

# SITE PLAN

## 828 LIVINGSTON AVENUE, N.B., LLC

### 828 LIVINGSTON AVENUE

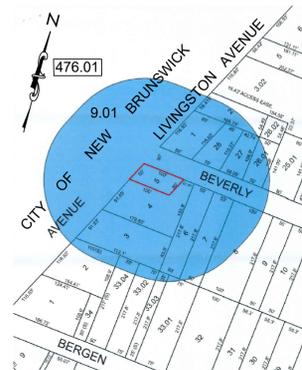
#### LOT 5, BLOCK 127

## TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY



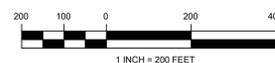
SITE LOCATION PLAN  
(1"=800')

PROPERTY OWNERS WITHIN 200 FEET				
BLOCK	LOT	OWNER NAME	PROPERTY LOCATION	MAILING ADDRESS
127	2	MILITO BERNADETTE	854 LIVINGSTON AVENUE	854 LIVINGSTON AVENUE, NORTH BRUNSWICK NJ 08902
126	2	DINO LIVINGSTON LLC	806-808 LIVINGSTON AVE	29 DELAWARE CROSSING, SOMERSET NJ 08873
127	3	846 LIVINGSTON AVENUE NB LLC	846 LIVINGSTON AVENUE	1660 VAN BUREN DRIVE, NORTH BRUNSWICK NJ 08902
127	6	TORRES-RODRIGUEZ PEDRO & CATALINA	3 BEVERLY AVENUE	3 BEVERLY AVENUE, NORTH BRUNSWICK NJ 08902
127	33.01	NASTUS LOUIS & ELIZABETH	965 BERGEN AVENUE	75 VAN DOREN AVENUE, SOMERSET NJ 08873
127	33.03	NASTUS LOUIS & ELIZABETH	975 BERGEN AVENUE	75 VAN DOREN AVENUE, SOMERSET NJ 08873
127	25.01	BEVERLY EIGHT LLC	8 BEVERLY AVENUE	623 GEORGES ROAD, NORTH BRUNSWICK NJ 08902
127	4	LELKES LAJOS & ANTRA	832 LIVINGSTON AVENUE	832 LIVINGSTON AVENUE, NORTH BRUNSWICK NJ 08902
127	26.01	VARGA JOSEPH & MARGARET	6 BEVERLY AVENUE	265 BENNETTS LANE, SOMERSET NJ 08873
127	27	VARGAS LUIS & SALAZAR MIGUELINA E	4 BEVERLY AVENUE	4 BEVERLY AVENUE, NORTH BRUNSWICK NJ 08902
127	28	DAUBON CHRISTOPHER & FIONA	2 BEVERLY PLACE	2 BEVERLY PLACE, NORTH BRUNSWICK NJ 08902
127	33.04	ANTHONY J NASTUS REVOCABLE TRUST	985 BERGEN AVENUE	985 BERGEN AVENUE, NORTH BRUNSWICK NJ 08902
127	5	828 LIVINGSTON AVENUE NB LLC	828 LIVINGSTON AVENUE	1660 VAN BUREN DRIVE, NORTH BRUNSWICK NJ 08902
127	33.02	NASTUS LOUIS & ELIZABETH	975 BERGEN AVENUE	75 VAN DOREN AVENUE, NORTH BRUNSWICK NJ 08902
127	1	GIORGIANI JOSEPH	814 LIVINGSTON AVENUE	962 THALIA STREET, NORTH BRUNSWICK NJ 08902
127	8	PALELLA DOMENICO & VENERA	970 BEVERLY AVENUE	6 STANLEY DRIVE, MONROE TWP NJ 08831
127	7	TALJ HANNE	5 BEVERLY AVENUE	5 BEVERLY AVENUE, NORTH BRUNSWICK NJ 08902
476.01	9.01	BOARD OF EDUCATION	1125 LIVINGSTON AVENUE	PO BOX 2683, NEW BRUNSWICK, NJ 08903



KEY MAP  
(1"=200')

GRAPHIC SCALE



REFERENCE: TAX MAP SHEET NO. 27, NORTH BRUNSWICK TOWNSHIP.

