NOTES

1. BOUNDARY & EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON A SURVEY PROVIDED BY BARRY ISETT & ASSOC., INC., DATED 6/5/15.
2. VERTICAL ELEVATIONS SHOWN AS PER NAVD188 DATUM.
5. ENTIRE SITE UNDERLAIN BY CONTAMINATED HISTORIC FILL. ANY SOIL/FILL LEAVING SITE REQUIRES TESTING/ANALYSIS AND PROPER DISPOSAL AT PERMITTED FACILITY AND APPROVAL OF LSRP OF RECORD.
6. It is contractor's responsibility to notify all utility companies as required prior to demolition.

7. Contractor shall be responsible for necessary disconnects of the existing utility and reconnection shall be performed in accordance with all applicable OSHA requirements for work performed on contaminated sites under the guidance of LSRP.

8. The contractor shall ensure free and safe passage of persons around the area of the demolition as directed by the owner/engineer.

9. The contractor is responsible for the demolition, removal and disposing in a legal manner in a location approved and observed by the LSRP before slab sealing and use of the slabs for parking area are undertaken.

10. All existing, buried, overhead, and underground structures to remain shall be protected from damage by the contractor and/or demolition shall be performed in accordance with the contract and/or specifications.

11. Contractor shall visit the site to verify existing conditions and shall verify all dimensions in field prior to demolition.

12. All utility lines, cables, overheads, and pipes, including water mains, shall be disconnected from buildings at the owner's expense.

13. Contractor shall be responsible for providing and removing all temporary fencing, barriers, and curbs.

14. Contractor shall maintain clean and safe working areas at all times.

15. If any hazardous materials are encountered the LSRP is to be notified concurrently with the owner/engineer of the hazard.

16. Contractor shall be responsible for providing and maintaining erosion control devices as required by LSRP instructions.

17. The contractor shall reduce the airborne dust during the demolition and maintain erosion control devices as required by LSRP instructions.

18. All existing loading dock ramps to be removed.

19. Should removal and/or relocation activities damage fencing, curbing, pavement, lighting and/or storm inlet drains, then the contractor shall provide new materials/structures in accordance with the contract and/or specifications.

20. All new utility poles and wires to be removed (or relocated by contractor) and all utility connections removed or relocated by contractor.

21. After demolition of structures all slab penetrations shall be grouted with materials and methods approved by the owner/engineer.

22. All existing utility pole and wires to be removed (or relocated by contractor) and all utility connections removed or relocated by contractor.

23. All signage required of contractors is to be placed in the owners' names, the company's names, and the owners' addresses to be approved by the owner/engineer.

24. In the event of any disagreement concerning any of the above points, the decision of the owner/engineer shall be final.
**CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NJDOT STANDARD**

5. The Contractor shall supervise and direct the work, using the Contractor's best skill and attention. The Contractor shall confirm grades of existing slabs to remain prior to placing any pavement.

6. Contractor shall be solely responsible for means and methods, techniques, sequence of construction and job site safety. As such, these plans are not intended to represent specific instructions required for site work.

7. The Contractor is responsible for ensuring that the work done shall not affect the use of any other structures or utilities.

8. The Contractor shall supervise and direct the work, using the Contractor's best skill and attention. The Contractor shall confirm grades of existing slabs to remain prior to placing any pavement.

9. The Contractor shall be solely responsible for means and methods, techniques, sequence of construction and job site safety. As such, these plans are not intended to represent specific instructions required for site work.

10. The Contractor shall be responsible to construct all improvements depicted on these plans in accordance with the requirements of the Engineer and the written specifications.

11. The Contractor shall be responsible for the construction of any changes, revisions, increases in work or additional work that may be required to meet the requirements of the specifications.

12. All work performed by the Contractor must be in accordance with the written specifications and as directed by the Engineer.

13. The Contractor shall be responsible for the payment of all taxes, insurance, and other charges incurred in the performance of the work.

14. All existing curbs or other site objects damaged during construction shall be repaired or replaced to the satisfaction of the Engineer.

15. Any existing curbs or other site objects damaged during construction shall be repaired or replaced to the satisfaction of the Engineer.

**SITE SAFETY.** The LSRP will be required to approve any construction sequence with sampling and testing of materials to be used.

