## PROPERTY OWNERS WITHIN 200 FT

WOODHILL ALPHA, LL

FAIRFIELD, NJ 07004

918 NEW BRUNSWICK AVENUE

SUITE 240

SUITE 240

87 EDGE ROAD

STRYKER 22, LLC

ALPHA, NJ 08865

SHAWN F. ULMER

ALPHA, NJ 08865

WOODHILL ALPHA, LLO

**100 PASSAIC AVENUE** 

FAIRFIELD, NJ 07004

ERIK AND KRISTIE BARBOLT

C/O VIRIDITY ENERGY SO.

PHILADELPHIA, PA 19103

ROTO DEVELOPMENT COR

WASHINGTON, NI 0788

LEHIGH FUEL CORPORATION

NEW BRUNSWICK AVENUE

ALPHA LEHIGH TOOL & MACHINE CO., INC

1801 MARKET STREET

41 INDUSTRIAL DRIVE

ALPHA, NJ 08865

29 WHITES ROAD

RONALD HART

466 MINF ROAD

ASBURY, NI 08802

ALPHA, NJ 08865

ALFRED W. LACOSTA, JR

2 INDUSTRIAL PARK

1028 ROUTE 173 EAS ASBURY, NJ 08802

FERGO BROTHERS, LL

20 INDUSTRIAL DRIVE

FERGCO BROTHERS, LLC

909 NEW BRUNSWICK AVENUE

915 NEW BRUNSWICK AVENUE

IANICE I. KOSA AND IOHN S. PURSEL, IR.

KAISERMAN/POHATCONG ASSOCIATES ET A

PHILLIPSBURG, NJ 08865

PHILLIPSBURG, NJ 08865

CENTRAL R R OF N

ALPHA, NJ 08865

201 S 18TH ST

PHILADELPHIA, PA 19103

SUITE 300

MAIN STEM

ALPHA, NJ 08865

ALPHA, NJ 08865

PTCI REALTY LLC

100 PASSAIC AVENUE

## BOROUGH OF ALPHA

BLOCK LOT

100.02 1.08

100.02 1.09

100.02 1.05

100.02 3.01

100.02 3

100.02 2

100.02 1.01

102

102

102

104

104

300

TOWNSHIP OF POHATCON

BLOCK LOT

100.02

UTILITY CONTACTS

LEO PURSELL, JR., SENIOR PUBLIC WORKS REPAIRER BOROUGH OF ALPHA 1001 EAST BOULEVARD ALPHA, NJ 08865 BAXTER TURI FY 300 MADISON AVENU PO BOX 1911 MORRISTOWN, NJ 07962

SERVICE ELECTRIC CABLE T 37 SITGREAVES STREE PHILLIPSBURG, NJ 08865 FLIZABETHTOWN GAS GREGG BALINT 520 GREEN LANE UNION, NJ 07083

VERIZON COMMUNICATIONS CATHERINE VAVALA 290 W. MT. PLEASANT AVENUE LIVINGSTON, NJ 07039

# PRELIMINARY AND FINAL MAJOR SITE PLAN FOR WOODHILL ALPHA, LLC **BOROUGH OF ALPHA** WARREN COUNTY, NEW JERSEY

# BLOCK 100.02, LOTS 1, 1.08 AND 1.09



	INDEX OF SHEETS				
SHT. No.	DESCRIPTION	LATEST REVISION			
I	COVER SHEET				
2	EXISTING CONDITIONS & DEMOLITION PLAN (NORTH)				
3	EXISTING CONDITIONS & DEMOLITION PLAN (SOUTH)				
4	OVERALL DIMENSION PLAN				
5	DIMENSION PLAN (NORTH)				
6	DIMENSION PLAN (SOUTH)				
7	GRADING PLAN (NORTH)				
8	GRADING PLAN (SOUTH)				
9	UTILITIES PLAN (NORTH)				
10	UTILITIES PLAN (SOUTH)				
11	UTILITY PROFILES				
12	UTILITY PROFILES				
13	UTILITY PROFILES				
14	SITE DISTANCE PLAN & PROFILE				
15	SOIL EROSION & SEDIMENT CONTROL PLAN				
16	SOIL EROSION & SEDIMENT CONTROL NOTES				
17	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS				
18	LANDSCAPE PLAN (NORTH)				
19	LANDSCAPE PLAN (SOUTH)				
20	LIGHTING PLAN (NORTH)				
21	LIGHTING PLAN (SOUTH)				
22	LANDSCAPE & LIGHTING DETAILS				
23	CONSTRUCTION DETAILS				
24	CONSTRUCTION DETAILS				
25	CONSTRUCTION DETAILS				
26	CONSTRUCTION DETAILS				
27	CONSTRUCTION DETAILS				
I OF I	TRUCK TURNING PLAN				



# **KEY & ZONING MAP**

(TAX MAP # 20, BOROUGH OF ALPHA;

TAX MAPS # 3.02 & 4, POHATCONG TOWNSHIP)

- BOROUGH OF ALPHA ZONING LEGEND
- B-I = GENERAL BUSINESS
- B-3 = PROFESSIONAL OFFICE
- R-3 = RESIDENTIAL MEDIUM DENSITY
- R-4 = RESIDENTIAL HIGH DENSITY (I FAMILY) C = CEMETERY
- B-2 = NEIGHBORHOOD BUSINESS R-3A = RESIDENTIAL - MEDIUM DENSITY R-4 = RESIDENTIAL HIGH DENSITY

I = INDUSTRIAL

OR, B-3 = OFFICE RESEARCH / BUSINESS OPTION

POHATCONG TOWNSHIP ZONING LEGEND

B-I = PROFESSIONAL OFFICE BUSINESS

SIGNAGE TABLE					
SECTION	SECTION REQUIRED PROVIDED				
§ 410-51 - WALL MOUNTED SIGNS					
A (2) - MAX. DIST FROM FACE OF BUILDING TO ATTACHED SIGN	15 INCHES	<15"	COMPLIES		
A(3) - MAX. HEIGHT OF 4' OR 25% OF WALL HEIGHT (WHICHEVER IS LESS)	4'	EDGE ROAD: 4.0' NEW BRUNSWICK AVE: 2.66'	COMPLIES		
A(4) - MAX. WIDTH OF 25' OR 90% OF WALL HEIGHT (WHICHEVER IS LESS)	25'	EDGE ROAD: 20.0' NEW BRUNSWICK AVE: 7.5'	COMPLIES		
A(4) - MAX. AREA OF 100 SF OR 15% OF WALL AREA (WHICHEVER IS LESS)	100 SF	EDGE ROAD: 60 SF NEW BRUNSWICK AVE: 20 SF	COMPLIES		
§ 410-51 - FREESTANDING SIGNS					
B. MAX. QUANTITY	ONE (I) SIGN	TWO SIGNS (2) (1 SIGN AT EDGE AND INDUSTRIAL ROAD DRIVEWAYS)	NO (VARIANCE REQUESTED)		
B (I) - MAX. AREA: 2 SF PER LINEAR FOOT OF SETBACK OF THE SIGN OR 250 SF, WHICH EVER IS LESS	10 SF (5' SETBACK FROM PROP. LINES)	EDGE ROAD: 50 SF INDUSTRIAL ROAD: 50 SF	NO (VARIANCE REQUESTED)		
B(2) - MAX. HEIGHT & WIDTH	MAX HEIGHT: 10' MAX WIDTH: 25	EDGE ROAD: 5' H x 10' W INDUSTRIAL ROAD: 5' H x 10' W	COMPLIES		
B(3) - SIGN SETBACK FROM PROP. LINE	50' FROM PROP. LINE	EDGE ROAD: 5' SETBACK INDUSTRIAL ROAD: 5' SETBACK	NO (VARIANCE REQUESTED)		
B(4) - MAX. TOP OF SIGN HEIGHT FROM GROUND	20' MAX HEIGHT TO TOP OF SIGN	EDGE ROAD: 5' INDUSTRIAL ROAD: 5'	COMPLIES		

