GRADING AND DRAINAGE NOTES:

1. CONTRACTOR SHALL FIELD VERIFY/CONFIRM LOCATION, ELEVATION, AND PIPE SIZE OF EXISTING ROOF DRAIN DOWNSPOUTS AND ANY PRECAST DRAINAGE STRUCTURES. SHOULD ANY DISCREPANCIES BE DETERMINED, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY PRIOR TO CONSTRUCTION.

2. ALL ROOF DRAINS, ALL DOWNSPOUTS, ALL CANOPY DRAINS SHALL BE PIPED UNDERGROUND AND CONNECTED TO THE SITE DRAINAGE SYSTEM.

3. CONTRACTOR SHALL CONFIRM THAT EXISTING EXTERIOR ALERT SYSTEM CONFORMS TO CITY STANDARDS PRIOR TO CONSTRUCTION.

4. CONTRACTOR SHALL VERIFY/CONFIRM EXISTING SURVEY CONTROL POINTS PRIOR TO CONSTRUCTION.

5. CONTRACTOR SHALL FIELD VERIFY/CONFIRM LOCATION, ELEVATION, AND PIPE SIZE OF EXISTING EXTERIOR ALERT SYSTEM PRIOR TO CONSTRUCTION.

6. ALL EXISTING EXTERIOR ALERT STRAPS SHALL BE PIPED UNDERGROUND AND CONNECTED TO THE SITE SURVEY SYSTEM.

7. CONTRACTOR SHALL FIELD VERIFY/CONFIRM LOCATION, ELEVATION, AND PIPE SIZE OF EXISTING EXTERIOR ALERT SYSTEM PRIOR TO CONSTRUCTION.

8. CONTRACTOR SHALL FIELD VERIFY/CONFIRM LOCATION, ELEVATION, AND PIPE SIZE OF EXISTING DOWNSPOUTS PRIOR TO CONSTRUCTION.

9. SLOPES WITHIN ADA LANDINGS SHALL NOT EXCEED 1.8% SLOPE IN ANY DIRECTION. CONTRACTOR SHALL PROVIDE 2% MINIMUM SLOPING AWAY FROM BUILDING, FOUNDATION, AND STRUCTURE WALLS TO PROVIDE PROPER DRAINAGE WAY FROM AND STRUCTURE TOWARDS PROPOSED DRAINAGE DOWNSPOUTS.

10. CROSS SLOPES WITHIN PROPOSED STREETSCAPE SIDEWALKS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. CONTRACTOR SHALL PROVIDE 2% MINIMUM SLOPING AWAY FROM BUILDING, FOUNDATION, AND STRUCTURE WALLS TO PROVIDE PROPER DRAINAGE WAY FROM AND STRUCTURE TOWARDS PROPOSED DRAINAGE DOWNSPOUTS.

11. CONTRACTOR SHALL PROVIDE 2% MINIMUM SLOPING AWAY FROM BUILDING, FOUNDATION, AND STRUCTURE WALLS TO PROVIDE PROPER DRAINAGE WAY FROM AND STRUCTURE TOWARDS PROPOSED DRAINAGE DOWNSPOUTS.

12. CONTRACTOR SHALL PROVIDE 2% MINIMUM SLOPING AWAY FROM BUILDING, FOUNDATION, AND STRUCTURE WALLS TO PROVIDE PROPER DRAINAGE WAY FROM AND STRUCTURE TOWARDS PROPOSED DRAINAGE DOWNSPOUTS.

13. CONTRACTOR SHALL PROVIDE 2% MINIMUM SLOPING AWAY FROM BUILDING, FOUNDATION, AND STRUCTURE WALLS TO PROVIDE PROPER DRAINAGE WAY FROM AND STRUCTURE TOWARDS PROPOSED DRAINAGE DOWNSPOUTS.

14. CONTRACTOR SHALL PROVIDE 2% MINIMUM SLOPING AWAY FROM BUILDING, FOUNDATION, AND STRUCTURE WALLS TO PROVIDE PROPER DRAINAGE WAY FROM AND STRUCTURE TOWARDS PROPOSED DRAINAGE DOWNSPOUTS.

15. CONTRACTOR SHALL PROVIDE 2% MINIMUM SLOPING AWAY FROM BUILDING, FOUNDATION, AND STRUCTURE WALLS TO PROVIDE PROPER DRAINAGE WAY FROM AND STRUCTURE TOWARDS PROPOSED DRAINAGE DOWNSPOUTS.
COVER PLANTING DETAIL

1. LANDSCAPING SHALL BE AS SHOWN OR APPROVED EQUAL, TO BE SELECTED BY OWNER & APPROVED BY CITY OF ELIZABETH PRIOR TO CONSTRUCTION.

