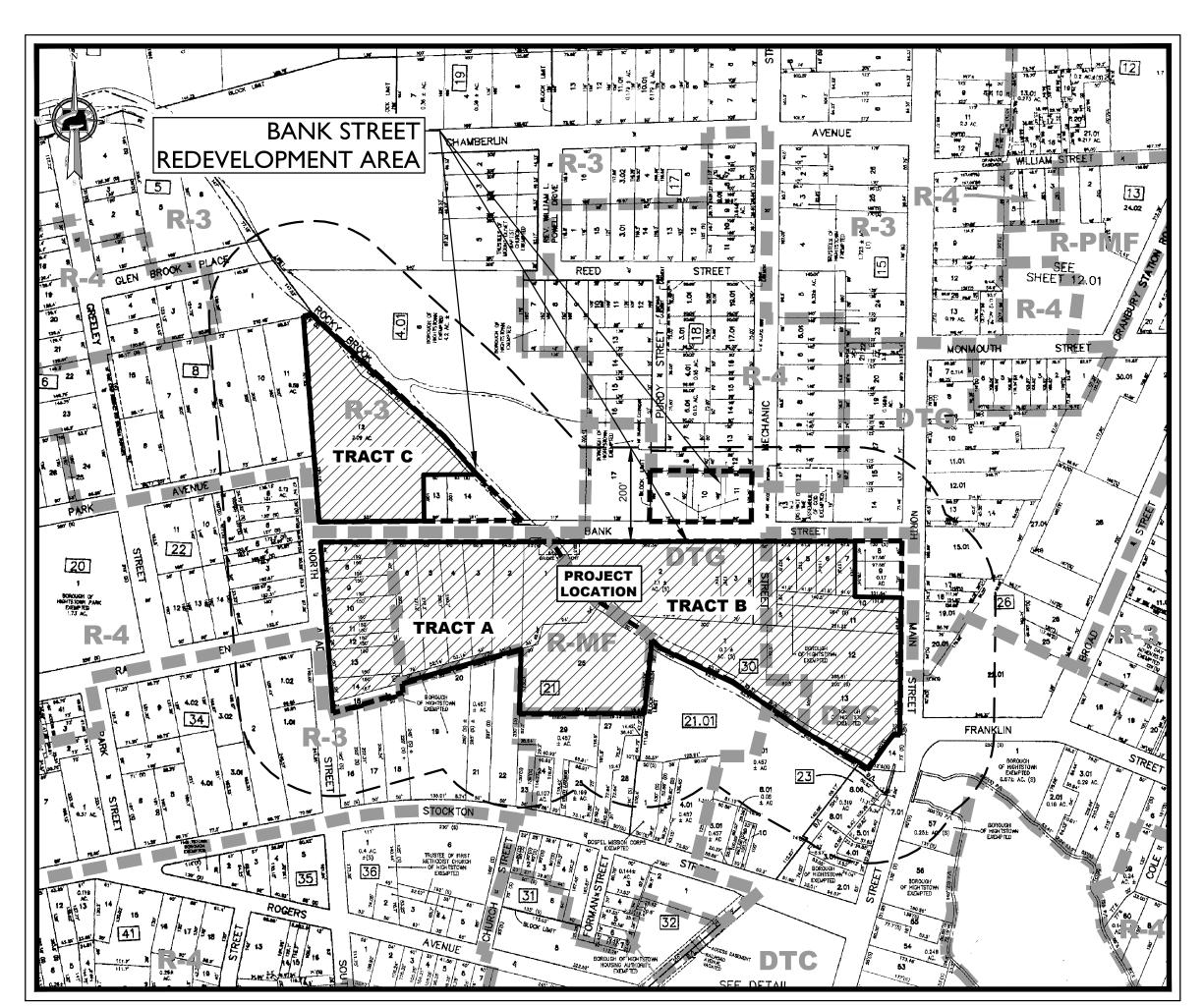
PROPERTY OWNERS WITHIN 200 FT. 200' Property Owner List Block 8, Lot 12 Block 30, Lots 1-7, 10-13 Borough Assessor 200' Property Owner List Block 8, Lot 12 Block 30, Lots 1-7, 10-13 Borough of Hightstown Borough Assesso 200' Property Owner List Block 8, Lot 12 Block 21, Lots 1-14, 20 26 Borough of Hightstown SULLIVAN, WALTER F. & MARY 2 116 GLEN BROOK PL FILION, ROSS & KATHY Page 3 of 4 Borough Assessor County Roads Trenton, New Jersey 08650 State of New Jersey Department of Transportation 1035 Parkway Avenue Jersey Central Power & Light Newark, New Jersey 07101 Reading, Pennsylvania 1964 Corporate Secretary 4260 US Highway One 540 Broad Street Newark, New Jersey 0710

ľ	INDEX OF SHEETS						
Ī	SHT. No.	DESCRIPTION					
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	3	EXISTING CONDITIONS/DEMOLITION PLAN					
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2016/1600							

PRELIMINARY & FINAL MAJOR SITE PLAN FOR

PRC HIGHTSTOWN

BLOCK 8, LOT 12, BLOCK 21, LOTS 1 - 14, 20 & 26, BLOCK 30, LOTS 1-7 & 10-13 BOROUGH OF HIGHTSTOWN MERCER COUNTY, NEW JERSEY



KEY & ZONING MAP

	LEGEND (UNDERLYING ZONING)	500
	RESIDENTIAL - SINGLE FAMILY	
	RESIDENTIAL - SINGLE FAMILY	<u> </u>
IF	RESIDENTIAL - MULTI FAMILY	
ME	DECIDENITIAL DIVANNED MILITIEAMILY	

RESIDENTIAL - PLANNED MULTI FAMILY DOWNTOWN CORE DOWNTOWN GATEWAY

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE SUBMISSION. APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF HIGHTSTOWN AT THE REGULAR MEETING OF ________.

DATE

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GENERAL INFORMATION

THE SUBJECT PROPERTY IS KNOWN AS BLOCK 8, LOT 12, BLOCK 21 LOTS 1-14, 20 & 26, AND BLOCK 30 LOTS 1-7 & 10-13 AS SHOWN ON SHEETS 2 AND 9 OF THE OFFICIAL TAX DATED OCTOBER, 1965 AND REVISED THROUGH DECEMBER, 2019 AND CONTAINS A TOTAL TRACT AREA OF 10.60 ACRES. A VACATION OF MECHANIC STREET IS ALSO

THE PROPERTY IS LOCATED IN THE BANK STREET SUB-AREA REDEVELOPMENT DISTRICT. THE UNDERLYING ZONING ARE THE RESIDENTIAL 3, RESIDENTIAL 4. RESIDENTIAL MULTIFAMILY, DOWNTOWN CORE AND DOWNTOWN GATEWAY ZONING DISTRICTS

141 WEST FRONT STREET, SUITE 410

BOROUGH OF HIGHTSTOWN 148 N. MAIN STREET HIGHTSTOWN, NJ 08520

141 WEST FRONT STREET, SUITE 410 RED BANK, NJ 07701

RESIDENTIAL USES. THE APPLICANT PROPOSES A ADAPTIVE REUSE OF TWO EXISTING NEW TOWNHOUSE, MIXED USE, AND AMENITY BUILDINGS. THE PROJECT PROPOSES 343 APARTMENT UNITS, THE 43 TOWNHOUSE UNITS, AND ONE MANAGER'S UNIT FOR A TOTAL OF 387 RESIDENTIAL UNITS ALONG WITH AMENITY SPACE AND ASSOCIATED SITE IMPROVEMENTS. THE APPLICANT MAY OPTIONALLY REDUCE THE NUMBER OF RESIDENTIAL UNITS TO 377 AND CONSTRUCT 16 HOTEL ROOMS WITHIN THE NEW

THE SUBJECT PROPERTY CONTAINS VACANT INDUSTRIAL, MUNICIPAL, AND

SEE SHEET 2 (OVERALL LAYOUT) FOR ZONING TABLES.

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A BLOCK 21, LOTS 1-4, 20 & 26 BLOCK 30, LOTS 1-13", DATED JANUARY 19, 2017, LAST REVISED AUGUST 10, 2020 AND A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY FOR 3PRC, LLC BLOCK 8, LOT 12", DATED JANUARY 19, 2017, LAST REVISED MARCH 8, 2020, BOTH PREPARED BY MASER CONSULTING P.A..

THE HORIZONTAL DATUM IS RELATIVE TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM AND ADJUSTED TO NAD 1983. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988. THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY MASER CONSULTING P.A. AND VERIFIED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION WITH A LETTER OF INTERPRETATION DATED: MARCH

14. 2005 (FILE NO. FWW-FWL14-040001). AN UPDATED LOI IS PENDING.

PORTIONS OF THE SITE ARE LOCATED WITHIN A FLOOD PLAIN PER THE EFFECTIVE FLOOD INSURANCE RATE MAP FOR MERCER COUNTY MAP NUMBER 34021C0169F EFFECTIVE DATE IULY 20, 2016 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD HAZARD ELEVATIONS WERE CONFIRMED BY A NJDEP FHA VERIFICATION UNDER NJDEP FILE NO.: 1104-04-0002.2 LUP 200001.

GEOTECHNICAL INFORMATION AND SOIL TEST PIT LOCATIONS SHOWN HEREON ARE AS PRESENTED IN A REPORT ENTITLED "REPORT OF SUBSURFACE EXPLORATION AND INFILTRATION EVALUATION, HIGHTSTOWN REDEVELOPMENT", DATED: IULY 18, 2017. AND A REPORT ENTITLED "PRELIMINARY REPORT OF INFILTRATION EVALUATION, HIGHTSTOWN REDEVELOPMENT", DATED: MARCH 23, 2020, BOTH PREPARED BY MASER CONSULTING P.A.

. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. MASER CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES. INTERPRETATIONS. CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS

. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.

DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.

. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND

AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER. 4. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF

ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED. 5. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.

BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR EACH BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING

CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAP ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON HANDICAP ACCESSIBLE RAMPS. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM

REFUSE AND RECYCLABLES SHALL BE STORED WITHIN BUILDING OR WITHIN OUTSIDE SCREENED TRASH ENCLOSURES AS NOTED ON THE PLANS, AND PICKED UP BY PRIVATE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.

MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS

A. RESIDENTIAL SITE IMPROVEMENT STANDARDS (N.J.A.C. 5:21). B. NEW JERSEY DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", 2019; AS SUPPLEMENTED. C. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY

SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS. D. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS. STANDARDS. E. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

SHOWN HEREON SHALL BE IN ACCORDANCE WITH:

UTILITY NOTES

TRAFFIC CONTROL DEVICES.

EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS. TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES, TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.

. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY

STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT, ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPEP), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

DRAINAGE STRUCTURES ARE REQUIRED. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL SPECIAL (OVERSIZED) DRAINAGE STRUCTURES TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

i. Water service to be provided from the existing water mains line along the LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. ACCORDING TO THE NEW IERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGLILATIONS OR HIGH DENSITY POLYETHYLENE (HDPE) SDR-11 PIPE AS NOTED ON THE PLANS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM

6. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO EXISTING SEWER MAINS ALONG THE PROJECT FRONTAGE, OWNED AN OPERATED BY THE HIGHTSTOWN BOROUGH SEWER DEPARTMENT, PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL ACCORDING TO NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION EGULATIONS. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS, EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 3 FEET OF COVER FROM THE

ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER AND INDUSTRIAL DISCHARGE LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL

SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (THAT IS DUCTILE IRON PIPE WITH MECHANICAL RESTRAINT JOINTS), WITH WATERTIGHT JOINTS THAT IS A MINIMUM OF 10 FEET FROM THE WATER MAIN. CONTRACTOR SHALL USE TRANSITION COUPLING, POWER SEAL MODEL #3501-OR

. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED. SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS.

10. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE. ELECTRIC LINES TO BE INSTALLED UNDERGROUND IF POSSIBLE AS DETERMINED BY JCP&L.

THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET

ONSTRUCTION OF ADA (HANDICAPPED) ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. FINISHED SURFACES ALONG THE ACCESSIBLE ROLITE OF TRAVEL FROM PARKING SPACE PUBLIC TRANSPORTATION PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE NCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

A. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 (1/4" PER

B. CURB RAMPS- SLOPES SHALL NOT EXCEED 1:12 (8.3%).

C. LANDINGS -SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVI DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN

D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE SHALL BE NO GREATER THAN I :20 (5.0%) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE.

MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE ROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE SLOPED NO MORE THAN 1:48 (I/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.

. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A

DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHER WISE PERMITTED BY ADA STANDARDS FOR ALTÉRNATIVE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS).

2. IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING

■ NEW MEXICO

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State of N.J. C.O.A.: 24GA27986500

VISIT: WWW CALLELL COM

NEW JERSEY PROFESSIONAL **ENGINEER - LICENSE NUMBER: GE53583** PRELIMINARY & FINAL

YOSEF PORTNOY

PRC HIGHTSTOWN

MAJOR SITE PLAN

BLOCK 8, LOT 12, BLOCK 21 LOTS 1-14, 20 & 26,

BLOCK 30, LOTS 1-7 & 10-13 BOROUGH OF HIGHTSTOWN

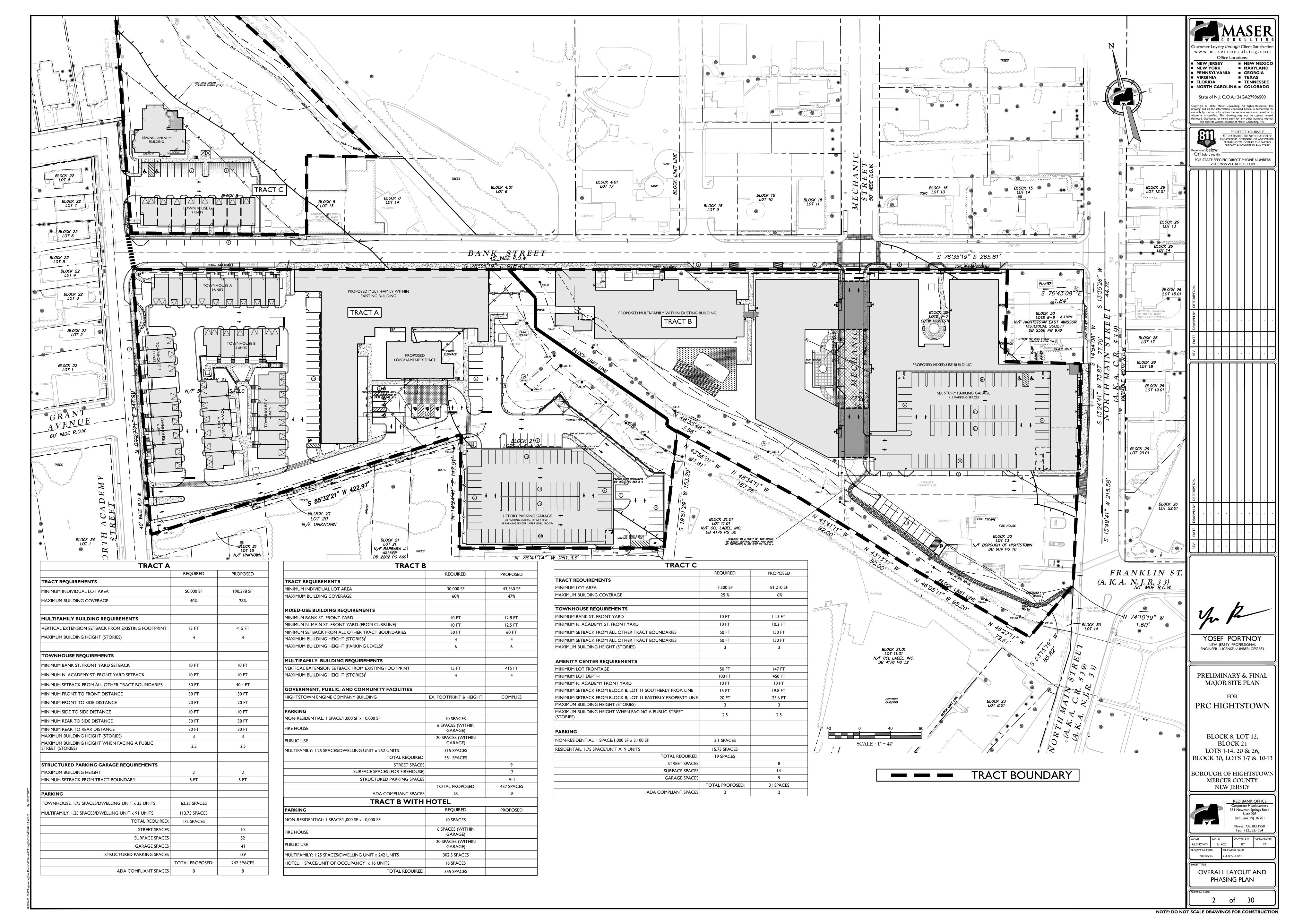
MERCER COUNTY NEW JERSEY

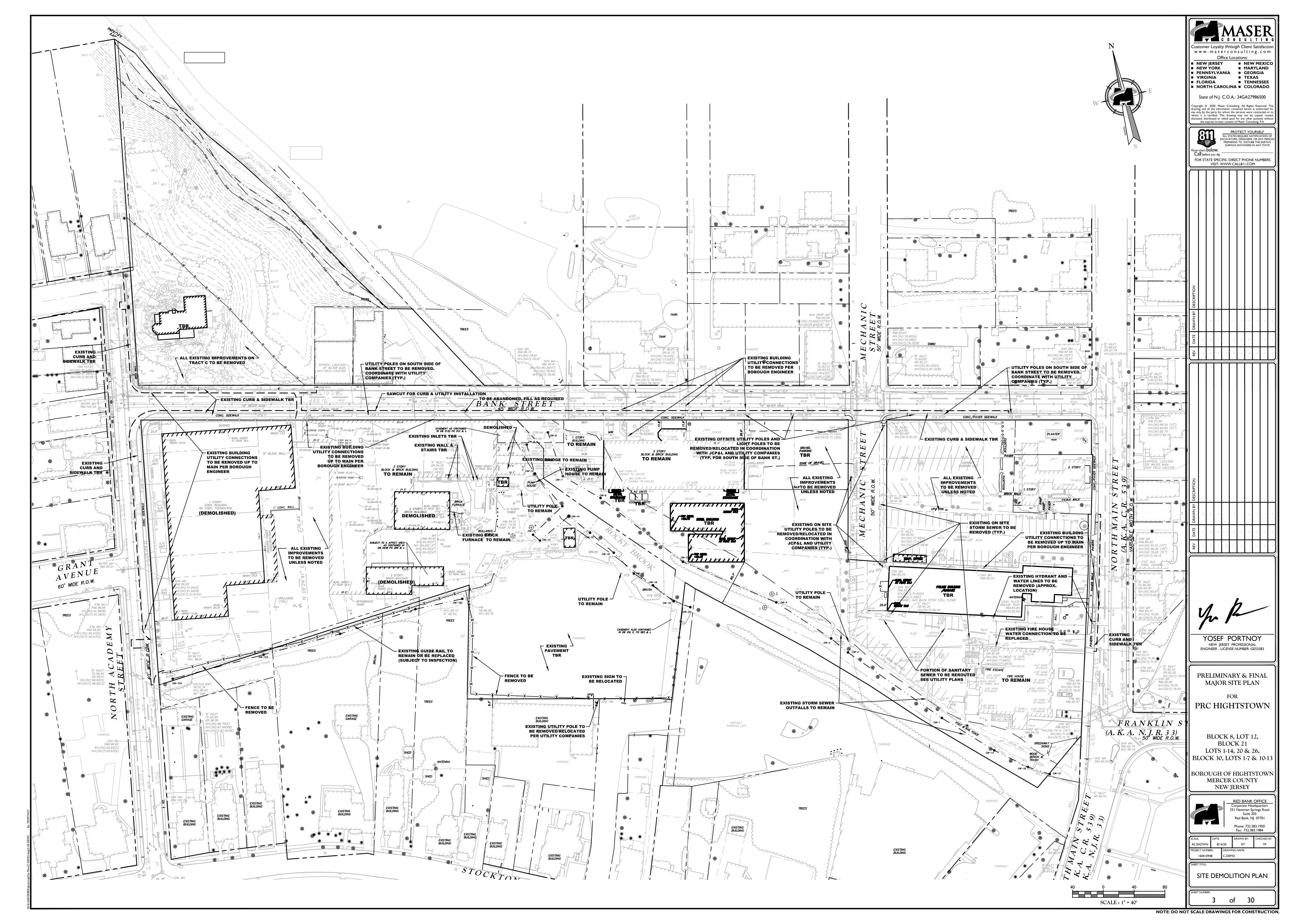


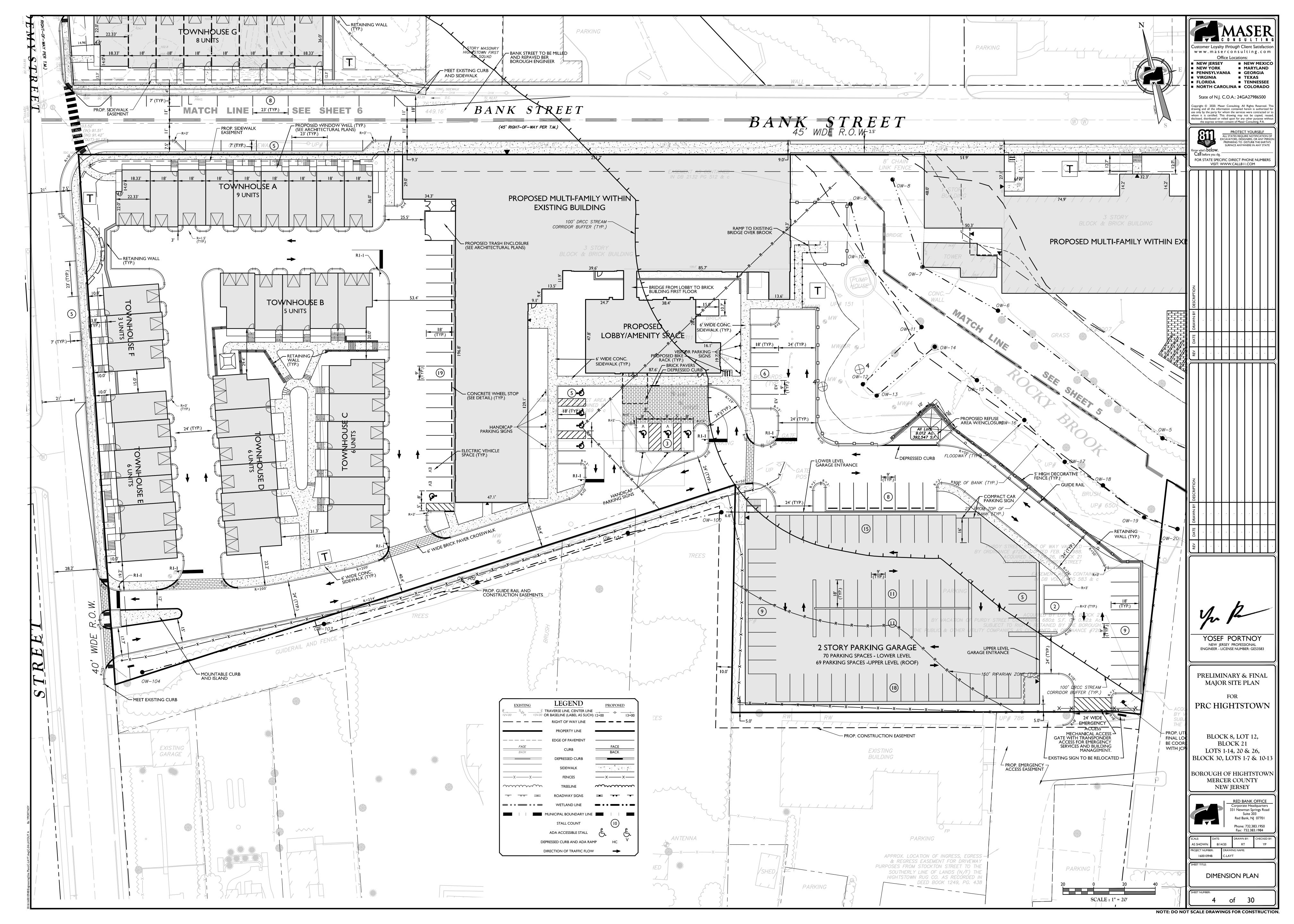
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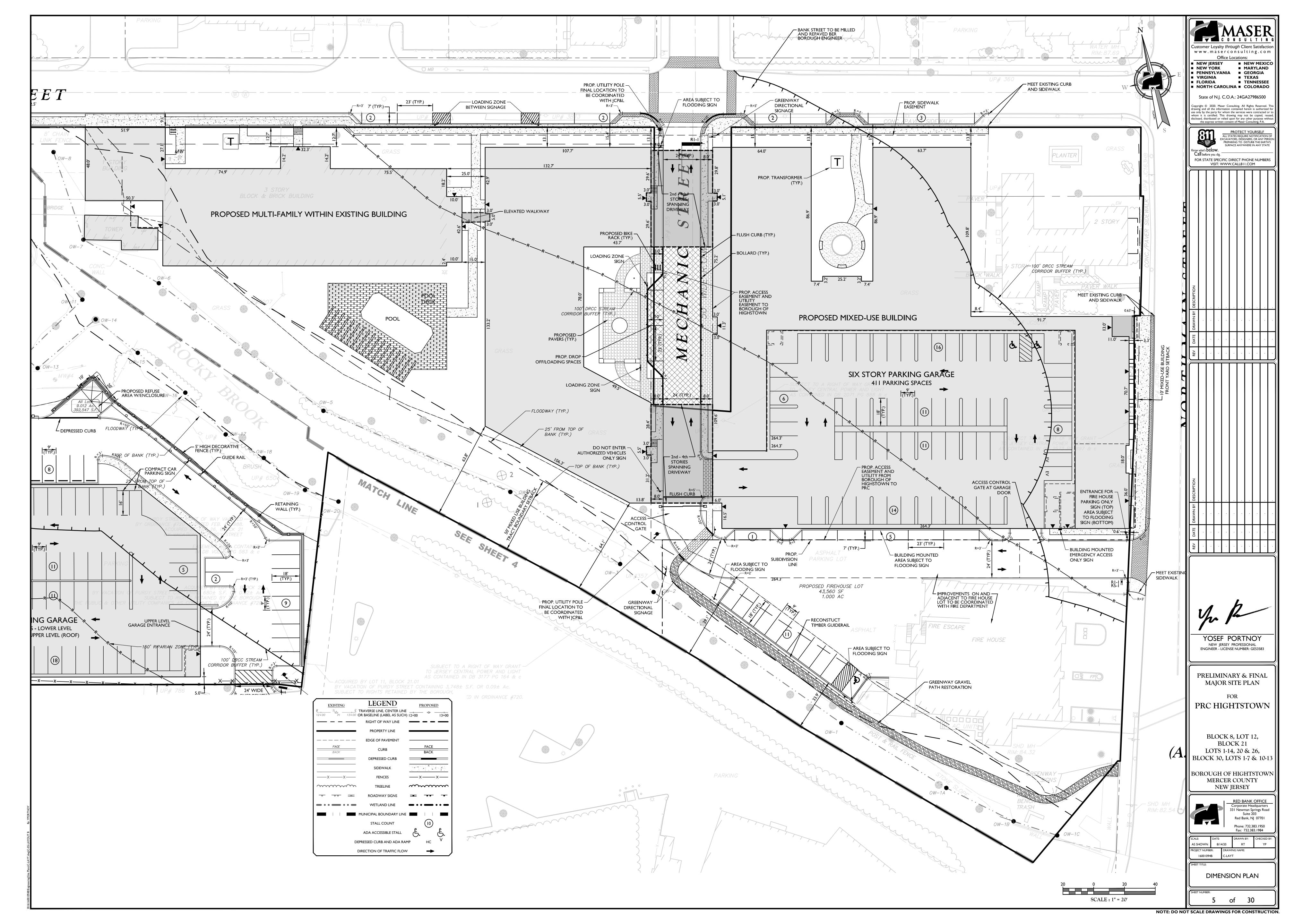
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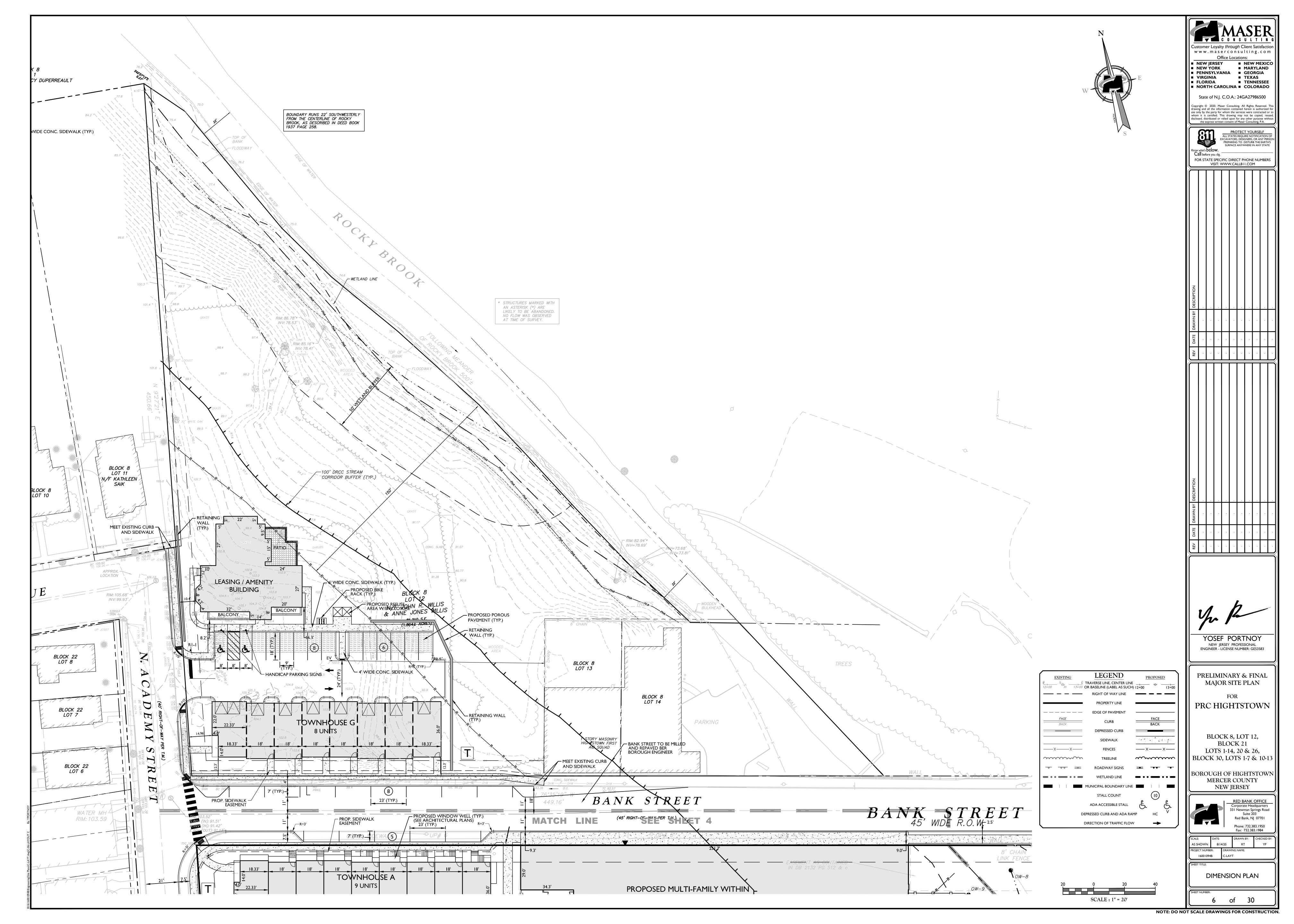
COVER SHEET