2. THE FUTURE R ENTITLED "EAS IMPROVEMENT PREPARED BY \	O.W. TAKING LINI EMENT AND TAKIN S, SITUATE IN BOR (AN CLEEF ENGINE	E SHOWN IS TAKEN FROM A NG PLAN FOR RT. 122 + IND OUGH OF ALPHA, WARREN ERING ASSOCIATES, LLC, D/	A CERTAIN DRAW USTRIAL DRIVE IN COUNTY, NEW JI ATED JUNE 2021.
3. THIS PLAN REF A. BOUNDARY	ERENCES THE FOLI	OWING DOCUMENTS AND	AND 1.09 BLOCK
BOROUGH BY VALLEY I 4. THE PROPERTY	AND SERVICES, IN	HE INDUSTRIAL ZONE DIST	ALTAINSPS SORVE ST REVISED APRIL RICT AND CONTA
TRACT AREA C	DF 614,289± S.F. OR WNER (LOT 1 & 1.09	13.54± ACRES. 9): WOODHILL ALPHA, LLC	c
		TOO PASSAIC AVE. SUITE 240 FAIRFIELD, NJ 07004	
OWNER (LOT	1.08):	SHAWN F. ULMER 918 NEW BRUNSWICK ALPHA, NJ 08865	AVE.
5. THE SUBJECT P GARAGES, SEVI PROPOSES TO SF OFFICE SPAC	ROPERTY IS PRESEN ERAL BARN STRUC CONSTRUCT A 134 CE WITH SURFACE	NTLY CONSISTS OF RESIDEN TURES, FARMLAND AND VEG 4,400 SF WAREHOUSE DEVEL PARKING AND LOADING.	ITIAL BUILDINGS, . GETATION. THE A OPMENT INCLUD
6. ZONE DISTRIC <u>PERMITTED P</u> <u>PERMITTED A</u>	T: I (INDUSTRIAL) <u>RINCIPAL USE</u> : WAI <u>CCESSORY USE</u> : OF	REHOUSE AND WHOLESALE F-STREET PARKING & SIGNS	DISTRIBUTION
7. The followi Following C	ng variances an Ordinance sectio	id design waivers may be DNS:	E REQUIRED FROM
<u>VARIANCES:</u> A. <u>§410-21 REQ</u> <u>PROPO</u> GREATER TH. B. <u>§410.43.A RE</u> <u>PROPO</u> PROVIDED FC C. <u>§410.51.B RI</u> <u>PROPO</u> EDGE R D. <u>§410.51.B (1)</u> LESS 10' SE	UIRED - MAX LOT <u>SED</u> : NO CHANGE AN 400' G HEIGHT <u>SED</u> : 78 PARKING S DR FUTURE CONST <u>EQUIRED - MAX ON</u> <u>SED</u> : TWO (2) PRO OAD AND INDUST <u>REQUIRED - 2 SF (2)</u> [OTAL ALLOWED	DEPTH OF 400' TO EXISTING NON-CONFO OF 58.75', 1 135 REQUIRED PARKING S PACES PROPOSED, WITH 57 RUCTION, IF REQUIRED. NE FREESTANDING SIGN. POSED MONUMENT SIGNS, 'RIAL DRIVE. DF SIGN PER LF OF SETBACK	RMING LOT DEPT PACES. 'BANKED' SPACES ONE AT EACH EN C OR 250 SF, WHIC
EL33, 10 3 <u>PROPO</u> EDGE R E. <u>§410.51.B (3)</u> <u>PROPO</u> LINE	<u>SED:</u> TWO (2) PR OAD AND INDUST <u>REQUIRED -</u> MIN. <u>SED</u> : TWO (2) PRC	OPOSED MONUMENT SIGI 'RIAL DRIVE AT 50 SF EACH. 50' SIGN SETBACK FROM PR OPOSED MONUMENT SIGNS	NS, AT EACH EN OP. LINE. 5 ARE 5' SETBACK
DESIGN WAI B. §109.6.D.2 R EXCEED 6% PROPO	/ <u>ERS:</u> EQUIRED - MAX CO OR 4% WITHIN 100 <u>SED</u> : MAX. DRIVEW	OMMERICAL/INDUSTRIAL DI )' OF SIDELINE INTERSECTIO 'AY SLOPE AT EDGE ROAD I	RIVEWAY GRADE : N.' NTERSECTION OF
C. <u>§315.10.B.2(a</u> BETWEEN 0 <u>PROPO</u>	.)(1) REQUIRED - A .5 TO 1.0. SED: AVG PARKING	VG. FOOTCANDLES IN INDU	JSTRIAL PARKIGN
OTHER FOOT D. <u>§315.10.B.2(c</u> AND AISLES PROPC	CANDLE REQUIRE (I) REQUIRED: DR 5 BY 5' RAISED CUI SED: NO SEPARAT	MENTS WITHIN ACCESS DR NVEWAYS SHALL BE SEPAR, RBED ISLAND. TE DRIVEWAY AND PARKING	IVES. ATED FROM PARH
E. §315.10.B.2(f	RAINTS (1) REQUIRED - NO	O PARKING SHALL BE PERMI	TTED BETWEEN B
D. <u>§315.10.B.2.(</u> WITHIN 100	<u>SED</u> : PARKING IS PF g)(1) REQUIRED - M I' OF SIDELINE INTE	ROPOSED BETWEEN BUILDI IAX DRIVEWAY GRADE SHA RSECTION.'	NG AND FIRE AISL ILL NOT EXCEED (
8. NO FRESHWAT INTERPRETATIO JERSEY DEPART JUNE 28, 2011.	<u>SED:</u> MAX. DRIVEW FER WETLANDS AR ON - PRESENCE/AB: MENT OF ENVIROI	E KNOWN TO EXIST ON TH SENCE DETERMINATION WANNENTAL PROTECTION (FIL	HE SITE. A LETTER AS RECEIVED FROI LE NO. 2102-06-000
9. NO 100 YEAR F INSURANCE RA WARREN, NEV	LOOD PLAINS ARE ATE MAP PANEL NC V JERSEY, DATED SE	KNOWN TO EXIST ON THI D. 292 OF 358 FOR THE BORG PTEMBER 29, 2001 PREPARED	E SITE PER THE FLO DUGH OF ALPHA, D BY THE FEDERAL
I0. THIS SET OF PL CERTIFICATIOI ENVIRONMEN <sup>T</sup> NO EXPLORAT SITE ENVIRONI FOR CHEMICAI THE PROPERTY THE EXISTENC DISCOVERED, WITH ALL APP	AGENCY. ANS IS NOT DEPIC V/WARRANTY REG FALLY IMPACTED SI 'ORY OR TESTING S MENTAL SERVICES I L, TOXIC, RADIOAC ' AND THE UNDER E OF SAME. SHOUL THE OWNER AND LICABLE LAWS ANI	TING ENVIRONMENTAL CO ARDING THE PRESENCE OR ITE CONDITIONS. MASER CO SERVICES, INTERPRETATION RELATED TO THE DETERMIN CTIVE OR OTHER TYPE OF C SIGNED PROFESSIONAL IS N D ENVIRONMENTAL CONT, CONTRACTOR SHALL BE RE D REGULATIONS.	NDITIONS OR A ABSENCE OF DNSULTING HAS F S, CONCLUSIONS IATION OF THE P ONTAMINANTS A IOT QUALIFIED TC AMINATION OR V SPONSIBLE FOR C
I I. THIS IS A SITE I HEREON, IS NO	DEVELOPMENT PLA DT A SURVEY.	n and unless specificali	Y NOTED ELSEWI
12. DO NOT SCAL PHYSICAL CON EXCEPT WHER	e drawings as ti Iditions, buildin e dimensions are	HEY PERTAIN TO ADJACENT GS, STRUCTURES, ETC. THE SHOWN THERETO.	r and surroune Y are schematic
13. THIS SET OF PL REVIEW AND A DOCUMENTS I OF APPROVAL FOR CONSTRU DRAWINGS AN AND/OR MUNI	ANS HAS BEEN PRE NPROVAL. THIS SE' JNTIL ALL APPROV HAVE BEEN SATISF ICTION''. THIS SHA ID/OR DESIGN CAI CIPAL ENGINEER.	PARED FOR THE PURPOSES F OF PLANS SHALL NOT BE I ALS REQUIRED HAVE BEEN ( IED AND THE DRAWINGS H LL INCLUDE APPROVAL OF CULATIONS AS REQUIRED	OF MUNICIPAL AI JTILIZED AS CON OBTAINED, ALL CI AVE BEEN STAMPE ALL CATALOG CL BY THE PROJECT (
ING TAB	LE		
TABLE OF INT	BULK R	EQUIREMEI	NTS
ITEM	REQUIRED	PROVIDED	COMPLIES
T AREA	2 ACRES	13.54 ACRES	YES
PTH OF EMENT*	400 FEET	E.N.C.	E.N.C.
G SETBACKS	75 FEET	75.31 FEET	YES
YARD	50 FEET	51.91 FEET	YES
	100 FEET	/41.22 FEET	YES YES
ILDING COVERAGE	30%	21.88%	YES
IILDING HEIGHT**	43 FEET	43.0 FEET (TO PARAPET)	YES

## ZON

TABLE OF BULK REQUIREMENTS					
INDUSTRIAL ZONE					
ITEM	PROVIDED	COMPLIES			
MIN. LOT AREA	2 ACRES	13.54 ACRES	YES		
MAX. DEPTH OF MEASUREMENT*	400 FEET	E.N.C.	E.N.C.		
BUILDING SETBACKS					
FRONT YARD	75 FEET	75.31 FEET	YES		
SIDE YARD	50 FEET	51.91 FEET	YES		
COMBINED SIDE YARDS	100 FEET	741.22 FEET	YES		
REAR YARD	75 FEET	120.19 FEET	YES		
MAX. BUILDING COVERAGE	30%	21.88%	YES		
MAX. BUILDING HEIGHT**	43 FEET	43.0 FEET (TO PARAPET)	YES		

MAXIMUM LOT DEPTH IS AN EXISTING NON-CONFORMITY (E.N.C.) THE APPLICANT DOES NOT PROPOSE ANY LOT LINE CHANGES TO THE OUTER BOUNDS OF THE LOTS TO BE CONSOLIDATED \*\* FOR BUILDINGS CONTAINING A WAREHOUSE OR DISTRIBUTION USE, HEIGHT OF BUILDING SHALL BE MEASURED FROM THE FINISHED FLOOR ELEVATION FOR THOSE PORTIONS OF THE

BUILDING WITH LOADING DOCKS. PARKING AND LOADING

§ 410-43 OFF-STREET PARKING - WAREHOUSES, STORAGE BUILDINGS:

REQUIRED I FOR EACH 1,000 SQUARE FEET OF FLOOR AREA: 134,400 SF / 1,000 SF = 134.4 ≈ 135 PARKING SPACES REQUIRED

PROVIDED: 5 HANDICAP SPACES

76 REGULAR SPACES **8I TOTAL SPACES (VARIANCE REQUIRED)** 

55 BANKED CAR PARKING SPACES

136 TOTAL CAR SPACES\* (INCLUDING BANKED)

§ 410-44 OFF-STREET LOADING:

REQUIRED: 3 LOADING SPACES (134,400 SF BUILDING AREA)

PROVIDED: 19 LOADING BAYS + 1 DRIVE-UP RAMP (COMPLIES)

# GENERAL INFORMATION

- ON SHEET 20 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF ALPHA, WARREN COUNTY, NEW JERSEY DATED 2/11/2013 AND REVISED THROUGH 7/6/2020
  - /ING ITERSECTION IERSEY"

  - (100.02 EY PREPARED L 27, 2021.
  - AINS A TOTAL

  - ASSOCIATED PPLICANT DING A 3,000
  - CENTER

  - INTRANCE ON CHEVER IS
  - NTRANCE ON FROM PROP.
  - SHALL NOT
  - F 8.0%. AREA
  - KING STALLS
  - SITE BUILDING
  - 6% OR 4%
  - F 8.0% OF
  - M THE NEW 01.1) DATED:
  - OOD COUNTY OF L EMERGENCY

  - PERFORMED OR OTHER OTENTIAL AFFECTING O DETERMINE VASTE BE COMPLYING
  - HERE
  - DING CONLY,
  - ND AGENCY ISTRUCTION ED "ISSUED JTS. SHOP OWNER

- 1. THE SUBJECT PROPERTY IS KNOWN AS LOTS 1, 1.08 AND 1.09 IN BLOCK 100.02 AS SHOWN 14. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED
  - 15. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT SITE NOTES
  - I. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR EACH BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
  - 2. CURB RAMPS ARE TO BE CONSTRUCTED FLUSH WITH THE FINISHED PAVEMENT SURFACE ACCESSIBLE CURB RAMPS INSTALLED WITHIN THE PUBLIC RIGHT OF WAY ARE TO HAVE DETECTABLE WARNING SURFACES COMPLIANT WITH FEDERAL ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT OF WAY.
  - 3. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - 4. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN OUTSIDE SCREENED TRASH ENCLOSURES AS NOTED ON THE PLANS, AND PICKED UP BY PRIVATE WASTE DISPOSAL HAULER.
  - 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE 1ATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.
  - 6. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.
  - 7. 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 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 INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS MATERIALS 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 UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS

ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, SUCH

- CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE 2. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES
- 3. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT, ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPEP), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- 4. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHEN SPECIAL OR OVERSIZED DRAINAGE STRUCTURES ARE REQUIRED. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL SPECIAL (OVERSIZED) DRAINAGE STRUCTURES TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
- 5. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON NEW BRUNSWICK AVE, OWNED AND OPERATED BY THE BOROUGH OF ALPHA PUBLIC WORKS DEPARTMENT PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS AMERICAN WATERWORKS ASSOCIATION STANDARDS, AND IN THE PINELANDS AREA. THE STANDARDS OF THE PINELANDS COMPREHENSIVE MANAGEMENT PLAN, PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE. CLASS 52. WITH ASPHALTIC EPOXY TYPE COATING OR HIGH DENSITY POLYETHYLENE (HDPE) SDR-11 PIPE AS NOTED ON THE PLANS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
- 6. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO EXISTING SEWER MAIN ON INDUSTRIAL DRIVE, OWNED AN OPERATED BY THE BOROUGH OF ALPHA ENGINEER. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 3 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE
- 7. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER AND INDUSTRIAL DISCHARGE LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL 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 LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- 8. 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 (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE. THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (THAT IS DUCTILE IRON PIPE WITH MECHANICAL RESTRAINT IOINTS). WITH WATERTIGHT IOINTS THAT IS A MINIMUM OF 10 FEET FROM THE WATER MAIN. CONTRACTOR SHALL USE TRANSITION COUPLING, POWER SEAL MODEL #3501-OR EQUIVALENT AT DIP/PVC JOINTS.
- 9. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS.
- 10. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
- II. STANDARDS FOR CONSTRUCTION. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CURRENT STANDARDS OF THE BOROUGH OF ALPHA OR. IN LIEU THEREOF. THE CURRENT EDITION OF THE NEW IERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION, WITH AMENDMENTS AND REVISIONS THERETO, AND WITH THE NEW IERSEY DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DETAILS, PROVIDED THAT ALL PLANS, DETAILS AND SPECIFICATIONS SHALL BE PREPARED IN THE "ENGLISH" SYSTEM OF MEASUREMENT
- THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

