

PRELIMINARY AND FINAL MAJOR SITE PLAN

	DATE	
THE PLANNING BOARD OF THE TOWNSHIP OF N TING OF DATE	ORTH BRUNSWICK AT THE	
	DATE	
	DATE	
	DATE	

OWNER:

	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING			
MINIMUM ROUTE 130 SETBACK	50 FT		361 FT
MINIMUM TWP. ROAD SETBACK	35 FT		35 FT
MINIMUM INTERNAL ROAD SETBACK	20 FT		64.7 FT
MINIMUM PARKING SETBACK	10 FT		10 FT
MINIMUM SETBACK FROM NONRESIDENTTAL USE/ZONE	50 FT		50 FT
MINIMUM BUILDING SEPARATION	30 FT		90.7 FT
MINIMUM RT 130 BUFFER	50 FT		266 FT
MINIMUM BUILDING HT. (STORIES)	3		3
MAXIMUM BUILDING HEIGHT	55 FT		47.5 FT
PARKING			
I-BED UNIT - 1.25 PER UNIT	63		
2-BED UNIT - 1.75 PER UNIT	70		
3+-BED UNIT - 2 PER UNIT			
TOTAL	133		161

- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "PARTIAL TOPOGRAPHIC SURVEY, A PORTION OF LOTS 1.01 & TWP. OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY COLLIERS ENGINEERING & DESIGN, DATED JUNE 28, 2022. THE HORIZONTAL DATUM IS RELATIVE TO THE NEW IERSEY STATE PLANE COORDINATE SYSTEM AND ADJUSTED TO NAD 1983. THE VERTICAL DATUM IS RELATIVE TO NAV
- NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP NO. 34023c0136F FOR THE TOWNSHIP OF NORTH BRUNS COUNTY, NEW JERSEY, EFFECTIVE DATE JULY 6, 2010, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- GEOTECHNICAL INFORMATION AND SOIL TEST PIT LOCATIONS SHOWN HEREON ARE AS PRESENTED IN A REPORT DATED: 6/29/23. PREPARED BY OWEIS ENGINEERI THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTAL
- CONDITIONS. COLLIERS ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PRO UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
- THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON. IS NOT A SURVEY
- . DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONL DIMENSIONS ARE SHOWN THERETO THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS
- DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMF CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT MUNICIPAL ENGINEER.
- . THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED
- 4. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT <u>SITE NOTES</u>
- BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR EACH BUILDING SHALL BE FURNISHED ON ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS. CURB RAMPS ARE TO BE CONSTRUCTED FLUSH WITH THE FINISHED PAVEMENT SURFACE. ACCESSIBLE CURB RAMPS INSTALLED WITHIN THE PUBLIC RIGHT OF WA
- DETECTABLE WARNING SURFACES COMPLIANT WITH FEDERAL ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT OF WAY.
- TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES REFUSE AND RECYCLABLES SHALL BE STORED WITHIN OUTSIDE SCREENED TRASH ENCLOSURES AS NOTED ON THE PLANS, AND PICKED UP BY PRIVATE WASTE DISPOSAL
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.
- . MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
- A. RESIDENTIAL SITE IMPROVEMENT STANDARDS (N.J.A.C. 5:21).
- B. NEW JERSEY DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", 2019; AS SUPPLEMENTED. C. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
- D. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS. E. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

UTILITY NOTES

- UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIE STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLO
- EQUIVALENT, ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPEP), AS NOTED ON THE PLAN, OR APPROVED EQUAL PROPER PIPE COVERAGE SHALL BE MAINTAINED DUI OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- CONTRACTOR IS RESPONSIBLE TO DETERMINE WHEN SPECIAL OR OVERSIZED DRAINAGE STRUCTURES ARE REQUIRED. CONTRACTOR TO SUBMIT SHOP DRAWINGS I (OVERSIZED) DRAINAGE STRUCTURES TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
- WATER SERVICE IS PROVIDED BY THE TOWNSHIP OF NORTH BRUNSWICK. WATER SERVICE PRESENTLY EXISTS ON SITE AS PART OF THE CONSTRUCTION RELATED TO RENAISSANCE TOWN CENTER PROJECT. THE PROPOSED RESIDENTIAL DEVELOPMENT WILL TIE INTO AN EXISTING ON-SITE 8" DUCTILE IRON WATER MAIN. PROPOSI EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH T DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. AMERICAN WATERWORKS ASSOCIATION STANDARDS. PIPE MATERIALS SHALL BE CEMENT LINED D CLASS 52, WITH ASPHALTIC EPOXY TYPE COATING. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM OF 4 FEET OF COVER FROM THE TOP OF THE PIPE TO GRADE.
- SANITARY SEWER SERVICE IS PROVIDED BY THE TOWNSHIP OF NORTH BRUNSWICK. A SANITARY SEWER MAIN PRESENTLY EXISTS ON SITE RELATED TO THE CONSTRUC OF THE RENAISSANCE TOWN CENTER PROJECT. THE PROPOSED RESIDENTIAL DEVELOPMENT WILL CONNECT TO AN EXISTING ON-SITE SANITARY SEWER MANHOLE VIA PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. MAINS SHALL BE CONSTRUCTED IN ACCORD. NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED MINIMUM OF 3 FEET OF COVER FROM THE TOP OF THE PIPE TO PROPOSED GRADE.
- SEWER DEPARTMENT AND THE TOWNSHIP PLUMBING SUBCODE OFFICIAL. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER AND INDUSTRIAL DISCHARGE LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUC SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT
- BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (1 IRON PIPE WITH MECHANICAL RESTRAINT JOINTS), WITH WATERTIGHT JOINTS THAT IS A MINIMUM OF 10 FEET FROM THE WATER MAIN. CONTRACTOR SHALL
- GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE
- TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS. D. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTIO
- BASE COURSE. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

- ADA INSTRUCTIONS TO CONTRACTOR:
- CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED) ACCESSIBLE COMPONENTS FOR THE SITE/P COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST FEDERAL ADA STANDARDS FOR ACCESSIBLE DESIGN, AND CONSTRUCTION WITHIN THE PUBLIC MUST COMPLY WITH THE LATEST FEDERAL PROPOSED "ASSESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG). FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS,
- ACCESSIBLE BUILDING ENTRANCE/EGRESS, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS AND ANY SUPPLEMENTAL STATE REQUIREMENTS. THESE INCLUDE, LIMITED TO THE FOLLOWING: (NOTE: THIS LIST IS NOT INTENDED TO CAPTURE EVERY APPLICABLE FEDERAL, STATE AND LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR COMP
- A. PARKING SPACES AND PARKING AISLES SLOPE MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN ANY DIRECTION.
- B. CURB RAMPS- SLOPES MUST NOT EXCEED 1:12 (8.3%). C. LANDINGS
- i. LANDINGS AT CURB RAMPS MUST BE 4 FT. MIN., X 4 FT. MIN. AND ARE TO BE INCREASED TO 5 FEET WHERE THE LANDING SPACE (TURNING SPACE) IS CONSTRAIN BACK OF THE SIDEWALK ii. LANDINGS AT RAMPS - MUST BE 5 FT MIN. IN THE DIRECTION OF TRAVEL AND BE PROVIDED AT EACH END OF THE RAMP, MUST PROVIDE POSITIVE DRAINAGE (1 % NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN ANY DIRECTION. WHEN LANDING IS ALSO A TURNING SPACE, IT MUST BE A MINIMUM 5 FT X 5 FT. iii. LANDINGS AT DOORWAYS - SEE NOTE F BELOW.
- D. PATH OF TRAVEL ALONG ON-SITE ACCESSIBLE ROUTE MUST PROVIDE A 36 INCH (EXCLUDING THE CURB) OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CA MUST NOT REDUCE THIS MINIMUM WIDTH). IN A PUBLIC RIGHT-OF-WAY, THE MINIMUM WIDTH EXCLUDING THE CURB IS 4 FT. THE SLOPE MUST BE NO GREATER THA THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN CROSS SLOPE.
- E. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP, WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 30 INCHES, MUST BE F RAMP MUST HAVE A MINIMUM. CLEAR WIDTH OF 36 INCHES, HAVE ADA HAND RAILS AND LANDINGS (MIN. 5 FT. LONG IN THE DIRECTION OF TRAVEL) ON EACH I SLOPED A MIN. I % AND NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- F. EXTERIOR DOORWAYS MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORM POSITIVE DRAINAGE. THIS LANDING AREA IS GENERALLY 5 FT X 5 FT, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS. (SEE APPLICABLE CODE SECTIONS).
- IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL, INCLUDING WHETHER OR NOT FAI IS REQUIRED.
- I. IT IS RECOMMENDED THAT THE CONTRACTOR CHECK THE SLOPE OF FORMWORK FOR COMPLIANCE WITH ADA STANDARDS PRIOR TO POURING CONCRETE.

