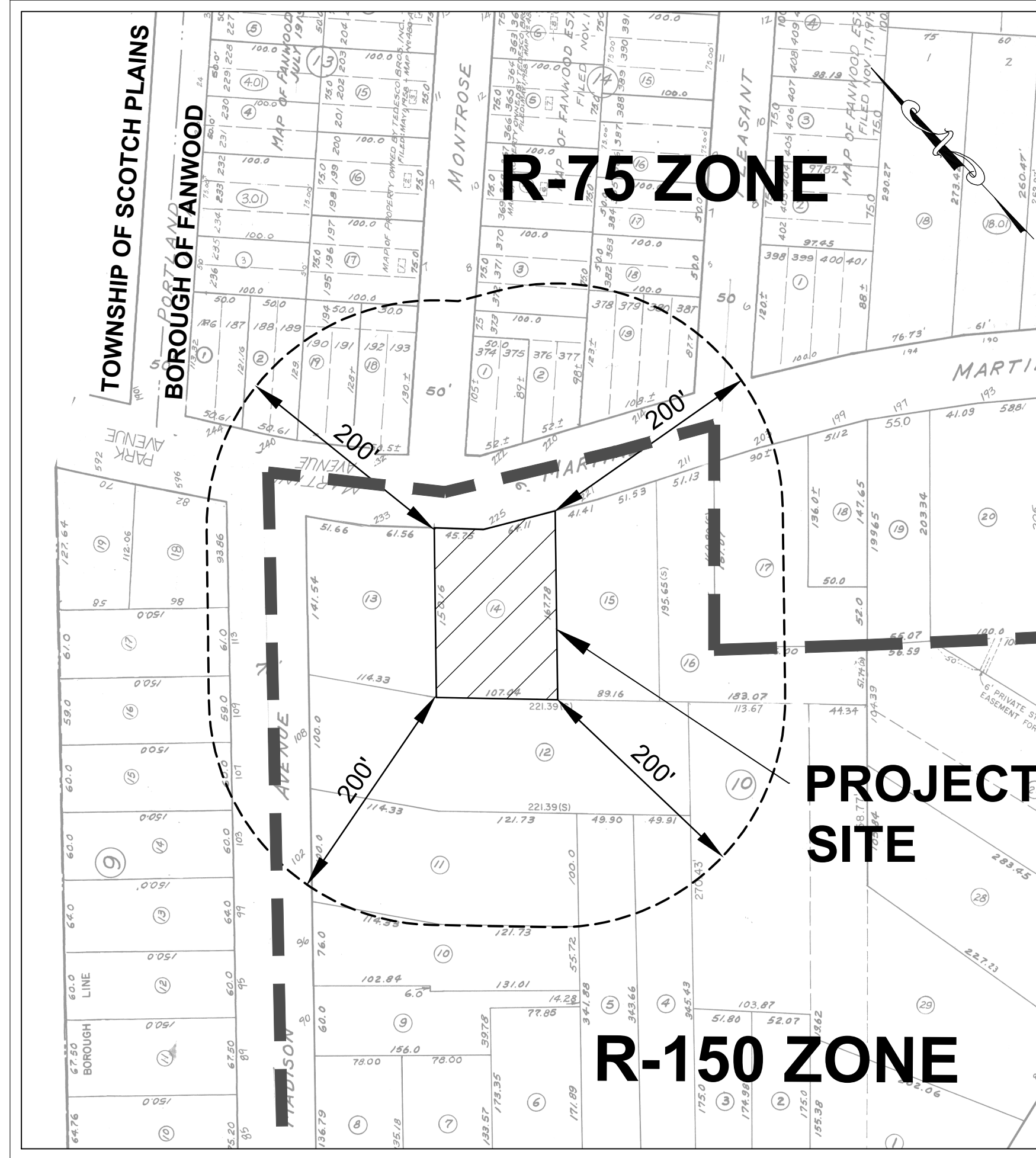


GENERAL NOTES

- Boundary and Topographic Information shown hereon taken from a map entitled "Property Survey at 225 N. Martine Ave., Block 10, Lot 14, Borough of Fanwood, Union County, New Jersey" prepared by Omland & Osterkorn, Inc. dated February 5, 2016. Vertical Datum assumed.
- The engineer signing this plan is not qualified to make a determination as to the presence or absence of wetlands. Therefore, no statement is being made or implied by the fact that no evidence of wetlands or wetland transition areas (buffers) are shown on this plan.
- Underground utilities shown hereon are approximate and based solely upon above ground observations, mark-outs and/or plans provided by utility companies. The accuracy or completeness of the information shown regarding underground utilities is not guaranteed by the engineer. Connections between structures, if and where shown, may not represent actual below ground conditions. Contractor and subcontractors are responsible for ordering mark-outs, closing utility companies and for making their own determination as to the location and depth of all underground utilities prior to any construction to assure disturbance and/or disruption of existing utilities is avoided where possible and minimized in all cases. As the exact elevation of existing utilities may be unknown to engineer, contractor is advised that the potential for conflicts with proposed work may exist. Exploratory excavations, contract contingencies or exclosures with Owner should be made to accommodate such an event. In the event the Contractor identifies a conflict between the proposed work and existing utilities, the conflict shall be brought to the attention of Omland & Osterkorn, Inc. and the Owner prior to any work being performed.
 - The Contractor shall determine the location and depth of the existing utility to which connection is being made before laying any pipe, conduit, etc. Discrepancies shall be reported to Omland & Osterkorn, Inc.
 - Any temporary interruption of service to the site and/or adjacent properties shall be pre-approved in writing (email) by the respective utility.
 - Electric, telephone, cable television and all other utility services shall be installed underground at locations determined by each respective utility entity, subject to any required municipal approval, regardless of whether or not the utilities are shown on the plans. The Contractor shall coordinate the construction of all utility mains and services with each utility entity and provide whatever construction support is required for achieving utility service. The Contractor is advised to contact each respective utility company prior to construction to identify and coordinate any scheduling requirements.
 - Should it be required to excavate one or more trenches in existing roadways, backfilling and pavement replacement/repair shall be in accordance with the specifications of the municipality or county, as applicable. Verification of backfill requirements shall be made prior to bid.
- Contractors and subcontractors are responsible for making their own determinations regarding subsurface conditions, including but not limited to soil characteristics, as well as depth to rock and groundwater. Omland & Osterkorn, Inc. was not contacted to make any such determinations.
- The engineer signing this plan is not qualified to make a determination as to the presence or absence of contamination or other environmental conditions on the site. Therefore, no statement is being made or implied by the fact that no evidence of contamination or other environmental conditions is shown on this plan.
- The Owner shall provide a copy of all permits and approvals issued for the project to the Contractor. The Contractor shall be responsible for reading and complying with the terms and conditions of all permits, approvals and authorizations issued by the various regulatory authorities for the project. The Contractor is also responsible for confirming with the Engineer that the permits and approvals provided by the Owner is complete.
- Responsibility for any additional permits such as construction progress, such as building permits (including building permits for retaining walls) and road opening permits shall be coordinated between the Contractor and Owner.
- Prior to any construction or site preparation activity, the Contractor shall complete the following:
 - Verify the plans contain the raised seal of the engineer and display the latest revision as "Issued for Construction." The use of any other plans is at the Contractor's risk.
 - Verify the information shown on these plans is consistent with the information shown on all other plans (architectural, landscaping, etc.) being used for construction of the project. Also, verify the plans are consistent with all conditions and requirements set forth in the permits. Report any discrepancies/inconsistencies to the Owner and Omland & Osterkorn, Inc. prior to any construction.
 - Determine all applicable specifications, as well as all requirements for shop drawings, inspections and testing applicable to project by contacting the local building official, municipal engineer and each affected utility company (or agency). In the event of a conflict between any specifications and the information shown on these plans, Omland & Osterkorn, Inc. and the Owner shall be notified in order to resolve the conflict prior to any construction.
 - Contact the local police department relevant to any work to be performed in or near public streets, as well as ingress and egress requirements during construction. Traffic control requirements shall be established between the Contractor and police department at this time.
- These plans are intended specifically and solely for the construction of the subject project and shall not be used for any other purpose. The copying or modification of these plans or a portion thereof is a violation of copyright law.
- Contractor shall consider the information provided on the full set of plans for the construction of all project elements. Notes and information provided on one drawing may also be relevant to information or details provided on another drawing.
- Relevant documentation pertaining to any product proposed by the Contractor on the basis of an "approved equal" shall be submitted to the municipal engineer Omland & Osterkorn, Inc. at least two weeks in advance of ordering product. The product must be approved for incorporation into the project by both the municipal engineer and Omland & Osterkorn, Inc.
- All confirmations/verifications between the Contractor, Owner and/or Engineer shall be via email or other written form(s) of communication.
- Contractor to notify the applicable Soil Conservation District in writing at least 72 hours prior to any site preparation or construction activities.
- Contractor to call the New Jersey One Call System (800-272-1000) to have all underground utilities located prior to any site disturbance.
- The Contractor shall provide the Owner and Omland & Osterkorn, Inc. with a list of all shop drawings, inspections, testing, certifications, as-built plans and similar post-construction approval requirements pertaining to the project. The list shall also identify the specific individual responsible for performing each test and/or providing each certification and/or as-built map. In particular, should NJDEP permits apply to any utility construction and should the permit require a certification of the work upon completion, the Contractor shall determine the individual responsible for providing the certification. The Contractor shall then be responsible for coordinating with each individual identified on the list and scheduling his work to assure each individual has sufficient opportunity to conduct the required tests, obtain required measurements and/or perform any services or work required to prepare the required post-construction approval documents.
- Contractor to coordinate all work with all utility companies and/or public agencies providing utility service, as applicable, and abide by all of their requirements relevant to the performance and inspection of all work affecting their utilities, including complying with any and all testing requirements. In the event requirements or specifications of the utility company or public authority conflict with the plans, the municipal requirements shall govern. In such case, the Contractor shall advise the Owner and Engineer prior to proceeding with any work.
- Contractor to coordinate with the Owner relevant to the scheduling of all work and any restrictions thereto, (such as maintaining operations at the site or ingress/egress restrictions, etc.). Any requirements for phasing and/or multiple mobilizations shall be identified and resolved prior to commencement of the work.
- It is the Contractor's responsibility to protect all property markers and monuments from disturbance throughout construction. Notify the Owner immediately should any property markers or monuments be inadvertently disturbed or damaged.
- Prior to any construction, the horizontal limits of the work (Limits of Disturbance - LOD) shall be established and delineated on-site. Disturbance beyond these permitted limits exposes the contractor to fines and penalties by regulatory agencies.
- The exact location of all work shall be established from the control points and all stakeout shall be referenced from baselines established from the control points. All dimensions and distances, both horizontal and vertical, shall be verified for consistency with the plans by the entity responsible for layout prior to the construction of each project element. In the event of any discrepancies between the layout and dimensions shown on the plans, the layout entity shall notify Omland & Osterkorn, Inc. for resolution of the discrepancy prior to any construction for the specific element.
- Information for field layout shall be taken from the plans. Graphical information as may also be provided via electronic files is intended as drawing data only and is not to serve as basis for survey layout. Standard practice requires the layout entity check dimensional data for consistency and to make survey calculations as customary for layout.
- The location and inverts of all existing storm and sanitary sewers shown hereon shall be verified by the Contractor prior to any construction. Any discrepancies shall be reported to Omland & Osterkorn, Inc. immediately and no construction shall commence until any such discrepancies are resolved. Storm and sanitary sewer layout and construction shall proceed from downstream to upstream throughout the entire project.
- The intent of the plans is to provide a smooth transition, maintaining effective positive drainage, at all locations where the proposed construction is to connect to existing infrastructure, such as for curb, pavement, and sidewalk. The entity responsible for stakeout shall—prior to any construction—verify the intended smooth connections will be achieved. Unless otherwise noted on the plans or directed by the inspecting authority, smooth transitions shall be considered to meet the following minimum criteria:
 - No low points or "bird baths" will be created, except at locations where drainage inlets exist or will be constructed.
 - All final grades will have a minimum slope of 0.5%.
 - Abrupt changes in grade are avoided. Slope changes exceeding 2.0% shall be considered abrupt for the purpose of this requirement.
- In the event the entity responsible for layout should determine a smooth transition cannot be achieved at one or more locations, Omland & Osterkorn, Inc. shall be notified for resolution prior to any construction.
- Contractor is responsible for their own verification of existing topographic information, should there be any suspected discrepancies with the topography depicted on the plans and actual physical conditions. Any confirmed discrepancy identified by the Contractor's verification shall be reported to the Engineer for resolution prior to any site disturbance. Once any site disturbance occurs, the Contractor shall have no claim for extra work based upon suspected or confirmed topographic discrepancies.
- The Contractor is solely responsible for construction site safety and for determining the means and methods for all construction activities. All safety precautions must be undertaken and maintained as required by local, State and Federal codes.

- Contractor to comply with the traffic control plan, if provided. If a traffic control plan is not provided, the Contractor shall determine and comply with any and all traffic control requirements of the local police department and any public agency having jurisdiction relevant to any construction in or near public streets as well as for ingress and egress during construction.
- The Contractor shall provide necessary barricades, sufficient lights, signs, and other traffic control measures as may be necessary within the project for the protection and safety of the public. All such traffic control devices shall be maintained in satisfactory condition throughout the construction period.
- The plan has been designed with the intent to comply with all applicable requirements for barrier free access, including the satisfying all requirements of Subchapter 7 of the New Jersey Uniform Construction Code for Barrier Free Access (NJAC 5-23-7), as well as the Americans with Disabilities Act (ADA). In general, barrier free access for site construction is to be provided (between all parking spaces designated as ADA and the front door of adjacent buildings). However, prior to construction, the Contractor shall verify the routes required to be barrier free with the local building code official. Should any identified routes conflict with the grading shown on the plans, the Contractor shall notify Omland & Osterkorn, Inc. for resolution prior to any construction.
- The Contractor is responsible for the completed construction along barrier free routes complying with all applicable requirements at NJAC 5-23-7, whether specifically stated on the plans or not. In particular, the following requirements are noted:
 - Slopes within accessible parking spaces and adjacent access aisles shall not exceed two percent (2.0%) in any direction.
 - Slopes for curb ramps shall not exceed 1:12 (8.3%).
 - All doorways shall have an exterior landing at least four feet wide and five feet long, sloped for positive drainage at two percent (2.0%), unless otherwise specified on the plans.
 - Each barrier free route shall provide for a minimum four foot unobstructed (car overhangs at curbs must be considered) width with a longitudinal (direction of route) slope no greater than 1:20 (5%). Cross slope shall not exceed two percent (2.0%). In turning areas, cross slope must be less than 2.0 % in all directions. Where shown on the plans and/or where the grading along the path of travel exceeds 5%, a ramp with a maximum slope of 1:12 (8.3%) shall be constructed, having a maximum rise of 30 inches. Hand rails complying with the Subchapter 7 requirements shall be installed for all such ramps, except curb ramps at pavement edges.
 - Refer to the detail sheets for landings at curb ramps. All other ramps shall be provided with landings at each end and each landing shall be at least five feet long with a width matching the width of the ramp. Landings shall slope no more than two percent (2.0%) in any direction.

