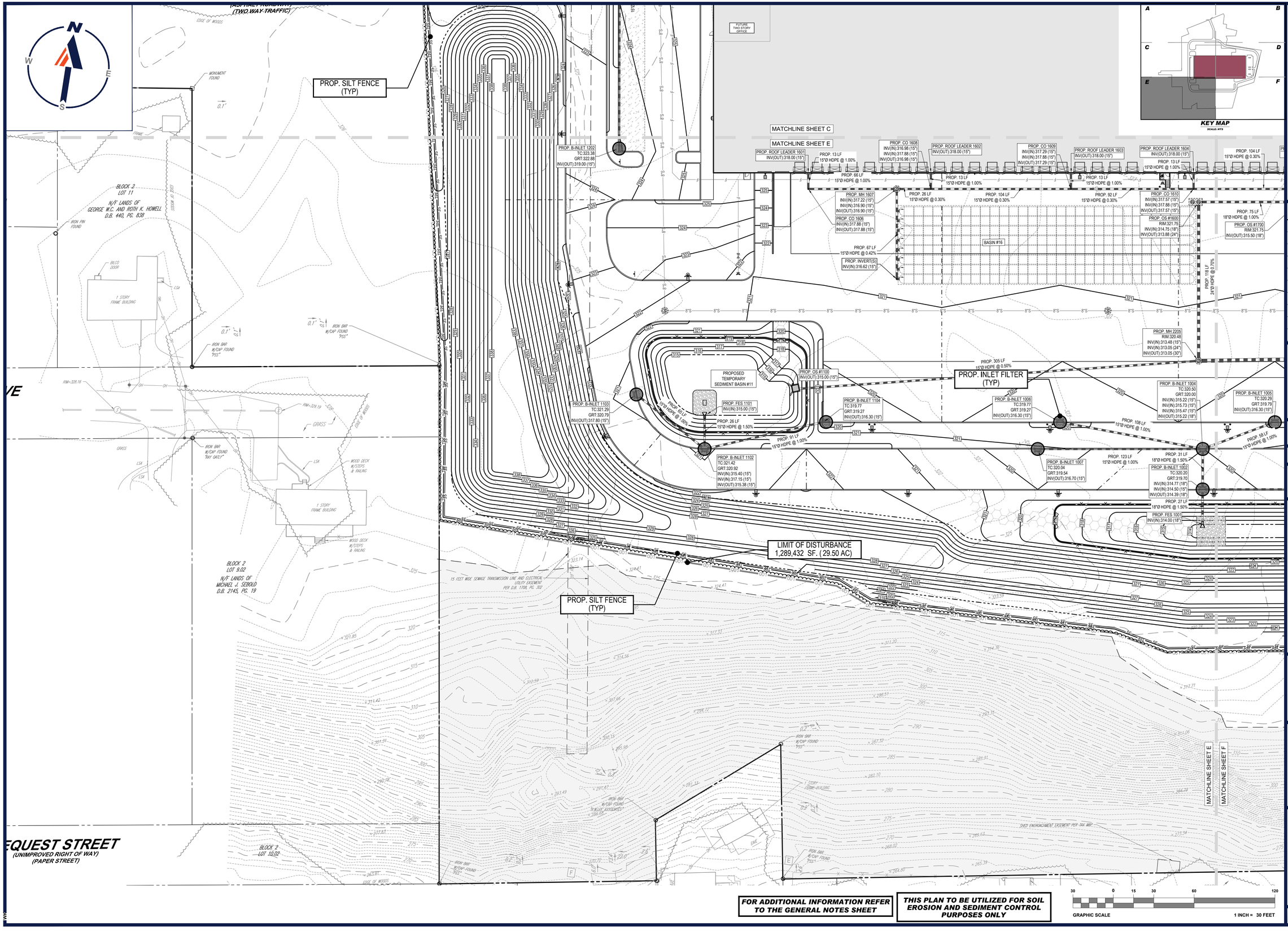

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	10/13/2023	REV. PER TOWNSHIP SUBMISSION	WTK / DGR

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www.nj1-call.org

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NJC230039
DRAWN BY:	CTC
CHECKED BY:	DGR
DATE:	10/07/2023
CAD I.D.:	NJC230039.00-EROS-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
125 HALF MILE ROAD, SUITE 207
RED BANK, NJ 07701
Phone: (732) 825-6800
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

