PRELIMINARY/FINAL SITE PLANS FOR HSR COMPANY INC 237 WEST 8th STREET SHIP BOTTOM BOROUGH OCEAN COUNTY NEW JERSEY



ZONING MAP SCALE: 1" = 400'

DRAWING INDEX:

- COVER SHEET NOTES
- SITE PLAN* EXISTING CONDITIONS - DEMOLITION PLAN
- GRADING & DRAINAGE PLAN UTILITY PLAN
- 7. DETAIL SHEET 8. DETAIL SHEET
- * SHEETS TO BE RECORDED

SESC PLANS 1. SITE PLAN 2. DETAIL SHEET







LOCATION MAP SCALE: 1" = 400'

AERIAL MAP SCALE: 1" = 200'

						15 CANTER DRIVE	RIBUNGTON NLOSO1				
			Services Inc		2	0			Pocono Region	570-839-1770	
			ting Engineers & Design		2 Wood Main Stuart I andala DA 104	J W est INfalli Sufect Lalistate FA 1942 Dhone 715_367_5600 Fav. 215_367_8400	WWW.CORNERSTONENET.COM		Lehigh Valley Region	610-820-8200	
					C				Philadelphia Region	215-362-2600	COA# 24GA28215700
	DATE	07-31-23	08-23-23								
REVISIONS	ESCRIPTION	EVISED PER ZONING AMENDMENT	EVISED PER CLIENT COORDINATION								
	NO BY I	1 KPD F	2 KPD F								
	BEI	C 1 COF FOR W JE	E YO	NEV CAL ATE P ATAW	W JI L S VAY, 088	ERSS YST E SOU NEW 54	EY EM, UTH, V JER:	IN SUIT SEY	C. TE 150 RE II 2-100	0 N 00	
] P	KI	PR PRNNS NEW J D DJE	OFES VYLVA ERSEY ELAW	SION NIA Z LICC ARE	H. NAL LICE ENSE LICE	F ENG NSE N B NO. 2 NSE N	R INE Io. PH 24GE Io. 12	ER E 5578 045190 19964	СК 6-Е 000	
L 2: S O N	OT 37 V HIF OCE IEW	24. WE P B(AN / JE	01] ST CC ERS	BLC 8TH COM DUN EY T	DCI IST IB ITY	K 10 FRH OR Z	09 EET OU	GI	H		
				CC SH	DV HE	EI EI	R ſ				
PRO CAI SCA	DJ. # D ID ALE		22-10 22-10 AS N)71)71 0TE E[F]	D T	DAT DRN CHR	TE N BY K BY	0 7 K 7 K 8	06-15 CPD CHF	-202	23
		Ľ	л1	نات	1	ιC	JI,	0			

GENERAL NOTES

- REFERENCES TO CORNERSTONE CONSULTING ENGINEERS & DESIGN SERVICES INC IN THESE NOTES AND IN THE PLAN SET MAY BE REFERRED TO IN ABBREVIATED FORMAT AS CORNERSTONE. REFERENCE TO THE PROFESSIONAL OF RECORD MAY BE EITHER THE ARCHITECT OR RECORD OR ENGINEER OF RECORD FOR A PARTICULAR DISCIPLINE. THE NOTES PROVIDED ON THIS PLAN APPLY TO ALL PLAN SHEETS.
- EACH CONTRACTOR OR SUBCONTRACTOR SHALL ENSURE THEY HAVE A COMPLETE SET OF DOCUMENTS TO BID AND CONSTRUCT FROM. A CONTRACTOR AWARDED ANY PART OF THE PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT THEIR SUB-CONSULTANTS AND SUB-CONTRACTORS HAVE ALL PROJECT INFORMATION INCLUDING THESE NOTES.
- THE CONSTRUCTION MANAGER, GC OR CONTRACTOR RESPONSIBLE FOR MULTIPLE PORTIONS OF THE PROJECT SHALL ENSURE THEY HAVE ALL PLANS SETS ASSOCIATED WITH THE PROJECT. THESE PLANS HAVE BEEN PREPARED FOR THE SCOPE SHOWN HEREIN AND OTHER SETS MAY HAVE BEEN DEVELOPED FOR OTHER DISCIPLINES OR OTHER PORTIONS OF THE PROJECT PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE
- BEEN OBTAINED AND ARE IN THEIR POSSESSION. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AND PERMITS ISSUED BY PERMITTING AUTHORITIES. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND MUNICIPAL OR PERMITTING ENTITY STAMPED PLANS AT THE JOB SITE AT ALL TIMES. THE OWNER AND CONTRACTOR SHALL ENSURE THEY UNDERSTAND THE TIME PERIOD FOR WHICH ALL PERMITS AND APPROVALS COVER, AND IF A
- PERMIT R APPROVAL IS SUBJECT TO EXPIRATION, SHALL EITHER RENEW OR RECEIVED AN EXTENSION, OR IDENTIFY THE NEED FOR SUCH RENEWAL OR EXTENSION IN WRITING TO THE OWNER. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY WITH THE PROFESSIONAL OF RECORD AND CORNERSTONE THE PLAN REVISION AND PLAN DATES TO BE USED FOR CONSTRUCTION. THIS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CORNERSTONE IS NOT RESPONSIBLE FOR THE USE OF PLANS FOR WHICH THERE HAS BEEN A CHANGE TO THE RULES AND REGULATIONS, OR POLICIES SINCE THE PROJECT WAS APPROVED. IT SHALL BE THE OWNER AND CONTRACTORS' RESPONSIBILITY TO ENSURE ALL PERMITS AND
- APPROVALS ARE CURRENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THEY HAVE REVIEWED ALL PLAN SETS AND REPORTS ASSOCIATED WITH THE PROJECT PRIOR TO PROVIDING A BID OR PROVIDING CONSTRUCTION SERVICES. SHOULD THERE BE DISCREPANCIES, THE CONTRACTOR SHALL PROVIDE AN RFI TO THE CLIENT, THE ENGINEER OF RECORD OR ARCHITECT OF RECORD AND THE PLAN PREPARER, IF IT IS NOT THE PROFESSIONAL OF RECORD, FOR RESOLUTION.
- 10. THE ENGINEER OF RECORD IS NOT RESPONSIBLE OR LIABLE FOR ANY SUBSURFACE CONDITIONS. 11. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. 12. CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO INSTALL THE IMPROVEMENTS ON THESE PLANS, INCLUDING BUT NOT LIMITED TO: LABOR,
- MATERIALS, DEMOLITION, MATERIAL REMOVAL AND DISPOSAL, QUALITY WORKMANSHIP OF IMPROVEMENTS AND REPAIRS, SCHEDULING, SAFETY COORDINATION AND MONITORING, CLEAN UP, TESTING, ONE CALL, SURVEY STAKEOUT, PERMITTING, PROJECT MANAGEMENT AND TRAFFIC CONTROLS. 13. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- 14. 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.
- 15. NEITHER THE PROFESSIONAL ACTIVITIES OF CORNERSTONE CONSULTING, INC., NOR THE PRESENCE OF CORNERSTONE CONSULTING, INC., 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, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
- 16. 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 THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- 17. THESE PLAN AND SPECIFICATION DOCUMENTS, AND ANY SUPPORTING DOCUMENTATION, ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM CORNERSTONE CONSULTING ENGINEERS & ARCHITECTURAL, INC HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY CORNERSTONE TO ANY PARTY WITH WHOM CORNERSTONE HAS NOT ENTERED INTO A CONTRACT. 18. ANY INFORMATION PROVIDED IN THE DESIGN DOCUMENTS RELATED TO SEQUENCING, PHASING, DESIGN TECHNIQUES SPECIFICATION OR DETAILING ARE
- PROVIDED FOR GENERAL GUIDANCE AS TO THE DESIRED END RESULT AND DESIGN INTENT AND IS NOT INTENDED TO REPLACE THE CONTRACTORS OBLIGATION IN: INVESTIGATING, THOROUGHLY UNDERSTANDING, APPROPRIATELY COORDINATING WITH THEIR SUB CONSULTANTS AND PROPERLY PRICING THE MEANS AND METHODS NECESSARY FOR PROPER AND SAFE COMPLETION OF THE PROJECT OR PHASE OF THE PROJECT. . CORNERSTONE AND THE ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD AND/OR CONSTRUCT IN STRICT COMPLIANCE WITH THE APPROVED PLANS, CURRENT CODES, RULES, STATUTES, ETC. IF THE PROJECT, OR
- PORTION OF THE PROJECT IS NOT CONSTRUCTED, THEN CORNERSTONE AND THE ENGINEER OR ARCHITECT OR RECORD SHALL BE HELD HARMLESS. 20. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RECORDS OF CONSTRUCTION THROUGHOUT THE PROCESS AND PROVIDE AN AS-BUILT AS COORDINATED WITH THE OWNER AT THE COMPLETION OF THE PROJECT.
- . THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY EASEMENTS OR AGREEMENTS ON ADJOINING PROPERTIES TO GAIN ACCESS TO THE SITE FOR DEMOLITION AND CONSTRUCTION AS MAY BE IDENTIFIED BY THE CONTRACTOR BASED ON THEIR MEANS AND METHODS. 22. REFER TO OTHER PLANS SHEETS FOR ADDITIONAL NOTES, DETAILS, AND SPECIFICATIONS.

SAFETY NOTES

- CORNERSTONE AND THE PROFESSIONAL OF RECORD ARE NOT RESPONSIBLE FOR JOB SITE SAFETY, SAFETY INQUIRIES OR SUPERVISION, THE CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH OSHA STANDARDS AND REQUIREMENT. TO ENSURE THE SAFETY OF THE PUBLIC, AND TO ENSURE THE INTEGRITY OF THE SITE AND ANY EXISTING FEATURES TO REMAIN, AND IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SECURE SITE. THE 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.