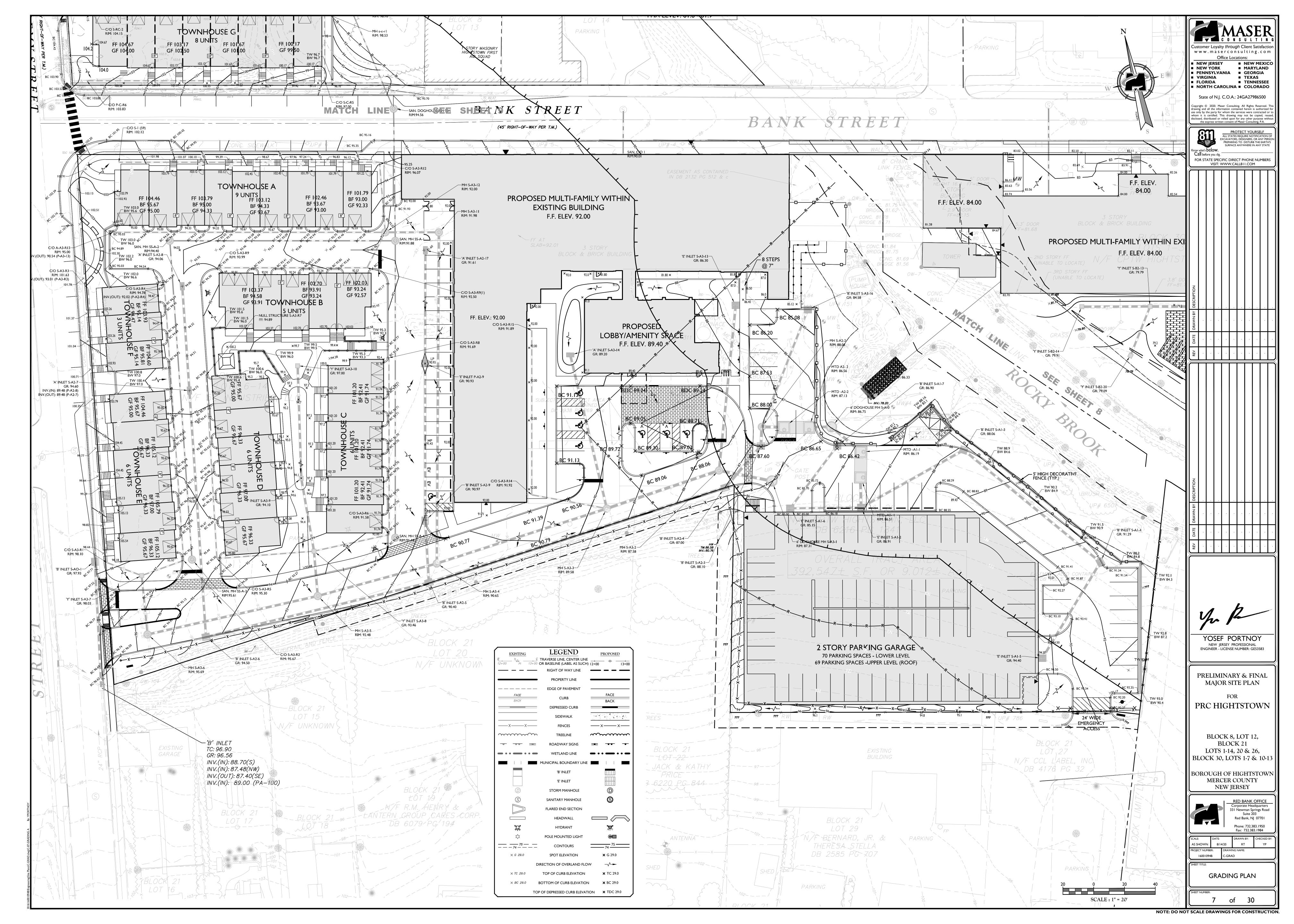


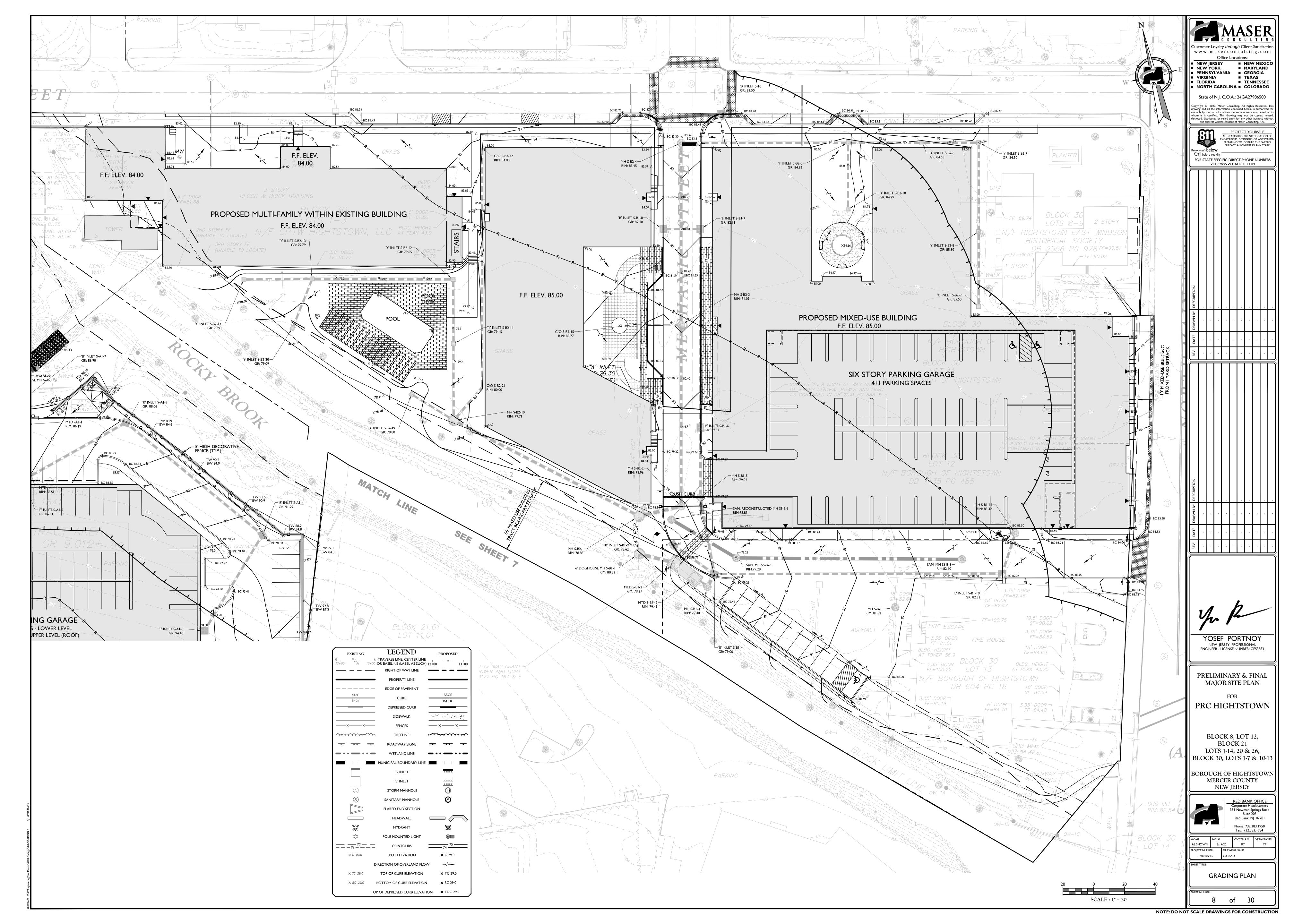


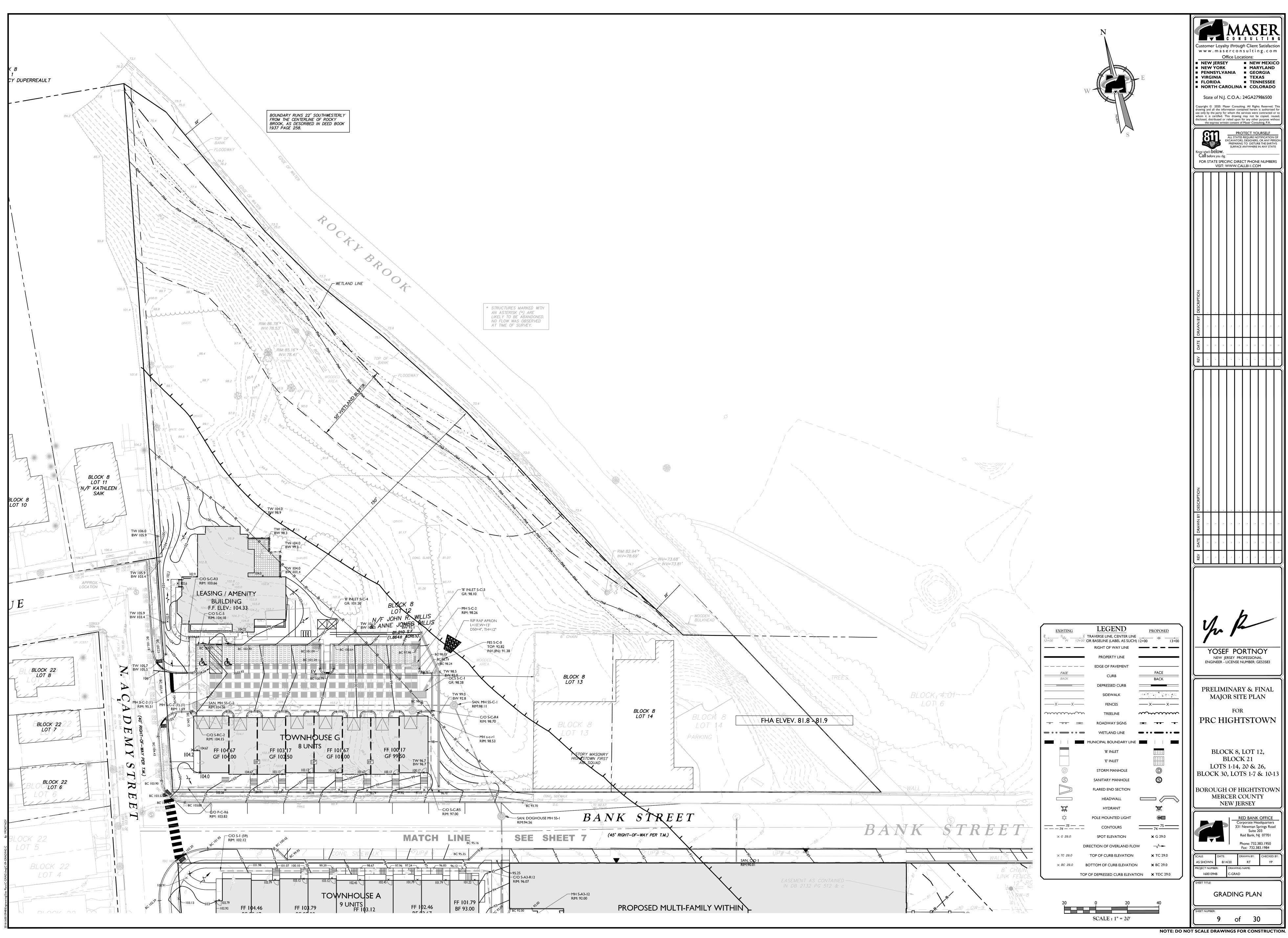


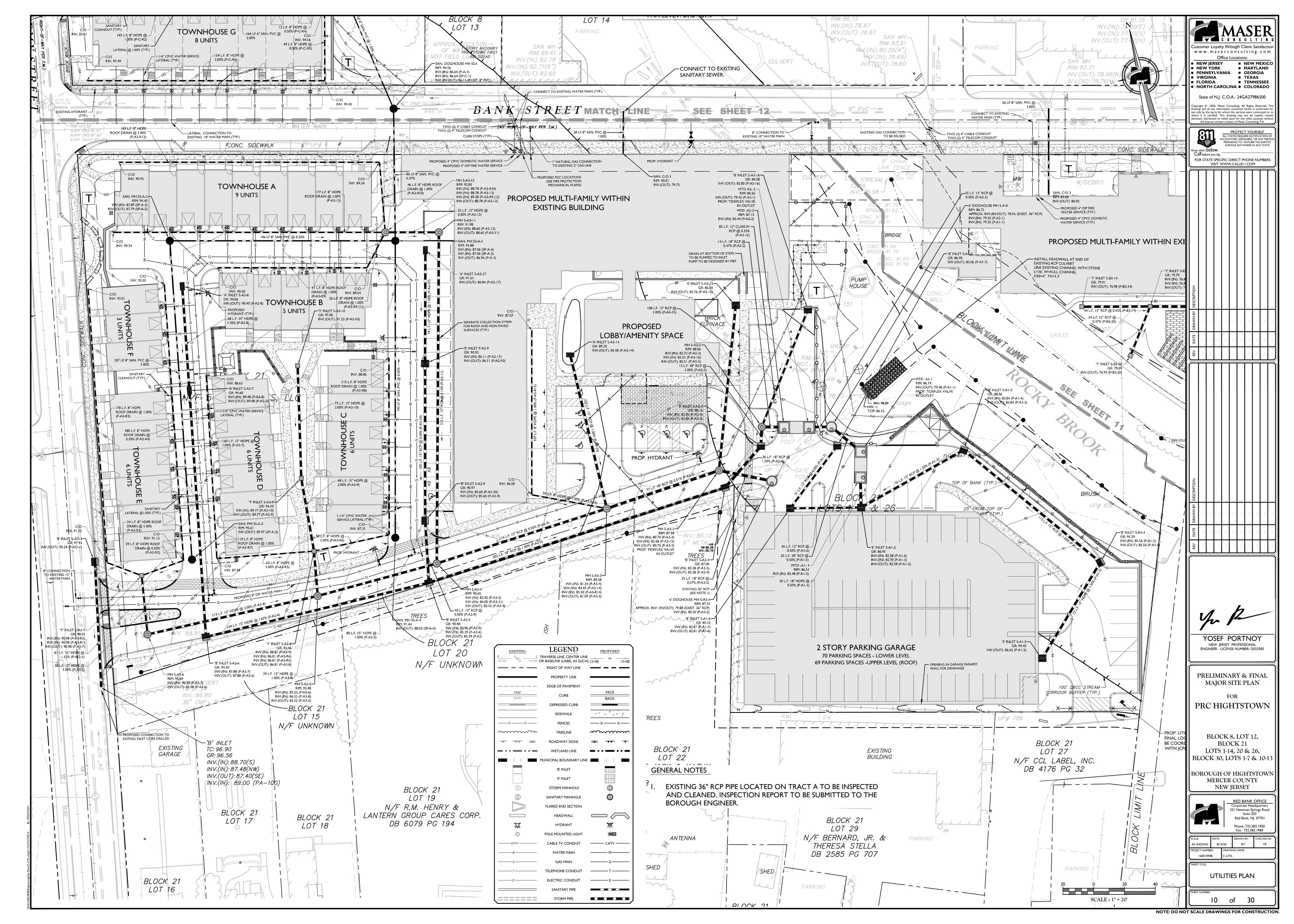


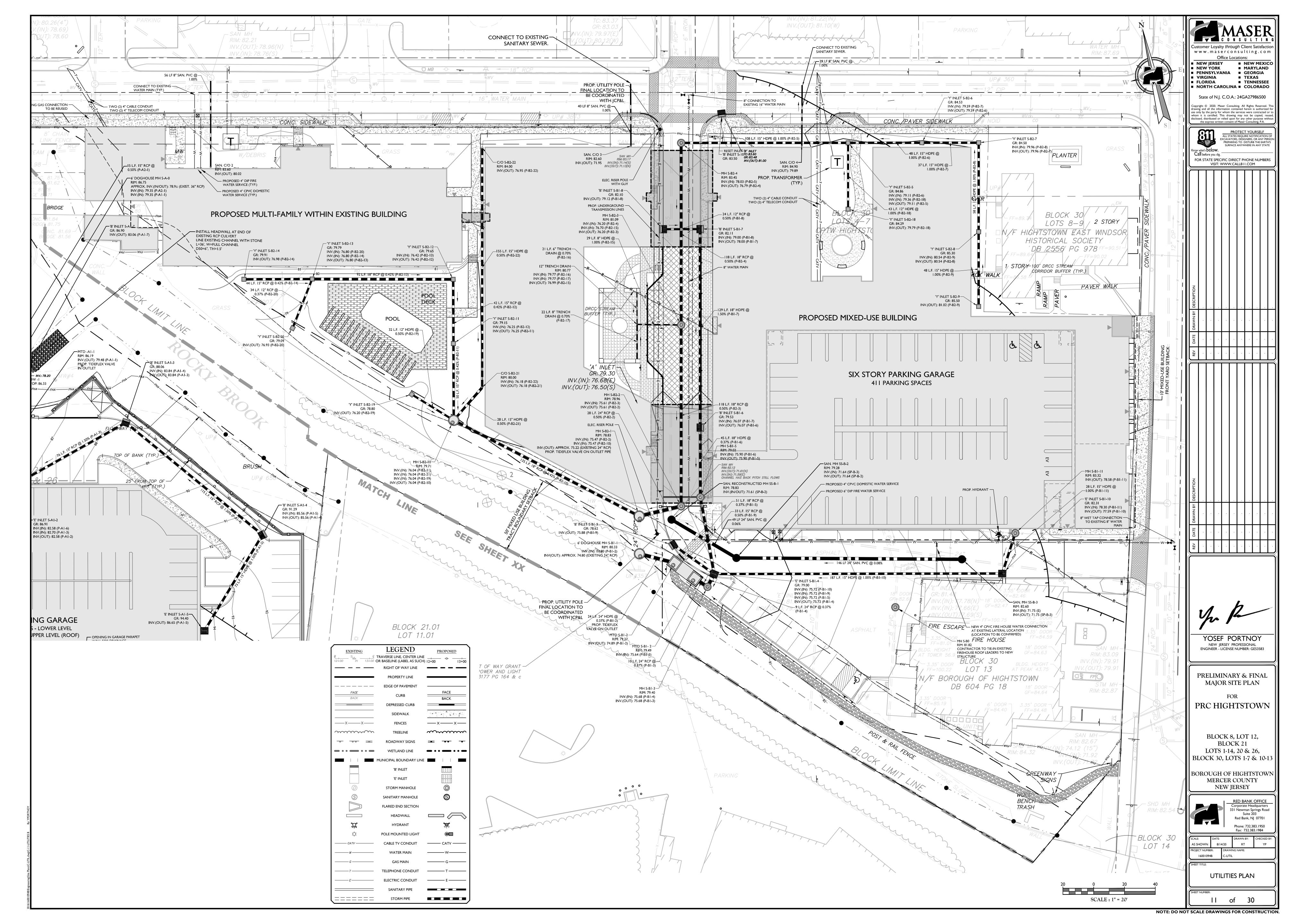


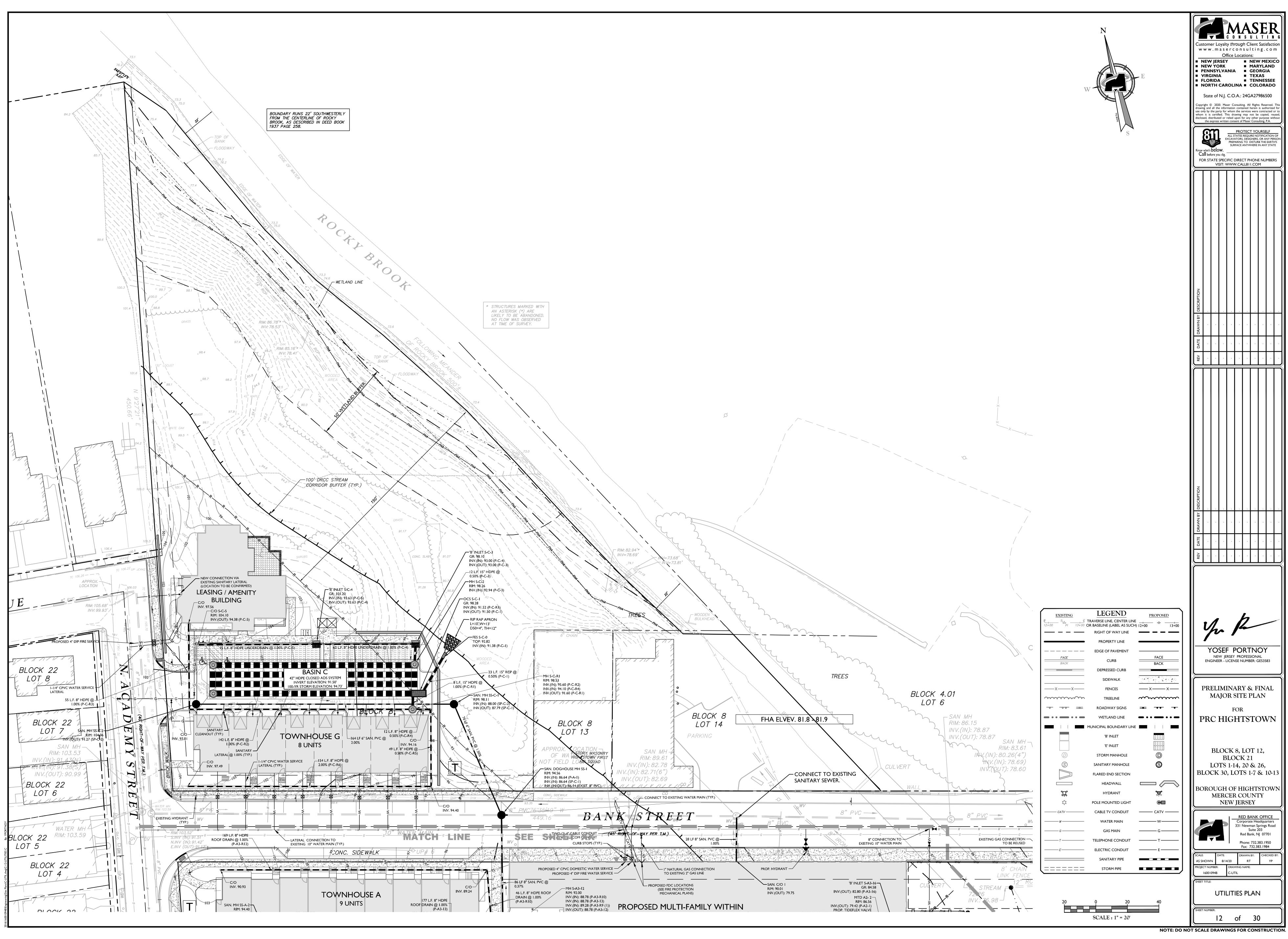


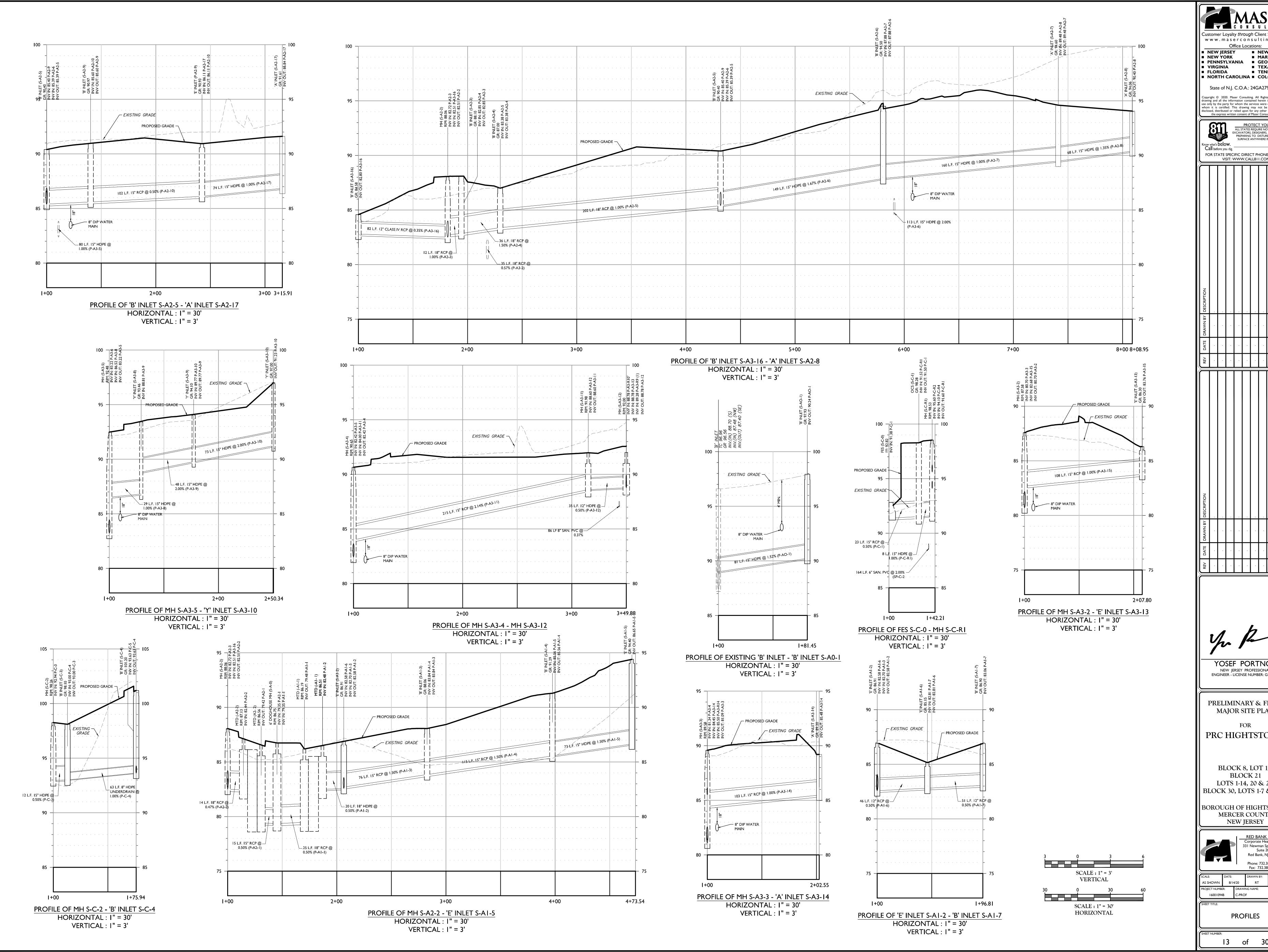










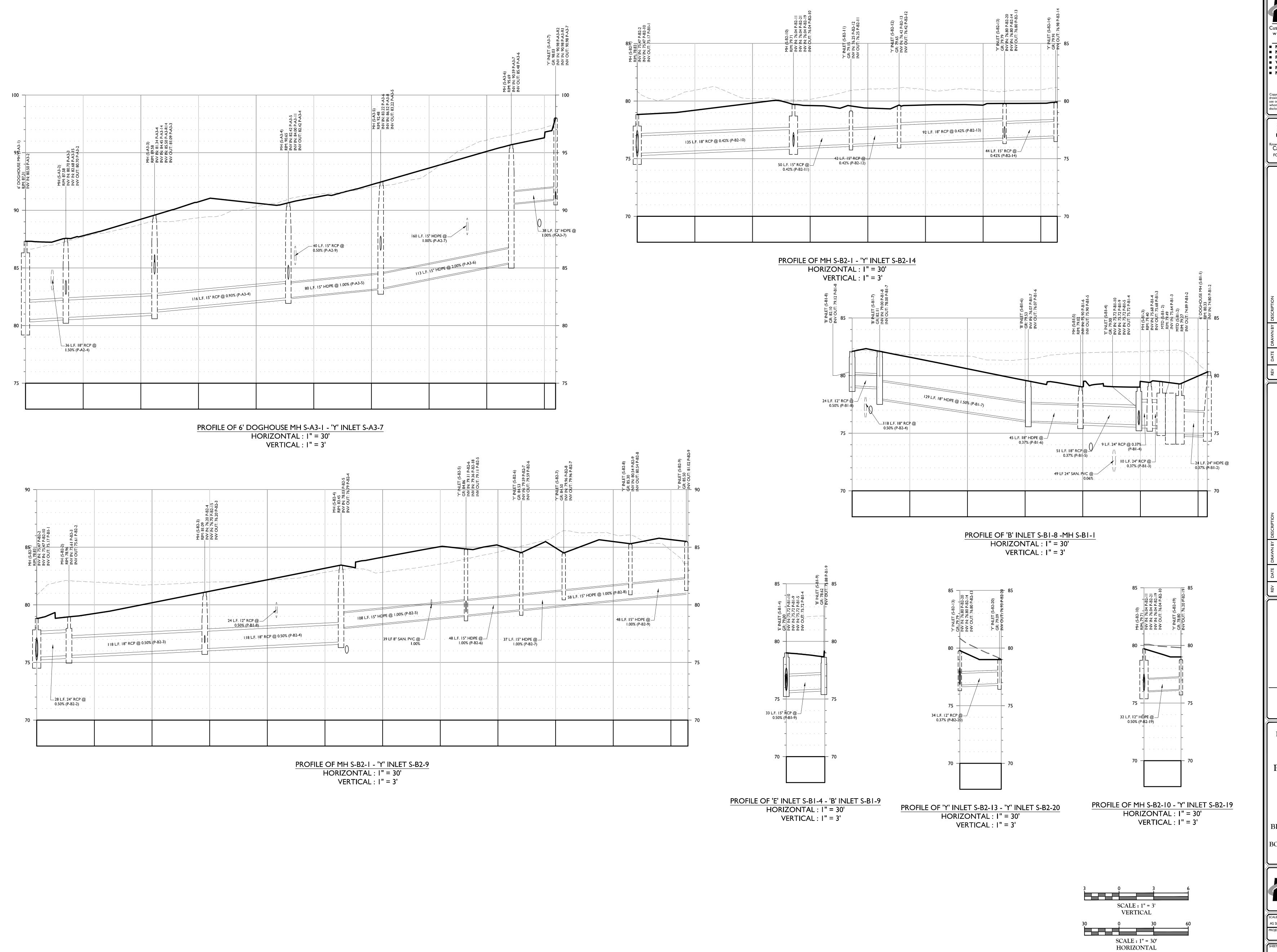


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NEW JERSEY PROFESSIONAL

ENGINEER - LICENSE NUMBER: GE53583 PRELIMINARY & FINAL MAJOR SITE PLAN PRC HIGHTSTOWN BLOCK 8, LOT 12, LOTS 1-14, 20 & 26, BLOCK 30, LOTS 1-7 & 10-13 BOROUGH OF HIGHTSTOWN MERCER COUNTY RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road Red Bank, NJ 07701 Phone: 732.383.1950 Fax: 732.383.1984 13 of 30 NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



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NEW JERSEY PROFESSIONAL

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PRELIMINARY & FINAL MAJOR SITE PLAN

PRC HIGHTSTOWN

BLOCK 8, LOT 12, BLOCK 21 LOTS 1-14, 20 & 26,

BLOCK 30, LOTS 1-7 & 10-13 BOROUGH OF HIGHTSTOWN

MERCER COUNTY **NEW JERSEY**

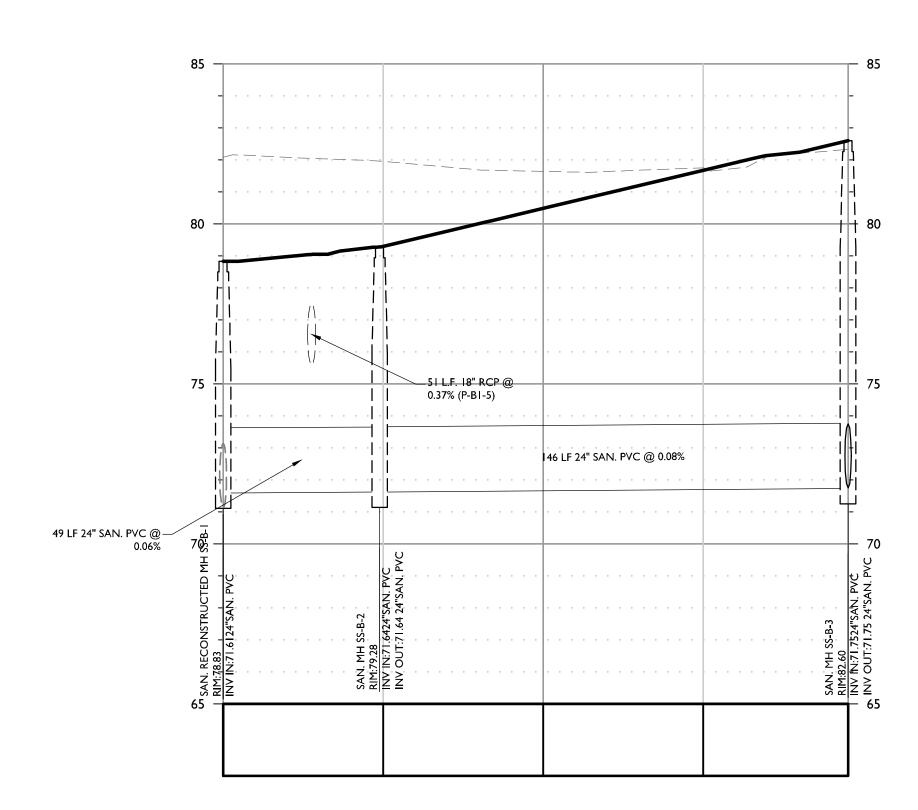


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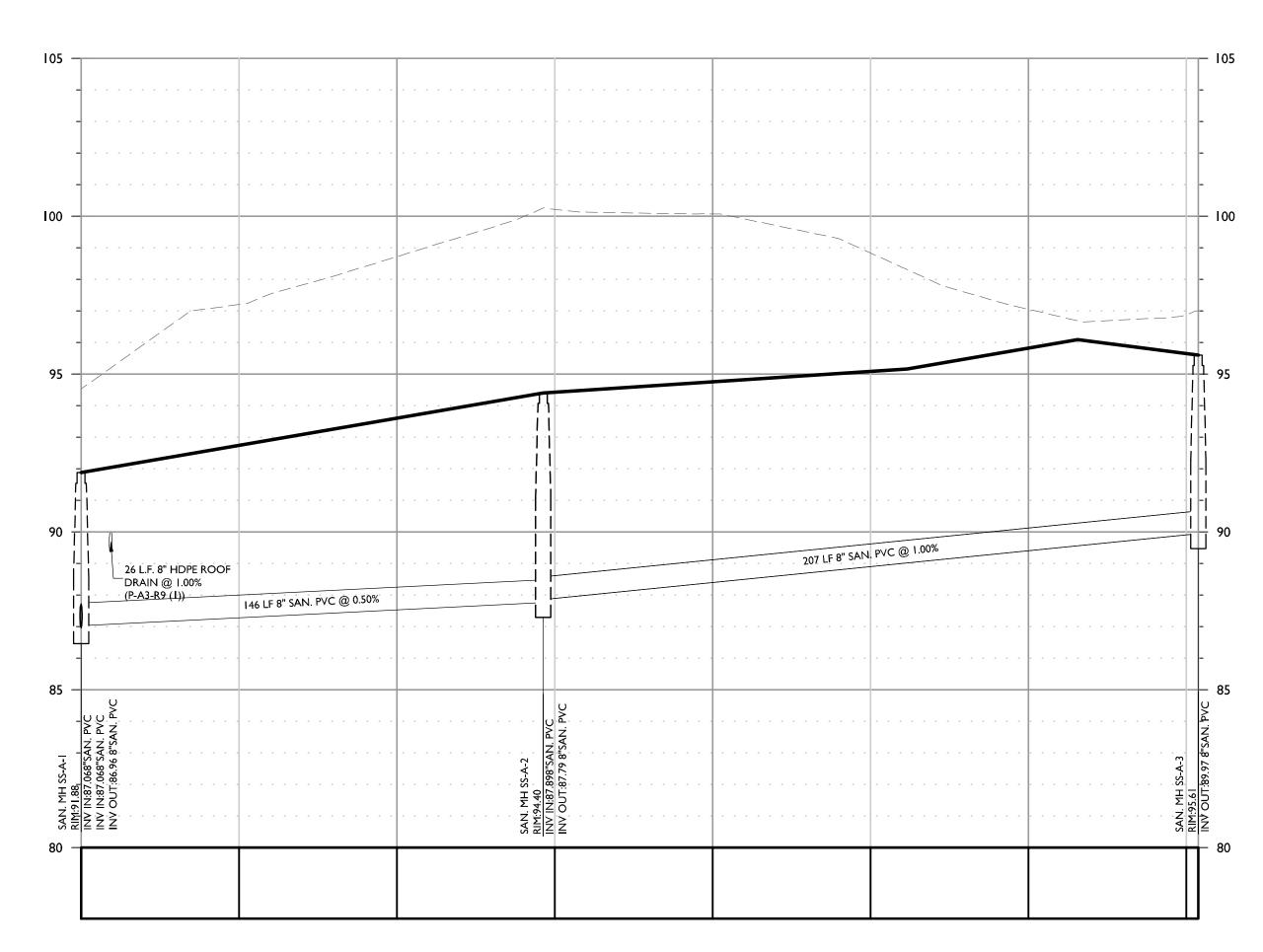
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PROFILES

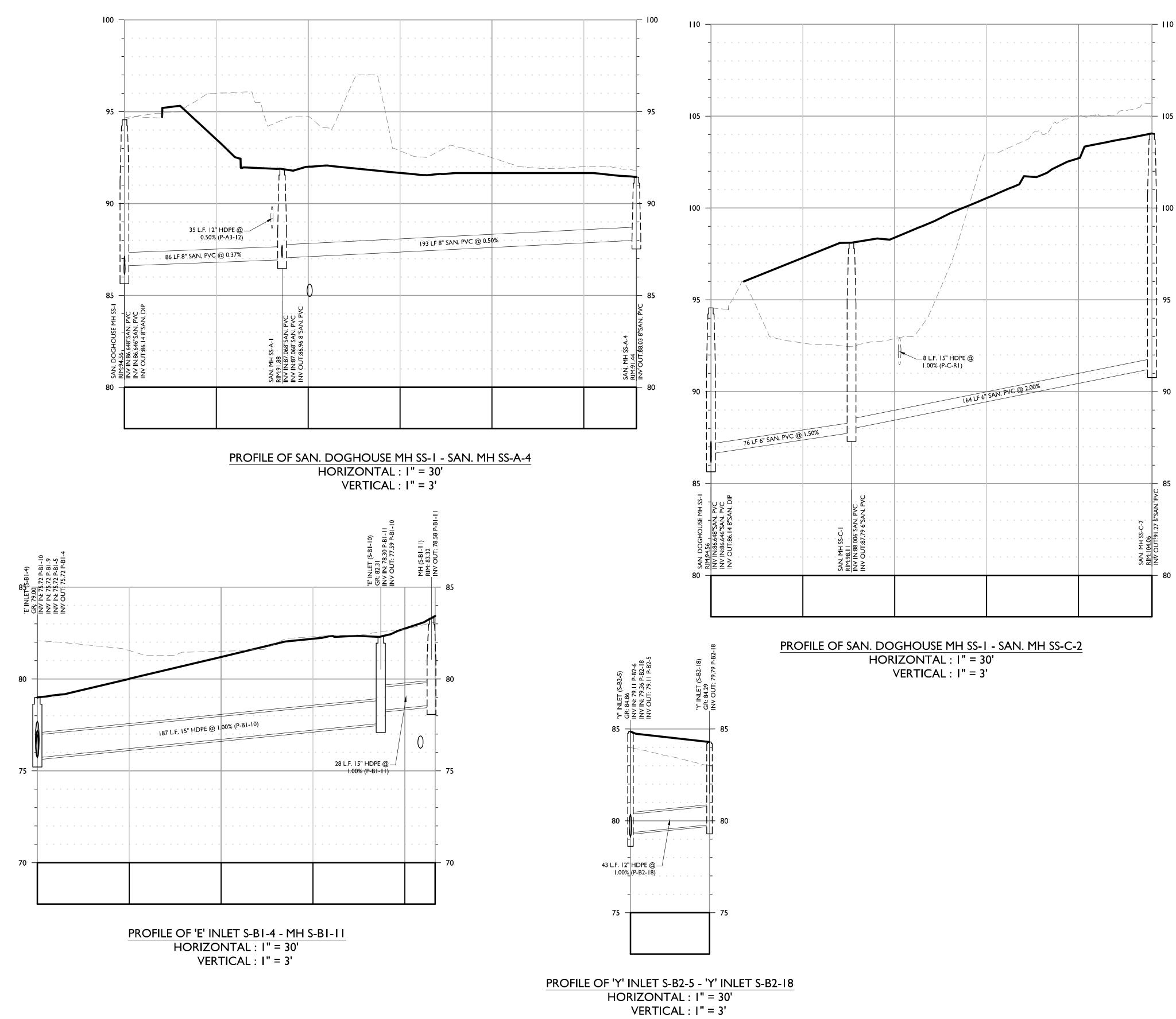
14 of 30



PROFILE OF SAN. RECONSTRUCTED MH SS-B-I - SAN. MH SS-B-3
HORIZONTAL: I" = 30'
VERTICAL: I" = 3'



PROFILE OF SAN. MH SS-A-1 - SAN. MH SS-A-3
HORIZONTAL: I" = 30'
VERTICAL: I" = 3'



3 0 3 6 SCALE: 1" = 3' VERTICAL

30 0 30 60

SCALE: 1" = 30' HORIZONTAL

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NEW JERSEY PROFESSIONAL
ENGINEER - LICENSE NUMBER: GE53583

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR
PRC HIGHTSTOWN

BLOCK 8, LOT 12, BLOCK 21 LOTS 1-14, 20 & 26, BLOCK 30, LOTS 1-7 & 10-13

BOROUGH OF HIGHTSTOWN MERCER COUNTY NEW JERSEY

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701

Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
Fax: 732.383.1984

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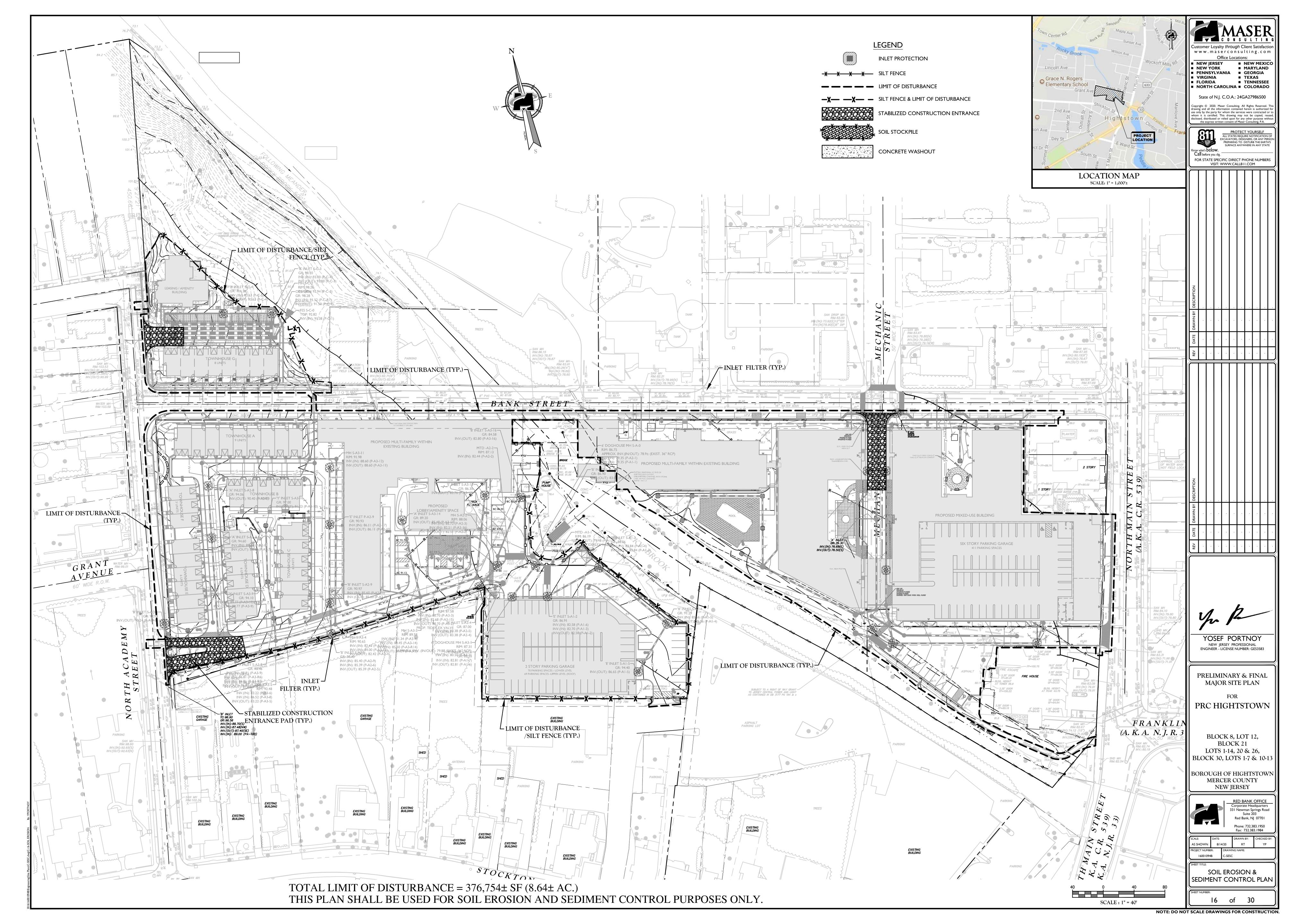
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 YP

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 DRAWING NAME:

 16001094B
 C-PROF

PROFILES

15 of 30



MCNI-SOIL-NOTE-1010

THE MERCER COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO STARTING LAND DISTURBANCE ACTIVITY. NOTICE MAY BE MAILED, FAXED OR 14. DURING THE COURSE OF CONSTRUCTION, SOIL COMPACTION MAY OCCUR WITHIN EMAILED TO:

MCSCD, 508 HUGHES DRIVE, HAMILTON SQUARE, NJ 08690 PHONE: 609-586-9603 FAX: 609-586-1117 EMAIL: MERCERSOIL@AOL.COM IF APPLICABLE TO THIS PROJECT, THE OWNER SHOULD BE AWARE OF HIS OR HER OBLIGATION TO FILE FOR A NIPDES CONSTRUCTION ACTIVITY STORMWATER 5G3 PERMIT (NJG0088323) VIA THE NJDEP ONLINE PERMITTING SYSTEM (WWW.NI.GOV/DEP/ONLINE) AND TO MAINTAIN THE ASSOCIATED BEST MANAGEMENT

PRACTICES AND STORMWATER POLILITION PREVENTION PLAN SELF-INSPECTION

LOGBOOK ONSITE AT ALL TIMES. THIS PERMIT MUST BE FILED PRIOR TO THE START OF

SOIL DISTURBANCE. THE ONLINE APPLICATION PROCESS WILL REQUIRE ENTRY OF AN

CD CERTIFICATION CODE, WHICH IS PROVIDED BY THE SOIL CONSERVATION DISTRICT 16

UPON CERTIFICATION OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN. THE MERCER COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY

CHANGES IN OWNERSHIP

ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN. INCLUDING AN INCREASE IN THE LIMIT OF DISTURBANCE, WILL REQUIRE THE SUBMISSION OF REVISED SOIL FROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.

A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON SITE AT ALL TIMES.

ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AS OUTLINED WITHIN THE SEQUENCE OF CONSTRUCTION ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NJ. IF LANGUAGE CONTAINED WITHIN NY OTHER PERMIT FOR THIS PROJECT IS MORE RESTRICTIVE THAN (BUT NOT 19 CONTRADICTORY TO) WHAT IS CONTAINED WITHIN THESE NOTES OR ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, THEN THE MORE RESTRICTIVE PERMIT REQUIREMENTS SHALL BE FOLLOWED

THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A 11/2" TO 21/2" CLEAN STONE TRACKING PAD AT ALL CONSTRUCTION DRIVEWAYS IMMEDIATELY AFTER INITIAL SITE DISTURBANCE, WHETHER IDENTIFIED ON THE CERTIFIED PLAN OR NOT. THE WIDTH SHALL SPAN THE FULL WIDTH OF EGRESS, AND LENGTH SHALL BE 50 FT. OR MORE, DEPENDING ON SITE CONDITIONS AND AS 2 REQUIRED BY THE STANDARD. THIS SHALL INCLUDE INDIVIDUAL LOT ACCESS POINTS WITHIN RESIDENTIAL SUBDIVISIONS. IF THE EGRESS IS TO A COUNTY ROAD. THEN A 20 AND THE STONE ACCESS PAD.

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 OF PRELIMINARY GRADING, PROVIDED THAT ALL OTHER REQUIREMENTS RELATED TO DETENTION BASINS, SWALES AND THE SEQUENCE OF CONSTRUCTION HAVE BEEN MET

ANY STOCKPILES OR DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 23. THE RIDING SURFACE OF ALL UTILITY TRENCHES WITHIN PAVED AREAS SHALL BE 3/4" FOURTEEN (14) DAYS AND NOT SUBJECT TO CONSTRUCTION ACTIVITY WILL IMMEDIATELY RECEIVE TEMPORARY STABILIZATION. IF THE SEASON PREVENTS ESTABLISHMENT OF A TEMPORARY VEGETATIVE COVER, OR IF THE AREA IS NOT TOPSOILED, THEN THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR 24 EQUIVALENT MATERIAL. AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS. SLOPED AREAS IN EXCESS OF 3H:IV SHALL BE PROVIDED WITH EROSION CONTROL BLANKETS, CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES, ROADWAY EMBANKMENTS. ENVIRONMENTALLY SENSITIVE AREAS) WILL RECEIVE TEMPORARY STABILIZATION IMMEDIATELY AFTER INITIAL DISTURBANCE OR ROUGH

ANY STEEP SLOPES (I.E. SLOPES GREATER THAN 3:1) RECEIVING PIPELINE OR UTILITY INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION

PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS 26. NJSA 4:24-39 ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY OR TEMPORARY WITHIN TEN (10) DAYS AFTER FINAL GRADING AND TOPSOILING. ALL AGRONOMIC REQUIREMENTS CONTAINED WITHIN THE STANDARDS AND ON THE CERTIFIED PLAN SHALL BE EMPLOYED. MULCH WITH BINDER, IN ACCORDANCE WITH THE STANDARDS, SHALL BE USED ON ALL SEEDED AREAS. SAVE ALL TAGS AND/OR BAGS USED FOR SEED, LIME AND FERTILIZER, AND PROVIDE THEM TO THE DISTRICT INSPECTOR TO VERIFY THAT MIXTURES AND RATES MEET THE STANDARDS.

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 THEN NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE

CONSTRUCTION SITE WASTE CONTROL COMPONENT OF THE STORMWATER WITH SOD

THE CONSTRUCTION SITE WASTE CONTROL COMPONENT OF THE SPPP CONSISTS OF the requirements in 2., 3., and 4. below. These requirements became operative ON MARCH 3, 2004 AND APPLY TO CONSTRUCTION ACTIVITIES THAT COMMENCE ON OR AFTER MARCH 3, 2004. ANY NEW CONSTRUCTION ACTIVITY FOR WHICH AN RFA IS SUBMITTED ON OR AFTER MARCH 3, 2004 OR WHICH RECEIVE AUTOMATIC RENEWAL OF UTHORIZATION UNDER THIS PERMIT AFTER MARCH 3, 2004 ALSO SHALL COMPLY WITH THESE REQUIREMENTS.

POLLUTION PREVENTION PLAN (SPPP)

MATERIAL MANAGEMENT TO PREVENT OR REDUCE WASTE - ANY PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS, ANTI-FREEZE, PAINTS AND PAINT THINNERS, CLEANING SOLVENTS AND ACIDS, DETERGENTS, CHEMICAL ADDITIVES, AND CONCRETE CURING COMPOUNDS SHALL BE STORED IN CONTAINERS IN A DRY COVERED AREA. MANUFACTURERS' RECOMMENDED APPLICATION RATES, USES AND METHODS SHALL BE STRICTLY FOLLOWED TO THE EXTENT NECESSARY TO PREVENT OR MINIMIZE THE PRESENCE OF WASTE FROM SUCH MATERIALS IN THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT. (THE PRECEDING SENTENCE DOES NOT APPLY TO ANY MANUFACTURERS' RECOMMENDATIONS ABOUT FERTILIZER OR OTHER MATERIAL THAT CONFLICT WITH THE EROSION AND SEDIMENT CONTROL COMPONENT OF THE FACILITY'S SPPP.)