	GE	ENERAL I	NFORMATION								
THE SUBJECT PROPERTY IS KNOWN AS NEW JERSEY, DATED MAY, 2000 AND RE THE PROPERTY IS LOCATED IN THE PLA	S LOT 1.01 IN BLOCK 148.11 AS 5 EVISED THROUGH APRIL, 2022. ANNED UNIT DEVELOPMENT (PL	SHOWN ON SHEET JD II) ZONE DISTRI	58 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF NORTH BRUNSWICK, MIDDL	ESEX COUNTY, THE PROPERTY			Co	ollie	ers		
CONTAINS A TOTAL TRACT AREA OF 4 OWNER: K-LAND NO. 54, LLC 433 RIVER ROAD	481,571 SF, 11.055 ACRES. APPLICANT: K-L 433	AND NO. 75, LLC RIVER ROAD				E	ngi	nee	ring		
THE SUBJECT PROPERTY IS PRESENTL	A HIL 732 Y PARTIALLY DEVELOPED WIT	2-846-5900 TH A WALGREENS	and lightbridge academy along with appurtenant site improvement fe woods, the applicant proposes to clear a portion of the woods to	S TYPICAL OF			& I	Desi	gn		
ZONING INFORMATION: PUD II/SETTLI	EMENT AGREEMENT MID-L-3565-	DETACHED GARAC	ES.		Copyright (and all the whom the	2023. Collinformation	ollier ers Engine contained	ering & Design Pering & Design Perein is autho	All Rights Re rized for use	served. This only by the	drawing party for
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<u>A INSTRUCTIONS TO CONTRACTOR:</u> CONTRACTOR MUST EXERCISE APPF COMPONENTS, AS CONSTRUCTED, MI	ROPRIATE CARE AND PRECISI UST COMPLY WITH THE LATES	ON IN CONSTRU T FEDERAL ADA ST	CTION OF ADA (HANDICAPPED) ACCESSIBLE COMPONENTS FOR THE SITE/PRI ANDARDS FOR ACCESSIBLE DESIGN, AND CONSTRUCTION WITHIN THE PUBLIC RI	DJECT. THESE GHT-OF-WAY		MA	JOR	SITE	EPLA	N	
MUST COMPLY WITH THE LATEST FEDE FINISHED SURFACES ALONG THE ACC ACCESSIBLE BUILDING ENTRANCE/EGF	ERAL PROPOSED "ASSESSIBILITY (CESSIBLE ROUTE OF TRAVEL FF RESS, MUST COMPLY WITH THI	guidelines for pe Rom parking spa ESE Ada code re	DESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG). CE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, T QUIREMENTS AND ANY SUPPLEMENTAL STATE REQUIREMENTS. THESE INCLUDE, E	D POINTS OF UT ARE NOT				FOR			
IMITED TO THE FOLLOWING: NOTE: THIS LIST IS NOT INTENDED TO THE LAW, WHETHER OR NOT STATED	O CAPTURE EVERY APPLICABLE SPECIFICALLY HEREIN):	FEDERAL, STATE AN	D LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPL	ANCE WITH	N	AM DRT	AR H I	AN'. BRU	ΓΗ A NSV	AT VIC	K
A. PARKING SPACES AND PARKING AB. CURB RAMPS- SLOPES MUST NOT E	NSLES - SLOPE MUST NOT EXCEE EXCEED 1:12 (8.3%).	d 1:48 (1/4" per fog	DT OR NORMALLY 2.0%) IN ANY DIRECTION.				PE	IASE	Ξ2		
C. LANDINGS i. LANDINGS AT CURB RAMPS - MI BACK OF THE SIDEWALK.	UST BE 4 FT. MIN., X 4 FT. MIN. A	ND ARE TO BE INC	REASED TO 5 FEET WHERE THE LANDING SPACE (TURNING SPACE) IS CONSTRAINED	AT THE	H I	BLOC	K 12	48.11	LOT	1.01	
ii. LANDINGS AT RAMPS - MUST BE NOT EXCEED 1:48 (1/4" PER FOC iii. LANDINGS AT DOORWAYS - SEI	E 5 FT MIN. IN THE DIRECTION C DT OR NORMALLY 2.0%) IN ANY E NOTE F BELOW.	OF TRAVEL AND BE DIRECTION. WHEN	ROVIDED AT EACH END OF THE RAMP, MUST PROVIDE POSITIVE DRAINAGE (1 % MIN LANDING IS ALSO A TURNING SPACE, IT MUST BE A MINIMUM 5 FT X 5 FT.	I.), AND MUST	TOW	NSHI MT	P OF	NORT	H BRU	NSW	ІСК
D. PATH OF TRAVEL ALONG ON-SITI MUST NOT REDUCE THIS MINIMUN THE DIRECTION OF TRAVEL AND N	'E ACCESSIBLE ROUTE - MUST PI M WIDTH). IN A PUBLIC RIGHT-C MUST NOT EXCEED 1:48 (1/4" PE	ROVIDE A 36 INCH DF-WAY, THE MININ R FOOT OR NORM,	(EXCLUDING THE CURB) OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CAR IUM WIDTH EXCLUDING THE CURB IS 4 FT. THE SLOPE MUST BE NO GREATER THAN ALLY 2.0%) IN CROSS SLOPE.	OVERHANGS 1:20 (5.0%) IN		1711	NEV	UDEA C	SONT EY		
E. WHERE PATH OF TRAVEL WILL BE RAMP MUST HAVE A MINIMUM. CL SLOPED A MIN. I % AND NO MORE	E GREATER THAN 1:20 (5.0%), AN LEAR WIDTH OF 36 INCHES, HA E THAN 1:48 (1/4" PER FOOT OR	I ADA RAMP, WITH VE ADA HAND RA NOMINALLY 2.0%) I	A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 30 INCHES, MUST BE PI LS AND LANDINGS (MIN. 5 FT. LONG IN THE DIRECTION OF TRAVEL) ON EACH EI OR POSITIVE DRAINAGE.	OVIDED. THE ND THAT ARE		ollier	S	101 Cra Ho	vfords C Suite 3 mdel, N		Road,
F. EXTERIOR DOORWAYS - MUST HA POSITIVE DRAINAGE. THIS LANDIN	AVE A "LEVEL" LANDING AREA O NG AREA IS GENERALLY 5 FT X 5	N THE EXTERIOR S	DE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMA OTHERWISE PERMITTED BY ADA STANDARDS. (SEE APPLICABLE CODE SECTIONS).	LLY 2.0%) FOR	Eng &	ineeri Desig	ng n	Pho COLLIERS E DOING BUS	ne: 732. NGINEERIN NESS AS MA	383.195 G & DESIGI SER CONS	DU N, INC. SULTING
II IS RECOMMENDED THAT THE CONT IS REQUIRED. IT IS RECOMMENDED THAT THE CONT	RACIOR REVIEW THE INTENDE	D CONSTRUCTION	with the local building code official, including whether or not fall	PROTECTION	SCALE: AS SHC	WN NUMBER:	.TE: 8/7/202 DF	DRAN 3 RAWING NA	PCS	СНЕСКЕ	ED BY: FG
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FREEHOLD SOIL CONSERVATION DISTRICT NOTES		STANDARD FOR VEGETATIVE COVER
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ONTOCKPIE OR DISTURED DARBAS THAT WILL BE LEFT EXPOSED MORE THAN PROVIDEND RED STRATADROM NADIS ENAND AND SEDMENT CONTROL HAS BEEN INFELDENDING THANGE ON TRAVE, VELODING INTAL DISTURBANCE OR ROUGH GRADING, ILL CRITICAL MARKES SUBJECT TO LEGISTICIAL MARKES SUBJECT TO LEGISTICIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL MARKES SUBJECT TO LEGISTICIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL MARKES SUBJECT TO LEGISTICIAL DISTURBANCE AND ROUGH GRADING AND SEDMENT CONTROL HAS SUTTAD SEDMENT CONTROL TRAVES SUBJECT TO LEGISTICIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL MARKES SUBJECT TO LEGISTICIAL DISTURBANCE OR ROUGH GRA	 SITE PREPARATION A. GRADE AS NEEDED AND EASIBLE TO REMIT THE USE OF CONSENTIONAL EQUIPMENT PREPARED ALL REPARATION. SEEDING, PRULCH APPLICATION, AND MULCH PREPARED ALL REPARATION. SEEDING, PRULCH APPLICATION, THE SUBSICE SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING. TOPSOL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DARAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF SINCHES UNISTTED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING. TOPSOL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DARAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF SINCHES UNIST THE SINCH SEDIESTIC CONTROL PRACTICE OR FACILITIES SUCH AS DIVERSIONS. INSTALL INEEDD ERSOLATION STRUCTURES, CHANNEL STABLIZATION MEASURES, SEDIMENT BARNS, AND WATERWAYS. SEEDER PREPARATION A UNIFORMLY APPLY GROUND LIMESTONE AND ERFILIZER TO TOPSOLI WHICH HAS BEEN SYRAPAD AND FIRED, ACCORDING TO SITE SPECIFIC SOLE. ITST RECOMMENDATIONS SUCH AS OFFERED BY RUTCERS CO-ORRATIVE EXTENSION OFFICIS (HTTP://JAESAUTGENSED/COUNTY). A FOR TEMPORARY SEEDING, FRITLIZER SHALL BE APPLIED AT THE RATE OF SOU PROVINGES FRIT ACRO. ON IT POLYMOS FRI LODS QUARE FEET OF ID 20.10 ON POLYMOST FRITLED REPORT ON IT POLYMOS FRI LODS QUARE FEET OF ID 20.10 ON POLYMOST FRITLERS ARE AVAILABLE FROM THE LOCAL RUTCERS CO-ORRATIVE EXTENSION OFFICIS THERWAYS. IOR ERBANNENT SEEDING, FRITLIZER SHALL BE APPLIED AT THE RATE OF SOU POLYMOST FRI ACRO. ON IT POLYMOS FRI LODS QUARE FEET OF ID 20.10 ON POLYMOST FRI ACRO. ON IT POLYMOS FRI LODS QUARE FEET OF ID 20.10 ON POLYMOST SEEDING