- The Contractor is responsible for assuring all construction along barrier free routes complies with all requirements.
- Prior to the actual pouring of concrete along barrier free routes, the Contractor shall check all formwork to verify compliance with the applicable barrier free requirements and request confirmation of same by the inspecting authority.
 - Unless indicated otherwise in the plan, all sidewalk shall be a minimum of four feet wide, except adjacent to the end of parking stalls where sidewalk shall be a minimum of six and a half feet in width.
 - A building permit is required for all walls four or more feet in height. Contractor (Owner) is responsible for securing said permits.
 - It is not the intent of these plans to provide structural design for any pre-cast or cast in place concrete structure. All structural design of pre-cast and/or cast-in-place concrete structures shall be prepared by a Professional Engineer retained by the Contractor.
 - Where shop drawings are specified on the plans or required by an inspecting authority, at least three copies of the drawings shall be provided to Omland & Osterkorn, Inc. for approval. Contractor to determine the number of copies required by the inspecting authority. All shop drawings are to be prepared by a New Jersey professional engineer.
 - All construction shall conform to the requirements of any applicable Federal, State or Local law, regulation and/or ordinance.
 - Unless otherwise noted, all materials and workmanship shall conform to the New Jersey Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.
 - Contractor shall complete all work in a workmanlike manner to the full satisfaction of the Owner.
 - Contractor shall be responsible for site clean-up following completion of construction. All disposal of debris shall be in accordance with applicable local, county, state and federal regulations.
 - Any damage to existing infrastructure, including but not limited to, pavement, sidewalks, curb, lighting facilities, utilities, or landscaping, due to the actions of the Contractor shall be repaired by the Contractor (at his sole expense) to the satisfaction of the owner of the damaged item.
 - All equipment, materials, etc. shall be confined to the project site. No encroachment onto public right-of-ways or adjacent properties is permitted unless specified on the plans or granted to the Contractor in writing.
 - Any omissions in the standard details or lack of information must be brought to the attention of Omland & Osterkorn prior to construction.
 - Existing pavement shall be saw cut in straight lines to the full depth of the existing asphalt (except at the edge of butt joints).
 - Fire lanes shall be provided in accordance with fire official's requirements.
 - If stormwater runoff drainage problems occur as a result of the site improvements that are detrimental to the property and/or neighboring properties as a result of this construction, it shall be the responsibility of the occupant of the property to remedy the drainage issue.
 - All excavated material shall be removed from the site unless approved for backfill by the Borough. Any soil disturbance shall be done as set forth by Borough Ordinance.
 - The applicant/contractor is responsible to repair any damage to improvements within the Right-Of-Way, including but not limited to, sidewalk, driveway apron, curb, and asphalt pavement as required by Ordinance.
 - The applicant/contractor shall call to coordinate inspections within the Borough at least 24-hours prior to start of construction as related to grading and drainage improvements on site.



ZONING MAP
SCALE: 1"= 100'

PROPERTY OWNERS LIST WITHIN 200 FEET

Periphery List, Block 10, Lot 14, Fanwood

Block	Lot	Owner Name	Owner Mailing Address	Owner City, State, Zip
10	5	GERMINDER, DOUGLAS & MARYANNE	178 RUSSELL RD	FANWOOD, NJ 07023
13	2	FRACHIA, JOSE	240 NORTH MARTINE AVE	FANWOOD, NJ 07023
14	3	EDELMAN, MARK	8 MONTROSE AVE	FANWOOD, N J 07023
14	1	CAMARGO, LUIS & FRANCES	222 N. MARTINE AVENUE	FANWOOD, NJ 07023
10	16	ROSENBERG, BE & H H-GIORDANO, B	PO BOX 350	BOUND BROOK, N J 08805
13	18	CALAMARAS, ANDREW G	232 N MARTINE AVE	FANWOOD, N J 07023
10	13	FRIEDMAN, JEFFREY AND GINA	233 N MARTINE AVE	FANWOOD, N J 07023
9	16	GILL, KENNETH & MIRIAM	109 MADISON AVE	FANWOOD, N J 07023
9	18	BAYOTAS, PAOLO & WENDY	596 PARK AVE	FANWOOD, NJ 07023
10	14	REEYA REALTY LLC	225 N MARTINE AVE	FANWOOD, NJ 07023
10	15	FANWOOD CHEMICAL INCORPORATED	PO BOX 159	FANWOOD, N J 07023
10	10	LOURENCO, ANTONIO & LARRAINE M	96 MADISON AVE	FANWOOD, NJ 07023
13	1	OCHSNER, EILEEN M	244 N MARTINE AVE	FANWOOD, NJ 07023
14	2	MAGLIARO, DANIELLE	295 GREENBROOK RD	GREENBROOK, NJ 08812
14	18	CAMISA, ROBERT & DEANA	5 PLEASANT AVE	FANWOOD, N J 07023
14	19	APUZZO, ROBERT A	214 NO MARTINE AVENUE	FANWOOD, N J 07023
10	29	REINHARD, WALTER G & SUSAN C	215 MIDWAY AVE	FANWOOD, N J 07023
13	19	WAHBY, VICTOR R & DIANE S ROBERTS	234 N MARTINE AVE	FANWOOD, N J 07023
10	11	MONTEITH, ALEX & AHN, SIYOUNG	102 MADISON AVE	FANWOOD, NJ 07023
9	15	REAPE, ELEANOR ANNICE	107 MADISON AVE	FANWOOD, NJ 07023
13	17	IARUSSI, JOHN & KRISTINE	7 MONTROSE AVE	FANWOOD, NJ 07023
10	17	KOIS, ADAM & MARIA	203 N MARTINE AVE	FANWOOD, N J 07023
9	17	SPITSER, CLIFFORD & COLLEEN	113 MADISON AVE	FANWOOD, N J 07023
10	12	DARMARAJAH, ARJUNA R. & DARMARAJAH, C	108 MADISON AVE	FANWOOD, NJ 07023
10	4	EVAN SAMPSON; SHUSTER, ELLA	174 RUSSELL RD	FANWOOD, NJ 07023

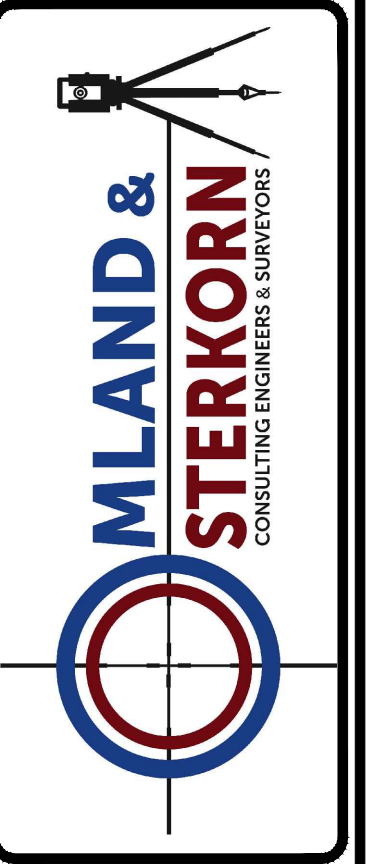
	A	B	C	D
1	ZONING TABLE			
2				
3	BLOCK 10, LOT 14 (225 NORTH MARTINE AVENUE)			
4	BOROUGH OF FANWOOD, UNION COUNTY, NEW JERSEY			
5	LOT AREA = 16,566 SF (0.380 ACRES)			
6	ZONE: R-150 (RESIDENTIAL MINIMUM LOT AREA OF 15,000 SF)			
7	EXISTING USE: DENTAL (PRE-EXISTING NON-CONFORMING USE)			
8	PROPOSED USE: DENTAL WITH PARKING (PARKING IS A PERMITTED ACCESSORY USE IN R-150 ZONE) USE VARIANCE FOR EXPANSION OF NON-CONFORMING USE			
9				
10	ITEM	PERMITTED	EXISTING	PROPOSED
11	Minimum Lot Area	15,000 SF	16,566 SF	NO CHANGE
12	Minimum Lot Width	100 Ft.	107.5 Ft.	NO CHANGE
13	Minimum Lot Frontage	75 Ft.	109.9 Ft.	NO CHANGE
14	Minimum Front Yard Setback	30 Ft.	25.3 Ft.	NO CHANGE
15	Minimum Side Yard Setback	10 Ft. (One) / 15 Ft. (Other)	9.7 Ft. (One) / 43.7 (Other)	NO CHANGE
16	Minimum Rear Yard Setback	30 Ft.	88.3 Ft.	NO CHANGE
17	Maximum Building Height	28 Feet	< 28 Ft.	NO CHANGE
18	Maximum Building Coverage	20%	9.9%	NO CHANGE
19	Maximum Improvement Coverage	35%	11.7%	34.8% (3,834 SF INCREASE)
20				
21	PARKING AND LOADING	PERMITTED	PROPOSED	
22	Required Off-Street Parking	Medical Office Four space/doctor at one time plus one space/employee other than doctor, one space per 175 sf GFA, whichever is greater. 1,642 sf GFA / 175 = 9 spaces	6 Spaces (Including 1 Handicap Space) VARIANCE	
23	Required Parking Setbacks	No Parking in Front Yard	Parking proposed in rear yard	
24	Required Off-Street Loading	One loading spaces required for less than 5,000 sf GFA	No loading space proposed WAIVER	
25	Driveway Width	Driveways for nonresidential uses must be at least 20 feet for two-way traffic	16 Ft driveway VARIANCE	
26	Driveway Setback	Driveway shall be setback 3 feet from property line	3.9 feet	
27	Access Aisle Width	Access aisles serving parking areas shall be 24 feet for 90 degree spaces	22 Ft. aisle for 90 degree parking VARIANCE	
28				
29	SIGNS	PERMITTED	PROPOSED	
30	Number of Signs	One sign per lot in residential zones	Two signs Total VARIANCE One Proposed Freestanding Sign One Existing Building Mounted Sign	
31	Sign Area for home occupations in residential zone	Maximum sign area of 18 square inches and attached to the building on the front facade	Proposed freestanding sign is 6 square feet and 2.7 feet from property line VARIANCE	
32				
33	VARIANCES REQUESTED			
34	1. USE D(2) VARIANCE § 184-114 A	Dental is pre-existing non-conforming use and proposed parking is an expansion of the non-conforming use.		
35	2. Home Occupations Outside Appearance § 184-141 C	Advertising on the premises shall be prohibited except for a single brass or brass plated sign not larger than 18 square inches and attached to the building on the front facade where a freestanding sign is proposed.		
36	3. Permitted Signs § 184-157 A8 (§ 184-141C)	No more than one such sign shall be permitted on a lot where two signs are proposed (one is existing) and sign shall be no larger than 18 square inches and attached to the building on the front facade.		
37	4. Off-Street Parking § 184-160 C5 a 1	The minimum number of off-street parking required is 9 spaces where 6 spaces are proposed.		
38	5. Driveways for nonresidential uses § 184-163 I	Driveways for nonresidential uses shall be at least 20 feet in width for two-way traffic where 16 feet is proposed.		
39	6. Access aisles for nonresidential uses § 184-163 J	Access aisles serving parking areas for nonresidential uses shall be at least 24 feet in width for 90 degree parking spaces where 22 feet is proposed.		
40				
41	WAIVERS REQUESTED			
42	1. Loading Spaces § 184-160 E1	One off-street loading space is required for less than 5,000 square feet GFA where no loading space is proposed for the continuation of dental use.		

SEE SHEET 2 OF THIS SET FOR GENERAL NOTES AND REFERENCES.

