AMENDED PRELIMINARY & FINAL MAJOR SITE

FOR

LINDEN DEVELOPMENT, LLC

A PORTION

BLOCK 469, LOT 38.05

CITY OF LINDEN

UNION COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Addl Lots
469	36.01		4A	700 WEST EDGAR LLC 1740 SOUTH OCEAN BLVD MARALAGAN, FL 33462	700 W EDGAR RD	
469	38.03		4B	DUKE LINDEN LLC 600 E 96TH ST SUITE 100 INDIANAPOLIS, IN 46240	901 W LINDEN AVE	
469	38.04		4B	DUKE LINDEN LLC 600 E 96TH ST SUITE 100 INDIANAPOLIS, IN 46240	801 W LINDEN AVE	
469	38.06		1	NORTHSTAR HOSPITALITY LLC 9 LIGHTNING DRIVE E WINDSOR, NJ 08870	710 W EDGAR RD	
469	40		5B	DONALL C/O PROP TAX DEPT PO BOX 8249 PHILADELPHIA, PA 19101	731 W LINDEN AVE	247, 5, 5-A
470	7.03		4B	DUKE LINDEN LLC 600 E 96TH ST INDIANAPOLIS, IN 46240	201 PLEASANT ST	
470	8		1	MERCK SHARP & DOHME CORP WEST NO. 004 HERON DR WHITEHOUSE STATION, NJ 08889	711 PLEASANT ST	247, 8C-1
470	9.01		1	LINDEN DEVELOPMENT LLC % RETA LLC 8343 DOUGLAS AVE STE 300 DALLAS, TX 75225	1200 W EDGAR RD	
470	9.02		1	LINDEN DEVELOPMENT LLC C/O RETA LLC 8343 DOUGLAS AVE STE 300 DALLAS, TX 75225	925 PLEASANT ST	
470	9.03		1	LINDEN ANVIL OPARCEL LLC C/O RETA LLC 8343 DOUGLAS AVE STE 300 DALLAS, TX 75225	837 PLEASANT ST	
470	12		2	OCHAL, LEONARD 924 HAMPDEN ST LINDEN, NJ 07036	924 HAMPDEN ST	247B, 34/36A
470	13		2	CHURUMBURA, KSENIYA 920 HAMPDEN ST LINDEN, NJ 07036	920 HAMPDEN ST	247B, 33, 33
470	14		2	HUSSAIN, TASNIM & ZAHID 916 HAMPDEN ST LINDEN, NJ 07036	916 HAMPDEN ST	247B, 30, 31
470	15		2	MELLETT, JOSEPH F & JOAN M 912 HAMPDEN ST LINDEN, N.J. 07036	912 HAMPDEN ST	247B, 28, 29
470	16		2	KUMAR, BHUPENDER 908 HAMPDEN ST LINDEN, N.J. 07036	908 HAMPDEN ST	247B, 26, 27
470	17		2	CEDEQUINA, MERCEDES - SANCHEZ, ELSA 904 HAMPDEN ST LINDEN, NJ 07036	904 HAMPDEN ST	247B, 24, 25
470	18		2	MWANGI, PATRICK 902 HAMPDEN ST LINDEN, NJ 07036	902 HAMPDEN ST	247B, 22, 23
470	19		2	LAGUNA, JULIO & MARIA L 838 HAMPDEN ST COLONIA, NJ 07067	838 HAMPDEN ST	247A, 18, 19
470	20.01		2	TRABOVSKI, MIROJCHECH & HIMONA KONOPKO 830 HAMPDEN ST CLARK, NJ 07066	830 HAMPDEN ST	247-A, 16-B, 17

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Addl Lots
470	20.02		2	ASHTON-CROSBY & FAITH/W W POSTON 826 HAMPDEN ST LINDEN, NJ 07036	826 HAMPDEN ST	247-A, 14-B, 15,16-A
470	20.03		2	DOMBELLO, MARCIA 824 HAMPDEN ST LINDEN, NJ 07036	824 HAMPDEN ST	247-A, 12, 14-A
470	21		2	CARLOS, DOMENICO 818 HAMPDEN ST LINDEN, NJ 07036	818 HAMPDEN ST	247A,11,12
470	22		2	SMITH, BOSIL - 816 HAMPDEN ST LINDEN, NJ 07036	816 HAMPDEN ST	247A,9,10
470	23		2	RAMOS, FAUSTO & MILENA GRANDEL 812 HAMPDEN ST LINDEN, NJ 07036	812 HAMPDEN ST	247A,7,8
470	24		2	ESTRONZA, ANJERA M 810 HAMPDEN ST LINDEN, NJ 07036	810 HAMPDEN ST	247A,5,6
470	25.01		2	BORISOV, DMITRIY & ALINA - RATE 806 HAMPDEN ST LINDEN, NJ 07036	806 HAMPDEN ST	
470	25.02		2	KAMEL, AMON 900-31 SEVENTY FIFTH WPP FLUSHING, NY 11367	800 HAMPDEN ST	
580	25.01		4B	CAMDEN REALTY CO INC 1331 US RT 1 LINDEN, NJ 07036	1301-1331 W EDGAR RD	
580	31.02		15C	CITY OF LINDEN 2500 MORRIS AVE LINDEN, NJ 07036	1101-1199 W EDGAR RD	
580	31.04		4A	AVIATION MARKETPLACE LLC % WILBROOK 42 BAYVIEW AVE MARKHAM, ACT, ON L3P 1N5	901-999 W EDGAR RD	
580	31.05		4A	PHO-SA-I LLC 1 PARK RIDGE CT FALLS CHURCH, VA 22042	801-899 W EDGAR RD	
580	31.06		4A	HD DEVELOPMENT OF MD C/O HOME DEPOT 2455 SPRING, TAX DEPT 9G6 ATLANTA, GA 30348	701-799 W EDGAR RD	
580	31.07		4A	AVIATION MARKETPLACE LLC % WILBROOK 42 BAYVIEW AVE MARKHAM ACT, ON L3P 1N5	601-699 W EDGAR RD	

UTILITY OWNERS

EASEMENT	Michael F. Stonac, Manager engineering Design One Elizabethtown Plaza, 3rd Fl. East Union, New Jersey 07083
EASEMENT	Donna Short GIS Supervisor New Jersey-American Water Company, Inc. 1025 Laurel Oak Road Voorhees, New Jersey 08043
EASEMENT	Public Services Electric & Gas Company Manager-Corporation Properties 80 Park Plaza T6B Newark, New Jersey 07102
EASEMENT	Elizabethtown Gas Company Greg Balint 520 Green Lane Union, New Jersey 07083
EASEMENT	Verizon c/o Thomas Grabowski 445 Georges Road, North Brunswick, NJ 08902
EASEMENT	Comcast Cable 800 Rahway Avenue, Union, New Jersey 07083
EASEMENT	Sun Pipe Line Company Right of Way Dept-26th Floor 1801 Market Street Philadelphia, PA 19103-1699
EASEMENT	Sunoco Pipeline L.P. Right of Way Dept. Montello Complex 525 Fritztown Road Sinking Spring, PA 19608
STATE HIGHWAY	New Jersey Department of Transportation 1035 Parkway Avenue, Trenton, New Jersey 08625

INDEX OF SHEETS

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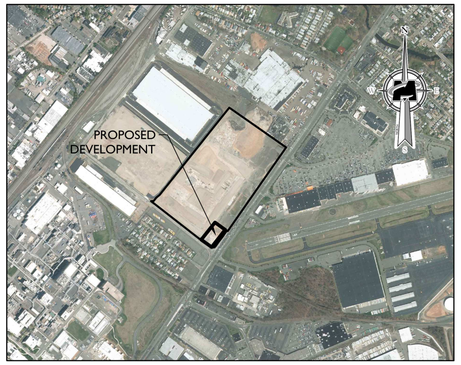
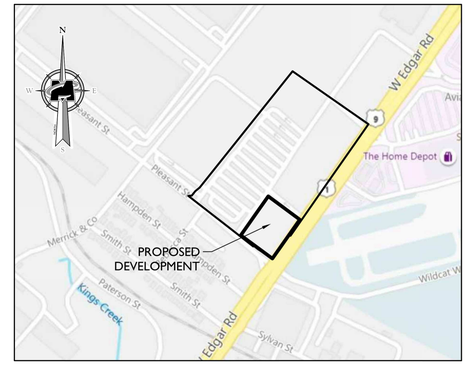


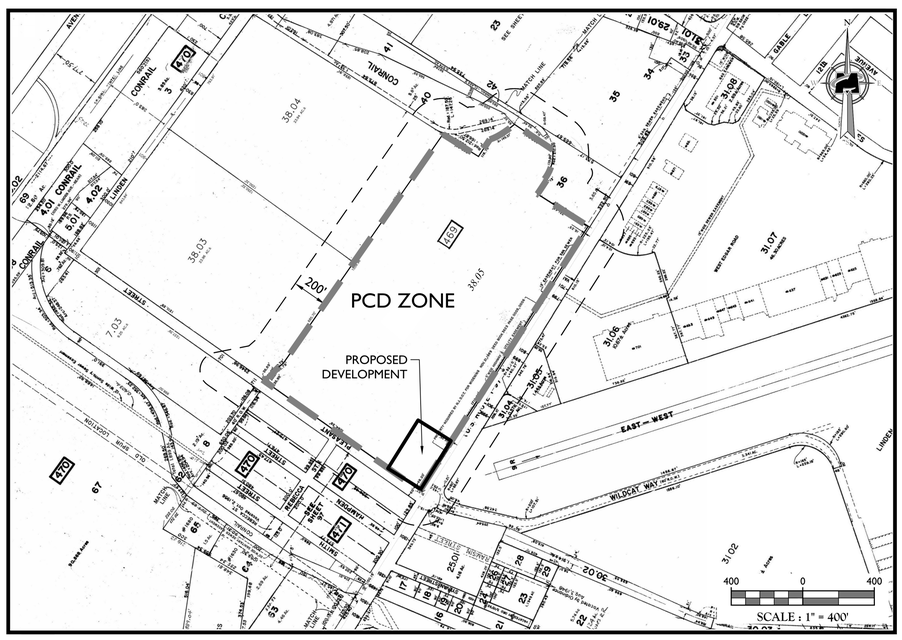
AERIAL MAP

SCALE: 1" = 1000'



LOCATION MAP

NOT TO SCALE



KEY & ZONING MAP

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE SUBMISSION.

OWNER _____ DATE _____

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF CITY OF LINDEN AT THE REGULAR MEETING OF _____.
DATE

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

GENERAL INFORMATION

1. THE SUBJECT PROPERTY IS KNOWN AS A PORTION OF LOT 38.05 IN BLOCK 469 WITHIN THE CITY OF LINDEN, UNION COUNTY, NEW JERSEY.

2. THE PROPERTY IS LOCATED IN THE PCD - PLANNED COMMERCIAL DISTRICT ZONE DISTRICT AND CONTAINS A TOTAL TRACT AREA OF 57,735 SF, 1.325 ACRES.

   OWNER/APPLICANT: LINDEN DEVELOPMENT, LLC
   8144 WALNUT HILL LANE, SUITE 1200
   DALLAS TX, 75231

3. THE SUBJECT PROPERTY WAS PREVIOUSLY DEVELOPED AND HAS SINCE BEEN CLEARED. THE APPLICANT PROPOSES TO CONSTRUCT A 7,147 SF PROFESSIONAL/MEDICAL OFFICE BUILDING. ANCILLARY TO THE BUILDING WILL BE THE CONSTRUCTION OF ACCESS DRIVEWAYS AND PARKING LOT.

4. ZONE: PCD - PLANNED COMMERCIAL DISTRICT
   (PROFESSIONAL OFFICE IS A PERMITTED USE). SEE PROCEEDING SHEET FOR ALL APPLICABLE ZONING DATA.

5. BOUNDARY SURVEY, ZONE BOUNDARIES, UTILITY ASBUILTS, AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM THE CURRENT DESIGN PLANS ENTITLED "PRELIMINARY & FINAL MAJOR SITE PLAN FOR LINDEN DEVELOPMENT, LLC (PROPOSED WALMART STORE #3469-01) PREPARED BOHLER ENGINEERING LAST REVISED 8/24/18 AND THE PLAN ENTITLED "OVERALL TRACT PLAN" DATED SEPTEMBER 25, 2017 SHEET C-2.

6. THE HORIZONTAL DATUM IS RELATIVE TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM AND ADJUSTED TO NAD1983.

7. PER NJ-GEOWEB NO FRESHWATER WETLANDS ARE KNOWN TO EXIST ON THE SITE.

8. PER THE FLOOD INSURANCE RATE MAP # 34039C0044F FOR UNION COUNTY, NEW JERSEY DATED SEPTEMBER 20, 2006 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE.

9. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.

10. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.

11. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.

12. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.

13. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.

14. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.

SITE NOTES

1. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR THE PROPOSED BUILDING AND CANOPIES SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED ZONING REQUIREMENTS.

2. CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAP ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON HANDICAP ACCESSIBLE RAMPS.

3. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

4. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN 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 MATERIALS 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. NEW JERSEY DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", 2007, AS SUPPLEMENTED.
   B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
   C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
   D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

8. ENVIRONMENTAL CAPPING REQUIREMENTS (IF INSTALLATION OF AN APPROPRIATE ENGINEERING CONTROL SUCH AS HARDSCAPE OR A MINIMUM OF ONE FOOT OF CLEAN SOIL COVER UNDERLAIN BY A GEOTEXTILE FABRIC) SHALL BE COMPLETED PER "EXHIBIT J SUBSURFACE PROTOCOL" PROVIDED BY THE PROPERTY OWNERS' LSRP OF RECORD. CONTRACTOR IS RESPONSIBLE TO PROVIDE A SURVEY OF THE FABRIC ELEVATION AS WELL AS A SURVEY OF THE FINAL CAP MATERIAL ELEVATION TO DEMONSTRATE A MINIMUM CLEAN CAP COVER THICKNESS OF ONE FOOT OVER THE GEOTEXTILE FABRIC.