WASTE HANDLING - THE FOLLOWING REQUIREMENTS APPLY ONLY TO CONSTRUCTION SITE WASTE THAT HAS THE POTENTIAL TO BE TRANSPORTED BY THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT. THE HANDLING AT THE CONSTRUCTION SITE OF WASTE BUILDING MATERIAL AND RUBBLE AND OTHER CONSTRUCTION SITE WASTES, INCLUDING LITTER AND HAZARDOUS AND SANITARY WASTES, SHAL CONFORM WITH THE STATE SOLID WASTE MANAGEMENT ACT, N.I.S.A. 13:1E-1 ET SEO. AND ITS IMPLEMENTING RULES AT N.I.A.C. 7:26, 7:26A, AND 7:26G; THE NEW JERSI PESTICIDE CONTROL CODE AT N.J.A.C. 7:30; THE STATE LITTER STATUTE (N.J.S.A. 13:1E-99.3); AND OSHA REQUIREMENTS FOR SANITATION AT 29 C.F.R. 1926 (EXCEPT WHERE SUCH CONFORMANCE IS NOT RELEVANT TO THE STORMWATER DISCHARGE authorized by this permit). Construction sites shall have one or mor designated waste collection areas onsite or adjacent to the site, and an ADEQUATE NUMBER OF CONTAINERS (WITH LIDS OR COVERS) FOR WASTE. WASTE HALL BE COLLECTED FROM SUCH CONTAINERS BEFORE THEY OVERFLOW, AND SPILLS AT SUCH CONTAINERS SHALL BE CLEANED UP IMMEDIATELY.

A. CONSTRUCTION SITE WASTES INCLUDE BUT ARE NOT LIMITED TO:

"CONSTRUCTION AND DEMOLITION WASTE," AS DEFINED IN N.J.A.C. 7:26-1.4 AS FOLLOWS: "WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM CONSTRUCTION. REMODELING. REPAIR. AND DEMOLITION OPERATIONS ON HOUSES, COMMERCIAL BUILDINGS, PAVEMENTS AND OTHER STRUCTURES, TH FOLLOWING MATERIALS MAY BE FOUND IN CONSTRUCTION AND DEMOLITION WASTE: TREATED AND UNTREATED WOOD SCRAP: TREE PARTS, TREE STUMPS AND BRUSH: CONCRETE, ASPHALT, BRICKS, BLOCKS AND OTHER MASONRY: PLASTER AND WALLBOARD: ROOFING MATERIALS: CORRUGATED CARDBOARD AN MISCELLANEOUS PAPER: FERROUS AND NON-FERROUS METAL: NON-ASBESTOS BUILDING INSULATION: PLASTIC SCRAP: DIRT: CARPETS AND PADDING: GLASS (WINDOW AND DOOR): AND OTHER MISCELLANEOUS MATERIALS: BUT SHALL NOT INCLUDE OTHER SOLID WASTE TYPES.'

. ANY WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM SUCH OPERATIONS THAT IS HAZARDOUS FOR PURPOSES OF N.J.A.C. 7:26G (THE HAZARDOUS WASTE

i. DISCARDED (INCLUDING SPILLED) PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS PETROLEUM PRODUCTS, ANTI-FREEZE, PAINTS AND PAINT THINNERS, PAINT CHIPS AND SANDBLASTING GRITS, CLEANING SOLVENTS, ACIDS FOR CLEANING MASONRY SURFACES, DETERGENTS, CHEMICAL ADDITIVES USED FOR SOIL STABILIZATION (E.G.,

CALCIUM CHLORIDE), AND CONCRETE CURING COMPOUNDS

UNCONSUMED SUBSTANCE OR WASTE MATERIAL WHICH HAS BEEN DISCARDED WHETHER MADE OF ALUMINUM, GLASS, PLASTIC, RUBBER, PAPER, OR OTHER NATURAL OR SYNTHETIC MATERIAL OR ANY COMBINATION THEREOF, INCLUDING BUT NOT LIMITED TO, ANY BOTTLE, IAR OR CAN, OR ANY TOP, CAP OR DETACHABLE TAB OF ANY BOTTLE, IAR OR CAN, ANY UNLIGHTED CIGARETTE, CIGAR, MATCH OF ANY FLAMING OR GLOWING MATERIAL OR ANY GARBAGE, TRASH, REFUSE, DEBRIS RUBBISH, GRASS CLIPPINGS OR OTHER LAWN OR GARDEN WASTE, NEWSPAPER MAGAZINES, GLASS, METAL, PLASTIC OR PAPER CONTAINERS OR OTHER PACKAGING OR CONSTRUCTION MATERIAL, BUT DOES NOT INCLUDE THE WASTE OF THE PRIMARY PROCESSES OF MINING OR OTHER EXTRACTION PROCESSES, LOGGING, SAWMILLING, FARMING OR MANUFACTURING.

, OTHER "LITTER." AS DEFINED AT N.I.S.A. 13:1E-215.D AS FOLLOWS: "ANY USED O

v. SANITARY SEWAGE AND SEPTAGE. CONTAMINATED SOILS ENCOUNTERED OR DISCOVERED DURING EARTHMOVING ACTIVITIES OR DURING THE CLEANUP OF A LEAK OR DISCHARGE OF A HAZARDOUS

B. CONCRETE WASHOUT - CONCRETE WASHOUT ONSITE IS PROHIBITED OUTSIDE DESIGNATED AREAS. WASHOUT ACTIVITIES INCLUDE, BUT NOT LIMITED TO, THE WASHING OF TRUCKS, CHUTES, HOSES, MIXERS, HOPPERS, AND TOOLS,

DESIGNATED WASHOUT AREAS SHALL BE LINED AND BERMED TO PREVEN

DISCHARGES TO SURFACE AND GROUNDWATER. i. HARDENED CONCRETE FROM THE CONCRETE WASHOUT WASHOUT SHALL BE

REMOVED AND PROPERLY DISPOSED OF.

iii. THE CONCRETE WASHOUT AREA SHALL BE CLEARLY DESIGNATED WITH A SIGN INDICATING THE AREAS USES.

C. SANITARY SEWAGE/SEPTAGE DISPOSAL - DISCHARGES OF RAW SANITARY SEWAGE OR SEPTAGE ONSITE ARE STRICTLY PROHIBITED. ADEQUATE FACILITIES WITH PROPER DISPOSAL SHALL BE PROVIDED AND MAINTAINED ONSITE OR ADJACENT TO THE SITE FOR ALL WORKERS AND OTHER SANITARY NEEDS.

SPILLS; DISCHARGES OF HAZARDOUS SUBSTANCES; FEDERALLY REPORTABLE RELEASES.

a. spill kits shall be available onsite or adjacent to the site for an MATERIALS THAT ARE LISTED IN 2. ABOVE AND USED OR APPLIED ONSITE. ALL SPILLS OF SUCH MATERIAL SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY CLEANED UP MATERIALS SHALL BE PROPERLY DISPOSED OF.

B. DISCHARGES OF HAZARDOUS SUBSTANCES (AS DEFINED IN N.I.A.C., 7-1E-1.6) IN CONSTRUCTION SITE WASTES ARE SUBJECT TO THE PROVISIONS OF THE SPILL COMPENSATION AND CONTROL ACT. N.I.S.A. 58:10-23.11 ET SEO.. AND OF DEPARTMENT RULES FOR DISCHARGES OF PETROLEUM AND OTHER HAZARDOUS SUBSTANCES AT N.I.A.C. 7:1E. NO DISCHARGE OF HAZARDOUS SUBSTANCES RESULTING FROM AN ONSITE SPILL SHALL BE DEFMED TO BE "PURSUANT TO AND IN COMPLIANCE WITH ITHIS PERMIT" WITHIN THE MEANING OF THE SPILL COMPENSATION AND CONTROL ACT AT N.J.S.A. 58:10-23.11C.

. RELEASES IN EXCESS OF REPORTABLE QUANTITIES (RQ) ESTABLISHED UNDER 40 C.F.R 110. 117. AND 302 THAT OCCUR WITHIN A 24-HR PERIOD MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER (800 424-8802).

MERCER COUNTY PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

TOPSOIL STRIPPING AND STOCKPILING HAUL ROUTES, STAGING AREAS AND OTHER PROJECT AREAS. IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING, COMPACTED SURFACES SHOULD BE SCARIFIED 6" TO A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY 12" IMMEDIATELY PRIOR TO TOPSOIL APPLICATION. THIS WILL HELP ENSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY AND/OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING. WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION

> C STOCKPILES SHOULD BE LOCATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE ACCORDANCE WITH THE TOPSOIL STOCKPILE DETAIL.

TO TOPSOIL APPLICATION AND SEEDED PREPARATION IF THE AREA IS TO RECEIVE TREE OR SHRUB PLANTINGS, OR IS LOCATED ON A SLOPE, THEN THE AREA SHALL BE COVERED WITH A MINIMUM OF 24" OF SOIL HAVING A PH OF 5 OR MORE. A INSTALL FROSION CONTROL MEASURES AND FACILITIES SUCH AS SILT FENCE. MULCHING TO THE STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL DIVERSIONS, SEDIMENT BASINS, AND CHANNEL STABILIZATION. REPORT OF COMPLIANCE, CONDITIONAL ROC'S ARE ONLY ISSUED WHEN THE SEASON

05/01/1

THE OPTIMUM SEEDING SEASON IMMEDIATELY FOLLOWING THE CONDITIONAL ROC, 18. HYDROSEEDING 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 THE SEEDING OPERATION, HYDROMULCH SHOULD BE APPLIED AT A MINIMUM 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 STANDARDS. THE USE OF HYDROMULCH ON SLOPED AREAS IS DISCOURAGED THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADIACENT ROADS CLEAN DURING LIFE OF THE CONSTRUCTION PROJECT. ALL SEDIMENT WASHED, DROPPED, TRACKED

PRIOR TO SEEDING, TOPSOIL SHALL BE WORKED TO PREPARE A PROPER SEEDBED. TH

IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID

PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON

SULFIDES SHALL BE BURIED WITH LIMESTONE IN ACCORDANCE WITH THE STANDARD

AND BE COVERED WITH A MINIMUM OF 12" OF SOIL HAVING A PH OF 5 OR MORE PRIOR

PROHIBITS SEEDING, PERMANENT STABILIZATION MUST THEN BE COMPLETED DURING

COVER FOR SOIL STABILIZATION.

OR THE COMPLETION OF WORK IN A GIVEN AREA.

SHALL INCLUDE RAKING OF THE TOPSOIL AND REMOVAL OF DEBRIS AND STONES,

ALONG WITH OTHER REQUIREMENTS OF THE STANDARD FOR PERMANENT VEGETATIVE

OR SPILLED ONTO PAVED SURFACES SHALL BE IMMEDIATELY REMOVED. 20. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY FROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AND FOR

EMPLOYING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AT THE REQUEST OF THE MERCER COUNTY SOIL CONSERVATION DISTRICT. . CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALL

PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.

FT. LONG PAVED TRANSITION SHALL BE PROVIDED BETWEEN THE EDGE OF PAVEMENT 22. ALL DETENTION BASINS MUST BE FULLY CONSTRUCTED (INCLUSIVE OF ALL STRUCTURAL COMPONENTS AND LINERS) AND PERMANENTLY STABILIZED PRIOR O PAVING OR PRIOR TO THE ADDITION OF ANY IMPERVIOUS SURFACES. PERMANENT STABILIZATION INCLUDES, BUT MAY NOT BE LIMITED TO: TOPSOIL, SEED, STRAW MULCH AND BINDERS OR EROSION CONTROL BLANKETS ON ALL SEEDING. ALL AGRONOMIC REQUIREMENTS AS SPECIFIED ON THE CERTIFIED SOIL FROSION AND SEDIMENT CONTROL PLAN, INSTALLATION OF THE OUTFLOW CONTROL STRUCTURES AND DISCHARGE STORM DRAINAGE PIPING, LOW FLOW CHANNELS, CONDUIT OUTLET

> CLEAN STONE OR BASE PAVEMENT UNTIL SUCH TIME AS FINAL PAVEMENT HAS BEEN INSTALLED. TEMPORARY SOIL RIDING SURFACES ARE PROHIBITED.

PROTECTION, EMERGENCY SPILLWAYS, AND LAP RING PROTECTION.

ALL CONSTRUCTION DEWATERING (TRENCHES, EXCAVATIONS, ETC.) MUST BE DONE THROUGH AN INLET OR OUTLET FILTER IN ACCORDANCE WITH THE STANDARD FOR DEWATERING OR AS DEPICTED ON THE CERTIFIED SOIL FROSION AND SEDIMENT CONTROL PLAN. DISCHARGE LOCATIONS FOR THE DEWATERING OPERATION MUST CONTAIN PERENNIAL VEGETATION OR SIMILAR STABLE SURFACE.

5. ALL SWALES OR CHANNELS THAT WILL RECEIVE RUNOFF FROM PAVED SURFACES MUST BE PERMANENTLY STABILIZED PRIOR TO THE INSTALLATION OF PAVEMENT. IF THE SEASON PROHIBITS THE ESTABLISHMENT OF PERMANENT STABILIZATION. THE SWALES OR CHANNELS MAY BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE

CERTIFICATE OF OCCUPANCY BE ISSUED BY THE MUNICIPALITY BEFORE THE PROVISIONS OF THE CERTIFIED SOIL FROSION AND SEDIMENT CONTROL PLAN HAVE BEEN SATISFIED HEREFORE, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS MUST BE COMPLETED BEFORE THE DISTRICT ISSUES A REPORT OF COMPLIANCE OR CONDITIONAL REPORT OF COMPLIANCE, WHICH MUST BE FORWARDED TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY, RESPECTIVELY.

MERCER COUNTY SOIL CONSERVATION DISTRICT 508 HUGHES DRIVE HAMILTON SQUARE, N.J. 08690

STANDARD FOR STABILIZATION

MCNI-SOIL-NOTE-1300 05/01/1 HIGH QUALITY CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD.

SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES. SOD SHOULD BE UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS $\slash\hspace{-0.4em}\rlap{/}_4$ INCH, AT TIME OF CUTTING (EXCLUDES TOP GROWTH). SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE

WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10 PERCENT OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE

FOR DROUGHTY SITES, A SOD OF TURF-TYPE TALL FESCUE OR TURF-TYPE TALL FESCUE MIXED WITH KENTUCKY BLUEGRASS IS PREFERRED OVER A 100% KENTUCKY BLUEGRAS SOD. ALTHOUGH NOT WIDELY AVAILABLE, A SOD OF FINE FESCUE IS ALSO ACCEPTABLE FOR DROUGHTY SITES.

ONLY MOIST, FRESH, UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, delivered and installed within a period of 24 hours or less during summer

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR LIMING, FERTILIZING, INCORPORATING ORGANIC MATTER, AND OTHER SOIL PREPARATION PROCEDURES. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.

B. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. SEE STANDARD FOR TOPSOILING FOR TOPSOIL AMENDMENT REQUIREMENTS.

C. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH A DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. II. SOIL PREPARATION

A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TE RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NIAFS.RUTGERS.EDU/COUNTY/) FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1.000 SOUARE FEET USING 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 1/2 THE RAT DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER & RAT APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING. APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOI MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES. UNIFORML' APPLY GROUND LIMESTONE TO TOPSOIL. WHICH HAS BEEN SPREAD AND FIRMED.

ACCORDING TO SITE SPECIFIC SOIL TEST RECOMMENDATIONS SUCH AS OFFERE

FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICE

BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE

B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC. SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE OF THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED.

(HTTP://NJAES.RUTGERS.EDU/COUNTY/).

C. REMOVE FROM THE SURFACE ALL OBJECTS THAT WOULD PREVENT GOOD SOD TO TOPSOIL CONTACT AND REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL. D. INSPECT SITE JUST BEFORE SODDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED THE AREA MUST BE RETILED AND FIRMED IN ACCORDANCE WITH THE ABOVE.

A. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN TH SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVEN' DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHT

IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD. B. PLACE SOD STRIPS WITH SNUG, EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION. C. LIGHTLY ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSUR SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. AL

IOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS AND INVASION OF WEEDS. D. ON SLOPES GREATER THAN 3 TO 1. SECURE SOD TO SURFACE SOIL WITH WOOL PEGS, WIRE STAPLES BIODEGRADABLE PLASTIC SPIKES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE).

JRFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FA OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WII PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOF THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK

F IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTI MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF I INCH. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.

IV. TOP DRESSING

SINCE SOIL ORGANIC MATTER AND SLOW RELEASE NITROGEN FERTILIZER (WATER SOLUBLE) ARE PRESCRIBED IN SECTIONS I AND 2 IN THIS STANDARD, A FOLLOW-UP TOP DRESSING IS NOT MANDATORY, EXCEPT WHERE GROSS NITROGEN DEFICIENCY EXISTS TO THE EXTENT THAT TURE FAILURE MA DEVELOP, TOP DRESSING SHALL THEN BE APPLIED. TOP DRESS WITH 10-10-10 OR FOLIVALENT AT 400 POLINDS PER ACRE OR 7 POLINDS PER LONG SOLIARE FEE EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IS THE TURF IS

6. TEMPORARY SEEDING MIXES

THE SEEDED SPECIES AND MOWED ONCE

100% PERENNIAL RYEGRAS

RATE: 100 LBS/ACRE

MIX: LATE FALL

100% CEREAL RYE

RATE: 112 LBS/ACRE

MIX: MID-SUMMER

40% PFARI MILLET

RATE: 100 LBS/ACRE

LAWNS - RATE 200 LBS/ACRE

20% PERENNIAL RYEGRASS

10% KENTUCKY BLUEGRASS

20% KENTUCKY BLUEGRASS

15% PERENNIAL RYEGRASS

0% PERENNIAL RYEGRAS

35% CREEPING RED FESCUE

15% KENTUCKY BLUEGRASS

25% PERENNIAL RYEGRASS

8. CONSERVATION PLANTINGS

RATE: 150 LBS/ACRE

40% SWITCHGRASS

15% DEERTONGUE

RATE: 50 LBS/ACRE

5% BIRDSFOOT TREFOIL

MIX: WILDFLOWER MEADOW

72% HARD OR SHEEPS FESCUE

6% BIRDSFOOT TREFOIL

ATE: 100 LBS/ACRE

10% ORCHARDGRASS 10% WHITE CLOVE

5% JAPANESE MILLET

RATE: 100 LBS/ACRE

4% IAPANESE MILLET

1% RED TOP

MIX: WATERWAYS & WET BASINS *

EXCLUDE K-3 I

30% CHEWINGS FESCUE

MIX. LAWNS - QUALITY SUN AND SHADI

MIX: MOIST DETENTION BASIN BOTTOMS

40% FLAT PEA (WITH PROPER INOCULANT

* INCLUDE AT LEAST THREE VARIETIES IN MIX

25% SERECIA I ESPEDEZA OR ELAT PEA

15% TALL FESCUE OR CREEPING RED FESCUE

MIX: WILDLIFE HABITAT ENHANCEMENT

40% SWITCHGRASS OR COASTAL PANICGRASS

30% CANADA BLUEGRASS OR SMOOTH BROMEGRASS

30% CANADA BLUEGRASS OR SMOOTH BROMEGRAS

10% ALSIKE CLOVER OR LADINO WHITE CLOVER

10% BIRDSFOOT TREFOIL OR CREEPING FOXTAIL

** SHOULD NOT BE MOWED LESS THAN 6 INCHS

SOILS ARE ENCOUNTERED.

ACID-PRODUCING SOIL.

FROM, AROUND, OR OFF THE SITE.

ABOVE TO CORRECT THE PROBLEM.

STOCKPILED HIGH ACID PRODUCING SOILS.

15% ROUGH BLUEGRASS (SHADE) OR TALL FESCUE (OPEN)

MITIGATION NOTES

FOR ACIDIC SOIL

MCNJ-SOIL-NOTE-1700

LIMIT THE EXCAVATION AREA AND EXPOSURE TIME WHEN HIGH-ACID PRODUCING

TOPSOIL STRIPPED FROM THE SITE SHALL BE STORED SEPARATELY FROM TEMPORARILY

STOCKPILES OF HIGH ACID-PRODUCING SOIL SHOULD BE LOCATED ON LEVEL LAND TO

MINIMIZE ITS MOVEMENT, ESPECIALLY WHEN THIS MATERIAL HAS A HIGH CLAY

TEMPORARILY STOCKPILED HIGH ACID-PRODUCING SOIL MATERIAL TO BE STORED

MORE THAN 48 HOURS SHOULD BE COVERED WITH PROPERLY ANCHORED. HEAV'

GRADE SHEETS OF POLYETHYLENE WHERE POSSIBLE IF NOT POSSIBLE, STOCKPILES SHALL

BE COVERED WITH A MINIMUM OF 3 TO 6 INCHES OF WOOD CHIPS TO MINIMIZE

EROSION OF THE STOCKPILE. SILT FENCE SHALL BE INSTALLED AT THE TOE OF THE

SLOPE TO CONTAIN MOVEMENT OF THE STOCKPILED MATERIAL. TOPSOIL SHALL NO

HIGH ACID PRODUCING SOILS WITH A pH OF 4.0 OR LESS OR CONTAINING IRON

PER ACRE (OR 450 POUNDS PER I.000 SOUARE FEET OF SURFACE AREA) AND COVERED

WITH A MINIMUM OF 12 INCHES OF SETTLED SOIL WITH A pH OF 5.0 OR MORE EXCEPT

A. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A

3. DISPOSAL AREAS SHALL NOT BE LOCATED WITHIN 24 INCHES OF ANY SURFACE OF A

SLOPE OR BANK, SUCH AS BERMS, STREAM BANKS, DITCHES, AND OTHERS, TO

EQUIPMENT USED FOR MOVEMENT OF HIGH ACID-PRODUCING SOILS SHOULD B

CLEANED AT THE END OF EACH DAY TO PREVENT SPREADING OF HIGH

ACID-PRODUCING SOIL MATERIALS TO OTHER PARTS OF THE SITE INTO STREAMS OR

STORMWATER CONVEYANCES, AND TO PROTECT MACHINERY FROM ACCELERATED

NON-VEGETATIVE EROSION CONTROL PRACTICES (STONE TRACKING PADS

STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CHIPS

SHOULD BE INSTALLED TO LIMIT THE MOVEMENT OF HIGH ACID-PRODUCING SOILS

FOLLOWING BURIAL OR REMOVAL OF HIGH ACID-PRODUCING SOIL, TOPSOILING AND

SEEDING OF THE SITE (SEE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION.

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND TOPSOILING)

ADEQUATE STABILIZATION AND THAT NO HIGH ACID-PRODUCING SOIL PROBLEM

EMERGE. IF PROBLEMS STILL EXIST, THE AFFECTED AREA MUST BE TREATED AS INDICATED

MONITORING MUST CONTINUE FOR A MINIMUM OF 6 MONTHS TO ENSURE THERE IS

MINIMUM OF 24 INCHES OF SOIL WITH A pH OF 5 OR MORE.

PREVENT POTENTIAL LATERAL LEACHING DAMAGES.

25% TALL FESCUE OR STRONG CREEPING RED FESCUE

MIX: RECLAMATION, EROSION CONTROL & ACID SOILS

22% NORTHEAST/MID-ATLANTIC WILDFLOWER MIXTURE

(USE THE ABOVE MIX FOR INFREQUENT MOWING. FOR A REGULAR MOWING REGIME,

SUBSTITUTE ROUGH BLUEGRASS AND/OR TALL FESCUE FOR THE FLAT PEA).

70% TURF TYPE TALL FESCUE *#

20% WEEPING LOVEGRASS

OPTIMUM SEEDING DATES:

7. RECOMMENDED PERMANENT SEEDING MIXES

MIX: EARLY SPRING/ LATE SUMMER TO EARLY FAL

40% MILLET (GERMAN OR HUNGARIAN)

MARCH I TO MAY IS AND AUGUST IS TO OCTOBER IS

MERCER CO. SCD PREFERRED MIX FOR LAWNS AND DETENTION BASINS

MIX: LAWNS - LOW MAINTENANCE, DROUGHTY & HEAVY TRAFFIC

80% TALL FESCUE TURF TYPE (LOW GROWING VARIETIES) *#

10% PERENNIAL RYEGRASS (LOW GROWING VARIETIES)

65% HARD, CHEWINGS, OR CREEPING RED FESCUE *

ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE

PERMANENT VEGETATION MEANS 80% EVENLY DISTRIBUTED VEGETATIVE COVER {OF

DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING

B. A 6-INCH STRIPPING DEPTH IS TYPICAL, BUT MAY VARY DEPENDING ON THE

PARTICULAR SOIL STRUCTURE OR PRE-EXISTING USE. OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE, AND SHALL BE DELINEATED ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN AND BE CONSTRUCTED IN

D. STOCKPILES SHOULD BE TEMPORARILY STABILIZED ACCORDING TO THE 2. SITE PREPARATION

B GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL FOUIPMENT FOR SEEDBED PREPARATION, SEEDING, MUI CH APPLICATION, TACKING AND MAINTENANCE. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING, 19-1.

A TOPSOIL REQUIRED

MIN. DEPTH: 5" (UNSETTLED) PH: 6.0 TO 8.0 ORGANIC MATTER CONTENT: 2.75% MIN. NITRATE N2: 50 LBS/ACRE (50% WATER INSOLUBLE) PHOSPHOROUS: 100 LBS/ACRE POTASSIUM: 50 LBS/ACRE

LIMED ACCORDING TO THE SPECIFICATIONS

CLAY, CLAY LOAM, HIGH ORGANIC

SANDY LOAM, LOAM, SILT LOAM

LOAMY SAND, SAND

B. THE CONTRACTOR SHOULD BE AWARE OF THE POSSIBILITY, DEPENDING UPON THE SITE CONDITIONS, THAT ALL TOPSOIL MAY HAVE TO BE PROVIDED FROM AN OFF-SITE SOURCE.

C. TOPSOIL SHOULD BE HANDLED ONLY WHEN DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE. D. APPLY A UNIFORM 5 INCHES (UNSETTLED) OF TOPSOIL ON ALL DISTURBED AREAS. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED.

WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE AND

THE TOP 5 INCHES SHALL CONFORM TO THE TOPSOIL STANDARD AND SHALL BE

E. IF THE TOPSOIL BECOMES COMPACTED, THE SURFACE MUST BE SCARIFIED 6" TO 12" TO PROVIDE GOOD SEED-TO-SOIL BOND

APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS THOSE OFFERED BY RUTGERS UNIVERSITY COOPERATIVE EXTENSION. IF SOIL TESTING IS NOT FEASIBLE, FERTILIZER (10-20-10) WITH 50% WATER INSOLUBLE NITROGEN SHOULD BE APPLIED AT THE TYPICAL RATE OF 500 LBS/ACRE OR I LBS/1,000 SQUARE FEET.

G. APPLY LIMESTONE EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDES (PULVERIZED DOLOMITIC LIMESTONE IS PREFERRED FOR MOST SOILS SOUTH OF THE NEW BRUNSWICK - TRENTON FALL LINE) AS FOLLOWS: TONS/ACRE LBS/1,000 SQ. FT

H. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES. THE FINA HARROWING OR DISC OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A UNIFORM, FINE SEEDBED IS PREPARED

REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION AND OTHER OBJECTIONABLE STONES OR DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL. . SEEDING

A. SELECT A SEED MIXTURE APPROVED BY THE MERCER COUNTY SCD

B. APPLY SEED UNIFORMLY BY HAND, CYCLONES, DROP SEEDER, DRILL CULTIPACKER. WHERE CONVENTIONAL APPLICATIONS ARE NOT FEASIBLE. HYDROSEEDING SHALL BE A TWO-STEP PROCESS: MULCH SHALL NOT BE MIXED WITH THE SEED: THE SEED MUST BE APPLIED FIRST TO ASSURE PROPER SEED TO SOIL CONTACT. THE HYDROMULCH IS THEN SPRAYED OVER THE SEEDING. FOR OPTIMUM RESULTS, THE SEED SHOULD BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4 TO 1/2 INCH DEPENDING UPON SPECIES

* THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE STANDARDS. C. AFTER SEEDING, THE SOIL SHOULD BE PACKED WITH A CORRUGATED ROLLER. WHEN PERFORMED ON THE CONTOUR, ROLLING WILL MINIMIZE SHEET EROSION AND MAXIMIZE WATER CONSERVATION.