THESE PLANS ARE NOT TO BE USED FOR BID OR CONSTRUCTION

DATE	CHD	REVISION

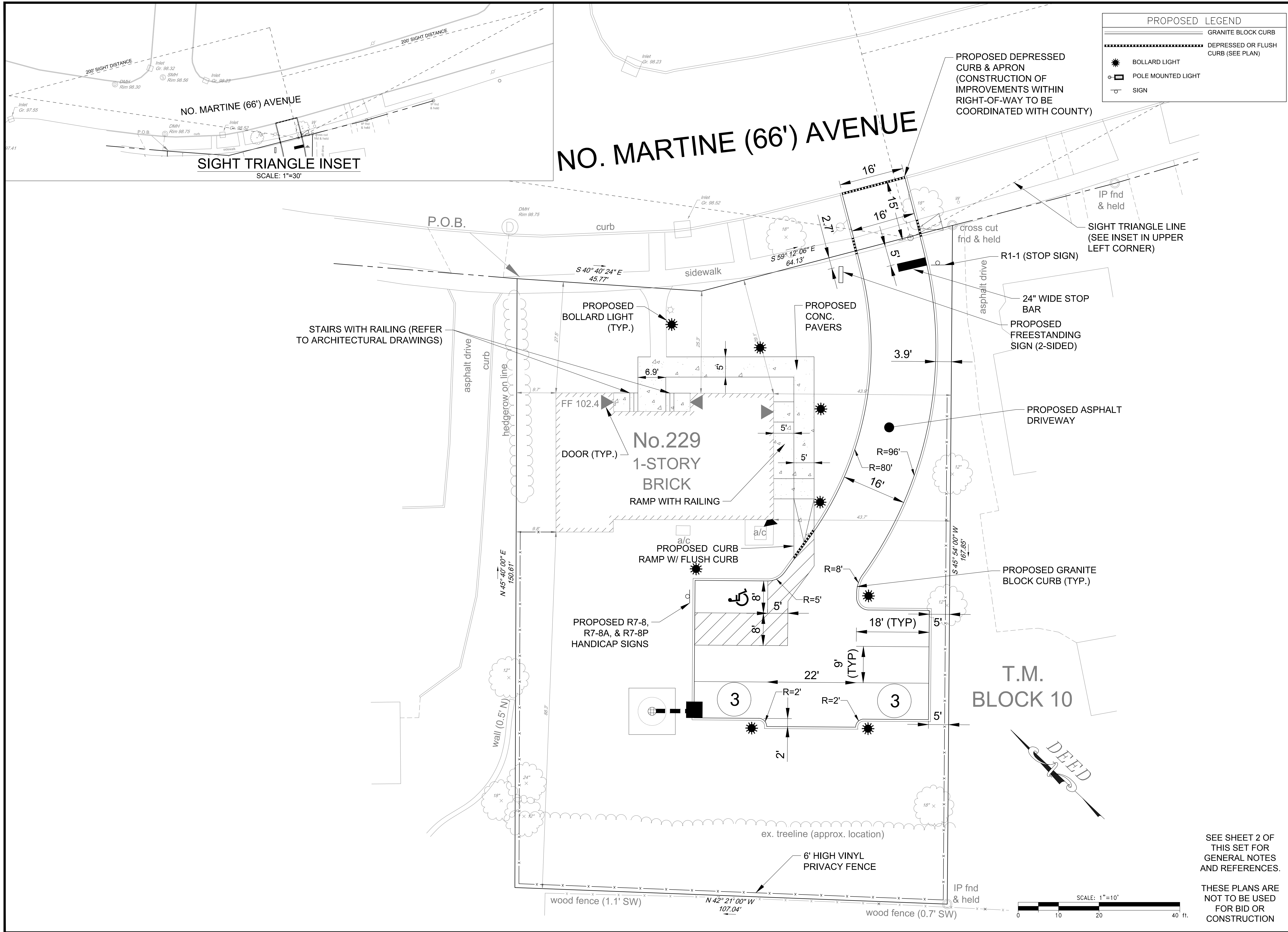
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DATE: 12/07/19
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E-mail: osterkorn@oandeng.com
KIERSTEN COSTERKORN, N.J. Professional Engineer & Professional Land Surveyor Lic. 24G264251

PRELIMINARY AND FINAL SITE PLANS FOR
225 NORTH MARTINE AVENUE
ZONING MAP/GENERAL NOTES
BLOCK 10, LOT 14
BOROUGH OF FANWOOD, UNION COUNTY, NEW JERSEY

SHEET No. 2 OF 8



NO.	REVISION	DATE	CHKD
6			
5			
4			
3			
2			
1			

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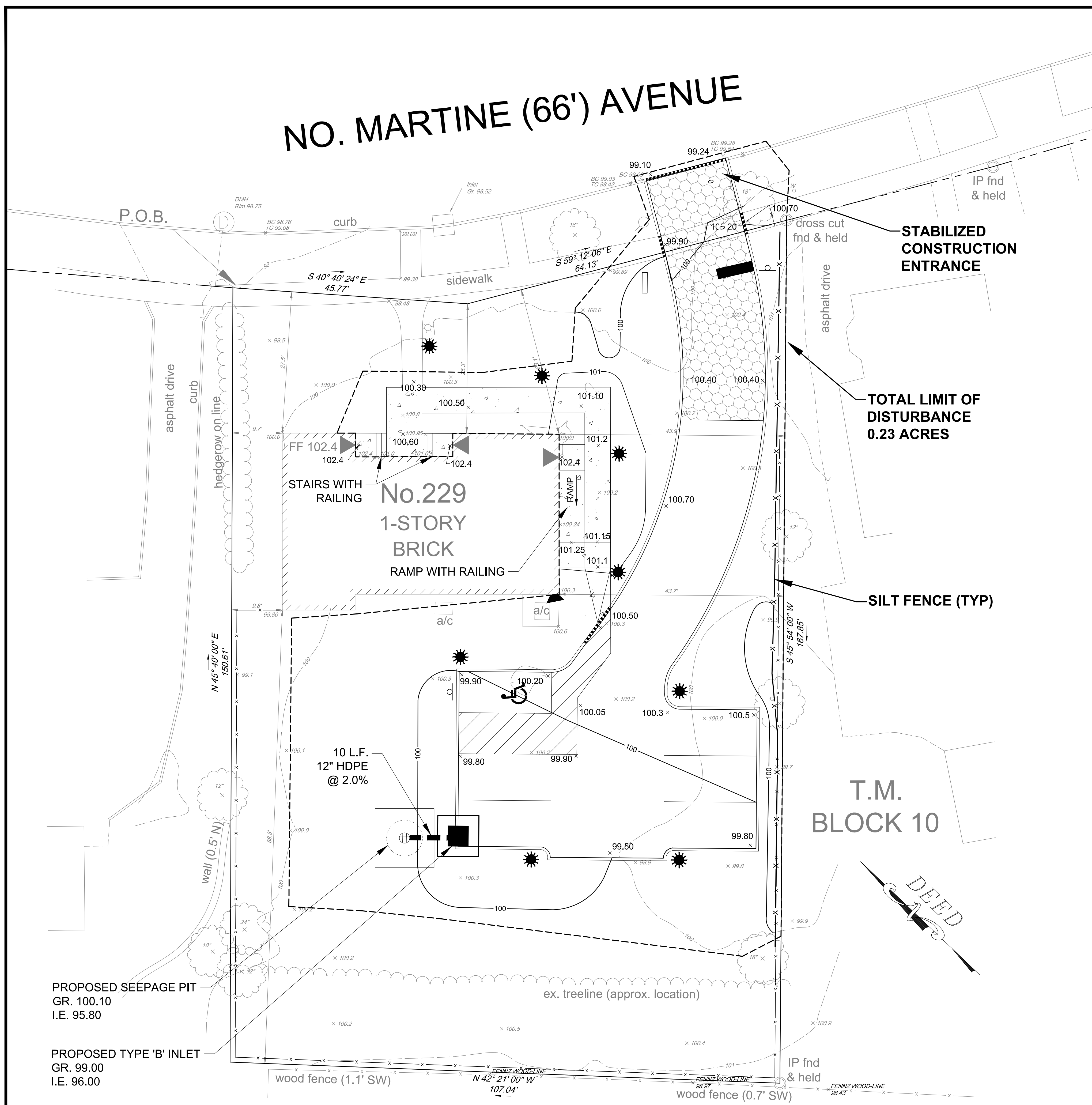
Omland & Osterkorn, Inc.
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 1000 Morris Avenue, Suite 200, Newark, NJ 07102
 Email: osterkorn@o-ec.com
 M. Land & S. Sterkorn, N.J. Professional Engineer & Professional Land Surveyor
 License No. 24GAB2931

PRELIMINARY AND FINAL SITE PLANS FOR
225 NORTH MARTINE AVENUE
LAYOUT AND DIMENSIONING PLAN
 BLOCK 10, LOT 14
 BOROUGH OF FANWOOD, UNION COUNTY, NEW JERSEY

SHEET No.
4
 OF
8

SEE SHEET 2 OF THIS SET FOR GENERAL NOTES AND REFERENCES.
 THESE PLANS ARE NOT TO BE USED FOR BID OR CONSTRUCTION

NO. MARTINE (66') AVENUE



UTILITY NOTE:
NO NEW UTILITY CONNECTIONS PROPOSED, EXISTING SERVICES TO BE USED FOR PROPOSED TENANT'S USE.

SOIL EROSION AND SEDIMENT CONTROL NOTE:
PROJECT IS EXEMPT FROM SOIL DE-COMPACTION TESTING.

SOIL MANAGEMENT NOTE:
ACCORDING TO STATE OF NEW JERSEY LAND USE CLASSIFICATION SYSTEM, THE SITE IS UNDER URBAN REDEVELOPMENT AREA (PREVIOUSLY DISTURBED AREAS). THEREFORE, THE PROPOSED PROJECT DOES NOT REQUIRE COMPACTION REMEDIATION, AS PER EXEMPTION #6 UNDER SOIL MANAGEMENT AND PREPARATION STANDARDS FOR SOIL AND SEDIMENT CONTROL IN NEW JERSEY.

PROPOSED LEGEND	
	GRANITE BLOCK CURB
	DEPRESSED OR FLUSH CURB (SEE PLAN)
	BOLLARD LIGHT
	POLE MOUNTED LIGHT
	SIGN

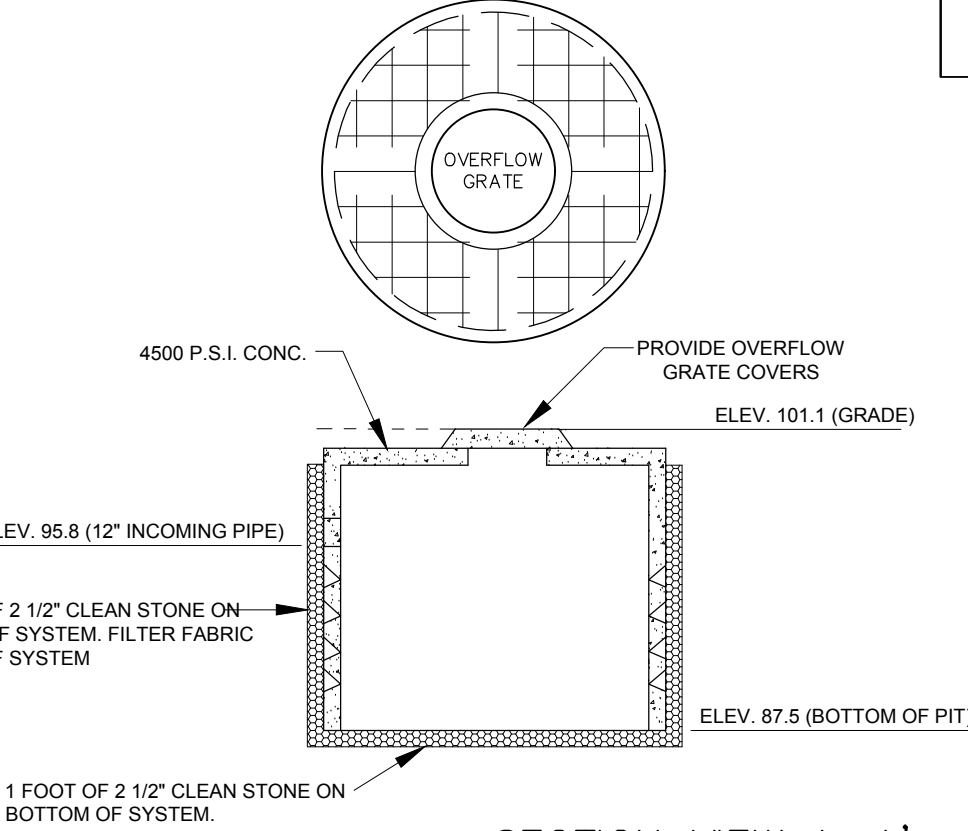
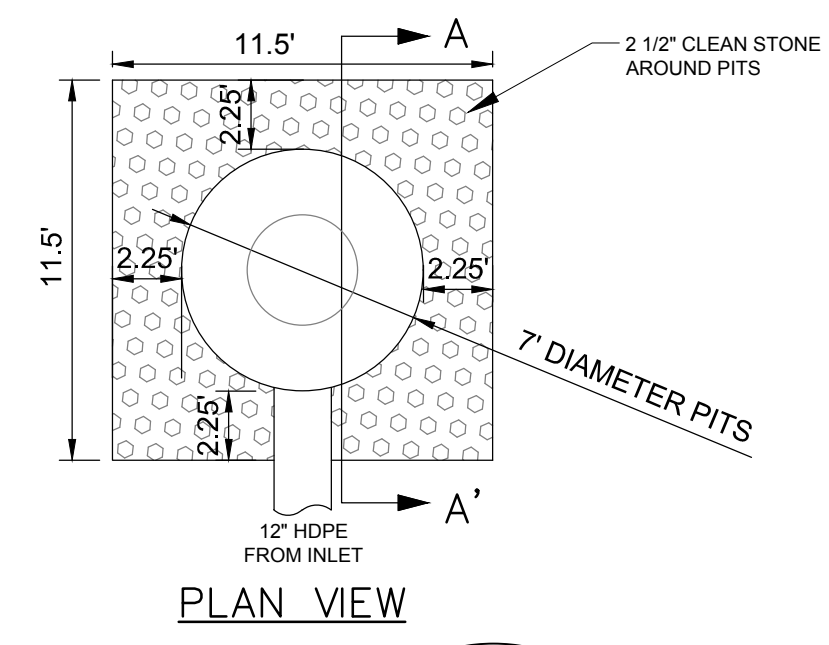
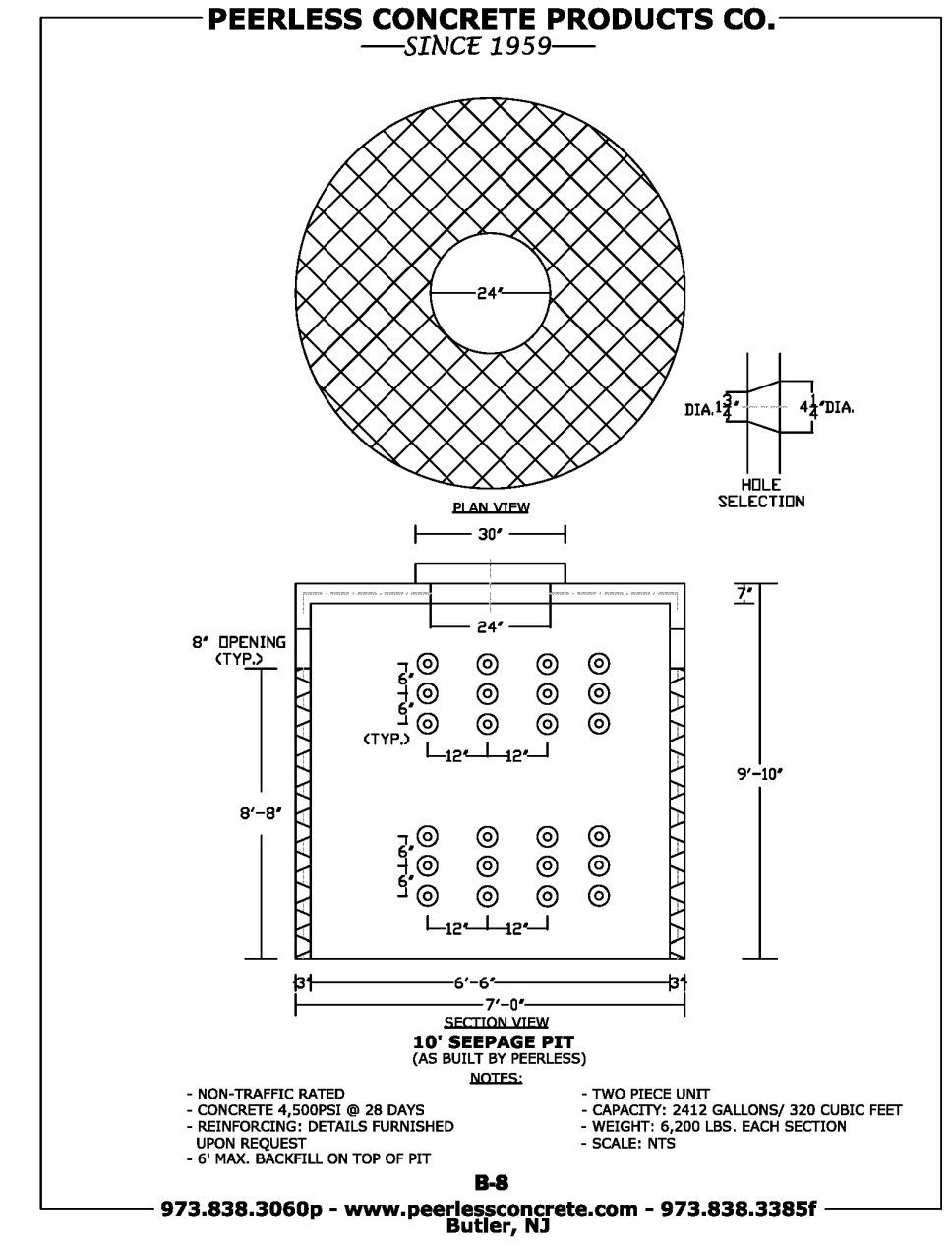
STORMWATER CALCULATION