ON IT POLYMOS FRI LODS QUARE FEET OF ID 20.10 ON POLYMOST FRI ACRO. AND INCORDONCE THE RUTCE FRI ACLES A SOUL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE RATE DESCRIBED ADDIVE POLYMOST FRI ACRO. AND INCORPORATED INTO THE RATE DESCRIBED ADDIVE POLYMOST FRI ACRO. AND INCORPORATED INTO THE RATE DESCRIBED ADDIVE P	HIX #15 (WELL TO MODERATELY DRAINED SOIL) HARD FISCUE ILAWN AREAS: MIX #15 (WELL TO MODERATELY DRAINED SOIL) HARD FISCUE CHEWING FISCUE HIX #15 (WELL TO MODERATELY DRAINED SOIL) HARD FISCUE CHEWING FISCUE HIX #15 (WELL TO MODERATELY DRAINED SOIL) HARD FISCUE CHEWING FISCUE HIX #15 (WELL TO MODERATELY DRAINED SOIL) HARD FISCUE CHEWING FISCUE HIX #15 (WELL TO MODERATELY DRAINED SOIL) HARD FISCUE CHEWING FISCUE HIX #15 (WELL TO MODERATELY DRAINED STRONG CREEPING DATES: SITS - 1015 (ZONE 60) ACCEPTABLE SEEDING DATES: SITS - 1015 (ZONE 60, 7a, 7b) * NOTE SUMMER SEEDING DATES: SIT, - 814 (ZONE 6A, 7a, 7b) * NOTE SUMMER SEEDING DATES: SIT, - 814 (ZONE 6A, 7a, 7b) * NOTE SUMMER SEEDING OF SEEDING TO ENDURE ESTABLISHMENT EFERT FIELEZING CONVENTIONAL SEEDING BOTES: SITS - 1011 (ZONE 6A, 7a, 7b) * NOTE SUMMER SEEDING OF SEEDING TO ENDURE ESTABLISHMENT EFERT FIELEZING CONVENTIONAL SEEDING BOTES: SITS - 1011 (ZONE 6A, 7a, 7b) * NOTE SUMMER SEEDING DO SEEDING THE SOIL UNICOMINY SY HAND, CYCOTHE (CENTRIPAGAL) SEEDING OF SEEDING THE SOIL UNICOMINY SY HAND, CYCOTHE (CENTRIPAGAL) SEEDING OF SEEDING METHON TO A DEPTH OF 14 TO 1/2 NCH, BY RAKING OR DRAGGING, DEPTH OF SEED FIRACATION TO A DEPTH OF 14 TO 1/2 NCH, BY RAKING OR DRAGGING, DEPTH OF SEED FIRACEMENT MAY BE 14 ININITED AND WITH AL CORRUGATED ROLLER WILL ASURE GOOD SEDIOTOSOIL CONTACT, RESTORE CONLING SEEDING MERGANDO, NO SITE WILL BE NOOROGONATED INTO THE SOIL WITH AL CORRUGATED ROLLER WILL ASURE GOOD SEDIOTOSOIL CONTACT, RESTORE CONSTENSATION ON SITE WILL BE NOOROGONATED THATO, WENT PREVAMED ON SITH AD HIDDAULTION MAY BE 14 ININITED AND WATER CONSERVATION ON SITE WILL BE NOOROGONATED THATO, WANDER CONSERVATION ON SITE WILL BE NOOROGONATED THE TO BUY AND WATER CONSERVATION ON SITE WILL BE NOOROGONATED THATO, WASED DE CONSTRUCTION, SIGNATER NOOROGONATES HINTO THAT AND HIDDAUL
 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 OCCUP PEROM STORMATER OUTFALLS OR OFFICIES AS A DESULT OF 	SEQUENCE OF CONSTRUCTION	MITIGATION NOTES FOR ACIDIC SOIL
THAT MAY OCCUR BELOW STORMWATER OUTFAILS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT. FREEHOLD SOIL CONSERVATION DISTRICT 4000 KOZLOSKI ROAD, FREEHOLD, NJ 07728-5033, PHONE (732) 683-8500, FAX (732) 683-9140, EMAIL: INFO@FREEHOLDSCD.ORG.	MCNJ-SOIL-NOTE-1500 05/01/18 I. CLEARING OF ENTRANCE AND LIMIT OF DISTURBANCE FOR INSTALLATION OF SILT FENCE AND CONSTRUCTION ENTRANCE PAD (I WEEK). 2. CLEARING AND ROUGH GRADING (2 WEEKS) 3. CONSTRUCTION OF STORM WATER BASIN (2 WEEKS) 4. INSTALL STORM DRAINAGE SYSTEM, CONDUIT OUTLET PROTECTION AND ALL OTHER UTILITIES. INSTALL INLET PROTECTION (3 WEEKS) 5. CONSTRUCT CURBS AND PLACE ROAD SUBBASE (2 WEEKS). 6. CLEAR AND GRADE BUILDING AREAS AND CONSTRUCT BUILDINGS. ALL DISTURBED AREAS SHALL BE STABILIZED AS DEFINED IN SOIL EROSION AND SEDIMENT CONTROL NOTES. (ONGOING FROM COMMENCEMENT OF PROJECT).	 MCNJ-SOIL-NOTE-1700 05/01/17 LIMIT THE EXCAVATION AREA AND EXPOSURE TIME WHEN HIGH-ACID PRODUCING SOILS ARE ENCOUNTERED. TOPSOIL STRIPPED FROM THE SITE SHALL BE STORED SEPARATELY FROM TEMPORARILY STOCKPILED HIGH ACID PRODUCING SOILS. STOCKPILES OF HIGH ACID-PRODUCING SOIL SHOULD BE LOCATED ON LEVEL LAND TO MINIMIZE ITS MOVEMENT, ESPECIALLY WHEN THIS MATERIAL HAS A HIGH CLAY CONTENT. TEMPORARILY STOCKPILED HIGH ACID-PRODUCING SOIL MATERIAL TO BE STORED MORE THAN 48 HOURS SHOULD BE COVERED WITH PROPERLY ANCHORED, HEAVY GRADE SHEETS OF POLYETHYLENE WHERE POSSIBLE. IF NOT POSSIBLE, STOCKPILES SHALL BE COVERED WITH A MINIMUM OF 3 TO 6 INCHES OF WOOD CHIPS TO MINIMIZE ENDINGE THAN 48 MINIMUM OF 3 TO 6 INCHES OF WOOD CHIPS TO MINIMIZE
DUST CONTROL	 ESTABLISH FINISH GRADES. CONDUCT SOIL COMPACTION TESTING AS REQUIRED, OR SCARIFY/TILL 6" MINIMUM DEPTH OF SUBSOIL IN THE LANDSCAPED AND LAWN AREA. (2 WEEKS) 	EROSION OF THE STOCKPILE. SILT FENCE SHALL BE INSTALLED AT THE TOE OF THE SLOPE TO CONTAIN MOVEMENT OF THE STOCKPILED MATERIAL. TOPSOIL SHALL NOT BE APPLIED TO THE STOCKPILES TO PREVENT TOPSOIL CONTAMINATION WITH HIGH ACID-PRODUCING SOIL.
MCNJ-SOIL-NOTE-1400 05/01/17 DUST CONTROL METHODS: 1. APPLY MULCHES OR VEGETATIVE COVER AS PER NJ SOIL EROSION AND SEDIMENT CONTROL STANDARDS. 2. TILL AND ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT. 3. SPRINKLE THE SITE UNTIL THE SURFACE IS WET.	 ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED 5" OF TOPSOIL, FIRM IN PLACE, PRIOR TO SEEDING, SODDING OR PLANTING. PLACE PERMANENT VEGETATION COVER. (I WEEK) PAVE ROADS AND COMPLETE FINAL LANDSCAPING (I MONTH) REMOVE TEMPORARY ACCESS PROTECTION, SILT FENCE, AND INLET PROTECTION AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED. 	 5. HIGH ACID PRODUCING SOILS WITH A pH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE (INCLUDING BORROW FROM CUTS <u>OR DREDGED</u> <u>SEDIMENT</u>) SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE (OR 450 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12 INCHES OF SETTLED SOIL WITH A pH OF 5.0 OR MORE EXCEPT AS FOLLOWS: A. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF 24 INCHES OF SOIL WITH A pH OF 5 OR MORE. B. DISPOSAL AREAS SHALL NOT BE LOCATED WITHIN 24 INCHES OF ANY SURFACE OF A SLOPE OR BANK, SUCH AS BERMS, STREAM BANKS, DITCHES, AND OTHERS, TO PREVENT POTENTIAL LATERAL LEACHING DAMAGES.
 ERECT BARRIERS SUCH AS SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL TO CONTROL AIR CURRENTS AND SOIL BLOWING. 		6. EQUIPMENT USED FOR MOVEMENT OF HIGH ACID-PRODUCING SOILS SHOULD BE CLEANED AT THE END OF EACH DAY TO PREVENT SPREADING OF HIGH ACID-PRODUCING SOIL MATERIALS TO OTHER PARTS OF THE SITE, INTO STREAMS OR STORMWATER CONVEYANCES, AND TO PROTECT MACHINERY FROM ACCELERATED RUISTING
 APPLY CALCIUM CHLORIDE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. NOT SUITABLE ON STEEPER SLOPES NEAR THE STREAMS OR POTENTIALLY ACCUMULATE AROUND PLANTS. 		 NON-VEGETATIVE EROSION CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CHIPS) SHOULD BE INSTALLED TO LIMIT THE MOVEMENT OF HIGH ACID-PRODUCING SOILS FROM, AROUND, OR OFF THE SITE.
 COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. USE SPRAY-ON ADHESIVE ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. MATERIALS AS FOLLOWS: 		8. FOLLOWING BURIAL OR REMOVAL OF HIGH ACID-PRODUCING SOIL, TOPSOILING AND SEEDING OF THE SITE (SEE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND TOPSOILING), MONITORING MUST CONTINUE FOR A MINIMUM OF 6 MONTHS TO ENSURE THERE IS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPREAD	APPLY ACCORI MAY ALSO BE U TO FLOCCULA SEE SEDIMENT	DING TO MANUFACTUF JSED AS AN ADDITIVE T TE AND PRECIPITATE SL BASIN STANDARD, P. 26	RER'S INSTRUCTIONS. O SEDIMENT BASINS JSPENDED COLLOIDS. -1
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

