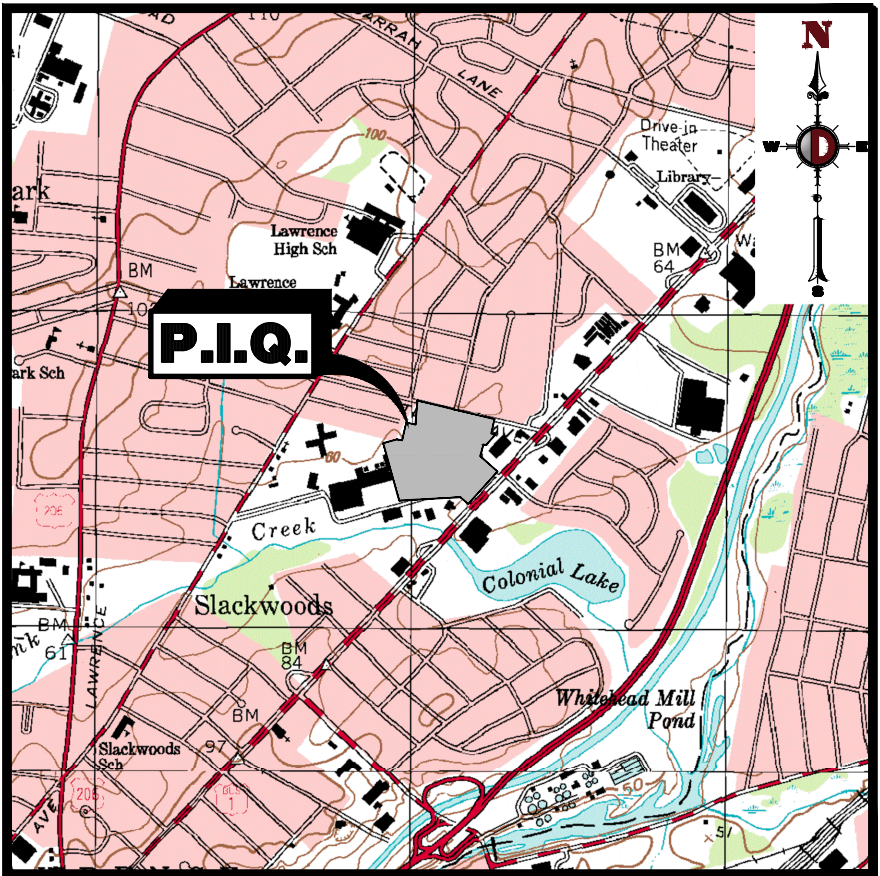
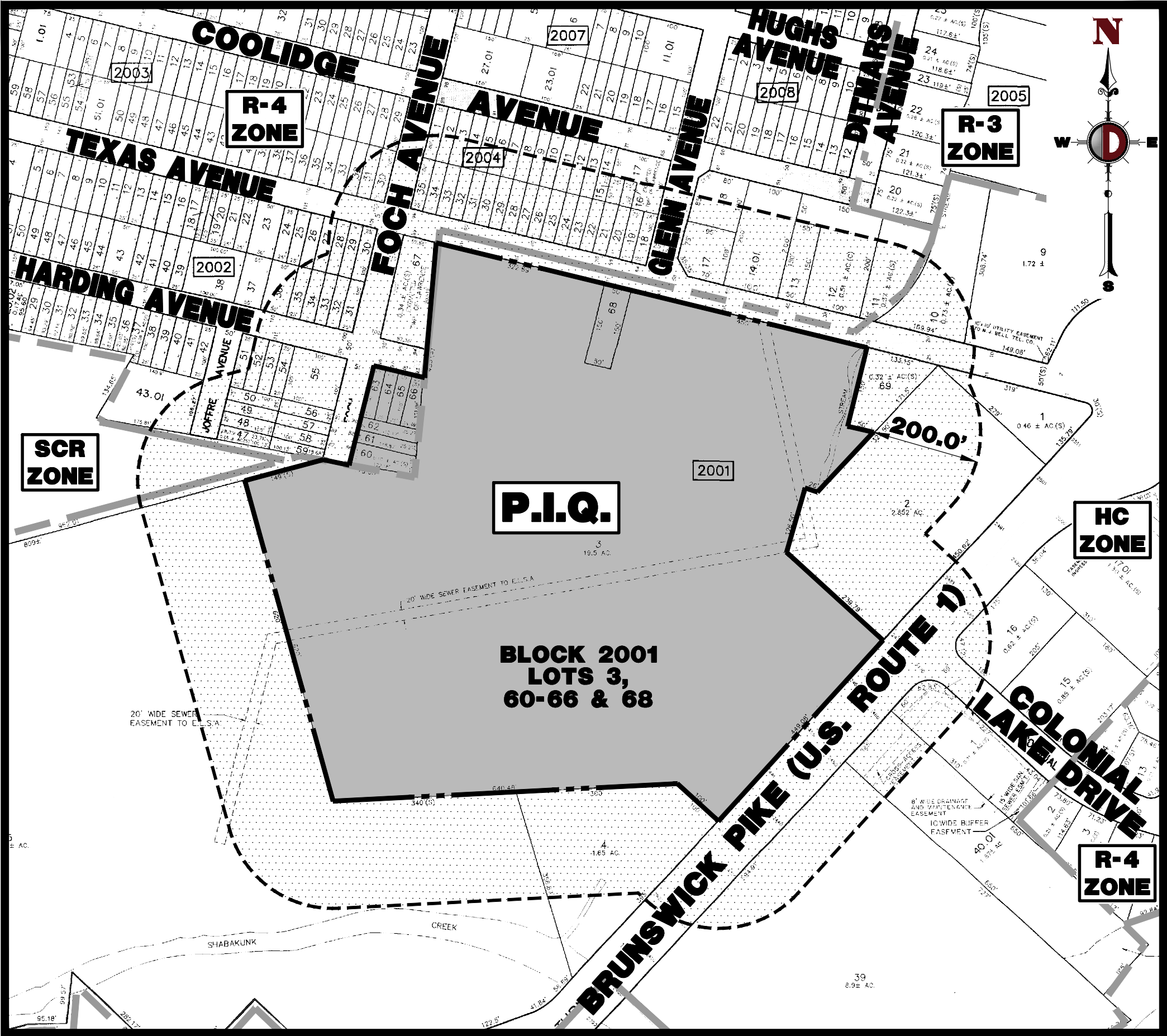


PRELIMINARY AND FINAL AND SITE AND SUBDIVISION PLAN
FOR
RPM DEVELOPMENT, LLC
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 2001, LOTS 3, 60-66 & 68; TAX MAP SHEETS #20 & 20.01- LATEST REV. DATED 1-1-2001
2495 BRUNSWICK PIKE (A.K.A. ALT. ROUTE 1)
TOWNSHIP OF LAWRENCE
MERCER COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

Table with 6 columns: PROPERTY OWNER, BLOCK, LOT, PROPERTY OWNER, BLOCK, LOT. Lists property owners for Block 2001, Lots 3, 60-66 & 68, including names like NI CONFERENCE/SEVENTH-DAY ADVENTIST, HAMPTON, ANNE, TRUHEART, and others.

ALSO TO BE NOTED:
CORPORATE SECRETARY
ELWING-LAWRENCE SEWERAGE AUTHORITY
600 WHITEHEAD ROAD
LAWRENCEVILLE, NJ 08648
PUBLIC SERVICE ELECTRIC & GAS COMPANY
80 PARK PLAZA, 4TH FLOOR
TRENTON, NJ 08604
N.J. AMERICAN WATER
1025 LAUREL OAK ROAD
YORKTOWN, NJ 08053
ATTN: DORNA SHORT
ELIZABETHTOWN GAS COMPANY
ONE ELIZABETHTOWN PLAZA
THIRD FLOOR EAST
UNION, NJ 07083-1975
CORPORATE SECRETARY
DEVONTON WATER WORKS
PO BOX 528
TRENTON, NJ 08604
CORPORATE SECRETARY
VERDON
540 BROAD STREET
NEWARK, NJ 07101
AQUA WATER COMPANY
28757 ERMAL ROAD
ERMAL, NJ 08061
ATTN: JAMES BRORATO
GENERAL MANAGER
COMCAST CABLEVISION
540 PROSPECT STREET
TRENTON, NJ 08619
RON CORPORATION
105 CARNEGIE CENTER
PRINCETON, NJ 08540
CORPORATE SECRETARY
AT&T
1 AZALEA WAY
BEDMINSTER, NJ 07921
MERCER COUNTY PLANNING BOARD
540 SOUTH BROAD STREET
26TH FLOOR
PHILADELPHIA, PA 19103-1699
CORPORATE SECRETARY
JERRY COOPER, POWER & LIGHT
300 MADISON AVENUE
MORRISTOWN, NJ 07960
SUN PIPE LINE, L.P.
ATTN: R-0-W DEPARTMENT
1820 MARKET STREET
26TH FLOOR
PHILADELPHIA, PA 19103-1699
CORPORATE SECRETARY
TRANSCONTINENTAL GAS PIPE LINE CORPORATION
2800 POST OAK BOULEVARD
HOUSTON, TX 77056
SUNOCO PIPE LINE, L.P.
RIGHT-OF-WAY DEPARTMENT
MONTFORD COMPLEX
525 FRITZTOWN ROAD
SHIRAZ, SPRING, PA 19608
COMMISSIONER
N.J. DEPARTMENT OF TRANSPORTATION
1035 PARKWAY AVENUE ON 600
TRENTON, NJ 08625



DRAWING INDEX
Table with 2 columns: Drawing Name, Sheet Number. Lists drawings from COVER SHEET to VEHICLE CIRCULATION PLAN C (WB-67).

ZONING BOARD OF ADJUSTMENT APPROVAL

Table for Zoning Board of Adjustment Approval with columns for CHAIRMAN, SECRETARY, and BOARD ENGINEER, each with a line for a signature and date.

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
1904 MAIN STREET
LAKE COMO, NJ 07719
WWW.DYNAMICCEC.COM

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION
DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
COVER SHEET
PROJECT: RPM DEVELOPMENT, LLC, PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 2001, LOTS 3, 60-66, & 68
2495 BRUNSWICK PIKE (A.K.A. ALT. ROUTE 1)
TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY
JOHN A. PALUS, THOMAS J. MULLER
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE No. 41975, NEW JERSEY LICENSE No. 52179

Plotted: 11/19/20 - 5:39 PM, By: gowdrick, - Product Ver: 23.1s (LMS Tech)
File: P:\aepc projects\1279 rpm development group\39-010 lawrence\dwg\Site Plans\1279999010SA.dwg, ----> 02 AERIAL MAP



GRAPHIC SCALE

(IN FEET)

1 INCH = 100 FT.

THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED UPON AERIAL PHOTOGRAPHY OF THE STATE OF NEW JERSEY CAPTURED BETWEEN MARCH AND MAY, 2015. THE NEW JERSEY 2015 HIGH RESOLUTION ORTHOPHOTOGRAPHY PROJECT WAS FUNDING BY THE NJ OFFICE OF INFORMATION TECHNOLOGY. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC
ENGINEERING

LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Lake Como, New Jersey 1:732.974.0198 | Chester, New Jersey 1:808.879.9229 | Newark, New Jersey 1:973.753.7200 | Toms River, New Jersey 1:732.974.0198
Allen, Texas 1:972.334.2100 | Austin, Texas 1:512.446.2444 | Houston, Texas 1:281.789.4400
Newtown, Pennsylvania 1:287.685.0276 | Dallas, Texas 1:941.921.8370

TITLE: **AERIAL MAP**

PROJECT: **RPM DEVELOPMENT, LLC**
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 2001, LOTS 3, 60-66, & 68
2495 BRUNSWICK PIKE (A.K.A. ALT ROUTE 1)
TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

THOMAS J. MULLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52179

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JOB No: 1279-99-010
DATE: 04/15/2020
DRAWN BY: GMC
DESIGNED BY: LPG
CHECKED BY: TJM
CHECKED BY: -

SCALE: (H) 1"=100'
(V)
SHEET No: **2**
OF 23
Rev. # 2

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

PRELIMINARY TOPOGRAPHIC SURVEY
PREPARED BY DYNAMIC SURVEY, LLC
100 MAIN STREET
LAKE COMO, NJ 07719
DATED MAY 24, 2019

2. APPLICANT:
RPM DEVELOPMENT
77 MAIN STREET
MONTCLAIR, NJ 07042

3. OWNER:
LAWRENCE SHOPPING CENTER ASSOCIATION
112 WEST 34th STREET #2106
NEW YORK, NY 10018

4. PARCEL DATA:
BLOCK 2001, LOTS 3, 60--66, & 68
TOWNSHIP OF LAWRENCE
MERCER COUNTY, NJ

5. ZONE:
ZONE HC (HIGHWAY COMMERCIAL ZONE) (LOT 3 & 68)
ZONE R-4N (RESIDENTIAL ZONE) (LOTS 60-66)

6. EXISTING USE:
OFFICES (PERMITTED USE) (§ 420B.10.1)
RETAIL SALES OF GOODS AND SERVICES (PERMITTED USE) (§ 420B.11.1)
SHOPPING CENTER (PERMITTED USE) (§ 420B.13)

7. PROPOSED USE:
OFFICES (PERMITTED USE) (§ 420B.10.1)
RETAIL SALES OF GOODS AND SERVICES (PERMITTED USE) (§ 420B.11.1)
SHOPPING CENTER (PERMITTED USE) (§ 420B.13)
TOWNHOUSE, QUADRAPLEX OR APARTMENT DWELLINGS (NON-PERMITTED USE IN THE R-4 ZONE) (§ 420.7.3)
& (HC ZONE) (NON-PERMITTED USE IN THE HC ZONE) (§ 420.8)

8. SCHEDULE OF ZONING REQUIREMENTS (§ 407.4 & 420.1.1)

ZONE REQUIREMENT	ZONE HC	R-4 ZONE	EXISTING	PROPOSED LOT 2.01	PROPOSED LOT 2.02
MINIMUM LOT AREA	40,000 SF	60,000 SF	2,272,718 SF (521.71 Ac)	2,085,349 SF (47.87 Ac)	187,389 SF (4.30 Ac)
MINIMUM LOT FRONTAGE	200 FT	150 FT	135.2 FT (E)	135.2 FT (E)	72.00 FT
MINIMUM LOT WIDTH	200 FT	N/A	1,530.4 FT	1,530.4 FT	716.3 FT
MINIMUM LOT DEPTH [1]	175 FT	N/A	278.7 FT	470.2 FT	243.8 FT
MINIMUM FRONT YARD SETBACK [2]	25 FT	50 FT	104.4 FT	104.4 FT	25.2 FT
MINIMUM SIDE YARD SETBACK [2]	25 FT	40 FT	46.5 FT	46.5 FT	26.9 FT (M)
MINIMUM REAR YARD SETBACK [2]	60 FT	50 FT	68.2 FT	43.0 FT (M)	63.6 FT
MAXIMUM FLOOR AREA RATIO	[6]	N/A	0.16 (365,340 SF)	0.17 (365,340 SF)	0.47 (87,283 SF) (M)
MAXIMUM IMPERVIOUS SURFACE RATIO	[7]	N/A	0.69 (1,564,553 SF)	0.75 (1,560,941 SF)	0.56 (104,962 SF)
MAXIMUM BUILDING HEIGHT	35 FT	35 FT	33.6 FT	33.6 FT	N/A
MINIMUM SIDE YARD SETBACK (ACCESSORY BUILDING)	20 FT	N/A	194.6 FT	194.6 FT	N/A
MINIMUM REAR YARD SETBACK (ACCESSORY BUILDING)	20 FT	N/A	17.7 FT (E)	17.7 FT (M)	N/A
MINIMUM DISTANCE TO OTHER BUILDING (ACCESSORY BUILDING) [3]	25 FT	N/A	N/A	N/A	N/A
MINIMUM DISTANCE TO OTHER BUILDING (ACCESSORY BUILDING) [4]	50 FT	N/A	19.4 FT (E)	19.4 FT (E)	33.4 FT (M)
MAXIMUM HEIGHT (ACCESSORY BUILDING)	20 FT	N/A	< 20 FT	< 20 FT	N/A
MINIMUM USABLE YARD AREA	N/A	20% EACH YARD	N/A	N/A	55.2% (94,209 SF)
N/A; NO STANDARD	N/A; NOT APPLICABLE	(E); EXISTING NON-CONFORMANCE	(V); VARIANCE		

- [1] LOT DEPTH: THE SHORTEST HORIZONTAL DISTANCE BETWEEN THE FRONT LOT LINE AND A LINE DRAWN PARALLEL TO THE FRONT LOT LINE THROUGH THE MIDPOINT OF THE REAR LOT LINE. (§ 201.1)
[2] ANY REQUIRED YARD OR REQUIRED SETBACK SHALL BE MEASURED FROM THE CLOSEST EDGE OF ANY BUFFER REQUIRED BY THE DELAWARE AND HANTAN CANAL COMMISSION. (§ 400C.4)
[3] WHEN THE SEPARATION AREA IS NOT USED FOR PARKING OR VEHICULAR CIRCULATION. (§ 402C.2.1)
[4] WHEN THE SEPARATION AREA IS USED FOR PARKING OR VEHICULAR CIRCULATION. (§ 402C.2.2)
[5] NO ACCESS PERMITTED SHALL BE PERMITTED IN THE FRONT YARD. (§ 402C.2.2A)
[6] 0.25 FOR LOTS LESS THAN 5 ACRES, 0.30 FOR LOTS 5 ACRES OR LARGER.
[7] 0.70 FOR LOTS LESS THAN 5 ACRES, 0.75 FOR LOTS 5 ACRES OR LARGER.

GENERAL NOTES

9. PARKING REQUIREMENTS:
A. THE MINIMUM WIDTH OF LANDSCAPE ISLANDS SHALL BE EIGHT (8) FEET ON THE SIDE OF PARKING SPACES AND TEN (10) FEET BETWEEN PARKING BAYS (§ 525.1.1).
B. LANDSCAPE ISLANDS SHALL BE PLANTED WITH A COMBINATION OF DECIDUOUS TREES, EVERGREEN AND DECIDUOUS SHRUBS, AND GROUND COVER AT THE RATE OF 6 LARGE TREES, 4 SMALL TREES, 4 SHRUBS PER 100 LINEAL FEET ALONG THE LONG AXIS OF THE ISLAND (§ 525.1.2).
C. PARKING AND LOADING AREAS SHALL BE SCREENED BY A COMBINATION OF BERRIES, HEDGES, FENCES OR WALLS. THE MINIMUM SCREENING HEIGHT AT PLANTING SHALL BE 3 FEET AND SHALL HAVE A HEIGHT OF AT LEAST 10 FEET WITHIN THREE YEARS OF INSTALLATION (§ 525.1.3).
D. NO MORE THAN TWENTY (20) PARKING SPACES SHALL BE PLACED IN ONE ROW OF PARKING WITHOUT AN INTERVENING LANDSCAPE ISLAND (§ 525.1.5).
E. ALL REQUIRED OFF-STREET PARKING AND LOADING FACILITIES SHALL BE LOCATED ON THE SAME LOT OR PREMISES AS THE USE SERVED (§ 530.8).
F. FOR RESIDENTIAL DEVELOPMENT, OFF-STREET PARKING SHALL BE PROVIDED AS REQUIRED IN N.J.A.C. 52:11-1. (SEE ALSO TABLE 5.2). (§ 530.1.1)
G. FOR RESIDENTIAL USES, PARKING SPACES SHALL BE NINE (9) FEET BY EIGHTEEN (18) FEET (§ 530.1.1).
H. PARKING LOTS SHALL BE SET BACK FROM ALL LOT LINES A MINIMUM OF 25 FEET UNLESS A LARGER SETBACK IS REQUIRED (§ 530.7). (M)
I. PARKING SHALL NOT BE PERMITTED TO BE LOCATED IN ANY REQUIRED LANDSCAPE BUFFER (§ 530.1).
J. SETBACKS SHALL BE REQUIRED FROM ANY PUBLIC STREETS AND FROM PRIVATE INTERNAL COLLECTOR ROADS THAT SERVE A PARKING LOT (§ 530.9).
K. SETBACK MEASUREMENTS SHALL BE TAKEN FROM THE FRONT EDGE OF A PUBLIC STREET AND FROM THE CURBLINE OF A PRIVATE STREET TO THE NEAREST PARKING SPACE (§ 530.7).
L. WHERE PARKING AREAS OF THE REGIONAL SHOPPING MALL ABOUT PARKING AREAS ON CONTIGUOUS PROPERTY THE REQUIRED SETBACK FROM THE COMMON LOT LINE SHALL BE 10 FEET (§ 530.7).
M. FOR HANDICAPPED PARKING, THE MAXIMUM DISTANCE FROM THE BUILDING SHALL BE ONE HUNDRED (100) FT (§ 530.1.1). (M)
N. FOR MAXIMUM PARKING, THE MAXIMUM DISTANCE FROM THE BUILDING SHALL BE LIMITED TO A MAXIMUM OF TWO ALONG THE SIDE OF THE BUILDING.
O. DIRECT ACCESS TO AN OFF-STREET PARKING SPACE FROM A PUBLIC OR PRIVATE STREET, OR AN INTERNAL COLLECTOR DRIVE IS PROHIBITED (§ 530.1.3).
P. WHERE SIDEWALKS OCCUR IN PARKING AREAS, PARKED VEHICLES SHALL NOT OVERHANG OR EXTEND OVER THE SIDEWALK UNLESS AN ADDITIONAL 2 FEET IN WIDTH IS PROVIDED IN ADDITION TO ACCOMMODATE SUCH OVERHANG.

- P. PARKING CALCULATION (LOTS 3, 60--66, 68) (§ 504.N.2 Table 5.2):
1. BEDROOM GARDEN APARTMENT: 8 UNITS X 1.8 SPACES/UNIT = 14.4 SPACES
2. BEDROOM GARDEN APARTMENT: 37 UNITS X 2.0 SPACES/UNIT = 74.0 SPACES
3. BEDROOM GARDEN APARTMENT: 25 UNITS X 2.1 SPACES/UNIT = 52.5 SPACES
TOTAL SPACES REQUIRED: = 140.9 SPACES
TOTAL SPACES PROPOSED: = 102 SPACES (M)

10. ACCESS DRIVE AND DRIVEWAY REQUIREMENTS:
A. RESIDENTIAL DRIVEWAYS SHALL BE SET BACK 5 FEET FROM THE SIDE OR REAR PROPERTY LINE. THIS REQUIREMENT, HOWEVER, SHALL NOT PREVENT ACCESS FROM AN ALLEY (§ 530.1).
B. THE MINIMUM LENGTH OF THE ACCESS DRIVE SHALL BE FIFTY (50) FEET FOR PARKING LOTS WITH FORTY (40) TO NINETY-NINE (99) TOTAL PARKING SPACES. (§ 530.1.2).
C. ACCESS DRIVE FROM ANY ONE LOT TO THE STREET LINE SHALL BE LIMITED TO A MAXIMUM OF TWO ALONG THE SIDE OF THE BUILDING.
D. THE CENTERLINES OF ANY SEPARATE ACCESS POINTS SHALL BE SPACED AT LEAST SIXTY-FIVE (65) FEET APART, SHALL HANDLE NO MORE THAN TWO (2) DIRECTIONS OF TRAFFIC, SHALL BE AT LEAST TWENTY (20) FEET FROM ANY SIDE OR REAR PROPERTY LINES, AND SHALL BE SET BACK FROM THE STREET LINE OF ANY INTERSECTING STREET AT LEAST FIFTY (50) FEET OR ONE-HALF THE LOT FRONTAGE, WHICHEVER IS GREATER, EXCEPT THAT IN NO CASE NEED THE SETBACK DISTANCE EXCEED TWO HUNDRED (200) FEET (§ 430.0.1). (M)
E. TWO-WAY ACCESS DRIVE: THE MAXIMUM DISTANCE FROM THE BUILDING SHALL BE LIMITED TO A MAXIMUM OF TWO ALONG THE SIDE OF THE BUILDING.
F. FOR NINETY (90) DEGREE PARKING SPACES, THE REQUIRED ASIDE WIDTH FOR ONE-WAY TRAFFIC SHALL BE TWENTY-TWO (22) FEET (§ 430.2.P.2 Table 5.17).
G. FOR NINETY (90) DEGREE PARKING SPACES, THE REQUIRED ASIDE WIDTH FOR TWO-WAY TRAFFIC SHALL BE TWENTY-FOUR (24) FEET (§ 430.2.P.2 Table 5.17).
H. FOR NINETY (90) DEGREE PARKING SPACES, THE REQUIRED ASIDE WIDTH FOR TWO-WAY TRAFFIC SHALL BE TWENTY-FOUR (24) FEET (§ 430.2.P.2 Table 5.17).

11. BUFFER REQUIREMENTS:
A. THERE SHALL BE NO DISTURBANCE, INCLUDING BUT NOT LIMITED TO, GRADING AND THE PLACEMENT OF BUILDINGS, WITHIN 100 FEET OF THE 100-YEAR FLOOD PLAIN OF A STREAM ALONG ALL STREAM CORRIDORS OR FROM THE UPPER BANK FOR WHICH A FLOOD PLAIN LINE HAS NOT BEEN ESTABLISHED EXCEPT FOR NECESSARY STORM WATER OUTFALL STRUCTURES AND PIPING (§ 430.1).
B. THE MINIMUM WIDTH OF A LANDSCAPE BUFFER SHALL BE DEPENDENT ON THE PROPOSED USE OF A PROPERTY AND THE LAND USES ADJACENT TO IT IN ACCORDANCE WITH TABLE 5.10 (§ 525.H Table 5.10).
C. THE MINIMUM WIDTH OF A LANDSCAPE BUFFER SHALL BE DEPENDENT ON THE PROPOSED USE OF A PROPERTY AND THE LAND USES ADJACENT TO IT IN ACCORDANCE WITH TABLE 5.10 (§ 525.H Table 5.10).
D. 25 FT BUFFER IS REQUIRED WHEN AN APARTMENT BUILDING IS ADJACENT TO A SINGLE FAMILY HOME.
E. 25 FT BUFFER IS REQUIRED WHEN A DUPLEX IS ADJACENT TO RETAIL.
F. 40 FT BUFFER IS REQUIRED WHEN A DUPLEX IS ADJACENT TO A SINGLE FAMILY HOME.
G. 40 FT BUFFER IS REQUIRED WHEN A DUPLEX IS ADJACENT TO RETAIL.
H. MINIMUM PLANT DENSITY FOR BUFFERS ARE OUTLINED IN TABLE 5.11 (§ 525.H Table 5.11).
I. ALLOWABLE REDUCTIONS IN BUFFER WIDTHS AND PLANT DENSITIES OUTLINED IN TABLE 5.12 (§ 525.H Table 5.12).

12. SOLID WASTE REQUIREMENTS:
A. VISUAL SCREENING IS REQUIRED TO BUFFER ALL TRASH ENCLOSURES, ABOVE GROUND PROPANE TANKS AND OTHER SIMILAR STRUCTURES (§ 525.A.8).
B. THERE SHALL BE AT LEAST ONE TRASH AND RECYCLING PICK-UP LOCATION PROVIDED FOR EACH MULTI-FAMILY OR NON-RESIDENTIAL BUILDING WHICH SHALL BE SEPARATED FROM PARKING SPACES EITHER ABOVE OR OUTSIDE THE BUILDING. ALL TRASH AND RECYCLING LOCATIONS SHALL BE ENCLOSED AND LOCATED IN A MANNER WHICH IS OBSCURED FROM VIEW FROM PARKING AREAS, STREETS AND ADJACENT RESIDENTIAL USES OR ZONING DISTRICTS BY A FENCE, WALL, PLANTING OR COMBINATION OF THE THREE (§ 538.6).
C. ALL EXTERIOR SOLID WASTE CONTAINERS SHALL BE CONSTRUCTED OF MASONRY COMPATIBLE WITH THE ARCHITECTURAL MATERIALS OF THE BUILDING (§ 538.C).
D. IF LOCATED WITHIN THE BUILDING, THE DOORWAY MAY SERVE BOTH THE LOADING AND TRASH/CARGAGE FUNCTIONS AND IF LOCATED OUTSIDE THE BUILDING, IT MAY BE LOCATED ADJACENT TO OR WITHIN THE GENERAL LOADING AREAS AND LOCATED IN NO WAY INTERFERES WITH OR RESTRICTS LOADING AND UNLOADING FUNCTIONS. MOREOVER, IF LOCATED OUTSIDE THE BUILDING, THE CONTAINER SHALL BE SITUATED ON THE SAME HORIZONTAL PLANE AS THE DRIVEWAY PROVIDING ACCESS TO THE CONTAINER (§ 538.D).
E. IF LOCATED WITHIN THE BUILDING, THE DOORWAY MAY SERVE BOTH THE LOADING AND TRASH/CARGAGE FUNCTIONS AND IF LOCATED OUTSIDE THE BUILDING, IT MAY BE LOCATED ADJACENT TO OR WITHIN THE GENERAL LOADING AREAS AND LOCATED IN NO WAY INTERFERES WITH OR RESTRICTS LOADING AND UNLOADING FUNCTIONS. MOREOVER, IF LOCATED OUTSIDE THE BUILDING, THE CONTAINER SHALL BE SITUATED ON THE SAME HORIZONTAL PLANE AS THE DRIVEWAY PROVIDING ACCESS TO THE CONTAINER (§ 538.D).
F. ANY OTHER STANDARD NOT MODIFIED HEREIN SHALL APPLY.