# WARREN COUNTY APPROVAL STAMP

- FOR Colliers Engineering & Design AS SHOWN IECT NUMBER 19004898B CVFR COVER SHEET
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Colliers

- LOTS 1, 1.08 AND 1.09
- BOROUGH OF ALPHA WARREN COUNTY NEW JERSEY
- CLINTON Shelbourne at Hunterdor 53 Frontage Road, Suite 11 Hampton, NJ 08827 Phone: 908.238.0900 COLLIERS ENGINEERING & DESIGN, IN
- DOING BUSINESS AS MASER CONSUL ΤB WING NAME

of

27

# **DEMOLITION NOTES**

277 -

GRATE =271.32

INV.(A)=266.42 INV.(B)=265.72

NV.(Ć)=265.62

SOLID WHITE LINE

SOLID WHITE LIN

DOUBLE YELLOW LIK

STRIAL DRINK

THIS PLAN REFERENCES THE FOLLOWING DOCUMENTS AND INFORMATION: A. BOUNDARY AND TOPOGRAPHIC SURVEY FOR LOT 1, 1.08 AND 1.09 BLOCK 100.02 BOROUGH OF ALPHA, WARREN COUNTY, NJ, BASED ON ALTA/NSPS SURVEY PREPARED BY VALLEY LAND SERVICES, INC., DATED APRIL 16, 2021 LAST REVISED APRIL 27, 2021. (29 U.S.C. 651 et seq.) AND THE NEW JERSEY UNDERGROUND FACILITY PROTECTION ACT (NJSA 48:2-73, et seq.) AS AMENDED.

- THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR SHALL ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR )=273 SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN )=272. PERFORMING THE WORK OF THIS PROJECT SHALL BE RAISED WITH ENGINEER, IN WRITING AND RESPONDED TO BY ENGINEER, IN WRITING, PRIOR TO
- THE INITIATION OF ANY SITE ACTIVITY. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:

PAVEMEI

BLOCK 104 LOT 1 LANDS N/F FERGCO BROTHERS, LLC

909 NEW BRUNSWICK AVENUE

GRT=272.64

INV.(A)=267.14

INV.(B)=266.59

INV.(C)=266.09

BRUSH AREA T.B.R.

- PROP. LIMIT OF DISTURBANCE (TYP.)

EX. LOT LINE T.B.R.-

BRUSH AREA T.B.R.

PROP. SAWCUT AND FULL-DEPTH ASPHALT

CRUMBLIN ASPHALT PAVEMENT

17-MV/BT873-3A

VEMENT REPAIR

NEW BRUNSWICK AVENUE

(A.K.A. ROUTE 122)

66' WIDE PUBLIC RIGHT-OF-WAY)

STORY MASONRY DWELLING

DWELLING T.B.R.

(1455 S.F.

OOTPRINT

279.84 STORY

279.98

T.B.R

GRASS T.B.R.

GRASS T.B.R.

X 278 31 26.2

GRT=272.83 NO VISIBLE

DEBRIS =268.13

AREA T.B.R.

BRUSH AREA T.B.R.

FENCE T.B.R.-

REBAR WITH CAP FOUND

EX. LOT LINE T.B.R.---

6

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PERSHING A

- A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION.
- B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL DEPARTMENT OF PUBLIC WORKS, 72 HOURS PRIOR TO START OF WORK.
- C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE. D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE
- PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER,
- relephone, cable, fiber optic cable, etc. within and adjacent to the limits of project activities. The contractor shall use and COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION
- ACTIVITIES G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH
- JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS. H COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK AND NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS. 5. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR IOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE
- DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN, ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION. SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.
- 3. THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER. CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BE ACCOMPLISHED
- WITH APPROVED BACKFILL MATERIALS, AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE. 10. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION
- TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA IANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED
- ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAY. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
- I. THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION. 15. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH SHALL INCLUDE BUT NOT LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS AND METHODS TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- 18. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ASPHALT MILLINGS, CRUSHED STONE OR CRUSHED CONCRETE MAY BE REUSED ONSITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER UPON REQUEST.
- 9. CONTRACTOR SHALL MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT SHALL BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK. GC IS RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS, PAVEMENT, DRAINAGE STRUCTURES, ETC. WHICH ARE TO REMAIN. GC WILL BE RESPONSIBLE FOR REPAIRING DAMAGE DONE TO THE AFOREMENTIONED ITEMS. THE REPAIR SHALL RESTORE SUCH TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS AND IN ACCORDANCE WITH ALL APPLICABLE



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



L=184.34(S) L=184.62(R)

TOUSTRIAL DRIVE

TT .

BLOCK 104 LOT 1 LANDS N/F FERGCO BROTHERS, LLC 909 NEW BRUNSWICK AVENUE

BORDUNT ON A NORTH NEW BRUNSWICK AVENUE (A.K.A. ROUTE 122) <u>66' WIDE PUBLIC RIGHT-OF WAY</u>)

BLOCK 102 LOT 3 LANDS N/F PTCI REALTY LLC D.B. 2583 PG 197 10 INDUSTRIAL DRIVE

# ZONING TABLE

BLOCK 43 LOT 8 LANDS N/F MARK MAINHURT 717 NEW BRUNSWICK AVE

TABLE OF BULK REQUIREMENTS					
INDUSTRIAL ZONE					
ITEM REQUIRED PROVIDED CO					
MIN. LOT AREA	2 ACRES	13.54 ACRES	YES		
MAX. DEPTH OF MEASUREMENT*	400 FEET	E.N.C.	E.N.C.		
BUILDING SETBACKS					
FRONT YARD	75 FEET	75.31 FEET	YES		
SIDE YARD	50 FEET	51.91 FEET	YES		
COMBINED SIDE YARDS	100 FEET	741.22 FEET	YES		
REAR YARD	75 FEET	120.19 FEET	YES		
MAX. BUILDING COVERAGE	30%	21.88%	YES		
MAX. BUILDING HEIGHT**	43 FEET	43.0 FEET (TO PARAPET)	YES		

ROAD

A

BLOCK 43 LOT 7

LANDS N/F TRACY L DEKMAR 719 NEW BRUNSWICK AVE

BLOCK 105 LOT 2

LANDS N/F BLH HOLDINGS, LLC Z16 NEW BRUNSWICK AVENUE

BLOCK 57 LOT 6

LANDS N/F ROBERT & RENEE INGRAHAM 509 MARCH BOULEVARD

BLOCK 102 LOT 1 LANDS N/F LEHIGH FUEL CORPORATION BLOCK 57 LOT 4 LANDS N/F ROBERT W SHAPPELL 506 PERSHING AVENUE

BLOCK 102 LOT 2 LANDS N/F ALFRED W. LACOSTA JR 2 INDUSTRIAL DRIVE D.B. 2009 PG 44

BLOCK 57 LOT 5 LANDS N/F ELIZABETH RILLORAZA 801 NEW BRUNSWICK AVENUE

\* MAXIMUM LOT DEPTH IS AN EXISTING NON-CONFORMITY (E.N.C.) THE APPLICANT DOES NOT PROPOSE ANY LOT LINE CHANGES TO THE OUTER BOUNDS OF THE LOTS TO BE CONSOLIDATED.

FOR BUILDINGS CONTAINING A WAREHOUSE OR DISTRIBUTION USE, HEIGHT OF BUILDING SHALL BE MEASURED FROM THE FINISHED FLOOR ELEVATION FOR THOSE PORTIONS OF THE BUILDING WITH LOADING DOCKS.

PARKING AND LOADING

§ 410-43 OFF-STREET PARKING - WAREHOUSES, STORAGE BUILDINGS:

REQUIRED: I FOR EACH 1,000 SQUARE FEET OF FLOOR AREA: 134,400 SF / 1,000 SF = 134.4 ≈ 135 PARKING SPACES REQUIRED PROVIDED:

- 5 HANDICAP SPACES
- 76 REGULAR SPACES 81 TOTAL SPACES (VARIANCE REQUIRED)
- 55 BANKED CAR PARKING SPACES

136 TOTAL CAR SPACES\* (INCLUDING BANKED)

§ 410-44 OFF-STREET LOADING:

REQUIRED: 3 LOADING SPACES (134,400 SF BUILDING AREA)

PROVIDED: 19 LOADING BAYS + 1 DRIVE-UP RAMP (COMPLIES)

![](_page_3_Figure_17.jpeg)

SIGNAGE TABLE				
SECTION	REQUIRED	PROVIDED		
§ 410-51 - WALL MOUNTED SIGNS				
A (2) - MAX. DIST FROM FACE OF BUILDING TO ATTACHED SIGN	15 INCHES	<15"		
A(3) - MAX. HEIGHT OF 4' OR 25% OF WALL HEIGHT (WHICHEVER IS LESS)	4'	EDGE ROAD: 4.0' NEW BRUNSWICK AVE: 2.66'		
A(4) - MAX. WIDTH OF 25' OR 90% OF WALL HEIGHT (WHICHEVER IS LESS)	25'	EDGE ROAD: 20.0' NEW BRUNSWICK AVE: 7.5'		
A(4) - MAX. AREA OF 100 SF OR 15% OF WALL AREA (WHICHEVER IS LESS)	100 SF	EDGE ROAD: 60 SF NEW BRUNSWICK AVE: 20 SF		
§ 410-51 - FREESTANDING SIGNS				
B (I) - MAX. QUANTITY	ONE (1) SIGN	TWO SIGNS (2) (I SIGN AT EDGE AND INDUSTRIAL ROAD DRIVEWAYS)		
B (I) - MAX. AREA: 2 SF PER LINEAR FOOT OF SETBACK OF THE SIGN OR 250 SF, WHICH EVER IS LESS	10 SF (5' SETBACK FROM PROP. LINES)	EDGE ROAD: 50 SF INDUSTRIAL ROAD: 50 SF		
B(2) - MAX. HEIGHT & WIDTH	MAX HEIGHT: 10' MAX WIDTH: 25	EDGE ROAD: 5' H x 10' W INDUSTRIAL ROAD: 5' H x 10' W		
B(3) - SIGN SETBACK FROM PROP. LINE	50' FROM PROP. LINE	EDGE ROAD: 5' SETBACK INDUSTRIAL ROAD: 5' SETBACK		
B(4) - MAX. TOP OF SIGN HEIGHT FROM GROUND	20' MAX HEIGHT TO TOP OF SIGN	EDGE ROAD: 5' INDUSTRIAL ROAD: 5'		

![](_page_3_Figure_20.jpeg)

![](_page_4_Figure_0.jpeg)

004898B\Engineering\Site Plans\C-LAYT.dwg\005-LAYOUT By: TBINGAMAN

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

![](_page_5_Figure_0.jpeg)

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

![](_page_6_Figure_0.jpeg)

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

![](_page_7_Figure_0.jpeg)