### PUBLIC UTILITIES:

MIDDLESEX COUNTY PLANNING BOARD  
COUNTY ADMINISTRATION BUILDING  
5TH FLOOR  
75 BAYARD STREET  
NEW BRUNSWICK, NJ 08901

PUBLIC SERVICE ELECTRIC & GAS  
MANAGER - CORPORATE PROPERTIES  
80 PARK PLACE, T6B  
NEWARK, NJ 07102

CABLEVISION OF RARITAN VALLEY  
275 CENTENNIAL AVENUE  
CN 6805  
PISCATAWAY, NJ 08855-6805  
ATTN: MARGURITE PRENDERVILLE

NORTH BRUNSWICK TOWNSHIP  
710 HERMANN ROAD  
NORTH BRUNSWICK, NJ 08902  
ATTN: TOWNSHIP CLERK

VERIZON  
N.J. GEN. TAX ADMINISTRATION  
BROAD STREET - ROOM 305  
NEWARK, NJ 07101

DEPARTMENT OF TRANSPORTATION  
STATE OF NEW JERSEY  
1035 PARKWAY  
TRENTON, NJ 08625

CONSTRUCTION DEPARTMENT  
MR. TIM ALLEN  
TEXAS EASTERN TRANSMISSION CORP.  
501 COOLIDGE STREET  
SOUTH PLAINFIELD, NJ 07080

SUNOCO PIPELINE, L.P.  
RIGHT OF WAY  
MONELLO COMPLEX  
525 FRITZTOWN ROAD  
SINKING SPRING, PA 19608

COLONIAL PIPELINE COMPANY  
1185 SANCTUARY PKWY., SUITE 100  
ALPHARETTA, GA 30004  
ATTN: COPORATE AND PUBLIC AFFAIRS

HARBOR PIPELINE CO.  
C/O SUNOCO PIPELINE LP  
525 FRITZTOWN RD.  
SINKING SPRING, PA 19608  
ATTN: JOMARIE JENKINS - ONE CALL SUPERVISOR

SUNOCO PIPELINE LP  
525 FRITZTOWN RD.  
SINKING SPRING, PA 19608  
ATTN: JAMES FRANCISCUS

WILLIAMS GAS PIPELINE - TRANSCO  
2800 POST OAK RD.  
HOUSTON, TX 77056

### APPROVALS

APPROVED BY THE ZONING BOARD OF  
ADJUSTMENT OF TOWNSHIP OF NORTH  
BRUNSWICK:

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY  
THAT IT MEETS ALL CODES AND ORDINANCES  
UNDER MY JURISDICTION:

ZONING BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

INDEX OF SHEETS	
SHEET NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	USE VARIANCE PLAN
4	LANDSCAPING AND GRADING PLAN
5	CONSTRUCTION DETAILS

### GENERAL INFORMATION

PROPERTY KNOWN AS LOT 5, BLOCK 127 WITHIN  
THE TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX  
COUNTY, NEW JERSEY