13. FENCES AND WALLS REQUIREMENTS:
A. FENCES SHALL BE LIMITED TO EIGHT (8) FEET IN HEIGHT (§ 524.A).
B. WALLS SHALL BE LIMITED TO SIX (6) FEET IN HEIGHT (§ 524.A).

14. R-4 CONDITIONAL USE REQUIREMENTS (FOR REFERENCE ONLY):
A. MAXIMUM TRACT SIZE: 7 ACRES
B. MAXIMUM GROSS DENSITY: 10 UNITS PER ACRE
C. MAXIMUM NUMBER OF UNITS PER BUILDING:
(1) WITHIN 200 FEET OF EXISTING APARTMENT OR TOWNHOUSE USE, 30 UNITS
(2) 200 FEET OR GREATER DISTANCE FROM APARTMENT OR TOWNHOUSE USE, 4 UNITS
D. MAXIMUM DISTANCE BETWEEN BUILDINGS: 40 FEET
E. MINIMUM DISTANCE FROM TRACT PERIMETER: 50 FEET
F. MAXIMUM HEIGHT:
(1) WITHIN 200 FEET OF EXISTING APARTMENT OR TOWNHOUSE USE, 32 FEET OR 2 STORES
(2) 200 FEET OR GREATER DISTANCE FROM APARTMENT OR TOWNHOUSE USE, 28 FEET OR 1.5 STORES
G. AGE-RESTRICTED APARTMENTS SHALL BE PERMITTED A COMMON ACTIVITY ROOM AND A COMMON LAUNDRY WITHIN THE CONTINUES OF THE BUILDING. QUADRAPLEXES AND TOWNHOUSE MARKETS AND TOWNHOUSE CONDOMINIUMS SHALL BE PERMITTED TO HAVE A COMMON LAUNDRY WITHIN THE CONTINUES OF THE BUILDING.
H. ANY OTHER STANDARD NOT MODIFIED HEREIN SHALL APPLY.

15. RESIDENTIAL BUILDING DESIGN STANDARDS:
A. ALL BUILDINGS SHALL BE SEPARATED BY A MINIMUM OF 25 FEET PROVIDED SUCH SEPARATION IS TO BE USED SOLELY FOR PEDESTRIAN CIRCULATION. ALL BUILDINGS SHALL BE SEPARATED BY A MINIMUM OF 50 FEET WHEN ANY PART OF SUCH SEPARATION IS TO BE USED FOR PARKING OR VEHICULAR CIRCULATION. HOWEVER, SEPARATION REQUIREMENTS SHALL NOT BE CONSTRUCTED TO PROHIBIT COVERED PEDESTRIAN WALKWAYS WHEN THE ROOF OR COVERING OF SUCH WALKWAY EXTENDS BETWEEN THE BUILDINGS (§ 420.7.2).
B. WHERE APPROPRIATE AGREEMENTS PROVIDING FOR CROSS ACCESS FOR PEDESTRIANS AND VEHICLES BETWEEN ADJACENT LOTS OR TRACTS SHALL BE PROVIDED TO REDUCE THE AMOUNT OF TRAFFIC ON ADJACENT ROADS (§ 420.6.1).
C. APARTMENT BUILDINGS SHALL NOT EXCEED 260 LINEAL FEET THROUGH THE LONG AXIS OF THE BUILDING. LONGER BUILDINGS SHALL INTRODUCE AT LEAST A 135 DEGREE ANGLE AT THE INTERSECTION OF THE AXES BETWEEN DIFFERENT SEGMENTS OF THE BUILDING (§ 531.2.4).
D. ACCESS TO ANY LOT SHOULD NOT REQUIRE A VERTICAL ASCENT OR OVER TWO STORES (§ 531.8.4). (M)

GENERAL NOTES (CONTINUED)

16. APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN, TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SUBMISSION WAIVERS.

17. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACT HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

19. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE. SPECIFICALLY NOTED OTHERWISE ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.

20. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

21. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

22. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

23. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

24. ALL EXCAVATED UNDESIRABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

25. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

26. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE. ALL CONTRACTORS MUST HAVE THEIR OWN POLICIES INDICATED TO MAKE DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED, AND TO PROVIDE CONTRACTORS LIABILITY COVERAGE SUFFICIENT TO COVER THE FULL LIABILITY AND INDEMNITY OBLIGATIONS ASSIGNED BY THE CONTRACTORS TO MAKE DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE COURSE OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS MAKE DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS FEES AND COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

27. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C. NOR THE PRESSE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF THE ITEM. IT IS A COMPONENT OF DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INFORMED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

28. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INFORMED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

29. AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.

30. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INTERDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.

31. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE. ALL FINES OR PENALTIES IMPOSED WITH RESPECT TO THE DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROJECT, INCLUDING THE REPAIRS AND REPAIRS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

32. ALL TRAFFIC SIGNS AND STRIPPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

33. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

34. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE, SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTOR ASSUMES ALL NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.

35. CONTRACTOR TO BE ADVISED THAT THE PLAN DRAWINGS WAS NOT PROVIDED WITH FINAL FLOOR PLANS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROADS MUST COMPLY WITH N.J.A.C. 5:27-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOSTS, DERIGGS OR OTHER SUITABLE METHODS.
6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHTOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REMOVE STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN COVERED PASSAGeways IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FOREIGN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL PRIOR TO PLACEMENT OF FILL MATERIALS UNLESS ALL NECESSARY ACTION IS TAKEN TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, ROX, FROZEN MATERIAL, TRASH, DEBRIS, PLANT FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SUBSTANCES, REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.

17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSTION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.
19. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
20. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
21. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
22. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

NOTES

1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
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4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

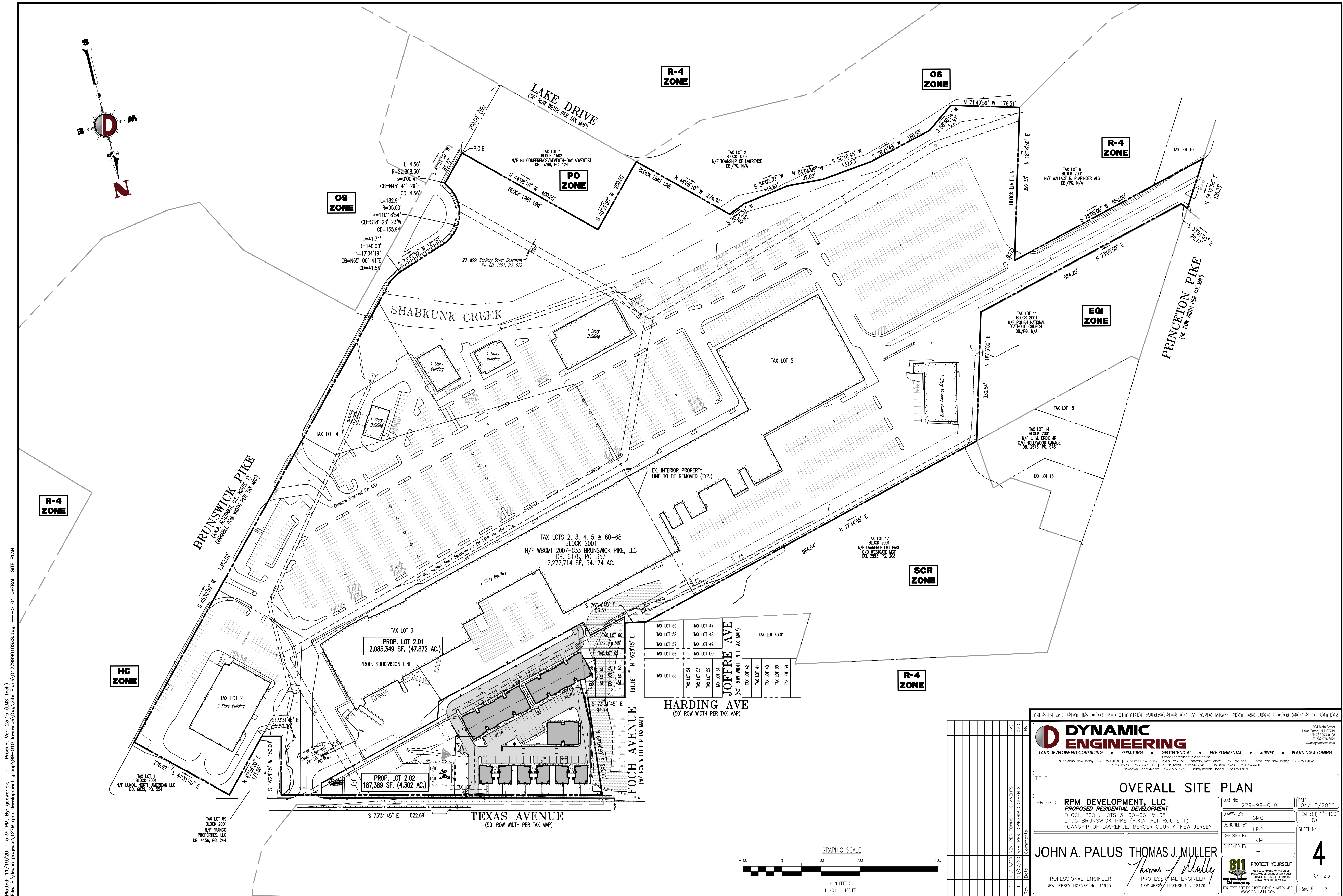
PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INDIVIDUALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES. CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
4. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
5. PLANTS SHALL BE PLANTED IN A MANNER THAT THEY WILL BE DELIVERED IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
6. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
7. ALL PLANTS SHALL BE PLANTED IN A MANNER THAT THEY WILL BE THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
8. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME, SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
9. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S RECOMMENDATIONS.
10. PLANTS SHALL BE SPRAYED WITH "MUL-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. EXISTING TREES SHALL BE MAINTAINED IN A MANNER THAT THEY WILL BE THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE BALL.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING. UTILIZING CLEAN, SHARP TOOLS, IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (7" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. EXISTING TREES TO BE MAINTAINED IN A MANNER THAT THEY WILL BE THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
16. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S RECOMMENDATIONS.
17. NEW PLANTING AREAS AND SOIL SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. PLANTS SHALL BE PLANTED IN A MANNER THAT THEY WILL BE THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.

TYPE	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15
	9/15 TO 12/1

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.

ACER RUBRUM	POPULUS VARIETIES
BETULA VARIETIES	PRUNUS VARIETIES
CARPINUS VARIETIES	QUERCUS VARIETIES
CRATAEGUS VARIETIES	SAURAU VARIETIES
CELESTIFERA	TAUNTONIA VARIETIES
LIQUIDAMBAR STRYPTAFOLIA	ZELKOVA VARIETIES
QUERCUS VARIETIES	
SAURAU VARIETIES	
TAUNTONIA VARIETIES	
ZELKOVA VARIETIES	



Plotted: 11/20/20 - 8:06 AM, By: gowdick, Product Ver: 23.1s (LMS Tech)
File: P:\cscop projects\1279 rpm development group\39-010 lawrence\dwg\Site Plans\05 DEMOLITION PLAN

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF DEMOLITION, REDEMPTION, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.

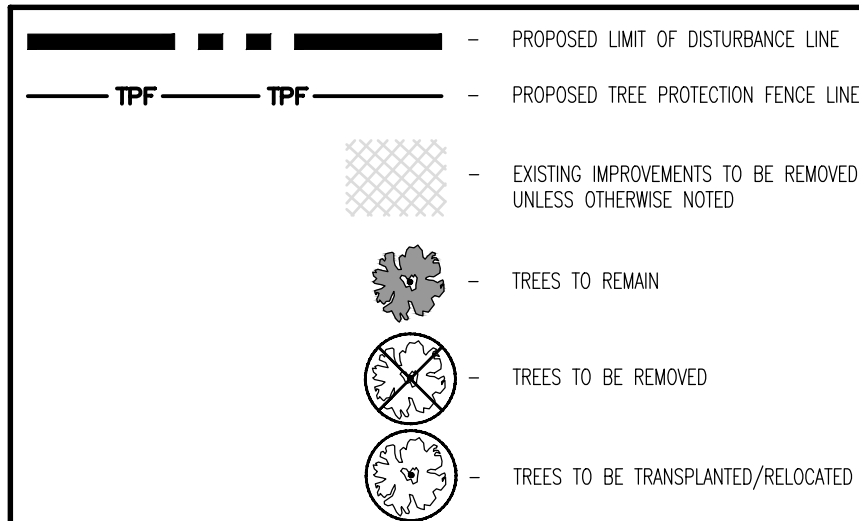
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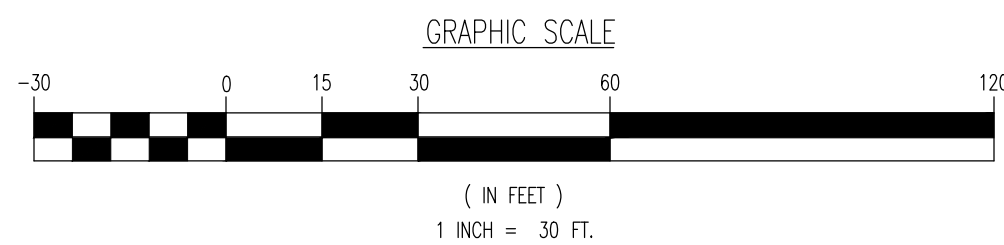
TREE REPLACEMENT DENSITY CALCULATION

- REQUIRED TREE DENSITY:
(170,590 SF) * (15 TREES/43,560 SF) = 59 REQUIRED TREE DENSITY (RTD)
- EXISTING TREE DENSITY:
THE SURVEY IDENTIFIES 4 TREES TO REMAIN PRIOR TO DEVELOPMENT:
1 - 14" DECIDUOUS (1.1 DENSITY UNITS EACH)
2 - 19" CONIFEROUS (2.0 DENSITY UNITS EACH)
1 - 10" CONIFEROUS (0.6 DENSITY UNITS EACH)
CONVERTING THE CALIPER TO EXISTING TREE DENSITY UNITS YIELDS THE FOLLOWING VALUES:
(1 - 14" TREE) * (1.1 UNITS/TREE) = 1.1 ETD
(2 - 19" TREES) * (2.0 UNITS/TREE) = 4.0 ETD
(1 - 10" TREE) * (0.6 UNITS/TREE) = 0.6 ETD
TOTAL EXISTING TREE UNITS = 5.7 ETD
- REPLACEMENT TREE CALCULATION:
59 (RTD) - 5.7 (ETD) = 53.3 REPLACEMENT TREE UNITS REQUIRED
- PROPOSED REPLACEMENT TREES:
19 - 3" DECIDUOUS TREES (0.6 DENSITY UNITS EACH)
7 - 2" DECIDUOUS TREES (0.5 DENSITY UNITS EACH)
82 - 6-8" PYRAMIDAL WHITE PINE (1.0 DENSITY UNITS EACH)
49 - 8-10" PYRAMIDAL WHITE PINE (1.3 DENSITY UNITS EACH)
CONVERTING THE CALIPER TO TREE DENSITY UNITS YIELDS THE FOLLOWING VALUES:
(19 - 3" TREES) * (0.6 UNITS/TREE) = 11.4 DENSITY UNITS
(7 - 2" TREES) * (0.5 UNITS/TREE) = 3.5 DENSITY UNITS
(82 - 6-8" TREES) * (1.0 UNITS/TREE) = 82 DENSITY UNITS
(49 - 8-10" TREES) * (1.3 UNITS/TREE) = 63.7 DENSITY UNITS
TOTAL REPLACEMENT TREE UNITS = 160.6 DENSITY UNITS

DEMOLITION PLAN LEGEND



LIMIT OF DISTURBANCE = 171,941 SF. (3.947 Ac.)



LIMIT OF MILL & OVERLAY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

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Little Combs, NJ 07719
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www.dynamiceng.com

TITLE: **DEMOLITION PLAN**

PROJECT: **RPM DEVELOPMENT, LLC
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 2001, LOTS 3, 60-66, & 68
2495 BRUNSWICK PIKE (A.K.A. ALT ROUTE 1)
TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY**

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

THOMAS J. MULLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52179

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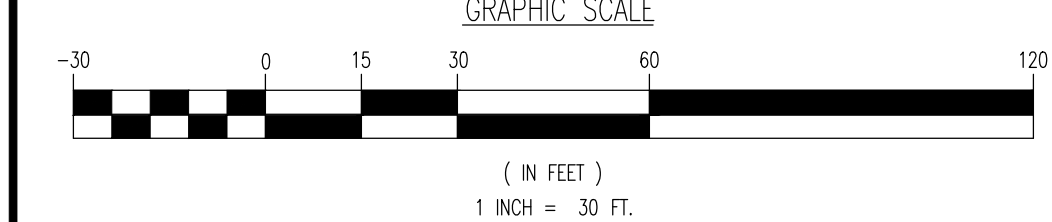
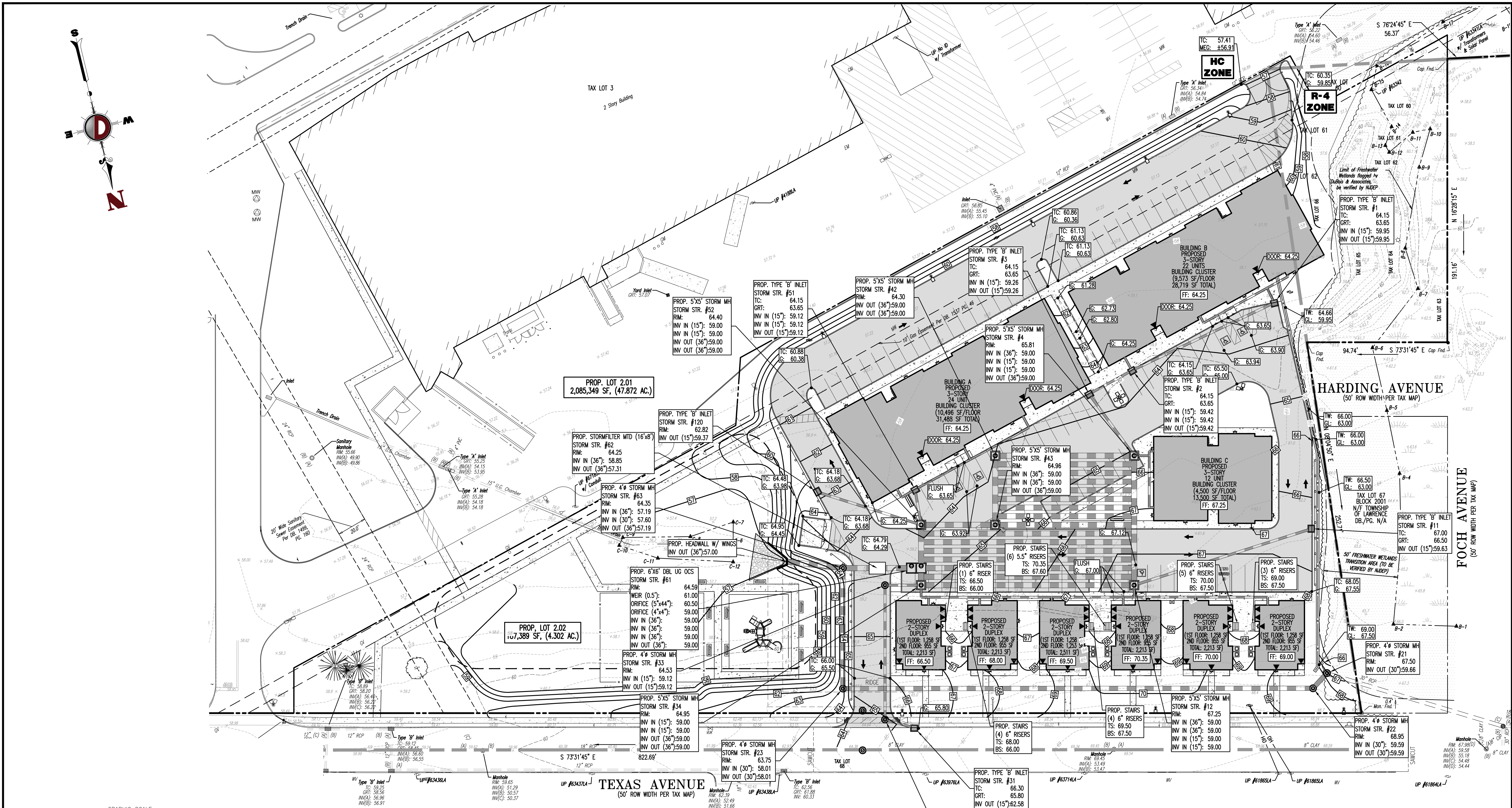
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JOB No: 1279-99-010
DATE: 04/15/2020
DRAWN BY: GMC
DESIGNED BY: LPG
CHECKED BY: TJM
CHECKED BY: -

SCALE: (H) 1"=30'
(V) 1"=10'

SHEET No: **5**
OF 23

Rev. # 2



- EXIST. GUY WIRE
EXIST. LIGHT POLE
EXIST. BUILDING LIGHT
EXIST. SHOE BOX LIGHT
EXIST. CORNER LIGHT POLE
EXIST. TRAFFIC SIGNAL POLE
EXIST. MANHOLE
EXIST. 'A' INLET
EXIST. 'B' INLET
EXIST. 'C' INLET
EXIST. YARD INLET
EXIST. FLARED END SECTION
EXIST. HEADWALL
EXIST. UTILITY POLE

- EXIST. MONITORING WELL
APPROX. TEST PIT LOCATION
EXIST. WATER VALVE
EXIST. GAS VALVE
EXIST. ELECTRIC METER
EXIST. ELECTRIC BOX
EXIST. WELL
EXIST. WATER SHUT OFF VALVE
EXIST. TELEPHONE BOX
EXIST. CABLE TV BOX
PROP. HEADWALL

- PROP. WATER VALVE
PROP. GAS VALVE
PROP. STORM CLEANOUT
PROP. SANITARY CLEANOUT
PROP. AREA LIGHT
PROP. OUTLET CONTROL STRUCTURE
PROP. DRAINAGE MANHOLE
PROP. SANITARY SEWER MANHOLE
PROP. 'A' INLET
PROP. 'B' INLET
PROP. 'C' INLET
PROP. 'E' INLET
PROP. FLARED END SECTION

- PROP. CABLE LINE
PROP. CABLE LINE
PROP. ELECTRIC LINE
PROP. FIBER OPTIC LINE
PROP. GAS LINE
PROP. OVERHEAD WIRES
EXIST. TELEPHONE LINE
EXIST. WATER LINE
PROP. WATER LINE

- EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
EXIST. SANITARY SEWER LINE
EXIST. STORM DRAIN LINE
EXIST. STORM DRAIN LINE
EXIST. MINOR CONTOUR & ELEVATION
PROP. FINISH GRADE CONTOUR & ELEVATION
PROP. DIRECTION OF DRAINAGE FLOW ARROW

- EXIST. SPOT ELEVATIONS
EXIST. GUTTER ELEV.
EXIST. TOP OF CURB ELEV.
EXIST. FINISH FLOOR ELEV.
EXIST. GARAGE FLOOR ELEV.
PROP. GRADE SPOT ELEV.
PROP. FINISHED FLOOR ELEV.
PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL
PROP. TOP OF WALL & FINISHED GRADE @ HIGH SIDE OF WALL
PROP. TOP OF EXTENDED CURB & FINISHED GRADE @ LOW SIDE OF EXTENDED CURB

- EXIST. SPOT ELEVATIONS
EXIST. GUTTER ELEV.
EXIST. TOP OF CURB ELEV.
EXIST. FINISH FLOOR ELEV.
EXIST. GARAGE FLOOR ELEV.
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PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL
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PROP. TOP OF EXTENDED CURB & FINISHED GRADE @ LOW SIDE OF EXTENDED CURB

GRADING/UTILITY GRAPHIC LEGEND

- PROPERTY LINE (PARCEL IN QUESTION)
OFF-SITE PROPERTY LINES
- EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
EXIST. SANITARY SEWER LINE
EXIST. STORM DRAIN LINE
EXIST. STORM DRAIN LINE
EXIST. MINOR CONTOUR & ELEVATION
PROP. FINISH GRADE CONTOUR & ELEVATION
PROP. DIRECTION OF DRAINAGE FLOW ARROW
- EXIST. SPOT ELEVATIONS
EXIST. GUTTER ELEV.
EXIST. TOP OF CURB ELEV.
EXIST. FINISH FLOOR ELEV.
EXIST. GARAGE FLOOR ELEV.
PROP. GRADE SPOT ELEV.
PROP. FINISHED FLOOR ELEV.
PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL
PROP. TOP OF WALL & FINISHED GRADE @ HIGH SIDE OF WALL
PROP. TOP OF EXTENDED CURB & FINISHED GRADE @ LOW SIDE OF EXTENDED CURB

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

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PROJECT: **RPM DEVELOPMENT, LLC**
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 2001, LOTS 3, 60-66, & 68
2495 BRUNSWICK PIKE (A.K.A. ALT ROUTE 1)
TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY

TITLE: **GRADING PLAN**

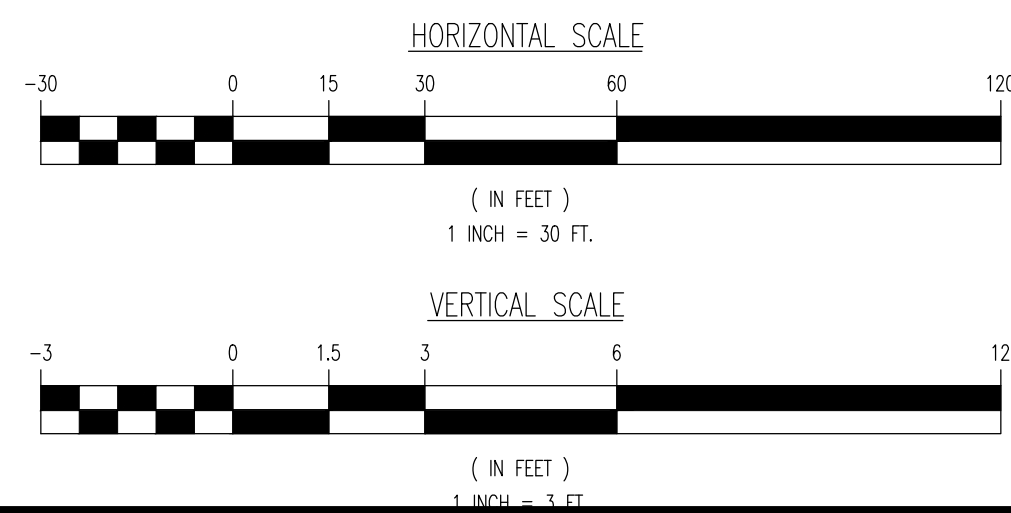
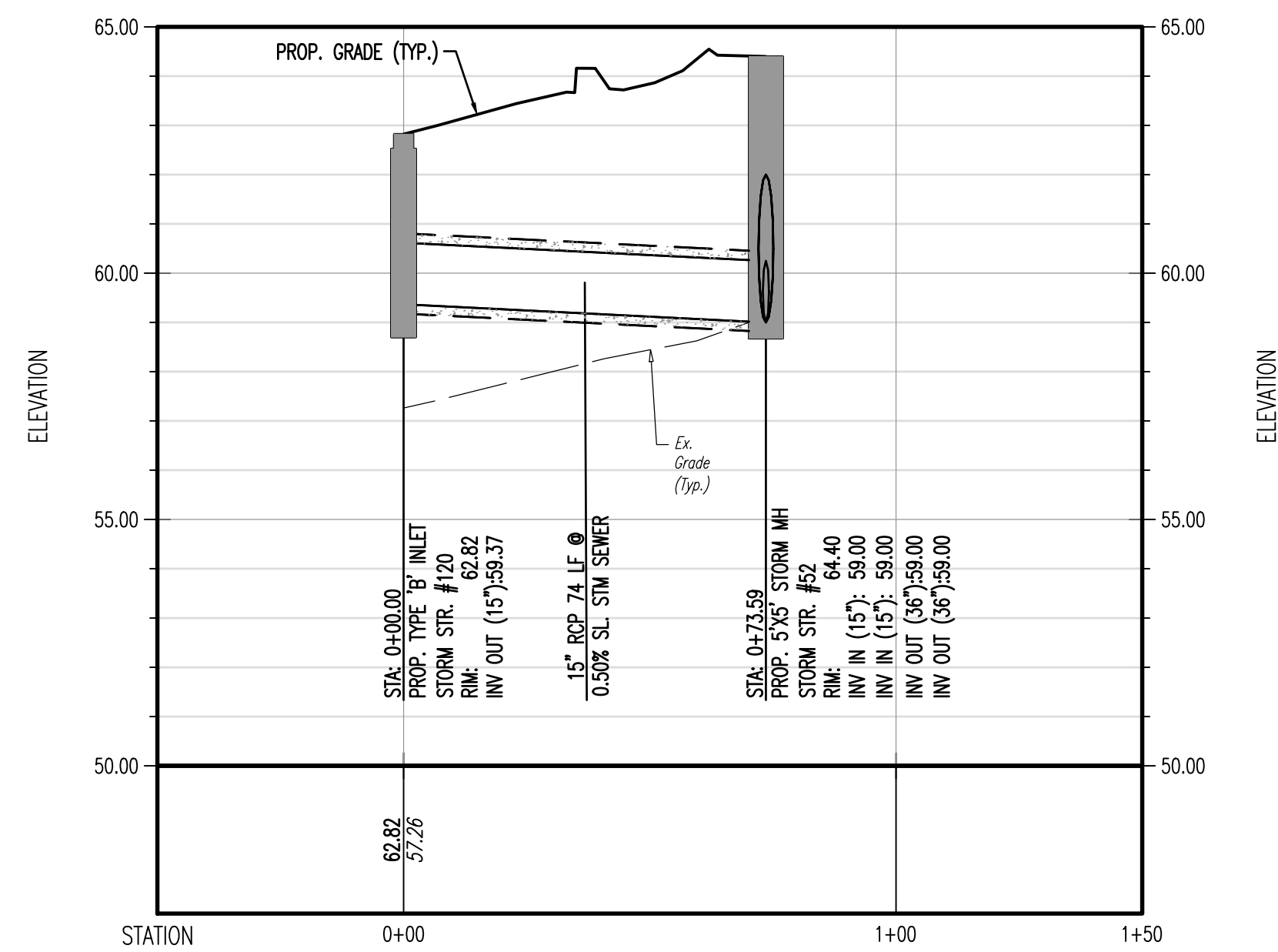
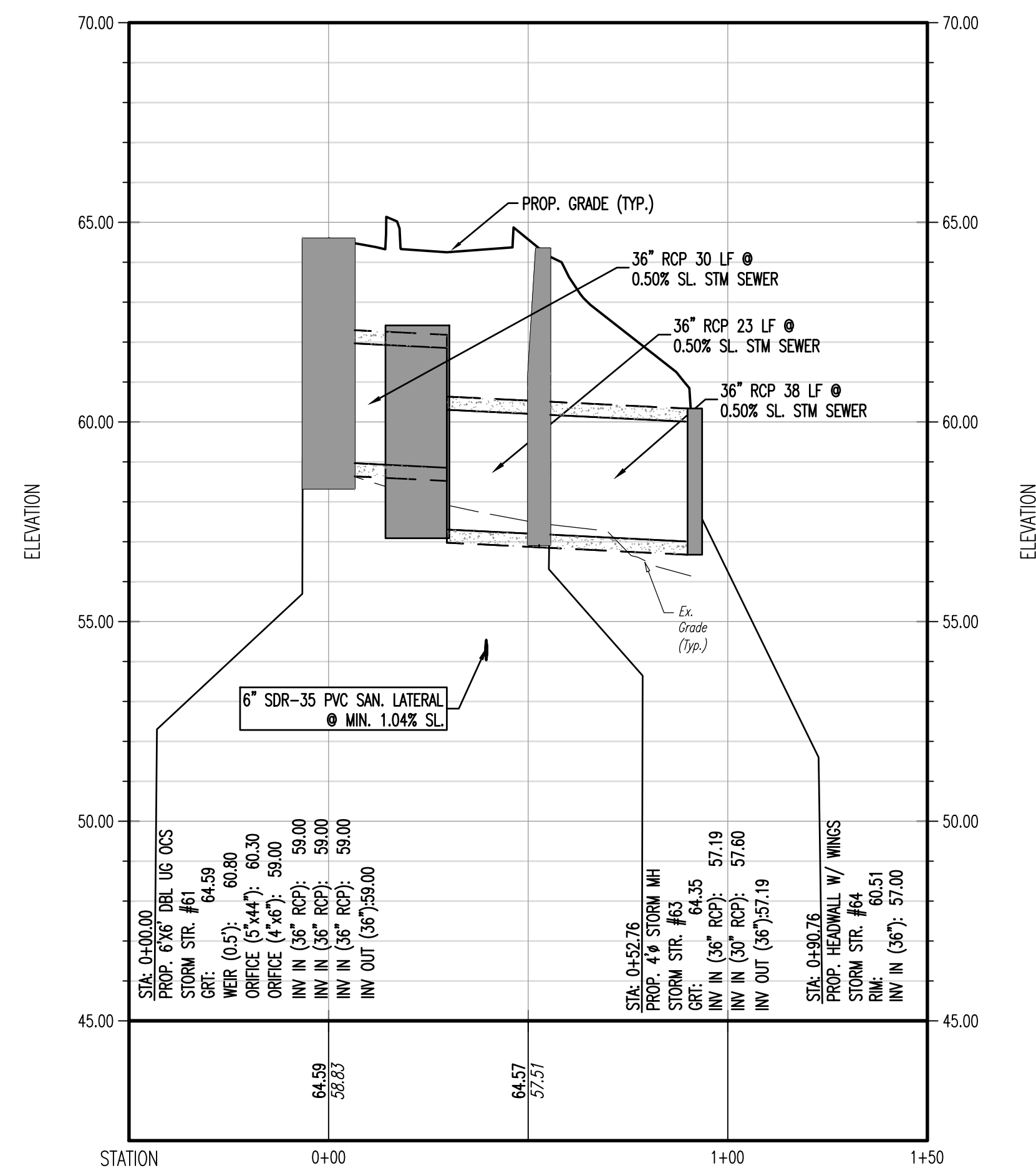
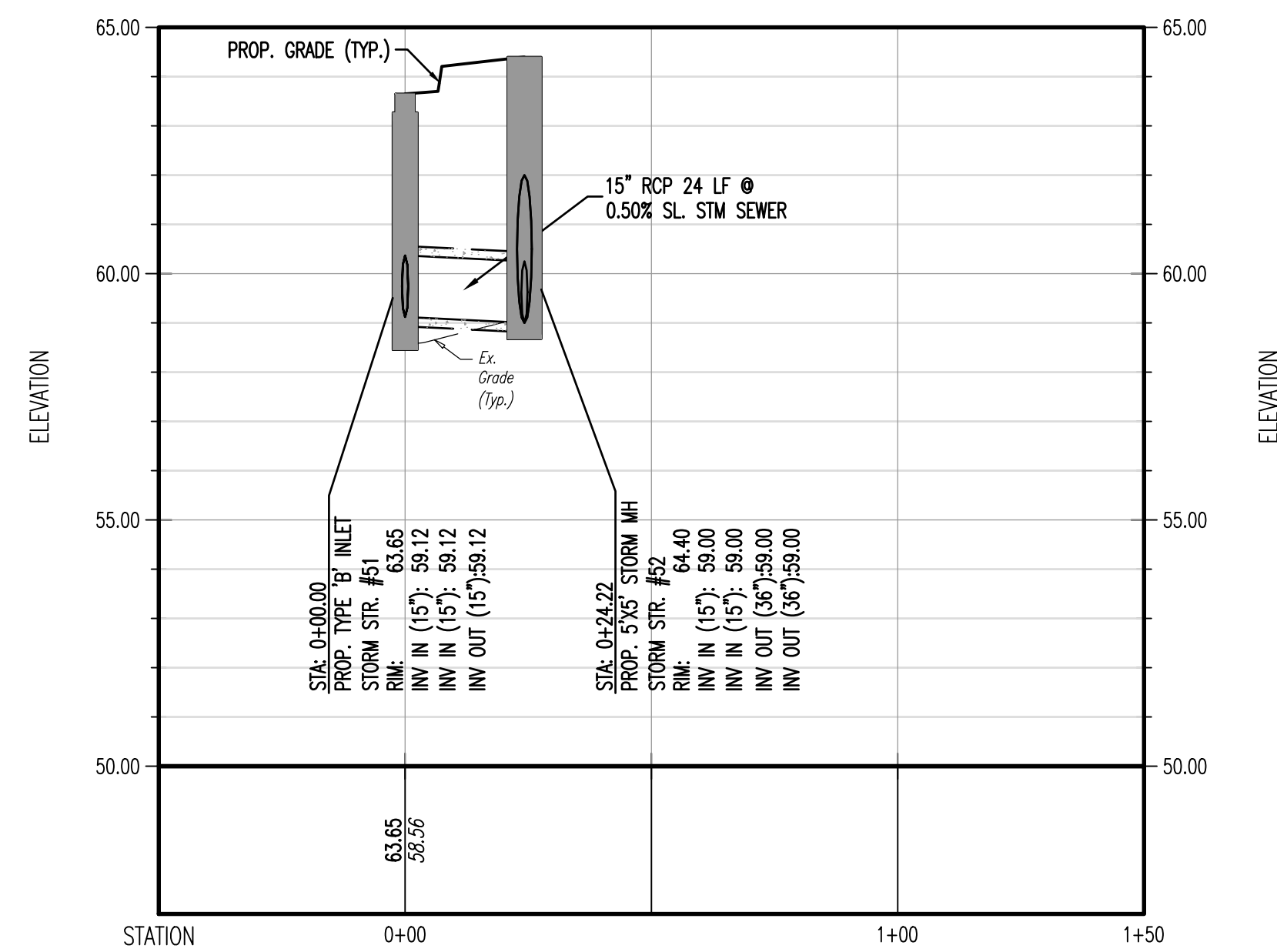
DESIGNED BY: GMC
CHECKED BY: TJM
DATE: 04/15/2020
SCALE: (H) 1"=30'
(V) 1"=10'
SHEET NO: **7**
OF 23

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52179

JOHN A. PALUS
THOMAS J. MULLER

FOR STATE-SPONSORED PROJECTS, DIRECT PHONE NUMBERS VARY. CALL 811.

[illegible]

LANDSCAPING REQUIREMENTS

1. LANDSCAPING REQUIREMENTS
- A. LANDSCAPING SHALL BE CONVEYED HOUSTONALLY AND BE DESIGNED TO ACHIEVE A THOROUGH INTEGRATION OF THE VARIOUS ELEMENTS OF SITE DESIGN, INCLUDING BUILDING AND PARKING PLACEMENT, THE NATURAL FEATURES OF THE SITE AND THE PRESERVATION OF PEASING OR AESTHETIC VIEWS. LANDSCAPING SHALL BE USED TO COMPLEMENT THE FORM AND TYPE OF BUILDING PROPOSED (§ 525.B.1).
- B. IN THE LANDSCAPE DESIGN OF THE AREAS, LANDSCAPING SHALL BE DESIGNED FOR RETAINING EXISTING TREES AND THE REPLACEMENT OF TREES CLEARED FROM THE SITE (§ 525.B.2).
- C. LANDSCAPING SHALL BE LOCATED TO PROVIDE EFFECTIVE CLIMATIC CONTROL. THE EAST AND WEST WALLS OF A BUILDING SHOULD BE THE MOST HEAVILY VEGETATED TO SHADE FOR SUMMER SUN AND THE NORTH TO NORTHWEST AREA FOR WINTER PREVAILING WINDS. THE SOUTHERLY FACING SIDE OF A BUILDING SHOULD BE SHADED FROM SUMMER SUN BUT OPEN FOR SOLAR GAIN DURING THE WINTER (§ 525.B.3).
- D. PLANTS' SUSCEPTIBILITY TO DISEASE, THEIR COLORS, TEXTURES, SHAPES, BLOSSOMS, AND FOLIAGE CHARACTERISTICS SHALL BE CONSIDERED IN THE OVERALL DESIGN OF A LANDSCAPE PLAN (§ 525.B.4).
- E. LOCAL SOIL CONDITIONS AND WATER AVAILABILITY SHALL BE CONSIDERED IN THE CHOICE OF LANDSCAPING (§ 525.B.5).
- F. IN THE DESIGN PROCESS, THE EVENTUAL MATURITY OF THE PLANT SHALL BE CONSIDERED FOR ITS EFFECT ON CIRCULATION PATTERNS, SOLAR ACCESS, SITE LIGHTING, DRAINAGE, EMERGENCY ACCESS AND RELATIONSHIP TO BUILDINGS AND THE STREETSCAPE (§ 525.B.6).
- G. TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST 4 INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING (§ 525.N.1).
- H. ALL STUMPS AND OTHER WEEDS, LITTER, OR BROKEN BUILDING MATERIALS, OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR DYING TREES OR FALLEN TREES AND LIMBS ARE REDUCED TO CHIPS. THEY MAY BE SUBJECT TO APPROVAL OF THE MUNICIPAL ENGINEER, BE USED AS MULCH IN LANDSCAPED AREAS, PROVIDED THEY HAVE BEEN PROPERLY COMPOSTED (§ 525.N.2).
- I. MAXIMUM EFFORT SHOULD BE MADE TO SHADE SPECIFIC PLACES, NO MATTER ON TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN 4 FEET OF SHRUBS OR 10 FEET OF TREES DESIGNATED TO BE RETAINED ON THE PRELIMINARY AND/OR FINAL PLAN (§ 525.N.3).
- J. LANDSCAPING OF THE AREA OF ALL CUTS AND FILLS AND/OR TERRACES SHALL BE SUFFICIENT TO PREVENT EROSION, AND ALL ROADWAY SLOPES STEEPER THAN 3:1 SHALL BE PLANTED WITH GRASS COVER APPROPRIATE FOR THE PURPOSE AND SOIL CONDITIONS, WATER AVAILABILITY, AND ENVIRONMENT (§ 525.N.4).
2. STREET TREES REQUIREMENTS
- A. TREES SHALL BE SPACED EVENLY ALONG THE STREET BETWEEN THE CURB AND SIDEWALK (§ 525.C.1).
- B. WHERE THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS LESS THAN 5 FEET, SIDEWALKS SHOULD BE PLACED IN A PUBLIC ACCESS EASEMENT OUTSIDE OF THE RIGHT-OF-WAY TO CREATE A PLANTING STRIP AT LEAST 5 FEET WIDE TO FACILITATE STREET TREE GROWTH (§ 525.C.1).
- C. WHEN TREES ARE PLANTED AT PREDETERMINED INTERVALS ALONG STREETS, SPACING NORMALLY BASED ON TREE SIZE (§ 525.C.2).
- i. FOR LARGE TREES (45" +), THE PLANTING INTERVAL SHALL BE FORTY (40) FEET.
- ii. FOR MEDIUM-SIZED TREES (30"-45"), THE PLANTING INTERVAL SHALL BE THIRTY (30) FEET.
- iii. FOR SMALL TREES (UP TO 30"), THE PLANTING INTERVAL SHALL BE TWENTY (20) FEET.
- D. TREE TYPE MAY VARY DEPENDING ON OVERALL EFFECT DESIRED BUT AS A GENERAL RULE, ALL TREES SHALL BE LARGE DECIDUOUS TREES EXCEPT AS NEEDED TO ACHIEVE SPECIAL EFFECTS (§ 525.C.3).
- E. ALL TREES SHALL HAVE A MINIMUM CALIPER AS NOTED IN THE APPROPRIATE TABLE IN THIS SECTION UNLESS OTHERWISE EXEMPTED. STREET TREES SHALL BE SUBSTANTIALLY UNIFORM IN SIZE AND SHAPE, AND HAVE STRAIGHT TRUNKS. PROVISION SHALL BE MADE BY THE DEVELOPER FOR REGULAR WATERING AND MAINTENANCE UNTIL THEY ARE ESTABLISHED. DEAD OR DYING TREES SHALL BE REPLACED BY THE DEVELOPER DURING THE NEXT SUITABLE PLANTING SEASON (§ 525.C.4).
3. LANDSCAPE BUFFERS REQUIREMENTS
- A. LANDSCAPE BUFFERS SHALL CONSIST OF A COMBINATION OF DECIDUOUS TREES, CONIFERS, SHRUBS, HERMS, AND IF APPROPRIATE, FENCES OR WALLS IN SUFFICIENT QUANTITIES AND SIZES TO PERFORM THEIR NECESSARY SCREENING FUNCTION (§ 525.H.1.a).
- B. BUFFERS MAY BE INSTALLED IN REQUIRED YARD AREAS EXCEPT FOR REVERSE FRONTAGE BUFFERS WHERE THEY SHALL BE IN ADDITION TO THE REQUIRED YARD AREA (§ 525.H.1.b).
- C. BUFFERS SHALL BE CONTINUOUS EXCEPT FOR ACCESS DRIVES AS APPROVED BY THE BOARD. STORM WATER MANAGEMENT FACILITIES, PARKING, DUMPSTER ENCLOSURES, ACCESSORY BUILDING OR ABOVE GROUND STRUCTURES, AND SIMILAR ENCROACHMENTS SHALL NOT BE PERMITTED IN THE REQUIRED BUFFER AREA (§ 525.H.1.c).
- D. THE MINIMUM WIDTH OF A LANDSCAPE BUFFER SHALL BE DEPENDENT ON THE PROPOSED USE OF A PROPERTY AND THE LAND USES ADJACENT TO IT IN ACCORDANCE WITH TABLE 5.10. (§ 525.H.1.d).
- E. ANY BUFFER 15 FEET OR LESS IN WIDTH SHALL INCORPORATE A FENCE OR WALL INTO THE LANDSCAPE DESIGN. THE FENCE OR WALL SHALL BE LOCATED ON THE SIDE OF THE BUFFER WITH THE MOST INTENSIVE USE (§ 525.H.2.a).
- F. EXISTING VEGETATION MAY SUBSTITUTE FOR ALL OR PART OF THE REQUIRED BUFFER PLANTINGS AND MAY BE ACCEPTED IN LIEU OF NEW PLANTINGS AT THE DISCRETION OF THE BOARD (§ 525.H.3).
- G. A LANDSCAPE BUFFER OF 25 FEET IN WIDTH SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 5.10. (§ 525.H.4.a).
- H. THE PRESERVATION OF EXISTING TREES IN EXCESS OF 8 INCHES IS ENCOURAGED WHERE EXISTING UNDERSTORY SCREENING DOES NOT BLOCK AT LEAST 80% OF THE VIEW FROM THE STREET. SUPPLEMENTAL SHADE TOLERANT TREES, EVERGREEN AND ORNAMENTAL TREES SHALL BE INSTALLED TO COMPLETE SCREENING OF RESIDENCES. SIDEWALKS SHALL BE DESIGNED TO AVOID MATURE PLANTINGS EVEN IF A PUBLIC ACCESS EASEMENT IS NECESSARY (§ 525.H.4.b).
4. STORMWATER FACILITIES REQUIREMENTS
- A. STORMWATER DETENTION FACILITY LANDSCAPING
- i. STORMWATER MANAGEMENT AREAS INCLUDING RETENTION AND DETENTION BASINS, DRAINAGE DITCHES AND SWALES, AND WETLAND AREAS SHALL BE LANDSCAPED IN ACCORDANCE WITH THE STANDARDS IN THIS SECTION. THE SCREENING OF OUTFALL STRUCTURES AND EMERGENCY SPILLWAYS FROM PUBLIC VIEW IS OF PARTICULAR IMPORTANCE IN THE LANDSCAPE DESIGN. THIS MAY INVOLVE INTEGRATION OF THESE AREAS AS AESTHETIC LANDSCAPE FEATURES, NATURALIZED WETLAND AREAS, OR ACTIVE AND PASSIVE RECREATION AREAS. IN ADDITION TO THEIR STORMWATER MANAGEMENT FUNCTION, DETENTION AND RETENTION BASINS SHOULD BE LOCATED IN CLEARED AREAS WHERE REASONABLY FEASIBLE (§ 525.J.1).
- ii. BASINS DESIGNED AS NATURALIZED WETLAND AREAS SHALL BE PLANTED WITH A QUANTITY OF TREES EQUAL TO THE NUMBER NECESSARY TO COVER THE ENTIRE AREA OF THE INTERIOR OF THE BASIN TO THE EMERGENCY SPILLWAY ELEVATION AT A RATE OF ONE TREE PER 400 SQUARE FEET, NOTWITHSTANDING THE MINIMUM PLANTING SIZE AS OTHERWISE REQUIRED IN THIS SECTION. OF THIS NUMBER, 10% SHALL BE 7" - 2 1/2" CALIPER, AND 70% SHALL BE 6"-8" HEIGHT WHIPS. THE TREES SHALL BE PLANTED IN GROVES AND SPACED 5 FEET TO 15 FEET ON-CENTER (§ 525.J.1.a(i)).
- iii. BASINS DESIGNED TO FUNCTION AS DRY BASINS SHALL BE PLANTED WITH TREES IN AREAS OF THE INTERIOR OF THE BASIN WHERE THERE WILL NOT BE INTERFERENCE WITH THE MAINTENANCE OF THE BASIN AND LOW FLOW CHANNEL (§ 525.J.1.a(ii)).
- iv. THE GROUND SHOULD BE SEEDING WITH A WILDFLOWER OR WET MEADOW GRASS MIX BUT IN CERTAIN CIRCUMSTANCES MAY REQUIRE SOO OR HYDROSEEDING TO STABILIZE THE BASIN SLOPES (§ 525.J.1.b).
- v. ALL PLANTS SHALL BE TOLERANT OF TYPICAL FLOOD PLAIN AND WETLAND CONDITIONS (§ 525.J.1.c).
- vi. PLANTING OTHER THAN WILDFLOWERS AND GRASSES SHALL NOT BE LOCATED WITHIN 10 FEET OF LOW FLOW CHANNELS TO FACILITATE DRAINAGE (§ 525.J.1.d).
- vii. THE PERIMETER AREA OF DRY BASINS, ABOVE THE HIGH WATER LINE, SHALL INCLUDE SHADE TREES AT A RATE OF 60/1000 LINEAL FEET. EVERGREEN TREES AT A RATE OF 30/1000 LINEAL FEET AND SUFFICIENT ORNAMENTAL TREES AND SHRUBS TO SCREEN DRAINAGE STRUCTURES AND CREATE VISUAL INTEREST. TREES SHOULD BE GROUPED IN CONCERT WITH THE GROUPING OF TREES IN THE INTERIOR OF THE BASIN (§ 525.J.1.e).
- viii. WHERE BASINS ARE REQUIRED TO BE LOCATED IN EXISTING WOODED AREAS BECAUSE OF EXISTING TOPOLOGICAL CONSTRAINTS, ISLANDS OF EXISTING VEGETATION SHOULD BE RETAINED. IF THE EXISTING VEGETATION IS RETAINED, THE NEW PLANTINGS REQUIREMENT SHALL BE CORRESPONDINGLY REDUCED (§ 525.J.1.f).
- ix. PROVISIONS FOR EMERGENCY ACCESS AS WELL AS GENERAL MAINTENANCE OF THE BASINS SHALL BE REVIEWED BY THE BOARD OF JURISDICTION. PLANTINGS SHALL BE DESIGNED TO DISGUISE YET NOT HINDER VEHICULAR ACCESS (§ 525.J.1.g).
- B. PLANTINGS SHALL NOT BE PERMITTED UPON ANY BERM ASSOCIATED WITH A DETENTION BASIN UNLESS APPROVED BY THE MUNICIPAL ENGINEER (§ 525.J.1.h).
- C. STORMWATER RETENTION FACILITY LANDSCAPING
- i. THE PLANTING OF THE PERIMETER OF THE WATER'S EDGE SHALL ACCENTUATE VIEWS OF THE WATER AND TO THE EXTENT FEASIBLE INTEGRATE PEDESTRIAN PATHS, SITTING AREAS, AND OTHER PASSIVE RECREATION USES. PLANTINGS SHALL INCLUDE FORMAL OR INFORMALLY BASED DECIDUOUS AND EVERGREEN TREES AND SHRUBS TO SCREEN AND FRAME VIEWS WITH ORNAMENTAL TREES, SHRUBS AND GRASSES USED FOR VISUAL INTEREST OR SPECIAL EFFECTS. A CONTINUOUS LANDSCAPE AREA SHALL BE PROVIDED (§ 525.J.2.a).
- ii. THE WATER'S EDGE SHALL BE EASILY MAINTAINED AND SHALL BE STABILIZED. METHODS OF PROVIDING WATER EDGE STABILIZATION MAY INCLUDE RIP-RAP, STONE WALLS, NATURAL PLANTINGS, LOGGING AND BULKHEADS (§ 525.J.2.b).
- iii. IF RETENTION FACILITIES ARE USED AS A RECREATIONAL AMENITY, PEDESTRIAN ACCESS TO THE WATER SHALL BE CONTROLLED (§ 525.J.2.c).
- D. ALL BASIN STRUCTURES SHALL BE DESIGNED TO BLEND INTO THE LANDSCAPE IN TERMS OF CONSTRUCTION MATERIALS, COLOR, GRADING AND PLANTING (§ 525.J.3).

TREE REPLACEMENT DENSITY CALCULATION

1. REQUIRED TREE DENSITY:
- (170,590 SF) * (15 TREES/43,560 SF) = 59 REQUIRED TREE DENSITY (RTD)
2. EXISTING TREE DENSITY:
- THE SURVEY IDENTIFIES 4 TREES TO REMAIN PRIOR TO DEVELOPMENT.
- 1 - 14" DECIDUOUS (1.1 DENSITY UNITS EACH)
- 2 - 18" CONIFEROUS (2.0 DENSITY UNITS EACH)
- 1 - 10" CONIFEROUS (0.6 DENSITY UNITS EACH)
- CONVERTING THE CALIPER TO EXISTING TREE DENSITY YIELDS THE FOLLOWING VALUES:
- (1 - 14" TREE) * (1.1 UNITS/TREE) = 1.1 ETD
- (2 - 18" TREES) * (2.0 UNITS/TREE) = 4.0 ETD
- (1 - 10" TREE) * (0.6 UNITS/TREE) = 0.6 ETD
- TOTAL EXISTING TREE DENSITY = 5.7 ETD
3. REPLACEMENT TREE CALCULATION:
- 59 (RTD) - 5.7 (ETD) = 53.3 REPLACEMENT TREE UNITS REQUIRED
4. PROPOSED REPLACEMENT TREES:
- 19 - 3" DECIDUOUS TREES (0.6 DENSITY UNITS EACH)
- 7 - 2" DECIDUOUS TREES (0.5 DENSITY UNITS EACH)
- 82 - 6"-8" TAYLOR JUMPERS (1.0 DENSITY UNITS EACH)
- 49 - 8"-10" PYRAMIDAL WHITE PINE (1.3 DENSITY UNITS EACH)
- CONVERTING THE CALIPER TO TREE DENSITY YIELDS THE FOLLOWING VALUES:
- (19 - 3" TREES) * (0.6 UNITS/TREE) = 11.4 DENSITY UNITS
- (7 - 2" TREES) * (0.5 UNITS/TREE) = 3.5 DENSITY UNITS
- (82 - 6"-8" TREES) * (1.0 UNITS/TREE) = 82 DENSITY UNITS
- (49 - 8"-10" TREES) * (1.3 UNITS/TREE) = 63.7 DENSITY UNITS
- TOTAL REPLACEMENT TREE UNITS = 160.6 DENSITY UNITS

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES(S)					
ARM	2	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG COLUMNAR RED MAPLE	3 - 3 1/2" CAL	B+B
AORG	6	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3 - 3 1/2" CAL	B+B
FAAP	4	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	3 - 3 1/2" CAL	B+B
GBPS	3	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY BRAD GINKGO	3 - 3 1/2" CAL	B+B
NS	1	NYSSA SYLVATICA	SOURGUM OR TUPELO	3 - 3 1/2" CAL	B+B
SB	1	SALEX BABYLONICA	BABYLON WEeping WILLOW	3 - 3 1/2" CAL	B+B
ORNAMENTAL TREES(S)					
BNC	3	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH, MULTI-STEM	10-12"	B+B
KP	5	KOELPUDERIA PLANCOLATA	GOLDEN RAIN TREE	2-2 1/2" CAL	B+B
MV	7	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	10-12"	B+B
PCN	2	PRUNUS CERASIFERA 'COPPOZAM'	CRIMSON POINTE FLOWERING PLUM	2-2 1/2" CAL	B+B
EVERGREEN TREES(S)					
JVT	103	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	6-8"	B+B
PSF	55	PINUS STROBUS 'FASTIGIATA'	PYRAMIDAL WHITE PINE	8-10"	B+B
EVERGREEN SHRUB(S)					
AXGR	99	ABELIA X GRANDIFLORA 'OPSTAL 103'	MAGIC DAYDREAM ABELIA	18-24"	#3 CAN
BSGB	12	BUXUS SEMPARENSIS 'GRANHAM BLUNDY'	GRANHAM BLUNDY BOXWOOD	30-36"	#5 CAN
ICSP	1	ILEX CREMNA 'SKY PENCIL'	SKY PENCIL HOLLY	3-4"	#3 CAN
IGN	63	ILEX CLABRA X 'CHAMZIN'	NORCIC INKBERRY	24-30"	#3 CAN

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
EVERGREEN SHRUB(S)					
JSS	86	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	6-8"	B+B
JMB	44	JUNIPERUS SCOPULORUM 'MONTA BLUE'	ROOBY MOUNTAIN JUNIPER	3-4"	5 GAL
RCC	13	RHOODODENDRON CATAMBENSE 'CHONDOIDES'	CHONDOIDES RHOODODENDRON	2-3"	B+B
RPG	9	RHOODODENDRON 'PURPLE GEM'	PURPLE GEM RHOODODENDRON	2-3"	#3 CAN
TOS	2	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5-6"	B+B
TPG	74	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	7-8"	B+B
DECIDUOUS SHRUB(S)					
CAR	13	CLETHRA ALNIFOLIA 'ROSEA'	PINK SUMMERSWEET CLETHRA	15-18"	#5 CAN
HSGO	2	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	18-24"	B+B
HSA	17	HYDRANGEA SYRIACUS 'APHRODITE'	PINK ROSE OF SHARON	18-24"	#5 CAN
HYDA	29	HYDRANGEA ARBORESCENS 'NCHAI'	INVINCIBLE RUBY SMOOTH HYDRANGEA	18-24"	#5 CAN
PHF	58	POTENTILLA FRUTICOSA 'KUPINPA'	HAPPY FACE PINK PARADISE CINQUEFOIL	12-18"	#3 CAN
SPMK	1	SYRINGA PATULIA 'MISS KIM'	MISS KIM LILAC	5-6"	#5 CAN
GROUND COVER					
JHH	32	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	24-30" SPRD	#3 CAN
ORNAMENTAL GRASS(S)					
PAL	150	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	2 GAL	CONTAINER

NOTES:

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

ALL RED MAPLE (ACER RUBRUM) SPECIES SHALL BE LOCALLY SOURCED.