TRAFFIC CONTROL DEVICES" (MUTCD) AND FEDERAL, STATE AND LOCAL POLICIES, REQUIREMENTS, AND REGULATIONS

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH HE OSHA GUIDELINES AND ALL RULES AND REGULATIONS THAT APPLY. WHEN CONSTRUCTION ACTIVITIES IMPACT ROADWAYS, PARKING LOTS AND PEDESTRIAN ROUTES, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFETY PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM

INSPECTION NOTES

- 1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE INSPECTION REQUIREMENTS FOR THE PROJECT. AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE THE INSPECTION ENTITY WITH A MINIMUM OF TWO BUSINESS DAYS' NOTICE FOR SCHEDULING OF INSPECTIONS, OR AS
- OTHERWISE OUTLINED IN THE PERMIT, APPROVAL, OR LAND DEVELOPMENT AGREEMENT, REQUESTS SHALL BE IN WRITING, OR IF COMPLETED WITH A PHONE CALL, THE CONTRACTOR SHALL RETAIN A WRITTEN RECORD OF THE REQUEST, TO BE SUPPLIED TO THE OWNER IF REQUESTED.
- THE CONTRACTOR SHALL BE REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPALITY AND ANY OTHER PERMITTING ENTITIES WHERE A PRE-CONSTRUCTION MEETING IS A REQUIREMENT.
- THE CONTRACTOR SHALL PERFORM ANY SELF-INSPECTION FORMS REQUIRED BY MUNICIPAL, STATE, OR FEDERAL LAW, AND HAVE COPIES ON-SITE OR READILY AVAILABLE IF REQUESTED
- 4. THE PRESENCE OF CORNERSTONE ON SITE DOES NOT REMOVE THE OBLIGATION OF THE CONTRACTOR TO DIRECTLY COORDINATE INSPECTIONS WITH THE GOVERNING BODY
- SHOULD THE PROJECT NEED ANY CRITICAL STAGE REVIEWS AS A PART OF THE NPDES PERMIT, IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO SCHEDULE THE SITE REVIEW WITH THE APPROPRIATE DESIGN PROFESSIONAL AT THE SPECIFIC STAGES. REFER TO THE PCSM PLANS FOR THE CRITICAL STAGE REVIEW. CORNERSTONE CANNOT SIGN OFF ON THE NPDES NOTICE OF TERMINATION (NOT) IF THE CRITICAL STAGE REVIEWS ARE NOT COMPLETED. ANY ADDITIONAL SERVICES OR RE-CONSTRUCTION RESULTING FROM THE CONTRACTOR'S LACK OF SCHEDULING SHALL BE AT THE CONTRACTORS COST.

CONTRACTOR SUBMITTALS & REQUESTS FOR INFORMATION

- ANY SHOP DRAWINGS OR SUBMITTALS PROVIDED TO THE ARCHITECT OR ENGINEER IS ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE PLANS. THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT THE ENGINEER OR ARCHITECT HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS
- A COMPONENT AND SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF THE ENGINEER OR ARCHITECT IN WRITING BY THE CONTRACTOR. CORNERSTONE AND THE PROFESSIONAL OF RECORD WILL ADDRESS REQUESTS FOR INFORMATION, QUESTIONS AND POTENTIAL DISCREPANCIES FROM
- THE CLIENT, AUTHORIZED CLIENT MANAGER, OR GENERAL CONTRACTOR. CORNERSTONE AND THE DESIGN PROFESSIONAL WILL NOT PROVIDE INPUT SUBMITTED DIRECTLY FROM SUBCONTRACTORS. THE CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY ON THEIR SUBMITTAL SUBMISSION AND REVIEW PROCESS AND IS RESPONSIBLE FOR
- MANAGING THE PROCESS. SHOULD THE CONTRACTOR REQUIRE CORNERSTONE OR THE PROFESSIONAL OF RECORD TO REVIEW ANY SUBMITTALS, THEY SHALL IDENTIFY THE NEED PRIOR TO THE START OF CONSTRUCTION SO THAT CORNERSTONE CAN COORDINATE WITH THE OWNER/DEVELOPER. CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) BUSINESS DAYS FOR CORNERSTONE TO REVIEW SUBMITTAL REQUESTS.
- SUBMITTALS AND RFI SUBMISSIONS SHALL NOT BE SUBMITTED FOR THE REVIEW OF WORK CUSTOMARILY PROVIDED BY THE CONTRACTOR OR FOR MEANS AND METHODS.

DEMOLITION NOTES

- SERVICES TO ENSURE THE SCOPE IS UNDERSTOOD.
- STRUCTURES, AS FIELD CONDITIONS DICTATE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF THE PUBLIC AT ALL TIMES.

- THAT ARE DAMAGED DURING CONSTRUCTION.
- THE CANOPY, TRUNK AND ROOTS.

GENERAL UTILITY NOTES

- TO COMMENCEMENT OR CONSTRUCTION. 3. LOCATIONS ON THE PLAN DESIGNATED WITH AN ASTERISK (*) ARE LOCATIONS INTENDED TO MATCH EXISTING GRADES OR EXISTING INVERTS. THESE
- CONSTRUCTION ACTIVITIES.
- AND THE OWNER. ORIGINAL CONDITION.
- ANY PLANS PROVIDED BY THE UTILITY COMPANY AND OWNER.
- THE MUNICIPAL AUTHORITY REQUIREMENT
- INTO THE TRENCH.
- DRAWINGS.
- OTHERWISE WAIVED BY THE OWNER.
- MANNER DESCRIBED ABOVE

IS A RISK OF CONTAMINATION.

GRADING NOTES

- CONTRACTOR'S OWN RISK.
- LOCATIONS HAVE BEEN INTERPOLATED AND/OR CALCULATED AND MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES
- TO THE CURB DETAILS FOR FURTHER INFORMATION.
- DETERMINED BY MODIFIED PROCTOR METHOD).
- SITE IS LOCATED OUTSIDE OF THE 100 YR. AND 500 YR. FLOOD ZONE.
- MANUFACTURE'S RECOMMENDATIONS.
- THE EXISTING CONDITION OR BETTER.
- 14. AREAS TO REMAIN SHALL BE PROTECTED.
- DRAINAGE AND STRUCTURE AREAS.
- OBTAIN FURTHER INFORMATION

THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION OF WHICH ITEMS ARE TO BE DEMOLISHED AND TO IDENTIFY ONLY LOCATIONS OF THE ITEMS TO BE DEMOLISHED. THE DEMOLITION PLANS DOES NOT IDENTIFY THE CONDITION, INTEGRITY OR OF THE STRUCTURES TO BE DEMOLISHED, OR STRUCTURES ADJACENT TO THOSE PROPOSED TO BE DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE TO THEIR OWN REVIEW AND RESEARCH PRIOR TO PROVIDING A BID FOR DEMOLITION SERVICES OR PERFORMING ANY DEMOLITION OR CONSTRUCTION SERVICES. 2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF STRUCTURES IN THE PROJECT AREA NEEDED TO INSTALL THE IMPROVEMENTS PRESENTED ON THE PLANS. THE CONTRACTOR SHALL REVIEW THE DEMOLITION SCOPE WITH THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO INITIATION OF

CONTRACTOR IS RESPONSIBLE FOR ALL SHORING, OR OTHER NECESSARY MEAN AND METHODS REQUIRED DURING DEMOLITION ACTIVITIES TO ENSURE THE CONTINUED STABILITY AND INTEGRITY OF STRUCTURES AND FEATURES TO REMAIN. DEMOLITION AND CONSTRUCTION ACTIVITIES AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS

4. THE CONTRACTOR SHALL ENSURE THAT ALL PERMITS, CLEARANCES, AND APPROVALS HAVE BEEN OBTAINED, AND THAT ALL INSPECTORS, SAFETY PRECAUTIONS, UTILITY DISCONNECTS HAVE BEEN COMPLETED BEFORE PROCEEDING WITH WORK. 5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO INDEPENDENTLY NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OSHA 1970 GUIDELINES AND ALL RULES AND REGULATIONS THAT APPURTENANT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SECURE SITE.

CONTINUOUS ACCESS SHALL BE MAINTAINED TO SURROUNDING PROPERTIES AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY EASEMENTS OR AGREEMENTS ON ADJOINING PROPERTIES TO GAIN ACCESS TO THE SITE FOR DEMOLITION AND CONSTRUCTION AS MAY BE IDENTIFIED BY THE CONTRACTOR BASED ON THEIR MEANS AND METHODS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL UTILITY DISCONNECTIONS.

CONTRACTOR SHALL REPAIR OR REPLACE AT THEIR OWN EXPENSE ANY EXISTING SITE AND BUILDING IMPROVEMENTS AND STRUCTURES TO BE REMAIN 13. VEGETATIVE CLEARING SHALL BE RESTRICTED TO THE LIMIT OF DISTURBANCE. PRIOR TO INITIATION OF SERVICES. THE CLEARING CONTRACTOR SHALL CONFIRM WHETHER ANY TREES INSIDE THE LIMIT OF DISTURBANCE ARE TO REMAIN, AND IF SO, SHALL PROTECT THE TREES FROM DAMAGE TO 14. ANY CLEARING ACTIVITIES THAT WILL CAUSE DISTURBANCE TO THE EARTH DUE TO VEHICLE TRACKING, GRUBBING ACTIVITIES, ETC. WILL BE REQUIRED TO INSTALL EROSION AND SEDIMENT CONTROLS PRIOR TO THE START OF ACTIVITIES. 15. IF CLEARING ACTIVITIES RESULT IN EARTH DISTURBANCE AND EARTHMOVING IS NOT SCHEDULED TO IMMEDIATELY BEGIN AFTER SUCH CLEARING ACTIVITIES HAVE CEASED. THE AREA SHALL BE SEEDED AND MULCHED.