### APPLICANT:

828 LIVINGSTON AVENUE, N.B., LLC  
C/O VIC TARTARA  
846 LIVINGSTON AVENUE  
NORTH BRUNSWICK, NJ 08902

### OWNER:

828 LIVINGSTON AVENUE, N.B., LLC  
C/O VIC TARTARA  
846 LIVINGSTON AVENUE  
NORTH BRUNSWICK, NJ 08902

### ZONING: SCHEDULE OF GENERAL REGULATIONS

ZONE DISTRICT: C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

PROPOSED USE: 1,592 SF SOBER LIVING RESIDENCE  
TOTAL NUMBER OF UNITS: 1

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (SF) INTERIOR LOT / CORNER LOT	15,000 / 20,000	5,000 *	5,000 *
LOT WIDTH INTERIOR LOT / CORNER LOT	100 / 125	50' *	50' *
LOT DEPTH	120	100' *	100' *
FRONT YARD	35'	5' *	5' *
MINIMUM ONE SIDE YARD	10'	0.71' *	0.71' *
TOTAL BOTH SIDE YARDS	20'	N/A	N/A
REAR YARD	20'	40'	40'
MAXIMUM % LOT COVERAGE BY PRINCIPAL BUILDING	40%	24%	24%
MAXIMUM HEIGHT PRINCIPAL BUILDING (STORIES)	2-1/2	2	2
MAXIMUM HEIGHT PRINCIPAL BUILDING (FT)	30	<30'	<30'
MAXIMUM % LOT COVERAGE BY ALL IMPERVIOUS SURFACES	80%	60%	60%

### VARIANCE / WAIVER LISTING

- VARIANCE REQUESTED FOR USE WHERE A SOBER LIVING FACILITY IS NOT A PERMITTED USE IN THE ZONE. [205-65]
- VARIANCE REQUESTED FOR NO DELINEATED ON-SITE PARKING SPACES [205-65 B1]
- VARIANCE REQUESTED FOR EXISTING STONE DRIVEWAY AND PARKING AREA [205-96 A]
- VARIANCE REQUESTED FOR PARKING IN FRONT YARD.
- VARIANCE REQUESTED FOR PRE-EXISTING CONDITION OF THE DRIVEWAY LOCATED 56\_ FT AWAY FROM THE INTERSECTION OF TWO PUBLIC STREETS WHERE REQUIRED IS 100 FT. [205-98 B3]
- WAIVER REQUESTED FOR DRIVEWAY AISLES BE AT LEAST 25 FT. WIDE [205-98 B5]

### PARKING REQUIREMENTS

NUMBER OF OFF-STREET PARKING SPACES REQUIRED BY THE NJ RESIDENTIAL SITE IMPROVEMENTS STANDARDS  
NJAC 5:21-4.14  
4 BEDROOM RESIDENTIAL UNIT = 2.5 PARKING SPACES REQUIRED  
3 PARKING SPACES PROVIDED



NO.	DESCRIPTION OF REVISION	DATE
2	REVISED PER 5/18/21 ZONING BOARD MEETING	8/31/21
1	ADDED 832 LIVINGSTON AVENUE INFO AS REQUESTED BY THE BOARD	4/12/21

COVER SHEET  
BLOCK 127, LOT 5  
NORTH BRUNSWICK TOWNSHIP, MIDDLESEX COUNTY, NJ  
PREPARED FOR  
**828 LIVINGSTON AVENUE, N.B., LLC**  
**ACCURATE ENGINEERING, PC**  
12 Concord Drive  
Kendall Park, New Jersey 08824  
732-951-2385  
(F) 732-951-2385

Frank T. Antisell PROFESSIONAL ENGINEER  
N.J. LICENSE No. 38739

Date: 11/19/2020 File: 2020-011  
Scale: AS SHOWN Tax Map: 27  
Revised To: Sheet: 1 OF 5



NOTE: APPLICANT TO REMOVE ANY OBSTRUCTIONS LOCATED WITHIN SIGHT TRIANGLE.

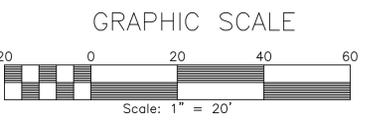
NOTE: NO CHANGE TO EXISTING SANITARY SEWER SERVICE AND EXISTING WATER SERVICE.



