 Apache St Findlay, OH 04548	83	12	Robinson Samuel 1833 Apache St North Brunswick, NJ 08902
81	4.01	Toth Barbara Sue 1040 Spring St North Brunswick, NJ 08902	83	4	Lamanna Peter & Donna 1030 Grove St North Brunswick, NJ 08902

UTILITIES COMPANIES TO BE NOTIFY

- N.T.S.
- Middlesex County Planning Board
 - County Administration Building
 - 5th Floor
 - 75 Bayard St
 - New Brunswick, NJ 08901
 - North Brunswick Township
 - 710 Harmon Road
 - New Brunswick, NJ 08902
 - Attn: Township Clerk
 - Public Works Electric & Gas Co
 - Manager - Corporate Properties
 - 60 Park Place, 100
 - Newark, NJ 07102
 - Verizon
 - NJ Com. Tax Administration
 - Broad St - Room 305
 - Newark, NJ 07101
 - Cablevision of Raritan Valley
 - 275 Centennial Ave
 - ON 6805
 - Phillipsburg, NJ 08855-6805
 - Attn: Margulite Freudenfeld
 - Department of Transportation
 - State of NJ
 - 1030 Parkway Ave
 - Trenton, NJ 08625
 - Construction Department Mr. Tim Allen
 - Items Eastern Transmission
 - 501 Coalgate Ave
 - South Plainfield, NJ 07080
 - Sunoco Pipeline L.P.
 - Right of Way
 - Montvale Complex
 - 525 Fritstown Rd
 - SpRING Spring, PA 19008

PARKING ANALYSIS:

EXISTING USE:
OFFICE/AUTOMOTIVE REPAIR SHOP (±2400sf **)
REQUIRED = 1 SPACE FOR EACH BAY (2 BAYS/4 LEFT = 4 SPACES) + ONE SPACE FOR EACH EMPLOYEE (5 EMPLOYEES = 2 SPACE) = 11 SPACES
PROVIDED = EXISTING PARKING AREA = 9 SPACES

PROPOSED USE:
EXISTING OFFICE/AUTOMOTIVE REPAIR SHOP (±2400sf **)
REQUIRED = 1 SPACE FOR EACH BAY (2 BAYS/2 LEFT = 2 SPACES) + ONE SPACE FOR EACH EMPLOYEE (5 EMPLOYEES SPACES) + ONE SPACE FOR EACH 200 SF (800SF/200SF = 4 SPACES) = 11 SPACES
PROVIDED = 16 SPACES

** Area Calculated in accordance with Art. III, Section 205-6: Gross Floor Area
The area of all floors of a building, measured from the interior walls of each story of a building.

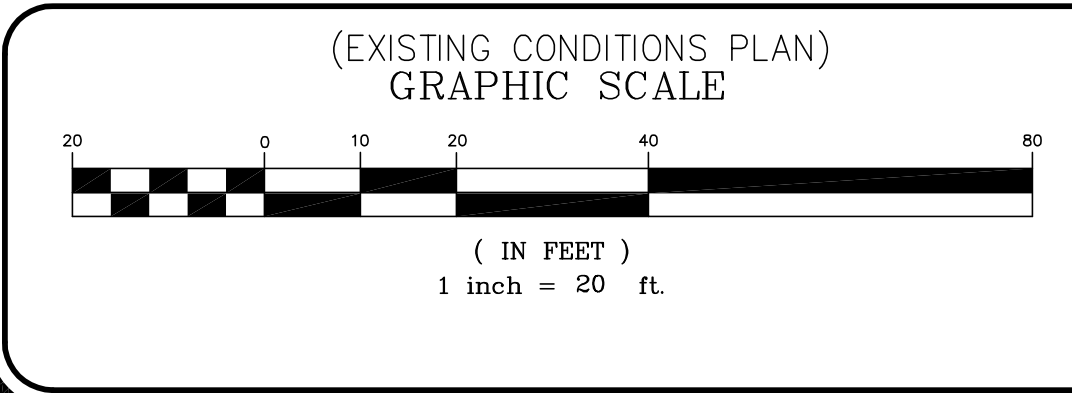
TOTAL PARKING REQUIRED ON SITE = 11 SPACES (9X18)
TOTAL PARKING PROVIDED ON SITE = 16 SPACES (9X18)

ZONING DATA - R-3 (RESIDENTIAL DISTRICT)

SITE DATA	REQUIRED (R-3)	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 S.F.	28,000 S.F. (FUTURE LOT 12.01)	28,000 S.F. (FUTURE LOT 12.01)
MINIMUM LOT WIDTH	90 FT.	120 FT. (FUTURE LOT 12.01)	120 FT. (FUTURE LOT 12.01)
MINIMUM LOT DEPTH	90 FT.	200 FT. (FUTURE LOT 12.01)	200 FT. (FUTURE LOT 12.01)
MINIMUM FRONT YARD SETBACK	35 FT.	36.1 FT.	36.1 FT.
MINIMUM SIDE YARD SETBACK (one/both)	8 FT. / 20 FT.	49.8 FT. / 99.9 FT.	49.8 FT. / 99.9 FT.
MINIMUM REAR YARD SETBACK	40 FT. (20% OF DEPTH)	NA	NA
MAXIMUM BUILDING HEIGHT	30 FT. or 2 1/2 STORIES	±14 FT. / 1 STORY	±14 FT. / 1 STORY
MAXIMUM BUILDING COVER	25%	8.6%	8.6%
MAXIMUM IMPERVIOUS COVER	60%	32.4% (STONE/GRAVEL NOT INCLUDED) 9,070 SF 0.21 AC.	45.51% (STONE/GRAVEL NOT INCLUDED) 12,742 SF 0.29 AC.

- VARIANCE / WAIVER LISTING**
- VARIANCE REQUESTED FOR USE WHERE OFFICE/AUTOMOTIVE REPAIR SHOP IS NOT A PERMITTED USE IN THE R-3 ZONE. [205-65]
 - VARIANCE REQUESTED FOR 4 FT BUFFER PROVIDED FOR PROPOSED COMMERCIAL DEVELOPMENT WHERE ADDITIONAL 30 FT BUFFER STRIP REQUIRED TO BE ADDED TO THE REAR OR SIDE YARD. [205-66.1]
 - VARIANCE REQUESTED FOR PRE-EXISTING CONDITION OF THE DRIVEWAY LOCATED 68.5 FT AWAY FROM THE INTERSECTION OF TWO PUBLIC STREETS WHERE REQUIRED IS 100 FT. [205-97.8]

The undersigned Engineer certifies that the plan complies with the New Jersey Barrier Free Subcode and the Americans with Disabilities Act Accessibility Guidelines.



OWNER:
Smart Apache LLC
1020 Apache St.
No. Brunswick, NJ 08902
TEL: (732) 297-5908

APPLICANT:
Carone Auto LLC
1020 Apache St.
No. Brunswick, NJ 08902

NO.	REVISION	DATE	Dr/Ck
1	REVISED PARKING LAYOUT	2-26-2021	KP/SA

CAD#:	DESIGN BY:	DATE:
19003-Sht 1	SA	10-15-2019
PB#:	DRAWN BY:	SCALE:
	KP	1" = 20'
BOOK#:	Checked by:	FILE NO.:
	SA	ENG/19-003