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER A MINIMUM 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO INDEPENDENTLY NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION, SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR

LOCATIONS HAVE BEEN INTERPOLATED AND/OR CALCULATED AND MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATION OF 4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATION. WHERE CONFLICTS EXIST WITH THESE SITE PLANS,

ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT. ALL EXISTING CAPS, LIDS, RIMS, ETC. TO REMAIN SHALL BE RESET FLUSH WITH PROPOSED GRADE. CONTRACTOR SHALL COORDINATE WITH ADJOINING PROPERTY OWNERS FOR ANY DISRUPTION OF SERVICE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULE FOR INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES

8. ALL EXISTING IMPROVEMENTS THAT ARE ALTERED OR DEMOLISHED SHALL BE REPLACED OR REPAIRED TO RESTORE THE AREA TO AT LEAST ITS ANY TRENCHING REQUIRED FOR THE INSTALLATION OF UTILITIES SHALL MEET ALL APPLICABLE OSHA REQUIREMENTS.

UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO BACKFILLING. 11. THESE DRAWINGS TO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. PLANS ARE BASED ON SURVEY OF VISIBLE FIELD EVIDENCE, ONE CALL AND 12. ALL RIM ELEVATIONS ARE APPROXIMATE AND THE CONTRACTOR SHALL ENSURE THAT THE LID OR GRATE ARE FLUSH WITH PAVEMENT OR CONCRETE

13. SECURELY CLOSE ALL OPEN ENDS OF THE PIPE AND ANY FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. 14. THE DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MORE STRINGENT OF THE MANUFACTURERS SPECIFICATION OR

15. CONTRACTOR SHALL PROVIDE HYDROSTATIC AND LEAKAGE TESTING FOR WATER MAINS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY ON WHETHER LATERAL AND SERVICE CONNECTIONS MUST BE TESTED AND WITNESSED BY THE RESPECTIVE UTILITY. 16. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND THE JOINT SURFACES SHALL BE WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED

17. AT LEAST THREE WEEKS PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND UTILITY COMPANIES OF THE PENDING WORK AND PROVIDE THEM WITH A SCHEDULE, SUB-CONSULTANT NAMES AND CONTACT INFORMATION AND SUPPLY THEM WITH SHOP

18. THE CONTRACTOR SHALL CONTACT THE MUNICIPALITY'S INSPECTION OFFICE TO ENSURE ALL REQUIRED INSPECTIONS ARE COORDINATED. 19. TREES SHALL NOT BE PLACED OVER UNDERGROUND UTILITIES

20. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODE. UTILITY SERVICE COMPANIES. AND/OR ANY INSPECTOR. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO POSSESSION, UNLESS I. A MINIMUM HORIZONTAL DISTANCE OF 10-FEET SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND WATER LINES OR OTHER SOURCES OF WATER CONTAMINATION. IN INSTANCES WHERE WATER AND SEWER LINES ARE APPROVED TO BE IN THE SAME TRENCH OR CROSS EACH OTHER, THE BOTTOM OF THE WATER LINE SHALL BE A MINIMUM EIGHTEEN INCHES ABOVE THE TOP OF THE SANITARY LINE (OR OTHER LINE). IN CASES WHERE THE SEPARATION IS NOT MET CONCRETE ENCASEMENT MAY BE REQUIRED. THE CONTRACTOR SHALL COORDINATE ANY CROSSING WITH THE UTILITY

COMPANIES PRIOR TO, AND DURING CONSTRUCTION TO DETERMINE WHETHER ADDITIONAL CONCRETE SUPPORTS ARE NEEDED. 22. IN INSTANCES WHERE A WATER AND SEWER LINE CROSS AND THE BOTTOM OF THE WATER LINE IS NOT 18-INCHES MINIMUM ABOVE SEWER LINE. THE WATER LINE OR SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE EXTENDING A MINIMUM OF 10-FEET, OR BY USE OF ANOTHER METHOD ACCEPTABLE TO BOTH UTILITY COMPANIES, IN EACH DIRECTION FROM THE CROSSING. THE WATER TIGHT PIPE SHALL ALSO BE WATER TIGHT AT THE ENDS. ANY JOINT IN THE ENCASEMENT IS TO BE MECHANICALLY RESTRAINED. IN INSTANCES WHERE THE WATERLINE MUST BE BELOW THE SANITARY SEWER, THE TOP OF THE WATERLINE SHALL BE A MINIMUM 18-INCHES FROM THE BOTTOM OF THE SANITARY PIPE, AND ENCASED IN THE

23. THE CONTRACTOR MAY BE REQUIRED TO ENCASE WATER LINES WITH CROSSING OF OTHER TYPES OF PIPING IF UTILITY COMPANY FEELS THAT THERE

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. UNLESS A MORE STRINGENT REQUIREMENT IS SET FORTH IN A GEOTECHNICAL REPORT, ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. CONTRACTOR IS RESPONSIBLE FOR THE DETERMINATION OF THE SITE CUTS/ FILLS AND IMPORTS/EXPORTS PRIOR TO PROVIDING A BID. THE

CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT IN CONJUNCTION WITH THEIR MEANS AND METHODS TO DETERMINE POTENTIAL SOILS SWELL AND LOSS FACTORS AND POTENTIAL FOR ROCK. UNSUITABLE SOILS OR SINKHOLES. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1% MIN. SLOPE AGAINST ALL ISLANDS GUTTERS, CURBS AND 2.0% ON ALL CONCRETE SURFACES, AND 2.0% MIN. ON ASPHALT, EXCEPT AS NOTED ON PLANS. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST

BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE 4. LOCATIONS ON THE PLAN DESIGNATED WITH AN ASTERISK (*) ARE LOCATIONS INTENDED TO MATCH EXISTING GRADES OR EXISTING INVERTS. THESE

5. SPOT GRADES ARE SHOWN WITH A TC (TOP OF CURB) SHOWING THE ELEVATION AT THE TOP OF CURB AND BC (BOTTOM OF CURB) IDENTIFYING THE GRADE. TC/BC IDENTIFIES THAT THE CURB IS TO BE FLUSH CURB. BC DOES NOT REPRESENT THE BOTTOM OF THE CURB STRUCTURE. REFER 6. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS

IN CASE OF DISCREPANCIES BETWEEN PLANS, NOTIFY ENGINEER OF RECORD OF ANY CONFLICT THROUGH A REQUEST FOR INFORMATION. ALL PAVEMENT SLOPES WITHIN HANDICAP PARKING AREAS, ACCESSIBLE ROUTES AND RAMPS SHALL MEET ADA REQUIREMENTS. ALL EXISTING CAPS. LIDS. RIMS. ETC. TO REMAIN SHALL BE RESET FLUSH WITH PROPOSED GRADE.

11. ALL PAVING AND GRADING CONSTRUCTION ACTIVITIES SHALL MEET THE REQUIREMENTS OF THE MUNICIPALITY. 12. ALL GRADED SLOPES SHALL BE GRADED TO A SLOPE OF 3H:1V OR FLATTER UNLESS OTHERWISE NOTED ON THE PLANS. IN INSTANCES WHERE THE SLOPE IS STEEPER THAN 3H:1V, THE SLOPE SHALL BE STABILIZED IMMEDIATELY WITH SEED AND EROSION CONTROL MATTING INSTALLED TO THE

13. IF ANY EXISTING STRUCTURES, INCLUDING BUT NOT LIMITED TO SIDEWALK, PAVEMENT, UTILITIES, BUILDINGS, LANDSCAPING, WALLS, ETC THAT ARE TO REMAIN ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR, AT THEIR EXPENSE, SHALL REPAIR OR REPLACE THE STRUCTURE TO RETURN IT

15. THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING AND AREAS ARE NOT COMPACTED AND THAT THEY DO NOT CONTAIN MATERIALS THAT WILL BE AN IMPEDIMENT TO THE GROWTH OF ANY PROPOSED LANDSCAPING. THE CONTRACTOR SHOULD NOTE THAT DEWATERING MAY BE REQUIRED DEPENDING ON THE SEASON IN WHICH CONSTRUCTION OCCURS. GRADING DURING CONSTRUCTION AND FOR FINAL GRADE SHALL BE CONDUCTED IN SUCH A MANNER THAT THERE THIS NO PONDING OF WATER AND THAT RUNOFF FLOWS AWAY FROM BUILDING STRUCTURES AND TRENCHES. CONTRACTOR SHALL EMPLOY NECESSARY MEASURES TO PROTECT BASIN,

18. PREPARATION OF A GEOTECHNICAL REPORT WAS NOT IN CORNERSTONE'S PROVIDED SCOPE TO THE CLIENT AND TO THE KNOWLEDGE OF CORNERSTONE A GEOTECHNICAL REPORT HAS NOT BEEN PROVIDED. THEREFORE IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ANY BEARING PRESSURES AND SOIL CONDITIONS PRIOR TO INSTALLATION OF ANY STRUCTURAL IMPROVEMENTS OR COORDINATE WITH THE CLIENT TO

GENERAL LANDSCAPE NOTES:

- 1. EXISTING TREES NEAR PROPOSED IMPROVEMENTS SHALL BE PROTECTED WITH TREE PROTECTION FENCE. REFER TO THE GENERAL LOCATION.
- 2. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIP BE FURNISHED AND INSTALLED AS INDICATED
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES AND ALIGNMENTS. ALL PLANTS SHA STRAIGHT. LANDSCAPING SHALL BE INSTALLED IN THE CENTER OF THE PIT. 4. PLANTS SHALL BE TYPICAL FOR THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCH
- FREE FROM DEFECTS. 5. CONTRACTOR SHALL REPAIR ANY SOIL OR SUBSURFACE DRAINAGE WHICH MAY BE DETRIMENTAL TO GROWTH OF THE PLA
- 6. INSOFAR AS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS N CONTRACTOR SHALL PROTECT THE LANDSCAPING AND ENSURE IT RECEIVES ADEQUATE WATERING. UNDER NO CIRCUMST REMAIN UNPLANTED FOR MORE THAN THREE (3) DAYS.
- 7. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSE
- 8. INSTALLATION OF PLANTS SHALL OCCUR WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUIT/ 9. CONTRACTOR SHALL ENSURE THE PLANTS ARE WATERED AFTER INSTALLATION TO ENSURE THE INSTALLED PLANTINGS TH
- CONTINUE UNTIL SUCH TIME AS THE OWNER INDICATES. 10. ALL DISTURBED AREAS ARE TO BE FINE GRADED, RAKED, MULCHED AND SEEDED