TEXAS AVENUE

(50' ROW WIDTH PER TAX MAP)

PROP. 445 LF AASHTO SIGHT TRIANGLE

822.69'

PROP. FLOOD STORAGE AREA TO BE PLANTED WITH A WET MEADOW GRASS MIX

PROP. LOT 2.01 2,085,349 SF, (47,872 AC.)

PROP. LOT 2.02 187,389 SF, (4,302 AC.)

PROP. SUBDIVISION LINE

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PROP. FLOOD STORAGE AREA TO BE PLANTED WITH A WET MEADOW GRASS MIX

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Plotted: 11/19/20 - 5:41 PM, By: gowdrick, Product Ver: 23.1s (LMS Tech)
File: F:\jaco projects\1279 rpm development group\39-010 lawrence\dwg\Site Plans\12 LIGHTING PLAN

GENERAL NOTES





- THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
- CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUYARD POSTS.
- ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
- REFER TO ARCHITECTURAL PLANS FOR LIGHTING DIAGRAM.

LIGHTING REQUIREMENTS

- SUFFICIENT LIGHTING SHALL BE PROVIDED ON EACH SITE OR ALONG ROADWAYS TO ENSURE THE SECURITY OF PROPERTY AND TO PROTECT THE SAFETY OF PERSONS BETWEEN THE HOURS OF SUNSET AND SUNRISE WHEN THE ESTABLISHMENT OR FACILITY IS IN USE (§ 527.A.1.)
- LIGHTING SHALL BE SO DESIGNED TO AVOID THE CREATION OF HAZARDS TO MOTORISTS AND PEDESTRIANS OR NUISANCE TO ADJOINING PROPERTY OWNERS OR RESIDENTS. LIGHTING DIRECTED TOWARDS THE SKY SHALL BE DESIGNED TO PREVENT INTERFERENCE WITH COMMERCIAL AVIATION ROUTES (§ 527.A.2.)
 - SECURITY LIGHTING DESIGN FOR COMMERCIAL DEVELOPMENTS SHALL EMPLOY TIMERS ON ALL OR A PORTION OF THE SITE LIGHTING THAT REDUCES THE AVERAGE ILLUMINATION TO THE MINIMUM REQUIREMENTS OF THIS ORDINANCE WITHIN ONE HOUR AFTER CLOSE OF BUSINESS OR BEFORE MIDNIGHT, WHICHEVER OCCURS EARLIER (§ 527.A.2.a.)
 - SAFETY LIGHTING DESIGN SHALL EMPLOY MOTION SENSORS SO THAT ILLUMINATION OCCURS ONLY WHEN SOMEONE IS IN THE IMMEDIATE AREA (§ 527.A.2.b.)
 - DISPLAY, ADVERTISING AND SPECIALTY LIGHTING, EXCLUDING INTERIOR ILLUMINATED OR BACKLIT IDENTIFICATION SIGNAGE, SHALL BE TURNED OFF AT OR BEFORE MIDNIGHT (§ 527.A.2.c.)
- LIGHTING LEVELS, LAMP COLOR, AND FIXTURE TYPE SHALL BE CONSISTENT THROUGHOUT THE PARCEL IN QUESTION AND SHALL COMPLEMENT BUILDING ARCHITECTURE AND LANDSCAPING. LIGHTING SHALL BE DESIGNED TO MINIMIZE ENERGY AND MAINTENANCE REQUIREMENTS AND SHALL COMPLY WITH THE U.S. ENERGY POLICY ACT OF 1992 AS IT MAY BE AMENDED OR SUPERSEDED (§ 527.A.3.)
- EXTERIOR LIGHTING NOT BUILDING MOUNTED SHALL BE SUPPLIED BY ELECTRICITY FROM UNDERGROUND CABLEING (§ 527.A.4.)
- THE MINIMUM ILLUMINATION FOR SURFACE PARKING WITH LOW ACTIVITY SHALL BE 0.5 FOOTCANDLES FOR VEHICULAR TRAFFIC, 0.2 FOOTCANDLES FOR PEDESTRIAN SAFETY, AND 0.5 FOOTCANDLES FOR PEDESTRIAN SECURITY (§ 527.C.1.)
- THE MINIMUM ILLUMINATION FOR SURFACE PARKING WITH MEDIUM ACTIVITY SHALL BE 1.0 FOOTCANDLES FOR VEHICULAR TRAFFIC, 0.6 FOOTCANDLES FOR PEDESTRIAN SAFETY, AND 2.0 FOOTCANDLES FOR PEDESTRIAN SECURITY (§ 527.C.2.)
- THE MINIMUM ILLUMINATION FOR SURFACE PARKING WITH HIGH ACTIVITY SHALL BE 2.0 FOOTCANDLES FOR VEHICULAR TRAFFIC, 0.9 FOOTCANDLES FOR PEDESTRIAN SAFETY, AND 4.0 FOOTCANDLES FOR PEDESTRIAN SECURITY (§ 527.C.3.)
- LIGHTING SHALL BE PROVIDED BY FIXTURES WITH A MOUNTING HEIGHT NOT MORE THAN 25 FEET OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS, MEASURED FROM THE GROUND LEVEL TO THE CENTERLINE OF THE LIGHT SOURCE (§ 527.C.1.)
- ANY OTHER OUTDOOR LIGHTING SUCH AS BUILDING AND SIDEWALK ILLUMINATION, DRIVEWAYS WITH NO ADJACENT PARKING, THE LIGHTING OF SIGNS AND ORNAMENTAL LIGHTING, SHALL BE SHOWN ON THE LIGHTING PLAN IN SUFFICIENT DETAIL TO ALLOW A DETERMINATION OF THE EFFECTS UPON ADJACENT PROPERTIES, TRAFFIC SAFETY AND OVERHEAD SKY GLOW. THE OBJECTIVES OF THESE SPECIFICATIONS ARE TO MINIMIZE UNDESIRABLE OFF-PREMISES EFFECTS. NO LIGHT SHALL SHINE INTO BUILDING WINDOWS, OR ONTO STREETS AND DRIVEWAYS SO AS TO INTERFERE WITH OR DISTRACT DRIVER VISION (§ 527.C.2.)
- WALL MOUNTED FIXTURES ARE ONLY PERMITTED IF DIRECTED INTO A SITE AND NOT POSITIONED TOWARDS NEIGHBORING PROPERTIES OR PUBLIC STREETS (§ 527.C.2.)
- THE RATIO OF AVERAGE ILLUMINATION, MEASURED IN FOOTCANDLES, TO MINIMUM ILLUMINATION, AS REQUIRED IN TABLE 5.1.3 SHALL NOT EXCEED 4 TO 1. THE MAXIMUM ILLUMINATION PROVIDED ON ANY SITE SHALL NOT EXCEED THE MINIMUM ILLUMINATION BY MORE THAN A RATIO OF 10 TO 1 (§ 527.C.3.)

	MINIMUM AVERAGE LEVEL		
	FOOTCANDLES	MOUNTING HEIGHTS (9 TO 15 FT) FOOTCANDLES	MOUNTING HEIGHTS (15 TO 25 FT) FOOTCANDLES
SIDEWALKS (ROADSIDE) AND TYPE A BIKEWAYS			
COMMERCIAL AREAS	0.9	2.0	4.0
INTERMEDIATE AREAS	0.6	1.0	2.0
RESIDENTIAL AREAS	0.2	0.4	0.8
SIDEWALKS DISTANT FROM ROADWAYS AND TYPE B BIKEWAYS			
PARK, WALKWAYS AND BIKEWAYS	0.5	0.6	1.0
PEDESTRIAN TUNNELS	4.0	5.0	0.0
PEDESTRIAN OVERPASSES	0.3	0.4	0.0
PEDESTRIAN STAIRWAYS	0.6	0.8	0.0

M. SITE LIGHTING NOT USED FOR SECURITY PURPOSES IS TO BE TURNED OFF ONE HOUR AFTER CLOSE OF BUSINESS OR MIDNIGHT.

LIGHTING LUMINAIRE SCHEDULE					
SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	IES FILE
	49	W-1	20'	SINGLE	PC0WC-20LED-20-20 20" HIGH ON BUILDING
	2	A-2 90	20'	2 @ 90'	PC0ADS-27LED-3K-2-BL-2
	2	A-4	20'	4 @ 90'	PC0ADS-27LED-3K-2-BL-3
	8	A-1	20'	SINGLE	PC0ADS-27LED-3K-2-BL-2

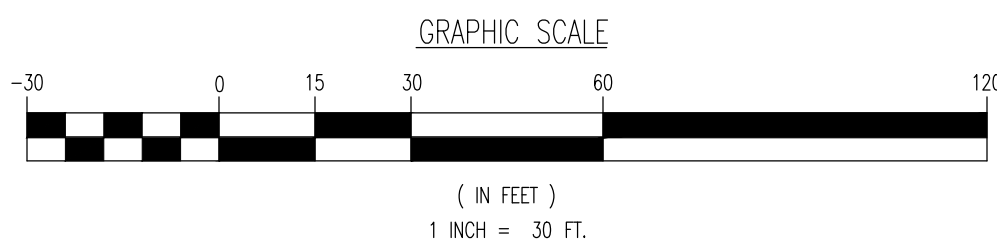
ISO CURVES ARE MAINTAINED AND SHOWN AT 0.5 AND 0.1 FC.

(FM) = FLUSH MOUNT FOUNDATION (PED) = PEDESTAL FOUNDATION

THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

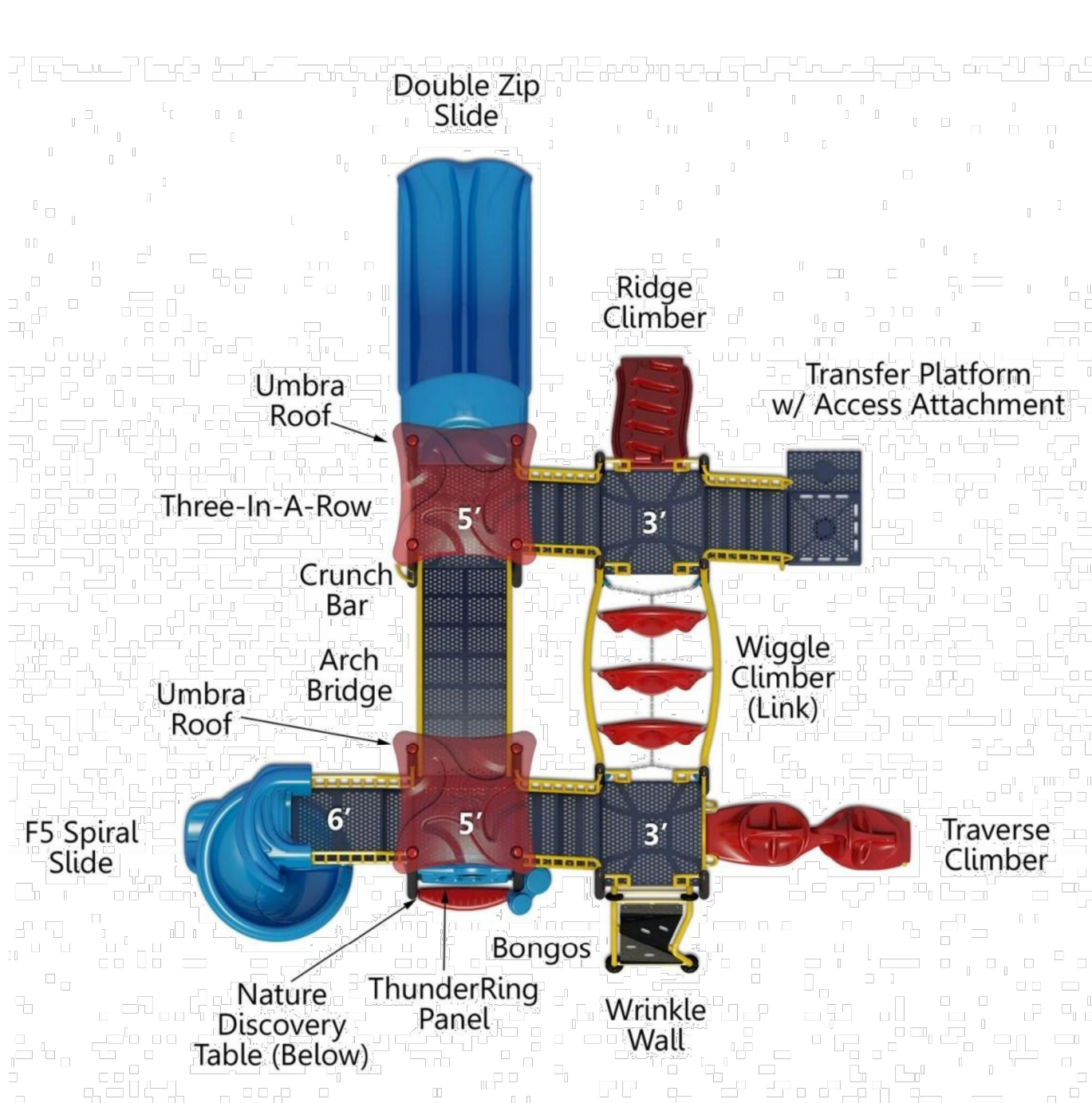
STATISTICAL AREA SUMMARY					
LABEL	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.
PIQ	0.57	4.7	0.0	N/A	N/A
PAVEMENT AREA	1.62	4.4	0.4	4.05	11.75

TEXAS AVENUE
(50' ROW WIDTH PER TAX MAP)



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING		1934 Main Street Lake Como, NJ 07719 T: 732.974.0198 F: 732.974.3521 www.dynamiceng.com	
TITLE: LIGHTING PLAN			
PROJECT: RPM DEVELOPMENT, LLC PROPOSED RESIDENTIAL DEVELOPMENT BLOCK 2001, LOTS 65, 66, & 68 2495 BRUNSWICK PIKE (A.K.A. ALT ROUTE 1) TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY		JOB No: 1279-99-010 DATE: 04/15/2020 DRAWN BY: GMC DESIGNED BY: LPG CHECKED BY: TJM CHECKED BY: -	
JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41975		THOMAS J. MULLER PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 52179	
ALL STATES REQUIRE REGISTRATION OF CONTRACTS, ORDERS, OR ANY OTHER PREPARING TO OBTAIN THE STATE'S OFFICIAL RECORDING. SEE STATE'S OFFICIAL RECORDING WEBSITE FOR STATE-SPECIFIC REQUIREMENTS.		12 OF 23 Rev. # 2	



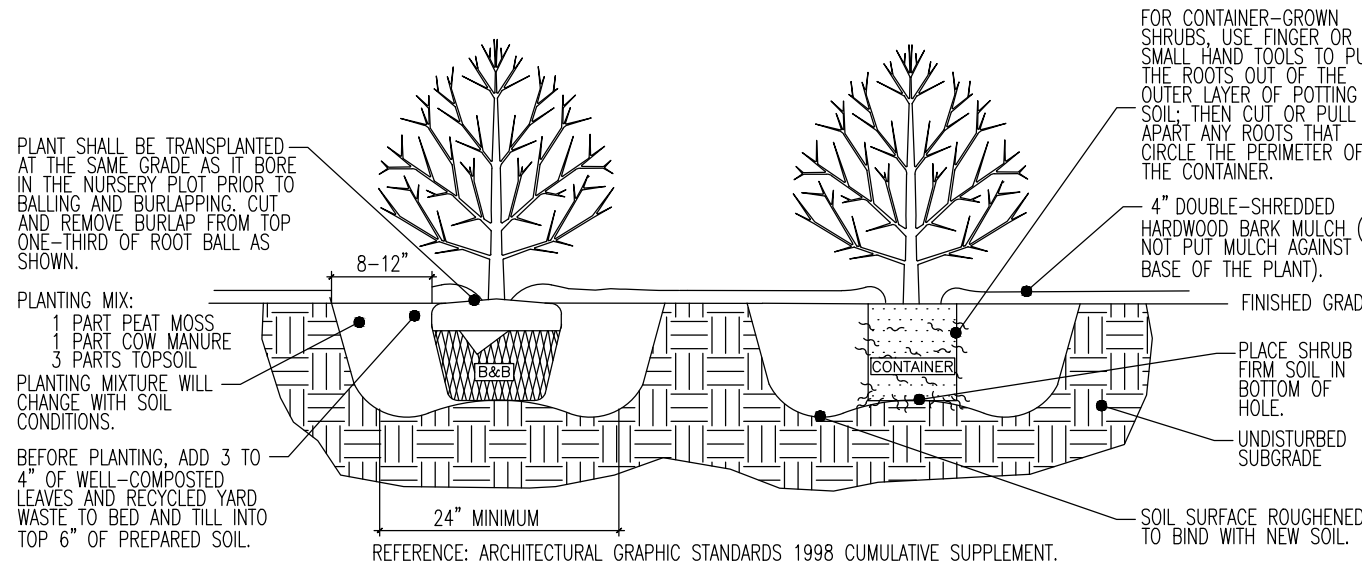
Twilight



Play Value PrimeTime is the choice of schools, childcare centers and communities who want to maximize value and create play spaces that provide fun and challenging activities along a developmental continuum. The small footprint of PrimeTime reduces cost, and a wide range of play components provide the maximum amount of play opportunities.	Features and Benefits:	Model: PT1803 Use Zone: 50' X 33' Fall Height: 6' Age Group: 5 to 12 Years Number of Children: 50-55 Limited Lifetime Warranty on uprights, hardware and connections. Visit gametime.com/warranty for full warranty information.
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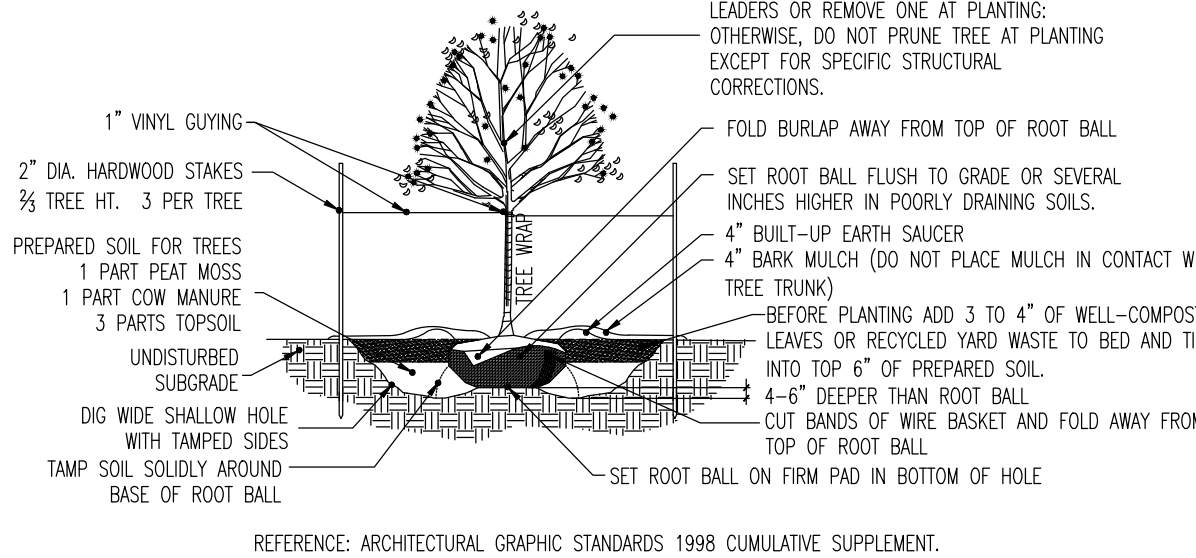
NOTE: FINAL PLAYGROUND DESIGN SHALL BE CONFIRMED BY OWNER

GAMETIME "TWILIGHT" EQUIPMENT DETAIL

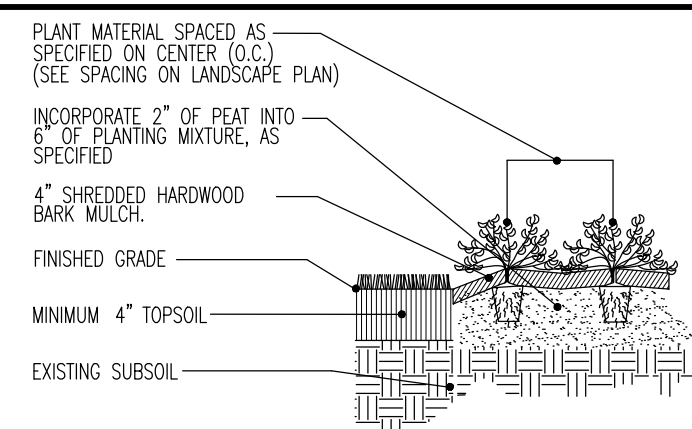


DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

- NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK 1/2 FROM TOP ROOT BALL
 3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY
 4. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS
 5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.



DECIDUOUS TREE PLANTING DETAIL

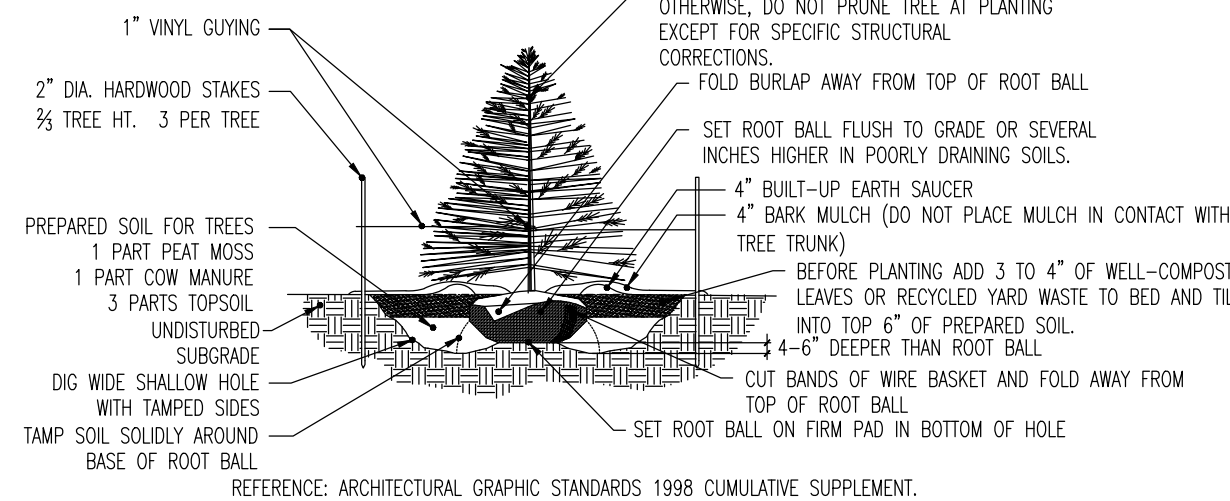


PERENNIAL/GROUND COVER PLANTING DETAIL

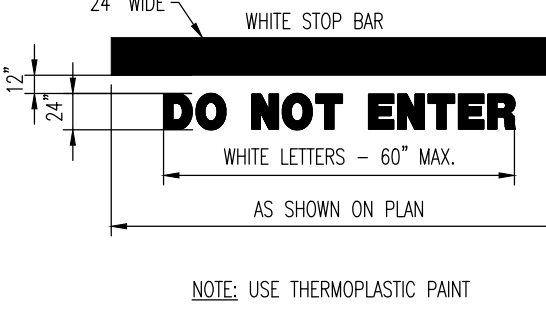
SPACING "D"	SPACING "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C.	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"

PERENNIAL GROUNDCOVER/SPACING DETAIL

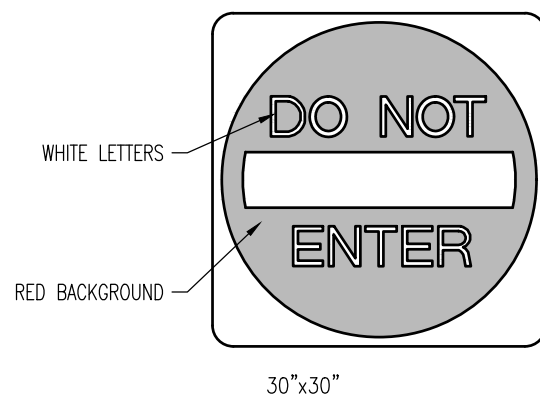
- NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK 1/2 FROM TOP ROOT BALL
 3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY
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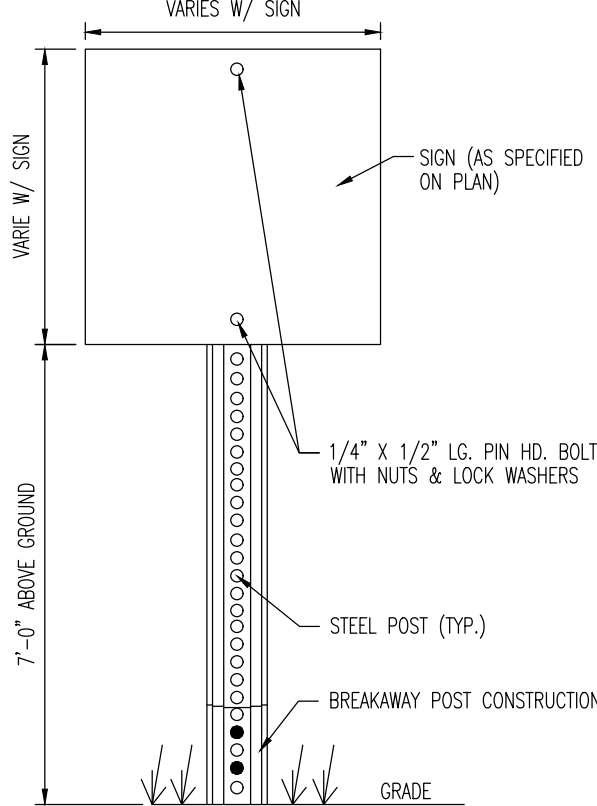
EVERGREEN TREE PLANTING DETAIL



DO NOT ENTER STRIPING DETAIL



R5-1 SIGN DETAIL



SIGN POST DETAIL

AUSTIN

Product Data Sheet



Austin blends modernist inspiration into a new interpretation that's as timely as today. The Austin Bench, designed by landscape architect Robert Chipman, is a study in beautiful balance. Inspired by architecture of the 20s and classic modern furniture of the 50s, it expresses familiar themes in thoroughly contemporary terms. Austin balances lightness and substance, is relaxed, yet refined, poised but never boring. The cantilever version is a natural for minimalist spaces, the four-legged version a fine fit within a range of architectural styles. Composed of minimal parts, just two extrusions create the seat and back in all versions Austin masters the details, from its tapered slats to the lovely winged shape of its end piece. In aluminum or wood Austin is a high-design solution — and a breath of fresh air — for corporate and healthcare courtyards, atria, small-scale public places, and private retail spaces.

Seat

- Austin benches are available in backed or backless, and in a selection of interior and exterior woods, as well as aluminum extruded boards.
- Unique cantilever style or freestanding/surface mount supports are cast iron.

Arm Options

- Optional arms may be added to both ends, as well as the center position.
- Arms are available for either backed or backless benches.
- All arms are cast aluminum and attached to the seat boards.

Mounting Options

- Austin benches with freestanding/surface mount supports ship with glides which may be removed for surface mounting.
- All cantilever supports must be surface mounted into concrete.

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	cantilever backed	22"	72"	30"	Alum 118 lb Wood 150 lb
	cantilever backless	22"	72"	18"	Alum 66 lb Wood 120 lb
	Freestanding/ Surface Mount backed	24"	72"	30"	Alum 120 lb Wood 150 lb
	Freestanding/ Surface Mount backless	22"	72"	18"	Alum 66 lb Wood 60 lb
Arm Options					
	end and center position				end arms
Mounting Options					
	cantilever backed				freestanding / surface mount

AUSTIN

Product Data Sheet



Litter Receptacles

- Top and side opening litter are available with or without lock.
- With a 34 gallon capacity, litter can be freestanding or surface mount.
- Fabricated with carbon steel body panels, cast aluminum top, and cast iron base.
- Litter is finished with exclusive Pangard IP® powdercoat finish.
- Black polyethylene liner comes standard with litter.
- Shipped with freestanding glides that remain in place for surface mounting.
- Litter ships fully assembled.

Finishes

- All metal is finished with Landscape Forms' proprietary Pangard IP® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling, and fading.
- Call for standard color chart.

To Specify

- Select top or side-opening litter. Specify with or without lock.
- Select powdercoat color.