AMERTECH ENGINEERING INC.
ENGINEERS, SURVEYORS AND PLANNERS

257 ROOSEVELT AVENUE, NORTH BRUNSWICK, NJ 08902
(732) 698-3035 • FAX (732) 248-0300 • www.amertechengineering.com

SHARIF H. ALY
New Jersey Professional Engineer Lic. No. 34669

USE VARIANCE / MAJOR SITE PLAN

1020 Apache Street
Lots 4.02, 11, & 12, Block 82
North Brunswick, Middlesex County, New Jersey

COVER SHEET

EXISTING CONDITIONS

1 / 3

SHEET INDEX

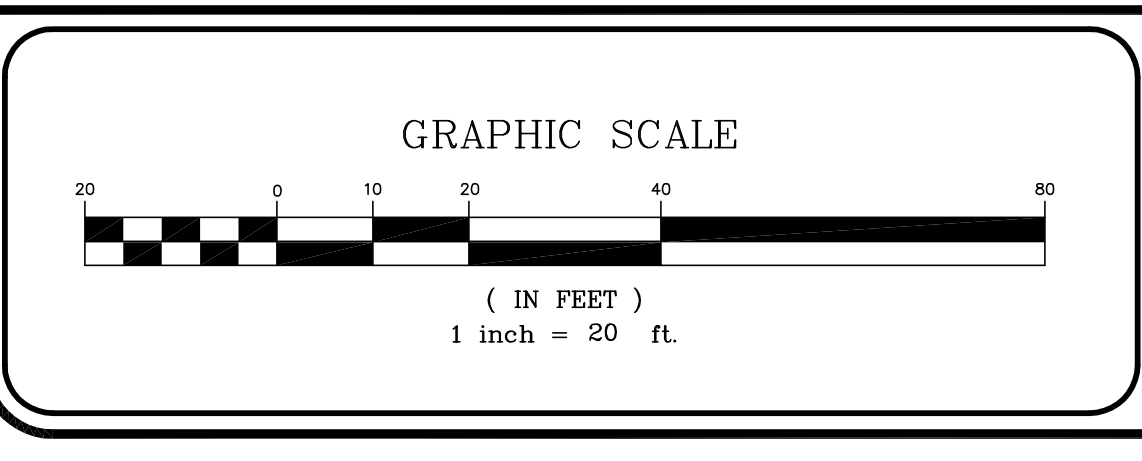