CAPACITY CALCULATION	
2" of runoff for each square foot of new impervious area	
2" X 3,834 SF of new impervious area = 639 cubic feet of volume required	
VOLUME PROVIDED - 654 C.F.	

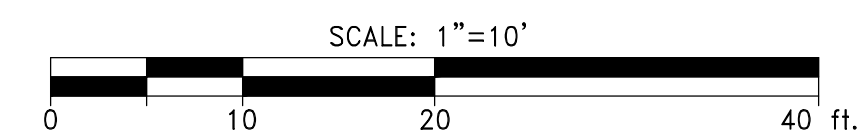
VOLUME CAPACITY OF SEEPAGE PIT	
2.25' CLEAN BROKEN STONE ON SIDES AND 1.0' AT BOTTOM FILTER FABRIC ON SIDES	

TANK VOLUME	
V Tank = (pi) (3.25) ² (9'-3") = 307 C.F.	

STONE VOLUME	
Stone Envelope is 11.5' x 11.5'	
V total = 11.5' x 11.5' x 9.25' = 1223 C.F.	
V outside of tank = (pi) (3.5) ² x 9.25' = 356 C.F.	
V stone = 1223 - 356 = 867 C.F.	
(DOES NOT CONSIDER BASE STONE)	
STONE VOLUME TOTAL ASSUMING 40% VOIDS	
V Stone = 0.40 (867) = 347 C.F.	
TOTAL SEEPAGE PIT VOLUME	
V Pit = V Tank + V Stone = 654 C.F.	



SEEPAGE PIT SYSTEM
SCALE: N.T.S.



SEE SHEET 2 OF THIS SET FOR GENERAL NOTES AND REFERENCES.

THESE PLANS ARE NOT TO BE USED FOR BID OR CONSTRUCTION

DATE: 12/01/05	REVISION
DATE: 12/01/05	6
DATE: 12/01/05	5
DATE: 12/01/05	4
DATE: 12/01/05	3
DATE: 12/01/05	2
DATE: 12/01/05	1

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M.LAND & S.TERKORN
CONSULTING ENGINEERS & SURVEYORS

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PRELIMINARY AND FINAL SITE PLANS FOR
225 NORTH MARTINE AVENUE
GRADING, UTILITY AND SOIL EROSION AND SEDIMENT CONTROL PLAN
BLOCK 10, LOT 14
BOROUGH OF FANWOOD, UNION COUNTY, NEW JERSEY

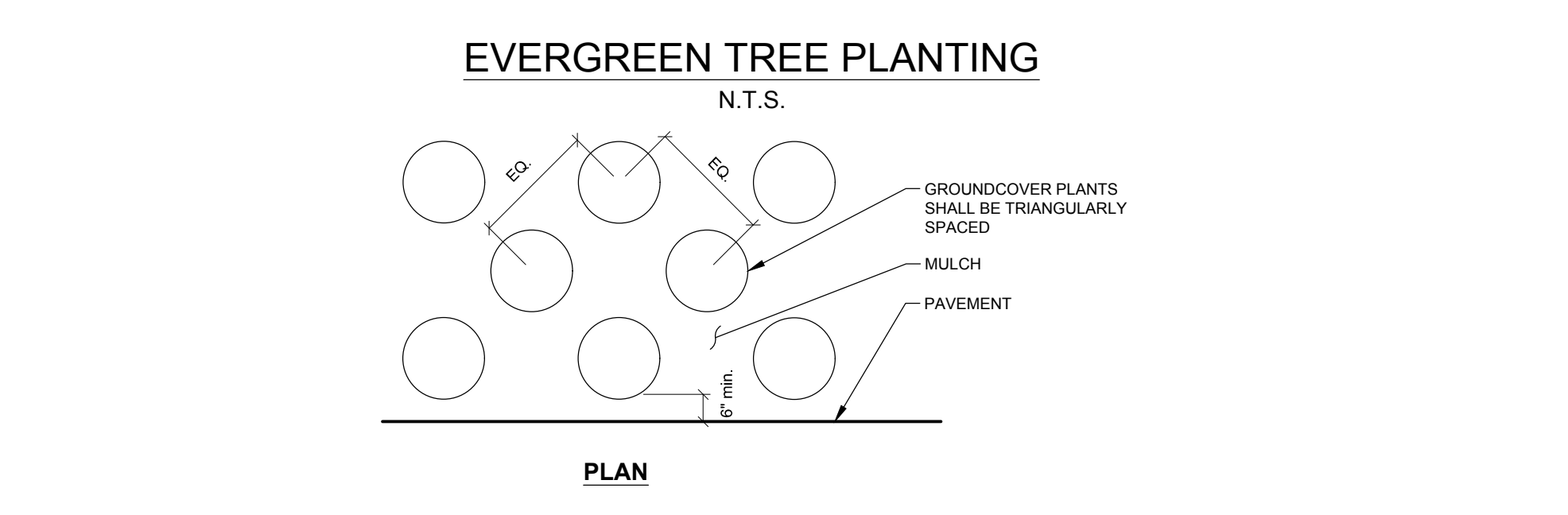
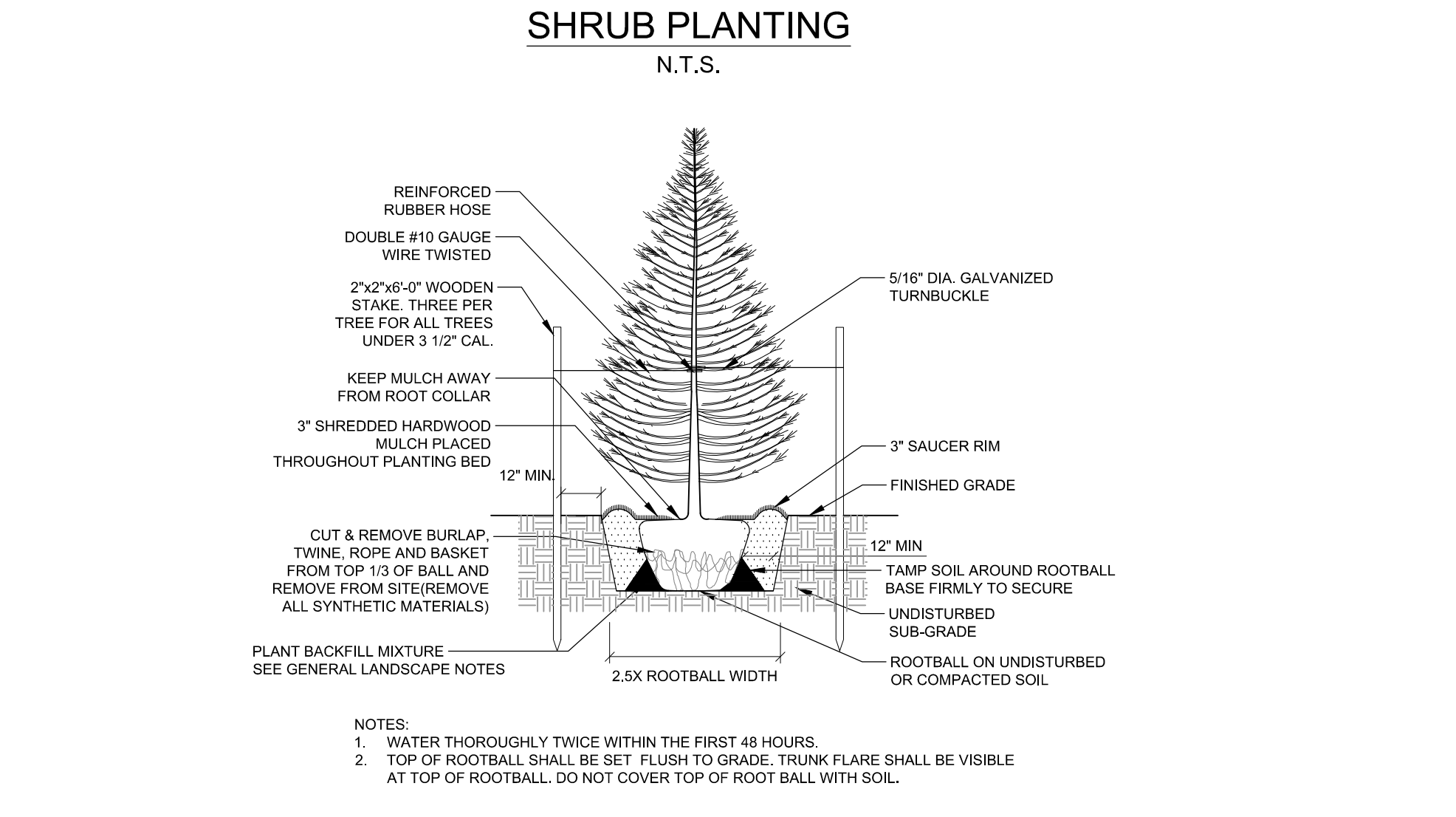
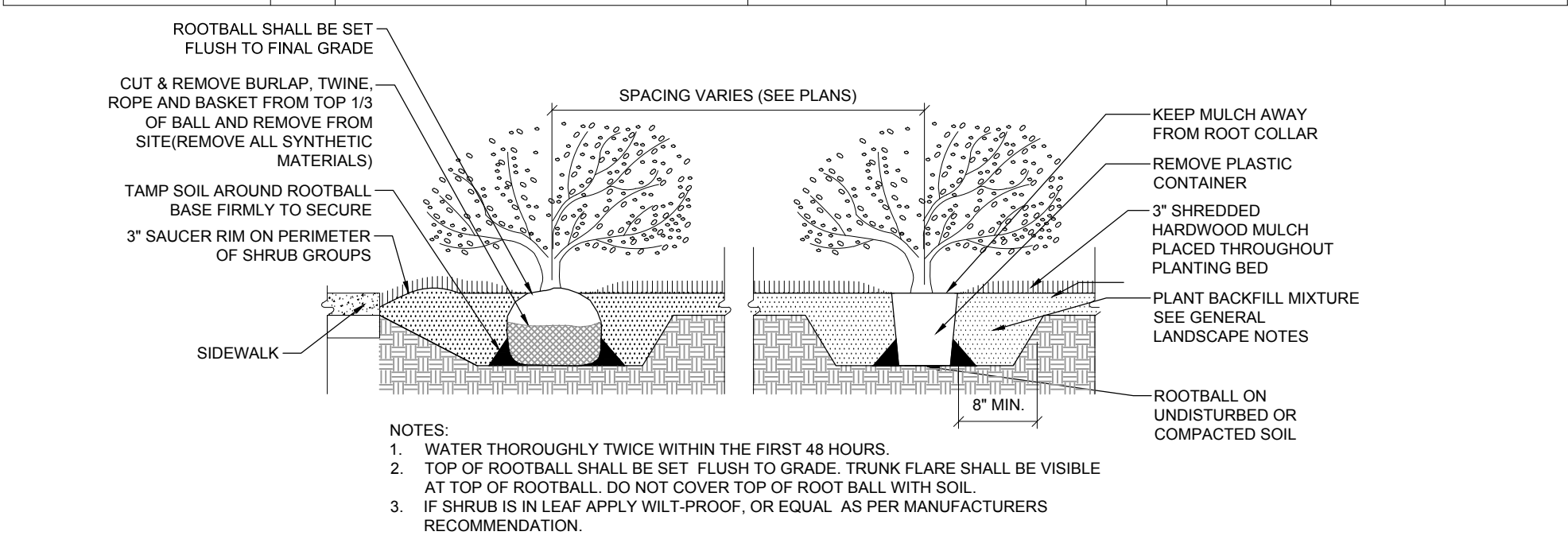
SHEET No. **5** OF **8**