**REMEDIES FOR TESTING, CONTAINMENT, AND DISPOSAL OF ANY CONTAMINATED MATERIALS TO BE APPROVED BY THE LSRP.**

**STATE AND LOCAL REGULATIONS.** The site contains environmental areas of concern (KC). All work shall be approved by the LSRP.

**NOTE:** If any discrepancies occur between amounts shown in the plan and the plant list, the plan shall dictate.
PLANT SCHEDULE

<table>
<thead>
<tr>
<th>#</th>
<th>SPECIES</th>
<th>COMMON NAME</th>
<th>QTY.</th>
<th>SIZE</th>
<th>SPACE</th>
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<tbody>
<tr>
<td>1</td>
<td>P. CALLERYANA</td>
<td>CALLERY PEAR</td>
<td>8'-9'</td>
<td>16'-26'</td>
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<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>THUJA OCCIDENTALIS</td>
<td>EMMERALD ARBORVITAE</td>
<td>5'</td>
<td>6'-8'</td>
<td>0/C</td>
</tr>
</tbody>
</table>

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

PROPOSED 'STOP' SIGN
24 FEET WIDE PAVED NORTH AVENUE ACCESS. ACCESS ROAD TO BE CONSTRUCTED OF POROUS PAVEMENT (SEE DETAIL)

UNDERSERVED AREA TO BE GRADED AND RECEIVE 3" THICK CLEAN STONE SURFACE

ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
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Implementation Services

Issue No. Date Description Initial

Revised No. Date Description Initial

Authorized No. 161 Authorization No. 24GA28053000

MATTHEW B. MA AIA, MBA

IRWIN H. WIZEL, AM, PP

ASSOCIATES

RONALD A. BROKENSHIRE, PE

DAVID L LESERARA, RA

MICHAEL I. VORIAND, RA

GERARD P. GESARIO, PE

FREDERICK KINCAID, RA

JEROME LESLIE EDEN, FAIA, PP

CHERYL SCHWERCER, AIA

NJ State Board of Architects
NJ State Board of Engineers & Land Surveyors
PLOTTED: 09/25/2019  
PROJECTS 
SSD-S-17-109 SPRING STREET DEVELOPMENT  
CAD 
SITE DESIGN DRAWINGS

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1/4

ISSUE 1

NO. DATE DESCRIPTION INT.
1 9.26.19 ZONING BOARD SUBMISSION LB

REVISION

NO. DATE DESCRIPTION INT.
1

PRINCIPALS
NJ LIC 21A100794700
NJ PP BC 33243100
NJ VC 37491
MN DC 47462
NY DC 073898-1
PA LIC VE070600

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CHERYL SOMMER, AlA

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DC DC ARC101649
DE EC S5-0007256
FL DC 83149
GA DC RA011484
IA LIC 05577
IL LIC 001.020069
MA LIC AR10286
MD DC 12662
MI LIC 1301052189

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ZONING BOARD CASE NO.: Z-05-19
4. BACKFILL MATERIAL FOR PLANTING PITS SHALL BE COMPOSED OF 1 PART PEAT MOSS, 1 PART HUMUS AND 1 PART TOPSOIL FROM THE SITE OR SELECT THE LANDSCAPE BUFFER AREA SOILS WILL REQUIRE SAMPLING AND TESTING BY THE LSRP AND CLASSIFIED SHALL BE FREE OF ACIDIC MARL, STICKS, LARGE STONES, DEBRIS OR OTHER OBJECTIONABLE MATERIAL. ALL TOPSOIL MUST BE CERTIFIED CLEAN FILL MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.

VIGOROUS AND FREE FROM DISEASES AND INSECT INFESTATION.

STANDARD FOR NURSERY STOCK: PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY.
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 disturbed areas that will be left exposed more than 30 days and subject to construction traffic, will immediately receive temporary seeding. If the season prevents the establishment of a temporary cover, the disturbed areas will be seeded with grass, or appropriate vegetation, at a rate of two (2) bushels per acre, according to NJ State Standards.

4. Permanent Vegetation shall be seeded or seeded on all exposed areas within 45 days after final grading. Mulch will be used for protection and seeding is prohibited.