LANDSCAPE NOTES:

- PERENNIALS, BULBS & GROUND
- COVER PLANTING
- DEPTHS SPECIFIED BY THE GROWER
- PEAT MOSS OR HUMUS MATERIAL
- PARTS LOAM TOPSOIL & 1 PART BACKFILL MIXTURE: USE 3
- 6" thick
- 3" SHREDDED BARK MULCH
- ROOTBALL SHALL BE PLANTED THE SAME AS GROWN IN THE NURSERY
- PEAKS TO BE PLANTED AT THE DEPTHS SPECIFIED BY THE GROWER
- SCARIFY SIDES AND UNDISTURBED SOIL

GENERAL LANDSCAPE NOTES:


NOTE:

- MINIMUM DEPTH OF EXCAVATION FOR ANY PLANTING BEDS SHALL BE 2.0 FEET BELOW GRADE

GENERAL NOTES:

- PROPOSED MULTI-STORY RESIDENTIAL DEVELOPMENT
- UNI

REFER TO ATTACHED LAKE PLAT FOR PROPERTY Dimensions OF LAND. SUCH Dimensions AS SHOWN ON PLAT ARE APPROXIMATE AND NOT FOR CONSTRUCTION USE. VERIFY Dimensions ON SITE PRIOR TO CONSTRUCTION.

CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA27927000


ANTHONY KURUS, P.E., P.P.
PROFESSIONAL ENGINEER

MICHAEL J. NEGLIA, P.E., PL.L.S., P.P.
PROFESSIONAL ENGINEER

NEGGLIA ENGINEERING ASSOCIATES

LANDSCAPE PLAN
PROPOSED MULTI-STORY RESIDENTIAL DEVELOPMENT
BLOCK 11 - LOT 835
CITY OF ELIZABETH
UNION COUNTY
NEW JERSEY

PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 38604

FAX: 201-939-0846
E-MAIL: NEA@NEGLIAENGINEERING.COM
1. LIGHTING FIXTURES FOR INFORMATIONAL PURPOSES ONLY. FINAL LIGHTING STYLES TO BE PROVIDED BY ARCHITECT/ELECTRICAL ENGINEER.

2. LIGHTING DESIGN & LAYOUT, LOCATION AND ELEVATIONS OF ALL BUILDING MOUNTED LIGHT SOURCES TO MEET CITY OF ELIZABETH STANDARDS FOR LIGHTING.

3. ALL LIGHTING TO MEET CITY OF ELIZABETH STANDARDS FOR LIGHTING.

4. CONTRACTOR SHALL PROVIDE FINAL LIGHTING PHOTOMETRIC SHOP DRAWING FROM LIGHTING PROVIDER ILLUSTRATING CONFORMANCE WITH ALL CITY REQUIREMENTS FOR SITE LIGHTING PRIOR TO ORDERING ANY SITE LIGHTING MATERIALS OR COMPONENTS.

5. SUPPORTING MANUFACTURER'S LIGHTING PLAN COMPLETE WITH POINT TO POINT LIGHT CALCULATIONS AND FULL PHOTOMETRIC DATA DEMONSTRATING CONFORMANCE WITH CITY REQUIREMENTS FOR SITE LIGHTING PRIOR TO ORDERING ANY MATERIALS.

6. THE CONTRACTOR SHALL INCLUDE IN HIS PRICING ALL PROFESSIONAL SERVICES TO PROVIDE DETAILED ELECTRICAL DESIGNS AND DETAILS SUITABLE FOR OBTAINING BUILDING PERMITS AND CONSTRUCTION OF THE PROPOSED LIGHTING SYSTEM COMPLETE. THE DESIGNS SHALL INCLUDE DRAWINGS OF MAIN DISTRIBUTION PANEL, ENTRANCE LIGHTING, PROPERTY LIGHTING, WALL MOUNTED LIGHTING, GROUNDED AT THE SOURCE WITH THE APPROPRIATE GROUNDING HUB.

7. PER ARCHITECTURAL PLAN REVISIONS

8. PER CLIENT COMMENTS

9. DESCRIPTION

SOIL DECOMPACTION NOTES

- SITE CLEANUP, REMOVE TEMPORARY EROSION CONTROL
- INSTALL STABILIZED CONSTRUCTION ENTRANCES
- CONSTRUCT UTILITIES
- SITE DEMOLITION, CAP UTILITIES
- UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5
- 8. INSTALL STABILIZED CONSTRUCTION ENTRANCES
- CONSTRUCT UTILITIES
- SITE DEMOLITION, CAP UTILITIES
- UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5

SEQUENCE OF CONSTRUCTION

1. CONSTRUCT BLDG
2. CONSTRUCT STORM DRAINAGE SYSTEM
3. CONSTRUCT ALL PAVING, CURBING & SIDEWALKS
4. CONSTRUCT STORM DRAINAGE SYSTEM
5. CONSTRUCT ALL PAVING, CURBING & SIDEWALKS
6. CONSTRUCT ALL PAVING, CURBING & SIDEWALKS
7. INSTALL LANDSCAPING & STRIPING
8. INSTALL STABILIZED CONSTRUCTION ENTRANCES

GENERAL NOTES:

- EXISTING CONDITIONS ARE AS PER THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 705 NEWARK AVENUE, TAX ACCOUNT 11-835, CITY OF ELIZABETH, UNION COUNTY, NEW JERSEY, AUGUST 8, 2019, LAST REVISED AUGUST 19, 2019.