ADA CONSTRUCTION NOTES

- 1. THE CONTRACTOR SHALL REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL, OR OFFICIAL REVIEW AND INSPECTION OF ADA ELEMENTS, PRIOR TO COMMENCING WORK. SHOULD ANY MODIFICATIONS BE NEEDED CONTRACTOR SHALL PROVIDE A WRITTEN DESCRIPTION OF THE MODIFICATION NEEDED TO THE ARCHITECT OR ENGINEER CONCRETE USED FOR ADA ELEMENTS SHALL PROVIDE FOR A SMOOTH. SLIP RESISTANT FINISH OR AS REQUIRED BY TH
- CONTRACTOR SHALL VERIFY SIGNAGE AND STRIPING PRIOR TO INSTALLATION. 4. BY COMPLETING ADA INSTALLATION FOR THE PROJECT, THE CONTRACTOR ACKNOWLEDGES THAT THEY ARE EXPERIENCED elements in the project jurisdiction and understand the level of accuracy and planning required by th THE WORK.
- 5. WHERE ADA ACCESSIBLE ROUTES TO EXISTING SIDEWALKS IS NOT PROPOSED ON THE PLAN. IT WAS NOT REQUESTED E THE CONTRACTOR SHALL PROVIDE A COST FOR THE CONNECTION TO THE OWNER AND SHALL INSTALL SUCH IMPROVEM ABOVE IF REQUESTED BY THE OWNER. IF ADDITIONAL PLANS OR DETAILS ARE REQUIRED, THE CONTRACTOR SHALL REQU ARCHITECT OR ENGINEER. AND THE OWNER.

ADA NOTES

- 1. THE CONTRACTOR SHALL REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL, OR OFFICIAL REVIEW AND INSPECTION OF ADA ELEMENTS, PRIOR TO COMMENCING WORK. SHOULD ANY MODIFICATIONS BE NEEDED CONTRACTOR SHALL PROVIDE A WRITTEN DESCRIPTION OF THE MODIFICATION NEEDED TO THE ARCHITECT OR ENGINEER. 2. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ADA ITEMS IDENTIFIED ON THE PLAN. OR AREAS OTHERW FOR ADA USE; AND SHALL PRACTICE APPROPRIATE ATTENTION AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE
- THE CONSTRUCTION OF THESE COMPONENTS MUST COMPLY WITH LOCAL, STATE AND FEDERAL STANDARDS. IN THE EV THE STANDARDS THE CONTRACTOR SHALL COORDINATE THE VARIATION WITH THE DESIGNATED ADA CODE INSPECTOR. 3. THE ACCESSIBLE ROUTE INCLUDES AREAS FROM PARKING SPACES, PUBLIC SIDEWALKS ALONG THE BUILDING FRONTAGE, AND ADA ACCESSIBLE FUELING POSITIONS, TO POINTS OF DESIGNATED ACCESSIBLE BUILDING ENTRANCE/ EGRESS. THE
- WITH, BUT ARE NOT LIMITED TO, THE ADA CODE REQUIREMENTS AS OUTLINED BELOW: A. PARKING SPACES AND PARKING AISLES USED FOR ADA SPACES ARE NOT TO EXCEED A SLOPE OF 1:48 (1/4" PER
- ANY DIRECTION. ADA PARKING SPACES SHALL RECEIVE THE APPROPRIATE SIGNAGE AND STRIPING PER ADA STANDARD B. CURB RAMPS ARE NOT TO EXCEED A SLOPE OF 1:12 (8.3%) FOR A MAXIMUM LENGTH OF SIX (6) FEET. C. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMPS AND SHALL NOT EXCEED 1:48 (1/4" PER FOO SLOPE. LANDINGS SHALL BE A MINIMUM SIZE OF 5-FEET WIDE BY 5-FEET LONG. LANDINGS SHALL BE CONSTRUCTED PONDING OF WATER AT THE LANDING AREA.
- D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE SHALL PROVIDE A 3-FOOT OR GREATER UNOBSTRUCTED TRAVEL WIDTH. THAN 1:20 (5.0% OR 5/8" PER FOOT) IN THE DIRECTION OF TRAVEL, AND CROSS SLOPE NO GREATER THAN 1:48 E. PATH OF TRAVEL SHALL BE FREE OF ABRUPT CHANGES IN GRADE. IF THE PATH OF TRAVEL HAS ELEMENTS THAT
- OF 1/4 -INCH OR MORE, THE CONTRACTOR SHALL MILL, LEVEL, ADJUST AND/OR RE-CONSTRUCT AS NECESSARY TO THERE ARE ABRUPT CHANGES UNDER THE THRESHOLDS INDICATED ABOVE, THEN THE CONTRACTOR SHALL CONSULT AND/OR CONSTRUCTION MANAGER TO DETERMINE IF THOSE ELEMENTS SHOULD BE MODIFIED.
- F. RAMPS SHALL BE REQUIRED WHERE THE ACCESSIBLE ROUTE WILL BE GREATER THAN 1:20 (5.0%). WHERE REQUIRED MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM DISTANCE OF 30 FEET. THE RAMP SHALL HAVE LANDINGS ON EAC OF NO MORE THAN 1:48 (1/4" PER FOOT OR 2.0%), AND SHALL PROVIDE FOR RAILINGS AND EDGE PROTECTION AS G. DOORWAYS SHALL HAVE A LANDING AREA ON THE EXTERIOR SIDE UP THE DOOR THAT IS SLOPED NO MORE THAN 1
- 2.0%). THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMI ALTERNATIVE DOORWAY OPENING CONDITIONS. 4. IT IS RECOMMENDED THAT THE CONTRACTOR UTILIZE A SMART LEVEL TO VERIFY EXISTING GRADES AND ANY FORMWORK
- ADA ELEMENTS AND SIDEWALKS. 5. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL TOPOGRAPHIC INFORMATION, CURB HEIGHTS, DOOR SILL ELEVA WHERE ADA FLEMENTS ARE BEING CONSTRUCTED OR ACCESSIBLE ROUTES THE INTO EXISTING FEATURES. 6. THE ADA DETAILS ON THE PLANS AND REQUIREMENTS INDICATED ABOVE ARE A MINIMUM BASED ON CLIENT AND FEDER
- STATES MAY HAVE ADDITIONAL OR MORE RESTRICTIVE REQUIREMENTS TO THE STRIPING CONFIGURATIONS AND SIGNAGE FIELD INSPECTION PERSONNEL MAY HAVE SPECIFIC PREFERENCES OR REQUIREMENTS THAT WERE NOT IDENTIFIED IN TH BY THE CODE DEPARTMENT. AND THEREFORE THE CONTRACTOR SHALL COORDINATE A PRE-INSTALLATION CONFERENCE ARE INSTALLED AS REQUIRED BY FIELD PERSONNEL. SHOULD ANY MODIFICATIONS BE NEEDED TO ADA ELEMENTS, THE A WRITTEN DESCRIPTION OF THE MODIFICATION NEEDED TO THE ARCHITECT OR ENGINEER.
- . CONTRACTOR SHALL PROVIDE THE CONSTRUCTION MANAGER, DEVELOPER, AND/OR OWNER WITH A PLAN EXHIBIT SHOWIN SLOPES OF ADA FACILITIES. PLAN SHALL IDENTIFY THE DATE THE SLOPES WERE MEASURED AND THE NAME OF THE COM AND CHECKED THE AS-BUILT GRADES.

PLAN VIEW FOR THE MENT, PLANT MATERIAL SHALL NLL BE SET PLUMB AND HES, DENSELY FOLIATED, AND				HSR COMPANY INC	15 CANTER DRIVE		
ANT. IOT POSSIBLE THE FANCES SHALL LANDSCAPING S. ABLE. RIVE. WATERING SHALL				Design Services, Inc.	. PA 19446 -362-8400 om	n Pocono Region 570-839-1770	
RESPONSIBLE FOR THE TO ADA ELEMENTS, THE E LOCAL AUTHORITY. IN INSTALLATION OF ADA E CONTRACTOR TO COMPLETE Y THE OWNER. HOWEVER, ENT PER THE REQUIREMENTS JEST THE SAME FROM THE				onsulting Engineers & L	213 West Main Street . Lansdale Phone: 215-362-2600 . Fax: 215- www.cornerstonenet.co	gion Lehigh Valley Region 610-820-8200	15700
RESPONSIBLE FOR THE TO ADA ELEMENTS, THE ISE DESIGNATED OR TYPICAL COMPONENTS FOR THE SITE.			入			iladelphia Reg 215-362-2600	A# 24GA282
ENT OF A CONFLICT BETWEEN ADJOINING BUILDING ACCESS, ISE AREAS SHALL COMPLY			-23	-23		- Dhi	CO
FOOT OR NOMINALLY 2.0%) IN S. OR NOMINALLY 2.0%) CROSS D SO THAT THERE IS NO WITH A SLOPE NO GREATER (1/4" PER FOOT OR 2.0%). ESULT IN A VERTICAL CHANGE MEET ADA REQUIREMENTS. IF THE OWNER DEVELOPER			DAIE 07-31-2	N 08-23-2			
ADA RAMPS SHALL HAVE A + END WITH A CROSS SLOPE REQUIRED. 48 (1/4" PER FOOT OR TED BY ADA STANDARDS FOR PRIOR TO CONSTRUCTION OF TONS AND CROSS SLOPES AL ADA GUIDELINES. SOME PLACEMENT. ADDITIONALLY, DEPLET OF THE DE AND		REVISION	JESCHIPTION REVISED PER ZONING AMENDMENT	EVISED PER CLIENT COORDINATIC			
E REVIEW OF THESE PLANS TO ENSURE ALL ELEMENTS CONTRACTOR SHALL PROVIDE G THE RESULTING AS-BUILT MPANY WHICH CONSTRUCTED			NO BY L NO BY L 1 CO	CI NE CIAN NE CAL RPORATE I PISCATA	W JERSEY L SYSTEM, PLACE SOUTH, S WAY, NEW JERS 08854	INC. SUITE 150 SEY	
		E N	BEFOF EW JI	RE YOU ERSEY!	DIG ANYWF	HERE IN 272-1000	
			K		NH.FI	RUC	K -
			PRO	PROFE PENNSYLVA NEW JERSE DELAV	SSIONAL ENGI ANIA LICENSE N. Y LICENSE N. 2 VARE LICENSE N.	NEER). PE 55786-E IGE04519000). 12964 ΓΙΟΝ	
		LO 231 SH OC NE	OT 24 7 WE IIP B CEAN CEAN	.01 BL ST 8TI OTTON I COUN ERSEY	OCK 109 H STREET A BOROU NTY	GH	
				T	TITLE OTES		
		PROJ CAD SCAI	I.# ID. LE	22-1071 22-1071 AS NOTI	DATE DRN BY ED CHK BY	06-15-20 KPD KHF	023