EXISTING	LEGEND	PROPOSED
₽ TL 12+00 PI 1.	TRAVERSE LINE, CENTER LINE     OR BASELINE (LABEL AS SUCH)	 
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE	CURB	FACE
	DEPRESSED CURB	BACK
	SIDEWALK	4 4 4 4 4
xx	FENCES	XX
······	TREELINE	······
<del></del>	ROADWAY SIGNS	<b>т</b> т т
- • • - • • •	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	'B' INLET	
	'E' INLET	
$\bigcirc$	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
Ř	HYDRANT	<b>Ж</b>
¢	POLE MOUNTED LIGHT	G
<u> </u>	CONTOURS	75
× G 29.0	SPOT ELEVATION	<b>X</b> G 29.0
	DIRECTION OF OVERLAND FLOW	-\/
× TC 29.0	TOP OF CURB ELEVATION	<b>X</b> TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	<b>X</b> BC 29.0
	TOP OF DEPRESSED CURB ELEVATIO	N X TDC 29.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

![](_page_8_Figure_0.jpeg)

![](_page_9_Figure_0.jpeg)

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

![](_page_10_Figure_0.jpeg)

![](_page_10_Figure_1.jpeg)

![](_page_10_Figure_3.jpeg)

![](_page_10_Figure_4.jpeg)

of

![](_page_10_Figure_5.jpeg)

![](_page_11_Figure_0.jpeg)

![](_page_12_Picture_0.jpeg)

<b>T</b>	<b>5</b> 37	29	29
.03		2.67	
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<u>6</u>			
		215 L.F. 24" HDPE @	1.58% (P-105)
		· · · · · · · · · · · · · · ·	
	PROPOSED GRADE		
		EXISTING GRADE	
<u> </u>			
− 4 (S-106) 288.95 1 N: 288.95 1 N: 28			
2.60 P- IC			
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![](_page_12_Figure_3.jpeg)

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	Engineering & Design
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	Doing Business as
	PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF
	EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE Know what's DEIOW.
DPE @	Call before you dig. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM
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	C. Richard Roseberry
	NEW JERSEY LICENSED PROFESSIONAL ENGINEER LICENSE NUMBER: GE37546 COLLIERS ENGINEERING & DESIGN, INC.
290	N.J. C.O.A. #: 24GA27986500
	PRELIMINARY & FINAL MAJOR SITE PLAN
285	FOR
	WOODHILL ALPHA, LLC
280	
	BLOCK 100.02
	LUTS 1, 1.08 AND 1.09
275	BOROUGH OF ALPHA WARREN COUNTY
	NEW JERSEY
270	Colliers Colliers Colliers Colliers CLINTON Shelbourne at Hunterdon 53 Frontage Road, Suite 110 Constant All constant Shelbourne at Hunterdon
	Hampton, NJ 08827         Engineering       Phone: 908.238.0900         & Design       Colliers Engineering & Design, INC.         DOING BUSINESS AS MASER CONSULUTING
	SCALE: DATE: DRAWN BY: CHECKED BY:
265 SCALE : 1'' = 4' VERTICAL	AS SHOWN 03/01/2022 TB JPA PROJECT NUMBER: DRAWING NAME: 19004898B C-PROF
	SHEET TITLE:
IS SCALE : 1'' = 40' HORIZONTAL	UTILITY PROFILES
NOTE: DO NO	T SCALE DRAWINGS FOR CONSTRUCTION

![](_page_13_Figure_1.jpeg)

![](_page_13_Figure_2.jpeg)

N E

![](_page_13_Figure_3.jpeg)

![](_page_13_Figure_4.jpeg)

![](_page_13_Figure_5.jpeg)

![](_page_13_Figure_6.jpeg)

![](_page_13_Figure_7.jpeg)

![](_page_13_Figure_8.jpeg)

![](_page_13_Figure_9.jpeg)

![](_page_14_Figure_0.jpeg)

![](_page_14_Figure_1.jpeg)

![](_page_14_Figure_2.jpeg)

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

## STANDARD FOR VEGETATIVE COVER

MCNJ-SOIL-NOTE-1100

#### SITE PREPARATION A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.

- 3. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
- . TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE, A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED. ALTERNATIVE DEPTHS MAY BE CONSIDERED WHERE SPECIAL REGULATORY AND/OR INDUSTRY DESIGN STANDARDS ARE APPROPRIATE SUCH AS ON GOLF COURSES, SPORTS FIELDS, LANDFILL CAPPING ETC. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
- D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

## SEEDBED PREPARATION

A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SITE SPECIFIC SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/).

- a. FOR TEMPORARY SEEDING: FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR II POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIMING RATE SHALL BE ESTABLISHED PER SOIL TESTING.
- b. FOR PERMANENT SEEDING: FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR II POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR FOUVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
- B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED
- C. HIGH ACID PRODUCING SOIL. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED REPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.
- D. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). SEE "SOIL DECOMPACTION AND TESTING **REOUIREMENTS**".
- E. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION AND OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL
- SEEDING
- A. TEMPORARY SEEDING SPECIFICATIONS TEMPORARY VEGETATIVE COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1.0 POUNDS PER 1,000 SQ.FT. (100 LBS/ACRE), OR A MIXTURE FROM TABLE 7-2 OF THE STANDARDS APPROVED BY THE SOIL CONSERVATION DISTRICT.
- 3. PERMANENT SEEDING SPECIFICATIONS SELECT AN APPROVED MIXTURE FROM THOSE LISTED BELOW, AN APPROVED MIXTURE FROM TABLE 4-3 OF THE STANDARDS, OR USE A MIXTURE RECOMMENDED BY RUTGERS COOPERATIVE EXTENSION OR NATURAL RESOURCES CONSERVATION SERVICE WHICH IS APPROVED BY THE SOIL CONSERVATION DISTRICT. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED. SEED SHALL BE APPLIED AS NOTED BELOW WITHIN THE DATES SPECIFIED IN THE standards:

## UPPER DELAWARE CONSERVATION DISTRICT NOTES (WARREN & SUSSEX)

MOD: 12/21/21 MCNJ-SOIL-NOTE-1015 07/01/2 THE DISTRICT SHALL BE REPRESENTED AT THE PROJECT PRECONSTRUCTION MEETING WITH THE TOWNSHIP ENGINEER, CONTRACTORS, AND UTILITY REPRESENTATIVES. IF THE TOWNSHIP ENGINEER DOES NOT SCHEDULE A PRECONSTRUCTION MEETING, IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO SCHEDULE ONE BEFORE ANY LAND DISTURBANCE. TWO WEEKS NOTICE MUST BE GIVEN FOR SCHEDULING

- PRECONSTRUCTION MEETINGS. FAILURE OF THE AFOREMENTIONED PLAN SHALL NOT RELIEVE THE APPLICANT OF ANY OF ITS RESPONSIBILITIES RELEVANT TO THE APPROPRIATE STATUTES, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE DISTRICT IN THE EVENT OF ANY UNFORESEEN PROBLEMS INCURRED
- ANY CHANGES OF APPROVED PLANS SHALL REQUIRE AN ADDITIONAL SUBMITTAL TO THE DISTRICT INCLUDING APPROPRIATE RE-REVIEW FEES.
- A 48 HOUR START OF LAND DISTURBANCE NOTIFICATION SHALL BE GIVEN.

DURING CONSTRUCTION.

- IN THAT N.J.S.A. 4-24-39 ET SEQ REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BY THE MUNICIPALITY BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK RELATIVE TO APPROVED PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS WILL BE COMPLETED BEFORE THE DISTRICT ISSUES A CERTIFICATE OF COMPLIANCE. TWO WEEKS NOTICE MUST BE GIVEN TO THE DISTRICT TO SCHEDULE INSPECTION FOR CERTIFICATE OF COMPLIANCE RELEASE.
- FINAL STABILIZATION OF ALL LAND DISTURBANCES ASSOCIATED WITH UNDERGROUND UTILITIES, IRRESPECTIVE OF PHASING, IS THE ULTIMATE RESPONSIBILITY OF THE OWNER. A CASH BOND OF NOT LESS THAN \$2,500. (PER DISTURBED ACRE OR PART THEREOF, OR A LOT) WILL BE POSTED WITH THE UPPER DELAWARE CONSERVATION DISTRICT DURING THE NON GROWING SEASON IF A CERTIFICATE OF COMPLIANCE IS NEEDED
- AND SOIL EROSION AND SEDIMENT CONTROL MEASURES FOR PERMANENT STABILIZATION ARE NOT COMPLETED.
- SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY
- NO BUILDING PERMITS WILL BE RELEASED UNTIL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWED ON APPROVED PLANS ARE INSTALLED.
- DUST TO BE CONTROLLED WITH WATER, CALCIUM CHLORIDE OR OTHER METHOD APPROVED BY THE SOIL CONSERVATION DISTRICT.
- TRACKING PAD TO BE KEPT CLEAN AND REPAIRED AS NECESSARY.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, JANUARY 2014, LAST REVISED JULY 2017.
- SEE DETAIL SHEETS FOR ADDITIONAL SOIL AND SEDIMENT CONTROL DETAILS.

## I. LAWN AREAS:

- 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 OPTIMUM SEEDING DATES
- 8/I 10/I (ZONE 5b, 6a); 8/15 10/15 (ZONE 6b); 8/15 10/30 (ZONE 7a, 7b)
- ACCEPTABLE SEEDING DATES: 3/15 - 5/31 (ZONE 5b, 6a); 3/1 - 4/30 ZONE 6b); 2/1 - 4/30 (ZONE 7a, 7b)

SUMMER SEEDING DATES \* 6/1 - 7/31 (ZONE 5b, 6a); 5/1 - 8/14 (ZONE 6b, 7a, 7b)

\* NOTE: SUMMER SEEDING SHOULD ONLY BE CONDUCTED WHEN THE SITE IS IRRIGATED. MIXES INCLUDING WHITE CLOVER REQUIRE THAT AT LEAST SIX WEEKS OF GROWING SEASON REMAIN AFTER SEEDING TO ENDURE ESTABLISHMENT BEFORE FREEZING CONDITIONS.