**LEGEND:**

EXISTING	PROPOSED
Flow Arrow	Flow Arrow
Storm Inlet	Storm Inlet
Storm Pipe	Storm Pipe
San. Sewer	San. Sewer
Water Line	Water Line
Hydrant	Hydrant
Contour	Contour
Grade	Grade
Manhole	Manhole
Treeline	Treeline
Curb	Curb
Utility Pole	Utility Pole

THE LOCATION OF UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE, BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF PLAN PREPARATION. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD, ALL FACTS CONCERNING THE LOCATION OF THE FACILITIES TO HIS OWN SATISFACTION PRIOR TO PROCEEDING WITH HIS WORK.



- GENERAL NOTES:**
- PROPERTY KNOWN AS LOT 5 IN BLOCK 127, AS SHOWN ON SHEET 27 OF THE NORTH BRUNSWICK TOWNSHIP TAX MAPS AND CONTAINS 0.1148± AC (5,000.69± SF).
  - APPLICANT/OWNER: 828 LIVINGSTON AVENUE, N.B., LLC  
C/O VIC TARTARA  
846 LIVINGSTON AVENUE  
NORTH BRUNSWICK, NJ 08902
  - THIS DRAWING REFERENCES THE FOLLOWING:
    - A BOUNDARY SURVEY PREPARED BY P2 LAND SURVEYING, INC., PO BOX 241, FLANDERS, NJ 07836, JAMES PICA, PLS, DATED 5/16/2019
    - THIS DRAWING REFERENCES A TOPOGRAPHICAL SURVEY AS PREPARED BY AMERTECH ENGINEERING, INC., 757 RIDGEWOOD AVENUE, NORTH BRUNSWICK, NJ 08902 AS PREPARED BY JUAN RODRIGUEZ, PLS DATED 7/14/20.
    - A SITE PLAN TITLED AMERICAN BEAUTY FLORIST PREPARED BY DANIELS ENGINEERING GROUP DATED 3/21/1988.
  - 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 UNDERSIGNED PROFESSIONAL HAS NOT MADE ANY DETERMINATION REGARDING THE PRESENCE OR ABSENCE OF ANY ENVIRONMENTAL OR SUBSURFACE CONDITIONS INCLUDING BUT NOT LIMITED TO FRESHWATER WETLANDS AND/OR BUFFER AREAS.
  - FEMA'S FLOOD INSURANCE RATE MAP (PANEL 34023C0127F) SHOWS THAT NO PART OF THE PROPERTY IS WITHIN A FLOOD HAZARD AREA OR FLOODWAY.
  - LOCATION OF ALL EXISTING SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
  - ALL EXISTING STRUCTURES AND UNDER/ABOVE GROUND UTILITIES LOCATED ON THE TRACT ARE PROPOSED TO REMAIN UNLESS NOTED OTHERWISE.
  - ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDING, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
  - ALL UNSUITABLE EXCAVATED MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
  - THIS IS AN USE VARIANCE PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
  - ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
    - A. NJ DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS CURRENTLY AMENDED.
    - B. CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
    - C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
    - D. UNIFORM CONSTRUCTION CODE AND BARRIER-FREE DESIGN REGULATIONS AS CURRENTLY AMENDED.
    - E. ANY OTHER FEDERAL OR STATE OR MUNICIPAL REGULATIONS AS APPLICABLE.
  - THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION, WOULD OR COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
  - ALL DISTURBED OR OPEN AREAS SHALL BE PROPERLY PROTECTED WITH BARRICADES, WARNING SIGNS, CONES, LIGHTS, ETC., AND SHALL BE MADE SAFE AND PASSABLE AT THE END OF EACH WORKING DAY.
  - THE PROPOSED SITE SHALL BE SERVICED BY PUBLIC TRASH REMOVAL AND RECYCLING.
  - ELECTRIC, TELEPHONE, CATV AND ALL OTHER WIRE SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVICING UTILITY COMPANY AND APPROVED BY THE TOWNSHIP ENGINEER.
  - ALL EASEMENTS FOR PUBLIC PURPOSES SHALL BE DEDICATED TO THE TOWNSHIP, UNLESS OTHERWISE NOTED.
  - ALL AREAS WHERE NATURAL VEGETATION AND/OR SPECIMEN TREES ARE TO REMAIN SHALL BE PROTECTED BY THE ERECTION OF FENCING, AND NO DISTURBANCE SHALL OCCUR PRIOR TO INSPECTION BY THE TOWNSHIP ENGINEER AND THE ISSUANCE OF WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION. THESE PROTECTIVE MEASURES SHALL NOT BE ALTERED OR REMOVED WITHOUT THE APPROVAL OF THE TOWNSHIP ENGINEER.
  - THE SITE DOES NOT CONTAIN ANY KNOWN EXISTING WATER SUPPLY WELLS, GROUNDWATER MONITORING WELLS, AND INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL (SEPTIC) SYSTEMS. IN ADDITION, NONE ARE PROPOSED.
  - VEGETATIVE COVER SHALL BE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND APPROVED BY THE FREEHOLD SOIL CONSERVATION DISTRICT.
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  - THE BUILDING FOOTPRINT SHOWN ON THIS PLAN INDICATE FOUNDATION DIMENSIONS ONLY AND DO NOT REPRESENT STRUCTURAL FEATURES, OVERHANGS, ADDITIONS ETC. ABOVE. (SEE ARCHITECTURAL PLANS).
  - 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 EXISTING BUILDING AND PARKING WAS CONSTRUCTED IN 1945 IS NOT BEING ALTERED AND IS THEREFORE EXEMPT FROM THIS REQUIREMENT.
  - THESE NOTES APPLY TO ALL SHEETS IN THIS SET OF PLANS.