IVE COVER

REE OF SEEDS, TO BE APPLIED INDS PER 1,000 SQUARE FEET), F A LIQUID MULCH-BINDER CATION IS 3 TONS PER ACRE. ULCH. HAY MULCH IS NOT S DUE TO THE PRESENCE OF 6. TOPDRESSING:

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CING SOIL, TOPSOILING AND VER FOR SOIL STABILIZATION, ATION, AND TOPSOILING), ONTHS TO ENSURE THERE I ADEQUATE STABILIZATION AND THAT NO HIGH ACID-PRODUCING SOIL PROBLEMS EMERGE. IF PROBLEMS STILL EXIST, THE AFFECTED AREA MUST BE TREATED AS INDICATED ABOVE TO CORRECT THE PROBLEM.

4. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH.

a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.

b. USE ONE OF THE FOLLOWING:

I) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.

2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

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

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

5. IRRIGATION (WHERE FEASIBLE):

IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

NO FOLLOW-UP TOPDRESSING IS MANDATORY UNLESS WHERE GROSS NITROGEN DIFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE, TOPDRESS WITH 10-10-10 OR EQUIVALENT AT 300 LB PER ACRE OR 7 LB PER 1,000 SF EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION: THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING THE FOLLOWING METHODS, OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-2 ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF ONS. STAKES MAY BE DRIVEN COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF THE SEEDED SAND A SQUARE PATTERN. SPECIES) AND MOWED ONCE. NOTE THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.