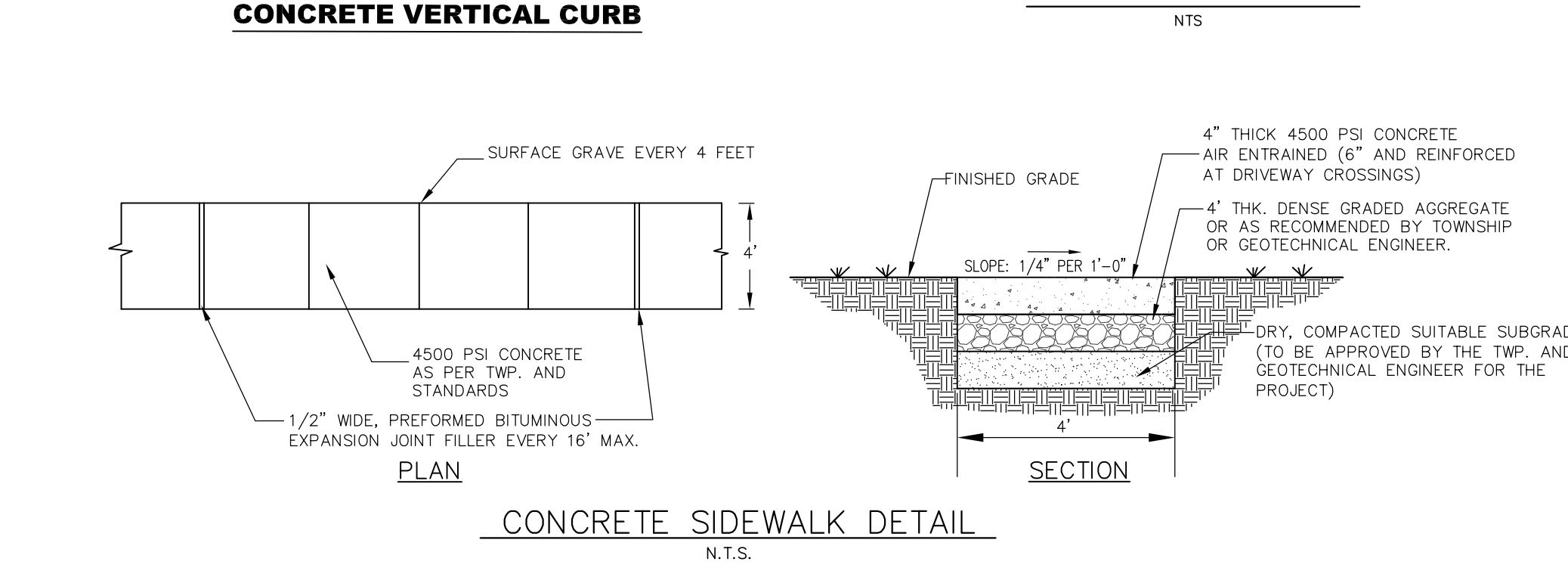
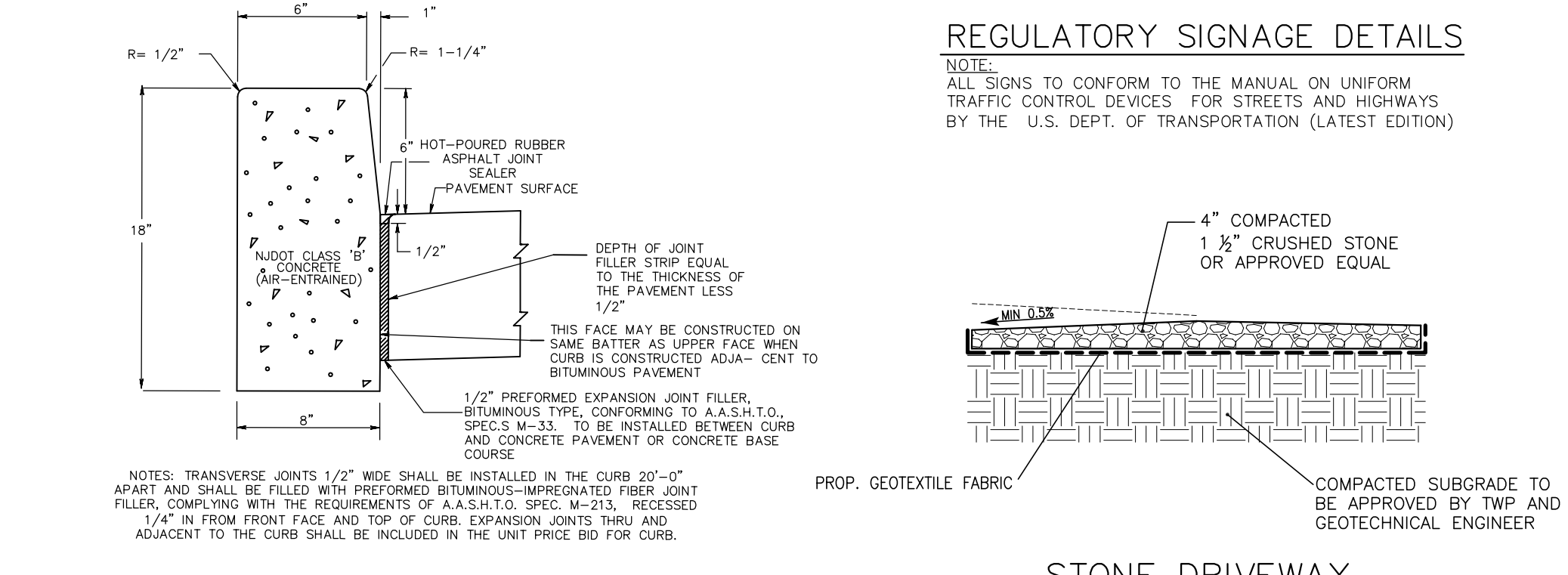
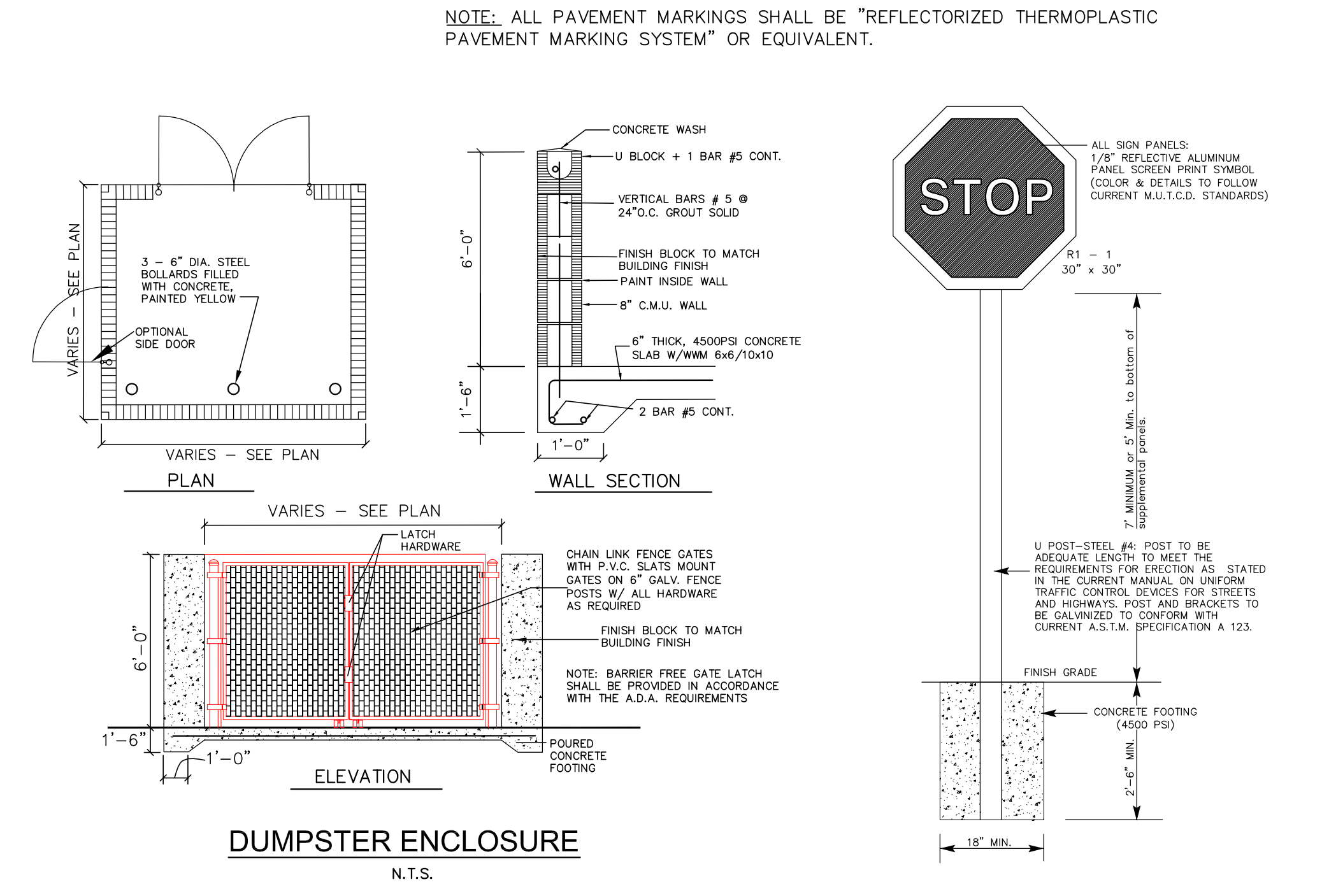
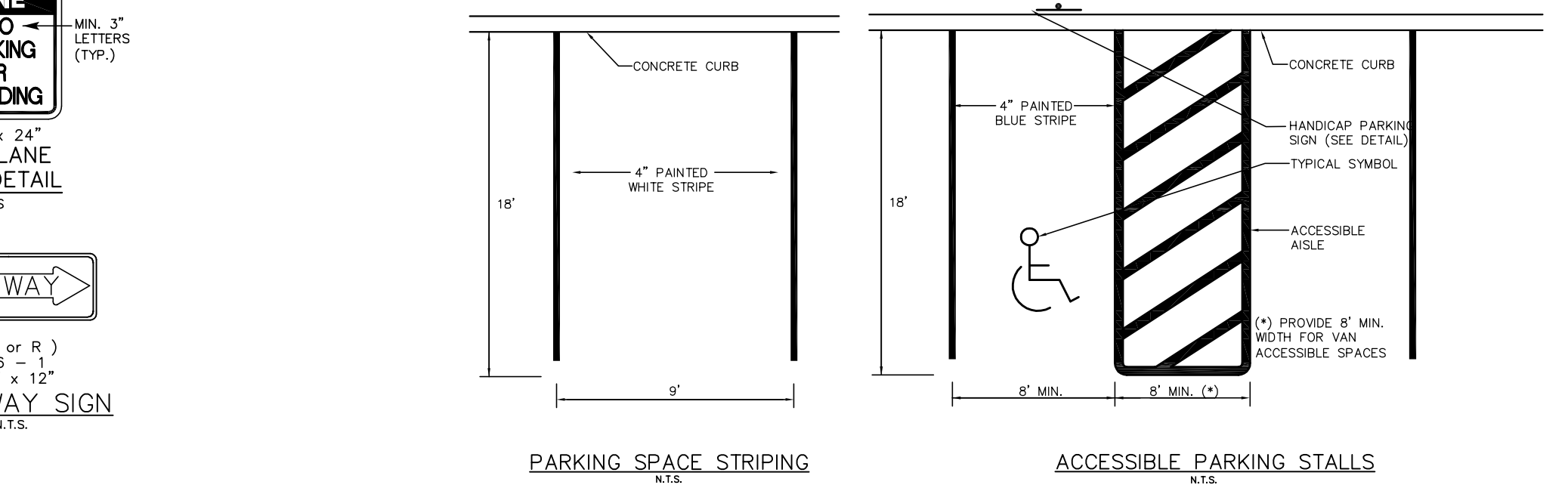
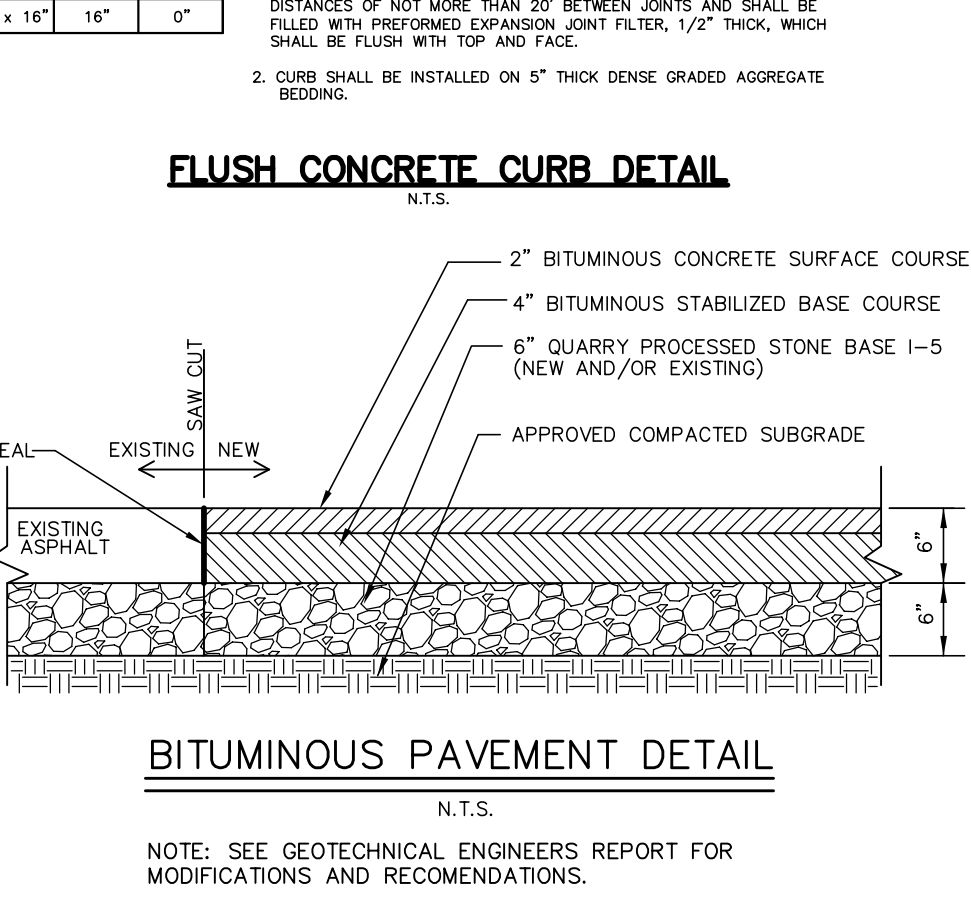
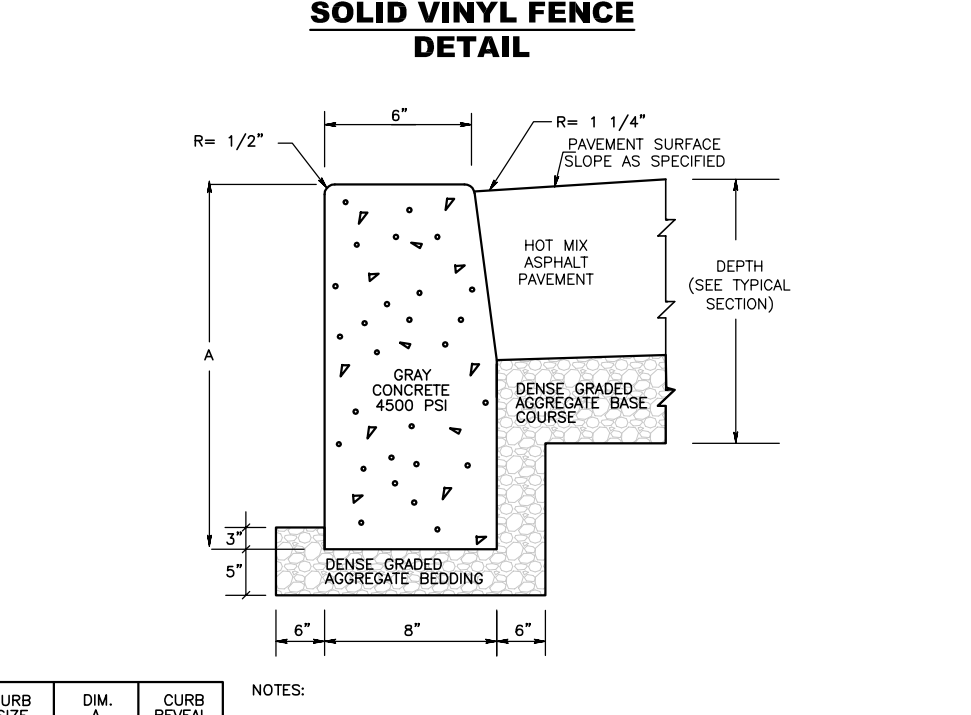