SHEET 2 OF 8





SITE INFORMATION:

- PROPERTY OWNER: BRENNAN FUEL, LLC. PROPERTY ADDRESS: 237 W. 8TH STREET, SHIP BOTTOM, NJ 08008 MUNICIPALITY/COUNTY: BOROUGH OF SHIP BOTTOM / OCEAN COUNTY
- BLOCK 109/LOT 24.01 PROPERTY AREA: 16,000 SF OR 0.367 AC.
- ZONING DISTRICT: GC-GENERAL COMMERCIAL THIS PLAN REFERENCES A SURVEY PREPARED BY VALLEY LAND SERVICES, LLC., TITLED BOUNDARY, TOPOGRAPHIC & LOCATION SURVEY, DATED 12–27–2022.

ZONING INFORMATION:

- GENERAL ZONING INFORMATION ZONING DISTRICT: GC-GENERAL COMMERCIAL EXISTING USE: SERVICE STATION WITH GARAGES PROPOSED USE: FAST FOOD CONVENIENCE STORE 16.56.010 D CONDITIONAL USE-SECTION 16.48.010 (6) w/RETAIL FUELING MIXED USE-PERMITTED-SECTION 16.48.010 (2)

BULK ZONING INFORMATION

	DESCRIPTION	REQUIRED	EXISTING	<u>PROPOSED</u>
	MIN LOT AREA	10,000SF	16,000SF	16,000SF
	MIN LOT FRONTAGE	100FT		
	MIN LOT DEPTH	100FT	100FT	100FT
	MIN YARD SETBACKS			
	FRONT	15FT	31.5'	35'
	SIDE *	5/15FT TOTAL	2.7'/87.5'	2.7'/87.5'
	REAR *	10FT/15FT ADJ RES	5.8'	5.8'
	MAX BUILDING COVER	30%	11.8% (1,888SF)	11.8% (1,888SF)
	MAX IMPERVIOUS COVER*	80%	91.7% (14,679 SF)**	90.1% (14,421 SF)**
	MAX BUILDING HEIGHT	35FT/3 STORY	14.67'	26.83'
* FXIS	STING NON-CONFORMITY			
** D	ECORATIVE STONE NOT INCI	LUDED	1321 SF	774 SF

PARKING INFORMATION

PARKING STALL SIZE: 18'x9' REQUIRED PARKING:

RETAIL: 1SP PER 100SF (NET OCCUPIABLE FLOOR AREA – ORD16.56.010 D.7) 1SP X 1054/100SF=11 SPACES APARTMENT: 2SP PER UNIT 2SP X 1 APARTS=2 SPACES TOTAL=11 SPACES

PROPOSED PARKING: 13 PARKING SPACES PROPOSED INCLUDING 1 VAN ACCESSIBLE ADA SPACES.

GENERAL NOTES:

- 1. THIS PLAN IS PREPARED TO SHOW THE PROPOSED CONVERSION OF AN EXISTING AUTO SERVICE STATION WITH GARAGES TO A MIXED USE FAST FOOD CONVENIENCE STORE, WITH RETAIL FUELING AND TWO RESIDENTIAL RENTAL UNITS.
- PROPOSED PUBLIC AND SEWER UTILITIES APARTMENT UNITS PROPOSED ON THE SECOND FLOOR
- EXISTING ASPHALT AREAS TO REMAIN. SHALL BE SEALCOATED AND RESTRIPED
- THE FUELING CANOPY, KIOSK AND FUELING EQUIPMENT ARE TO REMAIN. HOURS OF OPERATION: PURSUANT TO SECTION 16.56.010.D.6 THE FACILITY SHALL NOT
- OPERATE FROM 2AM TO 5AM THE PROJECT PROPOSES A REDUCTION OF IMPERVIOUS COVER FOR THE SITE 7

LEGEND:

CONCRETE TO BE REMOVED	
CONCRETE TO REPLACE REMOVED CONCRETE	
NEW CONCRETE	





						15 CANTER DRIVE	BUBUNGTON NI 08016				
			arrives Inc	1 V IVV3, 111V.					Pocono Region	570-839-1770	
			ting Engineers & Design Se	ung ruguoois a rosign ou	3 West Main Street I ansdale DA 19446	Dhone: 715_367_7600 Eav: 715_367_8400	WWW.CORNERSTONENET.COM		Lehigh Valley Region	610-820-8200	
					10	17			Philadelphia Region	215-362-2600	COA# 24GA28215700
	DATE	07-31-23	08-23-23								
REVISIONS	NO BY DESCRIPTION	1 KPD REVISED PER ZONING AMENDMENT	2 KPD REVISED PER CLIENT COORDINATION								
]	O I COF	NE POR PISC	NEV CALI ATE PI CATAW	V JE L SY LACE VAY, 088:	ERSI ZST E SOI NEW 54	EY EM, uth, v jer	IN SUI SEY	IC. TE 15	0	
	BEI	FOR V JE	EYERSE	OU D EY! C	DIG .	AN [°] L 1-	YWI 800-	HE1-272	RE I 2-10	N 00	
]	KI	ΞV	/IN	Ī	I.	F	R	U	Cŀ	ζ
	Р	RC	PR PENNS NEW J C	COFES SYLVAI JERSEY DELAW	SION NIA I LIC ARE I	VAL LICEI ENSE LICEI	ENG NSE N NSE N NSE N	INE 10. P 24GE 10. 1	EER E 5578 E04519 2964	36-E 000	
L 2: S O N	OT 37 V HIF CE EW	24. WE 9 B(AN 7 JE	.01 ST DT CC ERS	BLC 8TH FOM DUN EY	OCK ST BO TY	C 10 CRH OR	09 EET OU	G	H		
TITLE EXISTING CONDITIONS & DEMOLITION PLAN											
PRO CAI	DJ. # D ID ALE). 2 1	22-10 22-10 AS N SH	071 071 JOTE HEF	I I D O T	DAT DRN CHR	TE N BY K BY	(7 H 7 H	06-15 KPD KHF	5-20	23



GENERAL GRADING NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. THE CONTRACTOR SHALL ALSO INDEPENDENTLY NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
 LOCATIONS ON THE PLAN DESIGNATED WITH AN ASTERISK (*) ARE LOCATIONS INTENDED TO MATCH EXISTING GRADES OR EXISTING INVERTS. THESE LOCATIONS HAVE BEEN INTERPOLATED AND/OR CALCULATED AND MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATION OF
- CONSTRUCTION ACTIVITIES. 3. SPOT GRADES ARE SHOWN WITH A TC (TOP OF CURB) SHOWING THE ELEVATION AT THE TOP OF CURB AND BC (BOTTOM OF CURB) IDENTIFYING THE GRADE. TC/BC IDENTIFIES THAT THE CURB IS TO BE FLUSH CURB. BC DOES NOT REPRESENT THE BOTTOM OF THE CURB STRUCTURE. REFER
- TO THE CURB DETAILS FOR FURTHER INFORMATION. 4. REFER TO THE NOTES SHEET AND OTHER PLAN SHEETS FOR ADDITIONAL NOTES. SPECIFICATIONS, AND INFORMATION.

DRAINAGE NOTES

1. REFER TO ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS AND DETAILS 2. THE PROJECT PROPOSES A REDUCTION OF IMPERVIOUS COVER FOR THE SITE. EXISTING = 16,000SF, PROPOSED = 15,086 SF

ADA CONSTRUCTION NOTES

- THE CONTRACTOR SHALL REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL, OR OFFICIAL RESPONSIBLE FOR THE REVIEW AND INSPECTION OF ADA ELEMENTS, PRIOR TO COMMENCING WORK. SHOULD ANY MODIFICATIONS BE NEEDED TO ADA ELEMENTS, THE CONTRACTOR SHALL PROVIDE A WRITTEN DESCRIPTION OF THE MODIFICATION NEEDED TO THE ARCHITECT OR ENGINEER.
 CONCRETE USED FOR ADA ELEMENTS SHALL PROVIDE FOR A SMOOTH, SLIP RESISTANT FINISH OR AS REQUIRED BY THE LOCAL AUTHORITY.
- CONTRACTOR SHALL VERIFY SIGNAGE AND STRIPING PRIOR TO INSTALLATION.
 BY COMPLETING ADA INSTALLATION FOR THE PROJECT, THE CONTRACTOR ACKNOWLEDGES THAT THEY ARE EXPERIENCED IN INSTALLATION OF ADA ELEMENTS IN THE PROJECT JURISDICTION AND UNDERSTAND THE LEVEL OF ACCURACY AND PLANNING REQUIRED BY THE CONTRACTOR TO COMPLETE
- THE WORK. 5. WHERE ADA ACCESSIBLE ROUTES TO EXISTING SIDEWALKS IS NOT PROPOSED ON THE PLAN, IT WAS NOT REQUESTED BY THE OWNER. HOWEVER, THE CONTRACTOR SHALL PROVIDE A COST FOR THE CONNECTION TO THE OWNER AND SHALL INSTALL SUCH IMPROVEMENT PER THE REQUIREMENTS ABOVE IF REQUESTED BY THE OWNER. IF ADDITIONAL PLANS OR DETAILS ARE REQUIRED, THE CONTRACTOR SHALL REQUEST THE SAME FROM THE ARCHITECT OR ENGINEER, AND THE OWNER.