CONSTRUCTION SIT COMPONENT OF T POLLUTION PREVE MCNJ-SOIL-N

05/01/17

- THE CONSTRUCTION SITE WASTE CONTR THE REQUIREMENTS IN 2., 3., AND 4. BELOV ON MARCH 3, 2004 AND APPLY TO CONST OR AFTER MARCH 3, 2004. ANY NEW CONS SUBMITTED ON OR AFTER MARCH 3, 2004 C AUTHORIZATION UNDER THIS PERMIT AFTE THESE REQUIREMENTS.
- MATERIAL MANAGEMENT TO PREVENT FERTILIZERS, FUELS, LUBRICANTS, PETROLE PAINT THINNERS, CLEANING SOLVENTS ADDITIVES, AND CONCRETE CURING COM IN A DRY COVERED AREA. MANUFACTURERS AND METHODS SHALL BE STRICTLY FO PREVENT OR MINIMIZE THE PRESENCE O STORMWATER DISCHARGE AUTHORIZED DOES NOT APPLY TO ANY MANUFACTUR OR OTHER MATERIAL THAT CONFLICT WIT COMPONENT OF THE FACILITY'S SPPP.)
- WASTE HANDLING THE FOLLOWING REQ SITE WASTE THAT HAS THE POTENTIAL T DISCHARGE AUTHORIZED BY THIS PERMIT SITE OF WASTE BUILDING MATERIAL AND WASTES, INCLUDING LITTER AND HAZ CONFORM WITH THE STATE SOLID WASTE AND ITS IMPLEMENTING RULES AT N.J.A. PESTICIDE CONTROL CODE AT N.J.A.C. 13:1E-99.3); AND OSHA REQUIREMENTS FO WHERE SUCH CONFORMANCE IS NOT RE AUTHORIZED BY THIS PERMIT). CONSTRU DESIGNATED WASTE COLLECTION AREAS ADEQUATE NUMBER OF CONTAINERS (M SHALL BE COLLECTED FROM SUCH CONTA
- A. CONSTRUCTION SITE WASTES INCLUDE i. "CONSTRUCTION AND DEMOLITION V FOLLOWS: "WASTE BUILDING MAT CONSTRUCTION, REMODELING, REPA HOUSES, COMMERCIAL BUILDINGS, PA FOLLOWING MATERIALS MAY BE FOU WASTE: TREATED AND UNTREATED WO BRUSH; CONCRETE, ASPHALT, BRICKS, B WALLBOARD; ROOFING MATERIA MISCELLANEOUS PAPER; FERROUS AN BUILDING INSULATION; PLASTIC SCRA
- ii. ANY WASTE BUILDING MATERIAL AND R THAT IS HAZARDOUS FOR PURPOSES (

- iii. DISCARDED (INCLUDING SPILLED) PE PETROLEUM PRODUCTS, ANTI-FREEZE, AND SANDBLASTING GRITS, CLEANING SURFACES, DETERGENTS, CHEMICAL AD
- CALCIUM CHLORIDE), AND CONCRETE iv. OTHER "LITTER," AS DEFINED AT N.J.S. UNCONSUMED SUBSTANCE OR WAST WHETHER MADE OF ALUMINUM, GL NATURAL OR SYNTHETIC MATERIAL, OI BUT NOT LIMITED TO, ANY BOTTLE, JAR TAB OF ANY BOTTLE, JAR OR CAN, ANY ANY FLAMING OR GLOWING MATERIAL RUBBISH, GRASS CLIPPINGS OR OTHER MAGAZINES, GLASS, METAL, PLASTIC OR OR CONSTRUCTION MATERIAL, BUT PRIMARY PROCESSES OF MINING OR SAWMILLING, FARMING OR MANUFACTU
- v. SANITARY SEWAGE AND SEPTAGE.
- vi. CONTAMINATED SOILS ENCOUNTEREE ACTIVITIES OR DURING THE CLEANUP SUBSTANCE. B. CONCRETE WASHOUT - CONCRETE
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- SEPTAGE ONSITE ARE STRICTLY PROHI DISPOSAL SHALL BE PROVIDED AND MAIN FOR ALL WORKERS AND OTHER SANITA SPILLS; DISCHARGES OF HAZARDOUS SUBST
- A. SPILL KITS SHALL BE AVAILABLE ONSI MATERIALS THAT ARE LISTED IN 2. ABO OF SUCH MATERIAL SHALL BE CON CLEANED UP MATERIALS SHALL BE PROPE
- B. DISCHARGES OF HAZARDOUS SUBSTA CONSTRUCTION SITE WASTES ARE SU COMPENSATION AND CONTROL AC DEPARTMENT RULES FOR DISCHARGES SUBSTANCES AT N.J.A.C. 7:1E. NO RESULTING FROM AN ONSITE SPILL SHA COMPLIANCE WITH [THIS] PERMIT" COMPENSATION AND CONTROL ACT A
- C. RELEASES IN EXCESS OF REPORTABLE QU 110, 117, AND 302 THAT OCCUR WITHIN NATIONAL RESPONSE CENTER (800 424-88