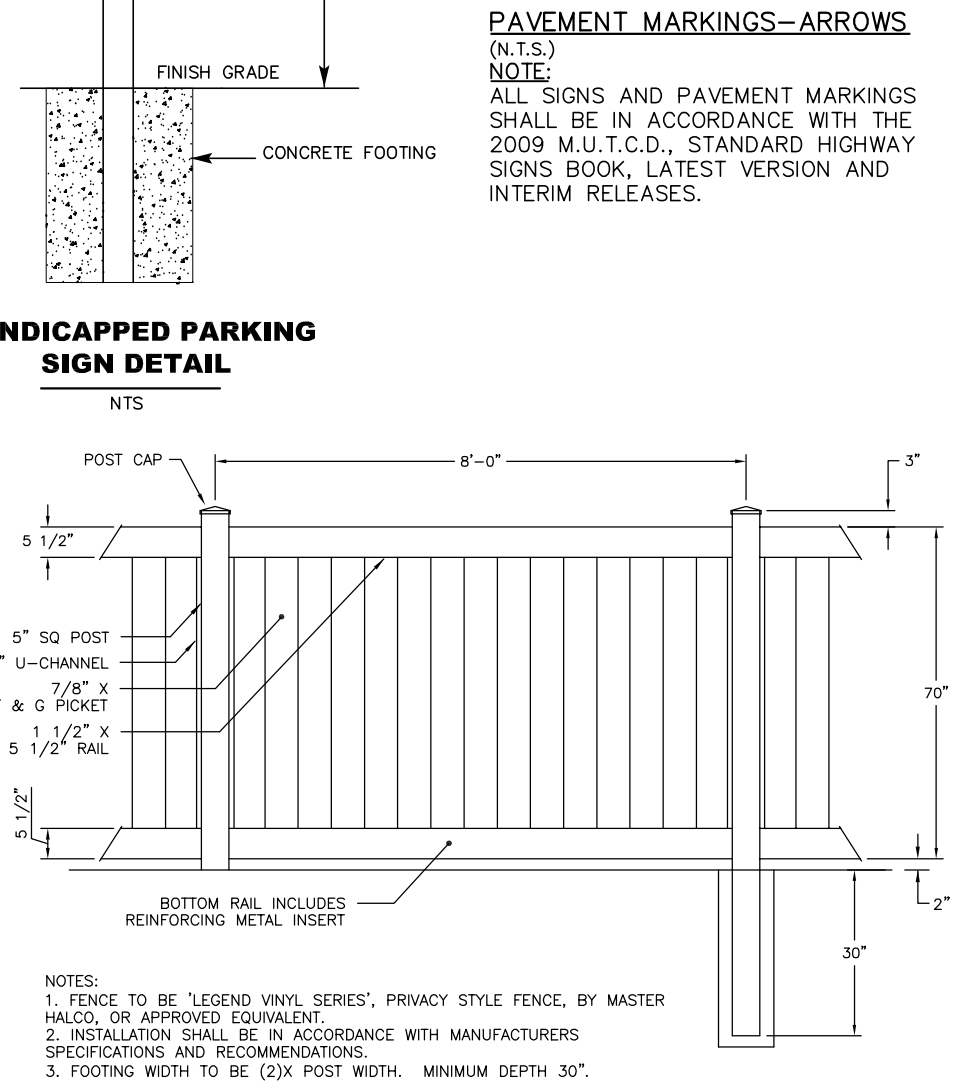
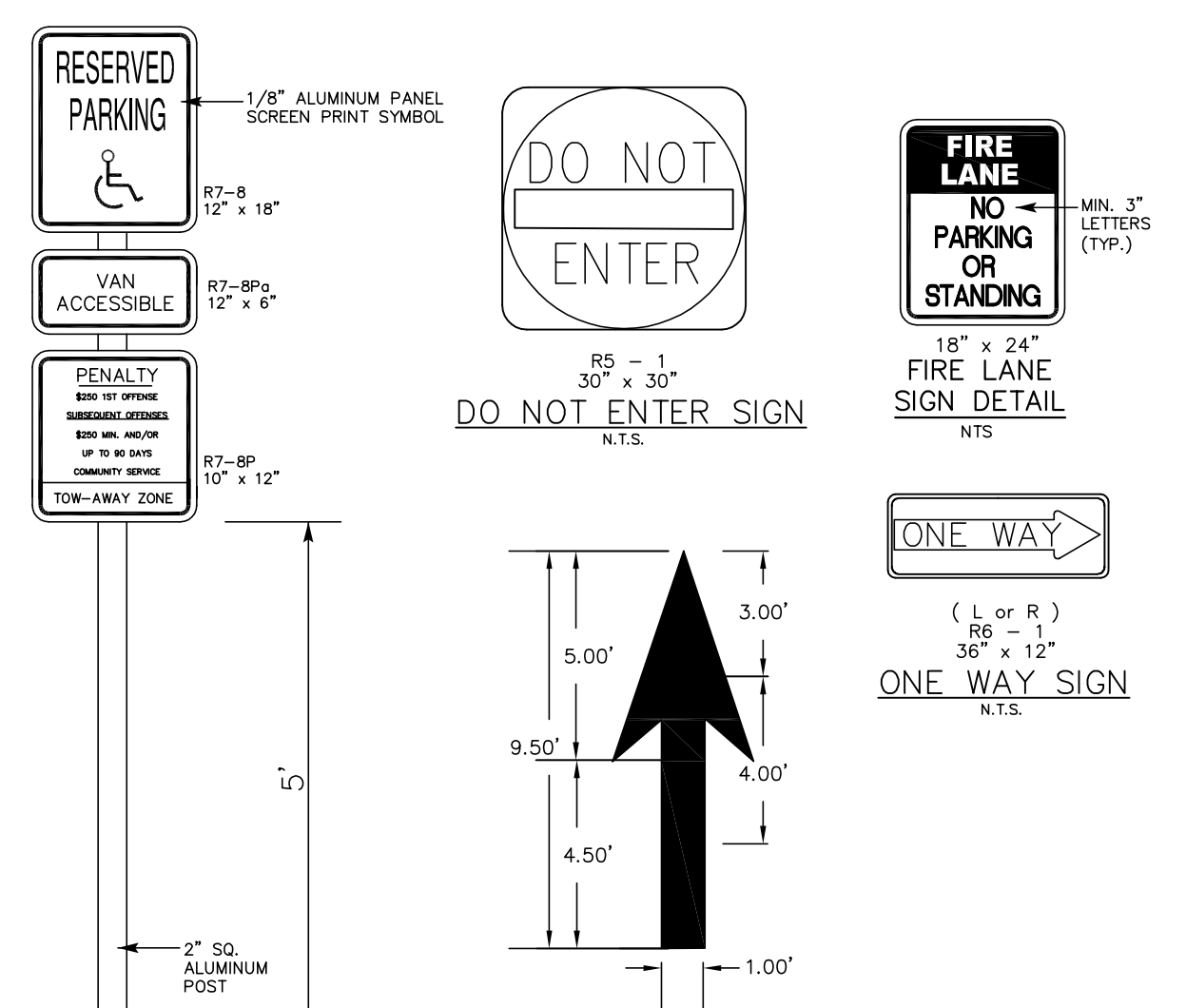
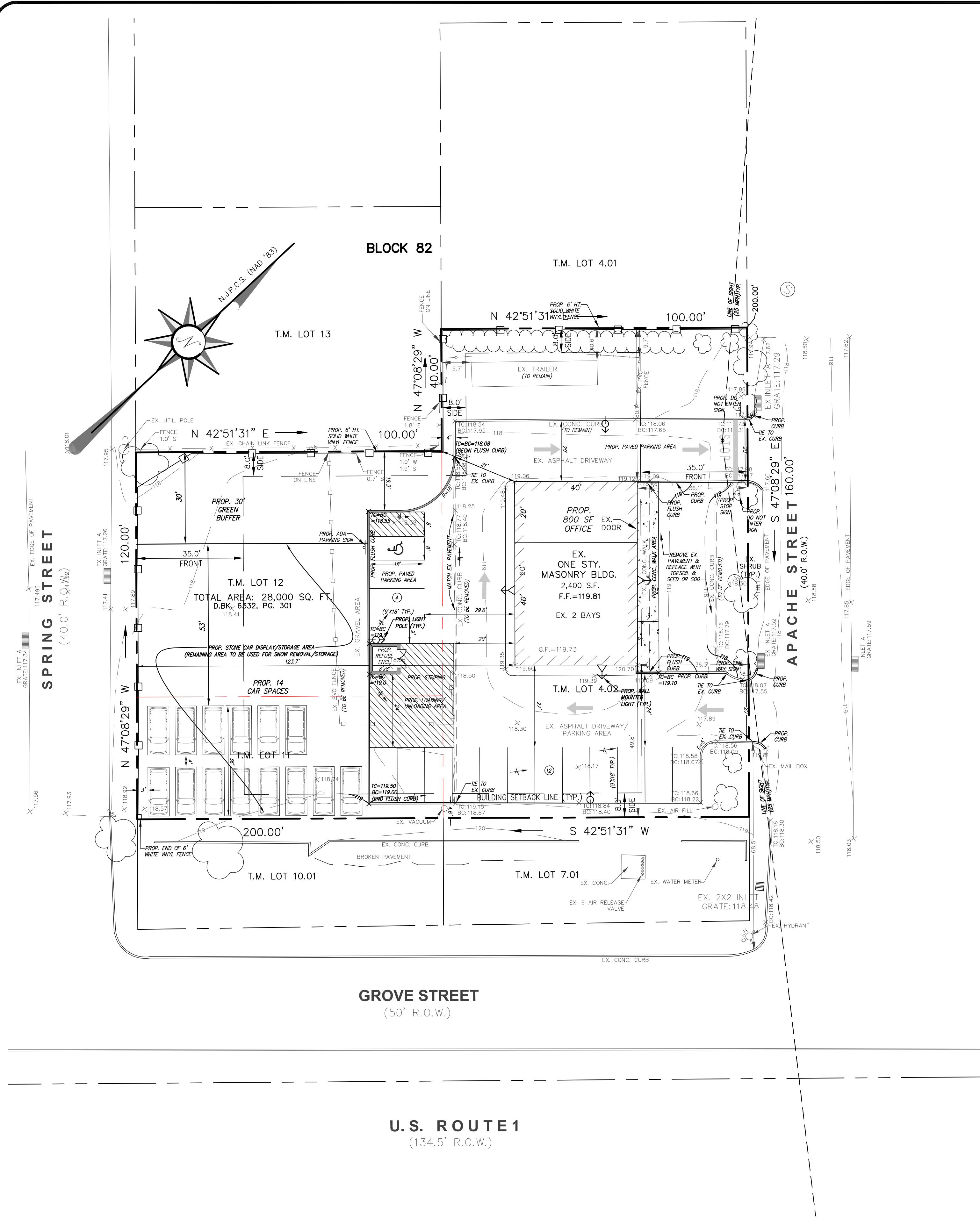
SHT NO.	DESCRIPTION
1	COVER SHEET/ EXISTING CONDITIONS
2	SITE PLAN
3	LANDSCAPING & LIGHTING PLAN