UTILITY NOTES

1. 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 STUB CONNECTION PROVIDED ONSITE. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPOXY TYPE COATING 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 SANITARY SEWER MAIN TRAVERSING THE SITE. 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, INCLUDING FORCE MAINS 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 JOINTS), WITH WATERTIGHT JOINTS 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.
11. PURSUANT TO THE NEW JERSEY ONE CALL LAW, CONTRACTOR SHALL CALL 1-800-272-1000 OR 811 PRIOR TO ANY EXCAVATION TO REQUEST A MARKOUT OF UNDERGROUND UTILITIES.

THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

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State of N.J. C.O.A.: 24GA27986500

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811 Know what's below. Call before you dig.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

STATE OF NEW JERSEY PROFESSIONAL ENGINEER

Digitally signed by Robert Curley
Date: 2020.09.22 12:17:21-04'00'

ROBERT J. CURLEY
NEW JERSEY PROFESSIONAL ENGINEER
ENGINEER - LICENSE NUMBER: GE34705

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN

FOR

LINDEN DEVELOPMENT, LLC

BLOCK 469
LOT 38.05

CITY OF LINDEN
UNION COUNTY
NEW JERSEY

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701

Phone: 732.383.1950
Fax: 732.383.1984

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	9/18/20	RT	CM

PROJECT NUMBER:	DRAWING NAME:
20002641A	C-CVER

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

1 of 13

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2020\20002641A\Engineering\Site Plans\C-CVER.dwg\C-01-COVER By: CMARCHI

LOT D (OUT-LOT #1)
ZONING TABLE

ZONE: PCD
USE: COMMERCIAL DEVELOPMENT DISTRICT
BLOCK: 469, LOTS: 38.05 (FORMERLY LOT 38.01)
LOT D (OUT-LOT #1)

APPLICANT/ OWNER INFORMATION

APPLICANT:	LINDEN DEVELOPMENT, LLC. 8144 WALNUT HILL LANE, SUITE 1200 DALLAS, TEXAS 75231
PROPERTY OWNER:	LINDEN DEVELOPMENT, LLC. 8144 WALNUT HILL LANE, SUITE 1200 DALLAS, TEXAS 75231

BULK REQUIREMENTS

ITEM	*CODE*	*PERMITTED*	*PROPOSED DEVELOPMENT LOT**
MIN. TRACT SIZE (OVERALL TRACT DEVELOPMENT)	§ 31-11.4.a(1)	30 ACRES	42.54 ACRES (NO CHANGE)
MIN. TRACT STREET FRONTAGE ALONG ROUTE 1 & 9 RIGHT OF WAY (OVERALL TRACT DEVELOPMENT)	§ 31-11.4.a(2)	1,700'	2,094.36 SF (NO CHANGE)
MIN. LOT SIZE (INDIVIDUAL LOT DEVELOPMENT)	§ 31-11.4.b(1)	30,000 SF	57,735 SF
MIN. STREET FRONTAGE (INDIVIDUAL LOT DEVELOPMENT)	§ 31-11.4.b(2)	100'	0***
MIN. LOT DEPTH (INDIVIDUAL LOT DEVELOPMENT)	§ 31-11.4.b(6)	150'	187.21*
PRINCIPAL BUILDING SETBACK (<100,000 SF) FROM ROUTE 1 & 9	§ 31-11.4.a(3)(a)	50'	100.14' (BLDG.)
PRINCIPAL BUILDING SETBACK (>100,000 SF) FROM ROUTE 1 & 9	§ 31-11.4.a(3)(a)	100'	N/A
PRINCIPAL BUILDING SETBACK FROM PLEASANT STREET	§ 31-11.4.a(3)(b)	30'	139.65'
PRINCIPAL BUILDING SETBACK FROM ALL OTHER ZONE BOUNDARIES	§ 31-11.4.a(3)(c)	25'	17.74' (V) FROM RPZ ZONE
MAX. BUILDING HEIGHT FOR OFFICE BUILDINGS	§ 31-11.4.c(6)	6 STORIES 75'	1 STORY 23.4'
MAX. BUILDING COVERAGE	§ 31-11.4a(4)	50%	12.38% (7,147 SF)
MIN. BUILDING COVERAGE	§ 31-11.4a(4)	5%	12.38% (7,147 SF)
MAX. IMPERVIOUS COVERAGE***	§ 31-11.4a(5)	90%	45.62% (26,339 SF)
MIN. SIDEWALK WIDTH	§ 31-11.9(c)	5'	5'
TRASH ENCLOSURE DISTANCE FROM ANY INTERNAL PROPERTY LINE	§ 31-11.6.E.2	10'	10"

* APPROVED LOT D (OUT-LOT #1) ON PREVIOUSLY APPROVED MAJOR SUBDIVISION PLAN (SD-748-20)

** VARIANCE PREVIOUSLY GRANTED

*** § 31-11:4a(5): A LOT WHOSE PRINCIPAL BUILDING IS SET BACK ONE HUNDRED (100) FEET OR MORE FROM THE ROUTE 1 & 9 RIGHT-OF-WAY SHALL BE PERMITTED A MAXIMUM COVERAGE OF NINETY PERCENT (90%).

(V) - VARIANCE

MEDICAL OFFICE PARKING REQUIREMENTS

ITEM	*PERMITTED*	*PROPOSED*
MIN. STALL SIZE	9' X 18'	9' X 18'
MIN. NUMBER OF PARKING SPACES MEDICAL OFFICE	1 PER 250 SF TOTAL MEDICAL OFFICE = 7,147 SF 7,147 SF/250 = 28.6 SPACES = 29 SPACES	43 SPACES
MIN. OFF-STREET PARKING SETBACK TO FRONT PROPERTY LINE	5'	72.03'
MIN. OFF-STREET PARKING SETBACK TO SIDE AND REAR PROPERTY LINES	3'	4.61'
INTERIOR ONE-WAY AISLE WIDTH FOR PARKING AREAS	15'	N/A
INTERIOR TWO-WAY AISLE WIDTH FOR PARKING AREAS	24'	25'
MIN. SIZE OF DRIVEWAY	12'	18'
MAX. SIZE OF DRIVEWAY EXCLUSIVE OF CURB RETURN RADII	36'	N/A
MAX. CURB RETURN RADIUS W/ENTRANCE TO PUBLIC STREET	10'**	N/A

**VARIANCE RELIEF GRANTED AT 05/14/19 PLANNING BOARD HEARING

ADA PARKING REQUIREMENTS

ITEM	*PROPOSED MEDICAL OFFICE*
PROPOSED PARKING SPACES	43
REQUIRED ADA SPACES	2
PROPOSED ADA SPACES	4

PROPOSED SITE SIGNAGE

SIGNAGE		SIZE (MAX)	SIZE (PROPOSED)	VARIANCE	
				SIZE	ORIENTATION
FRONT ELEVATION	TENANT A	51.1 LFT X 2 FT = 102.2	102.2 S.F. (Max)	NO	NO
	TENANT B	51.1 LFT X 2 FT = 102.2	102.2 S.F. (Max)	NO	NO
LEFT ELEVATION		69.6 LFT X 2 FT = 139.3	139.3 S.F. (Max)	NO	NO
RIGHT ELEVATION		69.6 LFT X 2 FT = 139.3	139.3 S.F. (Max)	NO	YES
REAR ELEVATION	TENANT A	51.1 LFT X 2 FT = 102.2	102.2 S.F. (Max)	NO	NO
	TENANT B	51.1 LFT X 2 FT = 102.2	102.2 S.F. (Max)	NO	NO

LINDEN DEVELOPMENT REFERENCES

- "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 08/22/2017. FOR STOCKBRIDGE CAPITAL PARTNERS.
- "ALTA/NSPS LAND TITLE SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., FOR LINDEN DEVELOPMENT, LLC, DATED 11/08/2017, LAST REVISED 06/27/2018
- "MINOR SUBDIVISION PLAN" PREPARED BY CONTROL POINT ASSOCIATES, INC., FOR LINDEN DEVELOPMENT, LLC DATED 10/29/2018, LAST REVISED 02/21/2019.
- "MAJOR SUBDIVISION PLAN" PREPARED BY CONTROL POINT ASSOCIATES, INC., FOR LINDEN DEVELOPMENT, LLC, DATED 06/30/2020.
- "STORMWATER MANAGEMENT REPORT" PREPARED BY BOHLER ENGINEERING NJ, LLC DATED 03/2014, LAST REVISED 01/2018.
- "STORMWATER MANAGEMENT REPORT" PREPARED BY BOHLER ENGINEERING NJ, LLC DATED 03/2019 , LAST REVISED 06/2020.
- "OPERATION AND MAINTENANCE MANUAL" PREPARED BY BOHLER ENGINEERING, DATED 01/2018.
- "SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT" PREPARED BY GEOTECHNICAL CONSULTANTS INC., DATED 04/2018, LAST REVISED 07/2018.
- "TRAFFIC IMPACT STUDY" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED 02/2014.
- "TRAFFIC ASSESSMENT" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED 02/18/2019.
- "WATER SUPPLY SITE SURVEY REPORT" PREPARED BY TELGIAN ENGINEERING & CONSULTING, DATED 03/21/2018.
- " PRELIMINARY & PRELIMINARY & FINAL MAJOR SITE PLAN" PREPARED BY BOHLER ENGINEERING NJ, LLC. FOR LINDEN DEVELOPMENT, LLC. DATED 03/06/2014, LAST REVISED 08/24/2018. PLAN SET PART OF RESOLUTION NO. SP-1034-14.
- "RESOLUTION" PREPARED BY CITY OF LINDEN PLANNING BOARD, APPLICATION NO. SP-1034-14, FOR LINDEN DEVELOPMENT, LLC., DATED 06/2014.
- "RESOLUTION" PREPARED BY CITY OF LINDEN PLANNING BOARD, APPLICATION NO. SP-1099-19, FOR LINDEN DEVELOPMENT, LLC. DATED 05/2019.

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ROBERT J. CURLEY
NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER: GE34705

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN
FOR
LINDEN DEVELOPMENT, LLC

BLOCK 469
LOT 38.05

CITY OF LINDEN
UNION COUNTY
NEW JERSEY

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
Fax: 732.383.1984

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20002641A	C-CVER

SHEET TITLE:
ZONING NOTES

SHEET NUMBER:

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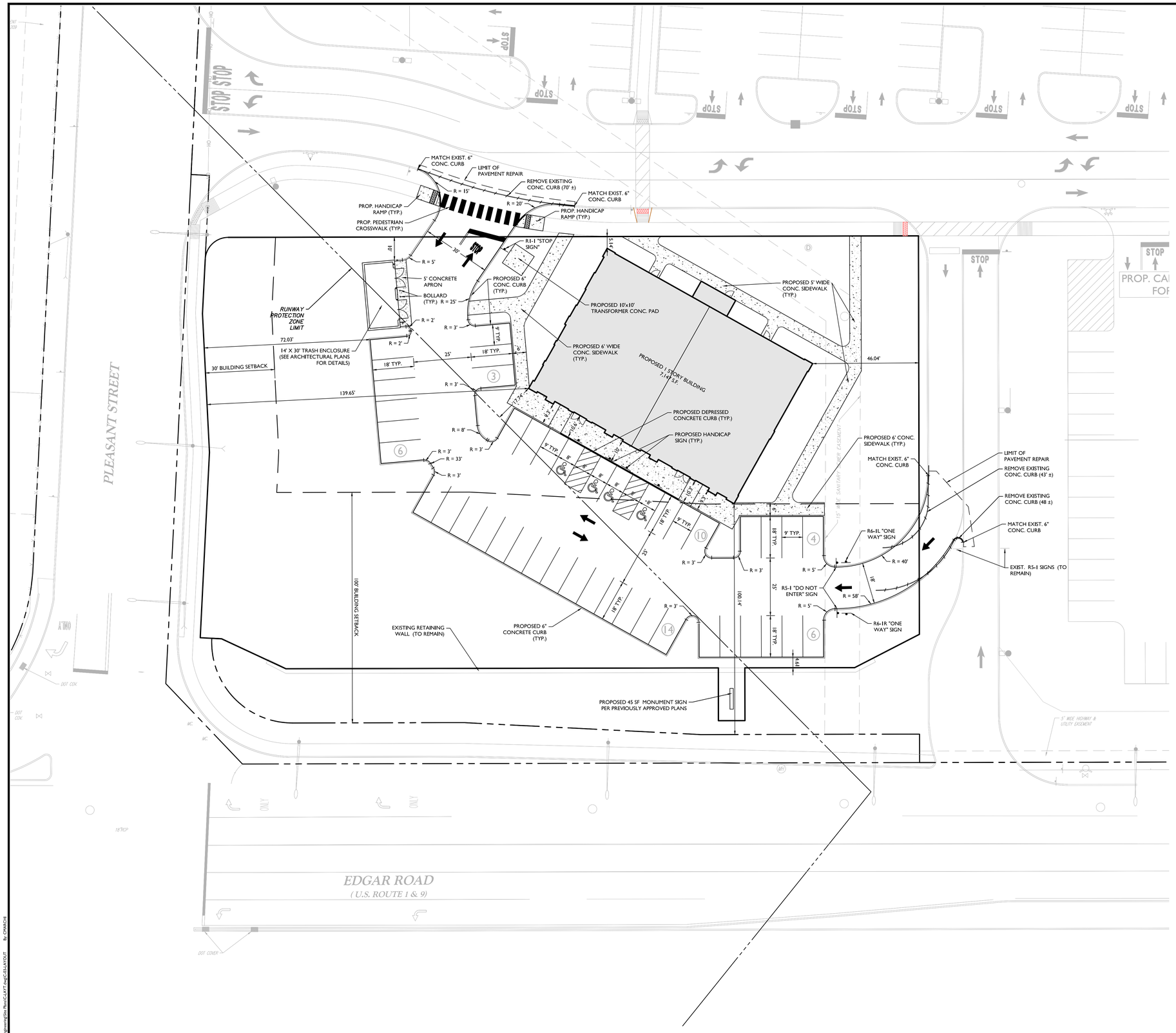
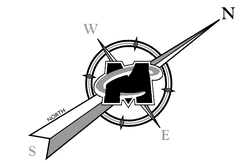
2020\20002641A\Engineering\Site Plans\C-CVER.dwg\C-02-ZONING NOTES By: CMAIICHI