Designed by Robert Chipman, ASLA
Austin design is protected by U.S. Patent Nos. D481,210, D481,211, D482,685, D483,960

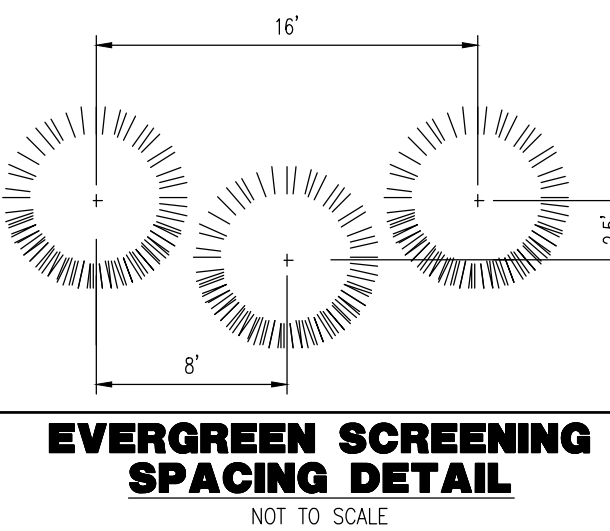
	STYLE	DIAMETER	HEIGHT	PRODUCT WEIGHT
	Top-Opening	24"	30"	172 lb
	Side-Opening	24"	42"	186 lb

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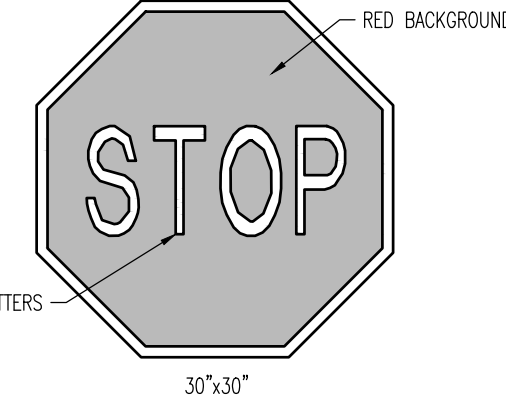
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LANDSCAPEFORMS "AUSTIN" BENCH DETAIL

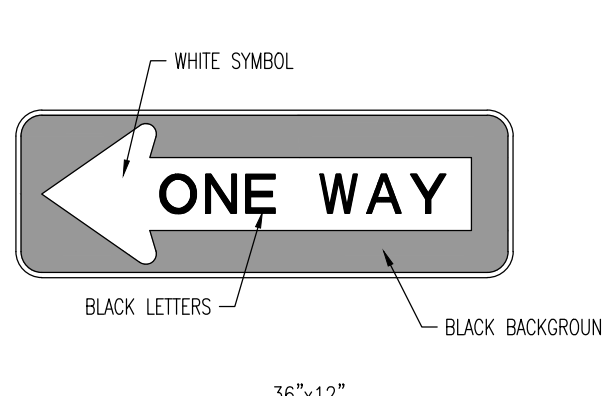
NOT TO SCALE



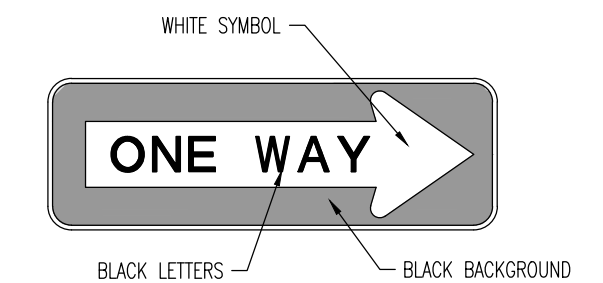
EVERGREEN SCREENING SPACING DETAIL



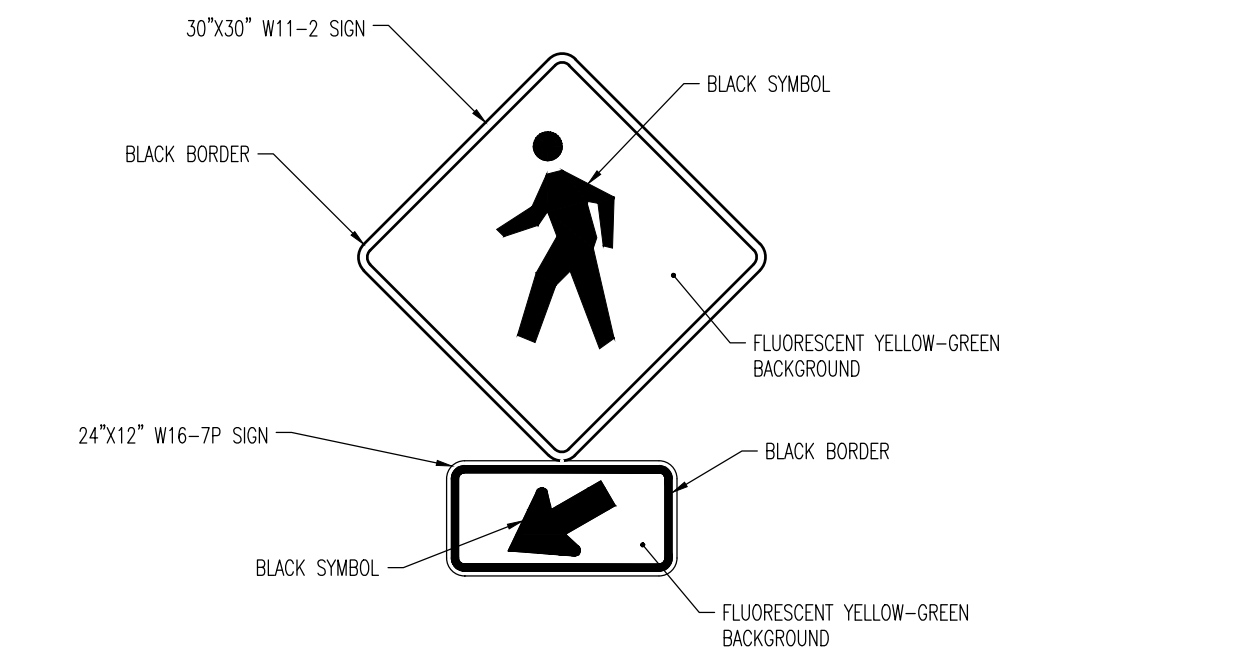
R1-1 SIGN DETAIL



R6-1L SIGN DETAIL



R6-1R SIGN DETAIL



PEDESTRIAN CROSSING SIGN AT CROSSWALK DETAIL

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CONSTRUCTION DETAILS

PROJECT:	RPM DEVELOPMENT, LLC PROPOSED RESIDENTIAL DEVELOPMENT BLOCK 2201, LOTS 3, 60-66, & 68 2495 BRUNSWICK PIKE (A.K.A. ALT ROUTE 1) TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY	JOB No:	1279-99-010	DATE:	04/15/2020
DRAWN BY:	GMC	DESIGNED BY:	LPG	CHECKED BY:	TJM
CHECKED BY:	TJM	CHECKED BY:	-	SHEET No:	13

JOHN A. PALUS

THOMAS J. MULLER

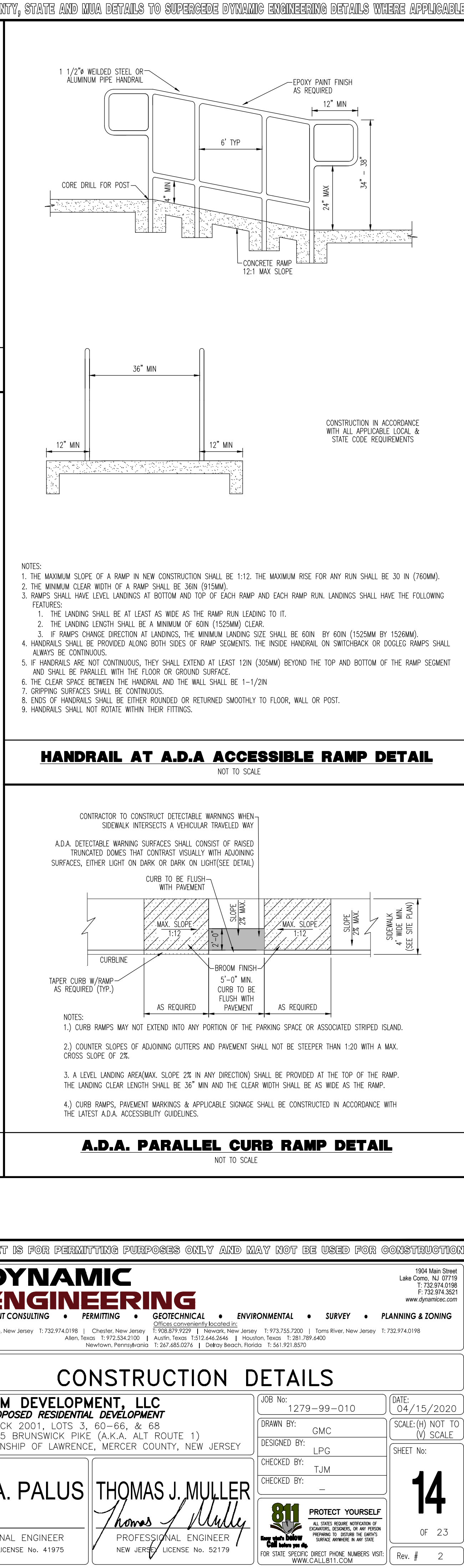
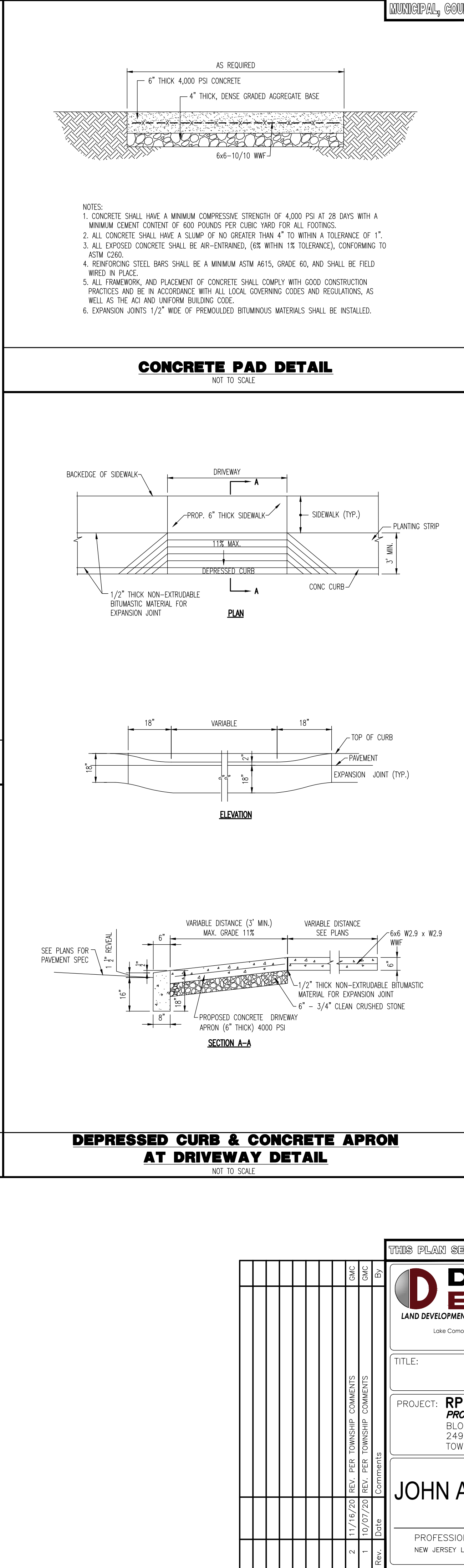
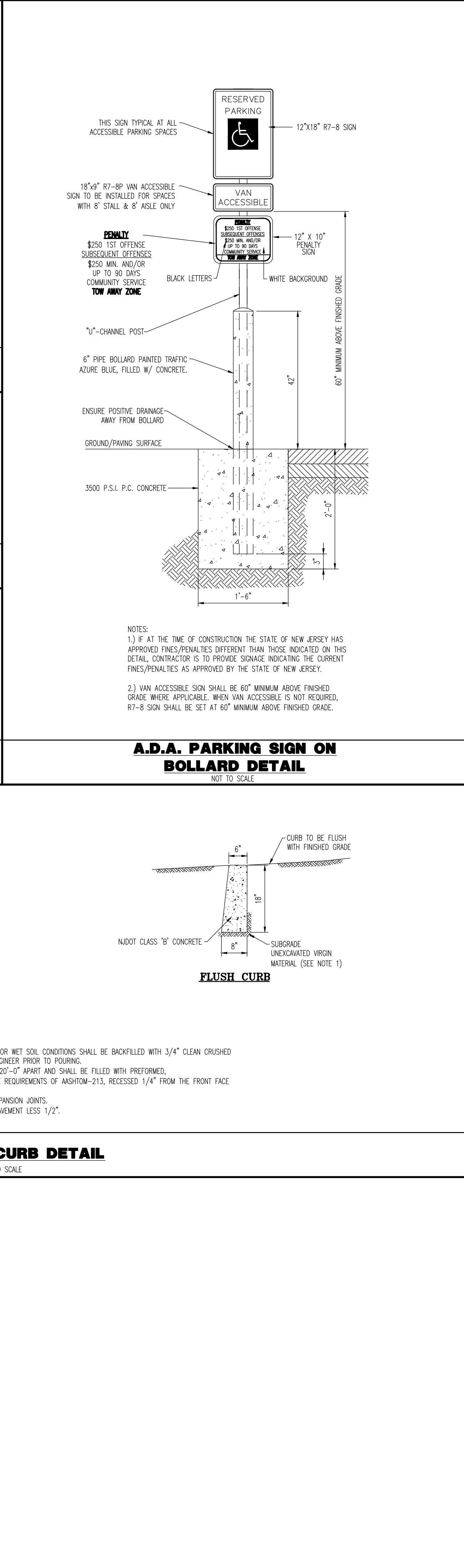
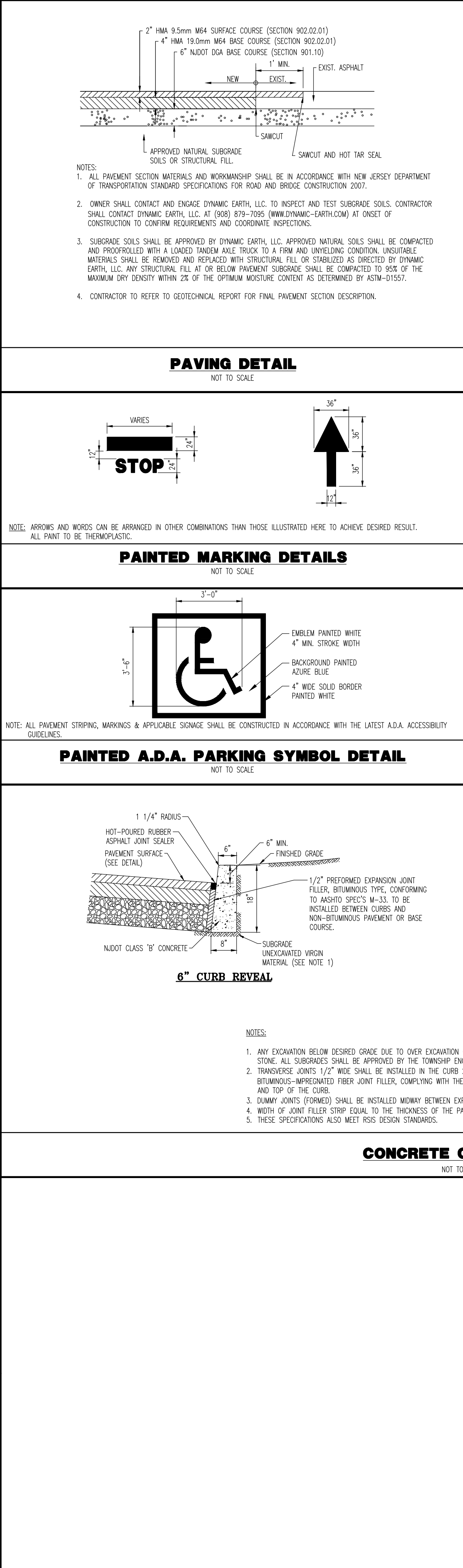
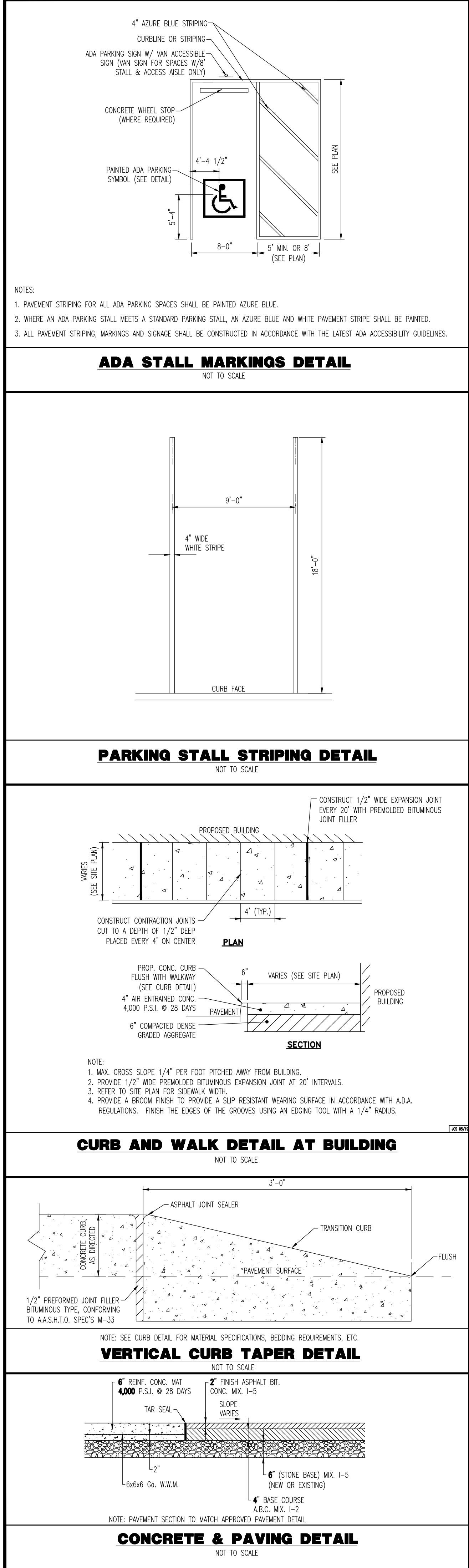
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NEW JERSEY LICENSE No. 41975

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NEW JERSEY LICENSE No. 52179



OF 23
Rev. # 2

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MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE

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PROJECT: **RPM DEVELOPMENT, LLC**
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 2001, LOTS 3, 60-66, & 68
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OF 23
Rev. # 2

GALVANIZED STEEL BEAM GUIDE RAIL DETAIL
NOT TO SCALE

MASONRY TRASH/BOARD-ON-BOARD GATE ENCLOSURE DETAIL

CLEANOUT DETAIL
NOT TO SCALE

PLAN VIEW

SECTION B

PRECAST CONCRETE HEADWALL DETAIL

STEEL REINFORCED COPOLYMER POLYPROPYLENE LADDER RUNG

NOTE: LADDER RUNGS FACING TRAFFIC: 12" C TO C

LADDER RUNG DETAIL

NOT TO SCALE

TYPE B INLET DETAIL

SECTION A-A

SECTION B-B

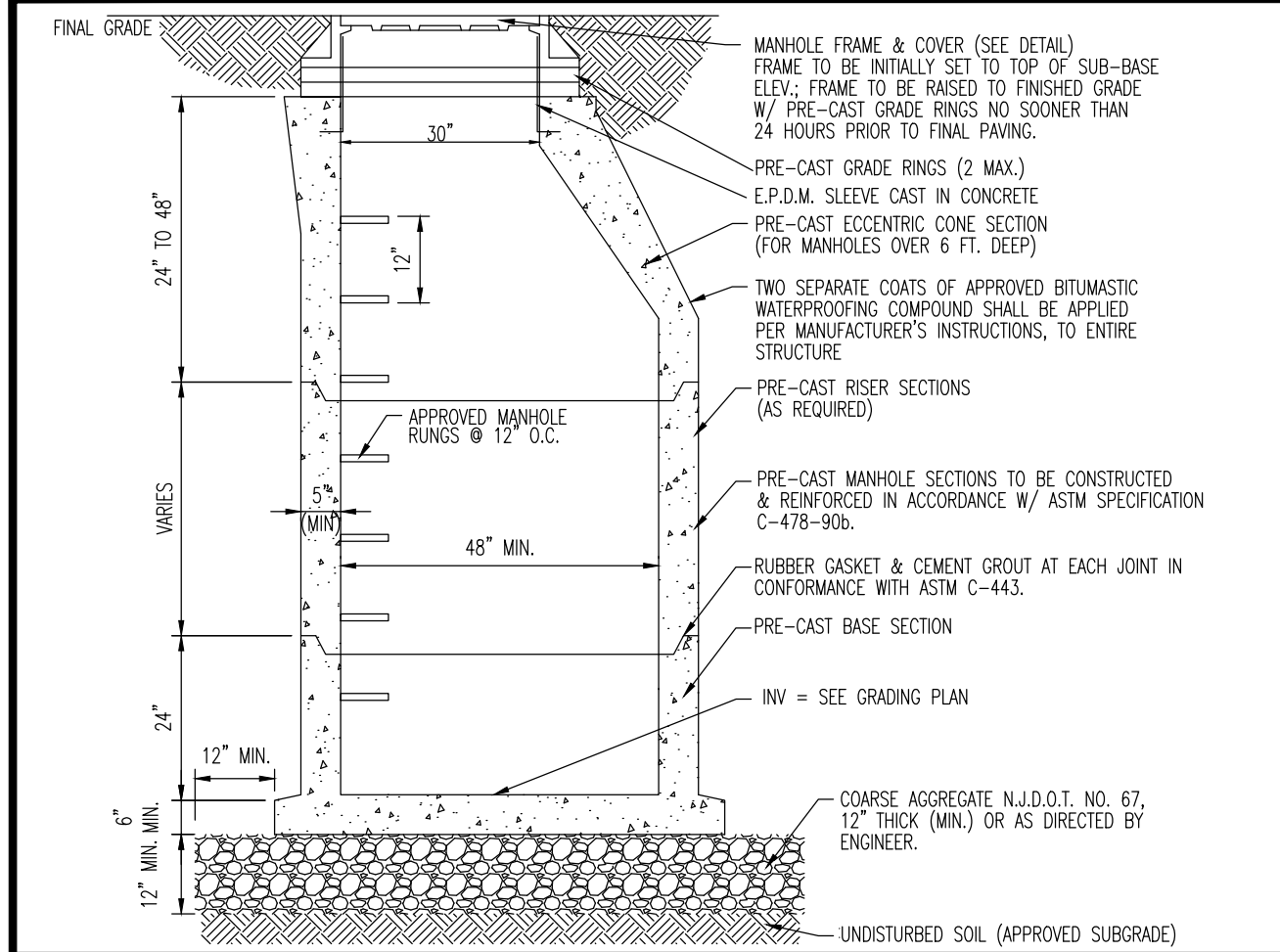
PLAN VIEW

- NOTES: 1. CONSTRUCTION SHALL BE 8" SOLID CONCRETE BLOCK WALL OR PRECAST CONCRETE
2. ALL CONCRETE SHALL BE A MINIMUM 4,000 PSI UNLESS NOTED OTHERWISE.

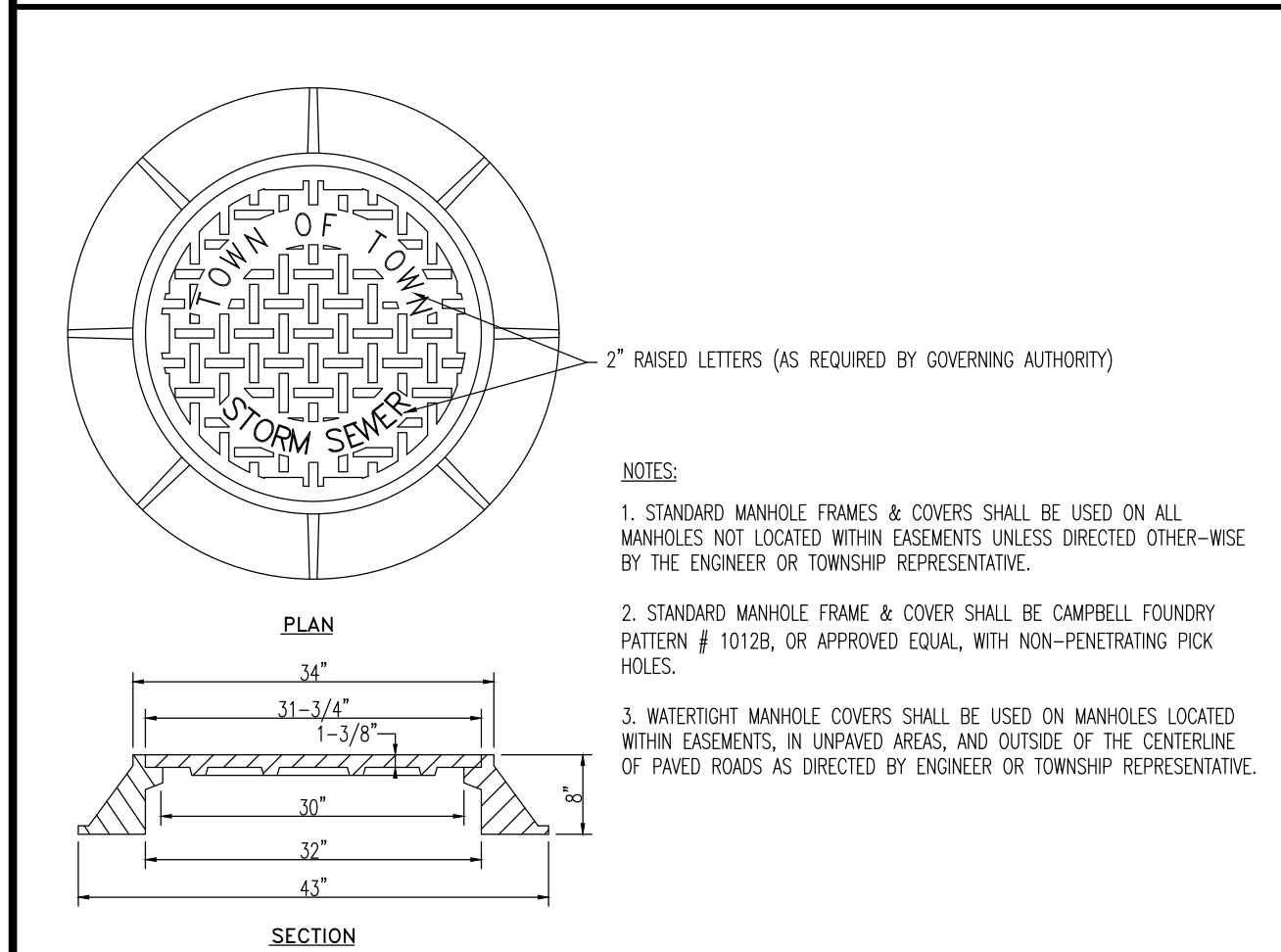
6' x 6' STORM SEWER MANHOLE DETAIL

[illegible]

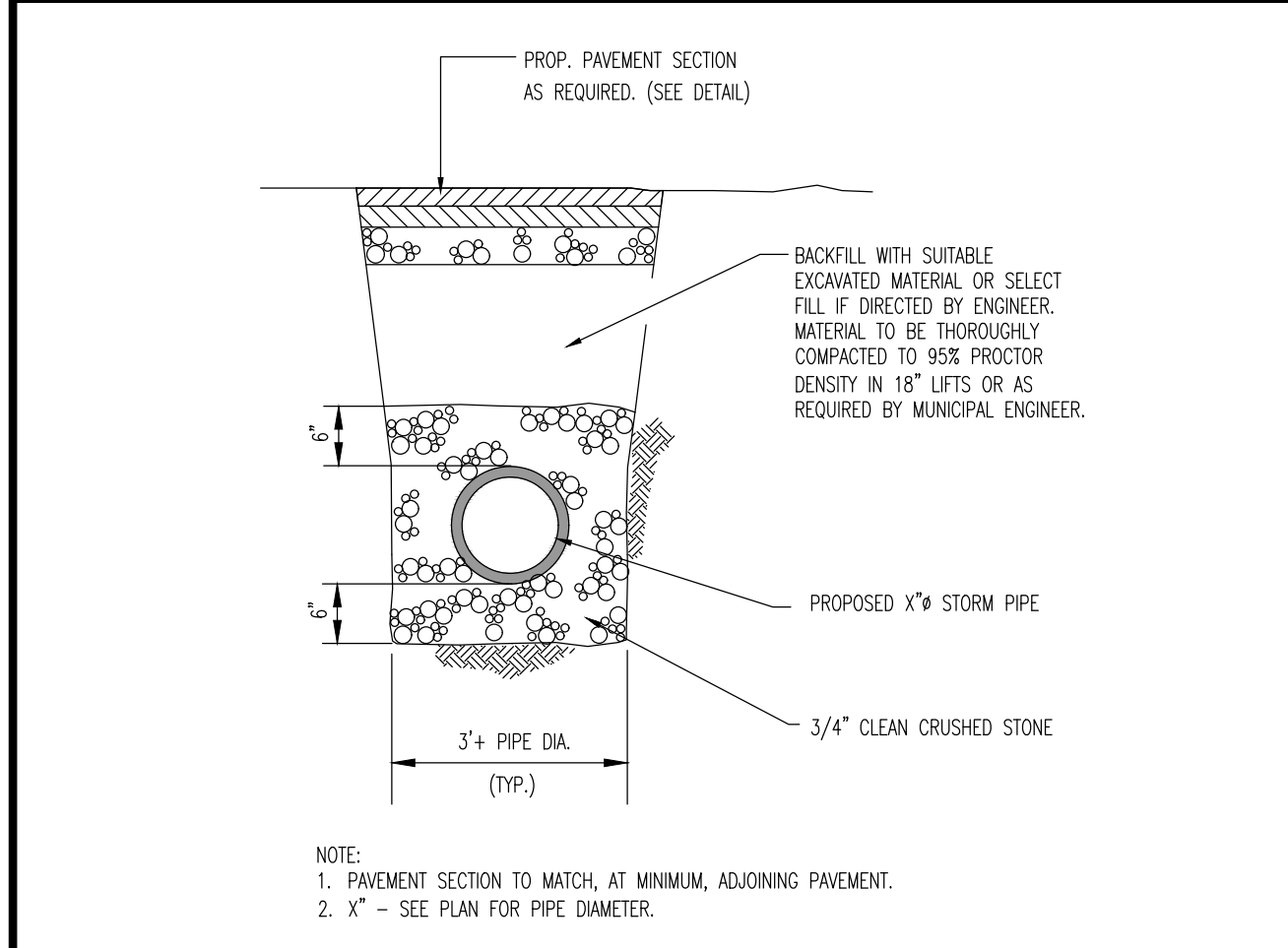
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File: P:\cscps projects\1279 rpm development group\39-010 lawrence\dwg\Site Plans\127999010SD2.dwg, --- 16 CONSTRUCTION DETAILS