NO.	DESCRIPTION OF REVISION	DATE
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1	ADDED 832 LIVINGSTON AVENUE INFO AS REQUESTED BY THE BOARD	4/12/21

EXISTING CONDITIONS PLAN  
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PREPARED FOR  
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**ACCURATE ENGINEERING, PC**  
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Frank T. Antisell PROFESSIONAL ENGINEER  
N.J. LICENSE No. 38739

Date: 11/19/2020 File: 2020-011  
Scale: 1"=20' Tax Map: 27  
Revised To: Sheet: 2 OF 5

IF THIS DOCUMENT DOES NOT CONTAIN AN ORIGINAL SIGNATURE AND RAISED IMPRESSION SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

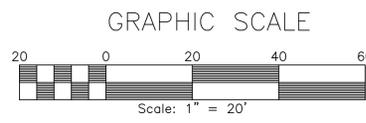


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  - THESE NOTES APPLY TO ALL SHEETS IN THIS SET OF PLANS.

**LEGEND:**

EXISTING	PROPOSED
FLOW ARROW:	FLOW ARROW:
STORM INLET:	STORM INLET:
STORM PIPE:	STORM PIPE:
SAN. SEWER:	SAN. SEWER:
WATER LINE:	WATER LINE:
HYDRANT:	HYDRANT:
CONTOUR:	CONTOUR:
GRADE:	GRADE:
MANHOLE:	MANHOLE:
TREELINE:	TREELINE:
CURB:	CURB:
UTILITY POLE:	UTILITY POLE:

THE LOCATION OF UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE, BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF PLAN PREPARATION. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD, ALL FACTS CONCERNING THE LOCATION OF THE FACILITIES TO HIS OWN SATISFACTION PRIOR TO PROCEEDING WITH HIS WORK.