2. DETENTION BASINS: MIX #9:

DEERTONGUE	20 LBS/ACRE
REDTOP	2 LBS/ACRE
WILD RYE (ELYMUS)	15 LBS/ACRE
SWITCHGRASS	25 LBS/ACRE

OPTIMUM SEEDING DATES: 3/15 - 5/31 (Zone 5b, 6a); 3/1 - 4/30 (Zone 6b); 2/1 - 4/30 (Zone 7a, 7b)

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

#### 4. MULCHING

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

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

APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH. DIVIDE AREA INTO APPROXIMATELY 1.000 SOUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

## CONSTRUCTION SITE WASTE CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP)

- THE CONSTRUCTION SITE WASTE CONTROL COMPONENT OF THE SPPP CONSISTS OF THE REOUIREMENTS IN 2., 3., AND 4. BELOW. THESE REOUIREMENTS 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 REA 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.
- 2. MATERIAL MANAGEMENT TO PREVENT OR REDUCE WASTE ANY PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS, ANTI-FREEZE, PAINTS AND PAINT THINNERS, CLEANING SOLVENTS AND ACIDS, DETERGENTS, CHEMICAL ADDITIVES, AND CONCRETE CURING COMPOUNDS SHALL BE STORED IN CONTAINERS IN A DRY COVERED AREA. MANUFACTURERS' RECOMMENDED APPLICATION RATES, USES, AND METHODS SHALL BE STRICTLY FOLLOWED TO THE EXTENT NECESSARY TO PREVENT OR MINIMIZE THE PRESENCE OF WASTE FROM SUCH MATERIALS IN THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT. (THE PRECEDING SENTENCE DOES NOT APPLY TO ANY MANUFACTURERS' RECOMMENDATIONS ABOUT FERTILIZER OR OTHER MATERIAL THAT CONFLICT WITH THE EROSION AND SEDIMENT CONTROL COMPONENT OF THE FACILITY'S
- WASTE HANDLING THE FOLLOWING REQUIREMENTS APPLY ONLY TO CONSTRUCTION SITE WASTE THAT HAS THE POTENTIAL TO BE TRANSPORTED BY THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT. THE HANDLING AT THE CONSTRUCTION SITE OF WASTE BUILDING MATERIAL AND RUBBLE AND OTHER CONSTRUCTION SITE WASTES, INCLUDING LITTER AND HAZARDOUS AND SANITARY WASTES, SHALL CONFORM WITH THE STATE SOLID WASTE MANAGEMENT ACT, N.I.S.A. 13:1E-1 ET SEQ., AND ITS IMPLEMENTING RULES AT N.J.A.C. 7:26, 7:26A, AND 7:26G; THE NEW JERSEY PESTICIDE CONTROL CODE AT N.I.A.C. 7:30; THE STATE LITTER STATUTE (N.I.S.A. 13:1E-99.3); AND OSHA REQUIREMENTS FOR SANITATION AT 29 C.F.R. 1926 (EXCEPT WHERE SUCH CONFORMANCE IS NOT RELEVANT TO THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT). CONSTRUCTION SITES SHALL HAVE ONE OR MORE DESIGNATED WASTE COLLECTION AREAS ONSITE OR ADIACENT TO THE SITE. AND AN ADEQUATE NUMBER OF CONTAINERS (WITH LIDS OR COVERS) FOR WASTE. WASTE SHALL BE COLLECTED FROM SUCH CONTAINERS BEFORE THEY OVERFLOW, AND SPILLS AT SUCH CONTAINERS SHALL BE CLEANED UP IMMEDIATELY.
- A. CONSTRUCTION SITE WASTES INCLUDE BUT ARE NOT LIMITED TO:
- i. "CONSTRUCTION AND DEMOLITION WASTE," AS DEFINED IN N.I.A.C. 7:26-1.4 AS FOLLOWS: "WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM CONSTRUCTION, REMODELING, REPAIR, AND DEMOLITION OPERATIONS ON HOUSES, COMMERCIAL BUILDINGS, PAVEMENTS AND OTHER STRUCTURES. THE FOLLOWING MATERIALS MAY BE FOUND IN CONSTRUCTION AND DEMOLITION 3. WASTE: TREATED AND UNTREATED WOOD SCRAP; TREE PARTS, TREE STUMPS AND BRUSH; CONCRETE, ASPHALT, BRICKS, BLOCKS AND OTHER MASONRY; PLASTER AND WALLBOARD; ROOFING MATERIALS; CORRUGATED CARDBOARD AND MISCELLANEOUS PAPER: FERROUS AND NON-FERROUS METAL: NON-ASBESTOS BUILDING INSULATION; PLASTIC SCRAP; DIRT; CARPETS AND PADDING; GLASS (WINDOW AND DOOR); AND OTHER MISCELLANEOUS MATERIALS; BUT SHALL NOT INCLUDE OTHER SOLID WASTE TYPES."
- ii. ANY WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM SUCH OPERATIONS THAT IS HAZARDOUS FOR PURPOSES OF N.J.A.C. 7:26G (THE HAZARDOUS WASTE RULES).

ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE 6. TOPDRESSING: DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.

I. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. 7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION: SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

2. MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.

3. CRIMPER (MULCH ANCHORING COULTER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.

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

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 DILLITED 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.

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 SOUARE 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.

iii. DISCARDED (INCLUDING SPILLED) PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS, ANTI-FREEZE, PAINTS AND PAINT THINNERS, PAINT CHIPS AND SANDBLASTING GRITS, CLEANING SOLVENTS, ACIDS FOR CLEANING MASONRY SURFACES, DETERGENTS, CHEMICAL ADDITIVES USED FOR SOIL STABILIZATION (E.G., CALCIUM CHLORIDE), AND CONCRETE CURING COMPOUNDS.

iv. OTHER "LITTER," AS DEFINED AT N.J.S.A. 13:1E-215.D AS FOLLOWS: "ANY USED OR UNCONSUMED SUBSTANCE OR WASTE MATERIAL WHICH HAS BEEN DISCARDED WHETHER MADE OF ALUMINUM, GLASS, PLASTIC, RUBBER, PAPER, OR OTHER NATURAL OR SYNTHETIC MATERIAL, OR ANY COMBINATION THEREOF, INCLUDING, BUT NOT LIMITED TO, ANY BOTTLE, JAR OR CAN, OR ANY TOP, CAP OR DETACHABLE TAB OF ANY BOTTLE, JAR OR CAN, ANY UNLIGHTED CIGARETTE, CIGAR, MATCH OR ANY FLAMING OR GLOWING MATERIAL OR ANY GARBAGE, TRASH, REFUSE, DEBRIS, RUBBISH, GRASS CLIPPINGS OR OTHER LAWN OR GARDEN WASTE, NEWSPAPERS, MAGAZINES, GLASS, METAL, PLASTIC OR PAPER CONTAINERS OR OTHER PACKAGING OR CONSTRUCTION MATERIAL, BUT DOES NOT INCLUDE THE WASTE OF THE PRIMARY PROCESSES OF MINING OR OTHER EXTRACTION PROCESSES, LOGGING, SAWMILLING, FARMING OR MANUFACTURING."

#### v. SANITARY SEWAGE AND SEPTAGE.

vi. CONTAMINATED SOILS ENCOUNTERED OR DISCOVERED DURING EARTHMOVING ACTIVITIES OR DURING THE CLEANUP OF A LEAK OR DISCHARGE OF A HAZARDOUS SUBSTANCE.

B. CONCRETE WASHOUT - CONCRETE WASHOUT ONSITE IS PROHIBITED OUTSIDE DESIGNATED AREAS. WASHOUT ACTIVITIES INCLUDE, BUT NOT LIMITED TO, THE WASHING OF TRUCKS, CHUTES, HOSES, MIXERS, HOPPERS, AND TOOLS.

. DESIGNATED WASHOUT AREAS SHALL BE LINED AND BERMED TO PREVENT DISCHARGES TO SURFACE AND GROUNDWATER.

ii. HARDENED CONCRETE FROM THE CONCRETE WASHOUT WASHOUT SHALL BE REMOVED AND PROPERLY DISPOSED OF.

iii. THE CONCRETE WASHOUT AREA SHALL BE CLEARLY DESIGNATED WITH A SIGN INDICATING THE AREAS USES.

C. SANITARY SEWAGE/SEPTAGE DISPOSAL - DISCHARGES OF RAW SANITARY SEWAGE OR SEPTAGE ONSITE ARE STRICTLY PROHIBITED. ADEQUATE FACILITIES WITH PROPER DISPOSAL SHALL BE PROVIDED AND MAINTAINED ONSITE OR ADJACENT TO THE SITE FOR ALL WORKERS AND OTHER SANITARY NEEDS.

SPILLS; DISCHARGES OF HAZARDOUS SUBSTANCES; FEDERALLY REPORTABLE RELEASES.

A. SPILL KITS SHALL BE AVAILABLE ONSITE OR ADJACENT TO THE SITE FOR ANY MATERIALS THAT ARE LISTED IN 2. ABOVE AND USED OR APPLIED ONSITE. ALL SPILLS OF SUCH MATERIAL SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY. CLEANED UP MATERIALS SHALL BE PROPERLY DISPOSED OF.

B. DISCHARGES OF HAZARDOUS SUBSTANCES (AS DEFINED IN N.J.A.C. 7:1E-1.6) IN CONSTRUCTION SITE WASTES ARE SUBJECT TO THE PROVISIONS OF THE SPILL COMPENSATION AND CONTROL ACT, N.I.S.A. 58:10-23.11 ET SEQ., AND OF DEPARTMENT RULES FOR DISCHARGES OF PETROLEUM AND OTHER HAZARDOUS SUBSTANCES AT N.I.A.C. 7:1E. NO DISCHARGE OF HAZARDOUS SUBSTANCES RESULTING FROM AN ONSITE SPILL SHALL BE DEEMED TO BE "PURSUANT TO AND IN COMPLIANCE WITH [THIS] PERMIT" WITHIN THE MEANING OF THE SPILL COMPENSATION AND CONTROL ACT AT N.J.S.A. 58:10-23.11C.

C. RELEASES IN EXCESS OF REPORTABLE QUANTITIES (RQ) ESTABLISHED UNDER 40 C.F.R. 110, 117, AND 302 THAT OCCUR WITHIN A 24-HR PERIOD MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER (800 424-8802).

LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, 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

THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING 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 REOUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. **ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF** THE SEEDED 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.

# A COPY OF THE AUTHORIZATION SHALL

12/01/1

#### PUBLICLY ACCESSIBLE LOCATION IN CONSTRUCTION SITE AT ALL TIMES UNTIL BEEN ISSUED. THE PERMITTEE SHALL POS (I-877-WARN-DEP) WITH THE COPY OF THE A ROUTINE INSPECTIONS

- A. THE PERMITTEE SHALL CONDUCT AN INSPECTIONS OF THE FACILITY TO IDEN STORMWATER DISCHARGE AUTHORIZED E THE STORMWATER POLLUTION PREVENTION THE CONSTRUCTION ACTIVITY STOP REOUIREMENTS, INCLUDING THIS SOIL ERO BEING PROPERLY IMPLEMENTED AND MAI
- B. ONCE INSTALLATION OF ANY REQUIRED OF OR MEASURE HAS BEEN IMPLEMENTED, ROU EACH MEASURE SHALL BE PERFORMED PERSONNEL AND THE RESULTS RECORD CONDITION OF EACH MEASURE TO ASSIS

- C. THESE REPORT FORMS SHALL BECOME AN I BE MADE READILY ACCESSIBLE TO GOVE OPERATOR'S ENGINEER, AND THE OPERATOR VISITS TO THE PROJECT SITE. IN ADDITION PROVIDED TO ANY OF THESE PERSONS, L TRANSMISSION.
- D. OTHER RECORD-KEEPING REQUIREMENTS
- THE CONTRACTOR SHALL KEEP THE CONSTRUCTION ACTIVITIES AT THE SITE - DATES WHEN MAJOR GRADING ACTIVITIES
- GRADED DATES AND DETAILS CONCERNING CONTROLS - DATES WHEN CONSTRUCTION ACTIVITIES
- DATES WHEN AN AREAS IS STABILIZED, EIT - DATES OF RAINFALL AND THE AMOUNT O - DATES AND DESCRIPTIONS OF THE CHA HAZARDOUS MATERIALS
- RECORDS OF REPORTS FILED WITH RE QUANTITIES OF HAZARDOUS MATERIALS
- STORMWATER POLLUTION PREVENTION PLAN
- A. CONSTRUCTION ACTIVITY THAT MAY RE AUTHORIZED BY THIS PERMIT SHALL BE EXE SPPP THAT CONSISTS OF THE CERTIFIED SO PLAN, AND (WHERE APPLICABLE) THE C COMPONENT SET FORTH IN ATTACHMENT THIS SPPP SHALL BE RETAINED BY THE PERM YEARS AFTER THE COMPLETION OF CO EXTENDED BY WRITTEN REQUEST OF THE
- REPORTS OF NONCOMPLIANCE

- A. ALL INSTANCES OF NONCOMPLIANCE NO SHALL BE REPORTED TO THE DEPARTMENT
- NOTIFICATION OF COMPLETION
- A. THE SOIL CONSERVATION DISTRICT WILL THE REPORT OF COMPLIANCE ISSUED CONSTRUCTION ACTIVITIES. EXCEPT SINGL B. BELOW. THE REPORT OF COMPLIANCE COMPLETION
- B. THE BUILDER OF A SINGLE FAMILY HOME TH BUT NOT WITHIN THE DEFINITION OF "PR COPY OF THE FINAL CERTIFICATE OF OCC DISTRICT. THE SOIL CONSERVATION DISTRIC CERTIFICATE OF OCCUPANCY TO THE NOTIFICATION OF COMPLETION.
- C THE DOT SHALL PROVIDE WRITTEN NOT DOT CERTIFIED PROJECTS ARE COMPLETED.
- COPIES OF ALL OF THE ABOVE, INCLUDING CERTIFICATION, AUTHORIZATION UNDER STORMWATER GENERAL PERMIT, ALL CORRES THE NJDEP AND SOIL CONSERVATION DISTRIC BE MAINTAINED ON-SITE.