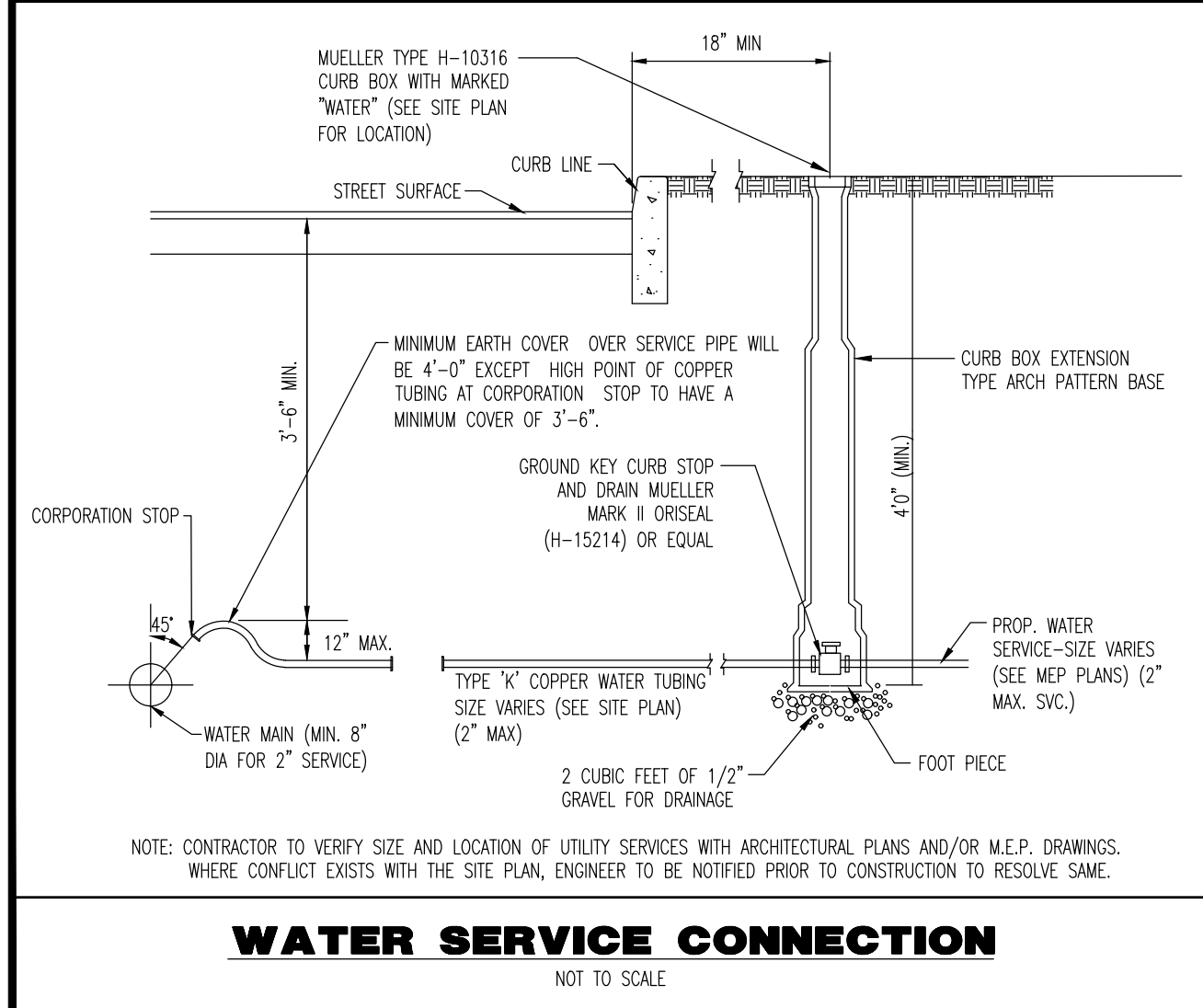
TYPICAL PRECAST STORM MANHOLE
NOT TO SCALE



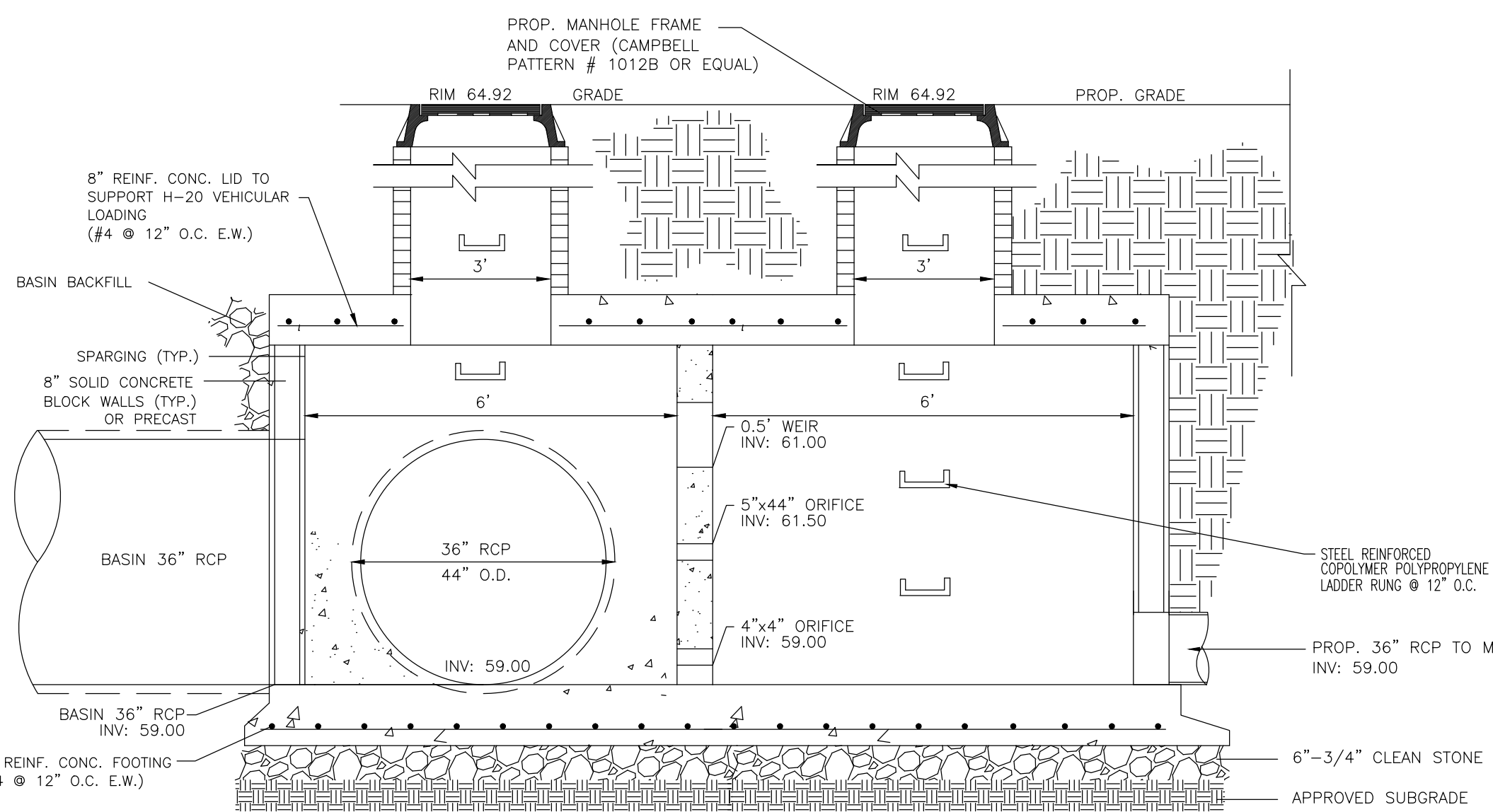
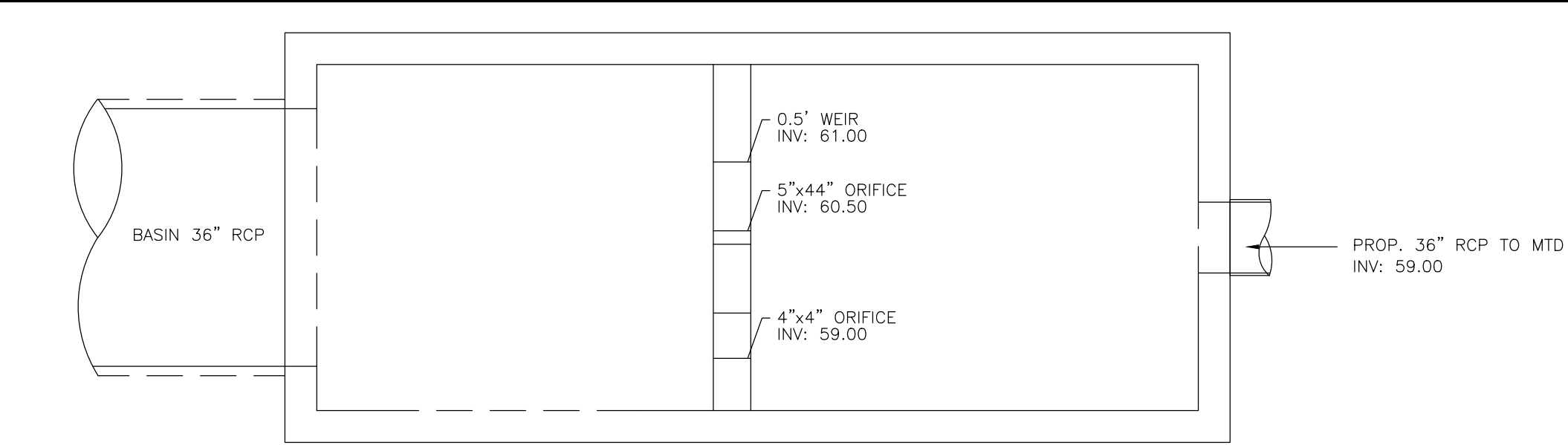
STORM MANHOLE FRAME DETAIL
NOT TO SCALE



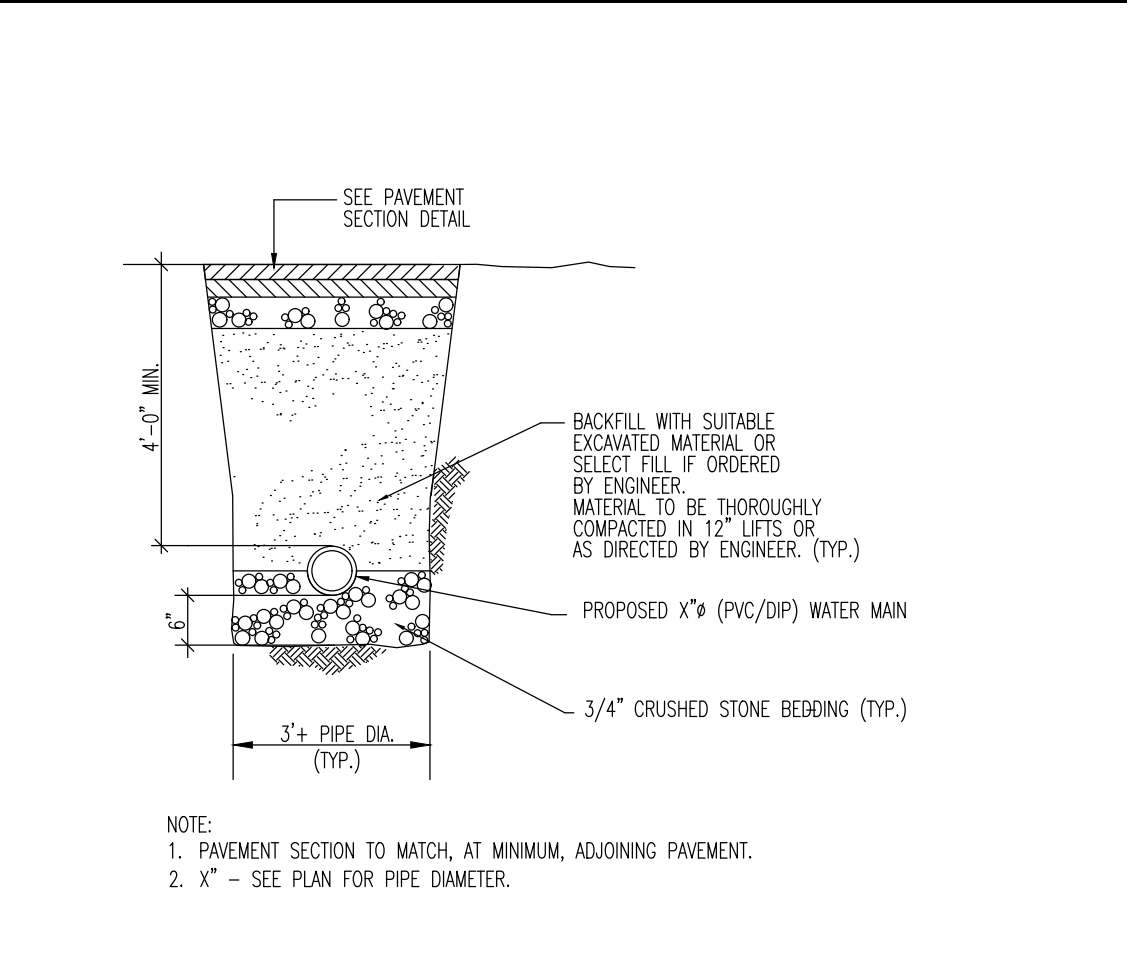
STORM SEWER TRENCH DETAIL
NOT TO SCALE



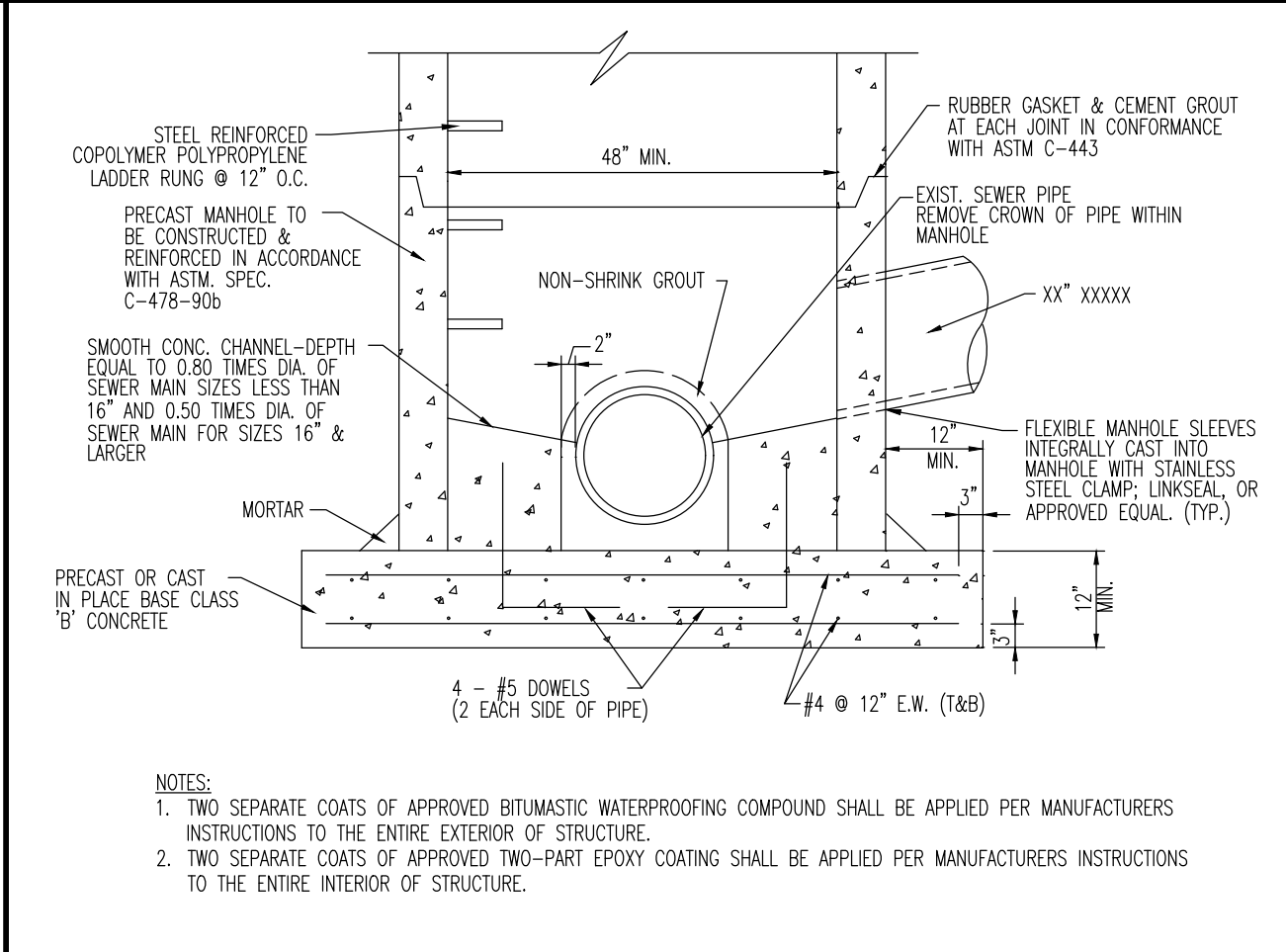
WATER SERVICE CONNECTION
NOT TO SCALE



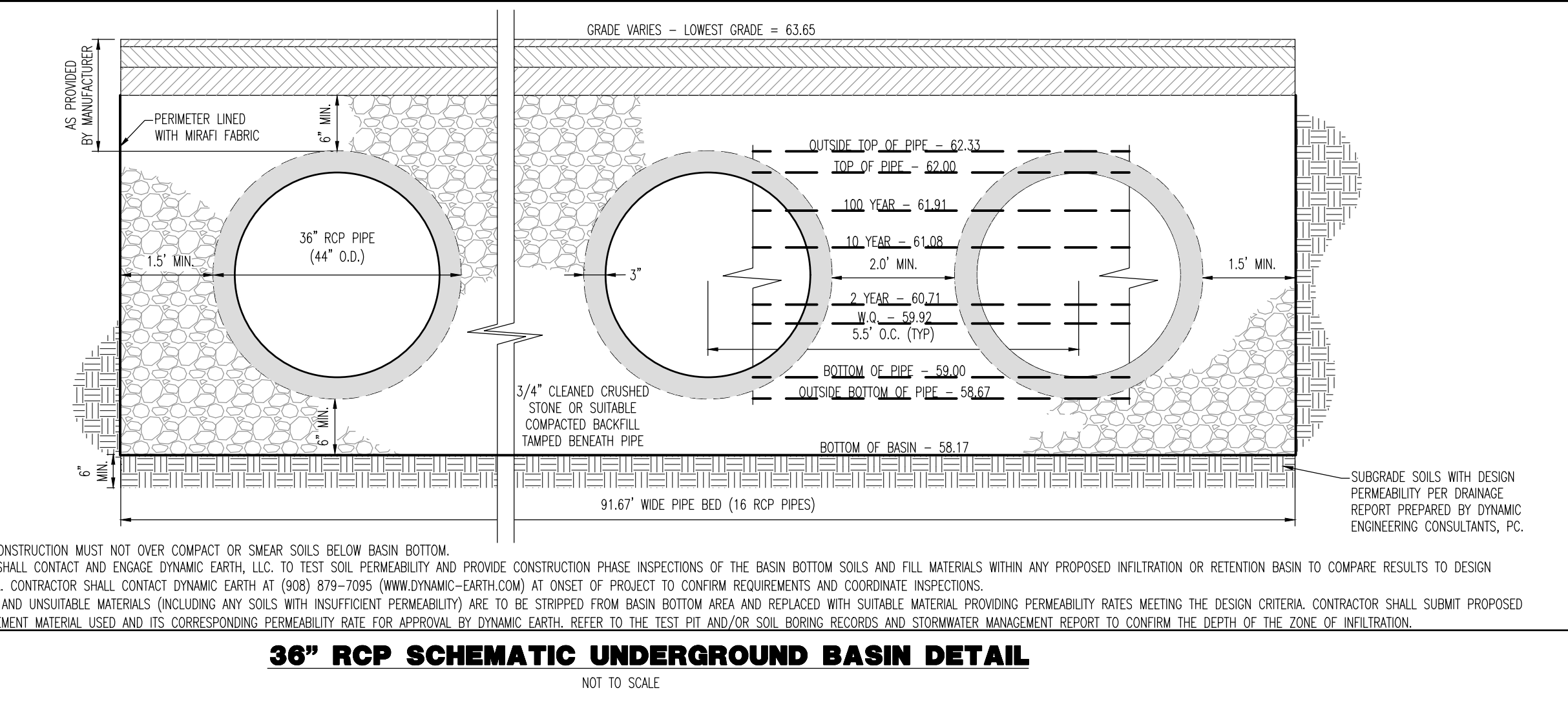
OUTLET STRUCTURE DETAIL
NOT TO SCALE



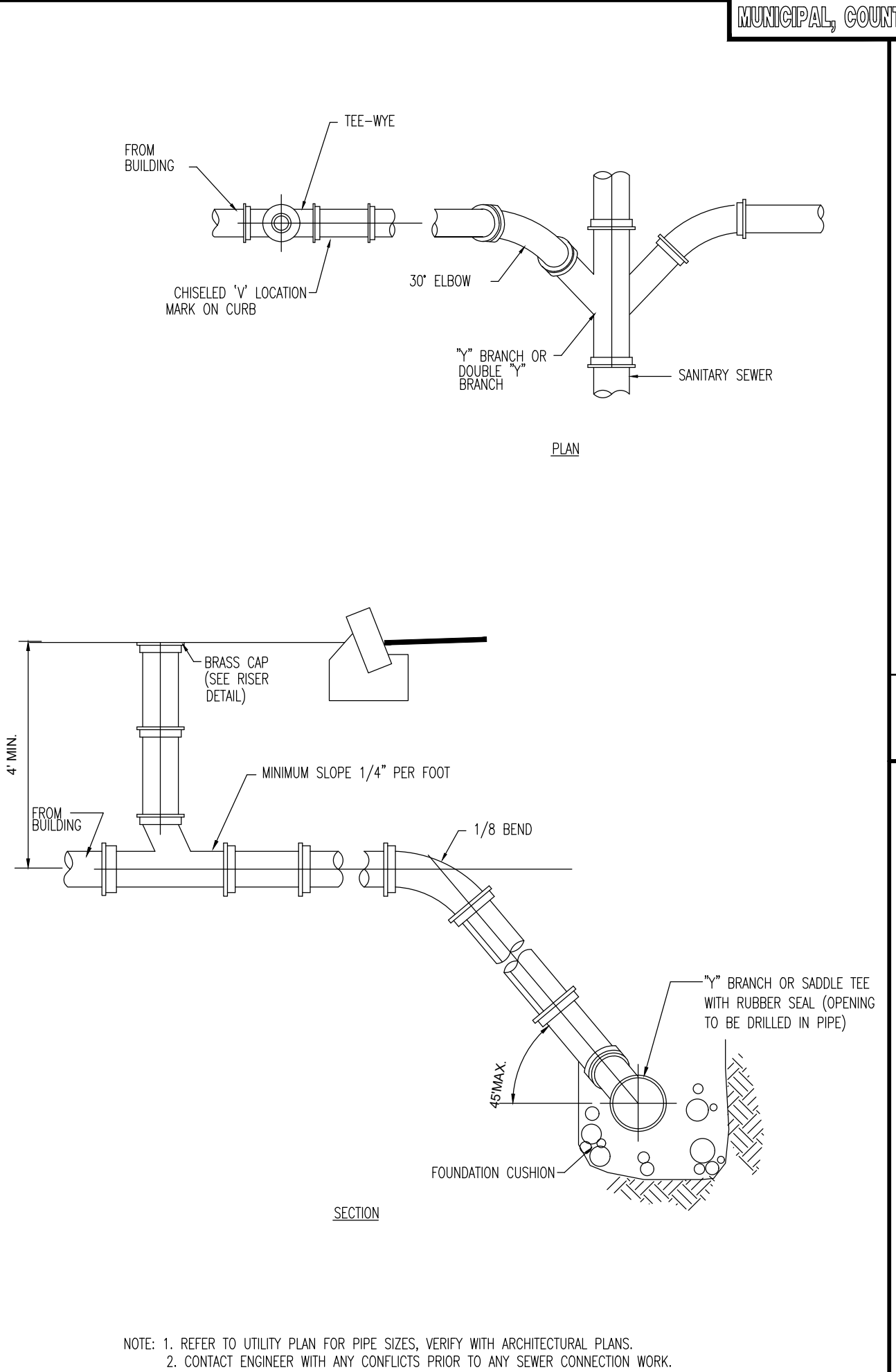
WATER SERVICE TRENCH DETAIL
NOT TO SCALE



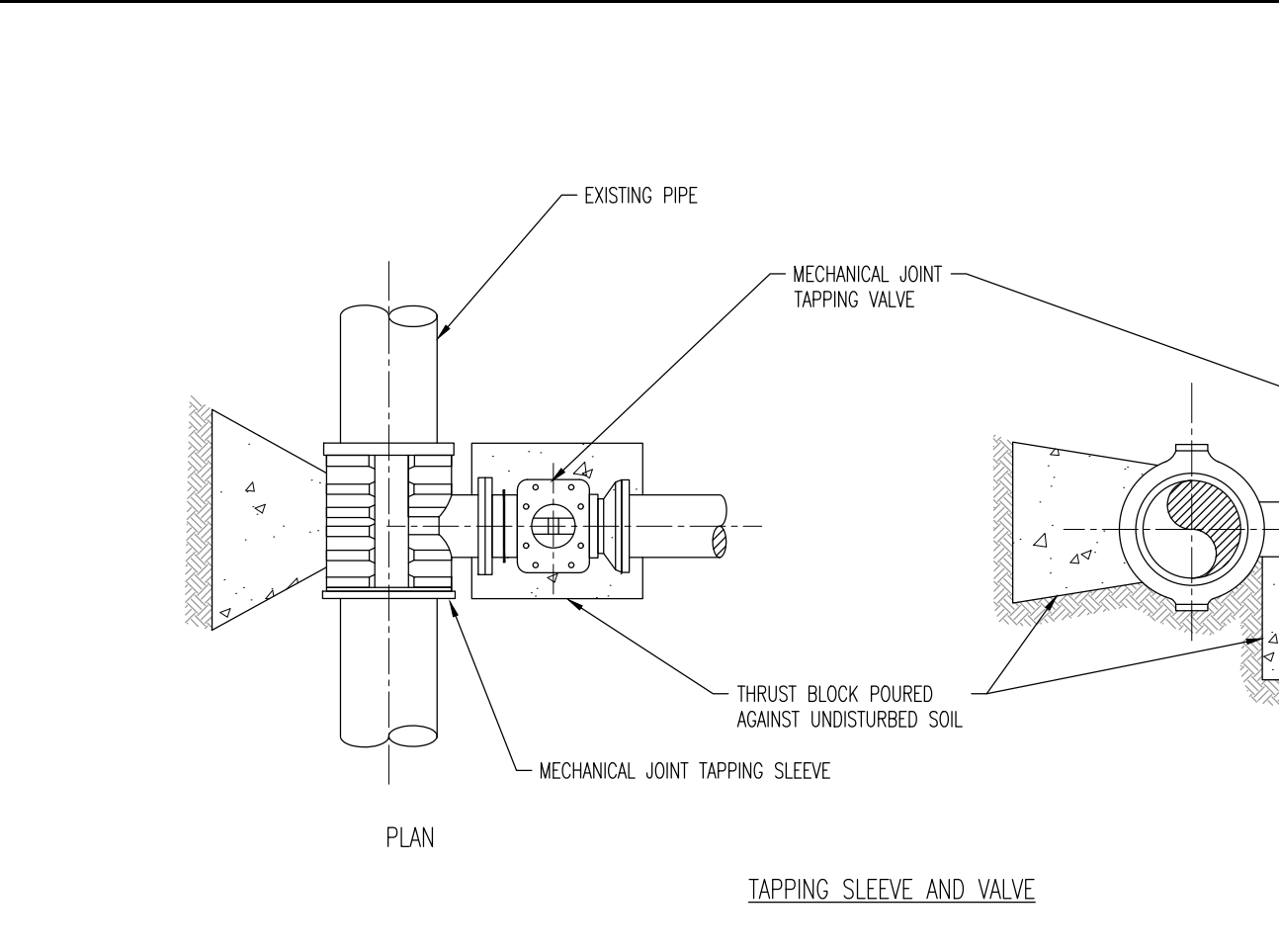
SANITARY SEWER DOGHOUSE MANHOLE DETAIL
NOT TO SCALE