ADA NOTES

- 1. THE CONTRACTOR SHALL REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL, OR OFFICIAL RESPONSIBLE FOR THE REVIEW AND INSPECTION OF ADA ELEMENTS, PRIOR TO COMMENCING WORK. SHOULD ANY MODIFICATIONS BE NEEDED TO ADA ELEMENTS, THE
- CONTRACTOR SHALL PROVIDE A WRITTEN DESCRIPTION OF THE MODIFICATION NEEDED TO THE ARCHITECT OR ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ADA ITEMS IDENTIFIED ON THE PLAN, OR AREAS OTHERWISE DESIGNATED OR TYPICAL FOR ADA USE; AND SHALL PRACTICE APPROPRIATE ATTENTION AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS FOR THE SITE. THE CONSTRUCTION OF THESE COMPONENTS MUST COMPLY WITH LOCAL, STATE AND FEDERAL STANDARDS. IN THE EVENT OF A CONFLICT BETWEEN THE STANDARDS THE CONTRACTOR SHALL COORDINATE THE VARIATION WITH THE DESIGNATED ADA CODE INSPECTOR. THE ACCESSIBLE ROUTE INCLUDES AREAS FROM PARKING SPACES, PUBLIC SIDEWALKS ALONG THE BUILDING FRONTAGE, ADJOINING BUILDING ACCESS.
- AND ADA ACCESSIBLE FUELING POSITIONS, TO POINTS OF DESIGNATED ACCESSIBLE BUILDING ENTRANCE/ EGRESS. THESE AREAS SHALL COMPLY WITH, BUT ARE NOT LIMITED TO, THE ADA CODE REQUIREMENTS AS OUTLINED BELOW: A. PARKING SPACES AND PARKING AISLES USED FOR ADA SPACES ARE NOT TO EXCEED A SLOPE OF 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION. ADA PARKING SPACES SHALL RECEIVE THE APPROPRIATE SIGNAGE AND STRIPING PER ADA STANDARDS.
- B. CURB RAMPS ARE NOT TO EXCEED A SLOPE OF 1:12 (8.3%) FOR A MAXIMUM LENGTH OF SIX (6) FEET. C. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMPS AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) CROSS SLOPE. LANDINGS SHALL BE A MINIMUM SIZE OF 5-FEET WIDE BY 5-FEET LONG. LANDINGS SHALL BE CONSTRUCTED SO THAT THERE IS NO PONDING OF WATER AT THE LANDING AREA.
- D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE SHALL PROVIDE A 3-FOOT OR GREATER UNOBSTRUCTED TRAVEL WIDTH, WITH A SLOPE NO GREATER THAN 1:20 (5.0% OR 5/8" PER FOOT) IN THE DIRECTION OF TRAVEL, AND CROSS SLOPE NO GREATER THAN 1:48 (1/4" PER FOOT OR 2.0%). E. PATH OF TRAVEL SHALL BE FREE OF ABRUPT CHANGES IN GRADE. IF THE PATH OF TRAVEL HAS ELEMENTS THAT RESULT IN A VERTICAL CHANGE OF ¼ -INCH OR MORE, THE CONTRACTOR SHALL MILL, LEVEL, ADJUST AND/OR RE-CONSTRUCT AS NECESSARY TO MEET ADA REQUIREMENTS. IF THERE ARE ABRUPT CHANGES UNDER THE THRESHOLDS INDICATED ABOVE, THEN THE CONTRACTOR SHALL CONSULT THE OWNER, DEVELOPER, AND/OR CONSTRUCTION MANAGER TO DETERMINE IF THOSE ELEMENTS SHOULD BE MODIFIED.
- F. RAMPS SHALL BE REQUIRED WHERE THE ACCESSIBLE ROUTE WILL BE GREATER THAN 1:20 (5.0%). WHERE REQUIRED, ADA RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM DISTANCE OF 30 FEET. THE RAMP SHALL HAVE LANDINGS ON EACH END WITH A CROSS SLOPE OF NO MORE THAN 1:48 (1/4" PER FOOT OR 2.0%), AND SHALL PROVIDE FOR RAILINGS AND EDGE PROTECTION AS REQUIRED.
 G. DOORWAYS SHALL HAVE A LANDING AREA ON THE EXTERIOR SIDE UP THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR
- 2.0%). THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS.
 4. IT IS RECOMMENDED THAT THE CONTRACTOR UTILIZE A SMART LEVEL TO VERIFY EXISTING GRADES AND ANY FORMWORK PRIOR TO CONSTRUCTION OF ADA ELEMENTS AND SIDEWALKS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL TOPOGRAPHIC INFORMATION, CURB HEIGHTS, DOOR SILL ELEVATIONS AND CROSS SLOPES WHERE ADA ELEMENTS ARE BEING CONSTRUCTED OR ACCESSIBLE ROUTES TIE INTO EXISTING FEATURES.
 THE ADA DETAILS ON THE PLANS AND REQUIREMENTS INDICATED ABOVE ARE A MINIMUM BASED ON CLIENT AND FEDERAL ADA GUIDELINES. SOME
- STATES MAY HAVE ADDITIONAL OR MORE RESTRICTIVE REQUIREMENTS TO THE STRIPING CONFIGURATIONS AND SIGNAGE PLACEMENT. ADDITIONALLY, FIELD INSPECTION PERSONNEL MAY HAVE SPECIFIC PREFERENCES OR REQUIREMENTS THAT WERE NOT IDENTIFIED IN THE REVIEW OF THESE PLANS BY THE CODE DEPARTMENT, AND THEREFORE THE CONTRACTOR SHALL COORDINATE A PRE-INSTALLATION CONFERENCE TO ENSURE ALL ELEMENTS ARE INSTALLED AS REQUIRED BY FIELD PERSONNEL. SHOULD ANY MODIFICATIONS BE NEEDED TO ADA ELEMENTS, THE CONTRACTOR SHALL PROVIDE A WRITTEN DESCRIPTION OF THE MODIFICATION NEEDED TO THE ARCHITECT OR ENGINEER. 7. CONTRACTOR SHALL PROVIDE THE CONSTRUCTION MANAGER, DEVELOPER, AND/OR OWNER WITH A PLAN EXHIBIT SHOWING THE RESULTING AS-BUILT
- SLOPES OF ADA FACILITIES. PLAN SHALL IDENTIFY THE DATE THE SLOPES WERE MEASURED AND THE NAME OF THE COMPANY WHICH CONSTRUCTED AND CHECKED THE AS-BUILT GRADES.

<u>LEGEND</u>

EXISTING CONCRETE TO BE REMOVED

PROPOSED CONCRETE	
FULL DEPTH PAVEMENT	

MILL, LEVEL & WEARING







GENERAL UTILITY NOTES

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER A MINIMUM 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO INDEPENDENTLY NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
 CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY AND UTILITY FOR CONNECTION OF ANY NEW WATER SERVICES.
 REFER TO THE NOTES SHEET AND OTHER PLAN SHEETS FOR ADDITIONAL NOTES, SPECIFICATIONS AND INFORMATION.

- WATER NOTES 1. THIS PLAN PROPOSES AN INTERNAL METER. 2. COORDINATE FINAL WATER SERVICE LOCATIONS INTO THE BUILDING WITH THE ARCHITECTURAL PLAN SET. 3. A STREET OPENING PERMIT WILL BE NEEDED FOR CONNECTION OF THE WATER SERVICE AND FIRE LINE.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE CITY OF BETHLEHEM PUBLIC WORKS CONTRACTOR TO INCLUDE ALL WORK NECESSARY TO INSTALL THE WATER AND FIRE SERVICES, INCLUDING BUT NOT LIMITED TO: SAW CUT, ASPHALT
- AND CONCRETE DISPOSAL, ASPHALT AND CONCRETE INSTALLATION, THREY BLOCKING, MATERIALS AND LABOR FOR INSTALLATION, VALVES, VALVE BOXES AND LIDS, CLEAN UP, TESTING, DISINFECTION, ONE CALL, SURVEY STAKEOUT, PROJECT MANAGEMENT AND TRAFFIC CONTROLS. ALL TEES, PLUGS, CAPS, BENDS, AND HYDRANT BRANCHES SHOULD BE RESTRAINED AGAINST MOVEMENT, PIPE CLAMPS AND TIE-RODS, THRUST
- BLOCKS (WHERE SOIL IS SUITABLE), LOCKED MECHANICAL OR PUSH-ON JOINTS, MECHANICAL JOINTS UTILIZING SET SCREW RETAINER GLANDS, OR OTHER APPROVED METHODS OR DEVICES SHOULD BE USED. THE TYPE OF PIPE USED, SOIL CONDITIONS, AND AVAILABLE SPACE WILL DETERMINE THE BEST METHOD.

