NOTES

1. BOUNDARY & EXISTING CONDITIONS SHOWN HEREIN ARE BASED UPON A SURVEY PROVIDED BY
   BARRY KEIT & ASSOC. INC., DATED 6/7/95.
2. VERTICAL ELEVATIONS SHOWN AS PCB REMOVAL DATUM.
3. AOC 1/J CHROMIUM DELINEATION LINE (SEPTEMBER 1996) IS APPROXIMATE, SUPPLIED BY THE
   ELM GROUP, DATED 4/13/16 – FIGURE 22.
4. PCB DELINEATION LINE (SEPTEMBER 1996) IS APPROXIMATE, SUPPLIED BY THE ELM GROUP,
   DATED 4/13/16 – FIGURE 19.
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.

PROJECTS
SSD-S-17-109 SPRING STREET DEVELOPMENT
CAD DESIGN DRAWINGS
17-109 C-100 EXISTING CONDITIONS PLAN.DWG

Jarmel Kizel
Architects & Engineers
www.jarmelkizel.com

Engineers:
RONALD A. BROKENSHIRE, PE
DAVID L. LESESNE, RA
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Implementation Services:
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FREDERICK KINCAID, RA

ARCHITECTS AND ENGINEERS INC.
32 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
973-994-9669
FAX: 973-994-4069

Scale: 1/2" = 1'-0"

DRAWING NUMBER: 2019-00072
PROJECT NO: 703 - 727 SPRING STREET
DATE: FEBRUARY 21, 2019

MATT S. BURDEKIN, PE
GREG A. BURDEKIN, PE

TITLE: EXISTING CONDITIONS PLAN
DIAGRAM NUMBER: C-100

First Issue

Approved by:

DATE: 2/21/19

REVISION

DATE

DESCRIPTION

IN.

0
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSAL IN A LEGAL MANNER IN A LOCATION

1. BOUNDARY & EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON A SURVEY PROVIDED BY BARRY ISETT & ASSOC.,

DEMOLITION NOTES:

10. THE CONTRACTOR SHALL IMPLEMENT ALL NECESSARY MEASURES TO PROTECT ADJACENT AND ON-SITE PROPERTY,

8. CONTRACTOR SHALL KEEP THE JOB FREE OF DEBRIS AND MAKE FINAL CLEAN UP TO THE SATISFACTION OF THE OWNER.

7. CONTRACTOR IS DESIGNATED TO MAKE REMOVALS AND DISPOSAL OF THE MATERIALS IS HIS RESPONSIBILITY.

JOBSITE SAFETY.

STRUCTURES AND UTILITIES THAT ARE TO REMAIN INTACT WHILE PERFORMING THE SPECIFIED WORK.

BE TESTED AND CLASSIFIED BY LSRP IN ACCORDANCE WITH LSRP INSTRUCTIONS.

APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL CONCRETE PADS, ASPHALT PARKING,

TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY ON DRAWINGS.

FREY/ELM. CONTRACTOR SHALL FOLLOW ALL APPLICABLE OSHA REQUIREMENTS FOR WORK PERFORMED ON CONTAMINATED

REMOVALS OF EXIST G FENCING7A5U(SE o

EXISTING ASPHALT TO BE

REMOVED TO GRADE AND AREA TO BE FILLED TO GRADE

EXISTING 6' PVC

TO BE REMOVED

EXISTING BOLLARDS TO BE REMOVED

LIMITS OF
ENVIRONMENTAL ARE.
AREA OF CONCERN (AOC).
SEE EXISTING CONDITIONS PLAN NOTES 3 AND 4.

EXISTING FENCING TO BE

REMOVED

PROPERTY LINE

EXISTING EDGE OF PAVEMENT

EXISTING MANHOLE TO BE REMOVED AND REPLACES WITH NEW MANHOLE OR MODIFIED 8" WHERE NEEDED BASED ON STORM WATER MODELING/CALCULATIONS REFER TO PLANS PREPARED BY PREVIOUS CONSULTANT.

EXISTING ELECTRIC SMOKE AREA TO BE MODIFIED

EXISTING LOGGING AREA TO REMAIN

EXISTING 6" PVC TO BE REMOVED

EXISTING STORM PIPING TO BE REMOVED (TYP.)