GENERAL LANDSCAPE NOTES

- PLANTING:**
- THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING AND LIGHTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. AND NOTIFY THE LANDSCAPE ARCHITECT IN REFERENCE TO ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
 - THE CONTRACTOR SHALL ENSURE THAT WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
 - IN THE EVENT OF VARIATION BETWEEN WRITTEN QUANTITIES SHOWN ON THE PLAN, THE PLANS SHALL TAKE PRECEDENCE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK. SOD AND SEED QUANTITY TAKE-OFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT OR ENGINEER FOR CLARIFICATION PRIOR TO BIDDING. THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN SIZES AS SPECIFIED IN PLANT LIST.
 - PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS OR AS DESIGNATED IN THE FIELD.
 - ALL PLANT MATERIAL SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). TREES SHALL BE NURSERY-GROWN, FREE OF DISEASE, SUBSTANTIALLY UNIFORM IN SIZE AND SHAPE AND HAVE STRAIGHT TRUNKS.
 - ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED THERETO BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY SPECIES AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE LANDSCAPE ARCHITECT OR ENGINEER.
 - ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
 - PLANT SUBSTITUTIONS SHALL BE PERMITTED ONLY WITH WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT RELATIVE TO SIZE, SPECIES AND VARIETY. ALL PLANT MATERIAL SHALL BE TRUE SPECIES, VARIETY, AND SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. WRITTEN PROOF OF UNAVAILABLE PLANT MATERIAL MUST BE DOCUMENTED.
 - ALL PROPOSED TREES TO BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED LINES ARE NOT TO BE OBTAINED. ALL SHRUBS AND GROUND COVER AREAS SHALL BE PLANTED IN CONTINUOUS PREPARED BED AND TOP DRESSED WITH A 3 INCH LAYER OF SHREDDED HARDWOOD MULCH. MULCH SHALL HAVE BEEN SHREDDED WITHIN THE LAST SIX MONTHS.
 - TRANSPLANTING:
 - PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
 - ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
 - IF PLANTS ARE TO BE STOCKPILED BEFORE RE-PLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
 - UPON RE-PLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
 - TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
 - IF TRANSPLANTS DIE, SHRUBS LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND.
 - B&BS SHALL BE PLANTED IN ACCORDANCE WITH SECTION 11 OF THE ANLA STANDARDS.
 - THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND CONDITIONS OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF ALL TREES SHALL BE DONE AS INDICATED ON THE DOCUMENTS.
 - ALL TREE STAKES AND WIRES WILL BE REMOVED BY THE APPLICANT AFTER ONE (1) YEAR FROM THE DATE OF INSTALLATION.
 - VEGETATION PROPOSED AMONG EXISTING VEGETATION IS TO BE PLANTED TO AVOID DAMAGE TO THE EXISTING VEGETATION.
 - ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7' ABOVE GRADE.
 - MAINTAIN POSITIVE DRAINAGE OUT OF PLANTING BEDS AT A MINIMUM 2% SLOPE. ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, ENGINEER, OR OWNER.
 - ALL PLANTING BEDS SHALL RECEIVE 3 INCHES OF SHREDDED HARDWOOD MULCH WITH WEED INHIBITING FABRIC BENEATH. PLANT MATERIALS SHALL NOT BE INSTALLED UNTIL FINISHED GRADING HAS BEEN COMPLETED.
 - UPON COMPLETION OF ALL LANDSCAPING, AN ACCEPTANCE MEETING OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR ENGINEER OR OWNER FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
 - ALL TREES SHALL BE GUARANTEED FOR 24 MONTHS FROM DATE OF ACCEPTANCE. ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR 24 MONTHS FROM THE DATE OF ACCEPTANCE. REPLACEMENT PLANTS USED SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS.
 - PLANTING DATES:

FALL	EVERGREEN TREES
AUGUST 15 - DECEMBER 15	DECIDUOUS TREES
OCTOBER 15 - DECEMBER 15	ALL PLANTS
SPRING	
MARCH 1 - MAY 15	
- LAWN:**
- ALL DISTURBED AREA OF THE SITE NOT PLANTED WITH SHRUBS OR GROUND COVER SHALL BE FINE GRADED AND SEEDED OR SODDED.
 - ALL SOD SHALL BE OBTAINED FROM AREAS HAVING GROWING CONDITIONS FAMILIAR TO AREAS TO BE COVERED. AREAS TO BE SODDED SHALL BE RAKED OF STONES AND DEBRIS. DEBRIS AND STONES OVER 1 INCH IN DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOD WILL BE REJECTED. ALL SOD MUST BE PLACED WITH STAGGERED JOINTS, BUTTED WITH NO INEQUALITIES IN GRADE. PLACE ALL SOD IN ROWS AT RIGHT ANGLES TO SLOPES (WHERE APPLICABLE).
 - ALL PLANTING BEDS ADJACENT TO LAWN AREAS (SOD OR SEEDED) SHALL BE SPADE EDGED.
- SOILS:**
- CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL TEST OF EXISTING ON SITE SOILS TO BE USED AS PART OF PLANTING BACKFILL MIXTURE.
 - PLANT BACKFILL MIXTURE - BACKFILL PLANT PITS WITH A MIXTURE OF TOPSOIL AND SOIL AMENDMENTS. AMENDMENTS SHALL BE ADDED AS RECOMMENDED.
 - CONTRACTOR SHALL PROVIDE PLANTING BACKFILL MIXTURE TO PROPOSED DEPTHS AS FOLLOWS: TREES (24 INCH MINIMUM OF PLANTING BACKFILL MIXTURE), SHRUBS (18 INCH MINIMUM OF PLANTING BACKFILL MIXTURE), PERENNIALS AND GROUND COVER (12 INCH MINIMUM OF PLANTING BACKFILL MIXTURE).
 - IF WET SOIL CONDITIONS EXIST THEN PLANT PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND THE ADDITIONAL AREA FILLED WITH SAND.
 - IMPORTED OR ON-SITE TOPSOIL MAY BE USED TO REFILL THE EXCAVATED AREA. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. CONTRACTOR TO MODIFY THE SOIL AS NEEDED TO MEET REQUIRED PH AND NUTRIENT LEVELS.
 - LAWN/LANDSCAPE RESTORATION AREAS: CONTRACTOR TO COMPLETELY REMOVE ALL UNDERLYING CONSTRUCTION MATERIALS AND SCARIFY/RIP REMAINING SOIL TO A DEPTH OF 24" INCLUDING A MINIMUM OF 6" THICK TOPSOIL.
 - ALL AREAS WHICH ARE TO BE SEEDED, SHREDDED, OR SODDED, PRIOR TO SEEDING, PRIOR TO TOPSOIL PLACEMENT THE EXISTING SOIL SHALL BE RAKED CLEAN OF WEEDS, VEGETATION AND EXTRANEOUS MATERIALS SUCH AS WOOD, STONES, ROCKS, CONSTRUCTION DEBRIS, ETC. LARGER THAN TWO (2) INCHES IN ANY DIMENSION. TOPSOIL SHALL BE SANDY LOAM FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL. CONTAIN 5% ORGANIC MATTER, 6.0 TO 6.5 PH. TOPSOIL SHALL NOT BE WORKED IN MUDDY OR WET CONDITIONS.
 - TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL CONSTRUCTION DISTURBANCES AND STORAGE OF EQUIPMENT, WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT. CONTRACTOR TO FIELD VERIFY AREAS OF SEED AND SOD PRIOR TO SUBMITTING A BID.
 - THE CONTRACTOR IS RESPONSIBLE FOR TESTING PROJECT SOILS. THE CONTRACTOR IS TO PROVIDE A CERTIFIED SOILS REPORT TO THE OWNER. THE CONTRACTOR SHALL VERIFY THAT THE SOILS ON SITE ARE ACCEPTABLE FOR THE PROPER GROWTH OF THE PROPOSED PLANT MATERIAL. SHOULD THE CONTRACTOR FIND POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE SOIL AMENDMENTS AS NECESSARY. THE AMENDMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, FERTILIZERS, LIMES, AND TOLERANT PLANTING SOILS MUST BE VERIFIED PRIOR TO PLANTING OF MATERIALS.
 - ALL PLANTING AREAS WITHIN EXISTING ASPHALT PAVEMENT AREAS SHALL BE DECOMPACTED A MINIMUM DEPTH OF 24 INCHES. CONTRACTOR TO REMOVE ASPHALT BASE MATERIALS AND SCARIFY/RIP REMAINING SOIL TO A DEPTH OF 24". TAKE CARE TO NOT RIP SOIL WITHIN THE DRIP LINE OF EXISTING TREES.
- COORDINATION:**
- THE CONTRACTOR SHALL COORDINATE WITH LIGHTING CONTRACTOR (WHEN / WHERE APPLICABLE) REGARDING TIMING OF INSTALLATION OF PLANT MATERIAL.
 - THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF UNDERGROUND UTILITIES ON THE SITE THREE (3) DAYS PRIOR TO ANY EXCAVATION. THEIR EXACT LOCATION SHALL BE VERIFIED WITH THE OWNER OR GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY DIGGING OPERATIONS. IN THE EVENT UTILITIES ARE UNCOVERED, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO THE UTILITIES AND SUCH DAMAGE SHALL NOT RESULT IN ANY ADDITIONAL EXPENSES TO THE OWNER. ANY DAMAGE OF UNREPORTED LINES SHALL NOT BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR TREES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT OR ENGINEER.
- INSTALLATION:**
- ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
 - DURING PLANTING OPERATIONS EXCESS WASTE MATERIALS SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THE SITE.
 - EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, AND FURNISHING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN THE EXECUTION OF THE WORK.
- MAINTENANCE:**
- MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE. MAINTENANCE INCLUDES: WATERING, PRUNING, FERTILIZING, WEEDING, MULCHING, REPLACEMENT OF DISEASED OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF PLANTS.

PLANT SCHEDULE							
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CAL./HT.	REMARKS	
JC	13	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	B & B	8'-10'		
PA	7	PICEA ABIES	NORWAY SPRUCE	B & B	10'-12'		
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	HT.	SPACING	REMARKS
CK	1	CORNUS KOUSA	FLOWERING DOGWOOD	B&B	1.5-2" CAL.		
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	HT.	SPACING	REMARKS
PJ	3	PIERIS JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE ANDROMEDA	3 GAL	24"-30"		
RE	12	RHODODENDRON ENCORE AUTUMN EMBERS	AUTUMN EMBERS RHODODENDRON	3 GAL	18"-24"		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	HT.	SPACING	REMARKS
JB	10	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER	2 GAL	15" - 18"	30" o.c.	
LM	25	LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF	2 GAL	15" - 18"	18" o.c.	

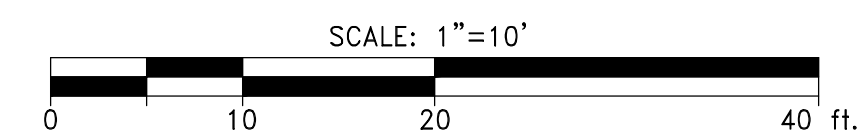
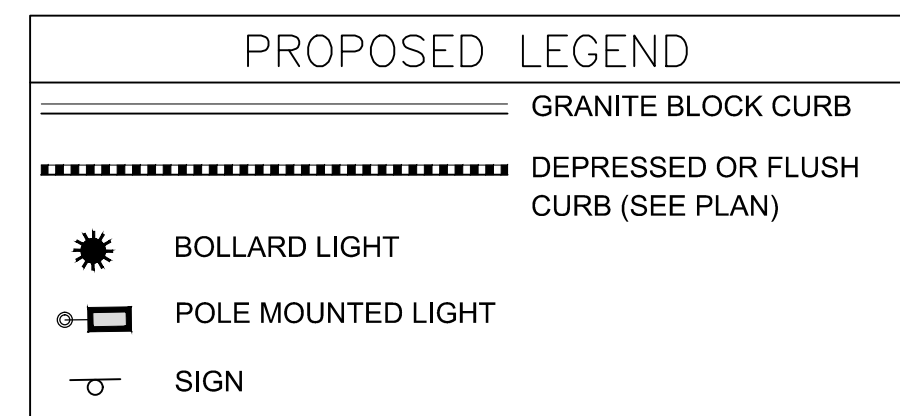
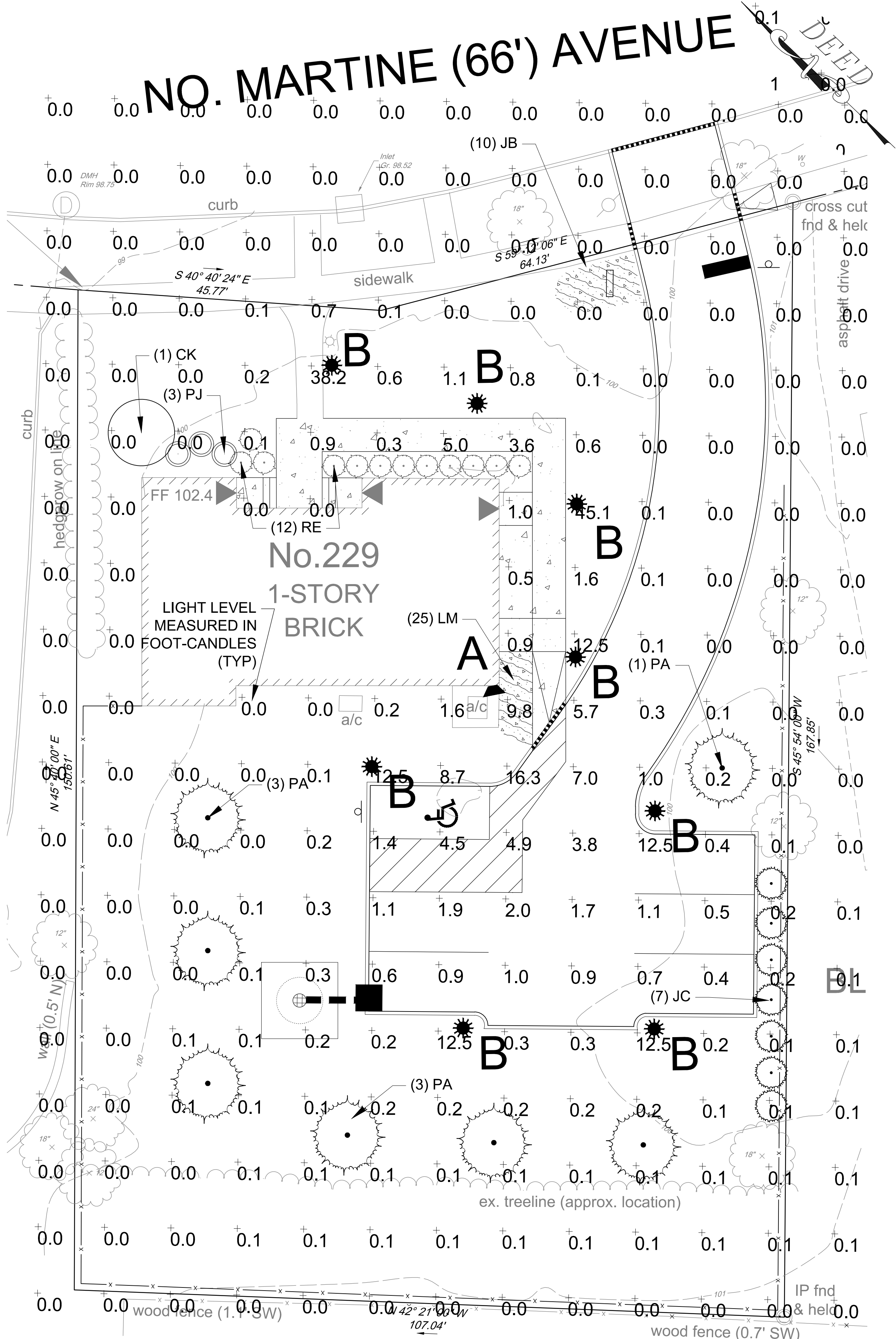