UNDER SEPARATE COVER
1) BOUNDARY LINE TOPOGRAPHIC SURVEY PLAN SHT 1 OF 1

APPROVED BY THE ZONING BOARD OF NORTH BRUNSWICK ON _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____



OWNER:
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No. Brunswick, NJ 08902
TEL: (732) 297-5908

APPLICANT:
Carone Auto LLC
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No. Brunswick, NJ 08902

NO.	REVISION	DATE	Dr/Ck
1	REVISED PARKING LAYOUT	2-26-2021	KP/SA

CAD#:	DESIGN BY:	DATE:
19003-Sht 2	SA	10-15-2019
PB#:	DRAWN BY:	SCALE:
	KP	1" = 20'
BOOK#:	Checked by:	FILE NO.:
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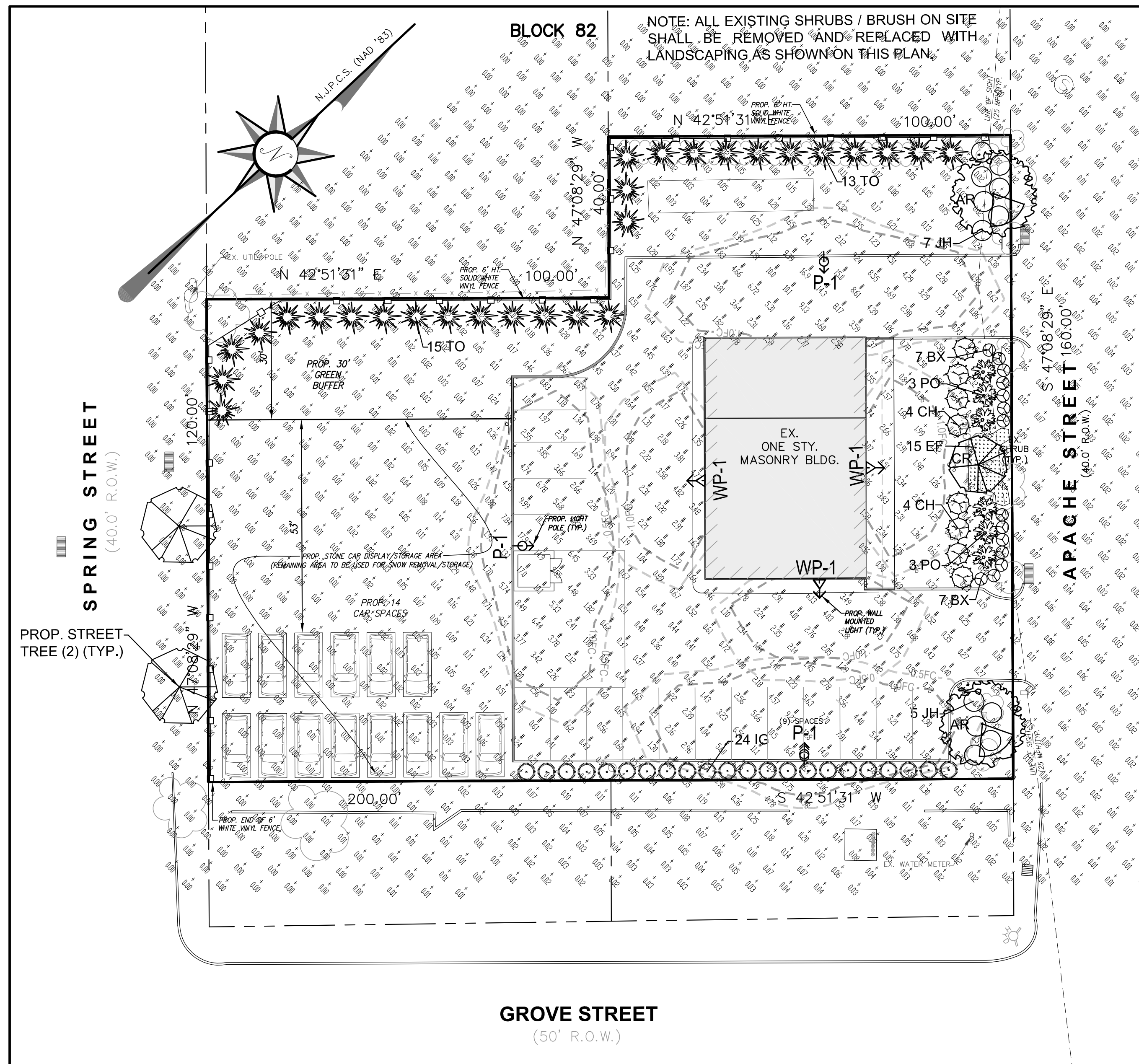
USE VARIANCE / MAJOR SITE PLAN

1020 Apache Street
Lots 4.02, 11, & 12, Block 82
North Brunswick, Middlesex County, New Jersey

SITE PLAN

JOB #:
19-003

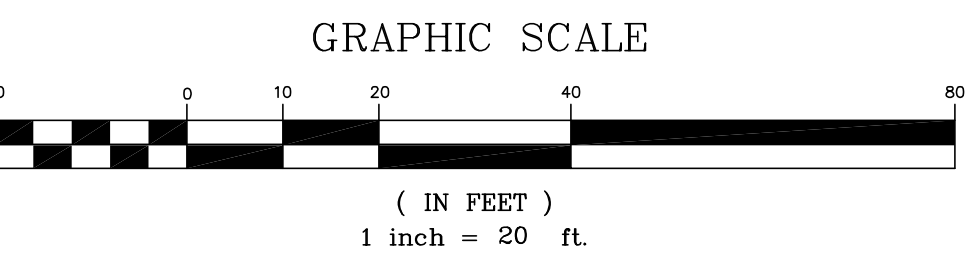
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CALCULATION SUMMARY									
AREA NAME	DIMENSIONS	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Site	279.59x327.00ft	1049	6.00	<+>	0.22	16.37	0.00	N/A	N/A
		276	6.00	<#> PARKING AREA	2.92	17.88	0.14	125.55	20.50

Apache Street (19-003) LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	QTY
P-1	⊙	American Electr PM Type2 (1) "A-2" ATBO 30BLEDE10 XXXXX R2 3K HSS	(1) LED	10,947	PM 12FT	3
WP-1	⊙	Holophone WM-Security (1) "WP" W4GLE100C000 30K T3M	(1) LED	3139	WM-8FT	3