## SEQUENCE OF CO CONSTRU

#### CLEARING OF ENTRANCE AND LIMIT OF DIST FENCE AND CONSTRUCTION ENTRANCE PAD (I

- CLEARING AND ROUGH GRADING (I MONTH)
- START BUILDING CONSTRUCTION (I MONTH)
- CONSTRUCTION OF UNDERGROUND STORM INSTALL STORM DRAINAGE SYSTEM, CONDUIT ( OTHER UTILITIES. INSTALL INLET PROTECTION
- CONSTRUCT CURBS AND PLACE ROAD SUBBASI CONSTRUCT SWALES AND BASINS (I MONTH)
- CLEAR AND GRADE BUILDING AREAS AND CO AREAS SHALL BE STABILIZED AS DEFINED IN SC NOTES. (ONGOING FROM COMMENCEMENT O
- ESTABLISH FINISH GRADES. SCARIFY/TILL 6" LANDSCAPED AND LAWN AREA. (3 WEEKS)
- ALL SURFACES HAVING LAWN OR LANDSCAPIN 6" OF TOPSOIL, FIRM IN PLACE, PRIOR TO SEEI PERMANENT VEGETATION COVER. (2 WEEKS)
- REMOVE TEMPORARY ACCESS PROTECTION, SIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.

#### BASIN COMPACTION NOTES (FOR ABOVE-GROUND INFILTRATION OR DETENTION BASIN) MOD: 12/21/21 MCNI-SOII -NOTE-1600 05/01/17

IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.)

- . INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED AND FIRMED IN ACCORDANCE WITH ABOVE.
- IMMEDIATELY PRIOR TO TOPSOILING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS WILL HELP INSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
- 4. SOIL COMPACTION RESULTING FROM LAND GRADING ACTIVITIES CAN IMPACT THE INFILTRATION RATE OF THE SOIL. RESTORATION OF COMPACTED SOILS THROUGH DEEP TILLAGE (6" TO 12") AND THE ADDITION OF ORGANIC MATTER MAY BE REQUIRED IN PLANNED PERVIOUS AREAS TO ENHANCE THE INFILTRATION RATE OF THE DISTURBED SOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLE, IRRIGATION SYSTEMS, ETC.).
- . TO PREVENT COMPACTION OF THE SUBSOIL WHICH WILL REDUCE ITS INFILTRATION CAPACITY, BASINS SHOULD BE EXCAVATED WITH LIGHT EARTH MOVING EQUIPMENT PREFERABLY WITH TRACKS OR OVER-SIZED TIRES RATHER THAN THE NORMAL RUBBER TIRES. ONCE THE FINAL CONSTRUCTION PHASE IS REACHED, THE FLOOR OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND SMOOTHED OVER WITH A LEVELING DRAG OR EQUIVALENT GRADING EQUIPMENT.
- . FOR BASINS, ANNUAL TILLING OPERATIONS MAINTAIN INFILTRATION CAPACITY. THESE TILLED AREAS SHOULD BE RE-VEGETATED IMMEDIATELY TO PREVENT EROSION. DEEP TILLING CAN BE USED TO BREAKUP CLOGGED SURFACE LAYERS FOLLOWED BY REGRADING AND LEVELING. SAND OR ORGANIC MATTER CAN BE TILLED INTO THE BASIN FLOOR TO PROMOTE A RESTORED INFILTRATION CAPACITY SEDIMENT REMOVAL PROCEDURES SHOULD NOT BE UNDERTAKEN UNTIL THE BASIN IS THOROUGHLY DRY THE TOP LAYER SHOULD BE REMOVED BY LIGHT EQUIPMENT TO PREVENT COMPACTION. THE REMAINING SOIL CAN BE RETILED AND DISTURBED VEGETATION REPLANTED.

MOD: 12/21/2<sup>-</sup>

SPPP REQUIRED INSPECTIONS AND REPORTS	STABILIZATION WITH MULCH ONLY	Colliers
MCNJ-SOIL-NOTE-1201 09/01/17	MCNJ-SOIL-NOTE-1301 05/01/17 I. SITE PREPARATION	
COPY OF THE AUTHORIZATION SHALL BE POSTED ONSITE AT A SAFE, BLICLY ACCESSIBLE LOCATION IN CLOSE PROXIMITY OF THE INSTRUCTION SITE AT ALL TIMES UNTIL A NOTICE OF COMPLETION HAS EN ISSUED. THE PERMITTEE SHALL POST THE NJDEP HOTLINE NUMBER 877-WARN-DEP) WITH THE COPY OF THE AUTHORIZATION.	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.	Engineering & Design
A. THE PERMITTEE SHALL CONDUCT AND DOCUMENT WEEKLY (MINIMUM) INSPECTIONS OF THE FACILITY TO IDENTIFY AREAS CONTRIBUTING TO THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT AND EVALUATE WHETHER THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) IDENTIFIED UNDER E.I OF THE CONSTRUCTION ACTIVITY STORMWATER (GP) PART I NARRATIVE REQUIREMENTS, INCLUDING THIS SOIL EROSION AND SEDIMENT CONTROL PLAN IS DEFINED PROPERLY INDUMENTED AND MAINTAINED OR WITH THE ADDITIONAL	<ul> <li>B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.</li> <li>2. PROTECTIVE MATERIALS</li> </ul>	www.colliersengineering.com Copyright © 2022. Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.
<ul> <li>BEING PROPERLY IMPLEMENTED AND MAINTAINED, OR WHETHER ADDITIONAL MEASURES ARE NEEDED TO IMPLEMENT THE SPPP.</li> <li>B. ONCE INSTALLATION OF ANY REQUIRED OR OPTIONAL EROSION CONTROL DEVICE OR MEASURE HAS BEEN IMPLEMENTED, ROUTINE INSPECTIONS, MINIMUM WEEKLY, OF EACH MEASURE SHALL BE PERFORMED BY THE CONTRACTOR'S INSPECTION PERSONNEL AND THE RESULTS RECORDED TO INVENTORY AND REPORT THE CONDITION OF EACH MEASURE TO ASSIST IN MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IN GOOD WORKING ORDER</li> </ul>	A. UNROTTEN SMALL-GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.	Doing Business as       PROTECT YOURSELF         All STATES REQUIRE NOTIFICATION OF         EXCAVATORS, DESIGNERS, OR ANY PERSON         PREPARING TO DISTURB THE EARTH'S
C. THESE REPORT FORMS SHALL BECOME AN INTEGRAL PART OF THE SPPP AND SHALL BE MADE READILY ACCESSIBLE TO GOVERNMENTAL INSPECTION OFFICIALS, THE OPERATOR'S ENGINEER, AND THE OPERATOR FOR REVIEW UPON REQUEST DURING VISITS TO THE PROJECT SITE. IN ADDITION, COPIES OF THE REPORTS SHALL BE PROVIDED TO ANY OF THESE PERSONS, UPON REQUEST, VIA MAIL OR FACSIMILE	<ul> <li>B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.</li> <li>C. WOOD-FIBER OR PAPER-FIBER MULCH HYDROSEEDER IN QUANTITIES/APPLICATION RATES AS RECOMMENDED BY MANUFACTURER.</li> </ul>	SURFACE ANYWHERE IN ANY STATE Know what's <b>below.</b> Call before you dig. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM
TRANSMISSION. D. OTHER RECORD-KEEPING REQUIREMENTS	D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE	
THE CONTRACTOR SHALL KEEP THE FOLLOWING RECORDS RELATED TO CONSTRUCTION ACTIVITIES AT THE SITE: - DATES WHEN MAJOR GRADING ACTIVITIES OCCUR AND THE AREAS WHICH WERE GRADED	E. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.	
<ul> <li>DATES AND DETAILS CONCERNING THE INSTALLATION OF STRUCTURAL CONTROLS</li> <li>DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA</li> <li>DATES WHEN AN AREAS IS STABILIZED, EITHER TEMPORARILY OR PERMANENTLY</li> <li>DATES OF RAINFALL AND THE AMOUNT OF RAINFALL</li> <li>DATES AND DESCRIPTIONS OF THE CHARACTER AND AMOUNT OF AN SPILLS OF</li> </ul>	3. MULCH ANCHORING - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF THE SLOPES.	
HAZARDOUS MATERIALS - RECORDS OF REPORTS FILED WITH REGULATORY AGENCIES IF REPORTABLE QUANTITIES OF HAZARDOUS MATERIALS SPILLED STORMWATER POLLUTION PREVENTION PLAN (SPPP)	A. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.	
A. CONSTRUCTION ACTIVITY THAT MAY RESULT IN A STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT SHALL BE EXECUTED ONLY IN ACCORDANCE WITH A SPPP THAT CONSISTS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, AND (WHERE APPLICABLE) THE CONSTRUCTION SITE WASTE CONTROL COMPONENT SET FORTH IN ATTACHMENT B TO THE GENERAL PERMIT. A COPY OF THIS SPPP SHALL BE RETAINED BY THE PERMITTEE FOR A PERIOD OF AT LEAST FIVE (5)	B. MULCH NETTING - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.	
YEARS AFTER THE COMPLETION OF CONSTRUCTION. THIS PERIOD MAY BE         EXTENDED BY WRITTEN REQUEST OF THE DEPARTMENT AT ANY TIME (SEE N.J.A.C.         7:14A-6.6):         REPORTS OF NONCOMPLIANCE         A ALL INSTANCES OF NONCOMPLIANCE NOT REPORTED LINDER NUA C. 7:14A-6.10	C. CRIMPER MULCH ANCHORING COULTER TOOL - A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON A SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.	NOL
SHALL BE REPORTED TO THE DEPARTMENT ANNUALLY.	D. LIQUID MULCH-BINDERS	DESCRIP
A. THE SOIL CONSERVATION DISTRICT WILL PROVIDE THE DEPARTMENT A COPY OF THE REPORT OF COMPLIANCE ISSUED UNDER N.J.A.C. 2:90-1 FOR COMPLETED CONSTRUCTION ACTIVITIES, EXCEPT SINGLE FAMILY HOME CONSTRUCTION UNDER B. BELOW. THE REPORT OF COMPLIANCE SHALL SERVE AS THE NOTIFICATION OF COMPLETION	<ol> <li>APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPERANCE.</li> <li>USE ONE OF THE FOLLOWING:</li> </ol>	DRAWN BY
B. THE BUILDER OF A SINGLE FAMILY HOME THAT IS AUTHORIZED UNDER THIS PERMIT, BUT NOT WITHIN THE DEFINITION OF "PROJECT AT N.J.S.A. 4:24-41G, SHALL SEND A COPY OF THE FINAL CERTIFICATE OF OCCUPANCY TO THE SOIL CONSERVATION DISTRICT. THE SOIL CONSERVATION DISTRICT WILL PROVIDE A COPY OF THE FINAL CERTIFICATE OF OCCUPANCY TO THE DEPARTMENT, WHICH WILL SERVE AS NOTIFICATION OF COMPLETION	a. ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS, THE VEGETABLE OF INVESTIGATION AND	REV         DATE           · · · · · · · · · · · · · · · · · · ·
C. THE DOT SHALL PROVIDE WRITTEN NOTIFICATION TO THE DEPARTMENT WHEN DOT CERTIFIED PROJECTS ARE COMPLETED.	NOT RESULT IN A PHYTO-TOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUEACTURER	
COPIES OF ALL OF THE ABOVE, INCLUDING THE SPPP (WITH THE CERTIFIED PLAN), THE CERTIFICATION, AUTHORIZATION UNDER NJPDES CONSTRUCTION ACTIVITY STORMWATER GENERAL PERMIT, ALL CORRESPONDENCE AND NOTES TO AND FROM THE NJDEP AND SOIL CONSERVATION DISTRICT (OR DESIGNATED MUNICIPALITY) SHALL BE MAINTAINED ON-SITE.	<ul> <li>b. SYNTHETIC BINDERS - HIGH POLYMERS SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.</li> </ul>	
		Mar
		C. Richard Roseberry NEW JERSEY LICENSED PROFESSIONAL ENGINEER
SEQUENCE OF COMMERCIAL CONSTRUCTION MOD: 01/21/22	DUST CONTROL	LICENSE NUMBER: GE37546 COLLIERS ENGINEERING & DESIGN, INC. N.J. C.O.A. #: 24GA27986500
MCNJ-SOIL-NOTE-1500 05/01/18 CLEARING OF ENTRANCE AND LIMIT OF DISTURBANCE FOR INSTALLATION OF SILT FENCE AND CONSTRUCTION ENTRANCE PAD (I WEEK). CLEARING AND ROUGH GRADING (I MONTH)	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.	PRELIMINARY & FINAL MAJOR SITE PLAN
START BUILDING CONSTRUCTION (I MONTH) CONSTRUCTION OF UNDERGROUND STORM WATER BASIN (I.5 MONTHS)	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	FOR WOODHILL ALPHA, LLC
OTHER UTILITIES. INSTALL INLET PROTECTION (2 MONTHS) CONSTRUCT CURBS AND PLACE ROAD SUBBASE (1 MONTH). CONSTRUCT SWALES AND BASINS (1 MONTH)	<ul> <li>EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.</li> <li>3. SPRINKLE THE SITE UNTIL THE SURFACE IS WET.</li> <li>4. ERECT BARRIERS SUCH AS SOLID BOARD FENCES, SNOW FENCES, BURLAP EENCES CRATE WALLS BALES OF HAY AND SIMILAR MATERIAL TO CONTROL AIR</li> </ul>	
CLEAR AND GRADE BUILDING AREAS AND CONSTRUCT BUILDINGS. ALL DISTURBED AREAS SHALL BE STABILIZED AS DEFINED IN SOIL EROSION AND SEDIMENT CONTROL	CURRENTS AND SOIL BLOWING.	BLOCK 100.02
ESTABLISH FINISH GRADES. SCARIFY/TILL 6" MINIMUM DEPTH OF SUBSOIL IN THE LANDSCAPED AND LAWN AREA.	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	LOTS 1, 1.08 AND 1.09
(3 WEEKS) ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED 6" OF TOPSOIL, FIRM IN PLACE, PRIOR TO SEEDING, SODDING OR PLANTING. PLACE PERMANENT VEGETATION COVER. (2 WEEKS)	<ol> <li>ACCUMULATE AROUND PLANTS.</li> <li>COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.</li> <li>USE SPRAY-ON ADHESIVE ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS).</li> </ol>	BOROUGH OF ALPHA WARREN COUNTY NEW JERSEY
PAVE ROADS AND COMPLETE FINAL LANDSCAPING (I MONTH) REMOVE TEMPORARY ACCESS PROTECTION, SILT FENCE, AND INLET PROTECTION AFTER		CLINTON Shelbourne at Hunterdon
	DILUTION     THE OF ROLLLE     GALLONS/ACRE       ANIONIC ASPHALT EMULSION     7:1     COARSE SPRAY     1200	53 Frontage Road, Suite 110 Hampton, NJ 08827 Engineering Phone: 908.238.0900
	LATEX EMULSION 12.5:1 FINE SPRAY 235	& Design Colliers Engineering & Design, INC. DOING BUSINESS AS MASER CONSULTING
	RESIN IN WATER     4:1     FINE SPRAY     300       POLYACRYLAMIDE (PAM) -     APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS	SCALE: DATE: DRAWN BY: CHECKED BY: AS SHOWN 03/01/2022 TB JPA
	SPRAY ONMAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINSPOLYACRYLAMIDE (PAM) - DRY SPREADTO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD, P. 26-1	19004898B C-SESC
	ACIDULATED SOY BEAN SOAP STICK NONE COARSE SPRAY 1200	SOIL EROSION & SEDIMENT CONTROL NOTES
		SHEET NUMBER: 16 of 27