Symbol	Arrangement	Qty	Type	Manufacturer	Product Code	Lum. Watts	Arr. Watts	Lum. Lumens	LLF
▲	SINGLE	1	A	HUBBELL	RFL4-176L-95-3K7-W-LNV-X-FINISH (MOUNTED AT 10' AFG & TITLED AT 60°)	93.3	93.3	12217	0.950
☼	SINGLE	8	B	KIM LIGHTING	SL1-LED-18L-3K-UV-FINISH (MOUNTED AT 3.5' AFG)	25.9	25.9	2448	0.950

Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	Illuminance	Fc	1.49	7.0	0.3	23.33	4.97

DIVERSIFIED LIGHTING
55 LANE ROAD
FAIRFIELD, NJ

CONTACT: MATTHEW STERNER
(908) 907-8462
MSTERNER@DIVNJ.COM

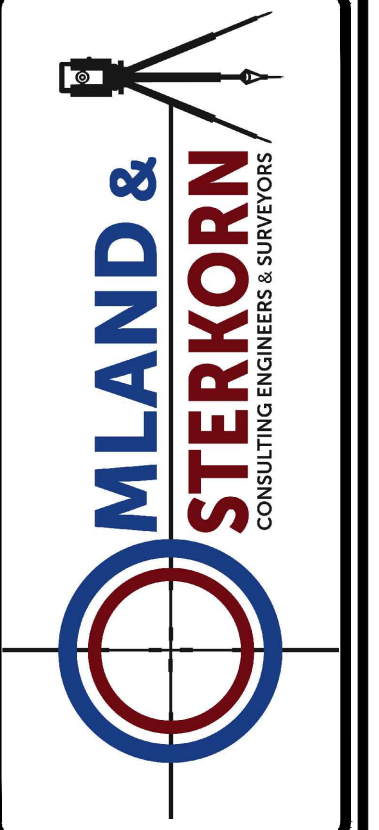


SEE SHEET 2 OF THIS SET FOR GENERAL NOTES AND REFERENCES.

THESE PLANS ARE NOT TO BE USED FOR BID OR CONSTRUCTION

NO.	REVISION	DATE	CHKD
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5			
4			
3			
2			
1			

PROJ.: 190105
DATE: 12/01/19
PLACE THIS STAMP AND ALL INFORMATION CONTAINED HEREIN IN A PROMINENT LOCATION ON THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THIS STAMP AND FOR THE PROTECTION OF THE STAMP FROM ANY DAMAGE OR DESTRUCTION. ALL RIGHTS RESERVED.



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PRELIMINARY AND FINAL SITE PLANS FOR
225 NORTH MARTINE AVENUE
LANDSCAPE AND LIGHTING PLAN
BLOCK 10, LOT 14
BOROUGH OF FANWOOD, UNION COUNTY, NEW JERSEY

HUBBELL Lighting

DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

RATIO Flood

MEDIUM AND LARGE

FEATURES

- Medium and Large LED flood with a variety of NEMA distributions for lighting applications such as area lighting, accent, flag pole columns, or night
- Part of the Ratio Flood series, this luminaire was designed in conjunction with the slo/tra products to provide a sleek and timeless look
- Features a corner optical array, providing reduced penetration and increased visual contrast without compromising performance
- Applications include safety/security, accent, flag pole, columns and signs

CONTROL TECHNOLOGY

SiteSonic™
 NX DISTRIBUTED INTELLIGENCE

RELATED PRODUCTS

RATIO Family # SBL1 # SBL2 # SBL3

CONSTRUCTION

- Corrosion resistant, rugged die-cast aluminum housing with powder coated finish
- High Impact UV stabilized acrylic outer lens protects LEDs and allows for cleaning and debris removal
- Internal wiring fits create optimal heat dissipation and allow air to draw from the face of the luminaire
- Visible, lower and vertical lens options
- Easy maintenance accessible optical components with removal of four screws from back of fixture housing
- Lens hardware is internal to the fixture allowing for uniform pressure on the gasket for an optimal water tight seal

OPTICS

- 75 or 350 midwave LEDs
- Three Versions: 4000K and 5000K CCT
- Valley of NEMA distributions - N (SPL), M (SPL), and W (SPL) Stock version Wide (SPL) only
- Extra optical aperture illuminates to create a light signature surface area resulting in a more glare appearance without sacrificing optical performance

CONTROLS

- Photo control, occupancy sensor and wireless available for complete smart dimming control

CONTRIBUTOR (CONTINUED)

- 7-pin ANSI C58 41-223 photocoupled relay control available for smart logic photocontrols or wireless control modules (control modules are sold separately)
- 0-10V dimming leads available for use with control devices (provided by others), must be 100% shielded
- 0-10V dimming driver standard, continuous dimming option to have leads pulled out for easy connection
- SiteSonic™ wireless control system is available via 7-pin and can be ordered separately. See ordering information and details at: www.hubbell.com/site-sonic

ELECTRICAL (CONTINUED)

- 7-pin model can limit backwards rotation of the luminaire
- Drivers have 90% power factor and less than 20% THD
- LED drivers have output power over voltage, over current protection and short circuit protection with auto recovery
- 10A surge protector optional

CERTIFICATIONS

- Fits in IP66 rated
- Lower to UL 984 for use in wet locations
- ULC (Designlight) Consensus Qualified, with some Premium Qualified configurations. Please refer to the ULC website for specific product qualifications at www.designlight.org

WARRANTY

- 8 year limited warranty
- See full Standard Warranty for additional information

KEY DATA

Lumen Range	12,000 - 30,000
Voltage Range	124 - 268
Efficacy Range (LPW)	16 - 25
Approved Life (hrs)	170,000 - 200,000
Weight (lbs.)	16.5 - 25.7 (7.5 - 11.6)

FLOOD LIGHT FIXTURE (TYPE A) DETAIL

N.T.S.

KIM LIGHTING

SL1 LED
 Site Light fixture
 revision: 5/11/18 • SL1-011-001-spec.pdf

Approvals:

Date: Page: 1 of 4

Specifications

SL1 LED
 Maximum weight: 37 lb

Head: One-piece cast, low-copper (±0.6%) Cu aluminum, 3/16" wall thickness with external reveal anodized head and shaft. Attachment to shaft is by four bolts concealed within the head.

Shaft: One-piece extruded aluminum with internal tracks for attaching head and base.

Base: One-piece cast, low-copper (±0.6%) Cu aluminum secured to shaft by four concealed stainless steel bolts.

Lens: Clear flat 1/8" thick tempered glass retained by two stainless steel brackets, and four stainless steel, hex socket cap screws, fully gasketed.

LED Optical System: A total of 27 mid power LED emitters configured in a rectangular array comprised together as a module, from 12 modules for 18 version and four 6 modules for 36 version. Available in 5800m/Amber, 3000K, 4200K, and 5100K color temperatures.

LED Driver: Universal voltage from 120 to 277V with a ±10% tolerance. 40F starting temperature. All drivers are Underwriters Laboratories certified.

Anchor Bolts: Four 3/8" x 10" x 2" zinc plated L-hooks complete with leveling nuts, washers, couplings, rigid pressed board template and black stainless steel bolts.

Finish: Fade and abrasion resistant, electrochemically applied, thermally cured, individual non-solvent (TCO) polyurethane powdercoat. Standard colors are Black, Dark Bronze, Light Gray, Titanium, Platinum Silver, or White. Custom colors are available and subject to additional charges, minimum quantities and longer lead times. Consult representative.

Listed by: UL E900 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2-12.10.0 Luminaires. KoS compliant. Meets Bay American provisions within ANSIA, KoS compliant. Meets Bay American provisions within ANSIA, KoS compliant.

Warning: For full warranty see <http://www.hubbell.com/lighting>

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

BASE PLAN

BOLLARD FIXTURE (TYPE B) DETAIL

N.T.S.