NO.	REVISION	DATE	Dr/Ck
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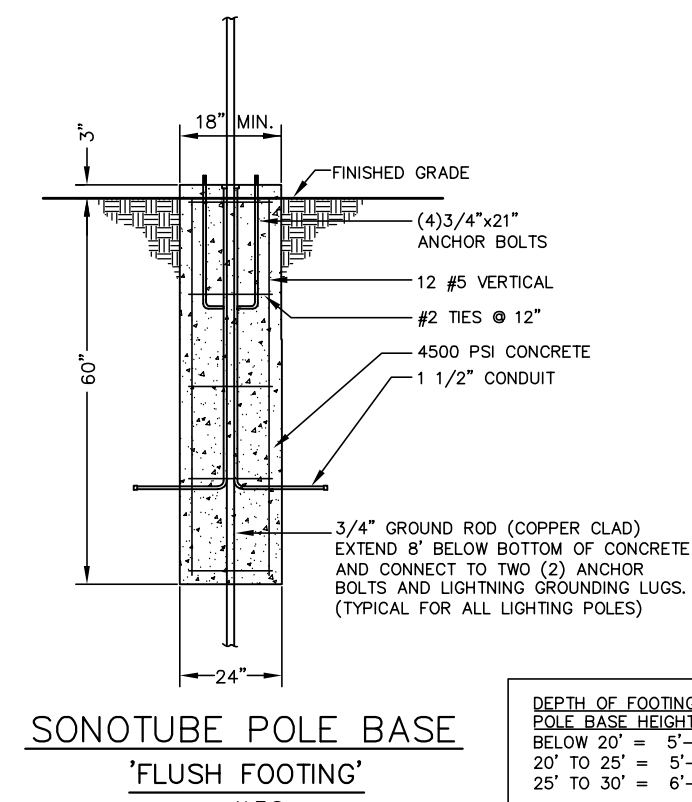
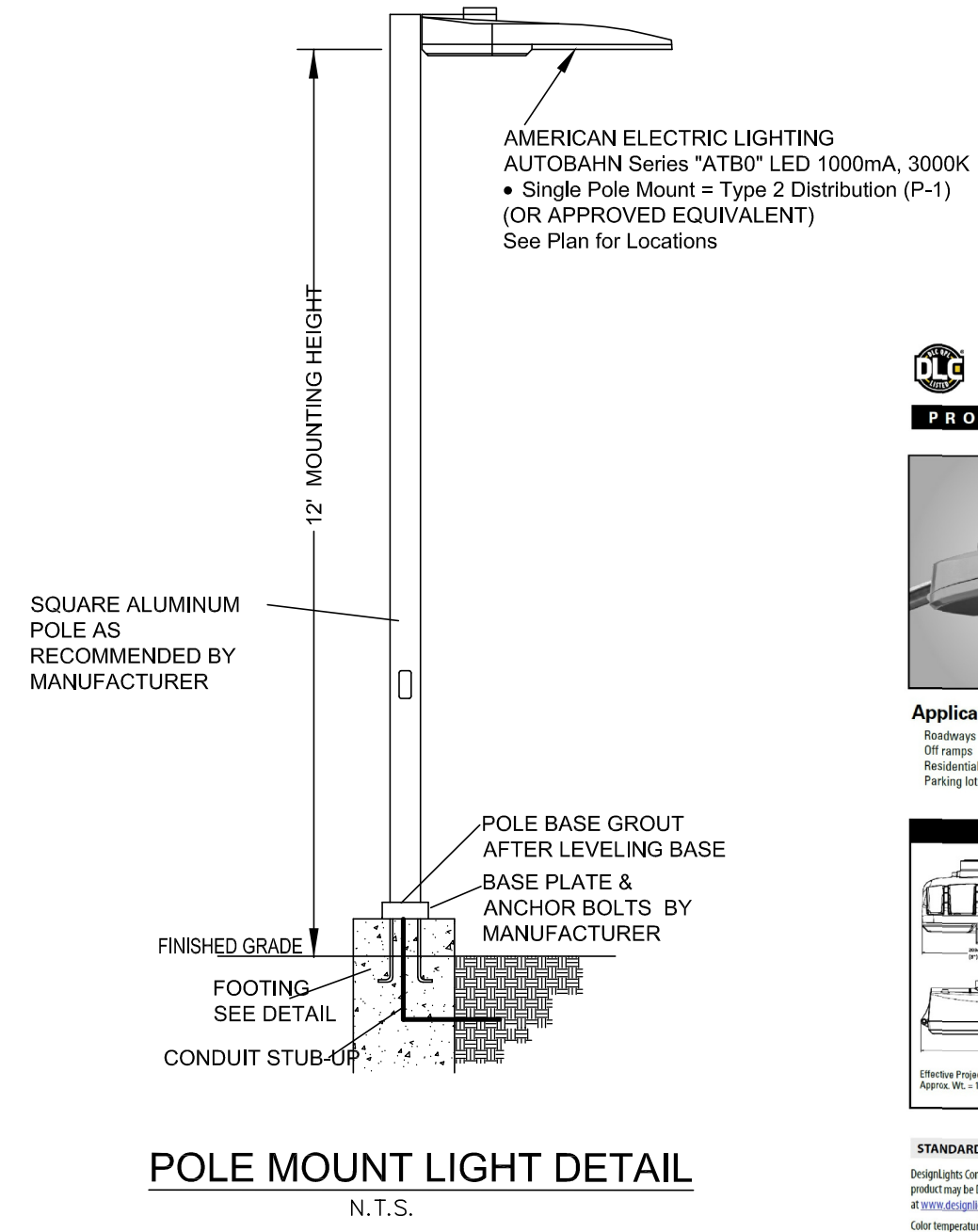
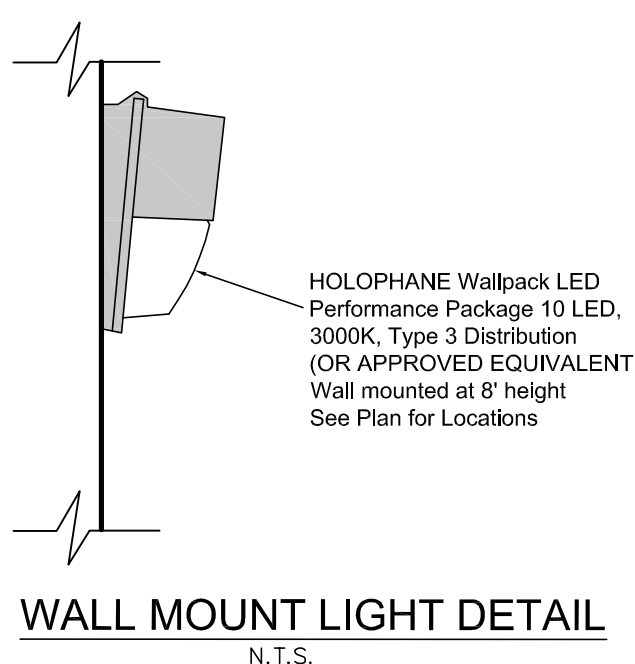
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1020 Apache Street
Lots 4.02, 11, & 12, Block 82
North Brunswick, Middlesex County, New Jersey

LANDSCAPING & LIGHTING PLAN

JOB #:	19-003
3	
3	



Autobahn Series ATBO
Roadway Lighting

PRODUCT OVERVIEW

Features:

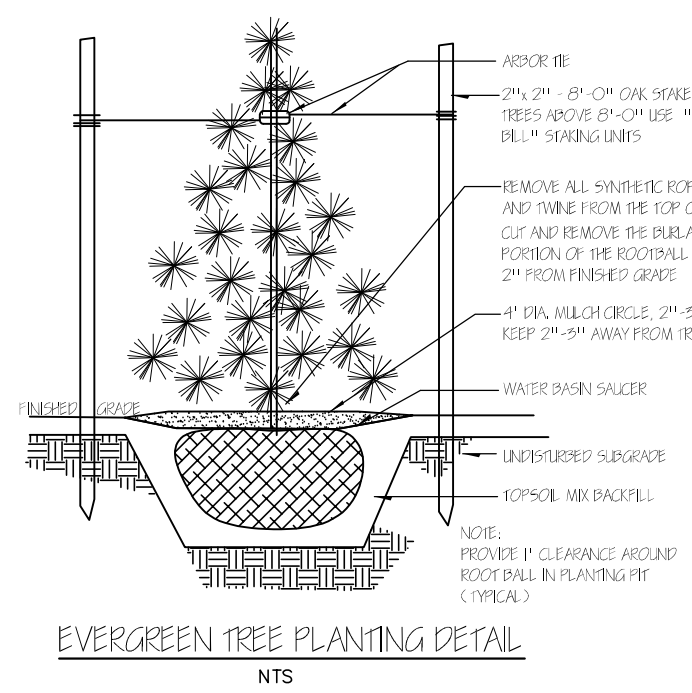
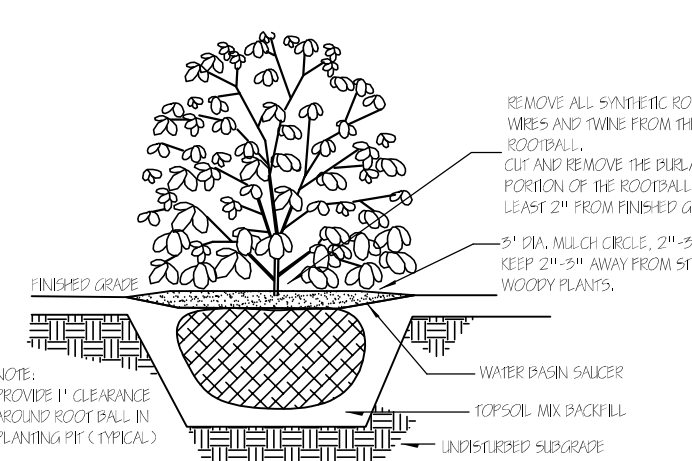
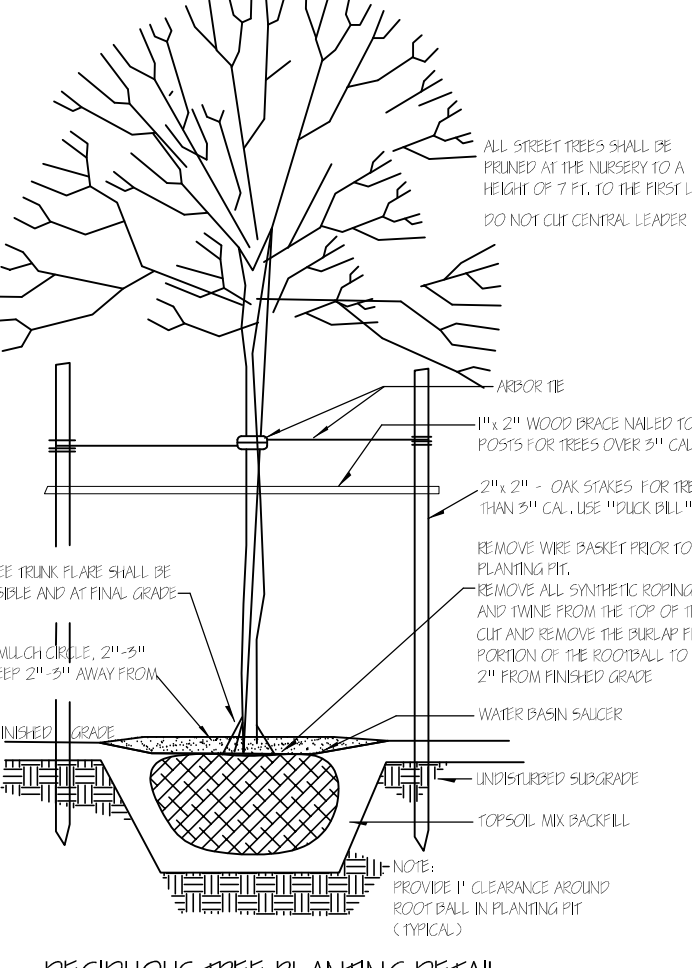
- OPTICAL:** Same Light Performance compared to 10,000 FT candle luminaire. High output, omnidirectional, 3000K, 7000 lumens, 3000, 1000 lumens or optional 2000, 3000 lumens. High output, omnidirectional, 3000K, 7000 lumens, 3000, 1000 lumens or optional 2000, 3000 lumens. High output, omnidirectional, 3000K, 7000 lumens, 3000, 1000 lumens or optional 2000, 3000 lumens.
- ELECTRICAL:** Operates on 120V AC, 60 Hz, 1000W. 1000W luminaire with 1000W LED. 1000W luminaire with 1000W LED. 1000W luminaire with 1000W LED.
- MECHANICAL:** Includes 1000W LED luminaire with 1000W LED. Includes 1000W LED luminaire with 1000W LED. Includes 1000W LED luminaire with 1000W LED.
- CONTENTS:** Includes 1000W LED luminaire with 1000W LED. Includes 1000W LED luminaire with 1000W LED. Includes 1000W LED luminaire with 1000W LED.