NO.	DESCRIPTION OF REVISION	DATE
2	REVISED PER 5/18/21 ZONING BOARD MEETING	8/31/21
1	ADDED 832 LIVINGSTON AVENUE INFO AS REQUESTED BY THE BOARD	4/12/21

USE VARIANCE PLAN  
BLOCK 127, LOT 5  
NORTH BRUNSWICK TOWNSHIP, MIDDLESEX COUNTY, NJ  
PREPARED FOR  
828 LIVINGSTON AVENUE, N.B., LLC

**ACCURATE ENGINEERING, PC**  
12 Concord Drive  
Kendall Park, New Jersey 08824  
732-951-2385  
(F) 732-951-2385

Date: 11/19/2020	File: 2020-011
Scale: 1"=20'	Tax Map: 27
Revised To:	Sheet: 3 OF 5

Frank T. Antisell PROFESSIONAL ENGINEER  
N.J. LICENSE No. 38739

IF THIS DOCUMENT DOES NOT CONTAIN AN ORIGINAL SIGNATURE AND RAISED IMPRESSION SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

LANDSCAPE LEGEND

SYMBOL	KEY	QTY	BOTONICAL NAME	COMMON NAME	SIZE	SPACING	ROOTS
	BX	6	BUXUS x "GREEN VELVET"	GREEN VELVET BOXWOOD	18" - 24" HT.	AS SHOWN	5 GAL.
	AR	1	ACER RUBRUM "RED SUNSET"	RED SUNSET MAPLE	2 1/2" CAL.	AS SHOWN	B & B

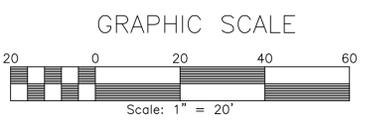
- LANDSCAPING NOTES:
- PRIOR TO THE START OF WORK, ALL NECESSARY PERMITS ARE TO BE OBTAINED.
  - ALL PLANT MATERIAL IS TO BE FIRST QUALITY NURSERY GROWN STOCK.
  - ALL PLANTING MATERIALS AND PLANTING METHODS SHALL MEET OR EXCEED MUNICIPAL ORDINANCES AND STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
  - WOODED AREAS THAT ARE PROPOSED TO REMAIN SHALL BE STAKED OUT AND PROTECTED WITH SNOW FENCE PRIOR TO THE START OF CLEARING OPERATIONS. THE TOWNSHIP ENGINEERS OFFICE SHALL BE NOTIFIED WHEN THESE AREAS HAVE BEEN MARKED AND WILL INSPECT FOR CONFORMANCE WITH THIS PLAN.
  - ALL NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL.
  - SEEDED LAWN SHALL BE IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS SHOWN ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLANS.
  - TOPSOIL USED IN PLANTING PITS AND FOR BACKFILLING FOR TREES AND SHRUBS SHALL BE FERTILE AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND SHALL HAVE A PH OF 5.5 TO 6.5. IT SHALL HAVE A UNIFORM COMPOSITION, BE FREE FROM LARGE STONES, WOOD AND OTHER FOREIGN OBJECTS AND SHALL NOT CONTAIN SUBSTANCES TOXIC TO PLANT GROWTH. POOR OR SANDY SOILS MAY BE USED IF SUPPLEMENTED BY A MINIMUM OF 50% BY VOLUME OF PEAT MOSS.
  - 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.
  - TREES SHALL BE LOCATED EIGHT FEET MINIMUM FROM A FIRE HYDRANT AND TWENTY-FIVE FEET FROM LIGHT STANDARDS AND FEET FROM DRIVEWAYS.
  - ANY PLANT MATERIAL RECEIVED IN WIRE BASKETS SHALL BE PLANTED FIRST, AND THE TOP 1/3 OF THE BASKET SHALL BE CUT AWAY AND REMOVED. ALL SUPPORT ROPES, NATURAL OR SYNTHETIC, SHALL BE CUT AWAY FROM THE TRUNKS.
  - ALL PRUNING SHALL BE PERFORMED AT THE NURSERY. NO FIELD PRUNING IS PERMITTED.
  - PLANT SPECIES, SIZE & SPACING OF THE LANDSCAPING SHOWN ON THIS PLAN MAY BE ALTERED 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.
  - ALL LANDSCAPING TO BE PLANTED IN SEASON & GUARANTEED FOR ONE (1) YEAR.