A. UNROTTED STRAW, HAY FREE OF SEEDS, OR SALT HAY IS REQUIRED ON ALL SEEDING AT A RATE OF 1.5 TO 2 TONS/ACRE, (70 TO 90 LBS./1,000 SQUARE FEET), EXCEPT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER, THEN THE RATE

OF APPLICATION IS 3 TONS PER ACRE. B. MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS DUE TO WIND OR WATER. THIS MAY BE DONE ACCORDING TO THE FOLLOWING METHODS:

THE HYDROSEEDER. USE IS LIMITED TO ONLY THE OPTIMUM SEEDING SEASON 2. SYNTHETIC OR ORGANIC BINDERS 3. PEG AND TWINE, MULCH NETTING, AND MECHANICAL CRIMPING 4. CRIMPING REQUIRES A HIGHER MULCH RATE (3 TONS/ACRE)

I) ONE BALE OF HAY WEIGHS 40-60 LBS DEPENDING ON HOW IT WAS BALED

I. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 LBS/ACRE APPLIED BY

THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-3 OF THE STANDARDS ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. (UP TO 50% REDUCTION IS APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS

CONCRETE WASHOUT NOTES

CONCRETE AND STUCCO USE:

CONCRETE WASHOUTS ONSITE.

LEAKS OR TEARS IN PLASTIC LINER.

OPTIONS FOR ONSITE CONCRETE WASHOUTS:

WITH 10 MIL PLASTIC LINING.

A. DIG A PIT AND LINE WITH 10 MIL PLASTIC SHEETING.

75% CAPACITY

CONCRETE WASHOUTS ARE REQUIRED ON ALL CONSTRUCTION SITES INVOLVING

WASHOUT FACILITIES SHALL BE LOCATED AT LEAST 50 YARDS AWAY FROM STORM

THE NUMBER OF CONCRETE WASHOUTS DEPENDS ON THE EXPECTED DEMAND FOR

STORAGE CAPACITY, LARGE SITES WITH EXTENSIVE CONCRETE WORK SHALL BE

THE CONTRACTOR SHALL REQUIRE ALL CONCRETE DRIVERS TO UTILIZE THE

SEWER DRAIN INLETS, GUTTERS, OPEN DITCHES, AND WATER COURSES.

APPROPRIATE STONE SHOULD COVER PATHS TO CONCRETE WASHOUT.

PLACED AT MULTIPLE LOCATIONS FOR USE BY CONCRETE TRUCK DRIVERS.

CONCRETE WASHOUT AREAS SHALL BE IDENTIFIED BY POSTING SIGNS ONSITE.

CONCRETE WASHOUTS ARE TO BE INSPECTED DAILY BY THE CONTRACTOR FOR

REMOVE AND DISPOSE OF ALL MATERIAL WHEN THE WASHOUT HAS BEEN FILLED TO

PRIOR TO ANY RAINFALL, ALL CONCRETE WASHOUTS ARE TO BE CLEANED OUT OR

FACILITY, THE FACILITY MUST BE INSPECTED FOR REPAIR, RECONSTRUCTION OR

ONCE THE MATERIAL HAS BEEN CLEANED OUT OF THE CONCRETE WASHOUT

PRE-FABRICATED OR ONSITE FABRICATED CONCRETE WASHOUTS MAY BE USED.

CREATE AN ABOVE-GROUND STRUCTURE FROM STRAW BALES OR SANDBAG

MCNJ-SOIL-EROS-2300

REPLACEMENT. ALL PLASTIC LINING SHALL BE REMOVED AND REPLACED.

2) 1,500 GALLON TANK OF HYDROMULCH COVERS 0.5 ACRES

STABILIZATION WITH MULCH ONLY

THEM INTO AN INLET AND PLUG IT.

I. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL FOLLIPMENT FOR SEEDRED PREPARATION SEEDING MULICH APPLICATION AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.

MCNI-SOIL-NOTE-1301

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. 2. PROTECTIVE MATERIALS

A UNROTTEN SMALL-GRAIN STRAW, AT 20 TO 25 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL LIQUID MULCH BINDERS OR NETTING TIE DOWN OTHER SLIITABLE MATERIALS MAY BE LISED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.

B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER. C. WOOD-FIBER OR PAPER-FIBER MULCH HYDROSEEDER IN QUANTITIES/APPLICATION RATES AS RECOMMENDED BY MANUFACTURER.

D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE

 MULCH ANCHORING - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF THE SLOPES.

A. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF

THE SOIL SURFACE EVERY 4 FFET IN ALL DIRECTIONS STAKES MAY BE DRIVEN BEFORE

E. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED.

WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH

OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS B. MULCH NETTING - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN

ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG C. CRIMPER MULCH ANCHORING COULTER TOOL - A TRACTOR-DRAWN IMPLEMENT

ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM FROSION CONTROL BUT ITS USE IS LIMITED TO THE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON A SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.

D. LIQUID MULCH-BINDERS

. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPERANCE. 2. USE ONE OF THE FOLLOWING

a. ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING. POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTO-TOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.

b. SYNTHETIC BINDERS - HIGH POLYMERS SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

SEQUENCE OF CONSTRUCTION

MCNJ-SOIL-NOTE-1501

CLEARING OF ENTRANCE, AND LIMIT OF DISTURBANCE FOR INSTALLATION OF SILT

CLEARING AND ROUGH GRADING AS NECESSARY TO CONSTRUCT BUILDINGS,

DRIVEWAYS, AND PARKING ROADWAYS. ALL EXPOSED SURFACES SHALL BE STABILIZED

INSTALL STORM DRAINAGE SYSTEM, MANUFACTURED TREATMENT DEVICES, CONDUIT

CONSTRUCT BUILDINGS. ALL DISTURBED AREAS SHALL BE STABILIZED AS DEFINED IN

SOIL EROSION AND SEDIMENT CONTROL NOTES. (ON-GOING FROM COMMENCEMENT

ESTABLISH FINISH GRADES. CONDUCT SOIL COMPACTION TESTING AS REQUIRED, OR

SCARIFY/TILL 6" MINIMUM DEPTH OF SUBSOIL IN THE LANDSCAPED AND LAWN AREA.

ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED.

5" OF TOPSOIL, FIRM IN PLACE, PRIOR TO SEEDING, SODDING OR PLANTING. PLACE

REMOVE TEMPORARY ACCESS PROTECTION, SILT FENCE, AND INLET PROTECTION AFTER

AS DEFINED IN SOIL EROSION AND SEDIMENT CONTROL NOTES. (4 WEEKS).

FENCE AND CONSTRUCTION ENTRANCE PAD. (I WEEK)

CONSTRUCT CURBS AND PLACE ROADWAY SUBBASE (3 WEEKS).

PERMANENT VEGETATIVE COVER. (I WEEK)

ALL DISTURBED AREAS HAVE BEEN STABILIZED. (1-2 WEEK)

PAVE ROADWAY AND COMPLETE FINAL LANDSCAPING. (3 WEEKS).

DUST CONTROL

UST CONTROL METHODS

TILL AND 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.

SPRINKLE THE SITE UNTIL THE SURFACE IS WET.

CURRENTS AND SOIL BLOWING. WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. NOT SUITABLE ON STEEPER SLOPES NEAR THE STREAMS OR POTENTIALLY

OUTLET PROTECTION AND ALL OTHER UTILITIES. INSTALL INLET PROTECTION (2 ACCUMULATE AROUND PLANTS.

KEEP TRAFFIC OFF THESE AREAS. MATERIALS AS FOLLOWS:

MATERIAL	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) - SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SI ISSENIDED COLLOUS SEE SEDIMENT BASIN STANDARD				

CLEARING OF ENTRANCE, AND LIMIT OF DISTURBANCE FOR INSTALLATION OF SILT ACIDULATED SOY BEAN FENCE AND CONSTRUCTION ENTRANCE PAD. (I WEEK) DEMOLITION OF EXISTING BUILDINGS TO BE REMOVED (3 MONTHS) CLEARING AND ROUGH GRADING AS NECESSARY TO CONSTRUCT BUILDING DRIVEWAYS, AND PARKING. ALL EXPOSED SURFACES SHALL BE STABILIZED AS DEFINED IN SOIL EROSION AND SEDIMENT CONTROL NOTES. (4 WEEKS).

INSTALL STORM DRAINAGE SYSTEM, MANUFACTURED TREATMENT DEVICE AND ALL OTHER UTILITIES. INSTALL INLET PROTECTION (2 MONTHS). CONSTRUCT CURBS AND PLACE ROADWAY SUBBASE (2 WEEKS). CONSTRUCT BUILDINGS. ALL DISTURBED AREAS SHALL BE STABILIZED AS DEFINED IN SOIL EROSION AND SEDIMENT CONTROL NOTES. (ON-GOING FROM COMMENCEMENT

ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED

ESTABLISH FINISH GRADES. CONDUCT SOIL COMPACTION TESTING AS REQUIRED, OR SCARIFY/TILL 6" MINIMUM DEPTH OF SUBSOIL IN THE LANDSCAPED AND LAWN AREA

BE APPLIED TO THE STOCKPILES TO PREVENT TOPSOIL CONTAMINATION WITH HIGH REMOVE TEMPORARY ACCESS PROTECTION, SILT FENCE, AND INLET PROTECTION AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED. (1-2 WEEK) PAVE ROADWAY AND COMPLETE FINAL LANDSCAPING. (3 WEEKS). SULFIDE (INCLUDING BORROW FROM CUTS <u>OR DREDGED SEDIMENT)</u> SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS

CLEARING OF ENTRANCE, AND LIMIT OF DISTURBANCE FOR INSTALLATION OF SILT FENCE AND CONSTRUCTION ENTRANCE PAD. (I WEEK) DEMOLITION OF EXISTING BUILDING (3 MONTHS)

CLEARING AND ROUGH GRADING AS NECESSARY TO CONSTRUCT BUILDING DRIVEWAYS, AND PARKING. ALL EXPOSED SURFACES SHALL BE STABILIZED AS DEFINED IN SOIL EROSION AND SEDIMENT CONTROL NOTES. (2 WEEKS). INSTALL STORM DRAINAGE SYSTEM, UNDERGROUND BASIN, CONDUIT OUTLE PROTECTION, AND ALL OTHER UTILITIES. INSTALL INLET PROTECTION (6 WEEKS).

CONSTRUCT CURBS AND PLACE ROADWAY SUBBASE (I WEEKS). CONSTRUCT BUILDINGS. ALL DISTURBED AREAS SHALL BE STABILIZED AS DEFINED IN SOIL EROSION AND SEDIMENT CONTROL NOTES. (ON-GOING FROM COMMENCEMENT ESTABLISH FINISH GRADES. CONDUCT SOIL COMPACTION TESTING AS REQUIRED, OR

ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED 5" OF TOPSOIL, FIRM IN PLACE, PRIOR TO SEEDING, SODDING OR PLANTING. PLACE PERMANENT VEGETATIVE COVER. (I WEEK) REMOVE TEMPORARY ACCESS PROTECTION, SILT FENCE, AND INLET PROTECTION AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED. (1-2 WEEK)

0. PAVE ROADWAY AND COMPLETE FINAL LANDSCAPING. (2 WEEKS).

SCARIFY/TILL 6" MINIMUM DEPTH OF SUBSOIL IN THE LANDSCAPED AND LAWN AREA.

MCNJ-SOIL-NOTE-1400

APPLY MULCHES OR VEGETATIVE COVER AS PER NJ SOIL EROSION AND SEDIMENT CONTROL STANDARDS.

SPPP REQUIRED INSPECTIONS

AND REPORTS

MCNI-SOIL-NOTE-1201

A COPY OF THE AUTHORIZATION SHALL BE POSTED ONSITE AT A SAF

PUBLICLY ACCESSIBLE LOCATION IN CLOSE PROXIMITY OF TH

CONSTRUCTION SITE AT ALL TIMES UNTIL A NOTICE OF COMPLETION HA

BEEN ISSUED. THE PERMITTEE SHALL POST THE NJDEP HOTLINE NUMBE

A. THE PERMITTEE SHALL CONDUCT AND DOCUMENT WEEKLY (MINIMUM

INSPECTIONS OF THE FACILITY TO IDENTIFY AREAS CONTRIBUTING TO THE

STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT AND EVALUATE WHETHE

THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) IDENTIFIED UNDER E.I. O

THE CONSTRUCTION ACTIVITY STORMWATER (GP) PART I NARRATIV

BEING PROPERLY IMPLEMENTED AND MAINTAINED, OR WHETHER ADDITIONA

3. ONCE INSTALLATION OF ANY REQUIRED OR OPTIONAL FROSION CONTROL DEVIC

OR MEASURE HAS BEEN IMPLEMENTED, ROUTINE INSPECTIONS, MINIMUM WEEKLY, O

EACH MEASURE SHALL BE PERFORMED BY THE CONTRACTOR'S INSPECTIO

PERSONNEL AND THE RESULTS RECORDED TO INVENTORY AND REPORT TH

CONDITION OF EACH MEASURE TO ASSIST IN MAINTAINING THE EROSION ANI

THESE REPORT FORMS SHALL BECOME AN INTEGRAL PART OF THE SPPP AND SHALL

BE MADE READILY ACCESSIBLE TO GOVERNMENTAL INSPECTION OFFICIALS, T

DPERATOR'S ENGINEER, AND THE OPERATOR FOR REVIEW UPON REQUEST DURING

VISITS TO THE PROJECT SITE IN ADDITION, COPIES OF THE REPORTS SHALL B

PROVIDED TO ANY OF THESE PERSONS, UPON REQUEST, VIA MAIL OR FACSIMII

THE CONTRACTOR SHALL KEEP THE FOLLOWING RECORDS RELATED TO

DATES WHEN AN AREAS IS STABILIZED. EITHER TEMPORARILY OR PERMANENTLY

A THE SOIL CONSERVATION DISTRICT WILL PROVIDE THE DEPARTMENT A COPY (

THE REPORT OF COMPLIANCE ISSUED UNDER N.I.A.C. 2:90-1 FOR COMPLETE

CONSTRUCTION ACTIVITIES, EXCEPT SINGLE FAMILY HOME CONSTRUCTION UNDE

B. BELOW. THE REPORT OF COMPLIANCE SHALL SERVE AS THE NOTIFICATION O

3. THE BUILDER OF A SINGLE FAMILY HOME THAT IS AUTHORIZED UNDER THIS PERMI

BUT NOT WITHIN THE DEFINITION OF "PROJECT AT N.I.S.A. 4:24-41G. SHALL SEND.

COPY OF THE FINAL CERTIFICATE OF OCCUPANCY TO THE SOIL CONSERVATION

DISTRICT. THE SOIL CONSERVATION DISTRICT WILL PROVIDE A COPY OF THE FIN

CERTIFICATE OF OCCUPANCY TO THE DEPARTMENT, WHICH WILL SERVE A

C. THE DOT SHALL PROVIDE WRITTEN NOTIFICATION TO THE DEPARTMENT WHEI

COPIES OF ALL OF THE ABOVE, INCLUDING THE SPPP (WITH THE CERTIFIED PLAN). THE

CERTIFICATION, AUTHORIZATION UNDER NIPDES CONSTRUCTION ACTIVITY STORMWATER GENERAL PERMIT, ALL CORRESPONDENCE AND NOTES TO AND FROM

the njdep and soil conservation district (or designated municipality) shall

REQUIREMENTS, INCLUDING THIS SOIL EROSION AND SEDÍMENT CONTROL PLAN

(I-877-WARN-DEP) WITH THE COPY OF THE AUTHORIZATION

MEASURES ARE NEEDED TO IMPLEMENT THE SPPP.

D. OTHER RECORD-KEEPING REQUIREMENTS

CONSTRUCTION ACTIVITIES AT THE SITE:

HAZARDOUS MATERIALS

REPORTS OF NONCOMPLIANCE

NOTIFICATION OF COMPLETION.

BE MAINTAINED ON-SITE.

DOT CERTIFIED PROJECTS ARE COMPLETED.

SEDIMENT CONTROL MEASURES IN GOOD WORKING ORDER.

DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA

DATES OF RAINFALL AND THE AMOUNT OF RAINFALI

QUANTITIES OF HAZARDOUS MATERIALS SPILLED

SHALL BE REPORTED TO THE DEPARTMENT ANNUALLY.

STORMWATER POLLUTION PREVENTION PLAN (SPPP)

ROUTINE INSPECTIONS

ERECT BARRIERS SUCH AS SOLID BOARD FENCES, SNOW FENCES, BURLAF FENCES CRATE WALLS BALES OF HAY AND SIMILAR MATERIAL TO CONTROL AIR APPLY CALCIUM CHLORIDE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT

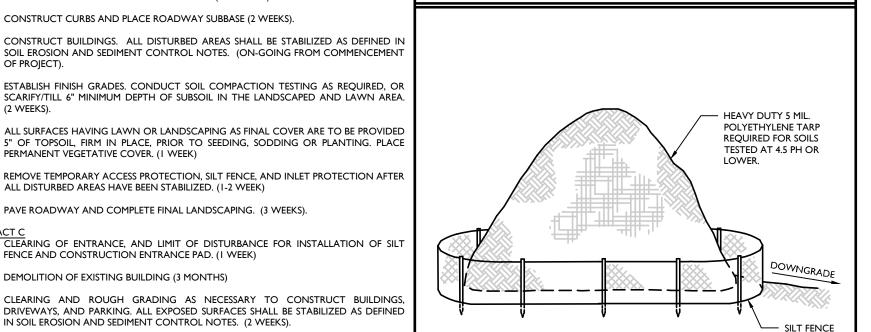
COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

USE SPRAY-ON ADHESIVE ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS)

MATERIAL	DILUTION	TYPE OF NOZZLE	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	INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD, P. 26-1		
	1		I I

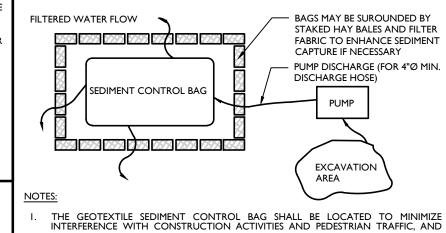
COARSE SPRAY

NONE



ALL STOCKPILES SHALL NOT TO BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY.

TOPSOIL STOCKPILE DETAIL



PROVIDES FOR EASE OF ACCESS BY HEAVY EQUIPMENT, CLEANOUT, DISPOSAL O TRAPPED SEDIMENT, AND PROPER RELEASE OF FILTER WATER. THE FILTER BAG SHALL BE LOCATED MINIMUM 50 FEET AWAY FROM ALL WETLANDS THE BAG SHALL BE PLACED IN A LOCATION THAT IS VEGETATED THAT IS RELATIVELY LEVEL, OR ON A 2" THICK GRAVEL PAD, OR ON A 4" THICK STRAW MAT, TO ALLOW WATER TO FLOW OUT OF BAG IN ALL DIRECTIONS. AND PROPER RELEASE OF FILTER

BAG SHALL BE SIZED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION D ON THE PUMP DISCHARGE RATE. WHEN THE REMAINING BAG FLOW AREA HA BEEN REDUCED BY 75% REPLACE WITH A NEW BAG DISPOSE THE SEDIMENT IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SPREAD THE SEDIMENT IN THE APPROPRIATE UPLAND AREA.

> SEDIMENT CONTROL BAG FOR DEWATERING DETAIL

PUBLIC RIGHT LENGTH OF STONE REQUIRED OF WAY 09/01/1 GROUND COMPACTED SUBGRADE LENGTH OF STONE REQUIRED SEE TABLE ____ PUBLIC RIGHT OF WAY EXISTING GROUN SEE NOTE I

NOTES: THE WIDTH OF CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN THE FUL WIDTH OF POINTS OF INGRESS OR EGRESS, OR AS SHOWN ON THE PLAN. THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS.

the entrance shall be periodically top dressed with additional stone of ADDITIONAL LENGTH AS ON-SITE CONDITIONS REQUIRE. SPILLED, DROPPED, WASHED, OR TRACKED SEDIMENT ONTO ROADWAYS OR OTHE

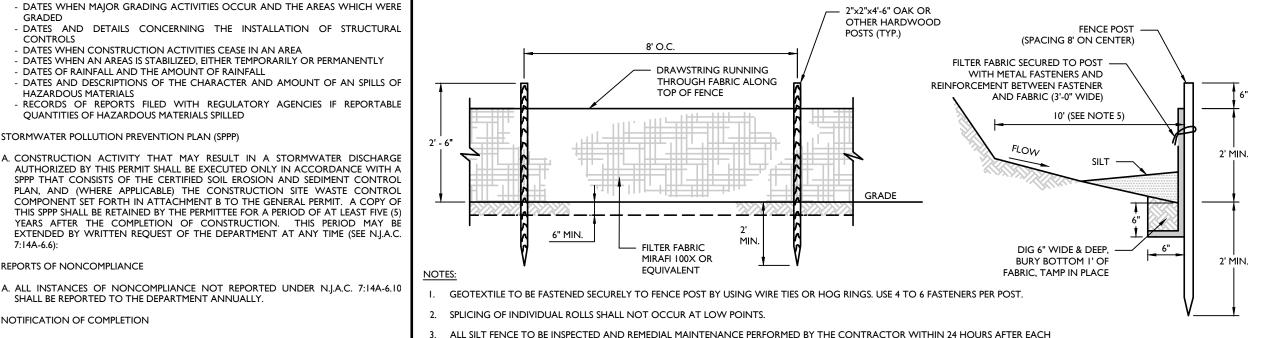
MPERVIOUS SURFACES SHALL BE REMOVED IMMEDIATELY. WHERE ACCUMULATION OF DUST AND SEDIMENT IS INADEOUATELY CLEANED O removed by conventional methods, a power broom or street sweeper shali BE USED TO CLEAN PAVED AREAS.

ALL OTHER ACCESS POINTS TO THE SITE WHICH DO NOT CONTAIN A CONSTRUCTION ACCESS PAD SHALL BE BLOCKED OFF 8. STONE SIZE PER ASTM C-33, SIZE #2 $(2\frac{1}{2}$ " TO $1\frac{1}{2}$ ") OR #3 (2" TO 1") STONE.

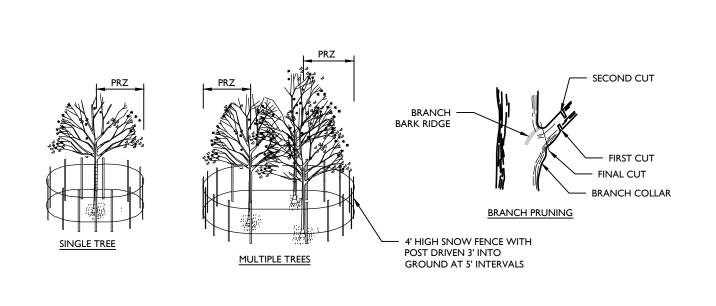
INDIVIDUAL INTERIOR LOT INGRESS/EGRESS CONSTRUCTION ACCESS SHALL HAVE # 3 (I' TO 2") STONE, MINIMUM 10' (L) imes 10' (W) and 6" thick. PERCENT SLOPE OF LENGTH OF STONE REQUIRED ROADWAY FINE GRAINED SOILS 0% TO 2%

2% TO 5% ITIRE SURFACE STABILIZED WITH HMA BASE COURSE, MIX I-2

STABILIZED CONSTRUCTION ACCESS DETAIL



SILT FENCE DETAIL



PROTECTIVE FENCING IS TO BE ERECTED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION AS DIRECTED BY THE LANDSCAPE ARCHITECT, SOIL CONSERVATION

NO CONSTRUCTION ACTIVITY IS PERMITTED WITHIN THE PROTECTIVE FENCING. AS CONSTRUCTION NEARS COMPLETION THE FENCING WILL BE REMOVED AS DIRECTED.

TO INLET (IF NECESSARY)

O EXCAVATE AND REMOVE EXCESS SEDIMENT FROM AROUND INLETS.

FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUIVALENT

INLET FILTER BAG TO REMAIN LINTIL COMPLETION OF FINAL GRADING PAVING

IND ESTABLISHMENT OF COVER. PERIODICALLY CHECK AFTER EACH RAINFALL

INLET PROTECTION

(SAND BAG) DETAIL

RAINFALL. REMOVE THE SILT ACCUMULATION WHEN IT REACHES I/3 OF THE FENCE FABRIC HEIGHT

IF SPACE PERMITTED, LOCATE SILT FENCE 10' AWAY FROM TOE OF SLOPE IF THE SLOPE IS STEEPER THAN 1:1.

FOR EVERY 100 FEET OF SILT FENCE, OR 1/4 ACRE OF DRAINAGE AREA, PROVIDE AN OVERFLOW POINT TO REDUCE PONDING IN

AT THE COMPLETION OF CONSTRUCTION, ALL TREES WILL BE PRUNED AS NECESSARY TO CORRECT ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY. GENERAL MECHANICAL DAMAGE - SEE CRITICAL ROOT ZONE CALCULATION (CRZ) FOR CORRECT PLACEMENT OF TREE PROTECTION. . BOX TREES WITHIN 25 FEET OF A BUILDING SITE TO PREVENT MECHANICAL INJURY. FENCING OR OTHER BARRIER SHOULD BE INSTALLED BEYOND THE CRITICAL ROOT ZONE.

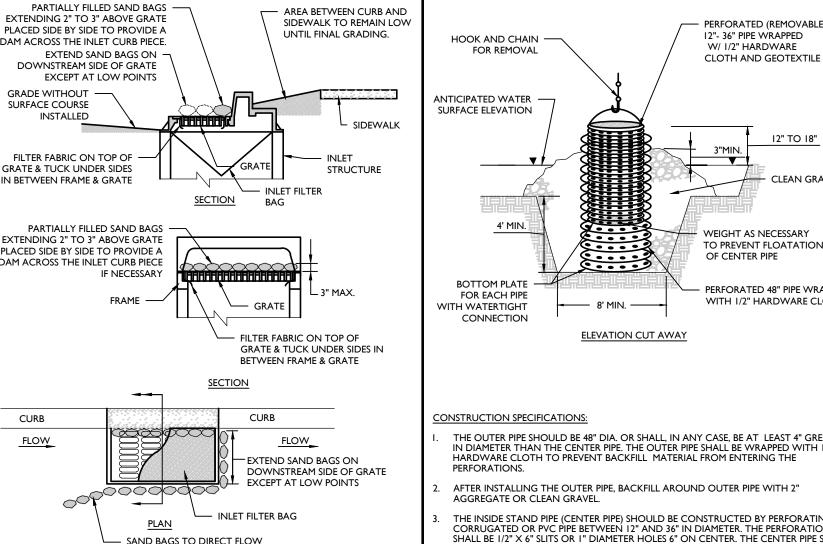
BOARDS WILL NOT BE NAILED TO TREES DURING BUILDING OPERATIONS FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA INSIDE THE PROTECTED ROOT ZONE (PRZ) OR CRITICAL ROOT ZONE (CRZ). TREE ROOT SYSTEM COMMONLY EXTEND BEYOND THE

DAMAGED TRUNKS OR EXPOSED ROOTS SHOULD HAVE DAMAGED BARK REMOVED IMMEDIATELY AND NO PAINT SHALL BE APPLIED. EXPOSED ROOTS SHOULD BE COVERED W OPSOIL IMMEDIATELY AFTER EXCAVATION IS COMPLETE. ROOTS SHALL BE PRUNED TO GIVE A CLEAN, SHARP SURFACE AMENABLE TO HEALING, ROOTS EXPOSED DURING HO WEATHER SHOULD BE IRRIGATED TO PREVENT PERMANENT TREE INJURY. CARE FOR SERIOUS INJURY SHOULD BE PRESCRIBED BY A PROFESSIONAL FORESTER OR CERTIFIED TREE EXPERT TREELIMB REMOVAL WHERE NECESSARY, WILL BE DONE AS NATURAL TARGET PRUNING TO REMOVE THE DESIRED BRANCH COLLAR. THERE SHOULD BE NO FLUSH CUTS, FLUSH CL DESTROY A MAJOR DEFENSE SYSTEM OF THE TREE. NO TREE PAINT SHALL BE APPLIED. ALL CUTS SHALL BE MADE AT THE OUTSIDE EDGE OF THE BRANCH COLLAR. CUTS MADE TOO FA BEYOND THE BRANCH COLLAR MAY LEAD TO EXCESS SPROUTING, CRACKS AND ROT. REMOVAL OF A "V" CROTCH SHOULD BE CONSIDERED FOR FREE STANDING SPECIMEN TREES TO

CRITICAL ROOT ZONE (CRZ) OR PROTECTED ROOT ZONE (PRZ) CALCULATION: MEASURE DHB OF THE TREE (DIAMETER OF TREE IN BREAST HEIGHT OR 4.5' ABOVE GROUND ON THE UPHILL SIDE) IN INCHES.