5. All work shall be done in accordance with the NJ State Standards for Soil Erosion and Sediment Control is New Jersey.

6. A sub-base course will be applied immediately following rough grading and installation of improvements in order to stabilize roads, driveways and parking areas. In areas where no utilities are present, the sub-base shall be installed within 15 days of preliminary grading.

7. Immediately following initial disturbance no more grading of critical areas subject to erosion (e.g., steep slopes, roadway embankments) will receive a temporary seeding in accordance with NJ Standards.

8. A sub-base course will be applied immediately following rough grading and installation of improvements in order to stabilize roads, driveways and parking areas. In areas where no utilities are present, the sub-base shall be installed within 15 days of preliminary grading.

9. The Somerset-Union Soil Conservation District shall be notified in writing 48 hours in advance of any land disturbing activity.

10. Traffic Control Standards require the installation of a Sav-A-Side end of 1 1/2" or 2" cones, at all construction entrances, immediately after initial soil disturbances.

11. The NDA 9-26-97, requires that no Certificate of Occupancy be issued before the provisions of the Certified Soil Erosion and Sediment Control Plan have been completed with the permanent perimeters, all work for the site plan and all work around the perimeter.

12. Cutoff Outlet Protection must be installed at all required outlets 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 re-certification. 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 is

15. Matching to the NJ Standards is required for obtaining a Conditional Report of Compliance. Conditions are only issued when the season prohibits seeding.

16. Contractor is responsible for keeping all adjacent roads clean during life of construction projects.

17. The developer shall be responsible for maintaining any erosion or sediment problems that arise as a result of ongoing construction at the request of the Somerset Union Soil Conservation District.

18. Hydroseeding is a new-age process. The first step includes use of federal, state, and local regulations of mixed content to prevent erosion, grass and soil contact, and give a visual indication of coverage. Upon completion of seeding operations, hydroseeding should be applied at a rate of 1000 lbs. per acre in second cut. The use of hydromatch, as exposed in use, is limited to optimization seeding date as long as the NJ Standards.

19. Conformity reporting is not permitted. Necessary procedures must be taken during all deveoting operations to minimize soil loss. Any deveoting methods used must be in accordance with the Standard Deveoting.
SOIL EROSION AND SEDIMENT CONTROL NOTES

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 disturbed areas that will be left exposed more than 10 Days and not subject to construction activities, shall be immediately seeded to promote a vegetative cover. The area shall be maintained with a permanent or equivalent cover, as set forth by the NJ State Standards.

4. Permanent vegetation shall be seeded or established on all exposed areas within 10 (ten) days after final grading. Mulch shall be used for protection and 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 atomic, roads,1 roads and parking areas.

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 conjunction with storm runoff 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 than 3:1).

9. Traffic control Standards require the installation of a 50'x30'x6" pad of 1 1/2" or 2" unfiltered dewatering is not permitted. Necessary precautions must be taken during all construction traffic, will immediately receive a temporary seeding. If the season prevents adjustment of temporary cover, the disturbed areas will be seeded with vegetation, or appropriate cover plants, at a rate of two (2) tons per acre, according to the NJ State Standards.

10. 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, all work for the 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.

11. Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.

12. 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 the 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.

13. Any changes to the Certified Soil Erosion and Sediment Control Plan will require the submission of a revised soil erosion and sediment control plan to the District for re-certification. The revised plan 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. Meeting the NJ Standards is required for obtaining a Conditional Report of Compliance. Conditions are only issued when the owner provides 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 involves seeding, 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, hydro-seeded areas within 10 Days after final grading, and ground stabilization will have to be employed.

19. Unfiltered dewatering is not permitted. Necessary precautions must be taken during all construction traffic, and seeding. Any dewatering methods must be in accordance with the Standard for Dewatering.

Seeding of Construction

<table>
<thead>
<tr>
<th>Method</th>
<th>Description</th>
<th>Reforest</th>
<th>Slope</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hydro</td>
<td>Seeding</td>
<td>Reforest</td>
<td>Slope</td>
<td>Total</td>
</tr>
</tbody>
</table>

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, hydro-seeding is 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 season prevents temporary cover, the disturbed areas will be seeded with vegetation, or appropriate cover plants, at a rate of two (2) tons per acre, according to the NJ State Standards.

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