LEGEND:

	EXISTING	PROPOSED
FLOW ARROW:		
STORM INLET:		
STORM PIPE:		
SAN. SEWER:		
WATER LINE:		
HYDRANT:		
CONTOUR:		
GRADE:		
MANHOLE:		
TREELINE:		
CURB:		
UTILITY POLE:		

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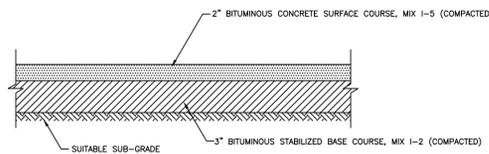
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LANDSCAPING AND GRADING PLAN  
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PREPARED FOR  
828 LIVINGSTON AVENUE, N.B., LLC

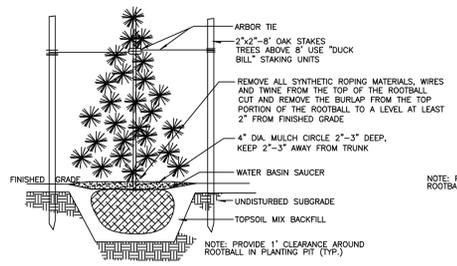
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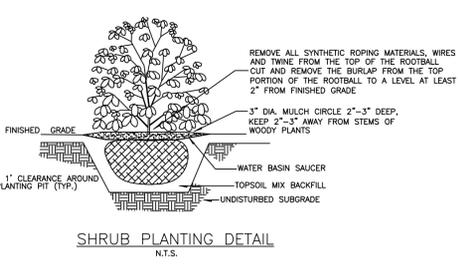
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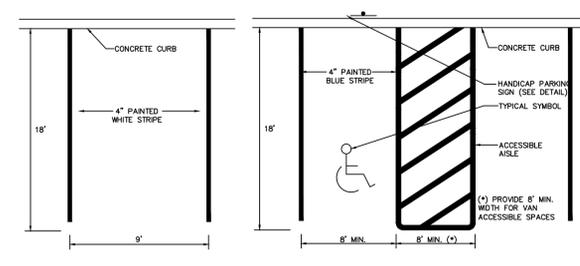
**PARKING AREA PAVEMENT DETAIL**  
N.T.S.



**EVERGREEN TREE PLANTING DETAIL**  
N.T.S.



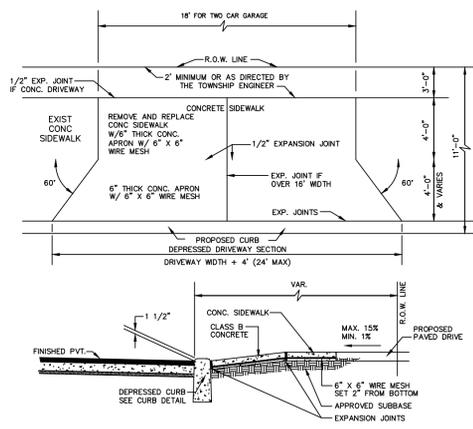
**SHRUB PLANTING DETAIL**  
N.T.S.



**PARKING SPACE STRIPING**  
N.T.S.

**ACCESSIBLE PARKING STALLS**  
N.T.S.

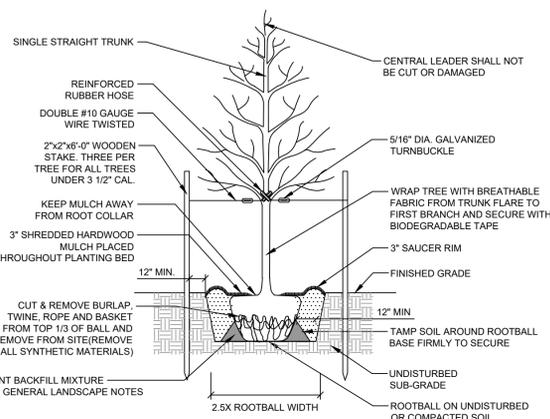
NOTE: ALL PAVEMENT MARKINGS SHALL BE "REFLECTORIZED THERMOPLASTIC PAVEMENT MARKING SYSTEM" OR EQUIVALENT.