CRZ OR PRZ = DHB TIMES I.5 (FOR OLD/UNHEALTHY/SENSITIVE TREES) OR DHB X I.0 (FOR YOUNG/HEALTH/TOLERANT TREES), EXPRESS IN FEET.

TEMPORARY TREE PROTECTION DETAIL

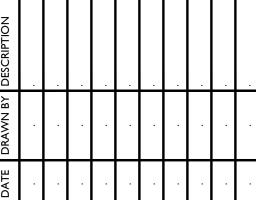


WEIGHT AS NECESSARY TO PREVENT FLOATATION OF CENTER PIPE PERFORATED 48" PIPE WRAPPEL WITH 1/2" HARDWARE CLOTH

THE OUTER PIPE SHOULD BE 48" DIA. OR SHALL, IN ANY CASE, BE AT LEAST 4" GREATER IN DIAMETER THAN THE CENTER PIPE. THE OUTER PIPE SHALL BE WRAPPED WITH 1/2" HARDWARE CLOTH TO PREVENT BACKFILL MATERIAL FROM ENTERING THE

THE INSIDE STAND PIPE (CENTER PIPE) SHOULD BE CONSTRUCTED BY PERFORATING CORRUGATED OR PVC PIPE BETWEEN 12" AND 36" IN DIAMETER. THE PERFORATIONS SHALL BE 1/2" \times 6" SLITS OR 1" DIAMETER HOLES 6" ON CENTER. THE CENTER PIPE SHALL WRAPPED WITH 1/2" HARDWARE CLOTH FIRST, THEN WRAPPED AGAIN WITH THE CENTER PIPE SHOULD EXTEND 12" TO 18" ABOVE THE ANTICIPATED WATER SURFACE ELEVATION OR RISER CREST ELEVATION WHEN DEWATERING A BASIN.

> REMOVABLE PUMPING STATION DETAIL



YOSEF PORTNOY

PRELIMINARY & FINAL MAJOR SITE PLAN

BLOCK 8, LOT 12 BLOCK 21 LOTS 1-14, 20 & 26,

MERCER COUNTY **NEW JERSEY**



8/14/20 RAWING NAME 16001094B

CONTROL DETAILS

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

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I FLORIDA ■ NORTH CAROLINA ■ COLORADO State of N.J. C.O.A.: 24GA27986500 opyright © 2020, Maser Consulting, All Rights Reserved, Th

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NEW JERSEY PROFESSIONAL **ENGINEER - LICENSE NUMBER: GE53583**

PRC HIGHTSTOWN

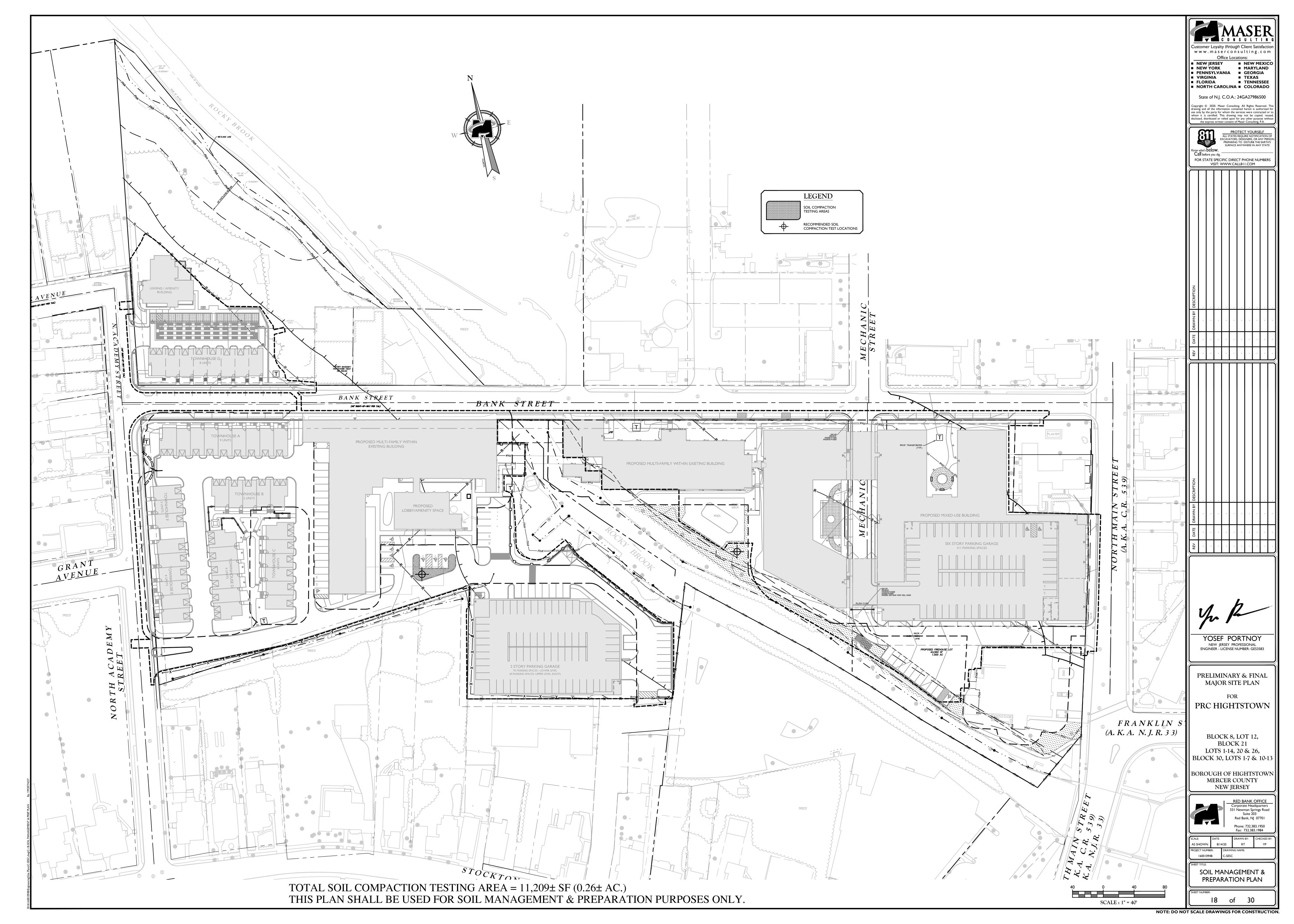
BLOCK 30, LOTS 1-7 & 10-13 BOROUGH OF HIGHTSTOWN

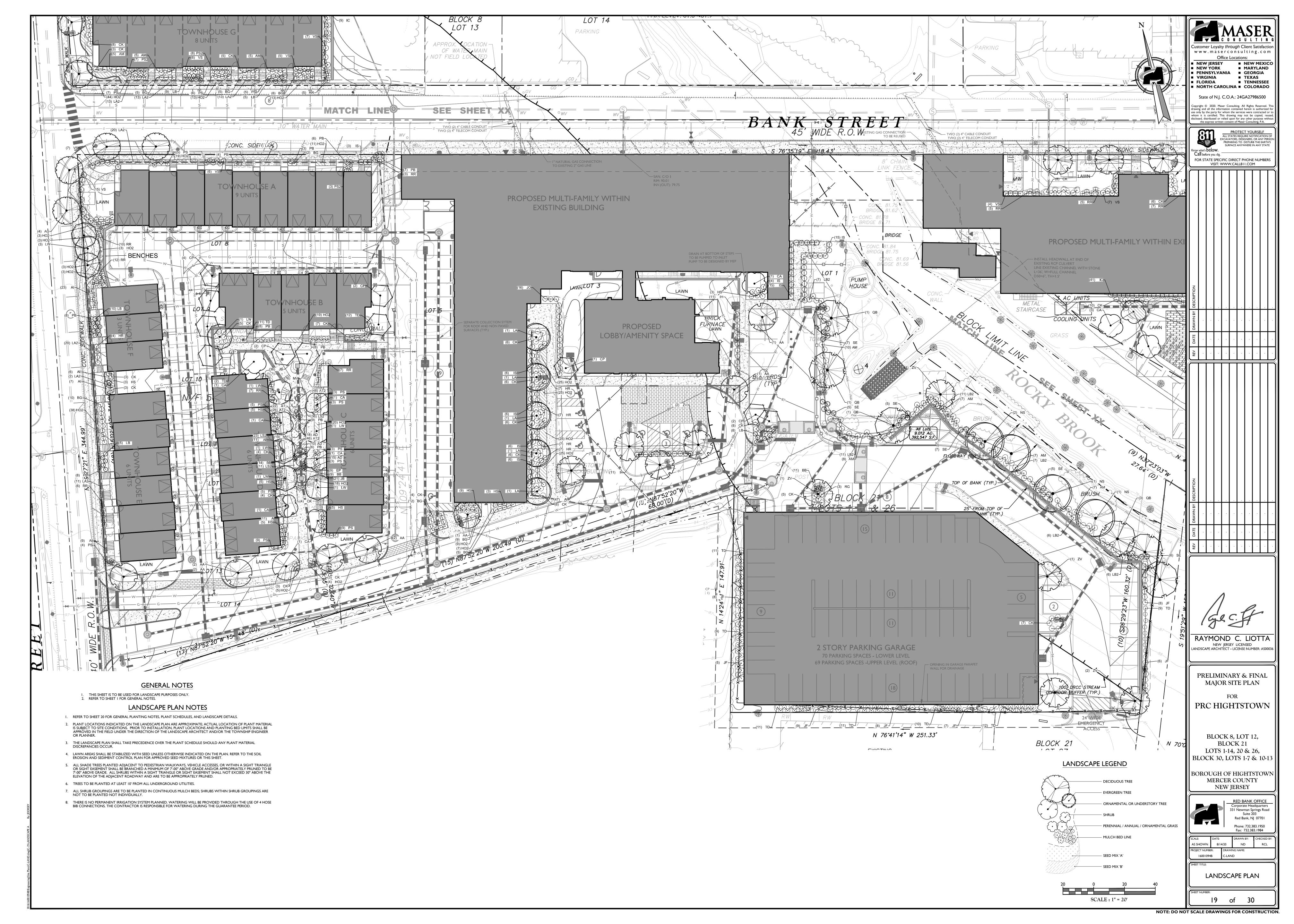


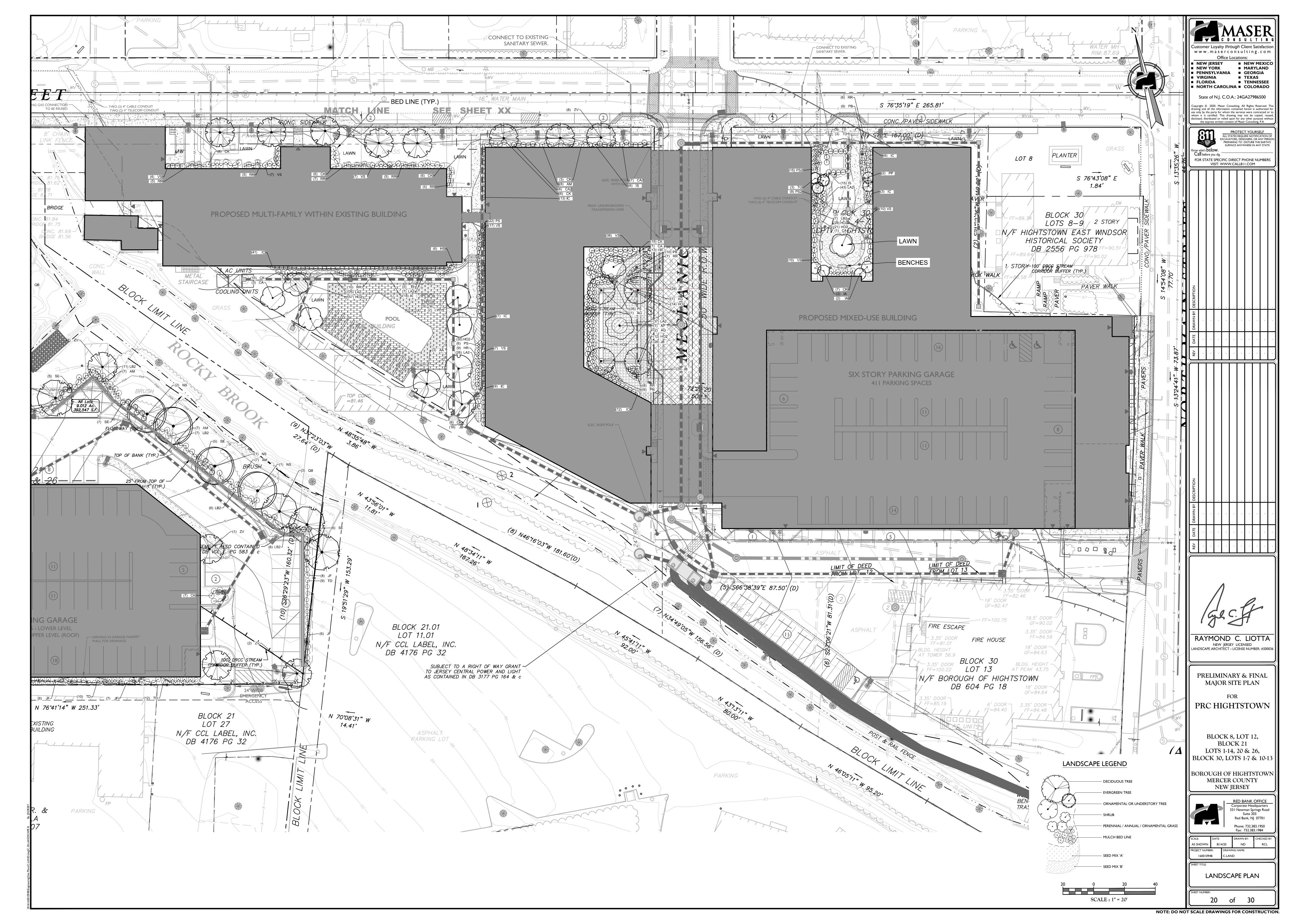
of

331 Newman Springs Road Red Bank, NJ 07701

SOIL EROSION & SEDIMENT







GENERAL PLANTING NOTES

A. GENERAL

I. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES MARKOUTS AND COMPLIANCE WITH ALL FEDERAL, STATE, OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK. 3. OWNER OR HIS/HER REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.

B. PLANT MATERIA

A. PLANT MATERIAL SHALL CONFORM WITH THE ANSI Z60.1-2004 'AMERICAN STANDARD FOR NURSERY STOCK' AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) IN REGARD TO QUALITY, SIZE OF PLANTING, SPREAD OF ROOTS, SIZE OF ROOTBALL, AND BRANCHING PATTERN. B. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH

HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND FREE FROM DEFECTS, INJURY, DISEASE, AND/OR INFESTATION, WITH ROOT BALLS INTACT. C. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AT THE NURSERY. THE PLANT MATERIAL SHALL BE PLANTED AT THE SAME LEVEL WHEN PLANTED. D. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY TO THE SITE. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PROTECT THE PLANT MATERIAL FROM DAMAGE PRIOR TO INSTALLATION. E. THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATION, TO REJECT ANY AND ALL PLANT MATERIAL WHICH IN THEIR OPINION DOES NOT MEET THE REQUIREMENTS OF THESE PLANS.

2. PLANT QUANTITIES: THE LANDSCAPE PLAN SHOULD TAKE PRECEDENCE OVER THE PLANT SCHEDULE IF ANY PLANT DISCREPANCIES OCCUR. 3. PLANT SIZE: THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN THE CALIPER, HEIGHT, SIZE OR SPREAD INDICATED IN THE PLANT SCHEDULE. 4. SUBSTITUTIONS: NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSIONS OF THE MUNICIPALITY, LANDSCAPE ARCHITECT, OR OWNER. WRITTEN PROOF OF THE PLANT MATERIAL UNAVAILABILITY MUST

BY DOCUMENTED BY THE CONTRACTOR. 5. GUARANTEE: PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (I) YEAR AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT IS FAILING WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING STUMP, AND REPLACED WITH A SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR WITHIN ONE YEAR OF ONE GROWING SEASON. TREE STAKES, AND PLASTIC CHAINS SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

C. PLANTING PROCEDURES

A. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH WELL DRAINING AND FERTILE SOILS. SOILS SHALL BE SANDY LOAM, FREE FROM DEBRIS, ROCKS, ETC. SOIL TO BE ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL B. PLANTING BEDS SHALL RECEIVE FOUR (4) TO SIX (6) INCHES OF DOUBLE SHREDDED HARDWOOD MULCH AND TREATED WITH A PRE-EMERGENT HERBICIDE. NO MULCH SHALL COME IN DIRECT CONTACT WITH ROOT FLARE/COLLAR; UNDER NO CIRCUMSTANCES SHALL THE ROOT CROWN BE BURIED.

C. SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS. 2. PLANT LOCATIONS: THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BEDLINES SHALL BE DETERMINED IN THE FIELD AT THE TIME OF INSTALLATION FOLLOWING THE BASIC INTENT OF THE APPROVED PLANS, UNLESS THERE IS A SPECIFIC DIMENSION OR LOCATION SHOWN.

3. PLANTING DATES: PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES. PLANTING SEASONS ARE DEFINED AS MARCH 15 THROUGH MAY 15 AND SEPT 15 THROUGH NOV 15. PLANTING IS ACCEPTABLE

DURING THE WINTER MONTHS IF WEATHER PERMITS AND THE GROUND IS NOT FROZEN, AND IN THE SUMMER IF SUPPLEMENTAL WATERING IS PROVIDED. SOIL MUST BE FROST FREE, FRIABLE, AND NOT MUDDY AT TIME OF PLANTING.

4. PLANTING METHODS: A. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS.

(I) STAKES SHALL BE EIGHT TO TEN FEET LONG, OF SOUND. DURABLE UNFINISHED LUMBER CAPABLE OF WITHSTANDING ABOVEGROUND AND UNDERGROUND CONDITIONS DURING THE PERIOD OF GUARANTEE WITH TOP AND BOTTOM DIMENSIONS OF TWO INCHES BY TWO INCHES IN DIAMETER (2) THREE STAKES SHALL BE EQUALLY SPACED ABOUT THE TREE IN A TRIANGULAR

FASHION AND SHALL BE DRIVEN VERTICALLY INTO THE GROUND 2 $\frac{1}{2}$ TO 3 FEET IN A MANNER THAT DOES NOT INJURE THE ROOT BALL. (3) TREES SHALL BE FASTENED TO EACH STAKE AT A HEIGHT OF FIVE FEET BY MEANS OF PLASTIC CHAIN LINK TREE TIE $\binom{7}{16}$ WIDE RECOMMENDED FOR TREES UP TO 2 $\frac{1}{2}$ INCHES IN CALIPER).

B. SET PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT AFTER SETTLEMENT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN CENTER OF PIT. C. AT TIME OF INSTALLATION, THE CONTRACTOR SHALL WATER NEWLY INSTALLED PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE REGULAR WATERING TO ENSURE THE ESTABLISHMENT, GROWTH, AND SURVIVAL OF ALL PLANTS. D. B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOTBALL ONLY. PLANTS WITH BROKEN, SPLIT, OR DAMAGED ROOTBALLS SHALL BE REJECTED. E. CORD BINDING OF ALL B&B PLANTS SHALL BE CUT AND REMOVED, ALONG WITH THE BURLAP OF THE UPPER \$ OF THE ROOT BALL. ALL WIRE BASKETS ARE TO BE REMOVED PRIOR

D. MAINTENANCE

TO BACKFILLING PLANTING PIT.

TYPICAL SPACING, SPACING DISTANCE AS

SHOWN ON PLAN OR SPECIFIED IN PLANT

PLANT CENTER

GROUNDCOVER

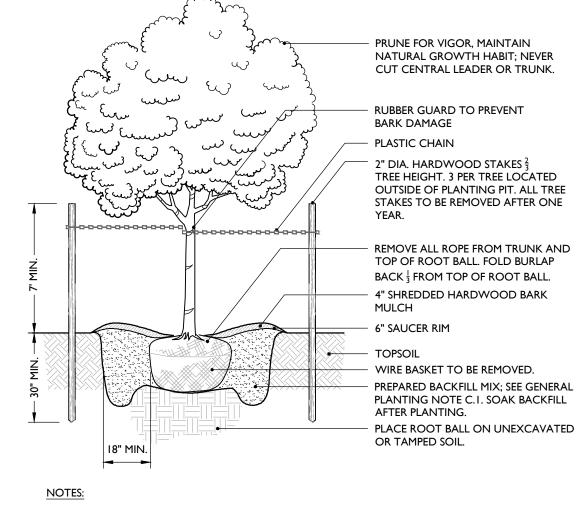
PLANTING MEDIUM

A. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. B. SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADIACENT CURB. STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT TO HAVE BRANCHES BELOW 7'-0". C. THE CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.

. LAWN AREAS: A. THE LANDSCAPE CONTRACTOR SHALL TEST THE SOIL TO CONFIRM SUITABILITY FOR THE PROPOSED SEED MIX AND SUPPLEMENT AS REQUIRED TO MEET THE REQUIRED PH & NUTRIENT LEVELS. B. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLANS. SEED SHALL BE IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DISTRICT'S SEED SPECIFICATIONS AS NOTED ON THE SOIL EROSION AND SEDIMENT CONTROL DETAILS SHEET. C. SOD, IF SPECIFIED, SHALL CONSIST OF A NEW JERSEY CERTIFIED MIXTURE. ALL DISTURBED AREAS INDICATED AS LAWN OR SOD SHALL BE TOPSOILED, LIMED, AND FERTILIZED & FINE GRADED PRIOR TO LAWN INSTALLATION.

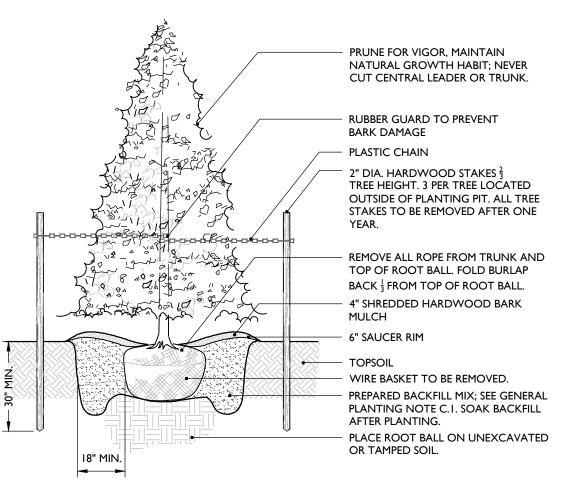
EXISTING VEGETATION: EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING, OR CLEARING. EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DAMAGED, OR

DISEASED BRANCHES. . SITE CLEANUP: PLANTING DEBRIS (WIRE, TWINE, RUBBERHOSE, BACKFILL, ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. THE PROPERTY IS TO BE LEFT IN A NEAT, ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.



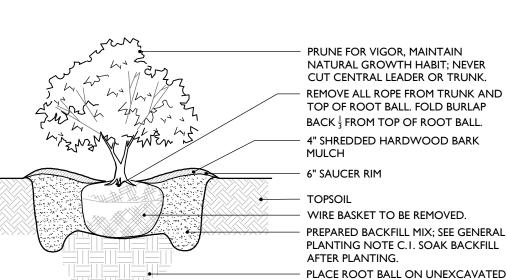
NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. . PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

DECIDUOUS TREE PLANTING DETAIL

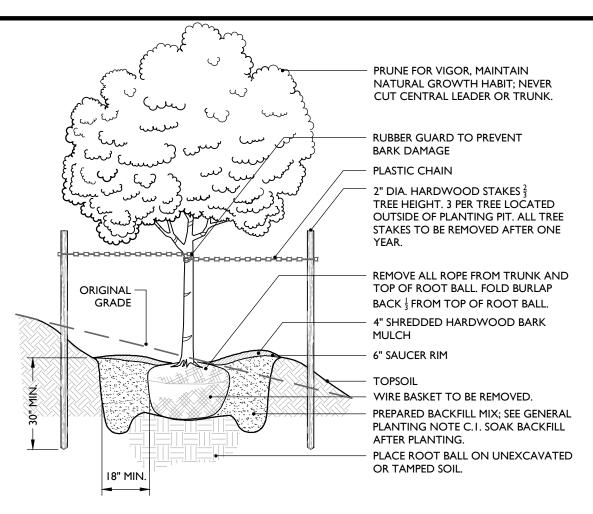


NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY

EVERGREEN TREE PLANTING DETAIL

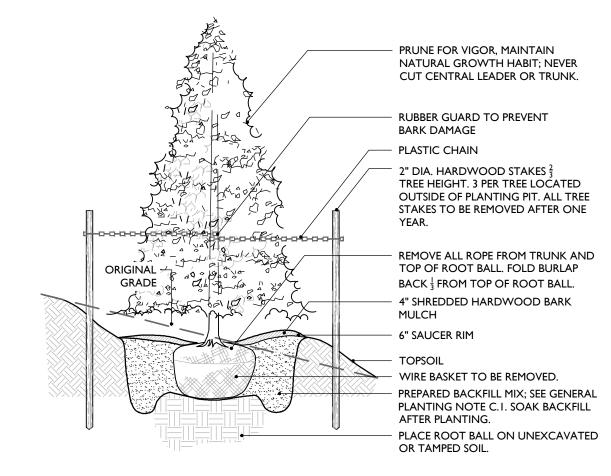


NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.