LEGEND

EXISTING		PROPOSED
12+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

20 0 20 40

SCALE : 1" = 20'

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ROBERT J. CURLEY
NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER: GE34705

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN

FOR

LINDEN DEVELOPMENT, LLC

BLOCK 469
LOT 38.05

CITY OF LINDEN
UNION COUNTY
NEW JERSEY

RED BANK OFFICE
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Red Bank, NJ 07701

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PROJECT NUMBER:	DRAWING NAME:
20002641A	C-LAYT

SHEET TITLE:

DIMENSION PLAN

SHEET NUMBER:

3 of 13

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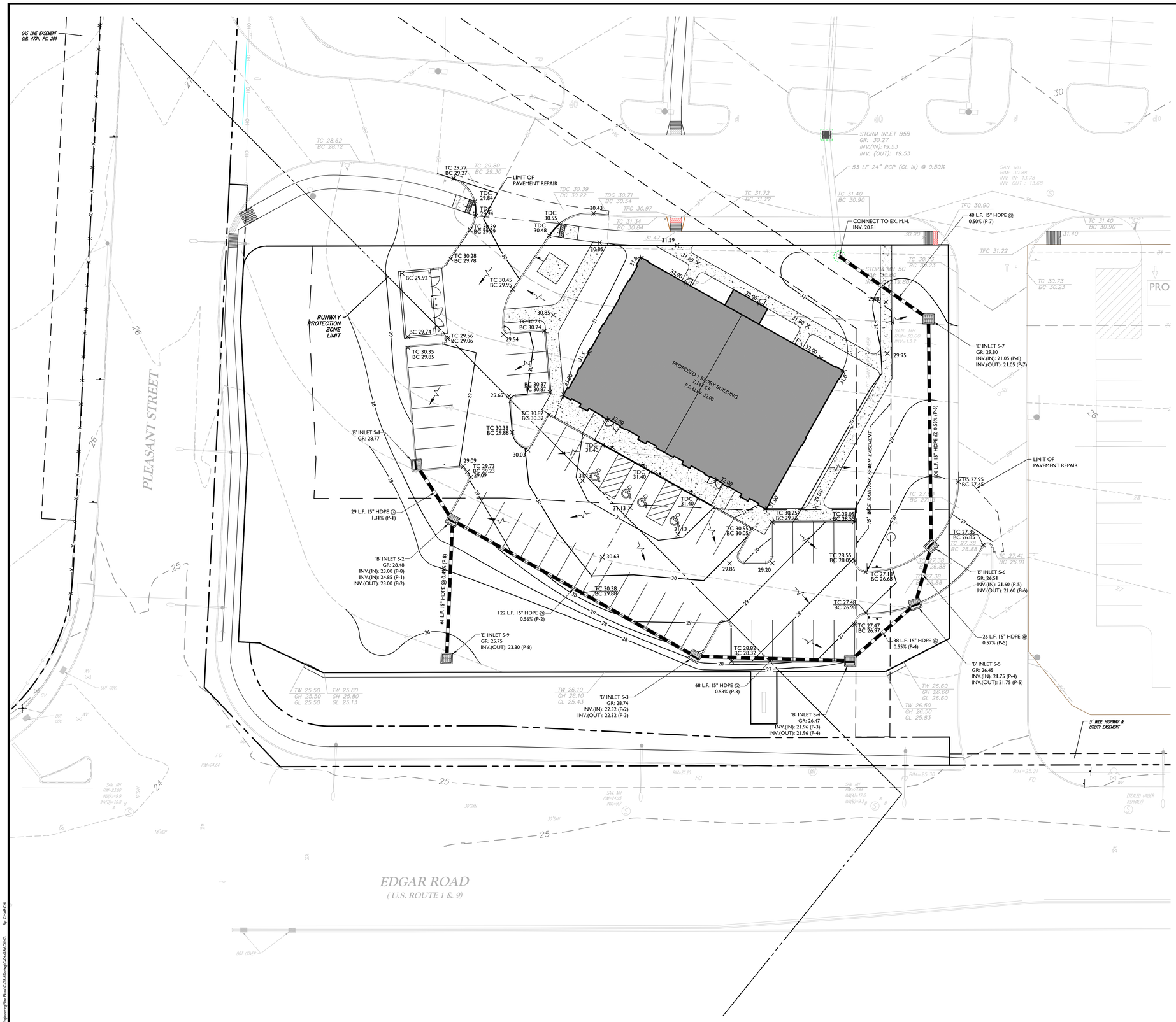

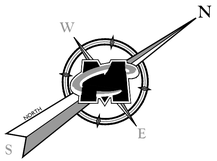

LEGEND

EXISTING		PROPOSED
124+00 PI 134+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	'B' INLET	
	'E' INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0

20 0 20 40

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Date: 2020.09.28 12:11:34-04'00'

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN

FOR

LINDEN DEVELOPMENT, LLC

BLOCK 469
LOT 38.05

CITY OF LINDEN
UNION COUNTY
NEW JERSEY

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PROJECT NUMBER:	DRAWING NAME:
20002641A	C-GRAD

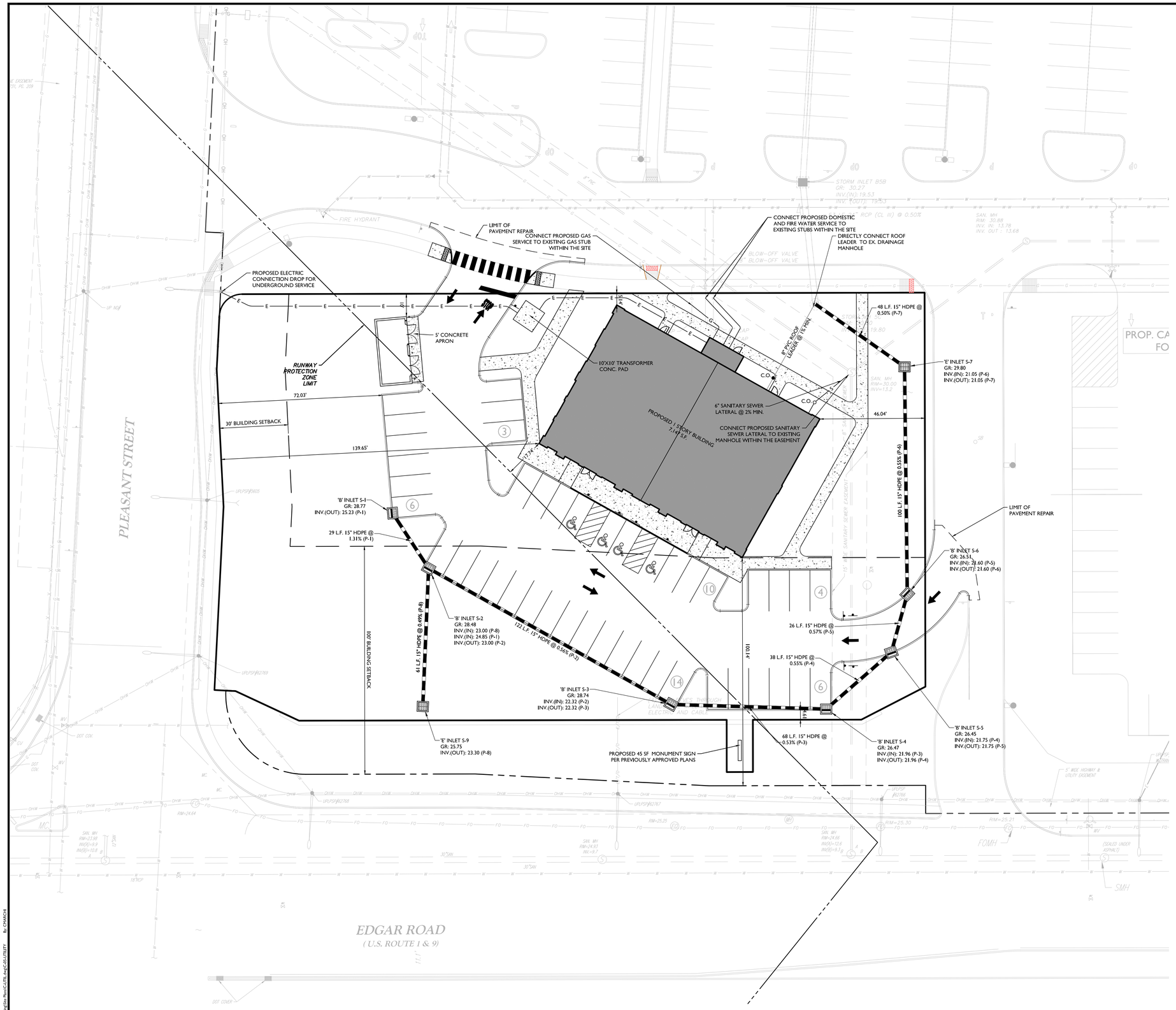
SHEET TITLE:

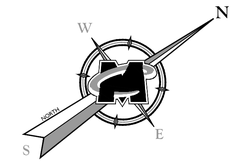
GRADING PLAN

SHEET NUMBER:

4 of 13

2020\20002641A\Engineering\Site Plan\C-GRAD.dwg\C-04-GRADING By: CMARCHI





LEGEND

EXISTING		PROPOSED
12+00 TL PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	'B' INLET	
	'E' INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
	SANITARY PIPE	
	STORM PIPE	

20 0 20 40

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AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN

FOR

LINDEN DEVELOPMENT, LLC

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PROJECT NUMBER:	DRAWING NAME:
20002641A	C-UTIL

SHEET TITLE:

UTILITIES PLAN

SHEET NUMBER:

5 of 13

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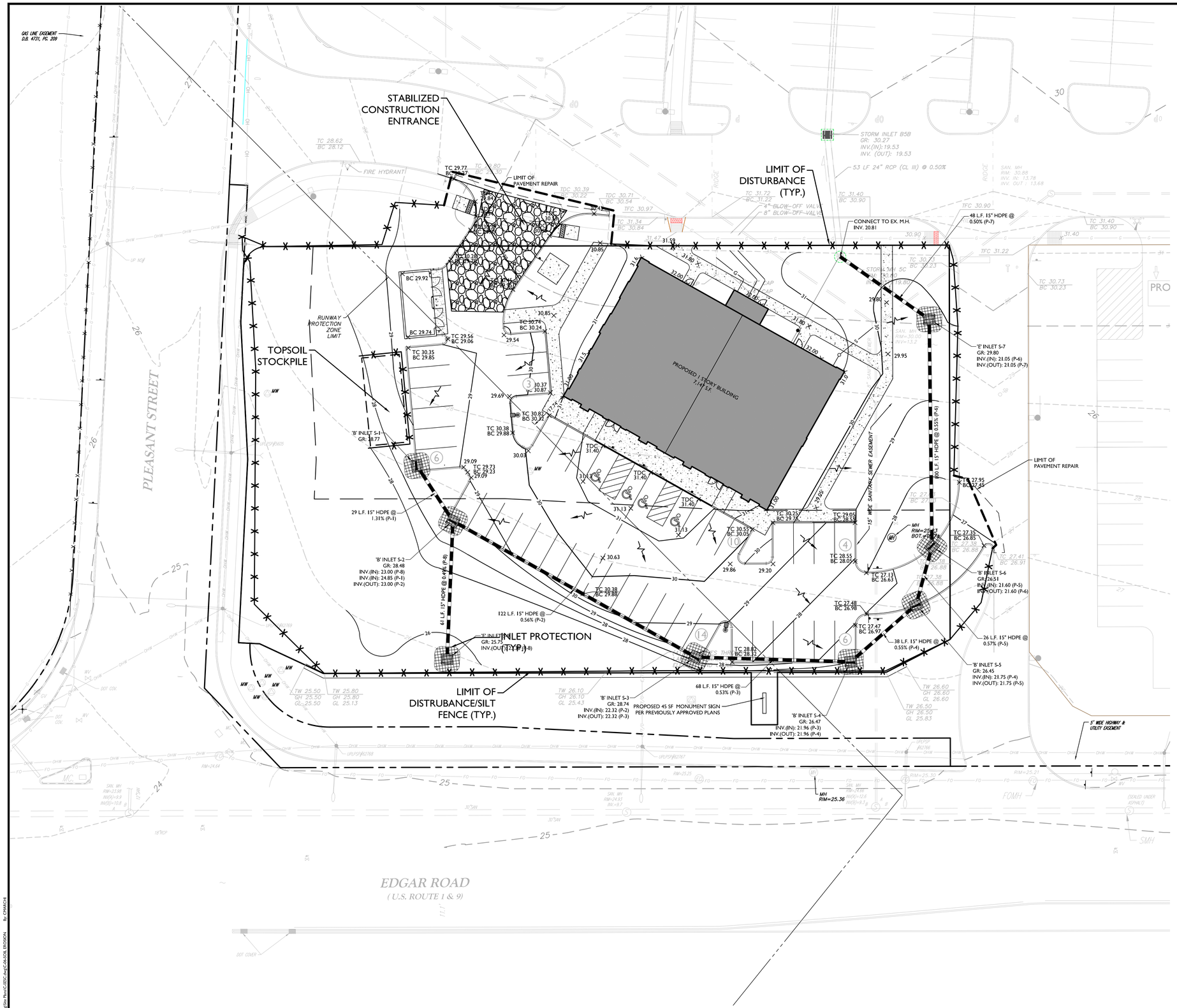

SOIL EROSION PLAN NOTES:

1. PROPOSED LIMIT OF DISTURBANCE = 59,780 SF (1.372 AC.)
2. THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA.

SOIL EROSION LEGEND

- INLET PROTECTION
- SILT FENCE
- LIMIT OF DISTURBANCE
- SILT FENCE & LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE

SCALE : 1" = 20'

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AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN
FOR
LINDEN DEVELOPMENT, LLC

BLOCK 469
LOT 38.05

CITY OF LINDEN
UNION COUNTY
NEW JERSEY

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PROJECT NUMBER: 20002641A	DRAWING NAME: C-SESC		

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
6 of 13

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

SOMERSET-UNION SOIL CONSERVATION DISTRICT NOTES

MCNJ-SOIL-NOTE-1013 05/01/17

1. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY STOCKPILE OR DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE **THAN 14 DAYS** AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS
4. PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
6. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OR PRELIMINARY GRADING.
7. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E.: STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.
8. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THAT 3:1)
9. TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X6"PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
10. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
11. IN THAT NJSA 4:24-39 ET SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
12. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
13. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.
14. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
15. MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
16. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION PROJECT.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.
18. HYDRO SEEDING IS A TWO- STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY, GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF SEEDING OPERATION, HYDROMULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDROMULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.
19. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SOIL TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.