**CONCRETE DRIVEWAY APRON DETAIL**  
N.T.S.

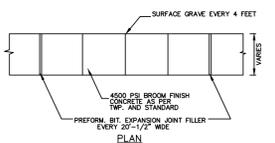


**LAWN**  
N.T.S.

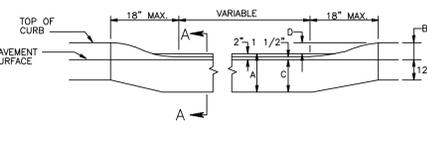


**DECIDUOUS TREE PLANTING**  
N.T.S.

- NOTES:
1. CONCRETE TO TEST 4500 POUNDS PER SQUARE INCH MINIMUM ON 28 DAY COMPRESSIVE TEST.
  2. ALL CONCRETE IS TO BE PROPERLY CURED USING A CURING COMPOUND, SALT HAY, BURLAP OR OTHER METHOD ACCEPTABLE TO TOWNSHIP ENGINEER.
  3. CONCRETE SLUMP TO BE 3 (+/- 1) INCHES OR AS DIRECTED BY THE TOWNSHIP ENGINEER.
  4. A HALF INCH EXPANSION JOINT OF A NON-EXTRUDABLE, BITUMASTIC MATERIAL SHALL BE PLACED AS SHOWN.
  5. CONTRACTORS TO NOTIFY TOWNSHIP ENGINEER 24 HOURS PRIOR TO POURING.

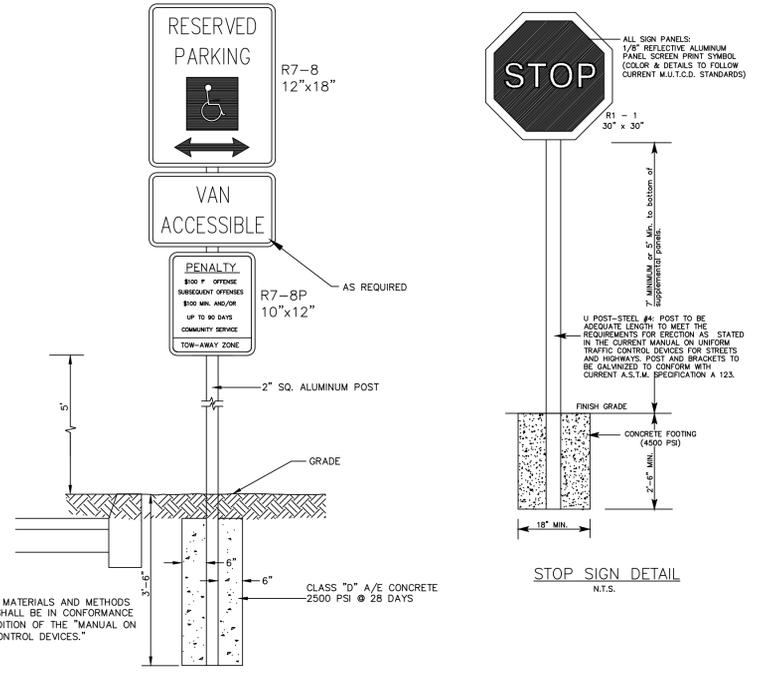


**CONCRETE SIDEWALK DETAIL**  
N.T.S.



**DEPRESSED CURB DETAIL**  
N.T.S.

CURB SIZE	DIM. A	DIM. B	DIM. C	DIM. D
9" BY 16"	16"	4"	14"	2"
9" BY 18"	18"	6"	16"	4"
9" BY 20"	20"	8"	18"	6"



**HANDICAP PARKING SIGN DETAIL**  
NOT TO SCALE

**STOP SIGN DETAIL**  
N.T.S.

NOTE: ALL COLORS, MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

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