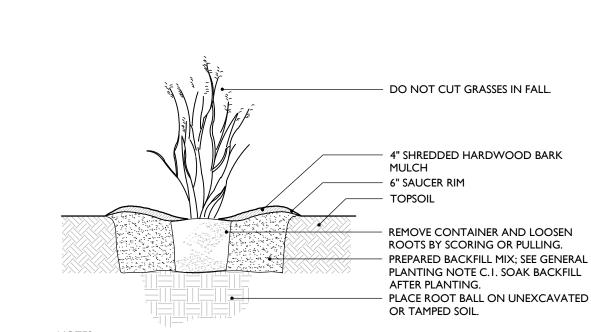
NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

DECIDUOUS TREE SLOPE PLANTING DETAIL



NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT

EVERGREEN TREE SLOPE PLANTING DETAIL



NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

ORNAMENTAL GRASS PLANTING DETAIL

RAYMOND C. LIOTTA

PRELIMINARY & FINAL MAJOR SITE PLAN

NEW JERSEY LICENSED

ANDSCAPE ARCHITECT - LICENSE NUMBER: AS00036

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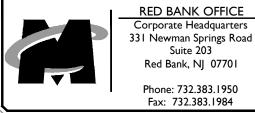
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PRC HIGHTSTOWN

BLOCK 8, LOT 12, BLOCK 21 LOTS 1-14, 20 & 26, BLOCK 30, LOTS 1-7 & 10-13

BOROUGH OF HIGHTSTOWN MERCER COUNTY **NEW JERSEY**



Phone: 732.383.1950 Fax: 732.383.1984 8/14/20 RAWING NAME: 16001094B

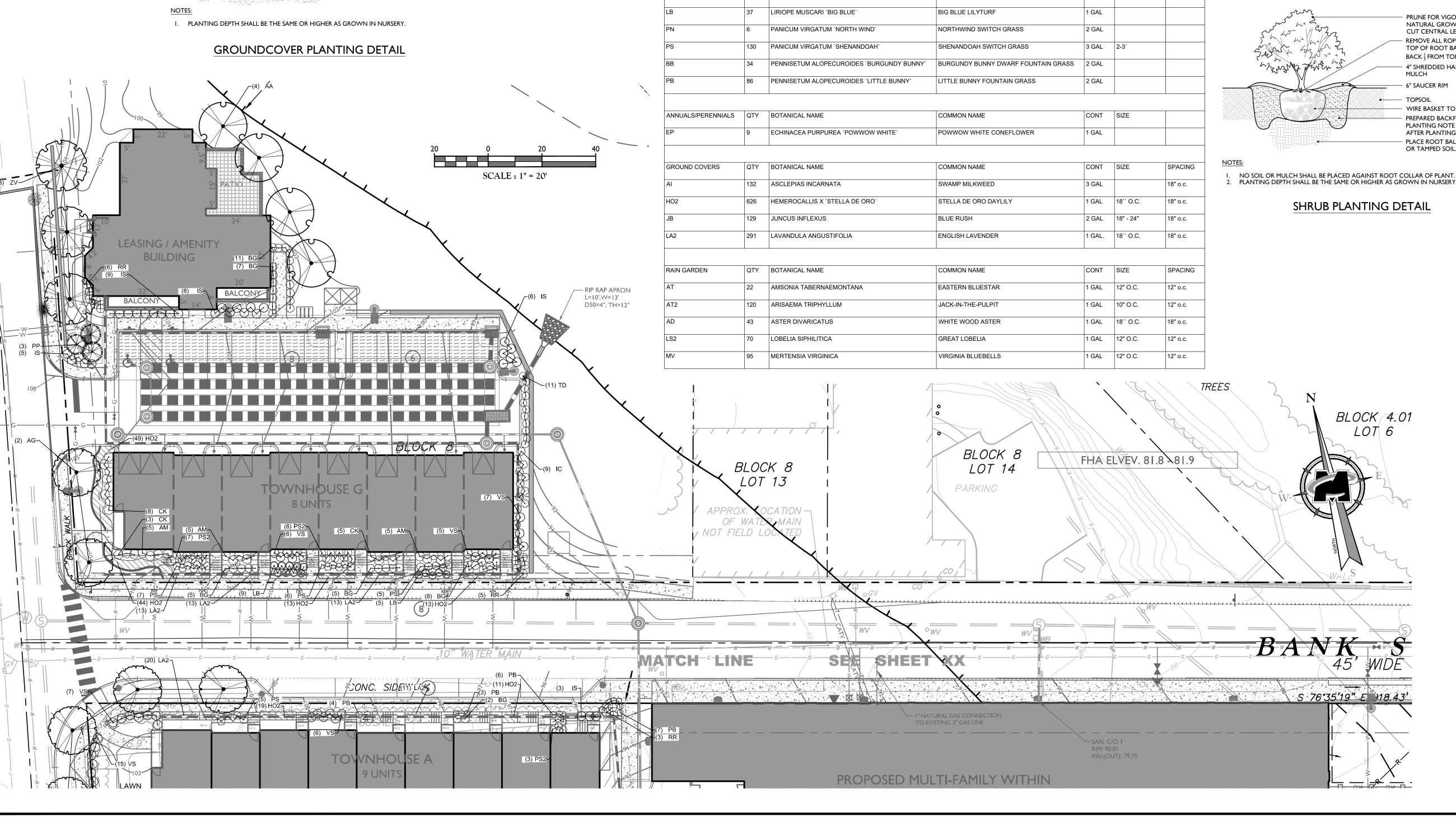
Suite 203

LANDSCAPE PLAN

72" PLAINWELL BENCH: BY LANDSCAPE FORMS OR APPROVED EQUAL. WOOD SEAT WITH CENTER CAST ALUMINUM END FRAMES WOOD SEAT AND BACK CAST ALUMINUM CENTER ARM SEE NOTE-[608] SECTION A SECTION B CONTIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS A THEIR DIRECT CLIENTS. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSION OF LANDSCAPE FORMS, INC. ALL RIGHTS RESERV.

BENCH TO BE LANDSCAPE FORMS OR APPROVED EQUAL.
 BENCH TO BE SURFACE MOUNTED.

PLAINWELL BENCH DETAIL



PLANT SCHEDULE

QTY BOTANICAL NAME

ACER RUBRUM 'ARMSTRONG'

NYSSA SYLVATICA

QUERCUS BICOLOR

QTY BOTANICAL NAME

ILEX OPACA

QTY BOTANICAL NAME

ORNAMENTAL TREES QTY BOTANICAL NAME

PICEA PUNGENS

ACER RUBRUM 'OCTOBER GLORY' TM

LIRIODENDRON TULIPIFERA `ARNOLD

ZELKOVA SERRATA 'VILLAGE GREEN'

THUJA OCCIDENTALIS 'GREEN GIANT

CERCIS CANADENSIS 'APPALACHIAN RED'

CORNUS FLORIDA 'CHEROKEE PRINCESS'

LAGERSTROEMIA X 'NATCHEZ'

ACER PALMATUM

ARONIA MELANOCARPA

ILEX CRENATA 'HELERII'

ILEX CRENATA 'SKY PENCIL'

ILEX GLABRA `SHAMROCK`

LINDERA BENZOIN

ROSA X `RADRAZZ`

146 VIBURNUM TINUS `SPIRIT

BOTANICAL NAME

SAMBUCUS CANADENSIS

TAXUS X MEDIA `DENSIFORMI

JUNIPERUS CHINENSIS 'OLD GOLD'

JUNIPERUS CHINENSIS 'SEA GREEN'

RHUS AROMATICA 'GRO-LOW'

PRUNUS LAUROCERASUS 'SCHIPKAENSIS'

CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'

BUXUS MICROPHYLLA 'WINTER GEM'

HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'

HYDRANGEA QUERCIFOLIA 'SIKES DWARF'

CORNUS SERICEA 'ARTIC FIRE'

QTY BOTANICAL NAME

COMMON NAME

SOUR GUM

SWAMP WHITE OAK

SAWLEAF ZELKOVA

COMMON NAME

AMERICAN HOLLY

COMMON NAME

COMMON NAME

JAPANESE MAPLE

COMMON NAME

CHOKEBERRY

WINTER GEM BOXWOOD

ARTIC FIRE DOGWOOD

OAKLEAF HYDRANGEA

HELER JAPANESE HOLLY

OLD GOLD JUNIPER

SEA GREEN JUNIPER

SCHIPKA CHERRY LAUREL

KNOCK OUT SHRUB ROSE

GRO-LOW FRAGRANT SUMAC

INKBERRY

SPICEBUSH

ELDERBERRY

DENSE YEW

SPIRIT LAURUSTINUS

FEATHER REED GRASS

COMMON NAME

SKY PENCIL JAPANESE HOLLY

RUBY SLIPPERS HYDRANGEA

EASTERN REDBUD

COLORADO SPRUCE

GREEN GIANT ARBORVITAE

CHEROKEE PRINCESS DOGWOOD

WHITE CRAPE MYRTLE MULTI-TRUNK

ARMSTRONG RED MAPLE

OCTOBER GLORY MAPLE

ARNOLD TULIP POPLAR

B & B 2 1/2-3"

B & B 6-8` HT.

B & B 6-8` HT.

B & B 8-10` HT.

B & B 2 - 2 1/2" CAL

5 GAL 2-3

3 GAL 18-24"

5 GAL 24-30"

5 GAL 24-30"

7 GAL | 30-36

5 GAL 18-24'

3 GAL 24-30"

5 GAL 18-24'

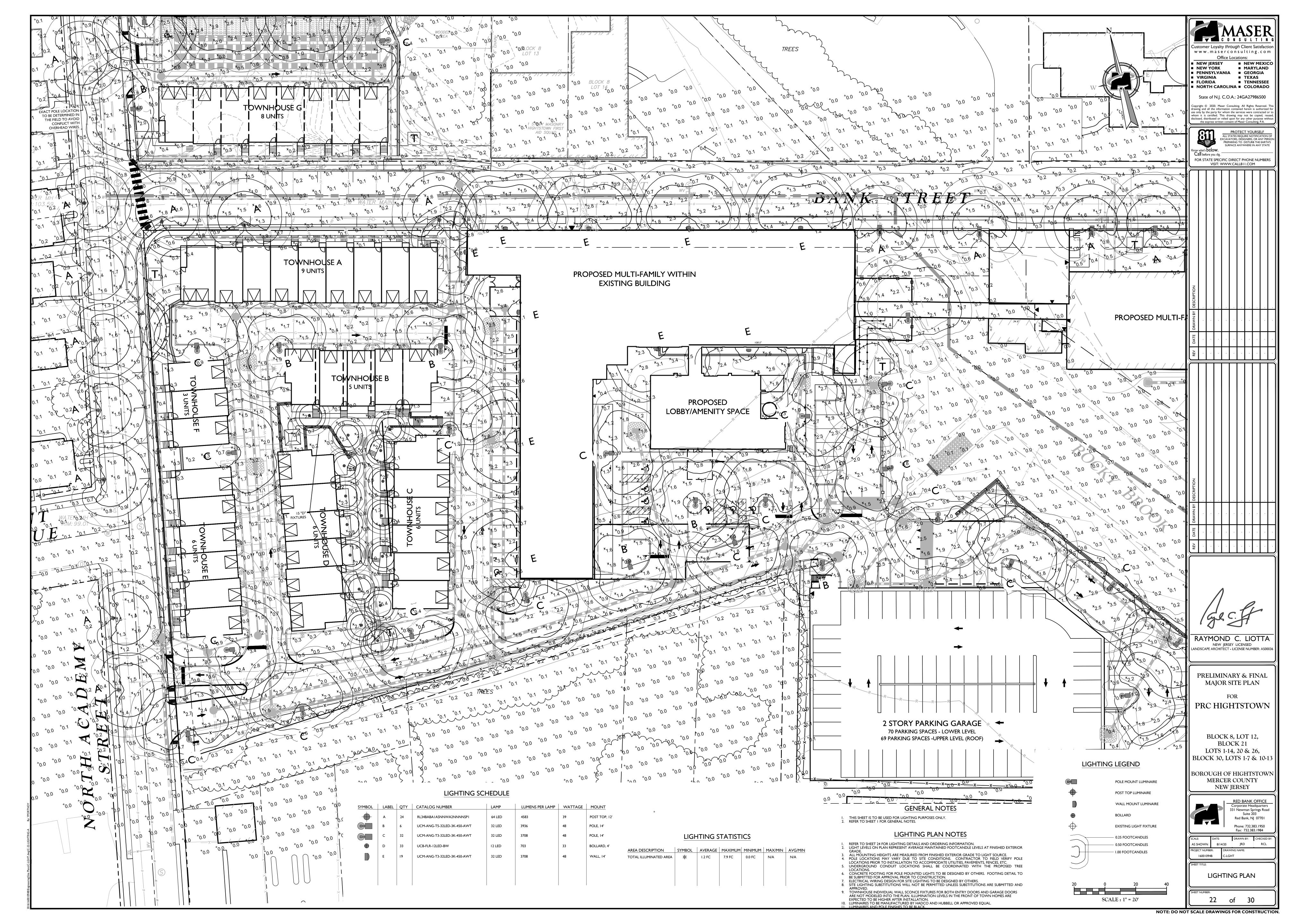
3 GAL 3-4`

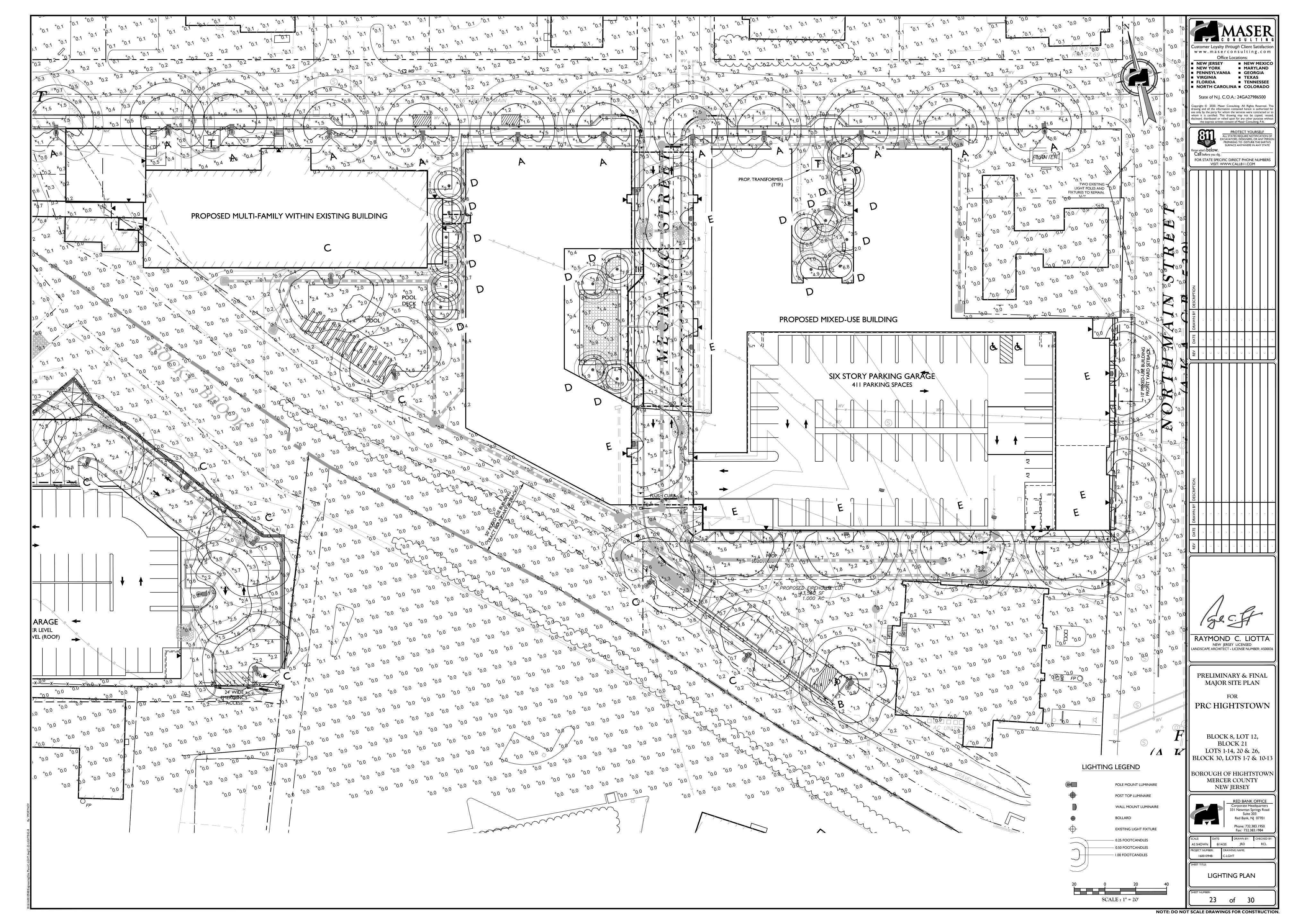
7 GAL | 30-36"

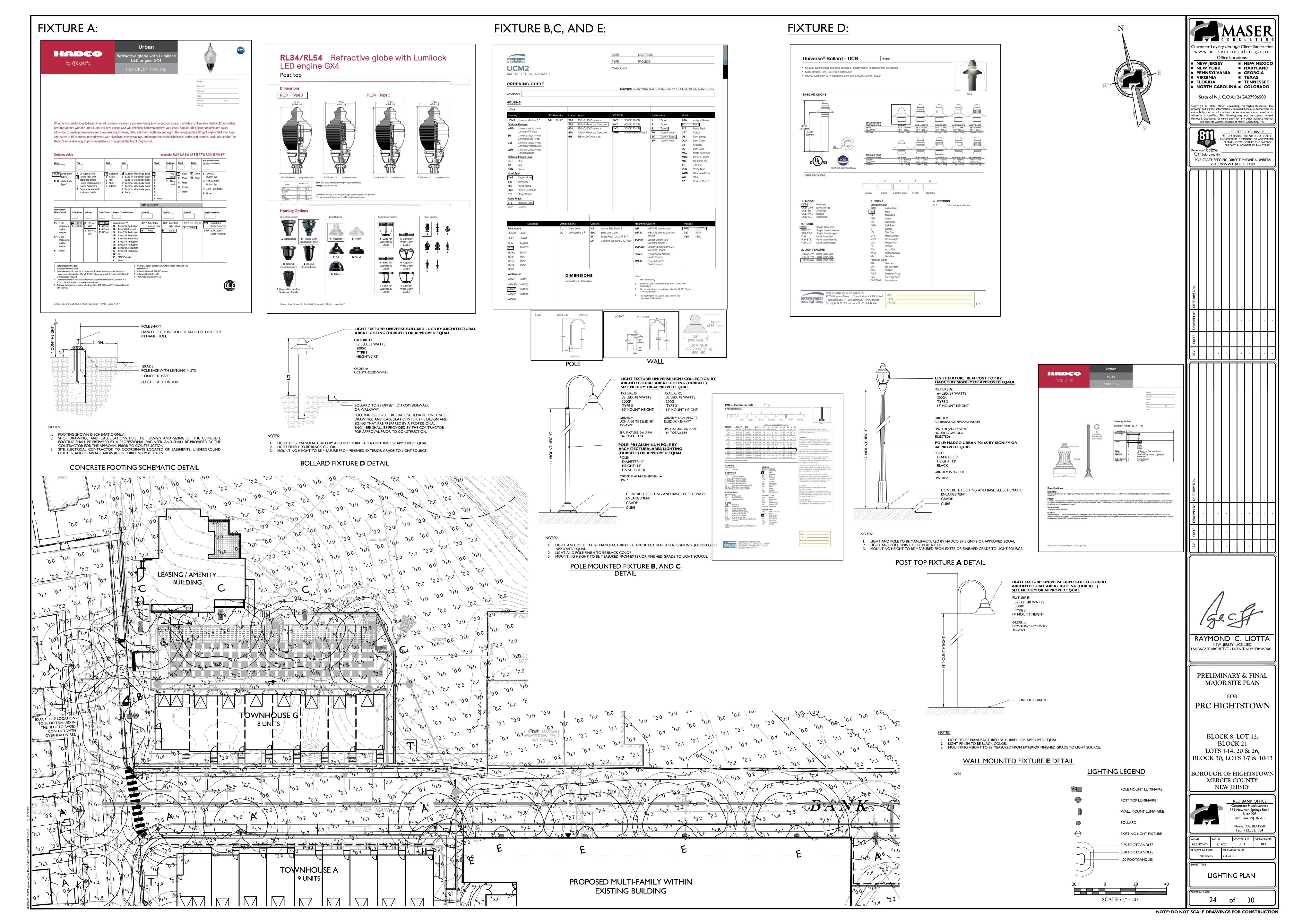
DECIDUOUS TREES

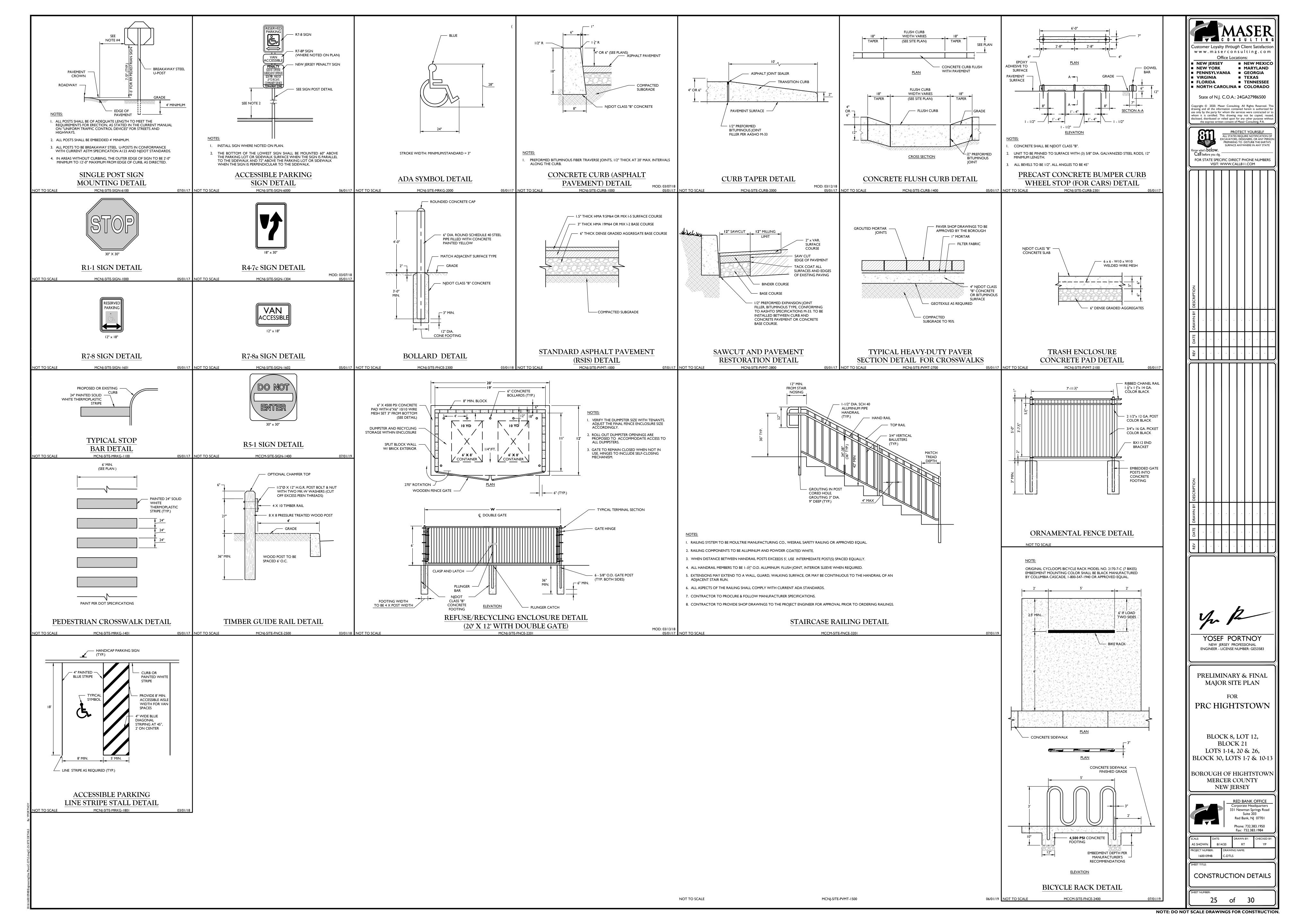
EVERGREEN TREES

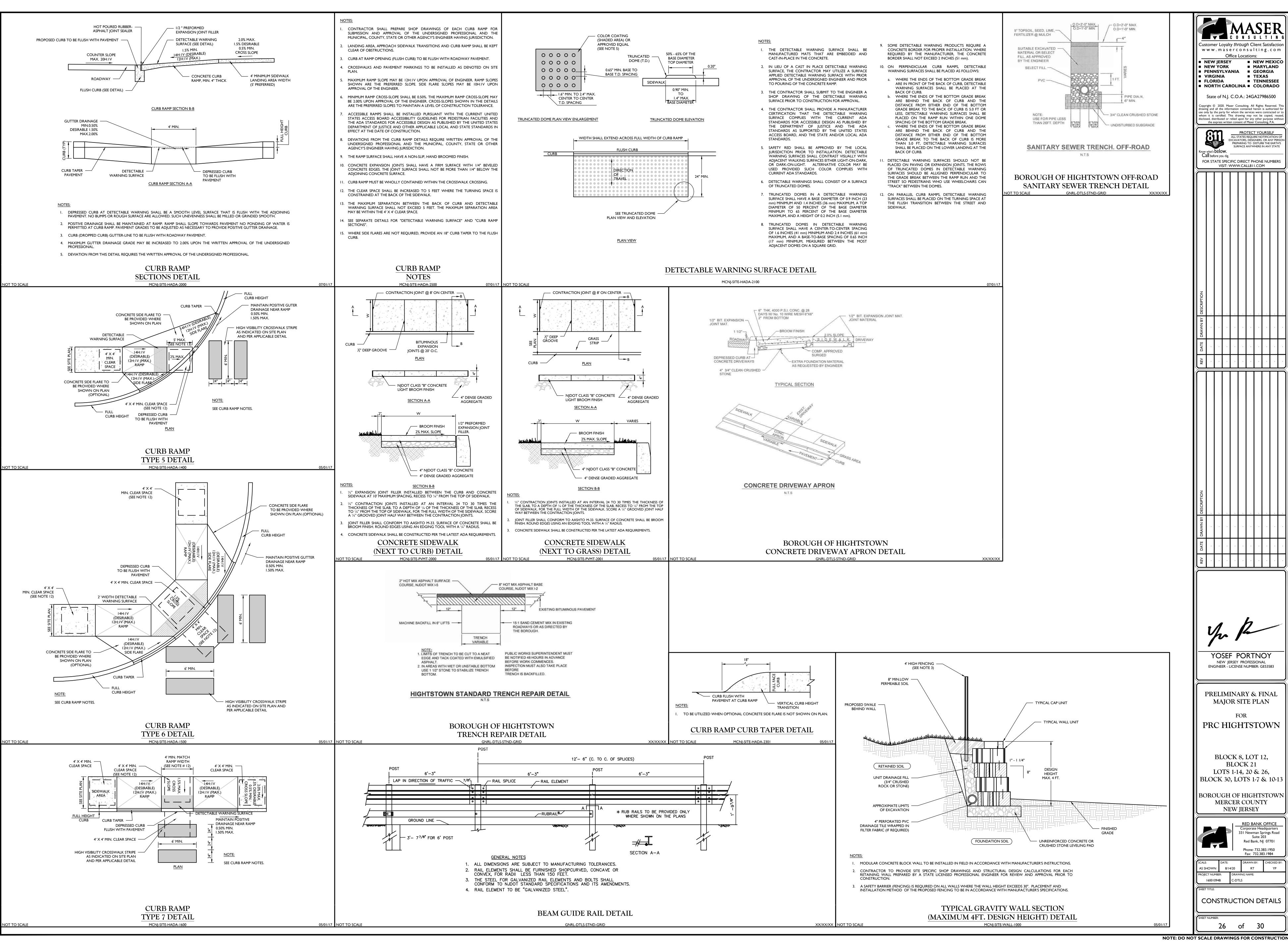
FLOWERING TREES











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YOSEF PORTNOY NEW JERSEY PROFESSIONAL **ENGINEER - LICENSE NUMBER: GE53583**