STANDARD FOR VEGETATIVE COVER

1. 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.

   B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.

   C. 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.

   E. TOPSOIL TO BE IMPORTED FROM THE FOLLOWING SOURCES:

JOHN JANHO CEDAR HILL LANDSCAPING 127 CEDAR GROVE LANE SOMERSET, NJ 08873 (732) 469-1400 JJANHO4@CEDARHILLLANDSCAPING.COM	VOLLERS 3311 U.S. ROUTE 22 BRANCHBURG, NJ 08876 (908) 725-1026

   JEFF BOGOIAN
   IMPACT ENVIRONMENTAL
   1000 PAGE AVENUE
   LYNDHURST, NJ 07071
   (201) 268-5686 LANDLINE
   (631) 334-2325 CELLPHONE

   FOR EACH SOURCE CHOSEN, COMPLETE AN "IMPORTED FILL APPLICATION FOR LINDEN DEVELOPMENT RETAIL SITE (NJDEP #1014755)". AVAILABLE FROM MASER CONSULTING, P.A., AND OBTAIN APPROVAL FROM THE PROPERTY OWNER'S LSRP OF RECORD PRIOR TO IMPORTING. EACH IMPORT SHIPMENT SHALL BE ACCOMPANIED BY A MANIFEST, A COPY OF WHICH SHALL BE PROVIDED TO MASER CONSULTING, P.A.

2. 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 11 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 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT 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 REQUIREMENTS".

   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.

3. 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.

   B. 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:

      1. LAWN AREAS:

      MIX #13 (WELL TO MODERATELY DRAINED SOIL):

HARD FESCUE AND/OR CHEWING FESCUE AND/OR STRONG CREEPING RED FESCUE	175 LBS/ACRE
PERENNIAL RYEGRASS	45 LBS/ACRE
KENTUCKY BLUE GRASS (BLEND)	45 LBS/ACRE

      MIX #14 (EXCESSIVELY TO MODERATELY DRAINED SOIL):

TALL FESCUE	265 LBS/ACRE
KENTUCKY BLUE GRASS (BLEND)	20 LBS/ACRE
PERENNIAL RYE GRASS (BLEND)	20 LBS/ACRE

      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.

   C. 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, 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 WEED SEED.

      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 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

      ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.

      1. 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.
      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 MULCH.

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

         b. USE ONE OF THE FOLLOWING:

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

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

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

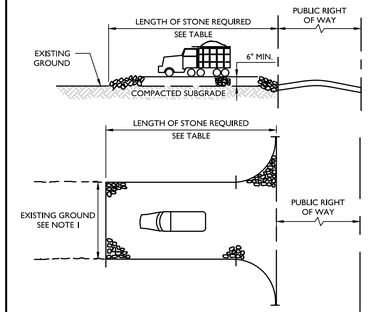
   B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE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

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

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

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

7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION:
   THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-2 ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF 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.



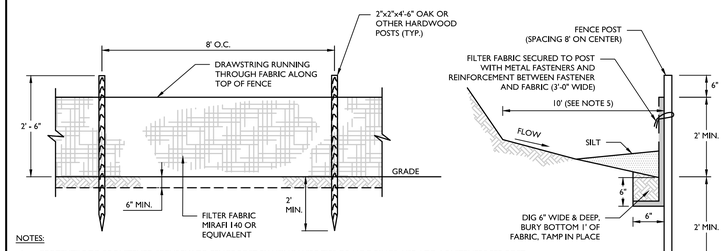
NOTES:

1. THE WIDTH OF CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF INGRESS OR EGRESS, OR AS SHOWN ON THE PLAN.
2. THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS.
4. THE ENTRANCE SHALL BE PERIODICALLY TOP DRESSED WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS ON-SITE CONDITIONS REQUIRE.
5. SPILLED, DROPPED, WASHED, OR TRACKED SEDIMENT ONTO ROADWAYS OR OTHER IMPERVIOUS SURFACES SHALL BE REMOVED IMMEDIATELY.
6. WHERE ACCUMULATION OF DUST AND SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER SHALL BE USED TO CLEAN PAVED AREAS.
7. ALL OTHER ACCESS POINTS TO THE SITE WHICH DO NOT CONTAIN A CONSTRUCTION ACCESS PAD SHALL BE BLOCKED OFF.
8. STONE SIZE PER ASTM C-33, SIZE #2 (2 1/2" TO 1 1/2") OR #3 (2" TO 1") STONE.
9. INDIVIDUAL INTERIOR LOT INGRESS/EGRESS CONSTRUCTION ACCESS SHALL HAVE # 3 (1" TO 2") STONE. MINIMUM 10' (L) X 10' (W) AND 6" THICK.

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0% TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH HMA BASE COURSE, MIX I-2	

STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE MCNJ-SOIL-EROS-1000 05/01/17



NOTES:

1. GEOTEXTILE TO BE FASTENED SECURELY TO FENCE POST BY USING WIRE TIES OR HOG RINGS. USE 4 TO 6 FASTENERS PER POST.
2. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
3. ALL SILT FENCE TO BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR WITHIN 24 HOURS AFTER EACH RAINFALL. REMOVE THE SILT ACCUMULATION WHEN IT REACHES 1/3 OF THE FENCE FABRIC HEIGHT.
4. FOR EVERY 100 FEET OF SILT FENCE, OR 1/4 ACRE OF DRAINAGE AREA, PROVIDE AN OVERFLOW POINT TO REDUCE PONDING IN FRONT OF THE FENCE.
5. IF SPACE PERMITTED, LOCATE SILT FENCE 10' AWAY FROM TOE OF SLOPE IF THE SLOPE IS STEEPER THAN 1:1.

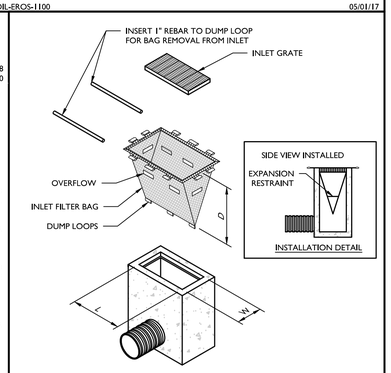
SILT FENCE DETAIL

NOT TO SCALE MCNJ-SOIL-EROS-1100 05/01/17

SEQUENCE OF COMMERCIAL CONSTRUCTION

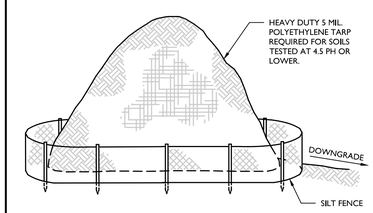
MCNJ-SOIL-NOTE-1500 MOD: 12/04/18 09/16/20

1. CLEARING OF ENTRANCE AND LIMIT OF DISTURBANCE FOR INSTALLATION OF SILT FENCE AND CONSTRUCTION ENTRANCE PAD (1 WEEK).
2. CLEARING AND ROUGH GRADING (2 WEEKS)
3. INSTALL STORM DRAINAGE SYSTEM, CONDUIT OUTLET PROTECTION AND ALL OTHER UTILITIES. INSTALL INLET PROTECTION (2 WEEKS)
4. CONSTRUCT CURBS AND PLACE SUBBASE (2 WEEKS).
5. CLEAR AND GRADE BUILDING AREAS AND CONSTRUCT BUILDINGS. ALL DISTURBED AREAS SHALL BE STABILIZED AS DEFINED IN SOIL EROSION AND SEDIMENT CONTROL NOTES. (ONGOING FROM COMMENCEMENT OF PROJECT).
6. ESTABLISH FINISH GRADES. CONDUCT SOIL COMPACTION TESTING AS REQUIRED, OR SCARIFY/TILL 6" MINIMUM DEPTH OF SUBSOIL IN THE LANDSCAPED AND LAWN AREA. (2 WEEKS)
7. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED 5" OF TOPSOIL. FIRM IN PLACE, PRIOR TO SEEDING, SODDING OR PLANTING. PLACE PERMANENT VEGETATION COVER. (1 WEEK)
8. PLACE PAVEMENT AND CONCRETE. COMPLETE FINAL LANDSCAPING (1 MONTH)
9. REMOVE TEMPORARY ACCESS PROTECTION, SILT FENCE, AND INLET PROTECTION AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED.



INLET PROTECTION (FILTER BAG) DETAIL

NOT TO SCALE MCNJ-SOIL-EROS-1500 09/01/17



NOTES:

1. ALL STOCKPILES SHALL NOT TO BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY.

TOPSOIL STOCKPILE DETAIL

NOT TO SCALE MCNJ-SOIL-EROS-2500 05/01/17

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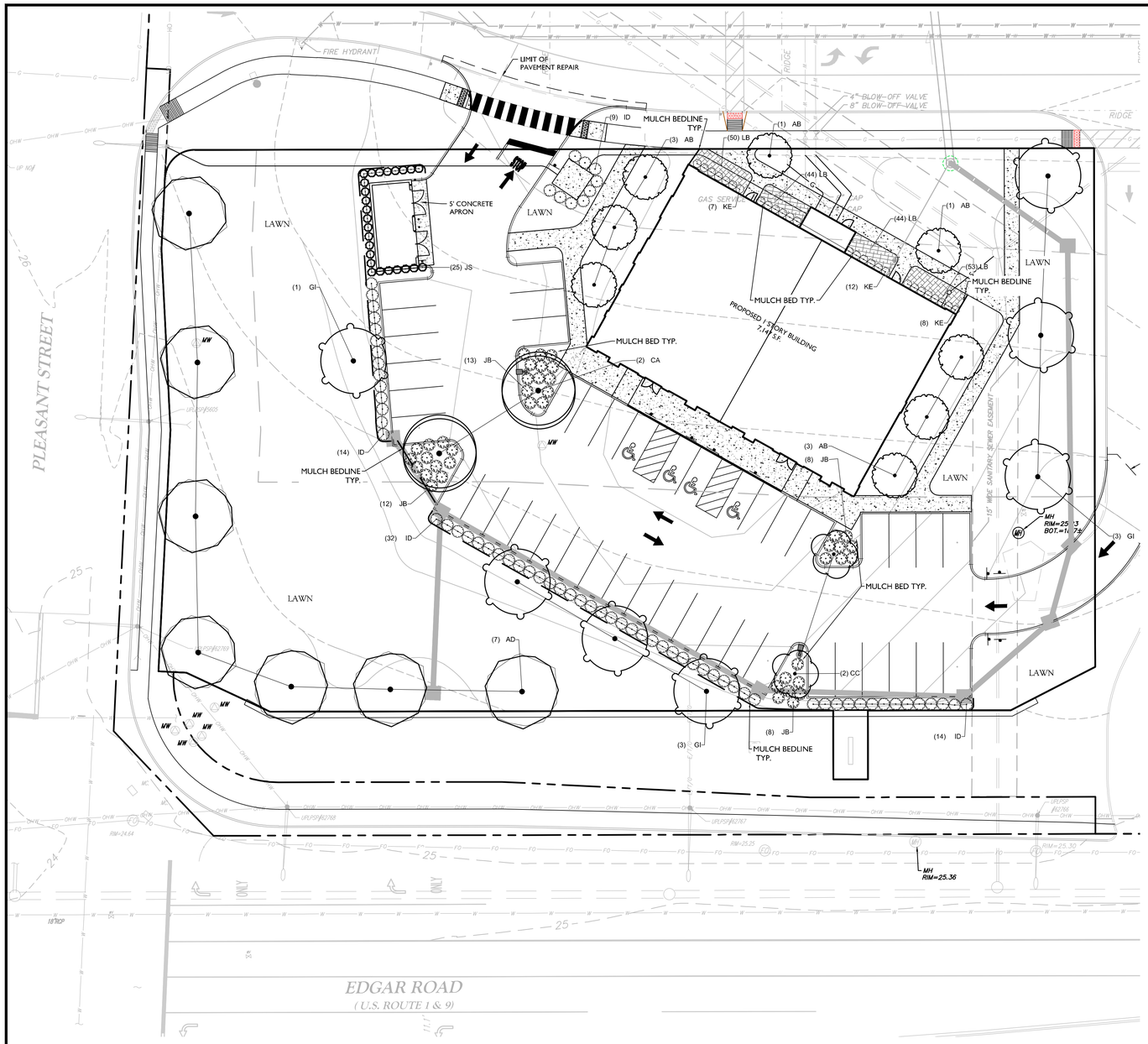


PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE		REMARKS
AB	8	ACER RUBRUM `BOWHALL`	BOWHALL RED MAPLE	B & B	2 1/2-3"		
CA	2	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B & B	2 1/2-3"		FALL DIGGING HAZARD
GI	7	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	B & B	2 1/2-3"		
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**		**REMARKS**
JS	25	JUNIPERUS VIRGINIANA `SKYROCKET`	SKYROCKET JUNIPER	B & B	6-7'		
FLOWERING TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**		**REMARKS**
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	B & B	2-2 1/2"		
STREET TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**		**REMARKS**
AD	7	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	B & B	2 1/2-3"		
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**		**REMARKS**
ID	69	ILEX GLABRA `DENSA`	INKBERRY HOLLY	5 GAL	2`-3`		
JB	41	JUNIPERUS HORIZONTALIS `BAR HARBOR`	BAR HARBOR CREEPING JUNIPER	3 GAL	15"-18" SPD.		
KE	27	KALMIA LATIFOLIA `ELF`	DWARF MOUNTAIN LAUREL	3 GAL			
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**	**REMARKS**
LB	191	LIRIOPE MUSCARI `BIG BLUE`	BIG BLUE LILYTURF	1 GAL		18" o.c.	