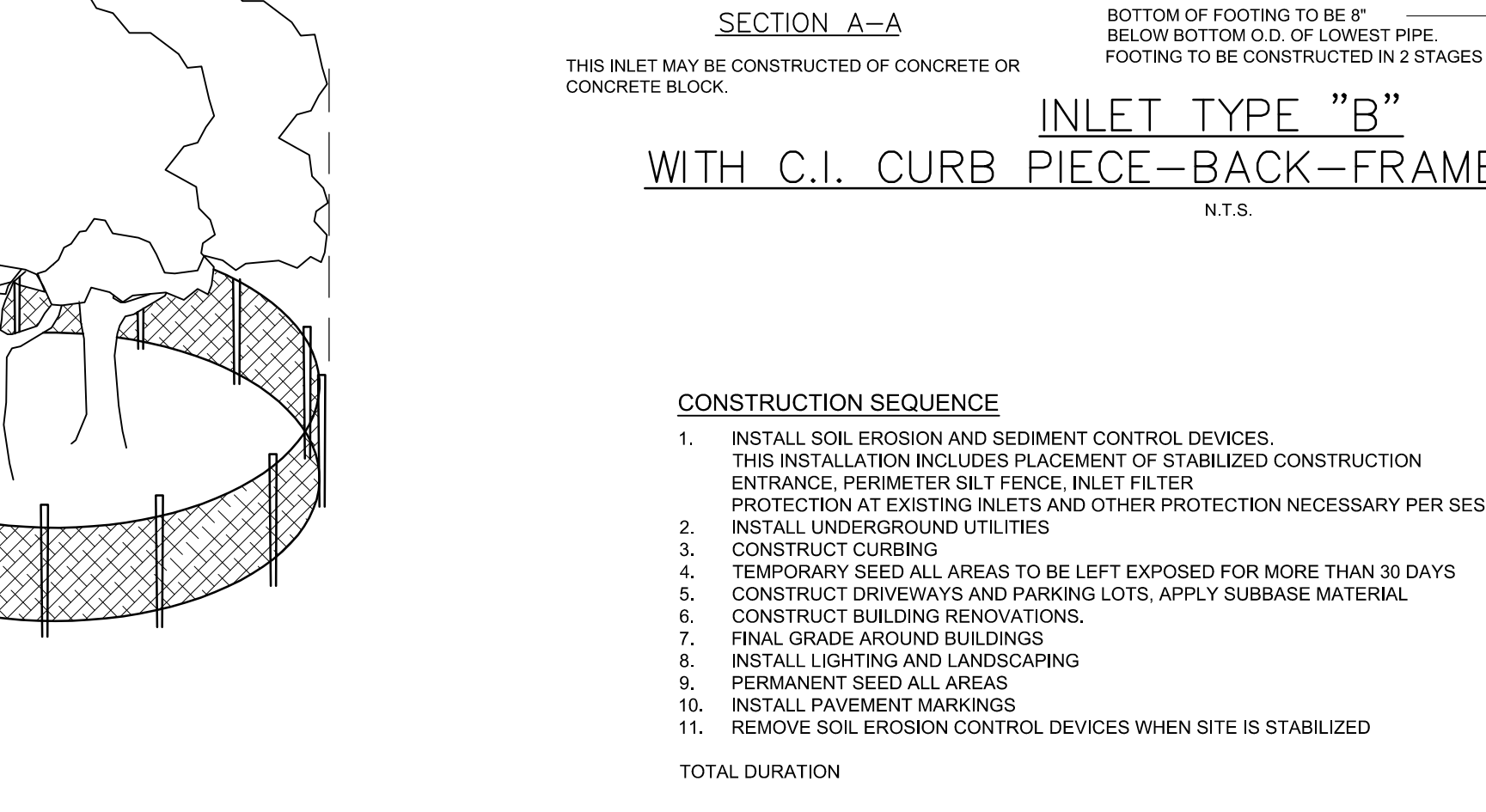
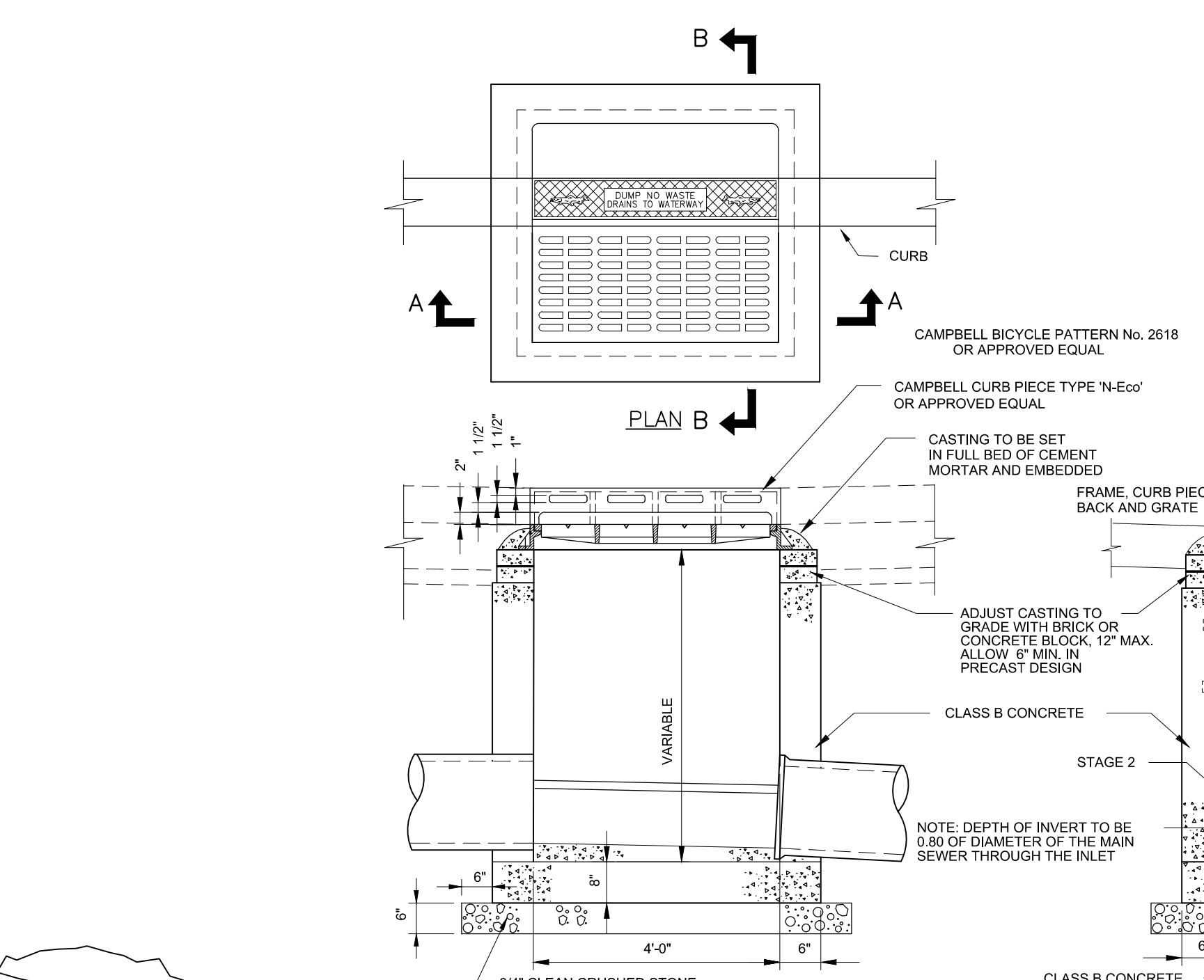
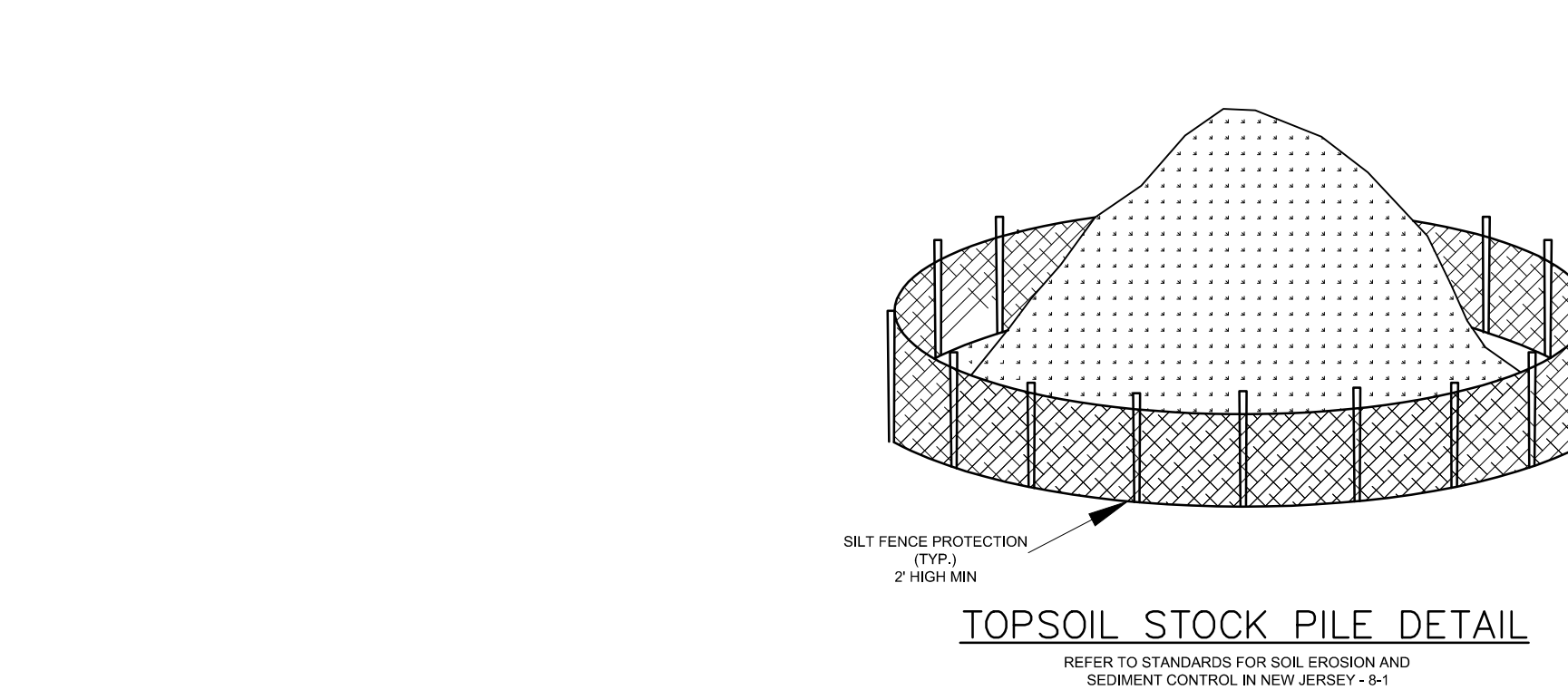
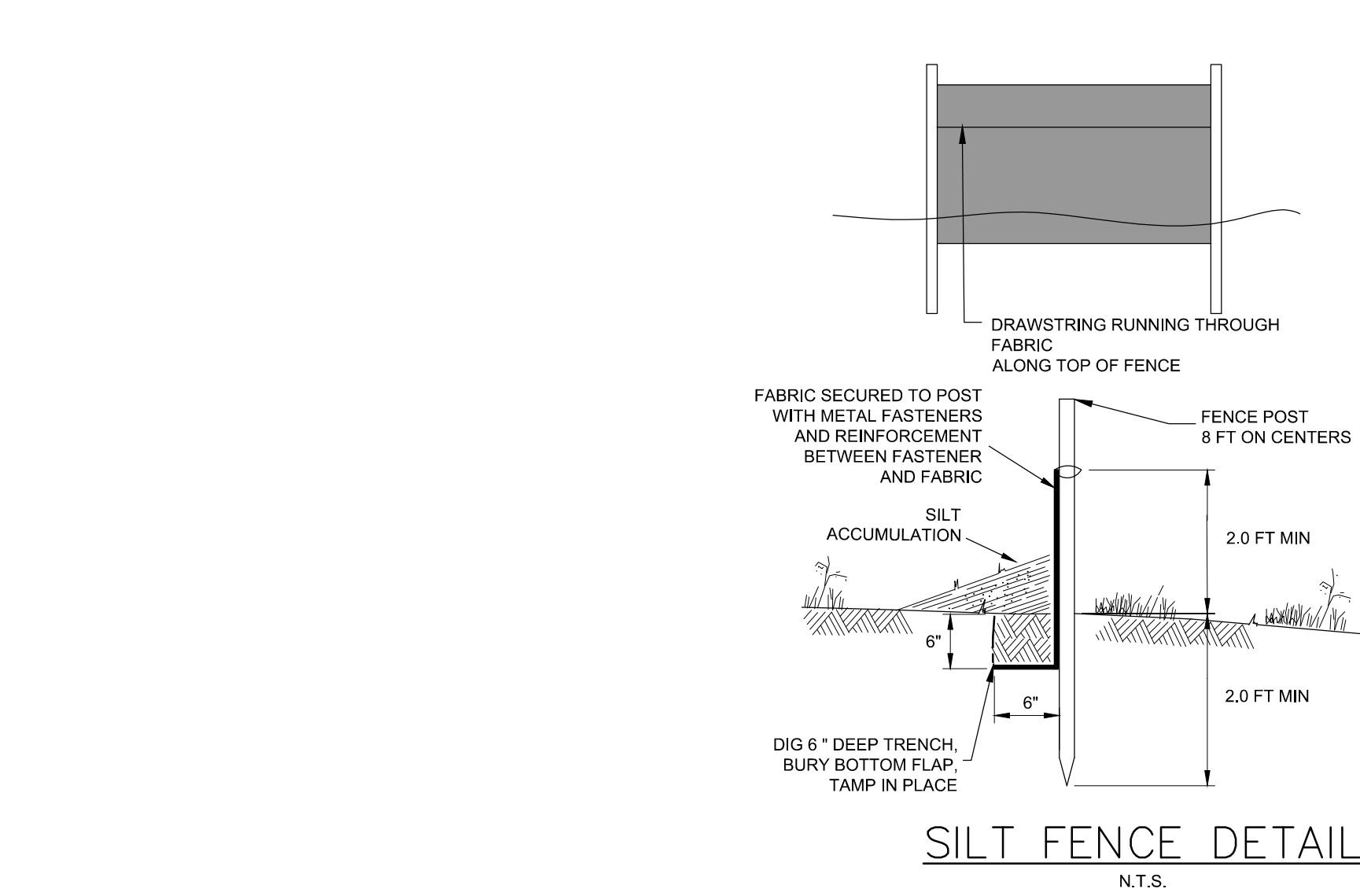
EXISTING TREE PROTECTION NOTES

- TREE PROTECTION SHALL BE PROVIDED FOR ANY AND ALL TREES TO BE PRESERVED DURING AND AFTER CONSTRUCTION. THE CONTRACTOR SHALL TAKE WHATEVER ADDITIONAL MEASURES NECESSARY TO PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING AND BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILE CONSTRUCTION MATERIALS OR EXCAVATED MATERIAL, WITHIN DRIP LINE, EXCESS FOOT TRAFFIC OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE.
- TREE PROTECTION TO BE INSTALLED PRIOR TO CLEARING OF WOODED AREA. ONCE CONSTRUCTION HAS BEEN COMPLETED AND THE AREA AROUND THE PROTECTED TREES HAS BEEN PERMANENTLY SEEDED AND MULCHED, THE TREE PROTECTION FENCE CAN BE REMOVED.
- 4' HIGH SNOW FENCE SHALL BE PLACED AT THE DRIP LINE OF THE TREE OR GROUP OF TREES TO BE PROTECTED AND SHALL ENCRIRCLE THE ENTIRE TREE OR GROUP.
- BOARDS AND FENCING SHALL NOT BE NAILED TO TREES DURING CONSTRUCTION.
- ROOTS EXPOSED AND/OR DAMAGED DURING GRADING AND CONSTRUCTION OPERATIONS SHALL BE CUT OFF CLEANLY INSIDE THE EXPOSED OR DAMAGED AREA, AND TOPSOIL PLACED OVER THE ROOTS IMMEDIATELY.
- TREES WITHIN THE LIMITS OF CONTRACT WORK SHALL BE WATERED AS REQUIRED TO MAINTAIN THEIR HEALTH.