SANITARY NOTES

- SANITARY PIPE SHALL BE SDR 35 GASKETED SEWER PIPE AND MEET ASTM D-3034. COORDINATE FINAL LATERAL STUB LOCATIONS WITH THE ARCHITECTURAL PLAN. SANITARY LINES SHALL BE MANDREL TESTED. CONTRACTOR TO INCLUDE TESTING IN THE WORK SCOPE AND SHALL COORDINATE TESTING WITH THE
- MUNICIPALITY. MUNICIPALITY. CONTRACTOR TO INCLUDE ALL WORK NECESSARY TO INSTALL THE SEWER LINES, INCLUDING BUT NOT LIMITED TO: SAW CUT, ASPHALT AND CONCRETE DISPOSAL, ASPHALT AND CONCRETE INSTALLATION, MATERIALS AND LABOR FOR INSTALLATION, CLEAN UP, ONE CALL, SURVEY STAKEOUT, PROJECT MANAGEMENT AND TRAFFIC CONTROLS.

ELECTRIC NOTES

- CONTRACTOR SHALL COORDINATE INSTALLATION OF PRIMARY SERVICES AND TRANSFORMER WITH THE ELECTRIC UTILITY. REFER TO ARCHITECTURAL PLANS FOR SERVICE REQUIREMENTS.
- ALL EXTERIOR ELECTRIC LINES SHALL BE INSTALLED IN PVC ELECTRIC CONDUIT. ALL ELECTRICAL WORK SHALL MEET THE ELECTRIC UTILITY REQUIREMENTS.





A (see below)





PAVEMENT











SOIL EROSION AND SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- 2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS
- 3. PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED
- 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, 7TH EDITION LAST REVISED JANUARY 2014
- 5. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT. THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OR PRELIMINARY GRADING.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E.: STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.
- ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THAT 3:1)
- 8. TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X6'PAD OF 1 1/2?OR 2?STONE, AT ALL CONSTRUCTION DRIVEWAYS. IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
- 9. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
- 10. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER. SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED. 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 (UNSETTLED) IS REQUIRED ON ALL SITES.
- 11. IN THAT NJSA 4:24-39 ET SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
- 12. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- 13. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.
- 14. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
- 15. MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
- 16. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION PROJECT.
- 17. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.
- 18. HYDRO SEEDING IS A TWO- STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY, GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF SEEDING OPERATION, HYDRO-MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.

<u>TOPSOIL NOTES:</u>

- 1. ALL AREAS TO BE SEEDED OR PLANTED SHALL RECEIVE TOPSOIL (5" MINIMUM DEPTH).
- 2. TOPSOIL SHALL CONSIST OF FERTILE. FRIABLE, NATURAL LOAM FREE OF SUBSOIL, CLAY LUMPS, BRUSH, STONES OR OTHER DELETERIOUS MATERIALS LARGER THAN 2" IN GREATEST DIMENSION CONFORMING TO THE REQUIREMENTS OF NJDOT SECTION 909.10 AND MEETING THE FOLLOWING GRADATION, pH AND ORGANIC CONTENT REQUIREMENTS:

<u>SIEVE</u>	PERCENT PASSIN
2"	100
1"	85-100
1/4"	65-100
NO. 200	20-80
pH RANGE: 5.5 –	7.6

ORGANIC CONTENT: 2% - 20%

- 3. PROPOSED TOPSOIL SHALL BE TESTED BY INDEPENDENT TESTING FACILITY WITH TEST RESULTS SUBMITTED TO THE ENGINEER FOR APPROVAL. CONTRACTOR SHALL PAY FOR ALL TESTING. ACCEPTANCE OF TOPSOIL SHALL BE BASED UPON TEST RESULTS. ONE TEST SHALL BE PERFORMED PER 100 C.Y. OF TOPSOIL.
- 4. NATURAL TOPSOIL MAY BE AMENDED WITH APPROVED MATERIALS, BY APPROVED METHODS, TO MEET THE ABOVE SPECIFICATIONS.
- 5. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITH DAMAGING SOIL STRUCTURE.
- 6. A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5" (MINIMUM 4") FIRMED IN PLACE IS REQUIRED.
- 7. PURSUANT TO THE REQUIREMENT IN SECTION 7 OF THE STANDARD FOR PERMANENT VEGETATIVE STABILIZATION. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT PERMANENT VEGETATIVE COVER BECOMES ESTABLISHED ON AT LEAST 80% OF THE SOILS TO BE STABILIZED WITH VEGETATION. FAILURE TO ACHIEVE THE MINIMUM COVERAGE MAY REQUIRE ADDITIONAL WORK TO BE PERFORMED.

MUL<u>CH NOTES:</u>

- USE MULCHING IN CONJUNCTION WITH ALL SEEDING. DURING THE NON-GROWING SEASON MONTHS (NOVEMBER MARCH), USE MULCH ALONE FOR TEMPORARY STABILIZATION.
- 2. FOR TEMPORARY STABILIZATION, APPLY MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE IS COVERED. FOR PERMANENT STABILIZATION, APPLY MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE IS COVERED.
- 3. SUITABLE MATERIAL FOR SEEDED AREAS IS CLEAN STRAW CONSISTING OF STALKS OF OATS, WHEAT, RYE OR OTHER APPROVED CROPS WHICH ARE FREE OF NOXIOUS WEED SEEDS. STRAW SHALL BE APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SF AND ANCHORED WITH A MULCHING ANCHORING TOOL, LIQUID MULCH BINDER, OR NETTING TIE DOWN. ANCHORING METHODS ARE AS FOLLOWS:
- PEG AND TWINE: DRIVE 8 TO 10 INCH WOODEN PEGS TO WITH 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FT IN ALL DIRECTIONS. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS OR SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUNDS.
- MULCH NETTING: STAPLE PAPER, JUTE, COTTON OR PLASTIC NETTING TO SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
- 1. ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EVERY STORM EVENT. THE CONTRACTOR SHALL MAINTAIN INSPECTION RECORDS ON-SITE, WHICH SHALL BY AVAILABLE FOR REVIEW UPON REQUEST BY THE SOIL CONSERVATION DISTRICT INSPECTOR OR BOROUGH ENGINEER.

<u>ACTIVITY</u>

- 1. NOTIFY
- 48 HOU 2. INSTALL
- 3. CONSTR
- 4. STABILIZ
- EXPOSE RESTOR 5
- TEMPOR
- BEGIN P 6.
- THROUG
- 7. REMOVE
- 8. SCHEDULE

 SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDED AREA AND MOWED ONCE. 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 SEEDBED 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, FIRMING 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

TEMPORARY VEGETATIVE COVER NOTES:

1. SITE PREPARATION A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION. SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING

B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, SEDIMENT BASINS, AND WATERWAYS.

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. SEEDBED 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 COOPERATIVE 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. APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING 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 LIME 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 SEEDBED IS PREPARED. C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED 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.

3. SEEDING A. TEMPORARY SEEDING TO BE USED ON ALL AREAS WHERE PERMANENT SEEDING WILL NOT BE PERFORMED OR STRAW MULCHING OR EQUIVALENT WILL NOT BE APPLIED WITHIN 20 DAYS AFTER THE AREA IS DISTURBED. PLANTING RATE TEMPORARY STABILIZATION PERENNIAL RYEGRASS 1 # / 1,00 SF

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 SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. 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, FIRMING 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.

PERMANENT VEGETATIVE COVER NOTES

SITE PREPARATION A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED 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 (UNSETTLED) 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, SEDIMENT BASINS, AND WATERWAYS. SEEDBED PREPARATION

A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.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 SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.

B. WORK LIME 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 SEEDBED IS PREPARED. C. HIGH ACID PRODUCING SOIL. 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 SEEDBED REPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS. <u>SEEDING</u>

A. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED. • FOR WILL TO MODERATELY WELL DRAINED SOILS, SEED WITH PERMANENT SEED MIX AS FOLLOWS:

PERMANENT STABILIZATION PLANTING RATE HARD FESCUE AND/OR CHEWING FESCUE AND/OR

STRONG CREEPING RED FESCUE	4 # / 1,000 SF
PERENNIAL RYEGRASS	1 # / 1,000 SF
KY. BLUEGRASS (BLEND)	1 # / 1,000 SF

SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORTFIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. 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.

SEQUENCE OF CONSTRUCTION:

APPROX. D	URATION (WORKING DAYS
SOIL CONSERVATION DISTRICT, IN WRITING, JRS BEFORE LAND DISTURBANCE.	N/A
INLET FILTERS AND EROSION CONTROL MEASURES AROUND WORK AREA.	10
RUCT SITE IMPROVEMENTS.	160
ZE AREAS NOT SUBJECT TO CONSTRUCTION TRAFFIC THAT WILL BE LEFT ED FOR MORE THAN 30 DAYS.	ON GOING
RE ALL ACCESS AREAS AND ANY PUBLIC OR PRIVATE PROPERTY RARILY MOVED OR DAMAGED DURING CONSTRUCTION.	5
PERMANENT STABILIZATION METHODS (TOPSOIL, FERTILIZER, SEED) GHOUT THE WORK SITE.	5
E ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES.	1
JLE FINAL INSPECTION WITH SOIL CONSERVATION DISTRICT.	1

DUST CONTROL NOTES:

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST: MULCHES - UNROTTED, SMALL-GRAIN STRAW IS SPREAD 90 TO 115 LBS PER 1,000 SQUARE FEET AND ANCHORED WITH LIQUID BINDERS, NETTINGS FASTENED DOWN OR PEGS AND TWINE.

VEGETATIVE COVER - REFER TO SEEDING NOTES FOR TEMPORARY AND PERMANENT VEGETATIVE STABILIZATION.

SOD SHALL BE OF UNIFORM THICKNESS, TYPICALLY § INCH, PLUS OR MINUS 1/2 INCH AT TIME OF CUTTING (EXCLUDES TOP GROWTH) AND BE FREE OF BROADLEAF WEEDS AND UNDESIRABLE COARSE AND FINE WEED GRASSES. USE ONLY FRESH, MOIST, UNHEATED. DENSE SOD. DURING THE SUMMER MONTHS, SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A 24 HOUR PERIOD.