LANDSCAPE ORDINANCE REQUIREMENTS FOR THE CITY OF LINDEN, NJ:

29-11.9 - LANDSCAPING AND BUFFERS FOR PARKING AREAS

1. 29-11.9 c. SHADE TREES HAVE BEEN PROVIDED ALONG WALKS, DRIVEWAYS, AND PARKING AREAS (AT A RATE OF ONE TREE EVERY 40'), AND EVERGREEN SCREENING HAS BEEN PROVIDED AROUND REFUSE DISPOSAL AREAS AS PER ORDINANCE 29-11.9 c.

2. 29-11.9 f. OFF STREET PARKING AREAS HAVE BEEN SCREENED BY A HEDGE AS PER ORDINANCE 29-11.9 f.

3. 29-11.9 j. PEDESTRIAN WALKWAYS TO BE LANDSCAPED WITH 1 SHADE TREE PER 50 LF OF WALKWAY.
   REQUIRED: 588.64 LF / 50 = 12 TREES REQUIRED
   PROVIDED: 12 TREES PROVIDED

4. 29-11.9 k.1. SHADE TREES AND GROUND COVER HAVE BEEN PROVIDED AS A LANDSCAPE BUFFER ALONG ROUTE 1/9 AS PER ORDINANCE 29-11.9 k. 1.

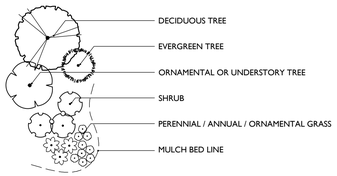
GENERAL NOTES

1. THIS SHEET IS TO BE USED FOR LANDSCAPE PURPOSES ONLY.
2. REFER TO SHEET 1 FOR GENERAL NOTES.

LANDSCAPE PLAN NOTES

1. REFER TO SHEET 10 FOR GENERAL PLANTING NOTES AND LANDSCAPE DETAILS.
2. REFER TO SHEET 8 FOR PLANT SCHEDULES.
3. PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE: ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO SITE CONDITIONS. PRIOR TO INSTALLATION, PLANT LOCATIONS AND PLANTING BED LIMITS SHALL BE APPROVED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR THE TOWNSHIP ENGINEER OR PLANNER.
4. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT MATERIAL DISCREPANCIES OCCUR.
5. LAWN AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE PLAN. REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED SEED MIXTURES.
6. ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEHICLE ACCESSES, OR WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL BE BRANCHED A MINIMUM OF 7'-00" ABOVE GRADE AND/OR APPROPRIATELY PRUNED TO BE 7'-00" ABOVE GRADE. ALL SHRUBS WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL NOT EXCEED 30" ABOVE THE ELEVATION OF THE ADJACENT CURB AND ARE TO BE APPROPRIATELY PRUNED.

LANDSCAPE LEGEND



GENERAL PLANTING NOTES

A. GENERAL

1. 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

1. 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, INJURY, 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.
3. PLANT SIZE: THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN THE CALIPER, HEIGHT, SIZE OR SPREAD INDICATED IN THE PLANT SCHEDULE.
4. 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 IS 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

1. PLANTING BEDS:
   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 $\frac{1}{2}$ 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 ($\frac{1}{16}$" 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 REJECTED.
   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

1. PRUNING:
   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'-0" ABOVE GRADE. PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT TO HAVE BRANCHES BELOW 7'-0".
   C. THE CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.
2. LAWN AREAS:
   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 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.
3. 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.

20 0 20 40
SCALE : 1" = 20'

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-	-	-	-

RAYMOND C. LIOTTA
NEW JERSEY LICENSED
LANDSCAPE ARCHITECT - LICENSE NUMBER: AS00036

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN
FOR
LINDEN DEVELOPMENT, LLC

BLOCK 469
LOT 38.05

CITY OF LINDEN
UNION COUNTY
NEW JERSEY

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
Fax: 732.383.1984

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	9/18/20	JRD	RCL

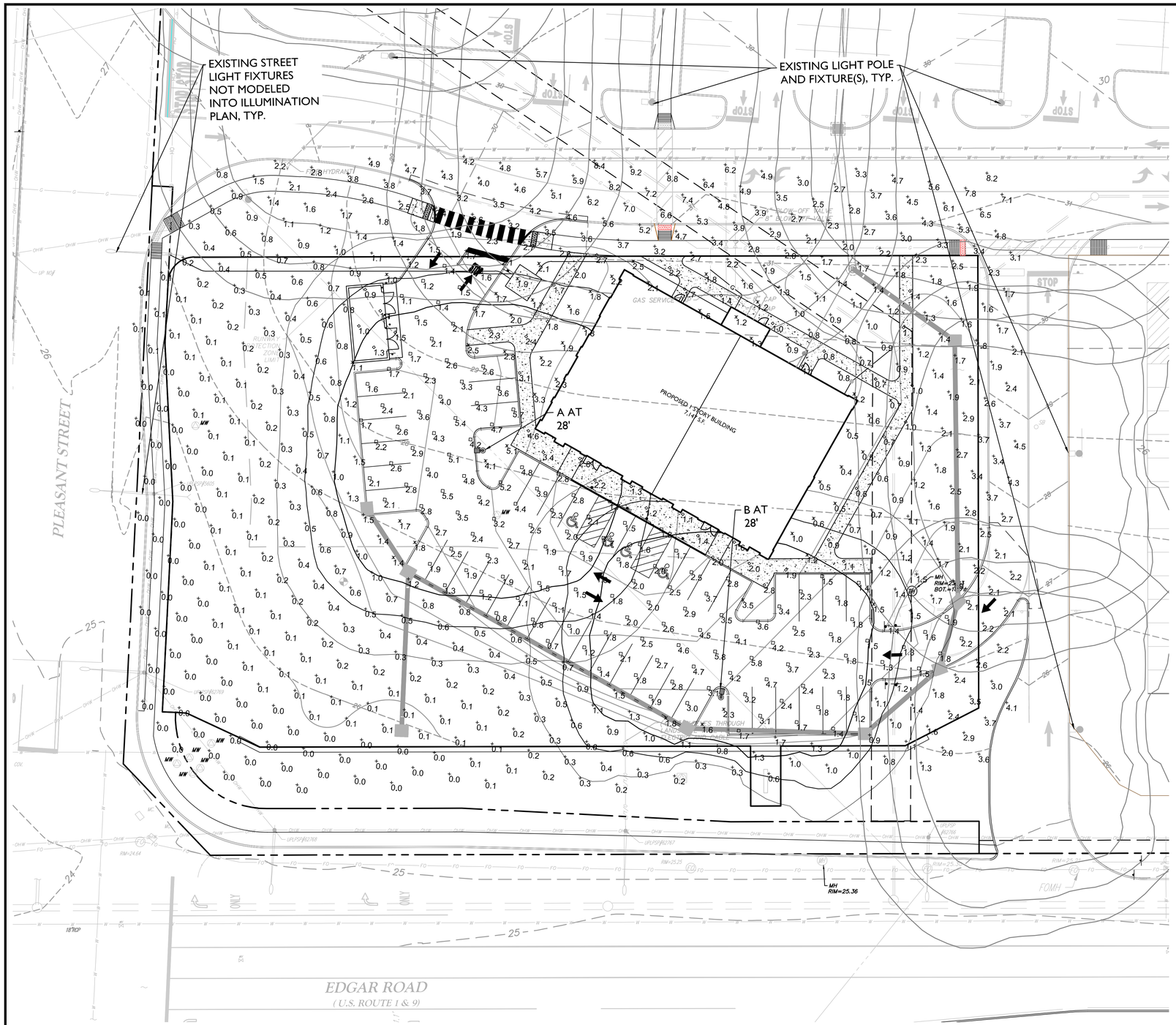
PROJECT NUMBER: 20002641A
DRAWING NAME: C-LAND

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: 8 of 13

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2020\20002641A\Engineering\Site Plan\C-LAND.dwg\C-08-LANDSCAPE By: JDCKSBY



LIGHTING STATISTICS

AREA DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
TOTAL ILLUMINATED AREA	✕	2.2 FC	5.8 FC	0.4 FC	14.5 : 1.0	5.5 : 1.0
SIDEWALKS	◇	1.6 FC	4.6 FC	0.5 FC	9.2 : 1.0	3.3 : 1.0
DRIVE ISLES/PARKING	□	2.5 FC	5.8 FC	0.7 FC	8.3 : 0.0	3.6 : 0.0

LIGHTING SCHEDULE

SYMBOL	LABEL	QTY	CATALOG NUMBER	LAMP	LUMENS PER LAMP	WATTAGE	MOUNT
	A	1	EALP03_L5SM740	ABSOLUTE, LED	35,000	263	POLE AT 28'
	B	1	EALP03_J4AF740	ABSOLUTE, LED	25,000	200	POLE AT 28'

GENERAL NOTES

1. THIS SHEET IS TO BE USED FOR LIGHTING PURPOSES ONLY.
2. REFER TO SHEET 1 FOR GENERAL NOTES.

LIGHTING PLAN NOTES

1. REFER TO SHEET 10 FOR LIGHTING DETAILS AND ORDERING INFORMATION.
2. LIGHT ILLUMINATION LEVELS ON PLAN ALSO INCLUDE AND HAVE FACTORED IN ILLUMINATION LEVELS FROM ADJACENT EXISTING LIGHTING FIXTURES WITHIN THE COMMERCIAL AREA (NOT INCLUDING STREET LIGHTS). SEE PLAN.
3. LIGHT LEVELS ON PLAN REPRESENT AVERAGE MAINTAINED FOOTCANDLE LEVELS AT FINISHED EXTERIOR GRADE.
4. ALL MOUNTING HEIGHTS ARE MEASURED FROM FINISHED EXTERIOR GRADE TO LIGHT SOURCE.
5. POLE LOCATIONS MAY VARY DUE TO SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY POLE LOCATIONS PRIOR TO INSTALLATION TO ACCOMMODATE UTILITIES, PAVEMENTS, FENCES, ETC.
6. UNDERGROUND CONDUIT LOCATIONS SHALL BE COORDINATED WITH THE PROPOSED TREE LOCATIONS.
7. CONCRETE FOOTING FOR POLE MOUNTED LIGHTS TO BE DESIGNED BY OTHERS. FOOTING DETAIL TO BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
8. ELECTRICAL WIRING DESIGN FOR SITE LIGHTING TO BE DESIGNED BY OTHERS.
9. SITE LIGHTING SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS SUBSTITUTIONS ARE SUBMITTED AND APPROVED.
10. ILLUMINATION LEVELS ON PLAN DO NOT ACCOUNT FOR DECORATIVE ARCHITECTURAL WALL MOUNTED FIXTURES.
11. LUMINAIRES TO BE MANUFACTURED BY GE LIGHTING SOLUTIONS OR APPROVED EQUAL.
12. LUMINAIRES AND POLE FINISHES TO BE BLACK.

LIGHTING LEGEND

POLE MOUNT LUMINAIRE

EXISTING LIGHT FIXTURE

0.25 FOOTCANDLES
0.50 FOOTCANDLES
1.00 FOOTCANDLES

0.25 FOOTCANDLES (EXISTING)
0.50 FOOTCANDLES (EXISTING)
1.00 FOOTCANDLES (EXISTING)

20 0 20 40
SCALE : 1" = 20'

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REV	DATE	DRAWN BY	DESCRIPTION

RAYMOND C. LIOTTA
NEW JERSEY LICENSED
LANDSCAPE ARCHITECT - LICENSE NUMBER: AS00036

AMENDED
PRELIMINARY/FINAL
MAJOR SITE PLAN
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BLOCK 469
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AS SHOWN	9/18/20	JRD	RCL

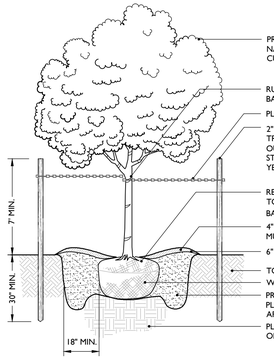
PROJECT NUMBER:	DRAWING NAME:
20002641A	C-LGHT

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
9 of 13

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

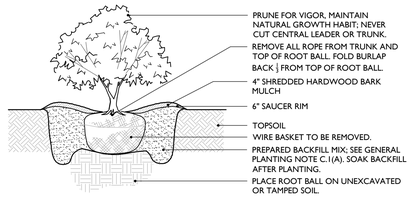
2020\20002641A\Engineering\Site Plan\C-LIGHT.dwg\C-A-LIGHTING By: JDORSEY



NOTES:

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

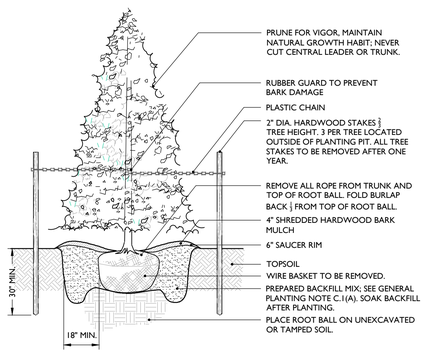
DECIDUOUS TREE PLANTING DETAIL



NOTES:

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

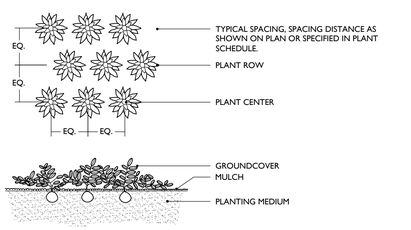
SHRUB PLANTING DETAIL



NOTES:

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

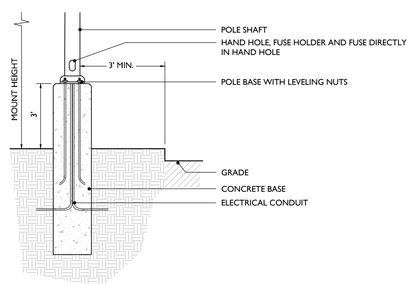
EVERGREEN TREE PLANTING DETAIL



NOTES:

1. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

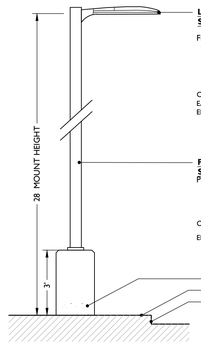
GROUNDCOVER PLANTING DETAIL



NOTES:

1. FOOTING SHOWN IS SCHEMATIC ONLY.
2. SHOP DRAWINGS AND CALCULATIONS FOR THE DESIGN AND SIZING OF THE CONCRETE FOOTING SHALL BE PREPARED BY A PROFESSIONAL ENGINEER, AND SHALL BE PROVIDED BY THE CONTRACTOR FOR THE APPROVAL PRIOR TO CONSTRUCTION.
3. SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATED OF EASEMENTS, UNDERGROUND UTILITIES, AND DRAINAGE AREAS BEFORE DRILLING POLE BASES.