SOIL EROSION & SEDIMENT CONTROL PLAN

PROPOSED MULTI-STORY RESIDENTIAL DEVELOPMENT

BLOCK 11 - LOT 835

CITY OF ELIZABETH

UNION COUNTY

NEW JERSEY

ANTHONY KURUS, P.E., P.P.
MICHAEL J. NEGLIA, P.E., P.L.S., P.P.

NEGLIA ENGINEERING ASSOCIATES

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SCALE:

GRAPHIC SCALE

DATE:

SHEET NO.:

FIELD BOOK NO.:
CONSTRUCTION DETAILS

PROPOSED MULTI-STORY RESIDENTIAL DEVELOPMENT

BLOCK 11 - LOT 835

CITY OF ELIZABETH
UNION COUNTY
NEW JERSEY

C8.00

DECEMBER 1, 2020

DRAWN

NO. 1

TRAFFIC CONTROL DEVICES, U.S.D.O.T., FEDERAL HIGHWAY

08/23/2021

SIGN POST INSTALLATION SHALL BE AS SHOWN OR AS DEPICTED ON THE NJDOT STANDARD ROADWAY

PAVEMENT MARKINGS: HANDICAP STALL

6' SOLID VINYL PRIVACY FENCING

PRECAST CONCRETE WHEEL STOP

NOT TO SCALE

CONCRETE SIDEWALK

REINFORCED, 6" THICK

4" HOT MIX ASPHALT BASE COURSE, MIX 9.5M64

2" HMA SURFACE COURSE, MIX 9.5M64

3" COMBINATION SURFACE

2" BITUMINOUS CONCRETE SURFACE

2" HOT MIX ASPHALT SURFACE

2" CONCRETE APRON WITH 6"X6"X6" WIRE MESH REINFORCING.

6" THICK CONCRETE WALK WITH TOOLED EXPANSION JOINTS THRU AND ADJACENT TO THE CURB.

6" DENSE GRADED AGGREGATE

SUB-GRADE THOROUGHLY COMPACTED

EXPANSION JOINTS THRU AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.

EXPANSION JOINT ON TWO SIDES OF CURB IN UNDISTURBED OR COMPACTED BASE COURSE (IF & WHERE DIR.)

NOTES:
1. CONCRETE SIDEWALK LAYOUT TO BE AS SHOWN ON THE SITE PLAN.
2. CONCRETE SIDEWALKS TO BE OF CLASS "B" CONCRETE WITH JOINT FILLER.
3. CONCRETE SIDEWALKS TO BE 4000 P.S.I. MIN. WITH JOINT FILLER.
4. CONCRETE SIDEWALKS TO BE 6" THICK WITH 6"X6"X6" WIRE MESH REINFORCING.
5. ALL CONCRETE TO BE 4000 P.S.I. MIN. WITH JOINT FILLER.
6. CONCRETE SIDEWALKS TO BE 6" THICK WITH 6"X6"X6" WIRE MESH REINFORCING.
COMPACTED 3/4" STONE, CLASS B CONC.
6" THICK

OVERSIZED MANHOLE JUNCTION BOX DETAIL

SANITARY SEWER TRENCH

TRESTLE DETAILS

INLET TYPE "A"

CLENOUT WITH ACCESS FRAME

TYPICAL TRENCH DETAIL FOR UNDERGROUND DETENTION SYSTEM

TRENCH FOR STORM SEWER

WATER SERVICE INSTALLATION

SANITARY SEWER TRENCH Detail

OVERSIZED MANHOLE JUNCTION BOX DETAIL

TRENCH TRENCH DETAIL FOR UNDERGROUND DETENTION SYSTEM

INLET TYPE "A"

SECTION A-A

SECTION B-B

TRENCH FOR STORM SEWER

WATER SERVICE INSTALLATION

SANITARY SEWER TRENCH

OVERSIZED MANHOLE JUNCTION BOX DETAIL

SECTION A-A

SECTION B-B

TRENCH FOR STORM SEWER

WATER SERVICE INSTALLATION

SANITARY SEWER TRENCH

OVERSIZED MANHOLE JUNCTION BOX DETAIL

SECTION A-A

SECTION B-B