CONSTRUCTION SITE WASTE CONTROL	SPPP REQUIRED INSPECTIONS	
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MCNJ-SOIL-NOTE-1200 07/01/17 THE CONSTRUCTION SITE WASTE CONTROL COMPONENT OF THE SPPP CONSISTS OF THE REQUIREMENTS IN 2., 3., AND 4. BELOW. THESE REQUIREMENTS BECAME OPERATIVE ON MARCH 3, 2004 AND APPLY TO CONSTRUCTION ACTIVITIES THAT COMMENCE ON OR AFTER MARCH 3, 2004. ANY NEW CONSTRUCTION ACTIVITY FOR WHICH AN RFA IS SUBMITTED ON OR AFTER MARCH 3, 2004 OR WHICH RECEIVE AUTOMATIC RENEWAL OF AUTHORIZATION UNDER THIS PERMIT AFTER MARCH 3, 2004 ALSO SHALL COMPLY WITH THESE REQUIREMENTS.	MCNJ-SOIL-NOTE-1201 07/01/17 A COPY OF THE AUTHORIZATION SHALL BE POSTED ONSITE AT A SAFE, PUBLICLY ACCESSIBLE LOCATION IN CLOSE PROXIMITY OF THE CONSTRUCTION SITE AT ALL TIMES UNTIL A NOTICE OF COMPLETION HAS BEEN ISSUED. THE PERMITTEE SHALL POST THE NJDEP HOTLINE NUMBER (1-877-WARN-DEP) WITH THE COPY OF THE AUTHORIZATION.	MCNJ-SOIL-NOTE-1301 05/01/ I. SITE PREPARATION A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
 THESE REQUIREMENTS. MATENUL MANAGEMENT TO REVENT OR REDUCE WATE - ANY PETICOSE PERTUZES, RUES, LUBBICANTS, PETROLEM, PRODUCTS, ANTI-RECE, PANTS AND PANT THINNES, CLEANING SOLVENTS, AND CALS, DETREGUES, CHEMICAL ADDITIVES, AND CONCRETE CURING COMPOUNDS SHALL BE STORED IN CONTINUESS. AND METHODS SHALL BE STRICTLY FOLLOWED TO THE EXTENT NECESSAY TO PERVIT CR. MINITEZ THE PERSENCE OF WATE FROM SUCH TAREALS IN THE PERVIT CR. MINITEZ THE PERSENCE OF WATE FROM SUCH TAREALS IN THE ODES NOT APRY TO ANY MANUACTURERS RECOMMENDED APPLICATIONS ABOUT ERTILIZER OR OTHER MATERIAL THAT CONNER REQUIREMENTS APRY ONLY TO CONSTRUCTION COMPONENT OF THE FOLLINT'S SPR). WATE HANGUNG THE STATE TO BE TRANSCONTED BY THE STORMWATE DOES NOT APRY TO ANY MANUACTURERS PECCOMMENDATIONS ABOUT ERTILIZER OR OTHER MATERIAL HAT CONNER REQUIREMENTS APRY ONLY TO CONSTRUCTION SITE OF WATE BUILDING UTTER ANY THE HANAGEMENT APRY ONLY TO CONSTRUCTION SITE OF WATE BUILDING MATERIAL AND BUBBLE AND CONTRE CONTRUCTION SITE OF WATE BUILDING MATERIAL AND HAZARDOUS AND SANTRAY WATES. SHALL CONTORM WITH THE STATE SOLD WASTE MANAGEMENT APRY ONLY WASTES SHALL CONTORM WITH THE STATE SOLD WASTE MANAGEMENT APRY ONLY WASTES SHALL CONTORM WITH THE STATE SOLD WASTE MANAGEMENT APRY ONLY WASTES SHALL CONTORING LCODE AT NUAC. 728, 728, 7145 STATUE INVEST SHALL BY COLLECTION MATERIAL AND RUBBLE AND DAVITARY WASTES SHALL CONTORING CONFORMANCE STORE THE ADVERTICE DISCINCTO WASTE THEORY ONLY CONSTRUCTION SITE SHALL HAVE ONE ON MORE AUTHORIZED BY THE PRIVIT, CONSTRUCTION SITE SHALL HAVE ONE ONE MORE DEGIONATED WASTE THER AND RUBBLE ADDUCTION ONESTICE THE WASTES SHALL BY COLLED FOR SHALL DE CLANED UP IMMEDIATEJY. A CONSTRUCTION SITE WASTES INCLUDE BUT ARE AND THE INTER SHALL AND RUBBLE RELITION AND DEMOUTION WASTE' AS DERING IN NUAC. 726.14 AS FOLLOWS. "WASTE BUILDING MATERIAL AND RUBBLE RELITING AND PARTY SHALL BY CONTRUCTION, REPARAMAND RUBBLE RELITING AND PARTY HALL BY CONTRUCTION REPARAMAND. REPARAMAND AND AND AND AND AND PARTY AND AND AND	 ROUTINE INSPECTIONS A TURNETES SHALL CONSULT AND DOLUMENT ADDITION IN ENTRY AND A THE STORMANTE NORMANTE STORMANTE ADDITIONAL STORMANTE STORMANTE ADDITIONAL STORMANTE STORMANTE ADDITIONAL ADDITI	 B. INSTALL NEEDED ECOON CONTROL PRACTICES OR FACILITIES JUCH A DIVERSIONS, GRADE STABILZATION STRUCTURES, CHANNEL STABILZATION MESURES ESTIMADARDS II THROUGH 4. J. FROTECTIVE MATERIALS A. UNROTEN SMALL-GRAIN STRAW, AT 20 TO 25 TONS PER ACRE, IS SPREAT UNROMELY AT 00 TO 15 POLINDS PER 1008 SQUARE EEET AND AACHORE WITH J DIVENSITIATE. HTTENDEN AND WELSTEIN PRAVENDED ST THE PRACHE CONSTRUCTION DISTRICT. THE APPROVED ATTS ABOVE HAVE BEEN NET WHEN THE NULLEH CONSTRUCTION OF STRUCT. THE APPROVED ATTS ABOVE HAVE BEEN NET WHEN THE NULLEH CONSTRUCTION CONFERENCE UNDO DISTRICT. THE APPROVED ATTS ABOVE HAVE BEEN NET WHEN THE NULLEH CONSTRUCTION OF STRUCT. THE APPROVED ATTS ABOVE HAVE BEEN NET WHEN THE NULLEH CONSTRUCTION AND IN QUANTITIES AS INCOMPROVED BY THE PRACHAGE SUITABLE CONSTRUCTION AND IN QUANTITIES AS INCOMPROVED BY THE PRACHAGE SUITABLE CONSTRUCTION AND IN QUANTITIES AS INCOMPROVED BY THE PRACHAGE SUITABLE CONSTRUCTION AND IN QUANTITIES AS INCOMPROVED BY THE PRACHAGE SUITABLE CONSTRUCTION, CONTROL AND IN QUANTITIES AS INCOMPROVED BY THE PRACHAGE SUITABLE CONSTRUCTION AND IN QUANTITIES AS INCOMPROVED BY THE PRACHAGE SUITABLE CONSTRUCTION AND IN QUANTITIES AS INCOMPROVED BY THE PRACHAGE SUITABLE CONSTRUCTION AND INCOMPLEX CONSTRUCTION AND ANTER COULD WAS THEM INTO AN INLET AND PLUGIT. D. MUCH ANCHORING - SHOULD BE ACCOMPUTED DI INCOMPLEX LINES AND INCOMPLEX LINES AND INCOMPLEX LINES AND INTO AN ANTER COULD WAS THEM INTO AN INCLE AND INTO AN INCIDE ON THE SUITABLE AND INTO AN INCLES ON A STAR SUITABLE AND INTO AN INCLES ON A STAR SUITABLE AND INTO AN AND ANCHOR AND AND AND AND AND AND AND AND AND AND

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GENERAL NOTES I. THIS SHEET IS TO BE USED FOR LANDSCAPE PURPOSES ONLY. 2. REFER TO SHEET I FOR GENERAL NOTES. LANDSCAPE PLAN NOTES I. REFER TO SHEET 35 FOR GENERAL PLANTING NOTES AND LANDSCAPE DETAIL 2. REFER TO SHEET 34 AND 35 FOR PLANT SCHEDULES. 3. PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIM ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO SITE CONDITIONS. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEE SHOULD ANY PLANT MATERIAL DISCREPANCIES OCCUR. LAWN AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICA ON THE PLAN. REFER TO THE LAWN SEED MIX NOTES ON THE LANDSC DETAILS SHEET AND THE SOIL EROSION AND SEDIMENT CONTROL PLAN I APPROVED SEED MIXTURES. 6. ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEH ACCESSES, OR WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHAL BRANCHED A MINIMUM OF 7'-00" ABOVE GRADE AND/OR APPROPRIATELY PRU TO BE 7'-00" ABOVE GRADE. ALL SHRUBS WITHIN A SIGHT TRIANGLE OR SI EASEMENT SHALL NOT EXCEED 30" ABOVE THE ELEVATION OF THE ADJAC CURB AND ARE TO BE APPROPRIATELY PRUNED. LANDSCAPE LEGEND - DECIDUOUS TREE ------- EVERGREEN TREE ſ./ - ORNAMENTAL OR UNDERSTORY TREE - SHRUB V - PERENNIAL / ANNUAL / ORNAMENTAL GR — MULCH BED LINE

NOTES: I. LANDSCAPE SYMBOLS ON THE PLAN VARY AND MAY DEVIATE FROM THE LANDSCAPE LEGEND SYMBOLS SHOWN ABOVE.

SCALE : 1" = 30'

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PAVEMENT, CURB, ETC.

Specifications	:		P6058-3	130K9
Description:			Images:	
Endorse celebrates the t lumination from an LED created and intriguing vi fluted glass column is o lumens.	raditional form of a gas-powered co source. A die-cast aluminum , pow isual effect with the clear beveled gla (fered as an accessory (P8779-31). 3	ach light with il- dered coated frame iss. An optional i000K, 90+ CRI, 623	同余	
Construction:				
 Black (-31) (powde Clear glass beveled Flicker-free dimmin (See Dimming Note Title 24 compliant Back plate covers a Mounting strap for Six inches of wire straight 	rcoat) panelsLED Module is replaceable (g to 10% brightness with most ELV es) standard 4" hexagonal recessed ou outlet box included upplied	part <i>II</i> 93054049) type dimmers tlet box		
Performance:			Dimensions:	
Number of Modules	}	**************************************	Width: 10-3/4"	
Input Power	9W		Height: 17-3/4" Depth: 11-3/4"	
Input Voltage	120V		H/CTR: 4"	
nput Frequency	60Hz			
Lumens/LPW	623/69.2 (LM-79) per	module		
CCT	3000K			
CRI	90			
ife	60,000 (L70/TM-21)			
MI/RFI	FCC Title 47, Part 15, 0	Class B		
Ain. Start Temp	-30° C			
lax. Operating Temp	30° C			
∀arranty	5 year warranty			
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atalog number:				
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Base	Finish	Color lemp	CRI	

Symbol	Label	Quantity	Manufacturer	Description	Number Lamps	Lumens Per Lamp	Wattage
$\mathbf{\Phi}$	A	23	Pacific Lighting & Standards	LED post top Type III	1	5546.981	73.76
-	В	11	Pacific Lighting & Standards	LED post top Type V	1	5844.661	74.33
	С	3	PACIFIC LIGHTING & STANDARDS	BY-24-LED-MT-4000	1	4000	24
	D	65	PROGRESS	ENDORSE 1-Lt. Lrg Wall Lantern w/AC 9W LEDModule	1	358.5858	7.8