![](_page_16_Figure_0.jpeg)

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

![](_page_17_Figure_0.jpeg)

04898B\Engineering\Site Plans\C-LAND.dwg\018-LANDSCAPE By: TBINGAMAN

![](_page_18_Figure_0.jpeg)

![](_page_19_Figure_0.jpeg)

LUMINAIRE SCHEDULE							
	ARRANGEMENT	MTG. HT.	LUMENS	LLF	DISTRIBUTION	IES FILE NAME	
A MEDIUM GHT	SINGLE	25'	19,324	.9	FORWARD THROW	MRM-LED-18L-SIL-FT-40-70CRI.ies	
A MEDIUM OUTDOOR AL HOUSE SHIELD	SINGLE	25'	I 3,884	.9	FOWARD THROW	MRM-LED-18L-SIL-FT-40-70CRI-IH.ies	
A MEDIUM CONCE	SINGLE	25'	12,080	.9	TYPE 4 FOWARD THROW	XWM-FT-LED-12L-40.ies	

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

![](_page_20_Figure_0.jpeg)

#### A. GENERAL

- I. 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 A. PLANT MATERIAL SHALL CONFORM WITH THE ANSI Z60.1-2004 'AMERICAN STANDARD FOR NURSERY STOCK' AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) IN REGARD TO QUALITY, SIZE OF PLANTING, SPREAD OF ROOTS, SIZE OF ROOTBALL, AND BRANCHING PATTERN. B. 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, INIURY, DISEASE, AND/OR INFESTATION, WITH ROOT BALLS INTACT. C. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AT THE NURSERY. THE PLANT MATERIAL SHALL BE PLANTED AT THE SAME LEVEL WHEN PLANTED.
- D. 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. E. 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
- 2. PLANT QUANTITIES: THE LANDSCAPE PLAN SHOULD TAKE PRECEDENCE OVER THE PLANT SCHEDULE IF ANY PLANT DISCREPANCIES OCCUR. . PLANT SIZE: 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
- 5. GUARANTEE: PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DOES NOT SURVIVE 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 OF ONE GROWING SEASON. TREE STAKES, AND PLASTIC CHAINS SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD

#### C. PLANTING PROCEDURES

- A. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH WELL DRAINING AND FERTILE SOILS. SOILS SHALL BE SANDY LOAM, FREE FROM DEBRIS, ROCKS, ETC. SOIL TO BE ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL B. PLANTING BEDS SHALL RECEIVE FOUR (4) TO SIX (6) 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.
- C. SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS. 2. PLANT LOCATIONS: THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BEDLINES SHALL BE DETERMINED IN THE FIELD AT THE TIME OF INSTALLATION FOLLOWING THE BASIC INTENT OF THE APPROVED PLANS, UNLESS THERE IS A SPECIFIC DIMENSION OR LOCATION SHOWN.
- 3. PLANTING DATES: PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES, PLANTING SEASONS ARE DEFINED AS MARCH 15 THROUGH MAY 15 AND SEPT 15 THROUGH NOV 15. PLANTING IS ACCEPTABLE DURING THE WINTER MONTHS IF WEATHER PERMITS AND THE GROUND IS NOT FROZEN, AND IN THE SUMMER IF SUPPLEMENTAL WATERING IS PROVIDED. SOIL MUST BE FROST FREE, FRIABLE, AND NOT MUDDY AT TIME OF PLANTING.
- 4. PLANTING METHODS A. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, AND PLANTED IN CONFORMANCE
- WITH THE TYPICAL PLANTING DETAILS. (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
- (2) THREE STAKES SHALL BE EQUALLY SPACED ABOUT THE TREE IN A TRIANGULAR FASHION AND SHALL BE DRIVEN VERTICALLY INTO THE GROUND 2 1/2 TO 3 FEET IN A MANNER THAT DOES NOT INJURE THE ROOT BALL. (3) TREES SHALL BE FASTENED TO EACH STAKE AT A HEIGHT OF FIVE FEET BY MEANS OF PLASTIC CHAIN LINK TREE TIE (7) WIDE RECOMMENDED FOR
- TREES UP TO  $2\frac{1}{2}$  INCHES IN CALIPER). B. 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. C. 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. D. B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOTBALL ONLY. PLANTS WITH BROKEN, SPLIT, OR DAMAGED ROOTBALLS SHALL BE
- REIECTED E. 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.

### D. MAINTENANCE

- A. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. PRUNING SHALL BE DONE
- WITH CLEAN SHARP TOOLS B. SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-O" 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 PRUNED TO NOT TO HAVE BRANCHES BELOW 7'-0". C. THE CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.
- LAWN AREA A. THE LANDSCAPE CONTRACTOR SHALL TEST THE SOIL TO CONFIRM SUITABILITY FOR THE PROPOSED SEED MIX AND SUPPLEMENT AS REQUIRED TO MEET
- THE REQUIRED PH & NUTRIENT LEVELS. B. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLANS. SEED SHALL BE IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DISTRICT'S SEED SPECIFICATIONS AS NOTED ON THIS PLAN AND THE SOIL EROSION AND SEDIMENT CONTROL DETAILS SHEET
- C. SOD, IF SPECIFIED, SHALL CONSIST OF A NEW JERSEY 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, DAMAGED, OR DISEASED BRANCHES. 4. 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 PLANTING PRACTICES.