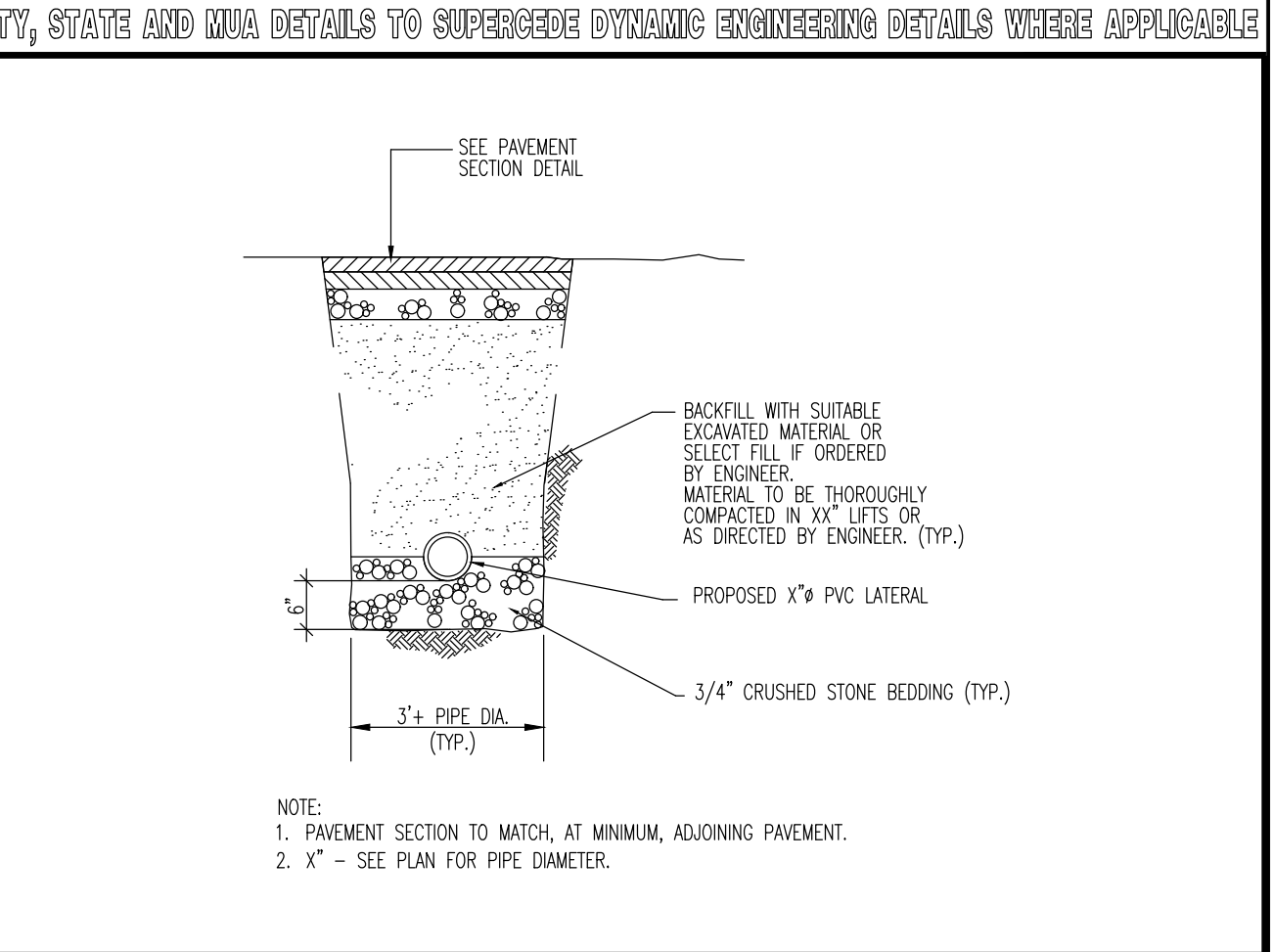
36" RCP SCHEMATIC UNDERGROUND BASIN DETAIL
NOT TO SCALE



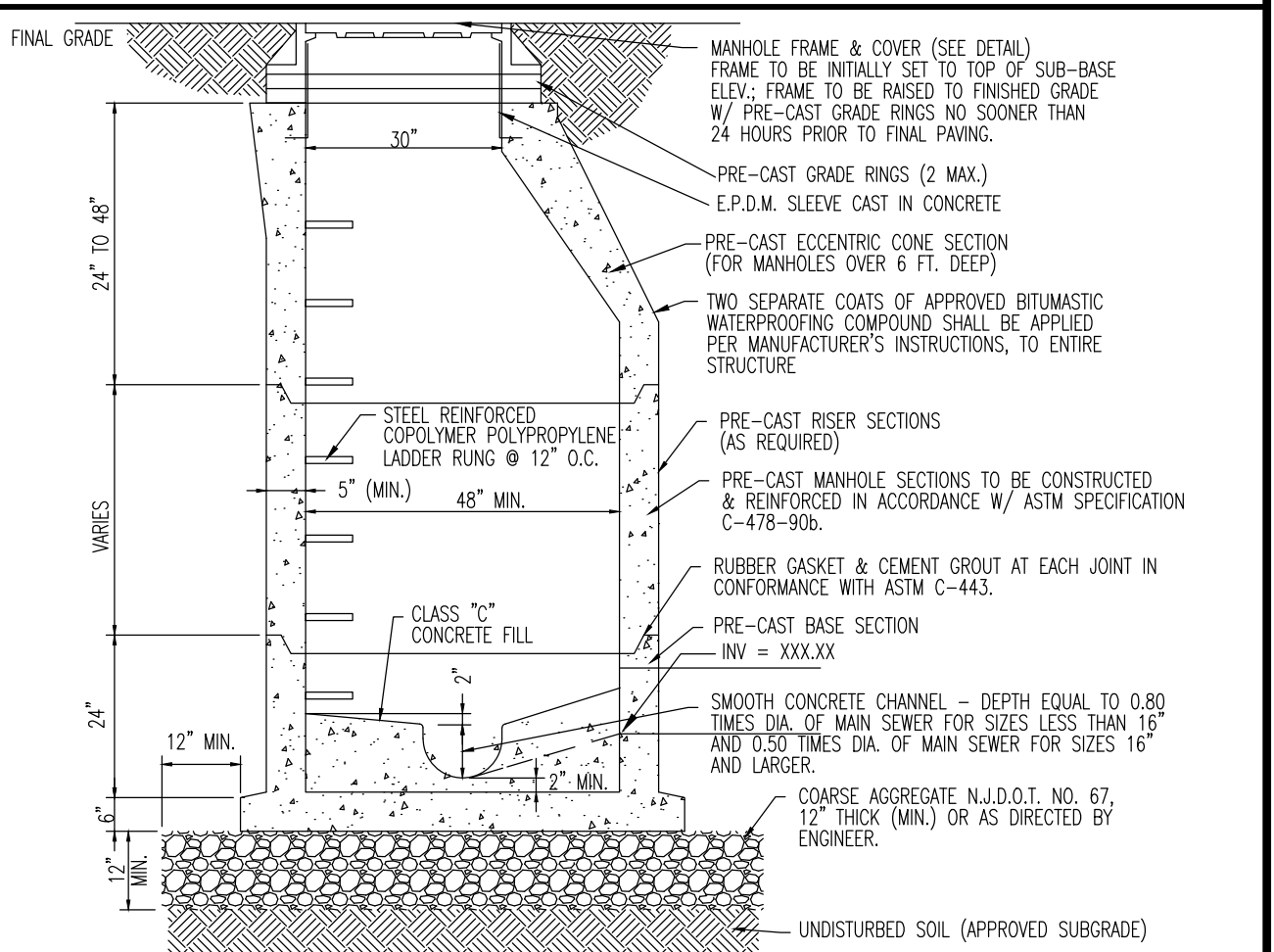
STANDARD CONNECTION DETAIL
NOT TO SCALE



WET TAP DETAIL
NOT TO SCALE



SANITARY SEWER TRENCH DETAIL
NOT TO SCALE



PRECAST SANITARY MANHOLE
NOT TO SCALE

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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PROJECT: **RPM DEVELOPMENT, LLC**
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 2001, LOTS 3, 60-66, & 68
2495 BRUNSWICK PIKE (A.K.A. ALT ROUTE 1)
TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY

TITLE: **CONSTRUCTION DETAILS**

JOB No: 1279-99-010
DATE: 04/15/2020
DRAWN BY: RAU
DESIGNED BY: LPG
CHECKED BY: TJM
SHEET No: 16 OF 23

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

THOMAS J. MULLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52179

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STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION
- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 19-1.
- B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
- C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
2. SEEDED PREPARATION
- A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES.
- FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
- CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
- B. WORK LINE AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR, CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDED IS PREPARED.
- C. INSPECT SEEDED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED IN ACCORDANCE WITH THE ABOVE.
- D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.
3. SEEDING
- A. TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTHS
- (1) PERENNIAL RYEGRASS - 100 LBS / ACRE; PLANT BETWEEN MARCH 1 AND MAY 15 BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 0.5 INCHES.
- (2) SPRING OATS - 86 LBS / ACRE; PLANT BETWEEN MARCH 1 AND MAY 15 BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 1.0 INCHES.
- (3) WINTER BARLEY - 86 LBS / ACRE; PLANT BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 1.0 INCHES.
- (4) ANNUAL RYEGRASS - 100 LBS / ACRE; PLANT BETWEEN MARCH 1 AND JUNE 15 BETWEEN AUGUST 1 AND SEPTEMBER 15; AT A DEPTH OF 0.5 INCHES.
- (5) WINTER CEREAL RYE - 112 LBS / ACRE; PLANT BETWEEN AUGUST 1 AND NOVEMBER 15; AT A DEPTH OF 1.0 INCHES.
- WARM SEASON GRASSES:
- (1) PEARL MILLET - 20 LBS / ACRE; PLANT BETWEEN MAY 15 AND AUGUST 15; AT A DEPTH OF 1.0 INCHES.
- (2) MILLET (GERMAN OR HUNGARIAN) - 30 LBS / ACRE; PLANT BETWEEN MAY 15 AND AUGUST 15; AT A DEPTH OF 1.0 INCHES.
- B. CONVENTIONAL SEEDING: APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4 TO 1/2 INCH BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
- C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4 MULCHING). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.
- D. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
4. MULCHING
- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
- A. STRAW OR HAY. UNROTTED SMALL GRASS STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

APPLICATION: SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

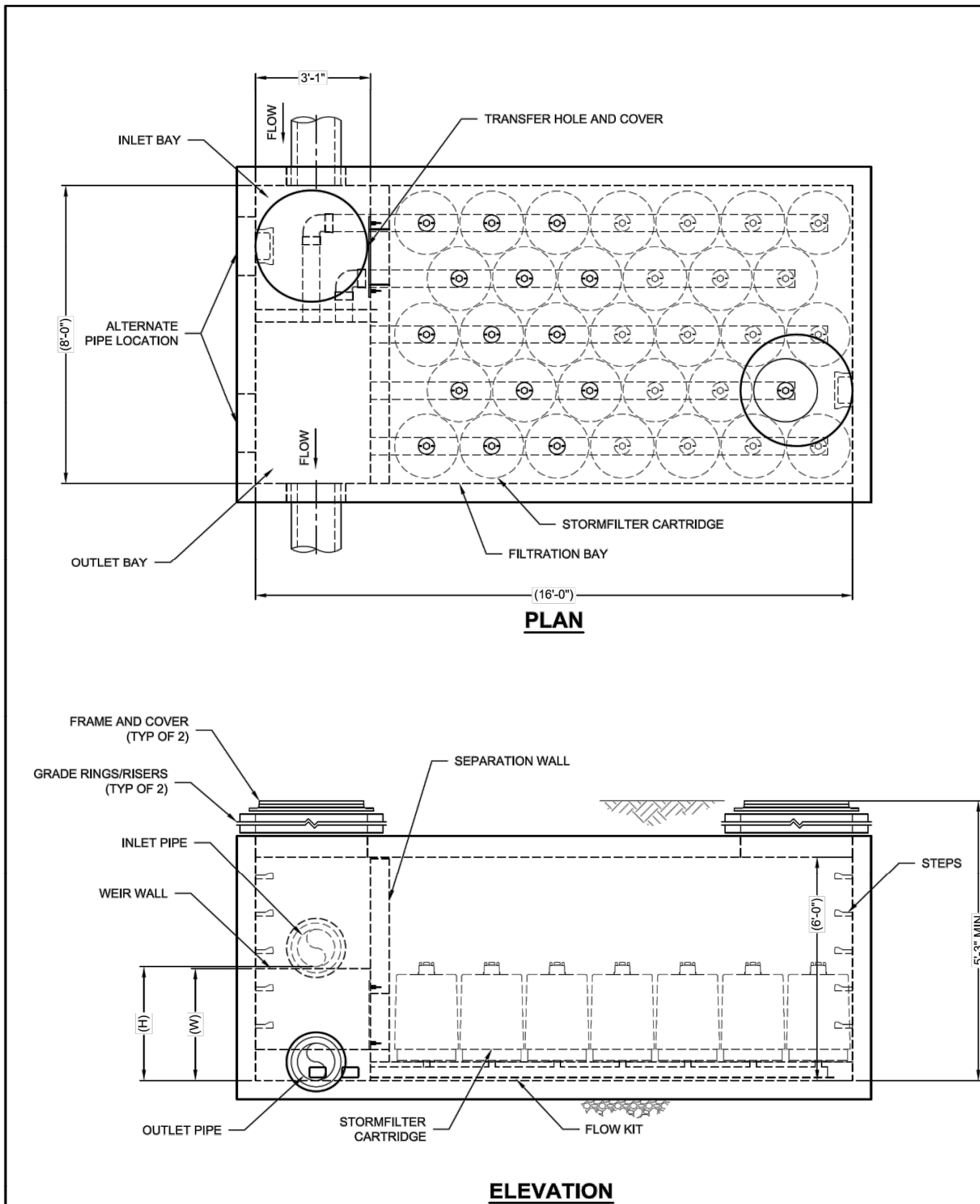
ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COST.

1. PEG AND TWINE
2. MULCH NETTINGS
3. CRIMPER MULCH ANCHORING COULTER TOOL
4. LIQUID MULCH-BINDERS

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

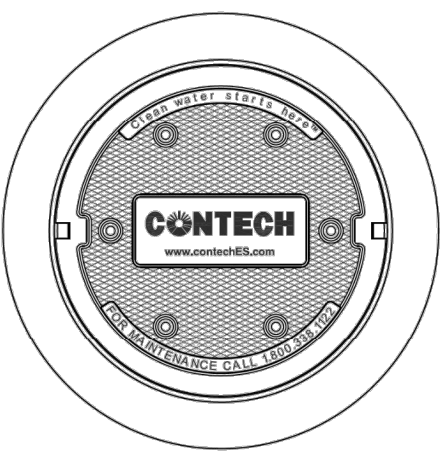
C. PELLETIZED MULCH: COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS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

APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.



STORMFILTER DESIGN NOTES					
• THE 8' x 16' PEAK DIVERSION STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPLIED SURFACE AREA					
SPECIFIC FLOW RATE: PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.					
• THE PEAK DIVERSION STORMFILTER IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR RIGHT INLET CONFIGURATION.					
• ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.					
CARTRIDGE SELECTION					
CARTRIDGE HEIGHT	27"	18"			
RECOMMENDED HYDRAULIC DROP (H)	3.66'	2.3'			
HEIGHT OF WEIR (W)	3.66'	2.25'			
SPECIFIC FLOW RATE (gpm/ft ²)	2 gpm/ft ²	1.67 gpm/ft ²	1 gpm/ft ²	1 gpm/ft ²	1 gpm/ft ²
CARTRIDGE FLOW RATE (gpm)	22.5	16.78	11.25	15	12.53
			7.5	10	8.35
					5

* 1.67 gpm/ft² SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

PERFORMANCE SPECIFICATION
FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 4 INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
SPECIFIC FLOW RATE SHALL BE 2 GPM/FT² (MAXIMUM). SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE 6 GPM/GF OF MEDIA (MAXIMUM).

- GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH (1) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.conteches.com
 4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 5. STRUCTURE SHALL MEET ASHTO HDS-10 RATING, ASSUMING EARTH COVER OF 0'-2' AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET A587M M508 AND BE CAST WITH THE CONTECH LOGO.

- INSTALLATION NOTES
- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
 - D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
 - E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
 - F. CONTRACTOR TO REMOVE THE TRANSFER HOLE COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

CONTECH
ENGINEERED SOLUTIONS LLC
www.conteches.com
9230 Centre Pointe Drive, Suite 400, West Chester, OH 45386
800-338-1122 513-645-7000 513-645-7993 FAX

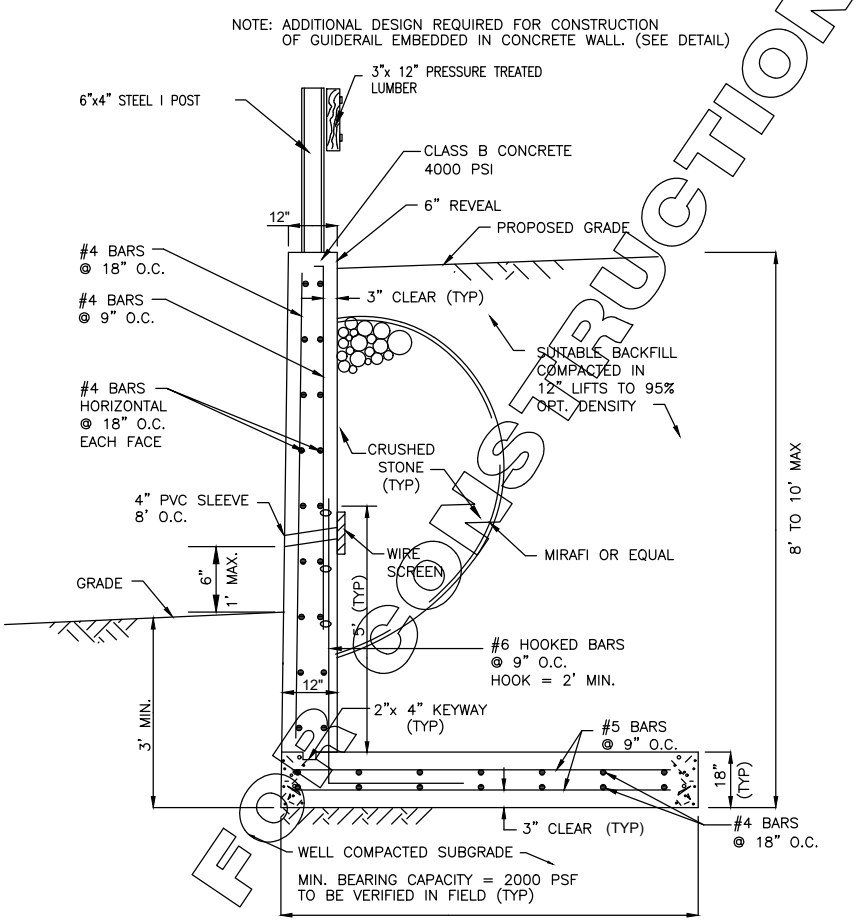
THE STORMWATER MANAGEMENT STORMFILTER
8' x 16' PEAK DIVERSION STORMFILTER
STANDARD DETAIL

STORM FILTER DESIGN DETAIL

NOT TO SCALE

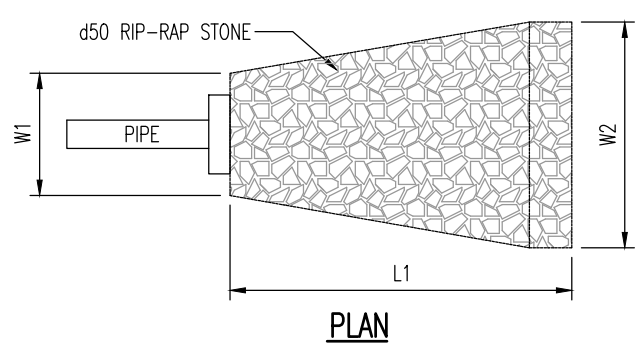
STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION
- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
- B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
- C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNLESS) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
- D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
2. SEEDED PREPARATION
- A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRING, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES (<http://aes.rutgers.edu/COUNTY/>).
- FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
- B. WORK LINE AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR, CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDED IS PREPARED.
- C. HIGH ACID PRODUCING SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.
3. SEEDING
- A. PERMANENT VEGETATIVE MIXTURES & PLANTING RATES
- | | | |
|---------------------------------|--------------|-------------------|
| (1)WILD FESCUE - | 175 LBS/ACRE | 4 LBS/1000 SQ.FT. |
| (2)CHEWING FESCUE - | 175 LBS/ACRE | 4 LBS/1000 SQ.FT. |
| (3)STRONG CREeping RED FESCUE - | 175 LBS/ACRE | 4 LBS/1000 SQ.FT. |
| (4)PERENNIAL PEGRASS - | 45 LBS/ACRE | 1 LBS/1000 SQ.FT. |
| (5)KY. BLUEGRASS - | 45 LBS/ACRE | 1 LBS/1000 SQ.FT. |
- B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
- C. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
- D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.
4. MULCHING
- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
- A. STRAW OR HAY. UNROTTED SMALL GRASS STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1.5 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
- APPLICATION: SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
- ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COST.
1. PEG AND TWINE
 2. MULCH NETTINGS
 3. CRIMPER MULCH ANCHORING COULTER TOOL
 4. LIQUID MULCH-BINDERS
- B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PROJECT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
- C. PELLETIZED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS. SEEDS ARE WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.



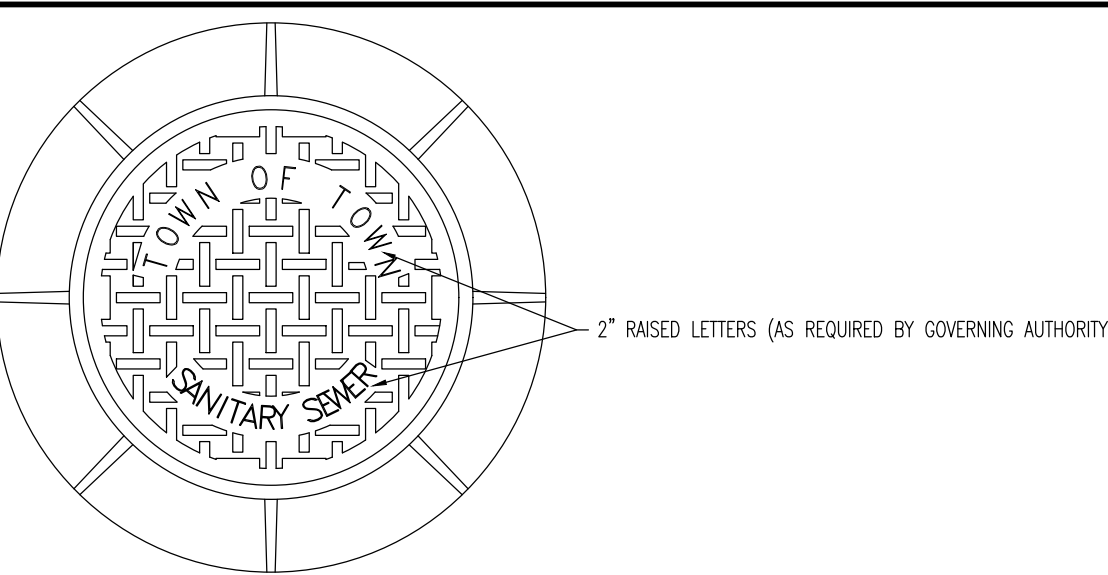
CANTILEVERED CONCRETE RETAINING WALL DETAIL

NOT TO SCALE



RIP-RAP DETAIL

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SANITARY MANHOLE FRAME DETAIL

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TITLE: **CONSTRUCTION DETAILS**

PROJECT: **RPM DEVELOPMENT, LLC
PROPOSED RESIDENTIAL DEVELOPMENT**
BLOCK 2001, LOTS 3, 60-66, & 68
2495 BRUNSWICK PIKE (A.K.A. ALT ROUTE 1)
TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY

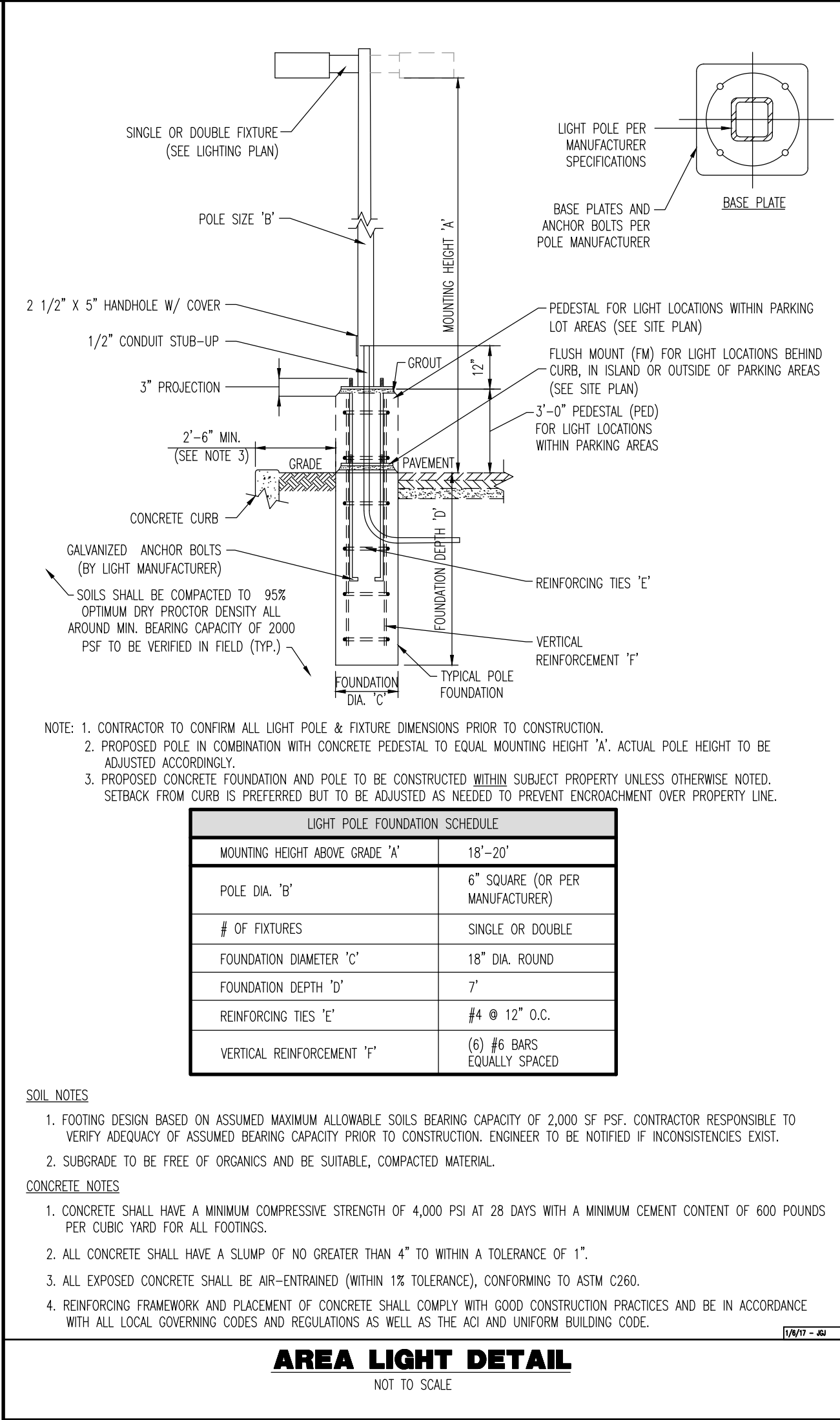
JOB No: 1279-99-010
DATE: 04/15/2020
DRAWN BY: RAU
DESIGNED BY: LPG
CHECKED BY: TJM
CHECKED BY: -

SCALE: (H) NOT TO SCALE
SHEET No: 17
OF 23
Rev. # 2

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 41975

THOMAS J. MULLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 52179

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PROGRESS LIGHTING | COMMERCIAL

PCOWC SERIES

LED Wall Packs

Photometric Data:

- Drive Current: 700 mA
- System Watts: 18 Watts (7 LEDs), 28 Watts (12 LEDs) or 45 Watts (18 LEDs)
- Number of LEDs: 7, 12 or 18
- Number of Drivers: 1
- 4000K, 70 CRI (7 LEDs)
- 4200K, 70 CRI (12 & 18 LEDs)

Model	Input Voltage (Volts)	System Power (Watts)	Current (Amps)
20 LED	120	16.6	0.09
	277	16.6	0.09
30 LED	120	28.9	0.24
	277	27.7	0.10
45 LED	120	41.0	0.35
	277	41.5	0.15

Model	Distribution Type	Lumens	LPW
20 LED	3	1421	82
30 LED	3	2246	79
45 LED	3	3069	69

Ambient Temperature	7 LEDs	12 & 18 LEDs	
0°C	32°F	1.02	1.02
10°C	50°F	1.01	1.01
20°C	68°F	1.00	1.00
25°C	77°F	1.00	1.00
30°C	86°F	1.00	1.00
40°C	104°F	0.99	1.00
50°C	122°F	0.98	0.99

Ambient Temperature	0	25,000	50,000	TM-21-11 60,000	100,000	Calculated L70 (Hours)
25°C/77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C/104°F	0.99	0.98	0.96	0.96	0.94	>635,000

Operating Hours (All Models)

30LED Model

45LED Model

For more information visit our website: www.progresscommercial.com

Progress Lighting • 701 Millennium Boulevard • Greenville, SC 29607

PROGRESS LIGHTING | COMMERCIAL

Project: _____
Fixture Type: _____
Location: _____
Contract: _____

PROGRESS LIGHTING | COMMERCIAL

PCOWC SERIES

LED Wall Packs

Specifications:

Features:

- Die-cast aluminum housing and door
- Rugged design protects internal components and provides sufficient thermal management for long life
- 60,000 hours minimum LED life at L96 rating
- Powder paint finish provides lasting appearance in outdoor environments
- Quick mount adapter provides quick installation, designed for recessed box 4" square junction box
- 120 - 277V universal voltage 50/60Hz with a 0-10V dimming driver
- 4000K nominal, 70 CRI
- 20 LED: 1421 Lumens
- 30 LED: 2246 Lumens
- 45 LED: 3069 Lumens

Application:

The compact PCOWC Series is intended for perimeter illumination for safety, security and identity. The fixture has full cutoff distribution and is neighbor friendly with typical mounting heights up to 12 ft. (20LED model) or up to 15 ft. (30LED & 45LED models). Units have a protective polyester finish for long lasting appearance.