CONCRETE FOOTING SCHEMATIC DETAIL



LIGHT FIXTURE: GE EVOLVE SERIES EALP 03 BY GE LIGHING SOLUTIONS OR APPROVED EQUAL

FIXTURE **A**:
LED, 263 WATTS
4000K
TYPE V
28' MOUNT HEIGHT

ORDER #:
EALP03_LSSM740
EPA: 1.43

FIXTURE **B**:
LED, 200 WATTS
4000K
TYPE IV
28' MOUNT HEIGHT

ORDER #:
EALP03_J4AF740
EPA: 1.43

POLE: SQUARE STRAIGHT STEEL POLE BY GE LIGHTING SOLUTIONS OR APPROVED EQUAL

POLE:
4" DIAMETER
25' HEIGHT
BLACK FINISH

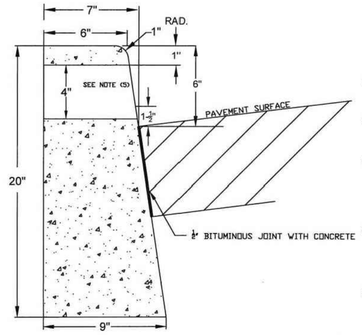
ORDER #: ASSS 25 SD 47 BL

EPA: 5.4

Ordering Number Logic

Evolve™ LED Area Light (EALS-03)

EALS 03 _ _ _ _ _ _ 7 _ _ _ _ _ _



NOTES:

(1) SUBGRADE SHALL BE WELL DRAINED AND COMPACTED TO A FIRM SURFACE WITH A UNIFORM BEARING LOAD.

(2) ALL FORMS FOR CURB CONSTRUCTION SHALL BE APPROVED BY THE CITY ENGINEER.

(3) CONCRETE SHALL BE AIR ENTRAINED 4,000 P.S.I. STRENGTH ACCORDING TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR 2001 AND SUPPLEMENTARY SPECIFICATIONS.

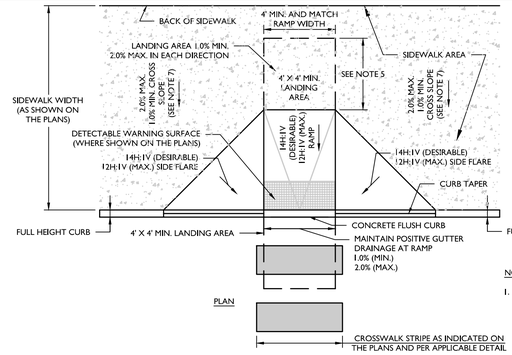
(4) A FULL DEPTH TRANSVERSE EXPANSION JOINT IS TO BE CUT EVERY 10 FEET. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, ½" THICK, WHICH SHALL BE FLUSH WITH THE TOP AND FACE.

(5) WHERE NECESSARY CONCRETE CURB SHALL HAVE A 4" ROUND TRANSVERSE OPENING TO ACCEPT ROOF DRAINS. OPENING MAY BE MADE BY THE INSERTION OF A CLOSED CONTAINER DURING CONSTRUCTION.

(6) CONCRETE CURB TO BE CURED AS PER NEW JERSEY STATE D.O.T STANDARD SPECIFICATIONS 2001 SECTION 501.17 PAGE 500-28

NOT TO SCALE

CONCRETE CURB (ASPHALT PAVEMENT) DETAIL

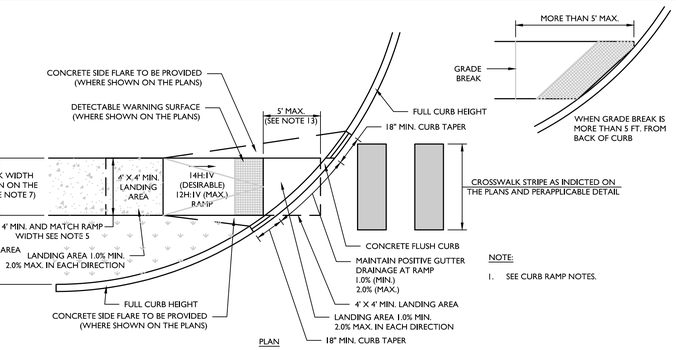


NOTE:

1. SEE CURB RAMP NOTES.

CURB RAMP TYPE 1 DETAIL

NOT TO SCALE MCNJ-SITE-HADA-1000 07/01/20



NOTE:

1. SEE CURB RAMP NOTES.

CURB RAMP TYPE 5 DETAIL

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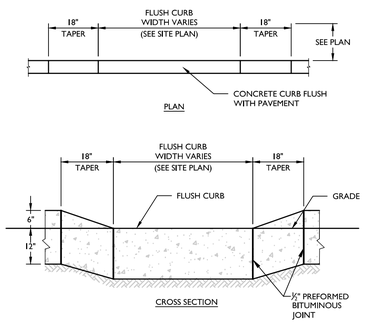
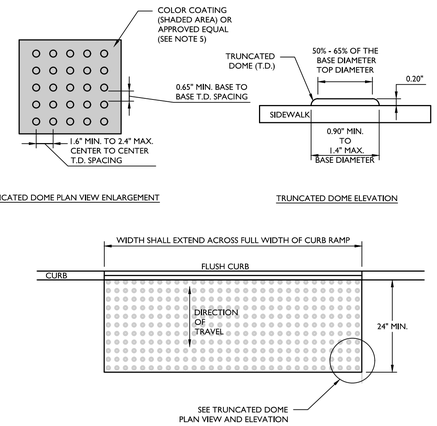


CONCRETE FLUSH CURB DETAIL

NOT TO SCALE MCNJ-SITE-CURB-1400 05/01/17



NOTES:

1. THE DETECTABLE WARNING SURFACE IS TO BE MANUFACTURED MATS THAT ARE EMBEDDED AND CAST-IN-PLACE IN THE CONCRETE.

2. IN LIEU OF A CAST IN PLACE DETECTABLE WARNING SURFACE, THE CONTRACTOR MAY UTILIZE A SURFACE APPLIED DETECTABLE WARNING SURFACE WITH PRIOR APPROVAL OF THE UNDERSIGNED ENGINEER AND PRIOR TO POURING OF THE CONCRETE RAMP.

3. THE CONTRACTOR MUST SUBMIT TO THE ENGINEER FOR APPROVAL A SHOP DRAWING OF THE DETECTABLE WARNING SURFACE PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR MUST PROVIDE A MANUFACTURER CERTIFICATION THAT THE DETECTABLE WARNING SURFACE COMPLIES WITH THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE DEPARTMENT OF JUSTICE AND THE ADA STANDARDS AS SUPPORTED BY THE UNITED STATES ACCESS BOARD, AND THE STATE AND/OR LOCAL ADA STANDARDS.

5. **SAFETY RED** AS APPROVED BY THE LOCAL JURISDICTION PRIOR TO INSTALLATION. DETECTABLE WARNING SURFACES MUST CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. ALTERNATIVE COLOR MAY BE USED PROVIDED SUCH COLOR COMPLIES WITH CURRENT ADA STANDARDS.

6. DETECTABLE WARNINGS ARE TO CONSIST OF A SURFACE OF TRUNCATED DOMES.

7. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE MUST HAVE A BASE DIAMETER OF 0.9 INCH (23 mm) MINIMUM AND 1.4 INCHES (36 mm) MAXIMUM, A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 65 PERCENT OF THE BASE DIAMETER MAXIMUM, AND A HEIGHT OF 0.2 INCH (5.1 mm).

8. TRUNCATED DOMES IN DETECTABLE WARNING SURFACE MUST HAVE A CENTER-TO-CENTER SPACING OF 1.6 INCHES (41 mm) MINIMUM AND 2.4 INCHES (61 mm) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH (17 mm) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.

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).

10. DETECTABLE 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 PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET SO PEDESTRIANS WHO USE WHEELCHAIRS CAN "TRACK" BETWEEN THE DOMES.

11. ON PERPENDICULAR CURB RAMPS, DETECTABLE WARNING SURFACES ARE TO BE PLACED AS FOLLOWS:

    a. WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE IN FRONT OF THE BACK OF CURB, DETECTABLE WARNING SURFACES ARE TO BE PLACED AT THE BACK OF CURB.

    b. WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS 5.0 FT OR LESS, DETECTABLE WARNING SURFACES ARE TO BE PLACED ON THE RAMP RUN WITHIN ONE DOME SPACING OF THE BOTTOM GRADE BREAK.

    c. WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS MORE THAN 5.0 FT, DETECTABLE WARNING SURFACES ARE TO BE PLACED ON THE LOWER LANDING AT THE BACK OF CURB.

12. ON PARALLEL CURB RAMPS, DETECTABLE WARNING SURFACES ARE TO BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALKS.

13. ON BLENDED TRANSITIONS, DETECTABLE WARNING SURFACES ARE TO BE PLACED AT THE BACK OF CURB. WHERE RAISED PEDESTRIAN STREET CROSSINGS, DEPRESSED CORNERS OR OTHER LEVEL PEDESTRIAN STREET CROSSINGS ARE PROVIDED, DETECTABLE WARNING SURFACES ARE TO BE PLACED AT THE FLUSH TRANSITION BETWEEN THE STREET AND THE SIDEWALK.

DETECTABLE WARNING SURFACE DETAIL

NOT TO SCALE MCNJ-SITE-HADA-2100 07/01/20

ADA INSTRUCTIONS TO CONTRACTOR

MCNJ-SITE-HADA-2600 07/01/20

NOTES:

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).

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:

(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):

A. PARKING SPACES AND PARKING AISLES - SLOPE MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN ANY DIRECTION.

B. CURB RAMPS- SLOPES MUST NOT EXCEED 1:12 (8.3%).

C. LANDINGS

   i. LANDINGS AT CURB RAMPS - MUST BE 4 FT. MIN., X 4 FT. MIN. AND ARE TO BE INCREASED TO 5 FEET WHERE THE LANDING SPACE (TURNING SPACE) IS CONSTRAINED AT THE BACK OF THE SIDEWALK.

   ii. LANDINGS AT RAMPS - MUST BE 5 FT MIN. IN THE DIRECTION OF TRAVEL AND BE PROVIDED AT EACH END OF THE RAMP, MUST PROVIDE POSITIVE DRAINAGE (1 % 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.

   iii. LANDINGS AT DOORWAYS - SEE NOTE F BELOW.

D. PATH OF TRAVEL ALONG ON-SITE ACCESSIBLE ROUTE - MUST PROVIDE A 36 INCH (EXCLUDING THE CURB) OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (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.

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.

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 NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA IS GENERALLY 5 FT X 5 FT, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS. (SEE APPLICABLE CODE SECTIONS).

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.

4. IT IS RECOMMENDED THAT THE CONTRACTOR CHECK THE SLOPE OF FORMWORK FOR COMPLIANCE WITH ADA STANDARDS PRIOR TO POURING CONCRETE.

NOTES:

1. CONTRACTOR MUST PREPARE SHOP DRAWINGS OF EACH CURB RAMP FOR SUBMISSION AND APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION. DEVIATIONS FROM THE CURB RAMP DETAILS REQUIRE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.

2. ACCESSIBLE RAMPS:

   a. ON-SITE RAMP OR CURB RAMPS MUST BE INSTALLED IN CONFORMANCE WITH THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE AND MUST ALSO MEET OTHER APPLICABLE LOCAL AND STATE REQUIREMENTS IN EFFECT AT THE DATE OF CONSTRUCTION.

   b. PUBLIC RIGHT OF WAY ACCESSIBLE OR CURB RAMPS MUST BE INSTALLED PURSUANT WITH THE CURRENT UNITED STATES ACCESS BOARD "ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG).

3. CURB RAMP SLOPE AS CONSTRUCTED IN THE DIRECTION OF TRAVEL CANNOT EXCEED 12H:1V. RAMP SLOPES OF 14H:1V ARE THE PREFERRED SLOPE TO MAINTAIN A LEVEL OF CONSTRUCTION TOLERANCE. MINIMUM CURB RAMP CROSS-SLOPE IS TO BE 0.50%, MAXIMUM CANNOT EXCEED 2.00%.

4. CURB RAMP SIDE FLARE SLOPES ARE TO BE 14H:1V DESIRABLE, 12H:1V MAXIMUM, BUT MAY BE 10H:1V UPON APPROVAL OF THE ENGINEER. WHERE SIDE FLARES ARE NOT REQUIRED, PROVIDE AN 18" CURB TAPER TO THE FLUSH CURB PER THE DETAIL.

5. LANDING AREA AT THE TOP AND BOTTOM OF THE CURB RAMP (AKA. CLEAR OR TURNING SPACE) MUST BE KEPT CLEAR OF OBSTRUCTIONS. THE LANDING AREA IS TO BE 4' X 4' MINIMUM AND MATCH THE WIDTH OF THE CURB RAMP. INCREASED THE DEPTH OF MINIMUM LANDING AREA TO 5 FEET IF CONSTRAINED AT THE BACK OF THE SIDEWALK.