EXISTING UTILITY POLE TO REMOVED OR REPLACED (TYP.) IF REQUIRED FOR CONTINUED SERVICES

EXISTING HYDRAULIC TANK AND BOLLARDS TO BE REMOVED HYDRAULIC TANK TO BE ABANDONED.

LINES OF
ENVIRONMENTAL ARE.
AREA OF CONCERN (AOC).
SEE EXISTING CONDITIONS PLAN NOTES 3 AND 4.

EXISTING ASPHALT TO BE REMOVED IN ITS ENTIRETY AND/OR RECYCLED IN-PLACE USING COLD IN-PLACE RECYCLING PROCESS.

EXISTING UTILITY POLE TO BE REMOVED FOR PROPCEDURES TO BE CONFORMED TO THE COMPANY IF REQUIRED FOR CONTINUED SERVICES.

EXISTING BOLLARDS TO BE REMOVED

REMOVES OF WALL TO BE REMOVED AND SURROUNDING GRADE ELEVATION

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4. The contractor shall accept the site as is. The contractor shall assess conditions and the kind, quality and completeness of the construction and work depicted. The contractor shall test and document the conformity of the work with all applicable specifications.

3. These plans depict the site work improvements for this project. The contractor shall furnish, install, test and complete all work to the satisfaction of the engineer and owner in accordance with the contract documents.

2. Construction materials and methods not otherwise specified or shown herein shall conform to NJDOT standard specifications.

1. All construction is to be performed in accordance with all applicable local, county, state, and federal codes.

General Notes:

5. The contractor shall provide written requests for information (RFIs) to the owner and engineer prior to the start of any work. The owner and engineer shall respond to the requests in a timely manner.

4. The contractor shall confirm grades of existing slabs to remain prior to placing any pavement. Information on slab grades shall be provided to the owner/engineer of record and LSRP to determine if pavement grade adjustments are required.

3. After demolition of structures all slab penetrations shall be grouted with materials and methods approved by the LSRP before slab sealing and use of the slabs for parking area are undertaken.

2. The contractor shall test and document the conformity of the work with all applicable specifications. The contractor shall test and document the conformity of the work with all applicable specifications.

1. The contractor is required to remove all unsuitable materials from the site in accordance with all applicable rules, regulations and laws in effect at the time of construction.

Note: If any underdrains or CIP sections damage shown in the plan and the plan list, the plan shall be revised.

PUBLIC WORKS DEPARTMENT

Yard line

Excavation

Utilities

EXISTING BLDG

+4,108 S.F.

EXISTING BLDG

+4,104 S.F.

EXISTING BLDG

+3,308 S.F.

EXISTING BLDG

+3,079 S.F.

EXISTING BLDG

+3,660 S.F.

EXISTING BLDG

+5,360 S.F.

EXISTING BLDG

+3,008 S.F.

EXISTING BLDG

+3,087 S.F.

EXISTING BLDG

+4,100 S.F.

EXISTING BLDG

+4,589 S.F.

EXISTING BLDG

+5,360 S.F.

EXISTING BLDG

+3,100 S.F.

GEO ENHANCED

EVERGREEN PLANTINGS

PROPOSED LINES TRACING, WHITE, 4" WIDTH (TYP)

PROPOSED PAINTED WHITE TRAFFIC ARROW (TYP)

PROPOSED RIVERSTONE BUFFER

PROPOSED RIVERSTONE plan

PROPOSED PERMEABLE GEOTEXTILE MEMBRANE

PROPOSED PVC PIPE PERMEABLE GEOTEXTILE MEMBRANE

EXISTING (A) OVERHEAD DOORS TO REMAIN

NEW PAVEMENT TO MEET EXISTING CONCRETE (SEE NOTE 6)

CONCRETE SLAB FROM PAVEMENT BUILDING SENSITIVITY TO REMAIN AND RECEIVE AN ASPHALT EOVERLAY PER GRADING PLAN

Paved Storage Area

UTILITY POLE TO REMAIN

RIVER STONE 3" MIN. DEPTH WITH 15MM PERMEABLE GEOTEXTILE MEMBRANE

PROPOSED RIVERSTONE BUFFER

PROPOSED PERMEABLE GEOTEXTILE MEMBRANE

EXISTING BLDG

+3,008 S.F.

EXISTING BLDG

+3,087 S.F.

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+4,589 S.F.