TABLE 16-1: DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY (GALLONS/ACRE)				
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200				
LATEX EMULSION	12.5:1	FINE SPRAY	235				
RESIN IN WATER	4: 1	FINE SPRAY	300				
POLYACRYLAMIDE (PAM) — SPRAY ON POLYACRYLAMIDE (PAM) — DRY SPREAD	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS.						
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200				

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT. SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET. BARRIERS – SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. NOTE: USING CALCIUM CHLORIDE. SYNTHETIC AND ASPHALTIC ADHESION FOR DUST CONTROL IS PROHIBITED.

SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.













JPANY INC.	HSR COM
ITER DRIVE	15 CANT
ON, NJ 08016	BURLINGTC
1176 N. Irving Street . Allentown . PA 18109 Phone: 610-820-8200 . Fax: 610-820-3706 www.connenstronener.com www.connenstronener.com Dallas, TX Leesburg, VA Orlando, FL New York, NY Philadelphia, PA COA #: 24GA28215700	Consulting Engineers & Design Services, Inc.
	NO BY DESCRIPTION
er R. Stress RA	Christopher
TLOCATION	PROJECT
POSED	PROP
ENCE STORE	ONVENIE
T 8TH STREET	237 WEST {
OM, NJ 08008	SHIP BOTTO
ITLE	TIT
LDING	BUILI
ATIONS	ELEVA
DATE 03-07-2023	0J. # 22-1071
TS DRN BY BLF	d id. p:\projects
ED CHK BY MWM	tale As noted
A-2.0	A-

CLIENT DATA

T.O. ROOF OVERHANG @ ELEV. 14'-2"

L AZEK BOARD FASCIA (WARM GRAY)

— MAN DOOR (WARM GRAY)

CONC. BLDG. APRON





2 EASTERN ELEVATION SCALE: 1/4"=1'-0"



		CLIENT DATA
		HSR COMPANY INC.
		15 CANTER DRIVE BURLINGTON, NJ 08016
		es, In
		Servic 18109 06 <i>NV</i>
		esign vn. PA J-820-37 JOM New York
		S & D S & D Fax: 610 ONENET.6
		gineer bineer A treet . A conserst orlando conado
		ng Eng Irving S www.c va
Image: Christopher R. Stress RA Image: Christopher R. Stress RA Image: Christopher R. Stress RA PROJECT LOCATION Act Laboration to the stress of the stre		nsulti nsulti Phone Leesburg.
Image: Stress RA Image: Stress RA Image: Stress RA PROPOSED CONVENIENCE STORE 237 WEST BEHISTREET SHIP BOTTOM, NU 08008 THTLE BUILDING ELEVATIONS PROPERTING UNIT: MERCENTING Image: Stress RA Image: Stress RA PROPOSED CONVENIENCE STORE 237 WEST BEHISTREET SHIP BOTTOM, NU 08008 THTLE BUILDING Image: Stress RA A-2.1 Image: Stress RA		
Image:	4	Dallas, 1
SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE SUDALE		ATE CONTRACTOR OF CONTRACTOR O
Storm Storm <td< td=""><td></td><td>D</td></td<>		D
Stress Stress Image: Stress Stress		
Christopher R. Stress RA PROJECT LOCATION PROPOSED CONVENIENCE STORE 237 WEST 8TH STREET SHIP BOTTOM, NJ 0800B TITLE EVALUATIONS PROJECT LOCATIONS PROJECT	VS	
Christopher R. Stress RA PROJECT LOCATION PROJECT LOCATION PROPOSED CONVENIENCE STORE 237 WEST BTH STREET SHIP BOTTOM, NJ 08008 TTTLE BUILDING ELEVATIONS PROJ + 22-JUT DATE 09-07-2021 CALL BARGED CHERKY MAYS A-2.1 FURST ISSUE	EVISIO	
Christopher R. Stress RA PROJECT LOCATION PROPOSED CONVENIENCE STORE 237 WEST BTH STREET SHIP BOTTOM, NJ 08008 TITLE BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING BUILDING ELEVATIONS BUILDING BUILDING ELEVATIONS BUILDING BUILDING ELEVATIONS BUILDING BUILDING BUILDING ELEVATIONS BUILDING B	R	
Christopher R. Stress RA PROJECT LOCATION PROPOSED CONVENIENCE STORE 237 WEST 8TH STREET SHIP BOTTOM, NJ 08008 TITLE BUILDING ELEVATIONS PROJ + 22.107 DATE 01.07.3035 CAD ID, putware provide the stress of the str		CRIPTION
Image: Christopher R. Stress RA PROJECT LOCATION PROPOSED CONVENIENCE STORE 237 WEST 8TH STREET SHIP BOTTOM, NJ 08008 TITLE BUILDING ELEVATIONS TROS 4 22:1071 Image: Row 4 21:1071		BY DES
Christopher R. Stress RA PROJECT LOCATION PROPOSED CONVENIENCE STORE 237 WEST 8TH STREET SHIP BOTTOM, NJ 08008 TITLE BUILDING ELEVATIONS PROJ.# 22-1071 DATE 05-07-3023 CAD D. PL:09007 DRN BY BLF SCAT.# ASINOTHD CITLE NY MACL.1 FIRST USSUE	_	ON O
Christopher R. Stress RA PROJECT LOCATION PROPOSED CONVENIENCE STORE 237 WEST 8TH STREET SHIP BOTTOM, NJ 08008 TTTLE BUILDING ELEVATIONS PROJ. * 22-J07 DATE 05-07-2023 SCALE AS NOTED CHK BY MWM A-2.1 FIRST ISSUE		
Christopher R. Stress RA PROJECT LOCATION PROPOSED CONVENIENCE STORE 237 WEST 8TH STREET SHIP BOTTOM, NJ 08008 TTTLE BUILDING ELEVATIONS PROJ.# 22-1071 DATE 015-07-2023 CAD ID: 02-07001CTB DRN BY BLF SCALE AS NOTED CHE BY MWM A-2.1 FIRST ISSUE		
Christopher R. Stress RA PROJECT LOCATION PROPOSED CONVENIENCE STORE 237 WEST 8TH STREET SHIP BOTTOM, NJ 08008 TTTLE BUILDING ELEVATIONS PROJ.# 22-1071 DATE 03-07-2023 CAD ID, PLYBOMETS DARK BY BLF SCALE AS NOTED CIRK BY MWM A-2.1 FIRST ISSUE		
PROJECT LOCATION PROJECT LOCATION PROPOSED CONVENIENCE STORE 237 WEST 8TH STREET SHIP BOTTOM, NJ 08008 TITLE BUILDING ELEVATIONS PROJ.# 22-1071 DATE 05-07-2023 CAD ID PL/PROJECTS DRN BY BLF SCALE AS NOTED CHK BY MWM A-2.1 FIRST ISSUE		New John P. Church D.A.
PROPOSED CONVENIENCE STORE 237 WEST 8TH STREET SHIP BOTTOM, NJ 08008 TITLE BUILDING ELEVATIONS PROJ. # 22-1071 DATE 03-07-2023 CAD ID: PL, MROJECTS DRN BY BLF SCALE AS NOTED CHE BY MWM A-2.1 FURST ISSUE		PROJECT LOCATION
237 WEST 8TH STREET SHIP BOTTOM, NJ 08008 TITLE BUILDING ELEVATIONS PROJ. # 22-1071 DATE 03-07-2023 CAD ID PL/PROJECTS DRN BY BLF SCALE AS NOTED CHK BY MWM A-2.1 FIRST ISSUE	C	PROPOSED
TITLE BUILDING ELEVATIONS PROJ. # 22-1071 DATE 03-07-2023 CAD ID. PL/PROJECTS DRN BY BLF SCALE AS NOTED CHK BY MWM A-2.1 FIRST ISSUE		237 WEST 8TH STREET
TITLE BUILDING ELEVATIONS PROJ. # 22-1071 DATE 03-07-2023 CAD ID. P_PROJECTS DRN BY BLF SCALE AS NOTED CHK BY MWM A-2.1 FIRST ISSUE		эпір воттоілі, INJ 08008
BUILDING ELEVATIONSPROJ. #22-1071DATE03-07-2023CAD ID.P-_PROJECTSDRN BYBLFSCALEAS NOTEDCHK BYMWMA-2.1FIRST ISSUE	F	TITLE
PROJ. # 22-1071 DATE 03-07-2023 CAD ID. P:\PROJECTS DRN BY BLF SCALE AS NOTED CHK BY MWM A-2.1 FIRST ISSUE		BUILDING ELEVATIONS
A-2.1 FIRST ISSUE	PR CA	OJ. # 22-1071 DATE 03-07-2023 D ID. P:_PROJECTS DRN BY BLF ALE AS NOTED CHK BY MUSC
		A-2.1 FIRST ISSUE





HSR COMPANY INC. 15 CANTER DRIVE BURLINGTON, NJ 08016							
		Consulting Engineers & Design Services. Inc.		11/6 N. Irving Street . Allentown . PA 18109 Dhoma: 610 820 8200 Eave 610 820 3706	WWW.CORNERSTONENET.COM		Dalias, 1A Leesoling, VA Ortanao, FL IVEW TOTK, IVI FINIaaeipinu, FA COA #: 24GA28215700
T A TF							
Ch	nrist	coph	ler	R. :	Stre	2SS	RA
PROJECT LOCATION PROPOSED CONVENIENCE STORE 237 WEST 8TH STREET SHIP BOTTOM, NJ 08008							
TITLE CONCEPTUAL EXTERIOR PERSPECTIVE							
PROJ CAD I SCAL	.# ID. P _E /	22-107 SC PROJE AS NOT RN FIRS	TED (ST]	DAT DRN I CHK I -1	by by .0 UE	03-07 BI MV	-2023 LF VM

CLIENT DATA