STANDARDS: Holophone Corporation (HCP) quality products. For all areas of the product, Holophone Corporation (HCP) quality products. For all areas of the product, Holophone Corporation (HCP) quality products.

AEL

LANDSCAPE SCHEDULE

SYMBOL	KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE * SPACE * ROOT
AR	2	RED SUNSET MAPLE	ACER RUBRUM 'Red Sunset'	2 1/2" cal. * 50' o.c. * B & B	
CR	1	STELLAR PINK DOGWOOD	CORNUS X RUTGAN 'Stellar Pink'	2 1/2" cal. * as shown * B & B	
TO	28	DARK AMERICAN ARBORVITAE	THUJA OCCIDENTALIS 'Nigra'	5' - 6' ht. * 8' o.c. * B & B	
IG	24	SHAMROCK INKBERRY	ILEX GLABRA 'Shamrock'	18 - 24" ht. * 5' o.c. * 5 gal.	
CH	8	SLENDER HINKO FALSE CYPRESS	CHAMAECYPARIS OBTUSA 'Gracilis'	5' - 6' ht. * as shown * B & B	
PO	6	DIABLO NINEBARK	PHYSCARPUS OPULIFOLIUS 'Monlo'	24 - 30" ht. * 6' o.c. * 5 gal.	
BX	14	GREEN VELVET BOXWOOD	BUXUS x 'Green Velvet'	18 - 24" ht. * 3' o.c. * 5 gal.	
EF	15	PURPLELEAF WINTERCREEPER	EUONYMUS FORTUNEI 'Coloratus'	10 - 12" ht. * 3' o.c. * 1 gal.	
JH	12	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'Blue Chip'	12 - 15" ht. * 5' o.c. * 2 gal.	



- LANDSCAPING NOTES:**
- THIS PLAN IS TO BE USED FOR THE INSTALLATION OF LANDSCAPE MATERIALS ONLY. THIS PLAN IS NOT TO BE USED FOR THE PURPOSE OF CONSTRUCTION OR SURVEY INFORMATION.
 - THE CONTRACTOR SHALL EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF ALL UTILITIES, STRUCTURES, ETC. AND NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OR CONFLICTS ARE DISCOVERED PRIOR TO THE INSTALLATION OF ANY LANDSCAPING MATERIALS.
 - PLANT SPECIES, SIZE & SPACING OF LANDSCAPING SHOWN ON THIS PLAN MAY BE ALTERED AFTER THE APPROVAL ONLY AT THE DISCRETION OF THE TOWNSHIP PLANNING OFFICE, SHADE TREE COMMISSION OR OTHER AUTHORIZED AGENT OF THE TOWNSHIP AS FIELD CONDITIONS AND/OR AVAILABILITY WARRANTS.
 - PRIOR TO THE START OF WORK, ALL NECESSARY PERMITS ARE TO BE OBTAINED. NO PERSON SHALL CUT OR REMOVE ANY TREE WITHOUT FIRST OBTAINING AN APPROVED TREE PLAN. A TREE REMOVAL PERMIT SHALL BE SECURED PRIOR TO ANY SITE DISTURBANCE.
 - ALL PLANT MATERIAL IS TO BE FIRST QUALITY NURSERY GROWN STOCK.
 - ALL PLANT MATERIAL IS TO BE BACKFILLED WITH A 5:1 RATIO OF TOPSOIL/PEAT MOSS. ALSO 70% OF DEHYDRATED COW MANURE (TREES) AND 20% (SHRUBS) IS TO BE ADDED.
 - LAWN SHALL BE SEED OR SODED IN ACCORDANCE WITH SPECIFICATIONS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
 - ALL TREES ARE TO BE PROPERLY PLANTED, MULCHED, STAKED AND WRAPPED, AS SHOWN ON THE PLANTING DETAILS. ALL EXCESS MULCH ABOVE 4" SHALL BE REMOVED FROM AROUND THE STEM OF THE TREES AND PLANTS.
 - IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE QUANTITIES DEPICTED ON THE PLAN AND THE PLANT LIST, THE PLAN SHALL BE CONTROLLING.
 - ALL PLANTING MATERIALS AND PLANTING METHODS SHALL MEET OR EXCEED MUNICIPAL ORDINANCES AND THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN.
 - ALL STREET TREES SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF 2 YEARS, AND ALL OTHER PLANT MATERIAL FOR A PERIOD OF 1 YEAR, UPON FINAL ACCEPTANCE OF THE OWNER.
 - TREES SHALL BE LOCATED EIGHT FEET MINIMUM FROM A FIRE HYDRANT AND TWENTY-FIVE FEET FROM LIGHT POLES.
 - ALL NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL.
 - LANDSCAPING ALONG ANY PROPERTY LINE BUFFERS SHALL BE CONSTRUCTED AND IMMEDIATELY STABILIZED UPON START OF CONSTRUCTION.
 - WOODED AND/OR NATURAL AREAS, AND SPECIMEN TREES THAT ARE PROPOSED TO REMAIN SHALL BE STAKED OUT AND PROTECTED BY THE DIRECTION OF FENCING PRIOR TO THE START OF CLEARING OPERATIONS. NO DISTURBANCE SHALL OCCUR PRIOR TO INSPECTION BY THE TOWNSHIP ENGINEER AND THE ISSUANCE OF WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION. PROTECTIVE MEASURES SHALL REMAIN IN PLACE AND NOT BE ALTERED OR REMOVED WITHOUT THE APPROVAL OF THE TOWNSHIP ENGINEER.
 - ALL PRUNING SHALL BE PERFORMED AT THE NURSERY. NO FIELD PRUNING IS PERMITTED.
 - PLANT LOCATIONS SHOWN ON THE PLAN ARE DIAGRAMMATIC ONLY AND ARE SHOWN AT A SEMI-MATURE SIZE.
 - ALL SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS AREAS SHALL NOT BE BRANCHED LOWER THAN 7' ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SHIRT TRIANGLES SHALL NOT EXCEED A MATRICE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL SHADE TREES PLANTED IN SHIRT TRIANGLES SHALL BE PRUNED AS INDICATED ABOVE.
 - ALL PERMANENT AND TEMPORARY VEGETATIVE COVER SHALL BE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND APPROVED BY THE FRESHFOD SOIL CONSERVATION DISTRICT.