PRELIMINARY & FINAL MAJOR SITE PLAN

PRC HIGHTSTOWN

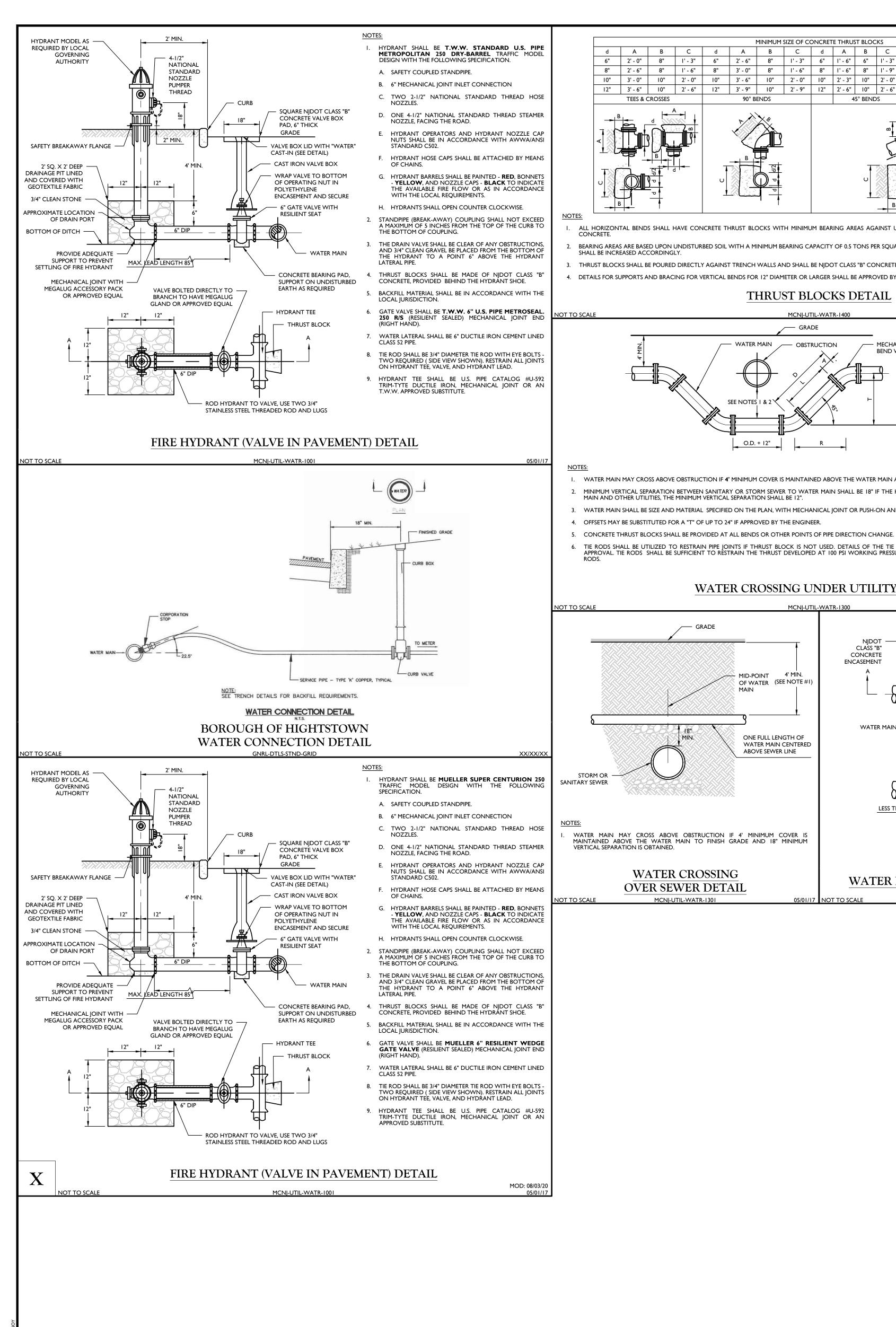
BLOCK 8, LOT 12, BLOCK 21 LOTS 1-14, 20 & 26, BLOCK 30, LOTS 1-7 & 10-13

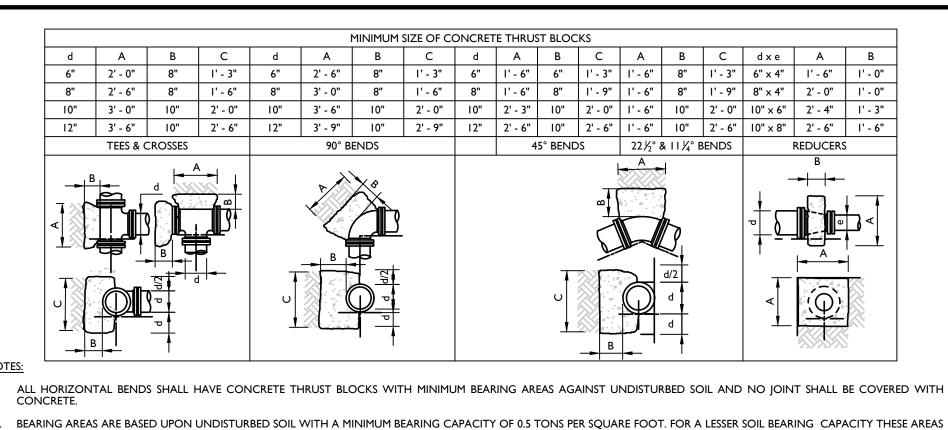
BOROUGH OF HIGHTSTOWN MERCER COUNTY **NEW JERSEY**



331 Newman Springs Road Suite 203 Red Bank, NJ 07701 Phone: 732.383.1950 Fax: 732.383.1984

CONSTRUCTION DETAILS

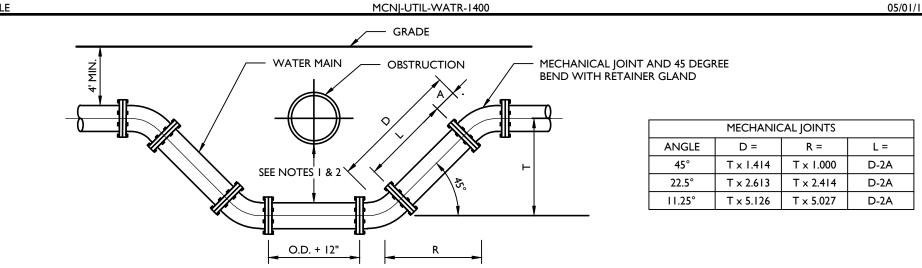




ALL HORIZONTAL BENDS SHALL HAVE CONCRETE THRUST BLOCKS WITH MINIMUM BEARING AREAS AGAINST UNDISTURBED SOIL AND NO JOINT SHALL BE COVERED WITH

- 3. THRUST BLOCKS SHALL BE POURED DIRECTLY AGAINST TRENCH WALLS AND SHALL BE NJDOT CLASS "B" CONCRETE. 4. DETAILS FOR SUPPORTS AND BRACING FOR VERTICAL BENDS FOR 12" DIAMETER OR LARGER SHALL BE APPROVED BY THE AUTHORITY PRIOR TO CONSTRUCTION.

THRUST BLOCKS DETAIL



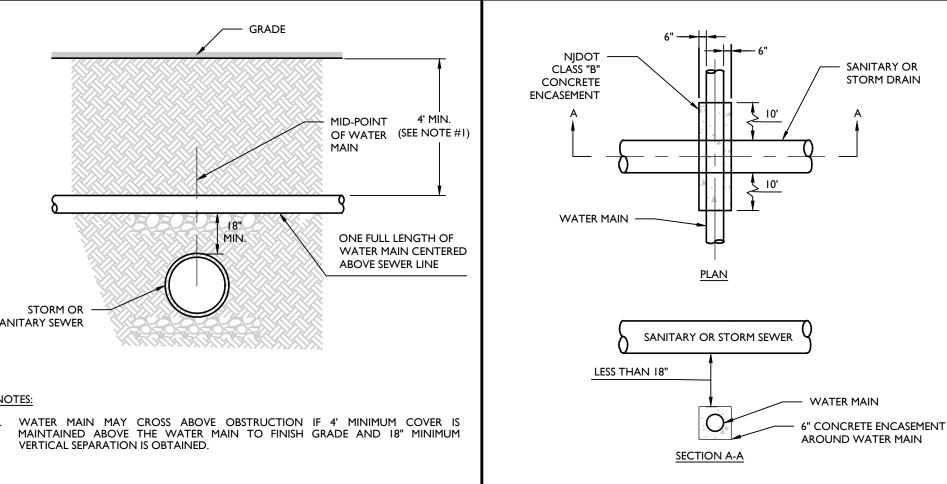
- I. WATER MAIN MAY CROSS ABOVE OBSTRUCTION IF 4' MINIMUM COVER IS MAINTAINED ABOVE THE WATER MAIN AND FINISH GRADE. 2. MINIMUM VERTICAL SEPARATION BETWEEN SANITARY OR STORM SEWER TO WATER MAIN SHALL BE 18" IF THE HORIZONTAL SEPARATION IS LESS THAN 10'. BETWEEN WATER MAIN AND OTHER UTILITIES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12".
- 3. WATER MAIN SHALL BE SIZE AND MATERIAL SPECIFIED ON THE PLAN, WITH MECHANICAL JOINT OR PUSH-ON AND ALL FITTINGS BE CAST IRON MECHANICALLY JOINT.
- 4. OFFSETS MAY BE SUBSTITUTED FOR A "T" OF UP TO 24" IF APPROVED BY THE ENGINEER.

WATER CROSSING

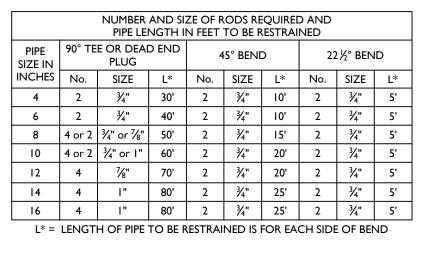
OVER SEWER DETAIL

6. TIE RODS SHALL BE UTILIZED TO RESTRAIN PIPE JOINTS IF THRUST BLOCK IS NOT USED. DETAILS OF THE TIE ROD ASSEMBLY SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. TIE RODS SHALL BE SUFFICIENT TO RÉSTRAIN THE THRUST DEVELOPED AT 100 PSI WORKING PRESSURE. MEGALUG RESTRAINT ALSO ACCEPTABLE IN PLACE OF TIE

WATER CROSSING UNDER UTILITY DETAIL

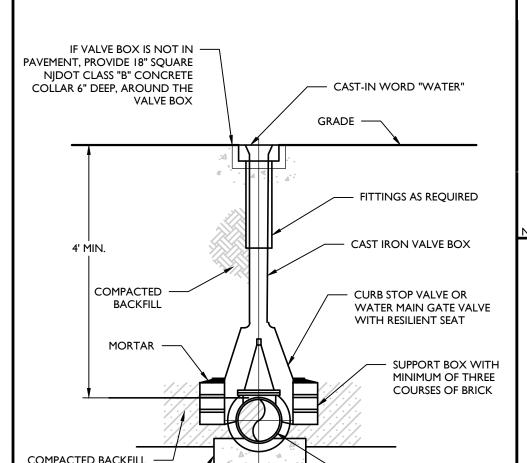


WATER MAIN ENCASEMENT DETAIL



- I. USE OF MECHANICAL JOINT RETAINER GLANDS SHALL PROVIDE A THRUST RESTRAINT SYSTEM EQUIVALENT TO THAT LISTED IN THE TABLE FOR CLAMPS AND RODS.
- LENGTHS ARE BASED ON THE FOLLOWING CRITERIA: 150 PSI MAXIMUM PRESSURE AND 3'-6" OF COVER. TABLE IS FOR USE WITH CAST IRON PIPE OR DUCTILE IRON PIPE ONLY. IF TEST CONDITIONS ARE MORE SEVERE OR LARGER PIPES ARE PROPOSED, THEN SPECIAL COMPUTATIONS MUST BE PROVIDED BY LICENSED PROFESSIONAL ENGINEER.

JOINT RESTRAINT SCHEDULE DETAIL



TO NATURAL GROUND

CONCRETE BEARING PAD TO BE USED WITH PVC PIPE SUPPORTED ON

UNDISTURBED EARTH

NIDOT CLASS "B"

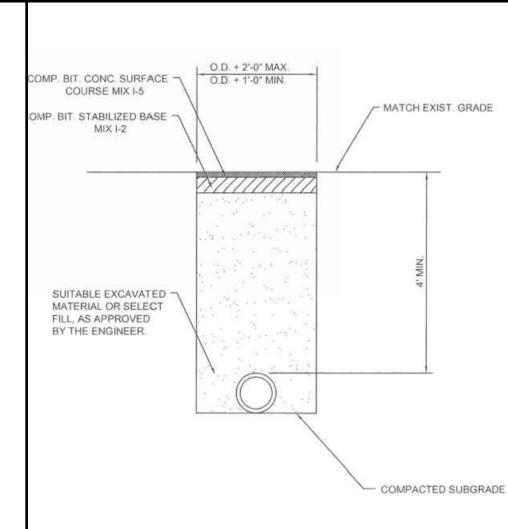
- VALVE BOX SHOULD HAVE EXTENSION IF WATER MAIN OR SERVICE IS PLACED
- BASE, OR APPROVED EQUAL. WATER MAIN VALVE BOX SHALL BE SCREW TYPE ADJUSTABLE MODE, FIGURE # 4905-22 AS MANUFACTURED BY BINGHAM & TAYLOR OR APPROVED

CURB STOP VALVE BOX SHALL BE MUELLER EXTENSION TYPE WITH ARCH PATTERN

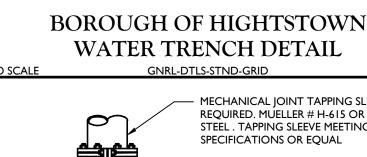
WATER SERVICE

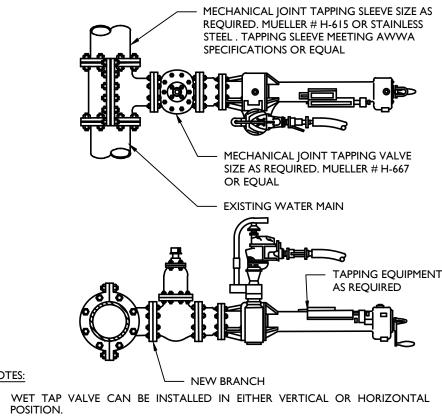
(SEE PLAN FOR DETAILS)

WATER VALVE BOX DETAIL MCNI-UTIL-WATR-1600



WATER TRENCH IN BOROUGH ROAD





CONTRACTOR SHALL VERIFY DEPTH OF BURY, MATERIAL, DIAMETER (O.D.) AND OPERATING PRESSURE OF EXISTING WATER MAIN PRIOR TO ORDERING OF WET

WET TAP DETAIL

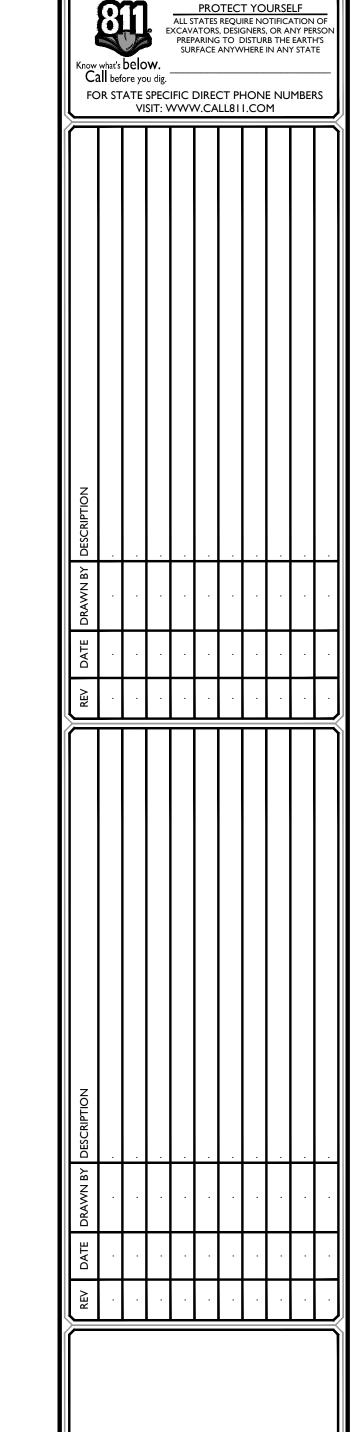
MCNI-UTIL-WATR-1200

FINAL BACKFILL 80% STANDARD PROCTOR -COMPACTED SUITABLE BACKFILL. SUITABLE BEDDING d = 4" MINIMUM — UNDISTURBED EARTH OR MIN. TRENCH COMPACTED SUBGRADE 1.25 O.D. + 1 FT NOTES:

ALL PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH

WATER MAIN PIPE SHALL BE CEMENT LINED DUCTILE IRON PIPE (DIP) PRESSURE CLASS 150, THICKNESS CLASS 52 WITH ASPHALTIC EPOXY TYPE COATING. 3. SUITABLE BACKFILL MATERIAL SHALL BE SAND, GRAVEL, OR 3/4" CRUSHED STONE.

DIP WATER PIPE BEDDING (TYPE 4) DETAIL



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PRELIMINARY & FINAL MAJOR SITE PLAN

PRC HIGHTSTOWN

BLOCK 8, LOT 12,

BLOCK 21 LOTS 1-14, 20 & 26, BLOCK 30, LOTS 1-7 & 10-13

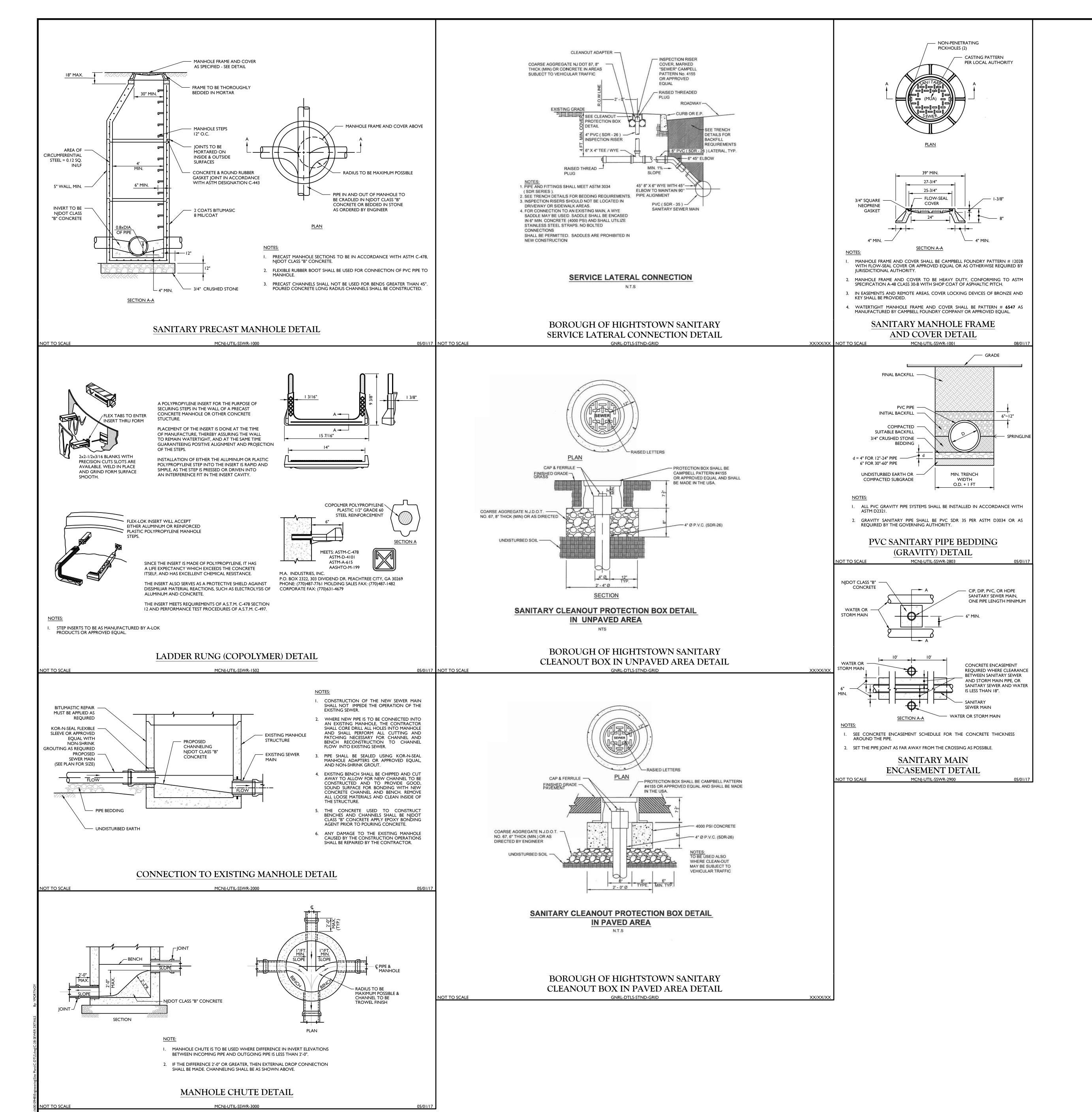
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YOSEF PORTNOY

NEW JERSEY PROFESSIONAL

ENGINEER - LICENSE NUMBER: GE53583

PRELIMINARY & FINAL MAJOR SITE PLAN

PRC HIGHTSTOWN

BLOCK 8, LOT 12, BLOCK 21

LOTS 1-14, 20 & 26,

BLOCK 30, LOTS 1-7 & 10-13
BOROUGH OF HIGHTSTOWN

MERCER COUNTY
NEW JERSEY



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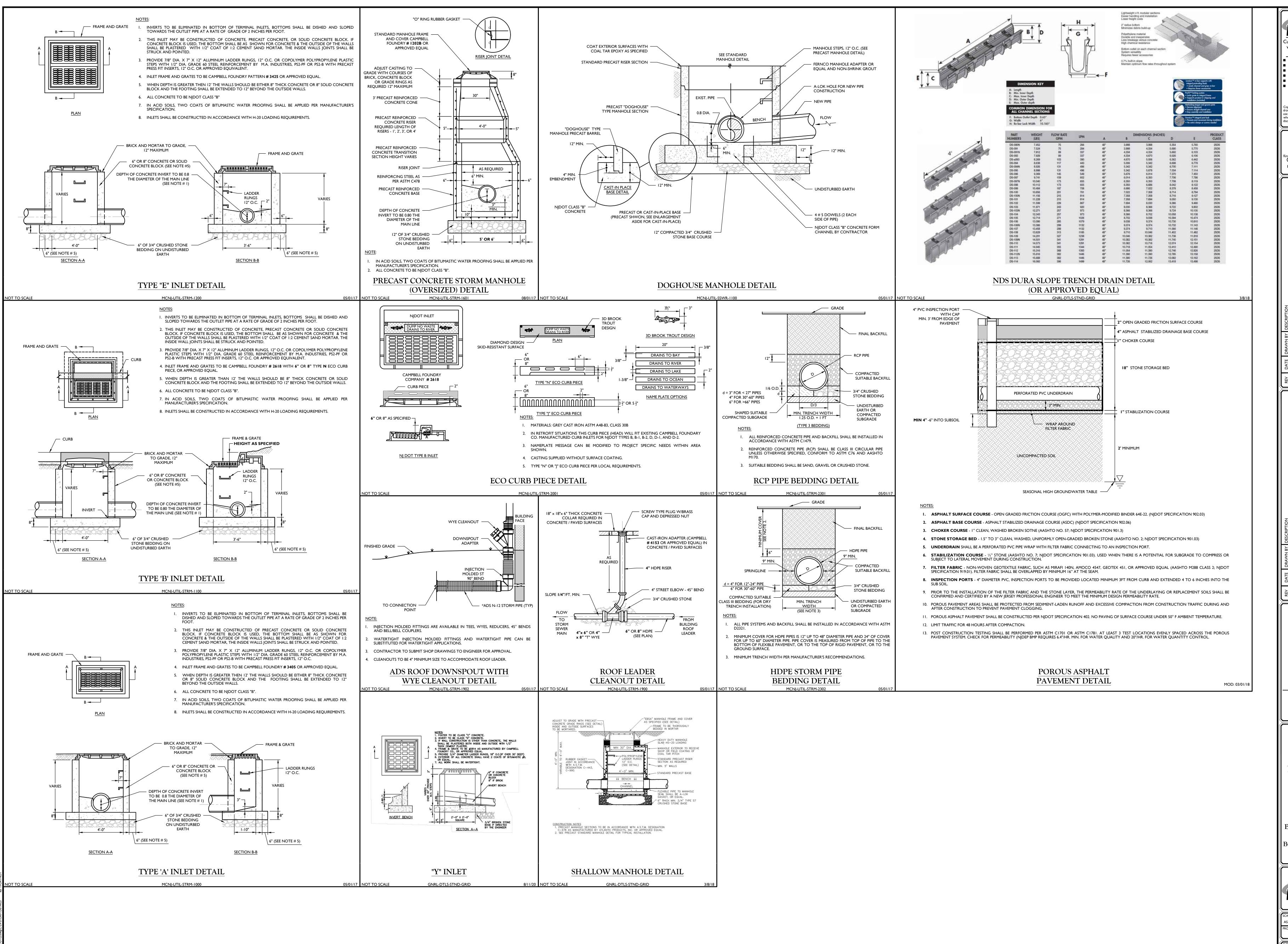
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 DRAWING NAME:

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PRELIMINARY & FINAL

NEW JERSEY PROFESSIONAL

ENGINEER - LICENSE NUMBER: GE53583

MAJOR SITE PLAN

PRC HIGHTSTOWN

BLOCK 8, LOT 12, BLOCK 21 LOTS 1-14, 20 & 26, BLOCK 30, LOTS 1-7 & 10-13

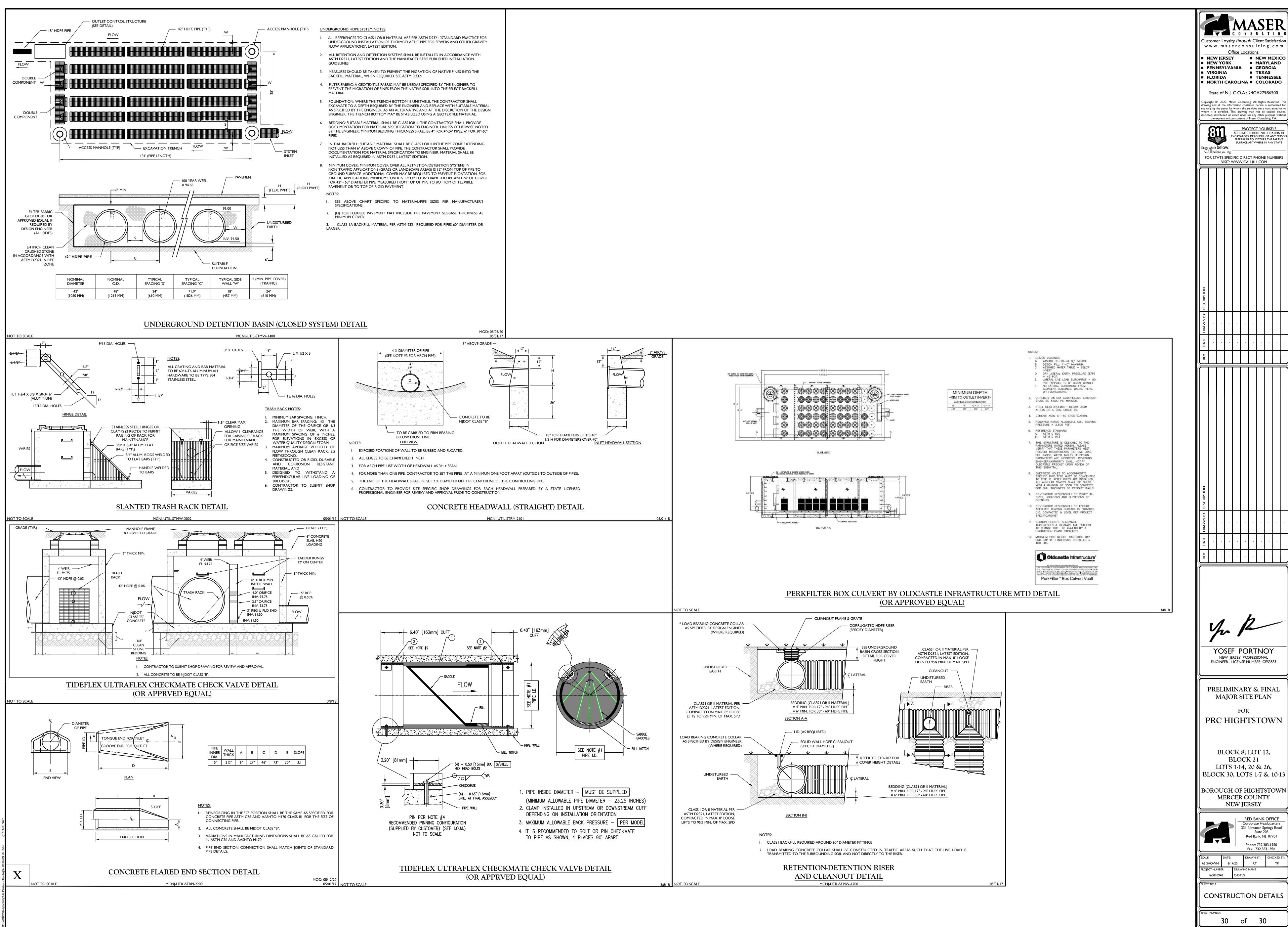
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8/14/20

RAWING NAME:

BLOCK 8, LOT 12,

BLOCK 21

MERCER COUNTY

NEW JERSEY

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Corporate Headquarters

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Red Bank, NJ 07701

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