Compliances:

UL 1598 listed for use in wet locations, 40°C ambient environments

Dimensions:

20 LED Model

A: 4.81" (122 mm)
B: 1.55" (39 mm)
C: 8.22" (209 mm)
D: 5.25" (133 mm)

30& 45 LED Model

A: 5.25" (133 mm)
B: 1.6" (40.2 mm)
C: 10.25" (260.4 mm)
D: 5.6" (142.2 mm)

Catalog number:

Base	Lamp	Finish
PCOWC	20 LED - LED, 20 Watts 30 LED - LED, 30 Watts 45 LED - LED, 45 Watts	20 - Bronze 28 - White 82 - Metallic Gray

For more information visit our website: www.progresscommercial.com

Progress Lighting • 701 Millennium Boulevard • Greenville, SC 29607

WALL MOUNTED LIGHT DETAIL
NOT TO SCALE

PROGRESS LIGHTING | COMMERCIAL

Project: _____
Fixture Type: _____
Location: _____
Contract: _____

Product #: _____

RSA-B-S: Round Straight Aluminum Poles

Specifications:

Description:

Images:

APPLICATIONS:

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION:

- **SHAFT:** One piece diecast aluminum with fluted crown section; Extruded shafts of 6061-T6 aluminum in 3/16" or 1/4" thickness. Base plate of 356 cast aluminum.
- **BOLT COVERS:** Four (4) individual bolt covers provided, painted to match pole and base finish.
- **POLE CAP OR FINALS:** Cap or decorative finials available for side mounted luminaires. Open top or tenons provided for post top (recessed) luminaires.
- **HAND HOLE:** Aluminum hand hole frame; Mounting provisions for grounding lug located behind cover.
- **ANCHOR BOLTS:** Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling.

FINISH:

- Durable thermoplastic polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint finish coat available in twelve standard colors; Custom colors available; RAL number preferable.

TENONS & POLE CAPS

BASE DETAIL

ORDERING EXAMPLE:

RSA-B-S - **16** - **40** - **A/B/C** - **CAP** - **2L** - **B3** - **DBT** - **VM2**

SERIES **HEIGHT** **SHAFT** **THICKNESS** **MOUNTING** **DRILL PATTERN** **DR** **DB** **GP** **OPTIONS**

RSA-B-S **Reference page 2, Ordering matrix** **Reference page 2, Ordering matrix** **Reference page 2, Ordering matrix** **1** **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19** **20** **21** **22** **23** **24** **25** **26** **27** **28** **29** **30** **31** **32** **33** **34** **35** **36** **37** **38** **39** **40** **41** **42** **43** **44** **45** **46** **47** **48** **49** **50** **51** **52** **53** **54** **55** **56** **57** **58** **59** **60** **61** **62** **63** **64** **65** **66** **67** **68** **69** **70** **71** **72** **73** **74** **75** **76** **77** **78** **79** **80** **81** **82** **83** **84** **85** **86** **87** **88** **89** **90** **91** **92** **93** **94** **95** **96** **97** **98** **99** **100** **101** **102** **103** **104** **105** **106** **107** **108** **109** **110** **111** **112** **113** **114** **115** **116** **117** **118** **119** **120** **121** **122** **123** 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**999** **1000**

LIGHT POLE DETAIL
NOT TO SCALE

PROGRESS LIGHTING | COMMERCIAL

Project: _____
Fixture Type: _____
Location: _____
Contract: _____

PCAD SERIES

LED Area Designer Lighting

Specifications:

Construction:

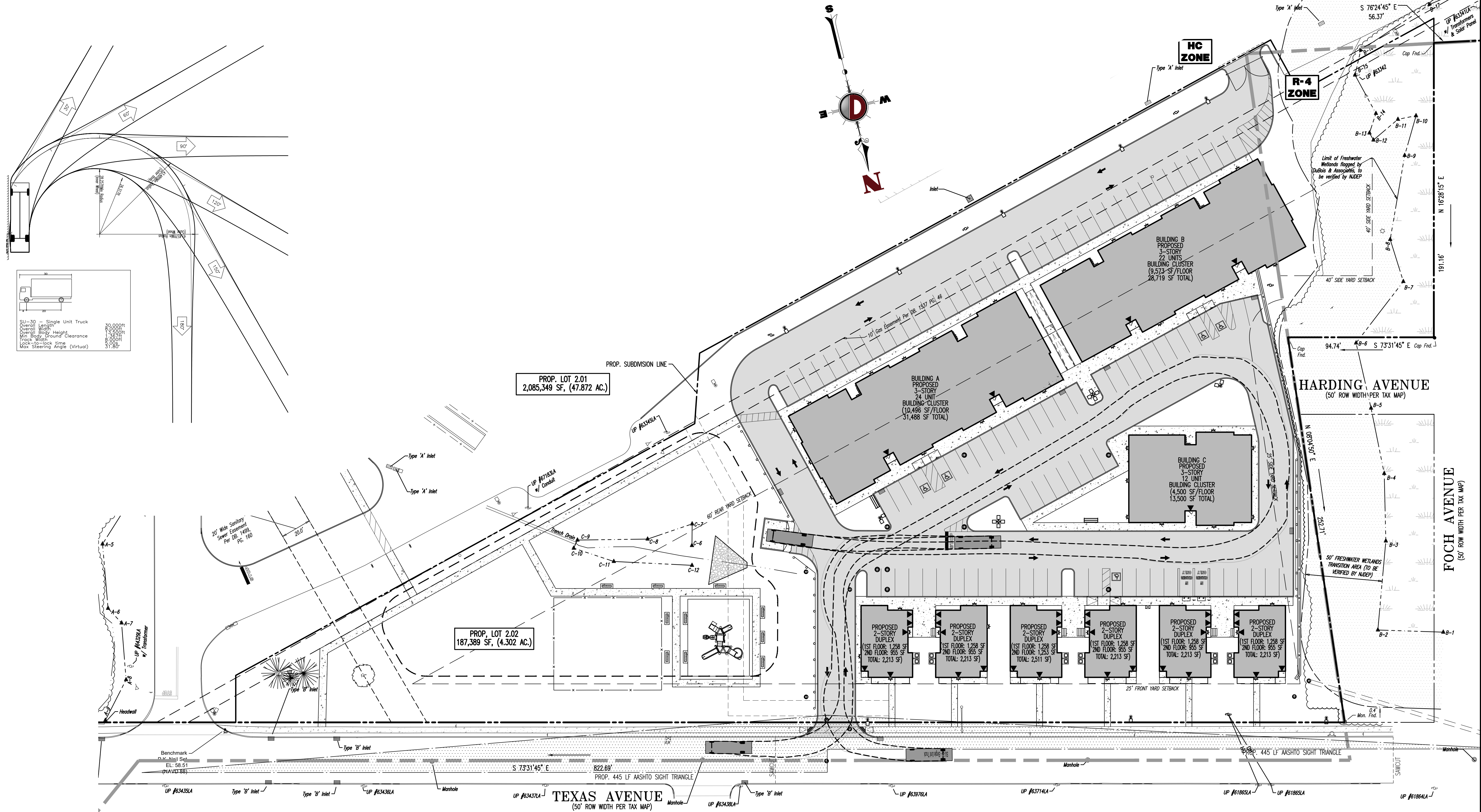
The decorative pendant mount luminaire is pendant mounted in place with stainless steel bolts. The driver is located in the cast aluminum top housing and is accessible without tools by hinging the lower shade assembly. The lower shade assembly is a one-piece aluminum spinning.

Optics:

One piece optical system with internal brass standoffs soldered to the board which can be field replaced. Two piece die cut silicone and polycarbonate foam gasket ensures weather-proof seal around each individual LED and allows luminaire to be rated for high-pressure hose down applications. The optical cartridge is secured to the aluminum heat sink with fasteners to ensure thermal conductivity. Optics held into place without use of adhesives and complete assembly is gasketed for high pressure

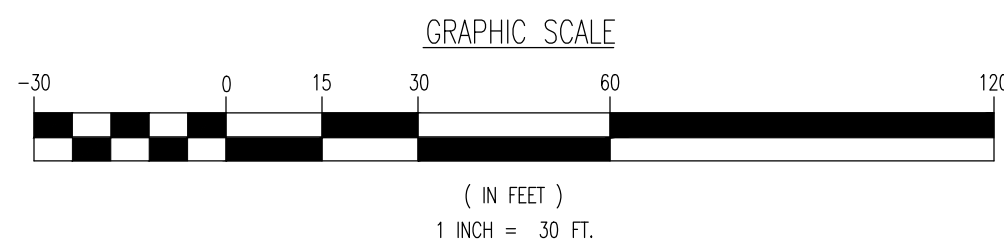
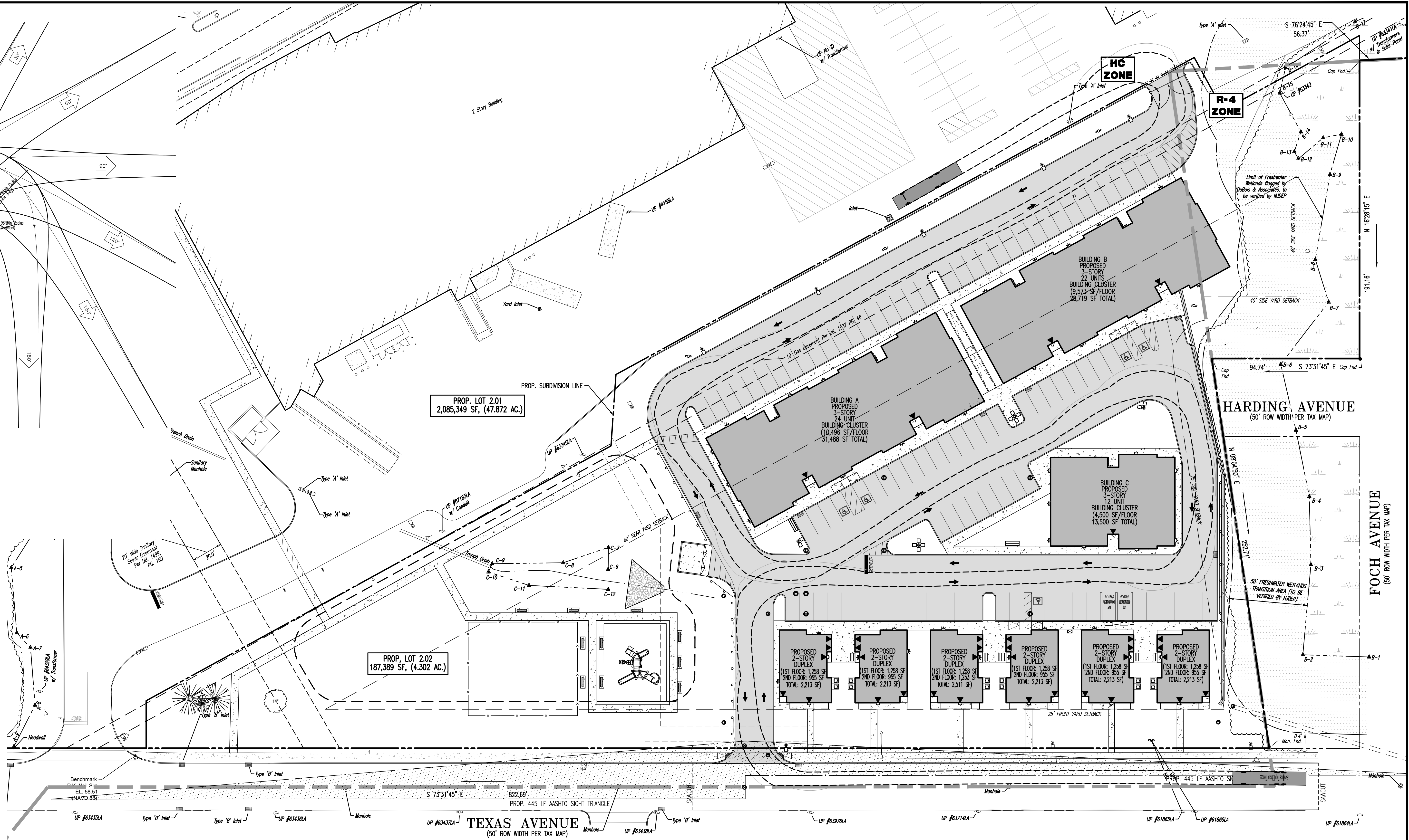
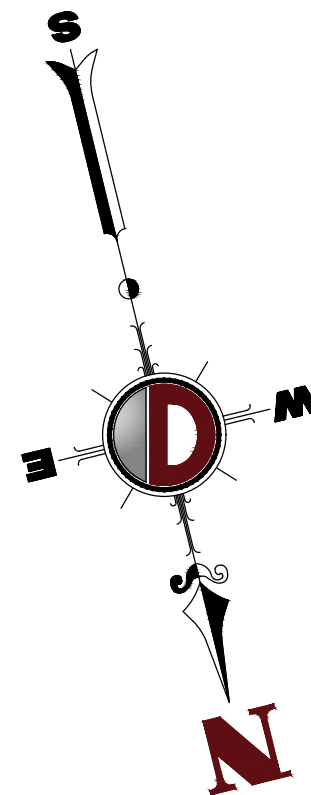
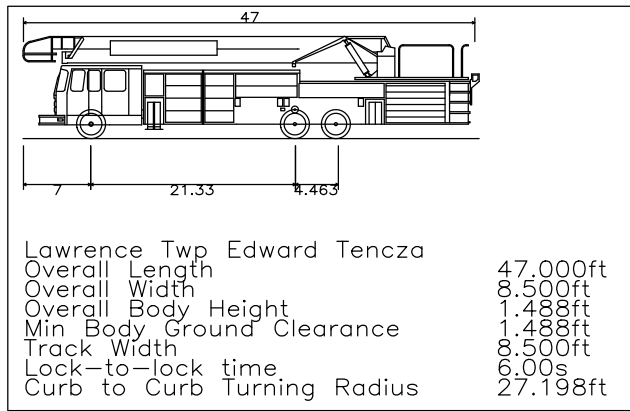
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File: F:\aspc projects\1279 rpm development\group\39-010 lawrence\dwg\Site Plans\19 VEHICLE CIRCULATION PLAN (SU-30)

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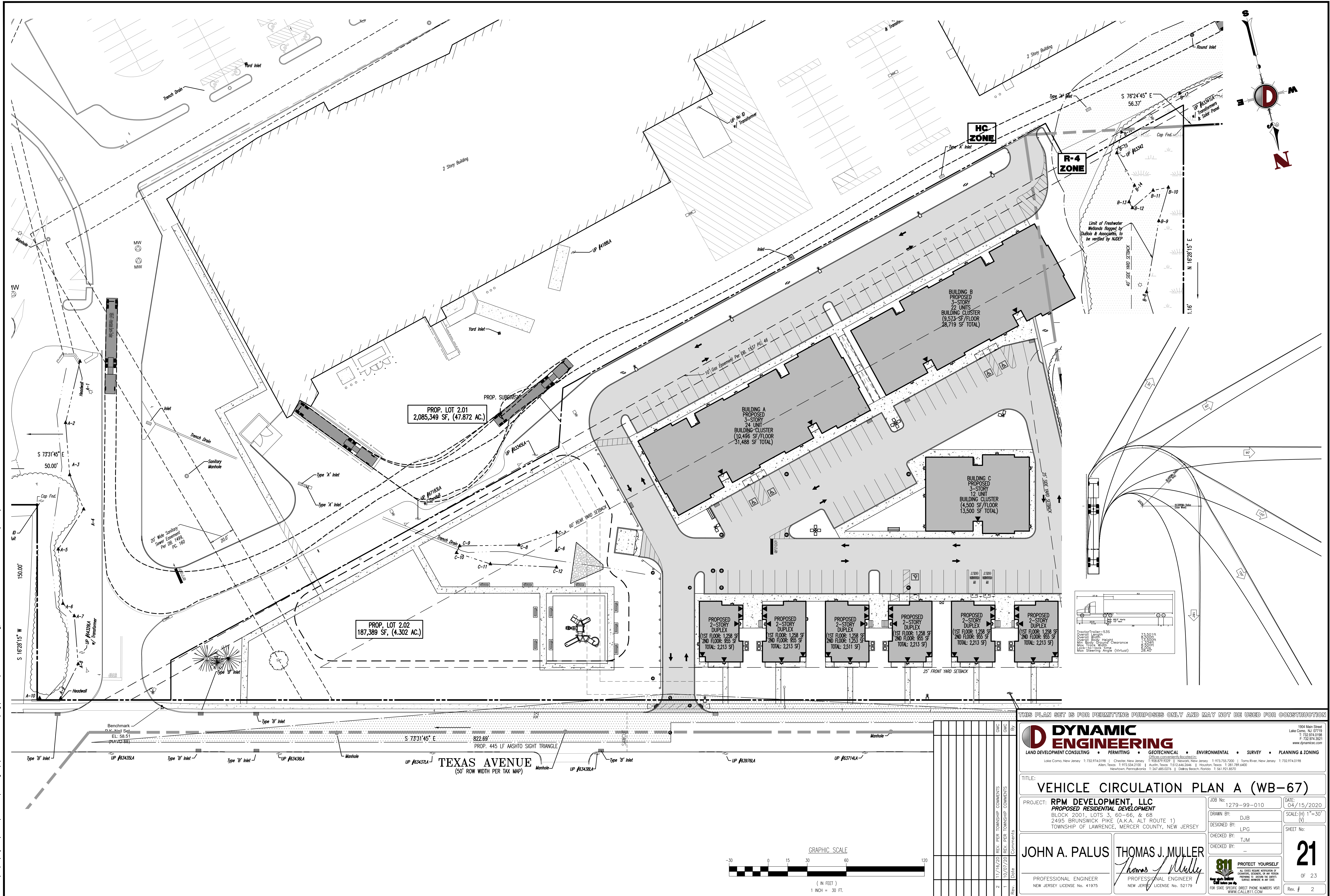
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TITLE: VEHICLE CIRCULATION PLAN (SU-30)			
PROJECT: RPM DEVELOPMENT, LLC PROPOSED RESIDENTIAL DEVELOPMENT BLOCK 2201, LOTS 3, 60-66, & 68 2495 BRUNSWICK PIKE (A.K.A. ALT ROUTE 1) TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY		JOB No: 1279-99-010 DATE: 04/15/2020 DRAWN BY: GMC DESIGNED BY: LPG CHECKED BY: TJM CHECKED BY: -	
JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41975		THOMAS J. MULLER PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52179	
811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF UNDERGROUND UTILITIES BEFORE ANY EXCAVATION OR DRILLING. CALL 811 FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM		19 OF 23 Rev. # 2	

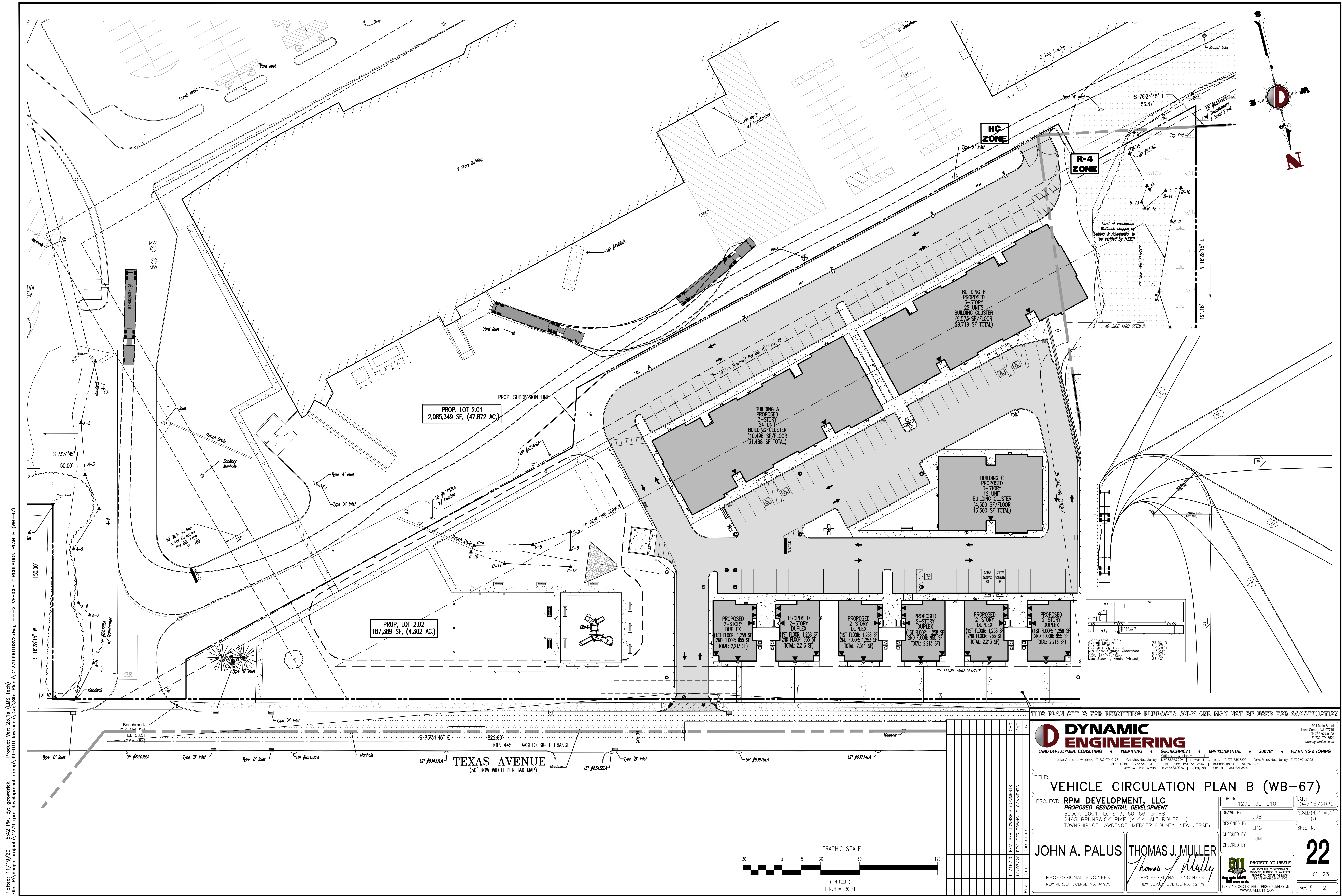
Plotted: 11/19/20 - 5:42 PM, By: gowadrick, - Product Ver: 23.1s (LMS Tech)
File: F:\aspc projects\1279 rpm development\group39-010 lawrence\dwg\Site Plans\127999010SV2.dwg, ----> 20 VEHICLE CIRCULATION PLAN (FIRE TRUCK)



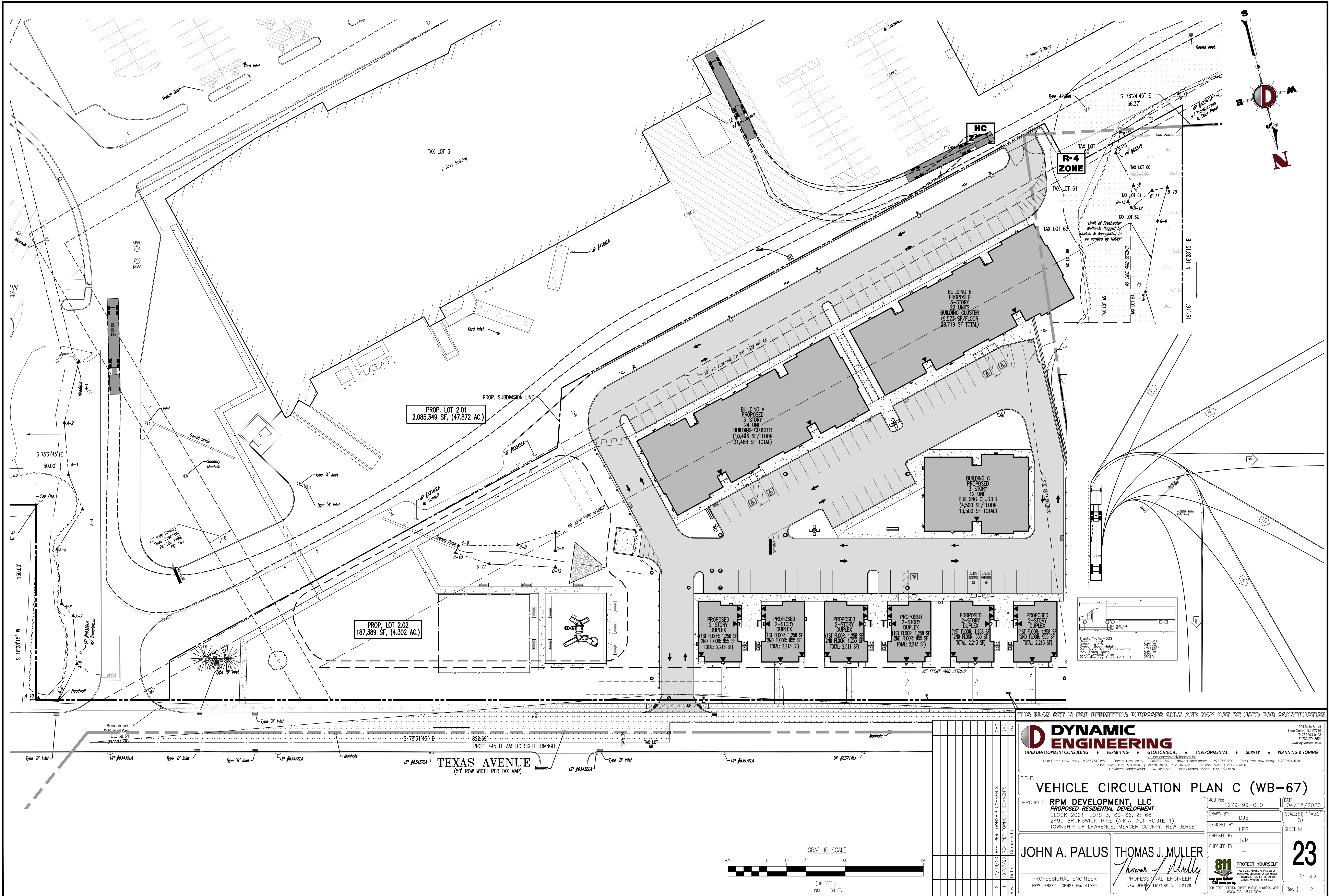
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TITLE: VEHICLE CIRCULATION PLAN (FIRE TRUCK)			
PROJECT: RPM DEVELOPMENT, LLC PROPOSED RESIDENTIAL DEVELOPMENT BLOCK 2201, LOTS 3, 60-66, & 68 2495 BRUNSWICK PIKE (A.K.A. ALT ROUTE 1) TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY		JOB No: 1279-99-010 DATE: 04/15/2020 DRAWN BY: GMC DESIGNED BY: LPG CHECKED BY: TJM CHECKED BY: -	
JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41975		THOMAS J. MULLER PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52179	
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Plotted: 11/19/20 - 5:42 PM, By: gowdick, Product Ver: 23.1s (LMS Tech)
File: F:\aspc projects\1279 rpm development\group39-010 lawrence\dwg\Site Plans\127999010SV2.dwg, ----> VEHICLE CIRCULATION PLAN A (WB-67)





Product Ver: 23.1s (LMS Tech)
Plotted: 11/19/20 - 5:42 PM, By: gowdick, group: 39-010 lawrence\dwg\Site Plans\1279 rpm development\plan C (WB-67)
File: F:\aspc projects\1279 rpm development\plan C (WB-67)



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VEHICLE CIRCULATION PLAN C (WB-67)

PROJECT: **RPM DEVELOPMENT, LLC**
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 2201, LOTS 3, 60-66, & 68
2495 BRUNSWICK PIKE (A.K.A. ALT ROUTE 1)
TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY

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