EXISTING BLDG

+4,104 S.F.
1. The contractor is specifically required that the location and/or elevation of existing utilities is not to be modified. If there is any conflict of the above, the contractor shall comply with the site conditions and the location of the utilities. All existing utilities must be consistent with the site conditions and with the location of the utilities.

2. The contractor shall be responsible for relocating all existing utilities which conflict with the proposed construction.

3. Rock or stone less than six (6) inches in largest dimension is acceptable as fill to within 3 feet of the surface of the proposed fill area. Fill area shall be compacted to a minimum of 95% of the standard Proctor value.

4. Compaction criteria for fill placed in the following areas shall meet or exceed the following:
   - PERMITTED BY THE OWNER'S GEOTECHNICAL ENGINEER.
   - Material equal to or better than best subgrade material on site. Surface of subgrade after compaction shall be smooth, stable, and true to grade and cross-section.

5. Protect subgrade from excessive wheel loading during construction. Including trucks and dump trucks.

6. Protect subgrade from excessive wheel loading during construction, including trucks and dump trucks.

7. The contractor shall be responsible for relocating all existing utilities which conflict with the proposed construction.

8. Capping plan shall be certified clean and shall meet NJDOT (901.11) specifications for soil-aggregate potential.

9. Grading, storm piping and underground retention systems shown for informational purposes only, refer to separate plans prepared by the contractor.

10. All concrete, unless otherwise noted or specified by regulatory authorities, shall be 4000 PSI.

11. Construction shall be certified clean and shall meet NJDOT (901.11) specifications for soil-aggregate designation A++. All construction shall be certified clean and shall meet NJDOT (901.11) specifications for soil-aggregate designation A++.

12. Existing ramp area to be filled in and compacted in maximum 6 inch lifts. All material shall be certified clean and shall meet NJDOT (901.11) specifications for soil-aggregate designation A++.

13. All proposed soils to be tested by laboratory analysis and approved.

14. Pavements and sidewalks shall be designed to be flush with existing concrete slab (typ.).

15. Capping plan shall be certified clean and shall meet NJDOT (901.11) specifications for soil-aggregate designation A++. Surface of slab after capping shall be smooth, stable, and true to grade and cross-section.

16. REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO DEPTH

17. PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION, INCLUDING TRUCKS AND DUMP TRUCKS.

18. COMPACTION CRITERIA FOR FILL PLACED IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING:

19. ROCK OR STONE LESS THAN SIX (6) INCHES IN LARGEST DIMENSION IS ACCEPTABLE AS FILL TO WITHIN 9 FEET OF THE SURFACE OF THE PROPOSED FILL AREA.

20. ALL CONCRETE, UNLESS OTHERWISE NOTED OR SPECIFIED BY REGULATORY AUTHORITIES, SHALL BE 4000 PSI.

21. GRADING AND DRAINAGE PLAN

22. CAPPING PLAN

23. PERMITTED BY THE OWNER'S GEOTECHNICAL ENGINEER.

24. MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ON SITE. SURFACE OF SUBGRADE AFTER


26. CAPPING PLAN SHALL BE CERTIFIED CLEAN AND SHALL MEET NJDOT (901.11) SPECIFICATIONS FOR SOIL AGGREGATE POTENTIAL.
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 measures shall be installed prior to any major field disturbance, or after major field disturbance and permanent pavement is established.

3. Any disturbance that will result in exposed soils in excess of 20 days and any adjacent or upslope disturbances, will immediately receive temporary seeding. If the erosion prevents the establishment of permanent grass, the disturbed areas will be mulched with straw or equivalent material, at a rate of two (2) tons per acre, according to the NJ State Standards.

4. Permanent Vegetation shall be established on all disturbed areas within two (2) years after final grading, which 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.

6. A sub-base course will be applied immediately following rough preliminary grading. Where no utilities are present, the sub-base shall be installed within 15 days or permanent protection is accomplished, any soil that will not provide a suitable environment to support adequate vegetation (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.

7. Immediately following initial disturbance or rough grading all residual 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 irrigation will be fertilized and mulched daily, as the installation progresses (i.e.:ipe greater than 3:1).

9. Traffic control standards requires the installation of a NJ STP ("pad of 1 1/2") or SISP ("pad of 2") along with minimal amounts of mulch to promote consistency, good seed to soil contact, in accordance with the Standard for Dewatering.

10. Where permanent pavement is not provided, necessary precautions must be taken during all dewatering operations to maintain soil stability. Where excavation methods used must be in accordance with the Standard for Dewatering.