REMOVAL OF TREE LIMB

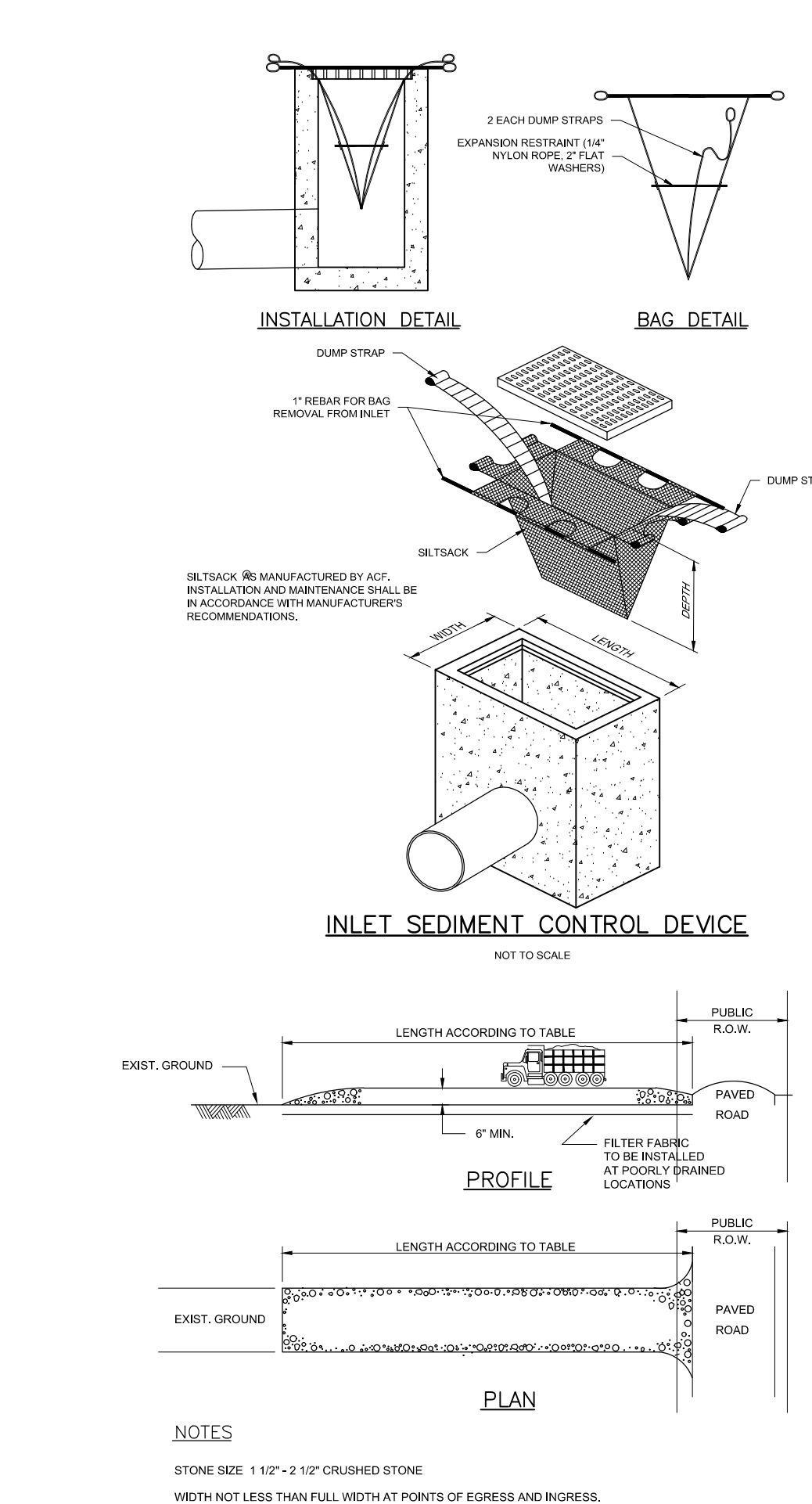
TREE PROTECTION DETAIL

REFER TO STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY: 9.1



CONSTRUCTION SEQUENCE

1. INSTALL SOIL EROSION AND SEDIMENT CONTROL DEVICES. THIS INSTALLATION INCLUDES PLACEMENT OF STABILIZED CONSTRUCTION ENTRANCE, PERIMETER SILT FENCE, INLET FILTER PROTECTION AT EXISTING INLETS AND OTHER PROTECTION NECESSARY PER SESC PLAN.	1 DAY
2. INSTALL UNDERGROUND UTILITIES	1 WEEK
3. CONSTRUCT CURBING	1 DAY
4. TEMPORARY SEED ALL AREAS TO BE LEFT EXPOSED FOR MORE THAN 30 DAYS	2 WEEKS
5. CONSTRUCT DRIVEWAYS AND PARKING LOTS, APPLY SUBBASE MATERIAL	2 MONTHS
6. CONSTRUCT BUILDING RENOVATIONS.	2 WEEKS
7. FINAL GRADE AROUND BUILDINGS	1 WEEK
8. INSTALL LIGHTING AND LANDSCAPING	1 WEEK
9. PERMANENT SEED ALL AREAS	2 DAYS
10. INSTALL PAVEMENT MARKINGS	1 DAY
11. REMOVE SOIL EROSION CONTROL DEVICES WHEN SITE IS STABILIZED	1 DAY
TOTAL DURATION	4 MONTHS



NOTES

STONE SIZE: 1 1/2" - 2 1/2" CRUSHED STONE
 WIDTH NOT LESS THAN FULL WIDTH AT POINTS OF EGRESS AND INGRESS.

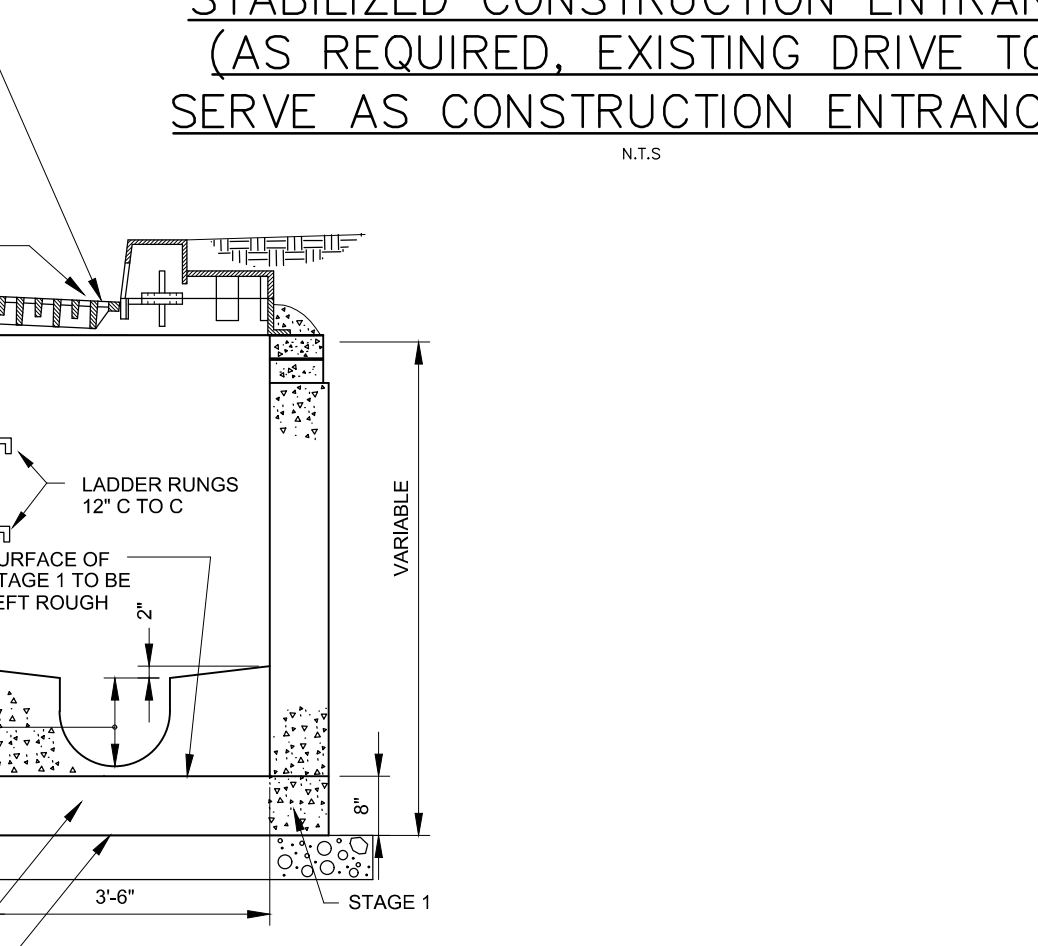
WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC R.O.W. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.

MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC R.O.W. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT, ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRAPPED ONTO PUBLIC R.O.W. MUST BE REMOVED IMMEDIATELY.

WHEN THE CONSTRUCTION ACCESS EXITS ONTO A MAJOR ROADWAY, A PAVED TRANSITION AREA MAY BE INSTALLED BETWEEN THE MAJOR ROADWAY AND THE STONED ENTRANCE TO PREVENT LOOSE STONES FROM BEING TRANSPORTED OUT ONTO THE ROADWAY BY HEAVY EQUIPMENT ENTERING OR LEAVING THE SITE.

PERCENT SLOPE OF ROADWAY	COARSE GRANDED SOILS	FINE GRANDED SOILS
0 TO 2%	50L	100L
2 TO 5%	100L	200L
>5%	ENTIRE SURFACE STABILIZED WITH HMA BASE COURSE MIX 1-2	

AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY



- SOMERSET-UNION COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES**
- All Soil Erosion and Sediment Control Practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey and will be in place prior to any major soil disturbance, or in their proper sequence and maintained until permanent protection is established.
 - Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding. If the season prohibits temporary seeding, the disturbed area will be mulched with straw or hay and tacked in accordance with the New Jersey Standards. See Note 21 below.
 - Permanent vegetation to be established on exposed areas within ten (10) days after final grading. Mulch is to be used for protection until vegetation is established. See Note 22 below.
 - Immediately following initial disturbance or rough grading all critical areas (steep slopes, sandy soils, wet conditions) subject to erosion will receive a temporary seeding in accordance with Note 21 below.
 - Temporary Diversion Berms are to be installed on all cleared roadways and easement areas. See the Diversion Detail.
 - Permanent seeding and stabilization to be in accordance with the "Standards for Permanent Vegetative Cover, for Soil Stabilization Cover". Specified rates and locations shall be on the approved Soil Erosion and Sediment Control Plan.
 - The site shall at all times be graded and maintained so that all storm water runoff is diverted to Soil Erosion and Sediment Control facilities.
 - All sedimentation structures (silt fence, inlet filters and sediment basins) will be inspected and maintained daily.
 - Stockpiles must not be located within 50 feet of a floodplain, slope, drainage facility, or roadway. All stockpile bases shall have a silt fence properly entrenched at the toe of slope.
 - A Stabilized Construction Access will be installed, whenever an earthen road intersects with a paved road. See the Stabilized Construction Access detail and chart for dimensions.
 - All new roadways will be treated with a suitable subbase upon establishment of final grade elevations.
 - Paved roadways must be kept clean at all times.
 - Before discharge points become operational, all storm drainage outlets will be stabilized as required.
 - All dewatering operations must be discharged directly into a sediment filter area. The filter should be composed of a fabric or approved material. See the Dewatering detail.
 - Any sediment basins will be cleaned when the capacity has been reduced by 50%. A clean out elevation will be identified on the plan and a marker installed on the site.
 - During and after construction, the applicant will be responsible for the maintenance and upkeep of the drainage structures, vegetation cover, and any other measures deemed appropriate by the District. Said responsibility will end when completed work is approved by the Morris County Soil Conservation District.
 - All trees outside the disturbance limit indicated on the subject plan or those trees within the disturbance area which are designated to remain after construction are to be protected with tree protection devices. See the Tree Protection detail.
 - The Somerset-Union County Soil Conservation District may request additional measures to minimize on site or off site erosion problems during construction.
 - The Somerset-Union County S.C.D. must be notified, in writing, at least 72 hours prior to any land disturbance, and a pre-construction meeting held.
 - TOPSOIL STOCKPILE PROTECTION**
 - Apply ground limestone at a rate of 90 lbs/1000 S.F.
 - Apply fertilizer (10-20-10) at a rate of 11 lbs/1000 S.F.
 - Apply Perennial Ryegrass seed at a rate of 1 lb/1000 S.F. and Annual Ryegrass at 1 lb/1000 S.F.
 - Mulch stockpile with straw or hay at a rate of 90 lbs/1000 S.F.
 - Apply a liquid mulch binder or tack to straw or hay mulch.
 - Properly entrench a silt fence at the bottom of the stockpile.
 - TEMPORARY STABILIZATION SPECIFICATIONS**
 - Apply ground limestone at a rate of 90 lbs/1000 S.F.
 - Apply fertilizer (10-20-10) at a rate of 11 lbs/1000 S.F.
 - Apply Perennial Ryegrass at 1 lb/1000 S.F. and Annual Ryegrass at 1 lb/1000 S.F.
 - Mulch stockpile with straw or hay at a rate of 90 lbs/1000 S.F.
 - Apply a liquid mulch binder or tack to straw or hay mulch.
 - PERMANENT STABILIZATION SPECIFICATIONS**
 - Apply topsoil to a depth of 6 inches.
 - Apply ground limestone at a rate of 90 lbs/1000 S.F. and work four inches into soil.
 - Apply fertilizer (10-20-10) at a rate of 11 lbs/1000 S.F.
 - Apply Hard Fescue seed at 2.7 lbs/1000 S.F. and Creeping Red Fescue seed at 0.7 lbs/1000 S.F. and Perennial Ryegrass seed at 0.25 lbs/1000 S.F.
 - Mulch stockpile with straw or hay at a rate of 90 lbs/1000 S.F.
 - Apply a liquid mulch binder or tack to straw or hay mulch.

STANDARD FOR DUST CONTROL (Per Standards... Dust Control 16-1, May 2012)

DEFINITION: The control of dust on construction sites and roads.

PURPOSE: To prevent blowing and movement of dust from exposed soil surfaces, reduce on- and off-site damage and health hazards, and improve traffic safety.

CONDITION WHERE PRACTICE APPLIES: This practice is applicable to areas subject to dust blowing and movement where on- and off-site damage is likely without treatment. Consult with local municipal ordinances on any restrictions.

WATER QUALITY ENHANCEMENT: Sediments deposited as "dust" are often fine colloidal material which is extremely difficult to remove from water once it becomes suspended. Use of this standard will help to control the generation of dust from construction sites and subsequent blowing and deposition into local surface water resources.

PLANNING CRITERIA: The following methods should be considered for controlling dust:

- Mulches - See Standards for Stabilization with Mulches Only (p. 5-1)
- Vegetative Cover - See Standards for Temporary Vegetative Cover (p. 7-1), Permanent Vegetative Cover for Soil Stabilization (p. 4-1) and Permanent Stabilization with Sod (p. 6-1)
- Spray-on Adhesives - On mineral soils (not effective on muck soils). Keep traffic off these areas.

Table 16-1: Dust Control Materials:

	Water Dilution	Type of Nozzle	Gal/Acre
Anionic asphalt emulsion	7:1	Coarse Spray	1,200
Latex Emulsion	12.5:1	Fine Spray	235
Resin in Water	4:1	Fine Spray	300
Polyacrylamide (PAM) - spray on	Apply according to manufacturer's instructions. May also use Polyacrylamide (PAM) - dry spray		
		used as an additive to sediment basins to flocculate and precipitate suspended colloids. See Sediment Basin standard (pg 26-1).	
Acidulated Soy Bean Soap Stick	None	Coarse Spray	1,200

Tillage: To roughen surface and bring clods to the surface. This is a temporary emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, and spring-toothed harrows are examples of equipment which may produce the desired effect.

Sprinkling: Site is sprinkled until the surface is wet.

Barriers: Solid board fences, snow fences, burlap fences, crate walls, bales of hay, and similar material can be used to control air currents and soil blowing.

Calcium Chloride: Shall be in the form of loose, dry granules of flakes fine enough to feed through commonly used spreaders at a rate that will keep surface moist but not cause pollution or plant damage. If used on steeper slopes, then use other practices to prevent washing into streams or accumulation around plants.

Stone: Cover surface with crushed stone or coarse gravel.

PRELIMINARY AND FINAL SITE PLANS FOR
225 NORTH MARTINE AVENUE
CONSTRUCTION DETAILS
 BLOCK 10, LOT 14
 BOROUGH OF FANWOOD, UNION COUNTY, NEW JERSEY

SEE SHEET 2 OF THIS SET FOR GENERAL NOTES AND REFERENCES.

THESE PLANS ARE NOT TO BE USED FOR BID OR CONSTRUCTION

SHEET No. 8 OF 8

6	5	4	3	2	1
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PROJ.: 190105
 DATE: 12/01/19

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CONSTRUCTION DETAILS

SEE SHEET 2 OF THIS SET FOR GENERAL NOTES AND REFERENCES.

THESE PLANS ARE NOT TO BE USED FOR BID OR CONSTRUCTION

SHEET No. 8 OF 8