Statistics

Luminaire Schedule

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.4 fc	12.9 fc	0.0 fc	N/A	N/A

LAND-GENL-PLNT-NOTE

A. GENERAL

- THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES MARKOUTS AND COMPLIANCE WITH ALL FEDERAL, STATE, OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK. 3. OWNER OR HIS/HER REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.
- **B. PLANT MATERIAL**
- I. PLANT MATERIAL:
- I.I. PLANT MATERIAL SHALL CONFORM WITH THE ANSI Z60.1-2014 'AMERICAN STANDARD FOR NURSERY STOCK' AS PUBLISHED BY AMERICANHORT IN REGARD TO QUALITY, SIZE OF PLANTING, SPREAD OF ROOTS, SIZE OF ROOTBALL, AND BRANCHING
- 1.2. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS. WELL DEVELOPED BRANCHES. DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND FREE FROM DEFECTS, INJURY, DISEASE, AND/OR INFESTATION, WITH ROOT BALLS INTACT
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AT THE NURSERY. THE PLANT MATERIAL SHALL 1.3. BE PLANTED AT THE SAME LEVEL WHEN PLANTED. I.4. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY TO THE SITE. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PROTECT THE PLANT MATERIAL FROM DAMAGE PRIOR TO
- INSTALLATION. THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATION, TO REJECT ANY AND ALL PLANT MATERIAL WHICH IN THEIR OPINION DOES NOT MEET THE REQUIREMENTS OF THESE PLANS.
- PLANT QUANTITIES: THE LANDSCAPE PLAN SHOULD TAKE PRECEDENCE OVER THE PLANT SCHEDULE IF ANY PLANT DISCREPANCIES OCCUR. <u>PLANT SIZE:</u> THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN THE CALIPER, HEIGHT, SIZE OR SPREAD INDICATED IN THE PLANT SCHEDULE.
- SUBSTITUTIONS: NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT
- WRITTEN PERMISSIONS OF THE MUNICIPALITY, LANDSCAPE ARCHITECT, OR OWNER. WRITTEN PROOF OF THE PLANT MATERIAL UNAVAILABILITY MUST BY DOCUMENTED BY THE CONTRACTOR.
- GUARANTEE: PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (I) YEAR AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT IS DEAD WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING STUMP, AND REPLACED WITH A SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR WITHIN ONE YEAR OR ONE GROWING SEASON. TREE STAKES AND ARBOR TIES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD. C. TOPSOIL REQUIREMENTS:
- 1. TOPSOIL REQUIREMENTS: SEE NJDOT SECTION 917 FOR REFERENCE AND SOIL ADDITIVES.
- I.I. UNACCEPTABLE TOPSOIL SOURCES: DO NOT OBTAIN TOPSOIL FROM THE FOLLOWING SOURCES: AREAS CONTAINING CHEMICALLY CONTAMINATED SOILS. AREAS FROM WHICH THE ORIGINAL SURFACE HAS BEEN STRIPPED OR COVERED OVER, SUCH AS BORROW PITS, OPEN MINES, DEMOLITION SITES, DUMPS, LANDFILLS. NO TOPSOIL FROM WET EXCAVATION OR ACID PRODUCING SOILS.
- TOPSOIL SHALL BE UNIFORM QUALITY, FREE FROM HARD CLODS, STIFF CLAY, HARD PAN, SODS, LARGE STONE, CEMENT, 1.2. ASH, SLAG, CONCRETE, TAR, BOARDS, CHIPS, MULCH, OR ANY OTHER UNDESIRABLE MATERIALS. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. TOPSOIL PH REQUIREMENTS ARE AS FOLLOWS: PH < 4.1 TOPSOIL IS UNACCEPTABLE. 4.1 ≤ PH < 5.8 ADD PULVERIZED LIME TO
- 1.3. INCREASE THE PH TO 6.5 BEFORE USE. 5.8 ≤ PH < 7.0 TOPSOIL IS ACCEPTABLE. NO REMEDIATION NEEDED. 7.0 ≤ PH < 7.2 DECREASE PH TO AT LEAST 6.8 BEFORE USE. PH ≥ 7.2 TOPSOIL IS UNACCEPTABLE. ORGANIC CONTENT, ENSURE THAT TOPSOIL HAS A MINIMUM ORGANIC CONTENT OF 2.75% BY WEIGHT. IF THE ORGANIC 1.4.
- CONTENT IS LESS THAN 2.75%. INCREASE THE ORGANIC CONTENT BY ADDING SOIL ADDITIVES AT A RATE NECESSARY TO ATTAIN THE MINIMUM ORGANIC CONTENT. THE ORGANIC CONTENT SHALL NOT EXCEED 8% BY WEIGHT AND SHALL BE SAMPLED IN ACCORDANCE WITH THE ASSOCIATION OF AGRICULTURAL CHEMISTS. GRADATION/PARTICLE SIZE. PROVIDE TOPSOIL CONFORMING TO THE PARTICLE SIZE REQUIREMENTS IN TABLE 917.01-2 1.5.
- AND THAT HAS NO MORE THAN 20 PERCENT RETAINED ON A NO. 10 SIEVE WHEN MECHANICALLY GRADED. THE DEPARTMENT WILL DETERMINE THE PARTICLE SIZE DISTRIBUTION FOR THE PORTION OF THE TOPSOIL PASSING THE NO. 10 SIEVE USING HYDROMETER ANALYSIS ACCORDING TO AASHTO T 88. SAND (2.0 MM TO 0.05 MM) 40 - 80% COMPOSITION. SILT (0.05 MM TO 0.005 MM) 0 - 30% COMPOSITION. CLAY (0.005 MM AND SMALLER) 10 - 30% COMPOSITION.
- PREPARATION OF SUBGRADE:
- HOLLOWS, DEPRESSIONS, AND GULLIES SHALL BE FILLED WITH ACCEPTABLE SANDY LOAM AS OUTLINED ABOVE OR SOIL AS DESCRIBED HEREON: SOIL TO BE ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL.
- LOOSEN SUBSOIL BY SCARIFYING, RIPPING OR TILLING USING DISKS, HARROWS OR OTHER SUITABLE EQUIPMENT TO A 2.2. DEPTH OF 4"-6" IMMEDIATELY BEFORE PLACING ANY TOPSOIL. REPEAT IN AREAS WHERE SEED OR PLANTINGS ARE PROPOSED AND THERE HAS BEEN COMPACTED SOIL.
- TESTING AND APPROVAL OF SOILS:
- THE CONTRACTOR SHALL SUBMIT A CERTIFIED REPORT SHOWING THE ANALYSIS OF REPRESENTATIVE SAMPLES OF 3.1. TOPSOIL TESTING SHALL BE PERFORMED BY RUTGERS COOPERATIVE RESEARCH & EXTENSION TESTING LABORATORIES OR EQUIVALENT AS APPROVED BY STATE AND LOCAL REGULATIONS. PRICE BID SHALL INCLUDE ALL INSPECTION AND LABORATORY FEES.