6. THE LANDING AREA MUST HAVE AN ABSOLUTE MINIMUM SLOPE OF 0.5% AND A MAXIMUM SLOPE OF 2%, WHEREAS 1.0% TO 1.5% IS THE DESIRED DESIGN SLOPE IN THE DIRECTION OF TRAVEL AND FOR THE CROSS SLOPE.

7. SIDEWALK CROSS SLOPE MUST BE A MINIMUM OF 1% AND MAXIMUM 2%, WHEREAS 1.5% IS THE DESIRED DESIGN CROSS SLOPE. SIDEWALK BEYOND LANDING AREA MUST HAVE A MINIMUM 1% TO MAXIMUM 5% OF LONGITUDINAL SLOPE IN THE DIRECTION OF TRAVEL, AND A 1% TO 2% MAX. CROSS SLOPE.

8. FLUSH CURB AT CURB RAMP MUST BE MINIMUM 4' WIDE AND FLUSH WITH PAVEMENT. THE SEGMENT OF FLUSH CURB MUST BE MADE WITH CONCRETE CURB REGARDLESS OF THE CURB MATERIAL USED THROUGHOUT THE SITE.

9. GUTTER SLOPE THE ALONG CURB RAMP MUST MAINTAIN POSITIVE DRAINAGE WITH A 1.0 % TO 1.5% GUTTER SLOPE PREFERRED, WHEREAS 0.5% AS THE ABSOLUTE MINIMUM AND 2.0% IS MAXIMUM ALONG THE LENGTH OF THE FLUSH CURB.

10. CROSSWALKS AND PAVEMENT MARKINGS MUST BE INSTALLED AS DENOTED ON SITE PLAN. CURB RAMP MUST BE WHOLLY CONTAINED WITHIN THE CROSSWALK CROSSING.

11. THE RAMP SURFACE MUST HAVE A SLIP RESISTANT, BROOM FINISH PERPENDICULAR TO THE PATH OF TRAVEL.

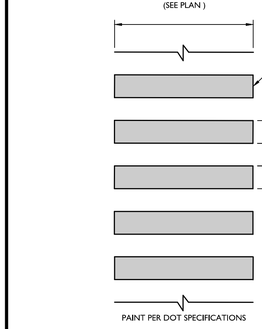
12. CONCRETE EXPANSION JOINTS MUST HAVE A FIRM SURFACE WITH ¼" BEVELED CONCRETE EDGES. THE JOINT SURFACE SHALL NOT BE MORE THAN ¼" BELOW THE ADJOINING CONCRETE SURFACE.

13. DETECTABLE WARNING SURFACES ARE TO BE PROVIDED AT CURB RAMPS, BLENDED TRANSITION AT PEDESTRIAN STREET CROSSINGS AND PEDESTRIAN REFUGE ISLANDS WHEN THOSE ARE WITHIN THE PUBLIC RIGHT-OF-WAY, AND WHERE AS SHOWN ON THE PLANS.

14. SEE SEPARATE DETAILS FOR "DETECTABLE WARNING SURFACE" AND "CURB RAMP SECTIONS".

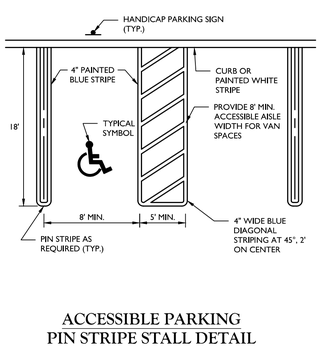
CURB RAMP NOTES

NOT TO SCALE MCNJ-SITE-HADA-2500 07/01/20



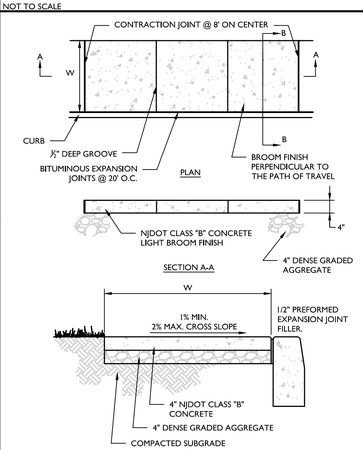
PEDESTRIAN CROSSWALK DETAIL

NOT TO SCALE MCNJ-SITE-MRKG-1401 05/01/17



ACCESSIBLE PARKING PIN STRIPE STALL DETAIL

NOT TO SCALE MCNJ-SITE-MRKG-1800 03/01/18



NOTES:

1. ½" EXPANSION JOINT FILLER INSTALLED BETWEEN THE CURB AND CONCRETE SIDEWALK AT 10' MAXIMUM SPACING, RECESS TO ¼" FROM THE TOP OF SIDEWALK.

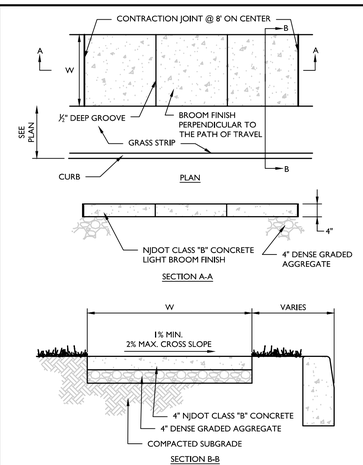
2. ½" CONTRACTION JOINTS INSTALLED AT AN INTERVAL 24 TO 30 TIMES THE THICKNESS OF THE SLAB, TO A DEPTH OF ¼ OF THE THICKNESS OF THE SLAB, RECESS TO ¼" FROM THE TOP OF SIDEWALK. FOR THE FULL WIDTH OF THE SIDEWALK. SCORE A ¼" GROOVED JOINT HALF WAY BETWEEN THE CONTRACTION JOINTS.

3. JOINT FILLER SHALL CONFORM TO AASHTO M-33. SURFACE OF CONCRETE SHALL BE BROOM FINISH. ROUND EDGES USING AN EDGING TOOL WITH A ¼" RADIUS.

4. CONCRETE SIDEWALK SHALL BE CONSTRUCTED PER THE LATEST ADA REQUIREMENTS.

CONCRETE SIDEWALK (NEXT TO CURB) DETAIL

NOT TO SCALE MCNJ-SITE-PVMT-2000 08/01/20



NOTES:

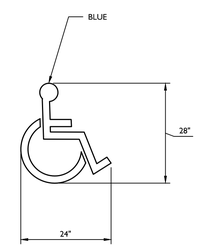
1. ½" CONTRACTION JOINTS INSTALLED AT AN INTERVAL 24 TO 30 TIMES THE THICKNESS OF THE SLAB, TO A DEPTH OF ¼ OF THE THICKNESS OF THE SLAB, RECESS TO ¼" FROM THE TOP OF SIDEWALK. FOR THE FULL WIDTH OF THE SIDEWALK. SCORE A ¼" GROOVED JOINT HALF WAY BETWEEN THE CONTRACTION JOINTS.

2. JOINT FILLER SHALL CONFORM TO AASHTO M-33. SURFACE OF CONCRETE SHALL BE BROOM FINISH. ROUND EDGES USING AN EDGING TOOL WITH A ¼" RADIUS.

3. CONCRETE SIDEWALK SHALL BE CONSTRUCTED PER THE LATEST ADA REQUIREMENTS.

CONCRETE SIDEWALK (NEXT TO GRASS) DETAIL

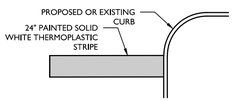
NOT TO SCALE MCNJ-SITE-PVMT-2001 08/01/20



STROKE WIDTH: MINIMUM/STANDARD = 3"

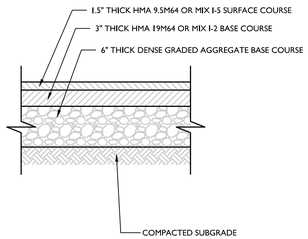
ADA SYMBOL DETAIL

NOT TO SCALE MCNJ-SITE-MRKG-2000 05/01/17



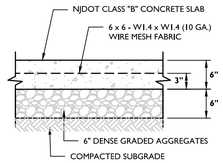
TYPICAL STOP BAR DETAIL

NOT TO SCALE MCNJ-SITE-MRKG-1100 05/01/17



STANDARD ASPHALT PAVEMENT (RSIS) DETAIL

NOT TO SCALE MCNJ-SITE-PVMT-1000 07/01/17



TRASH ENCLOSURE CONCRETE PAD DETAIL

NOT TO SCALE MCNJ-SITE-PVMT-2100 08/01/20

REV	DATE	DRAWN BY	DESCRIPTION

STATE OF NEW JERSEY PROFESSIONAL ENGINEER

Digitally signed by Robert Curley
Date: 2020.09.22 12:11:40-04'00'

ROBERT J. CURLEY

NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER: GE34705

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN

FOR

LINDEN DEVELOPMENT, LLC

BLOCK 469
LOT 38.05

CITY OF LINDEN
UNION COUNTY
NEW JERSEY

RED BANK OFFICE

Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701

Phone: 732.383.1950
Fax: 732.383.1984

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	9/18/20	RT	CM

PROJECT NUMBER:	DRAWING NAME:
20002641A	C-DTLS

SHEET TITLE:

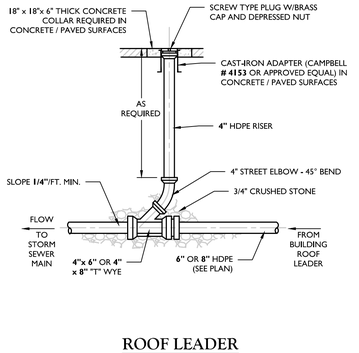
CONSTRUCTION DETAILS

SHEET NUMBER:

11 of 13

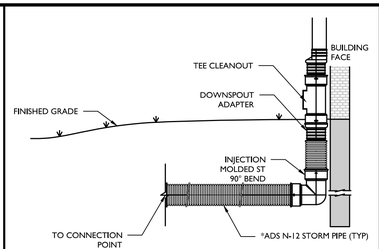
2020200264 1A\Engineering\Site Plan\C-DTLS.dwg\C-11-DETAILS By: CMARCHI

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



ROOF LEADER CLEANOUT DETAIL

NOT TO SCALE MCNJ-UTIL-STRM-1900 05/01/17

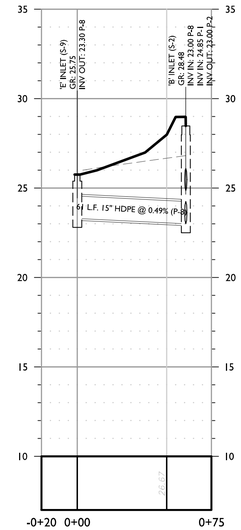


NOTE:

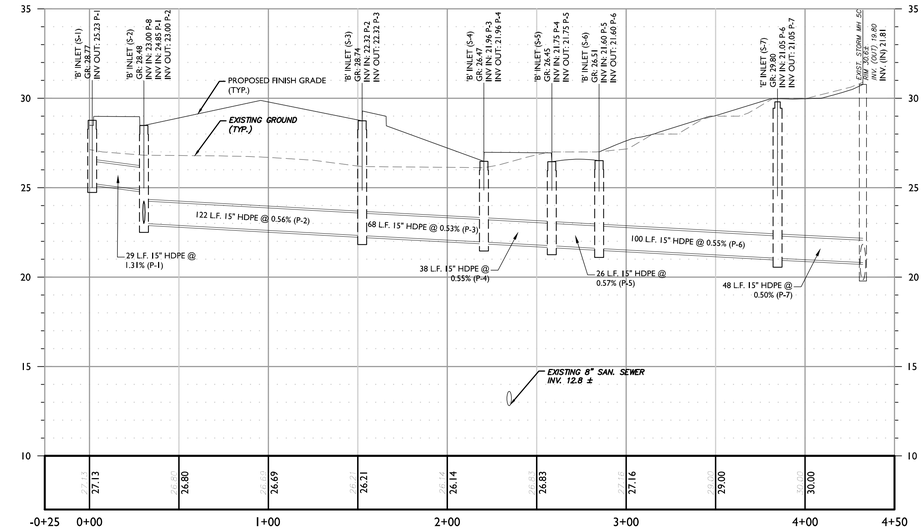
1. INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
2. WATERTIGHT INJECTION MOLDED FITTINGS AND WATERTIGHT PIPE CAN BE SUBSTITUTED FOR WATERTIGHT APPLICATIONS.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL.
4. CLEANOUTS TO BE 4" MINIMUM SIZE TO ACCOMMODATE ROOF LEADER.

ADS ROOF DOWNSPOUT WITH TEE CLEANOUT DETAIL

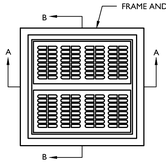
NOT TO SCALE MCNJ-UTIL-STRM-1901 05/01/17



INLET S-9 TO INLET S-2
HORIZONTAL : 1" = 40'
VERTICAL : 1" = 4'



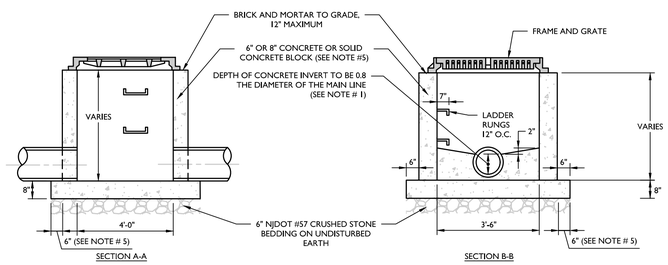
INLET S-1 TO EX. STORM MH 5C
HORIZONTAL : 1" = 40'
VERTICAL : 1" = 4'



PLAN

NOTES:

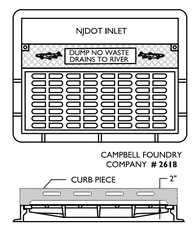
1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS, BOTTOMS SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT A RATE OF GRADE OF 2 INCHES PER FOOT.
2. THIS INLET SHALL BE CONSTRUCTED OF CONCRETE OR PRECAST CONCRETE. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT SAND MORTAR. THE INSIDE WALLS JOINTS SHALL BE STRUCK AND POINTED.
3. PROVIDE 7/8" DIA. X 7" X 12", 12" O.C. COPOLYMER POLYPROPYLENE PLASTIC STEPS WITH 1/2" DIA. GRADE 60 STEEL REINFORCEMENT, PS2-PF OR PS2-B WITH PRECAST PRESS FIT INSERTS, OR APPROVED EQUIVALENT.
4. INLET FRAME AND GRATES TO BE CAMPBELL FOUNDRY PATTERN # 3425 OR APPROVED EQUAL.
5. WHEN DEPTH IS GREATER THEN 12' THE WALLS SHOULD BE EITHER 8" THICK CONCRETE OR 8" SOLID CONCRETE BLOCK AND THE FOOTING SHALL BE EXTENDED TO 12" BEYOND THE OUTSIDE WALLS.
6. ALL CONCRETE TO BE NJDOT CLASS "B"
7. IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
8. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH H-20 LOADING REQUIREMENTS.