### LANDSCAPE NOTES

#### I. LAWN AREAS:

#### 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

OPTIMUM SEEDING DATES:

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

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

SUMMER SEEDING DATES \*: 6/1 - 7/31 (ZONE 5b, 6a); 5/1 - 8/14 (ZONE 6b, 7a, 7b)

\* NOTE: SUMMER SEEDING SHOULD ONLY BE CONDUCTED WHEN THE SITE IS IRRIGATED. MIXES INCLUDING WHITE CLOVER REQUIRE THAT AT LEAST SIX WEEKS OF GROWING SEASON REMAIN AFTER SEEDING TO ENDURE ESTABLISHMENT BEFORE FREEZING CONDITIONS.

### SEED SPECIFICATION

![](_page_21_Picture_37.jpeg)

NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY

ORNAMENTAL GRASS PLANTING DETAIL

![](_page_21_Figure_41.jpeg)

![](_page_22_Figure_0.jpeg)

![](_page_23_Figure_0.jpeg)

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		Copyright © 2022. Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.
		Doing Business as
THE DETECTABLE WARNING SURF MANUFACTURED MATS THAT ARE CAST-IN-PLACE IN THE CONCRETE.	9. SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION. WHERE REQUIRED BY THE MANUFACTURER, THE CONCRETE BORDER MUST NOT EXCEED 2 INCHES (51 mm).	Ronew what's below.
<ul> <li>IN LIEU OF A CAST IN PLACE DETECTION SURFACE, THE CONTRACTOR MAY UTAPPLIED DETECTABLE WARNING SURFAPPROVAL OF THE UNDERSIGNED ENGINE TO POURING OF THE CONCRETE RAMP</li> <li>THE CONTRACTOR MUST SUBMIT TO TAPPROVAL A SHOP DRAWING OF WARNING SURFACE PRIOR TO CONSTRUCT SURFACE COMPLIES WITH THE STANDARDS FOR ACCESSIBLE DESIGN THE DEPARTMENT OF JUSTICE ASTANDARDS AS SUPPORTED BY THE ACCESS BOARD, AND THE STATE AND STANDARDS.</li> <li>SAFETY RED AS APPROVED BY THE ACCESS BOARD, AND THE STANDARDS.</li> <li>SAFETY RED AS APPROVED BY THE ACCESS BOARD, AND THE STANDARDS.</li> <li>SAFETY RED AS APPROVED BY THE ACCESS BOARD, AND THE STANDARDS.</li> <li>SAFETY RED AS APPROVED BY THE ACCESS BOARD, AND THE STANDARDS.</li> <li>DETECTABLE WARNINGS SURFACES EITHER OR DARK-ON-LIGHT. ALTERNATIVE CO PROVIDED SUCH COLOR COMPLIES WITSTANDARDS.</li> <li>DETECTABLE WARNINGS ARE TO SURFACE OF TRUNCATED DOMES.</li> <li>TRUNCATED DOMES IN A DETECT SURFACE MUST HAVE A BASE DIAMETE mm) MINIMUM AND 1.4 INCHES (36 mm) DIAMETER OF 50 PERCENT OF THE MAXIMUM, AND A HEIGHT OF 0.2 INCH</li> <li>TRUNCATED DOMES IN DETECT SURFACE MUST HAVE A CENTER-TO-CE I.6 INCHES (41 mm) MINIMUM AND 2.4 MAXIMUM, AND A BASE-TO-BASE SPAC (17 mm) MINIMUM, MEASURED BETVADJACENT DOMES ON A SQUARE GRID</li> </ul>	<ul> <li>TABLE WARNING</li> <li>TABLE WARNING SURFACES ARE NOT BE PLACED ON PAVING OR EXPANSION JOINTS AT CURB RAMPS. THE ROWS OF TRUNCATED DOMES IN DETECTABLE WARNING SURFACES ARE TO BE ALIGNED PERFENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET SO PEDESTRIANS WHO USE WHEELCHAIRS CAN "TRACK" BETWEEN THE DOMES.</li> <li>IN ON PERPENDICULAR CURB RAMPS, DETECTABLE WARNING SURFACES ARE TO BE PLACED AS FOLLOWS:</li> <li>IN ON PERPENDICULAR CURB RAMPS, DETECTABLE WARNING SURFACES ARE TO BE PLACED AS FOLLOWS:</li> <li>IN ON PERPENDICULAR CURB RAMPS, DETECTABLE WARNING SURFACES ARE TO BE PLACED AS FOLLOWS:</li> <li>IN ON PERPENDICULAR CURB RAMPS, DETECTABLE WARNING SURFACES ARE TO BE PLACED AT THE BACK OF CURB, DETECTABLE WARNING SURFACES ARE TO BE PLACED AT THE BACK OF CURB.</li> <li>IN THE LOCAL ON. DETECTABLE TVISUALLY WITH UNITED STATES JOR LOCAL ADA SUBJEST TH CURRENT ADA AS PUBLISHED BY AND THE LOCAL ON. DETECTABLE TVISUALLY WITH UNITED STATES JOR LOCAL ADA SUBJEST THE LOCAL ON THE LOCAL ON THE LOCAL ON THE RAMP RUN WITHIN ONE DOME STANCE FROM EITHER END OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND AT THE BACK OF CURB.</li> <li>ANHER WARNING SURFACES ARE TO BE PLACED ON THE LOWER LANDING SURFACES ARE TO BE PLACED AT THE BACK OF CURB.</li> <li>AND MENTER BASE DIAMETER BASED DORNERS OR OTHER LEVEL PEDE</li></ul>	FOR STATE SPECIFIC DIRECT PHONE NUMBERS         VISIT: WWW.CALL811.COM
RFACE DETAIL		
EACH CURB RAMP FOR SUBMISSION AND THE MUNICIPAL, COUNTY, STATE OR OTHER NS FROM THE CURB RAMP DETAILS REQUIRE ONAL AND THE MUNICIPAL, COUNTY, STATE N CONFORMANCE WITH THE CURRENT ADA THE UNITED STATES DEPARTMENT OF CAL AND STATE REQUIREMENTS IN EFFECT MUST BE INSTALLED PURSUANT WITH THE ITY GUIDELINES FOR PEDESTRIAN FACILITIES TION OF TRAVEL CANNOT EXCEED 12H:1V. TO MAINTAIN A LEVEL OF CONSTRUCTION TO BE 0.50%, MAXIMUM CANNOT EXCEED PESIRABLE, 12H:1V MAXIMUM, BUT MAY BE DE FLARES ARE NOT REQUIRED, PROVIDE AN RB RAMP (AKA, CLEAR OR TURNING SPACE)	<ul> <li>NOTES:</li> <li>1. CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED) ACCESSIBLE COMPONENTS FOR THE SITE/PROJECT. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST FEDERAL ADA STANDARDS FOR ACCESSIBLE DESIGN, AND CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE LATEST FEDERAL PROPOSED "ASSESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG).</li> <li>2. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS AND ANY SUPPLEMENTAL STATE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:</li> <li>(NOTE: THIS LIST IS NOT INTENDED TO CAPTURE EVERY APPLICABLE FEDERAL, STATE AND LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE LAW, WHETHER OR NOT STATED SPECIFICALLY HEREIN):</li> <li>A. PARKING SPACES AND PARKING AISLES - SLOPE MUST NOT EXCEED 1:48 (L/4" PER FOOT OR NORMALLY 2.0%) IN ANY DIRECTION.</li> <li>B. CURB RAMPS- SLOPES MUST NOT EXCEED 1:12 (8.3%).</li> <li>C. LANDINGS</li> </ul>	C. Richard Roseberry NEW JERSEY LICENSED PROFESSIONAL ENGINEER LICENSE NUMBER: GE37546 COLLIERS ENGINEERING & DESIGN, INC. N.J. C.O.A. #: 24GA27986500
ING AREA IS TO BE 4' X 4' MINIMUM AND HE DEPTH OF MINIMUM LANDING AREA TO 5 UM SLOPE OF 0.5% AND A MAXIMUM SLOPE N SLOPE IN THE DIRECTION OF TRAVEL AND AND MAXIMUM 2%, WHEREAS 1.5% IS THE IDING AREA MUST HAVE A MINIMUM 1% TO ECTION OF TRAVEL, AND A 1% TO 2% MAX.	<ul> <li>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 CONSTRAINED AT THE BACK OF THE SIDEWALK.</li> <li>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 % MIN.), AND MUST 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.</li> <li>iii. LANDINGS AT DOORWAYS - SEE NOTE F BELOW.</li> <li>D. PATH OF TRAVEL ALONG ON-SITE ACCESSIBLE ROUTE - MUST PROVIDE A 36 INCH (EXCLUDING THE CURB) OR GREATER UNOBSTRUCTED WIDTH OF</li> </ul>	MAJOR SITE PLAN FOR WOODHILL ALPHA, LLC
' WIDE AND FLUSH WITH PAVEMENT. THE DNCRETE CURB REGARDLESS OF THE CURB TAIN POSITIVE DRAINAGE WITH A 1.0 % TO S THE ABSOLUTE MINIMUM AND 2.0% IS ISTALLED AS DENOTED ON SITE PLAN. CURB SSWALK CROSSING. ROOM FINISH PERPENDICULAR TO THE PATH RFACE WITH ¼" BEVELED CONCRETE EDGES. OW THE ADJOINING CONCRETE SURFACE.	<ul> <li>TRAVEL, (CAR OVERHANGS 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 THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN CROSS SLOPE.</li> <li>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 PROVIDED. THE 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 END THAT ARE SLOPED A MIN. 1 % AND NO MORE THAN 1:48 (L/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.</li> <li>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 NOMINALLY 2.0%) FOR POSITIVE ORAINAGE.</li> </ul>	BLOCK 100.02 LOTS 1, 1.08 AND 1.09 BOROUGH OF ALPHA WARREN COUNTY NEW JERSEY
D AT CURB RAMPS, BLENDED TRANSITION AT UGE ISLANDS WHEN THOSE ARE WITHIN THE E PLANS. JRFACE" AND "CURB RAMP SECTIONS".	<ul> <li>3. IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL, INCLUDING WHETHER OR NOT FALL PROTECTION IS REQUIRED.</li> <li>4. IT IS RECOMMENDED THAT THE CONTRACTOR CHECK THE SLOPE OF FORMWORK FOR COMPLIANCE WITH ADA STANDARDS PRIOR TO POURING CONCRETE.</li> </ul>	Colliers         Engineering       Shelbourne at Hunterdon         & Design       Strontage Road, Suite 110         Hampton, NJ 08827       Phone: 908.238.0900         Colliers Engineering & Design       Colliers Engineering & Design, INC.         Doing Business as Maser Consulting       Construction         SCALE:       DATE:       DRAWN BY:       CHECKED BY:         AS SHOWN       03/01/2022       TB       JPA         PROJECT NUMBER:       DRAWING NAME:       19004898B       C-DTLS         SHEET TITLE:       SHEET TITLE:       SHEET TITLE:       SHEET TITLE:
NOTES	ADA INSTRUCTIONS TO CONTRACTOR	CONSTRUCTION DETAILS

07/01/20 NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

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24"	3"	9½"	43½"	30"	<b>73</b> ½"	48"	3:1
30"	3 ½"	12"	54"	19 3⁄4"	73 ¾"	60"	3:1
36"	4"	15"	63"	34 ¾"	<b>97</b> ¾"	72"	3:1
42"	4½"	21"	63"	35"	98"	78"	3:1
48"	5"	24"	72"	26"	98"	84"	3:1
54"	5 ½"	27"	65"	35"	100"	90"	2.4:1
60"	6"	30"	60"	39"	99"	96"	2:1
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