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D. PLANT	ING PROCEDURES
I. <u>PLAN</u>	ITING BEDS:
1.1.	PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH SOILS AS OUTLINED IN SECTION C PRIOR. BACKFILL SOIL TO BE AT MINIMUM ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL.
1.2.	PLANTING BEDS SHALL RECEIVE FOUR (4) INCHES OF DOUBLE SHREDDED HARDWOOD MULCH AND TREATED WITH A PRE-EMERGENT HERBICIDE. NO MULCH SHALL COME IN DIRECT CONTACT WITH ROOT FLARE/COLLAR; UNDER NO CIRCUMSTANCES SHALL THE ROOT CROWN BE BURIED.
1.3.	SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
2. <u>PLAN</u> FINA INST. LOC	<u>IT LOCATIONS:</u> THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE L LOCATION OF ALL PLANT MATERIAL AND PLANTING BEDLINES SHALL BE DETERMINED IN THE FIELD AT THE TIME OF ALLATION FOLLOWING THE BASIC INTENT OF THE APPROVED PLANS, UNLESS THERE IS A SPECIFIC DIMENSION OR ATION SHOWN.
3. <u>PLAN</u> WEA SEAS THE WAT	<u>ITING DATES:</u> PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN ITHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES. PLANTING ONS ARE DEFINED AS MARCH IS THROUGH MAY IS AND SEPT IS THROUGH NOV IS. PLANTING IS ACCEPTABLE DURING WINTER MONTHS IF WEATHER PERMITS AND THE GROUND IS NOT FROZEN, AND IN THE SUMMER IF SUPPLEMENTAL TERING IS PROVIDED. SOIL MUST BE FROST FREE, FRIABLE, AND NOT MUDDY AT TIME OF PLANTING.
4. <u>PLAN</u>	ITING METHODS:
4.1.	TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS.
4.1.1.	STAKES SHALL BE EIGHT TO TEN FEET LONG, OF SOUND, DURABLE UNFINISHED LUMBER CAPABLE OF WITHSTANDING ABOVEGROUND AND UNDERGROUND CONDITIONS DURING THE PERIOD OF GUARANTEE WITH TOP AND BOTTOM DIMENSIONS OF TWO INCHES BY TWO INCHES IN DIAMETER
4.1.2.	THREE STAKES SHALL BE EQUALLY SPACED ABOUT THE TREE IN A TRIANGULAR FASHION AND SHALL BE DRIVEN VERTICALLY INTO THE GROUND 2 $\frac{1}{2}$ TO 3 FEET IN A MANNER THAT DOES NOT INJURE THE ROOT BALL.
4.1.3.	TREES SHALL BE FASTENED TO EACH STAKE AT A HEIGHT OF FIVE FEET BY MEANS OF ARBOR TIE TREE TIE $\binom{7}{16}$ wide recommended for trees up to 2 $\frac{1}{2}$ inches in Caliper).
4.2.	SET PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT AFTER SETTLEMENT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN CENTER OF PIT.
4.3.	AT TIME OF INSTALLATION, THE CONTRACTOR SHALL WATER NEWLY INSTALLED PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE REGULAR WATERING TO ENSURE THE ESTABLISHMENT, GROWTH, AND SURVIVAL OF ALL PLANTS.
4.4.	B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOTBALL ONLY. PLANTS WITH BROKEN, SPLIT, OR DAMAGED ROOTBALLS SHALL BE REJECTED.
4.5.	CORD BINDING OF ALL B&B PLANTS SHALL BE CUT AND REMOVED, ALONG WITH THE BURLAP OF THE UPPER $\frac{1}{3}$ OF THE ROOT BALL. ALL WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING PLANTING PIT.
<u>E. MAINTI</u>	ENANCE
I. <u>PRUN</u>	<u>NING:</u>
1.1.	each tree and shrub shall be pruned in accordance with american standard for nursery stock to

- BRANCHES SHALL BE REMOVED. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. 1.2. PRUNED TO NOT TO HAVE BRANCHES BELOW 7'-0".
- 1.3. THE CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED. 2. LAWN AREAS:
- SUPPLEMENT AS REQUIRED TO MEET THE REQUIRED PH & NUTRIENT LEVELS. SHALL BE IN ACCORDANCE WITH THE LAWN SEED MIX NOTES AND THE SOIL EROSION AND SEDIMENT CONTROL
- DAMAGED, OR DISEASED BRANCHES.
- PLANTING PRACTICES.

MIX #13 (WELL TO MODERATELY DRAINED SOIL): MOD: 05/05/22 HARD FESCUE AND/OR

10/14/2021

CHEWING FESCUE AND/OR

PERENNIAL RYEGRASS

TALL FESCUE

STRONG CREEPING RED FESCUE

KENTUCKY BLUE GRASS (BLEND)

KENTUCKY BLUE GRASS (BLEND)

PERENNIAL RYE GRASS (BLEND)

OPTIMUM SEEDING DATES:

SUMMER SEEDING DATES *:

MIX #14 (EXCESSIVELY TO MODERATELY DRAINED SOIL):

6/1 - 7/31 (ZONE 5b, 6a); 5/1 - 8/14 (ZONE 6b, 7a, 7b)

8/1 - 10/1 (ZONE 5b, 6a); 8/15 - 10/15 (ZONE 6b); 8/15 - 10/30 (ZONE 7a, 7b)

NTING DETAILS, BACKFILL PLANTING PITS WITH SOILS AS OUTLINED IN MUM ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT

N ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30"

ABOVE THE ELEVATION OF THE ADJACENT CURB. STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE

2.1. THE LANDSCAPE CONTRACTOR SHALL TEST THE SOIL TO CONFIRM SUITABILITY FOR THE PROPOSED SEED MIX AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLANS. SEED

DISTRICT'S SEED SPECIFICATIONS AS NOTED ON THE SOIL EROSION AND SEDIMENT CONTROL DETAILS SHEET. SOD, IF SPECIFIED, SHALL CONSIST OF A STATE CERTIFIED MIXTURE. ALL DISTURBED AREAS INDICATED AS LAWN OR SOD SHALL BE TOPSOILED, LIMED, AND FERTILIZED & FINE GRADED PRIOR TO LAWN INSTALLATION.

EXISTING VEGETATION: EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING, OR CLEARING, EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD,

SITE CLEANUP: PLANTING DEBRIS (WIRE, TWINE, RUBBERHOSE, BACKFILL, ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. THE PROPERTY IS TO BE LEFT IN A NEAT, ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED

- PLACE ROOT BALL ON UNEXCAVATED

REMOVE CONTAINER AND LOOSEN ROOTS BY SCORING OR PULLING. - PREPARED BACKFILL MIX; SEE GENERAL

- PLACE ROOT BALL ON UNEXCAVATED

CATALOG NUMBER: BY-24-LED-4-4-LR-BK

PACIFIC LIGHTING & STANDARDS COMPANY Андектириски JOHN MOORE DIFE СИТИЛОГИКИЧЕВИ DIMINIER DIMINIE DIMINIER ARMINIC KAPLAN PROPERTIES APPROVED: CUSTOMER MEL SCALE RAGE TOFT METRO TECH: RON

LAWN SEED MIX NOTES

175 LBS/ACRE

45 LBS/ACRE

45 LBS/ACRE

265 LBS/ACRE

20 LBS/ACRE

20 LBS/ACRE

SIX WEEKS OF GROWING SEASON REMAIN AFTER SEEDING TO ENDURE ESTABLISHMENT BEFORE FREEZING CONDITIONS.

MIX #15 (WELL TO MODERATELY DRAINED SOIL): HARD FESCUE 130 LBS/ACRE CHEWING FESCUE 45 LBS/ACRE STRONG CREEPING RED FESCUE 45 LBS/ACRE PERENNIAL RYEGRASS 10 LBS/ACRE MIX #16 (POORLY DRAINED SOIL) ROUGH BLUEGRASS 90 LBS/ACRE STRONG CREEPING RED FESCUE 130 LBS/ACRE

ACCEPTABLE SEEDING DATES:

3/15 - 5/31 (ZONE 5b, 6a); 3/1 - 4/30 ZONE 6b); 2/1 - 4/30 (ZONE 7a, 7b)

3' MIN.

NOT TO SCALE

NOTES: APPROVED EQUAL. TO DAWN OPERATION.

NOT TO SCALE

NOTES: EQUAL. OPERATION.

FIXTURE C: BY-24-LED-4-4-LR-BK LAMP: 24 WATT LED DISTRIBUTION: SYMMETRICAL

FINISHED GRADE -----PROPOSED BOLLARD DETAIL NOT TO SCALE

NOTES: EQUAL.

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