11. In 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 completed and submitted to the District for review and approval. Any existing site disturbed in preparation of the issuance of a Certificate of Occupancy by the Municipality.

12. The developer shall be responsible for remediation of any erosion or sediment problems that may occur during or after the completion of the project.

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

14. The Somerset-Union Soil Conservation District shall be notified immediately of any changes in ownership.

15. Sections 2, 6, 9, 11, 13, and 14 of this Plan are enforceable by the Somerset-Union Soil Conservation District.

16. The developer shall be responsible for maintaining specific criteria in the NJ State Standards for Soil Erosion and Sediment Control.

17. The developer shall be responsible for remediating any erosion or sediment problems that may occur during or after the completion of the project.

18. Hydro seeding is a two-step process. The first step includes seed, fertilizer, etc., along with selected amounts of mulch to promote vegetation, seed used in soil contact, and the second step is the application of mulch, as described in the Certification Plan for Soil Erosion and Sediment Control. The amount of mulch should not be less than two (2) tons per acre, as required in the Certification Plan.

19. Unfiltered dewatering is not permitted. Necessary precautions must be taken during all dewatering operations to maintain soil stability. Any excavation methods used must be in accordance with the Standard for Dewatering.

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

21. The Somerset-Union Soil Conservation District shall be notified immediately of any changes in ownership.
**TRENCH/BACKFILL SECTION**

- **Type E Inlet**
  - N.T.S.

- **Storm Manhole**
  - N.T.S.

- **Landscape/Permeable Cap Section**
  - N.T.S.

- **Standard Parking Space Stripping**
  - N.T.S.

- **Curb Taper Detail**
  - N.T.S.

- **Stop Bar Detail**
  - N.T.S.

- **6" Concrete Curb**
  - N.T.S.

- **Evergreen Tree Planting**
  - N.T.S.

- **Tree Staking Detail - Tree 5' Inch Caliper or Larger**
  - N.T.S.
**Autobahn Series ATB2**

**Roadway Lighting**

**Features:**

**OPTICAL**
- Series Light Performance is comparable to 250-400W YPS roadway luminaire.
- White Light: Correlated color temperature - 4000K, 30 years minimum, 3500K, 10 years minimum, as optional 3000K, 75% minimum.
- Unique P46 rated LED light engine provides 6% spill and restricts light to within a critical angle, providing optimal application convergence.

**Available in:** Type 0, 1, 3, 4, 5 roadway distributions.

**ELECTRICAL**
- Expected Life: LED light engines are rated >100,000 hours at 25°C.
- L70. Robust Surge Protection: Three different surge protection options provide a maximum of ANSI C136.20B protection, ANSI C13R protection is also available.

**MECHANICAL**
- Easy to Install: Includes standard AEL American friendly features such as a hubless entry, 3-motor terminal block and split disconnects. Bulbs have been tested inside the electrical compartment for easy leveling at installation.
- Rugged die-cast aluminum housing is polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and powder coating provides a 36 vibration rating per ANSI 0211.4 (operated per ASTM B117).
- Four-bolt mast arm mount is adjustable for arms from 1-1/4" (3.175") diameter and provides a 55 vibration rating per ANSI 0211.

**STANDARDS**
- DLC) qualified product.
- 3:13.1 mm (0.5") (per ASTM D1654) after over 5000 hours exposure to salt-fog chamber.
- Designated as a separate piece).
- Expected Life: LED light engines are rated >100,000 hours at 25°C.

**ENVIRONMENTAL**
- ANSI 7 Pin receptacle optionally available.
- 2-3r O.D.) diameter and provides a 36 vibration rating per ANSI 0211.

**APPLICATIONS:**
- Parking lots
- Residential streets
- Off ramps

**PRODUCT OVERVIEW**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
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| Design Life | Cost-effective design without design time, technology and standards.
| Compliance | Standards: CSA-C22.2 No. 224, UL, and Canadian regulations.
| Applications | Parking lots, residential streets, off ramps.

**CONTROLS**

- Premium solid state locking photocontrol - ROSS (10-year rated life).
- Available in Type II, III, IV, & V roadway distributions.

**REVISION**

- 2-3r O.D.) diameter and provides a 36 vibration rating per ANSI 0211.

**GENERAL**

- Autohahn Series ATB2
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