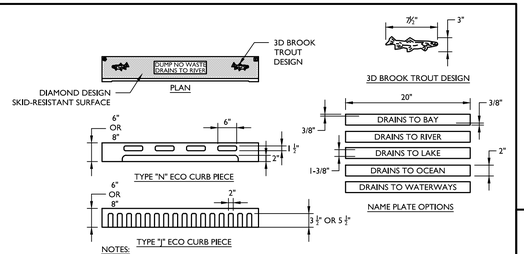
SECTION A-A SECTION B-B

TYPE "E" INLET DETAIL

NOT TO SCALE MCNJ-UTIL-STRM-1200 02/01/19



NJ DOT TYPE B INLET



NOTES:

1. MATERIALS: GREY CAST IRON ASTM A48-83, CLASS 30B
2. IN RETROFIT SITUATIONS THIS CURB PIECE (HEAD) WILL FIT EXISTING CAMPBELL FOUNDARY CO. MANUFACTURED CURB INLETS FOR NJDOT TYPES B, B-1, B-2, D, D-1, AND D-2.
3. NAMEPLATE MESSAGE CAN BE MODIFIED TO PROJECT SPECIFIC NEEDS WITHIN AREA SHOWN.
4. CASTING SUPPLIED WITHOUT SURFACE COATING.
5. TYPE "N" OR "J" ECO CURB PIECE PER LOCAL REQUIREMENTS.

ECO CURB PIECE DETAIL

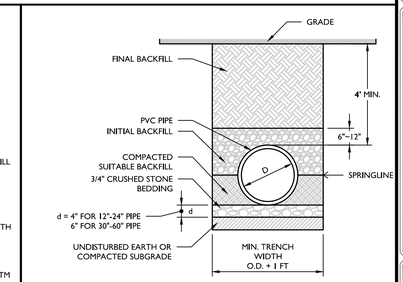
NOT TO SCALE MCNJ-UTIL-STRM-2001 MOD: 09/16/20 05/01/17

NOTES:

1. ALL PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
2. MINIMUM COVER FOR HDPE PIPES IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR UP TO 60" DIAMETER PIPE. PIPE COVER IS MEASURED FROM TOP OF PIPE TO THE BOTTOM OF FLEXIBLE PAVEMENT, OR TO THE TOP OF RIGID PAVEMENT, OR TO THE GROUND SURFACE.
3. MINIMUM TRENCH WIDTH PER MANUFACTURER'S RECOMMENDATIONS.

HDPE STORM PIPE BEDDING DETAIL

NOT TO SCALE MCNJ-UTIL-STRM-2302 05/01/17

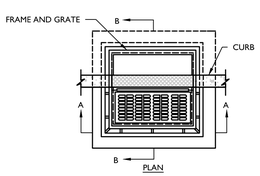


NOTES:

1. ALL PVC GRAVITY PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
2. GRAVITY SANITARY PIPE SHALL BE PVC SDR 35 PER ASTM D3034 OR AS REQUIRED BY THE GOVERNING AUTHORITY.

PVC SANITARY PIPE BEDDING (GRAVITY) DETAIL

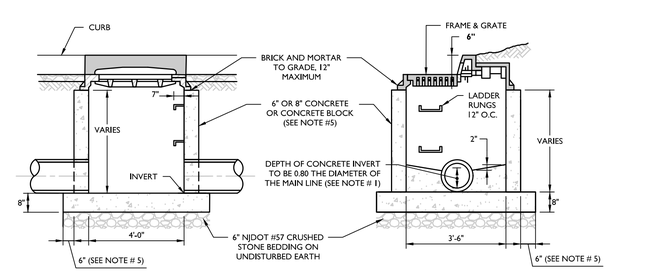
NOT TO SCALE MCNJ-UTIL-SSWR-2803 02/01/19



PLAN

NOTES:

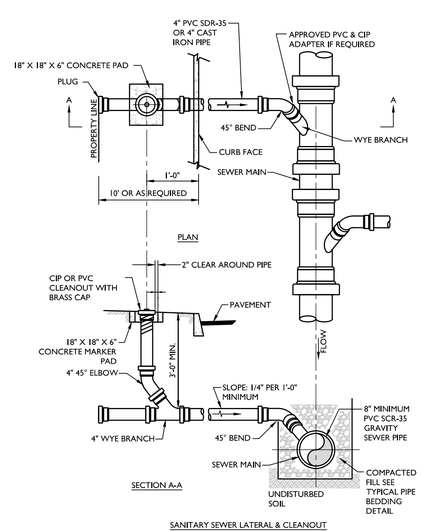
1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS, BOTTOMS SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT A RATE OF GRADE OF 2 INCHES PER FOOT.
2. THIS INLET SHALL BE CONSTRUCTED OF CONCRETE OR PRECAST CONCRETE. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT SAND MORTAR. THE INSIDE WALL JOINTS SHALL BE STRUCK AND POINTED.
3. PROVIDE 7/8" DIA. X 7" X 12", 12" O.C. COPOLYMER POLYPROPYLENE PLASTIC STEPS WITH 1/2" DIA. GRADE 60 STEEL REINFORCEMENT, PS2-PF OR PS2-B WITH PRECAST PRESS FIT INSERTS, OR APPROVED EQUIVALENT.
4. INLET FRAME AND GRATES TO BE CAMPBELL FOUNDRY # 2618 WITH 6" TYPE N ECO CURB PIECE, OR APPROVED EQUAL.
5. WHEN DEPTH IS GREATER THAN 12' THE WALLS SHOULD BE 8" THICK CONCRETE OR SOLID CONCRETE BLOCK AND THE FOOTING SHALL BE EXTENDED TO 12" BEYOND THE OUTSIDE WALLS.
6. ALL CONCRETE TO BE NJDOT CLASS "B".
7. IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
8. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH H-20 LOADING REQUIREMENTS.



SECTION A-A SECTION B-B

TYPE 'B' INLET DETAIL

NOT TO SCALE MCNJ-UTIL-STRM-1100 MOD: 09/16/20 02/01/19

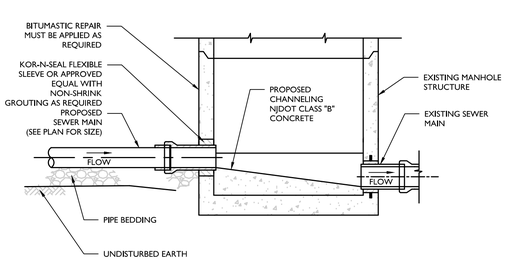


SECTION A-A

SANITARY SEWER LATERAL & CLEANOUT DETAIL

N.T.S.

NOT TO SCALE MCNJ-UTIL-SSWR-1801 05/01/17



NOTES:

1. CONSTRUCTION OF THE NEW SEWER MAIN SHALL NOT IMPEDE THE OPERATION OF THE EXISTING SEWER.
2. WHERE NEW PIPE IS TO BE CONNECTED INTO AN EXISTING MANHOLE, THE CONTRACTOR SHALL CORE DRILL ALL HOLES INTO MANHOLE AND SHALL PERFORM ALL CUTTING AND PATCHING NECESSARY FOR CHANNEL AND BENCH RECONSTRUCTION TO CHANNEL FLOW INTO EXISTING SEWER.
3. PIPE SHALL BE SEALED USING KOR-N-SEAL MANHOLE ADAPTERS OR APPROVED EQUAL, AND NON-SHRINK GROUT.
4. EXISTING BENCH SHALL BE CHIPPED AND CUT AWAY TO ALLOW FOR NEW CHANNEL TO BE CONSTRUCTED AND TO PROVIDE GOOD, SOUND SURFACE FOR BONDING WITH NEW CONCRETE CHANNEL AND BENCH. REMOVE ALL LOOSE MATERIALS AND CLEAN INSIDE OF THE STRUCTURE.
5. THE CONCRETE USED TO CONSTRUCT BENCHES AND CHANNELS SHALL BE NJDOT CLASS "B" CONCRETE APPLY EPOXY BONDING AGENT PRIOR TO POURING CONCRETE.
6. ANY DAMAGE TO THE EXISTING MANHOLE CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR.

CONNECTION TO EXISTING MANHOLE DETAIL

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REV	DATE	DRAWN BY	DESCRIPTION

ROBERT J. CURLEY
NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER: GE34705

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN
FOR
LINDEN DEVELOPMENT, LLC

BLOCK 469
LOT 38.05

CITY OF LINDEN
UNION COUNTY
NEW JERSEY

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
Fax: 732.383.1984

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	9/18/20	RT	CM

PROJECT NUMBER: 20002641A
DRAWING NAME: C-DTLS

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 12 of 13

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2020\20002641A\Engineering\Site Plan\C-DTLS.dwg\C-12-DETAILS By: CMARCHI

30" X 30"

R1-1 SIGN DETAIL

NOT TO SCALE MCNJ-SITE-SIGN-1000 05/01/17

30" x 30"

R5-1 SIGN DETAIL

NOT TO SCALE MCCM-SITE-SIGN-1400 07/01/19

36" x 12"

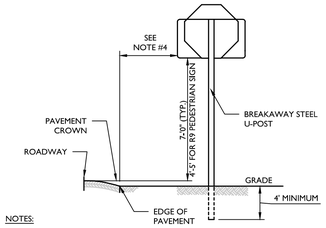
R6-1L SIGN DETAIL

NOT TO SCALE MCCM-SITE-SIGN-1500 07/01/19

36" x 12"

R6-1R SIGN DETAIL

NOT TO SCALE MCCM-SITE-SIGN-1501 07/01/19

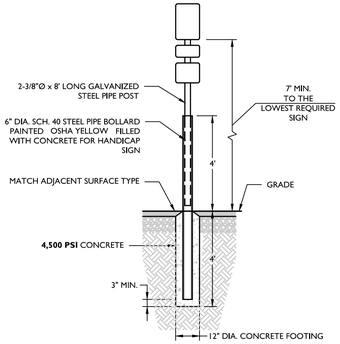


NOTES:

1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION, AS STATED IN THE CURRENT MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS.
2. ALL POSTS SHALL BE EMBEDDED 4' MINIMUM.
3. ALL POSTS TO BE BREAKAWAY STEEL U-POSTS IN CONFORMANCE WITH CURRENT ASTM SPECIFICATION A123 AND NJDOT STANDARDS.
4. IN AREAS WITHOUT CURBING, THE OUTER EDGE OF SIGN TO BE 2'-0" MINIMUM TO 12'-0" MAXIMUM FROM EDGE OF CURB, AS DIRECTED.

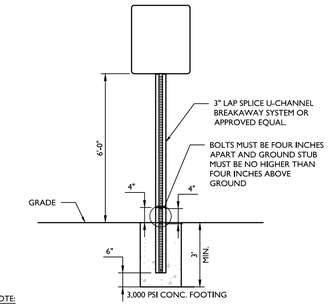
SINGLE POST SIGN MOUNTING DETAIL

NOT TO SCALE MCNJ-SITE-SIGN-6100 07/01/17



BOLLARD MOUNTED SIGN DETAIL

NOT TO SCALE MCCM-SITE-SIGN-6001 07/01/19

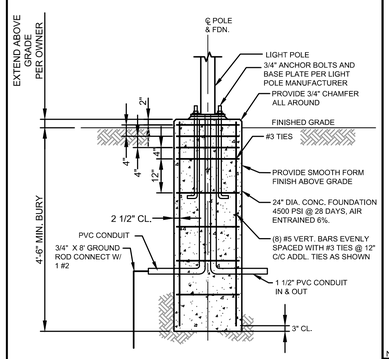


NOTE:

1. ALL SIGNS SHALL CONFORM TO THE CURRENT MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS AND CURRENT MUNICIPAL SPECIFICATIONS FOR COLOR, DESIGN AND EXACT WORDING.

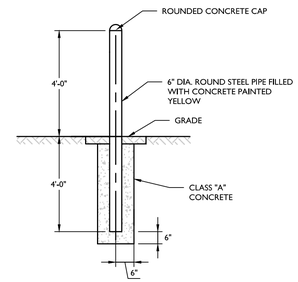
BREAKAWAY SIGN POST DETAIL

NOT TO SCALE MCCM-SITE-SIGN-6102 07/01/19



LIGHT POLE FOUNDATION DETAIL

NOT TO SCALE



BOLLARD 6" DIA. DETAIL

NOT TO SCALE MCCM-SITE-FNCE-2301 07/01/19

6" x 12"

R7-8a SIGN DETAIL

NOT TO SCALE MCCM-SITE-SIGN-1602 07/01/19

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STATE OF NEW JERSEY
ROBERT J. CURLEY
LICENSED PROFESSIONAL ENGINEER
24GA27986500

Digitally signed by Robert Curley
Date: 2020.09.22 12:11:47-04'00'

ROBERT J. CURLEY
NEW JERSEY PROFESSIONAL
ENGINEER - LICENSE NUMBER: GE34705

AMENDED
PRELIMINARY/FINAL
MAJOR SITE PLAN
FOR
LINDEN
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BLOCK 469
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CITY OF LINDEN
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PROJECT NUMBER:	DRAWING NAME:
20002641A	G-DTLS

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

13 of 13

2020\20002641A\Engineering\Site Plans\C-DTLS.dwg\C-13-DETAILS By: CMARCHI

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