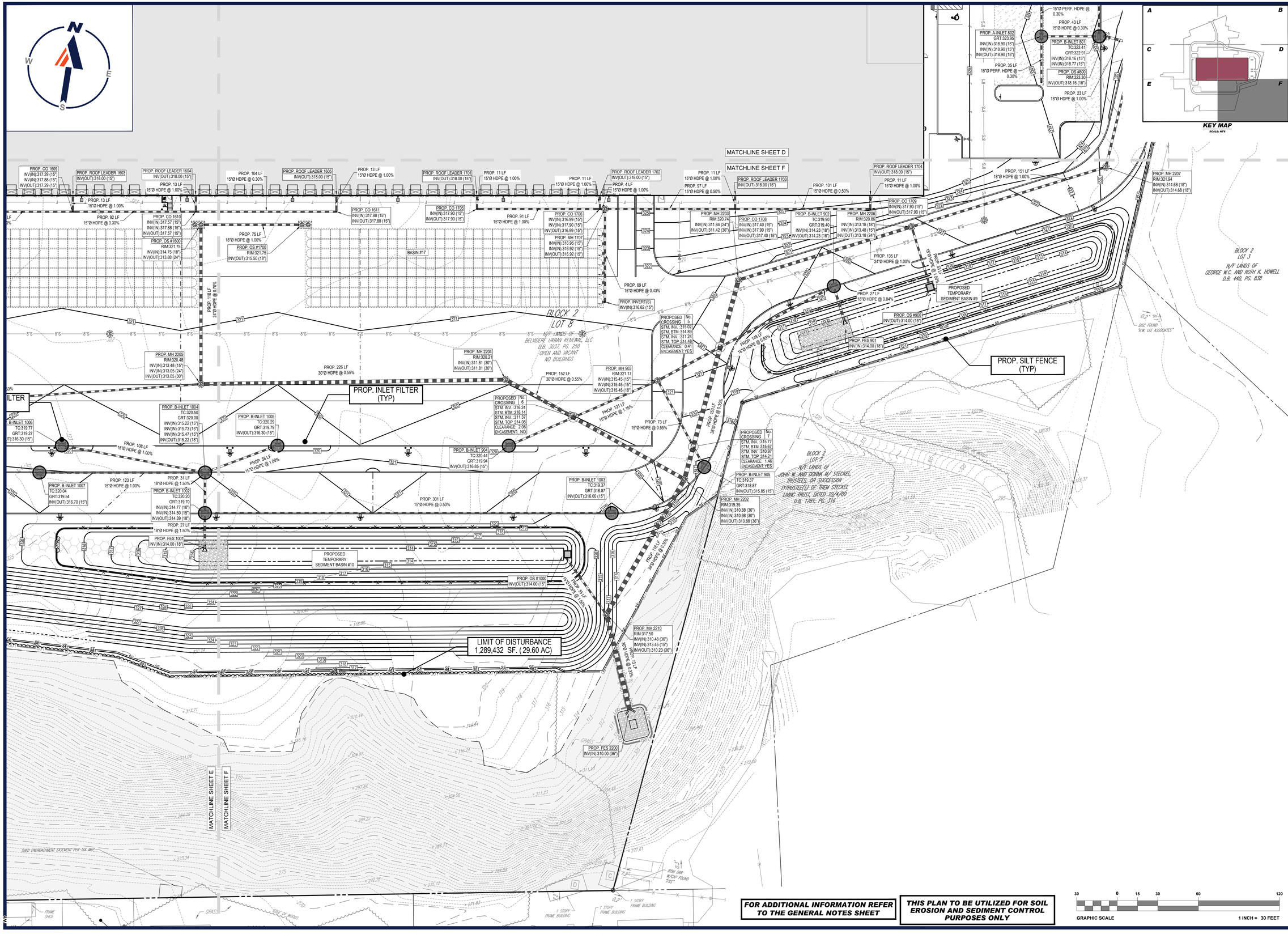
SOIL EROSION AND SEDIMENT CONTROL PLAN E

SHEET NUMBER:

C-606

REVISION 1 - 10/13/2023

I:\2023\NJC230039.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\NJC230039.00-EROS-1A——LAYOUT C-606 EROSE


MATCHLINE SHEET D
MATCHLINE SHEET F
MATCHLINE SHEET E
MATCHLINE SHEET F
PROP. INLET FILTER (TYP)
PROP. SILT FENCE (TYP)
LIMIT OF DISTURBANCE
1,289,432 SF. (29.60 AC)
BLOCK 2
LOT 8
N/F LANDS OF BELVIDERE URBAN RENEWAL, LLC
D.B. 3037, PG. 250
OPEN AND VACANT
NO BUILDINGS
BLOCK 2
LOT 1
N/F LANDS OF
GEORGE M.G. AND ROTH K. HOWELL
D.B. 440, PG. 838
BLOCK 2
LOT 7
N/F LANDS OF
JOHN W. AND DONNA M./ STECKEL
TRUSTEES, OR SUCCESSOR
(S)TRUSTEE(S) OF THEM, STECKEL
LIVING TRUST, DATED 10/4/00
D.B. 1781, PG. 316
PROPOSED TEMPORARY SEDIMENT BASIN #9
PROPOSED TEMPORARY SEDIMENT BASIN #10
BASIN #17
PROP. A-INLET 802
PROP. B-INLET 801
PROP. OS #800
PROP. CO 1609
PROP. ROOF LEADER 1603
PROP. ROOF LEADER 1604
PROP. ROOF LEADER 1605
PROP. ROOF LEADER 1701
PROP. ROOF LEADER 1702
PROP. ROOF LEADER 1703
PROP. ROOF LEADER 1704
PROP. CO 1610
PROP. CO 1611
PROP. CO 1705
PROP. CO 1706
PROP. CO 1707
PROP. CO 1708
PROP. CO 1709
PROP. OS #1600
PROP. OS #1700
PROP. OS #1000
PROP. OS #900
PROP. MH 2203
PROP. MH 2206
PROP. MH 2207
PROP. MH 2204
PROP. MH 903
PROP. MH 1707
PROP. MH 2202
PROP. MH 2210
PROP. B-INLET 902
PROP. B-INLET 1004
PROP. B-INLET 1005
PROP. B-INLET 1006
PROP. B-INLET 1007
PROP. B-INLET 1002
PROP. B-INLET 904
PROP. B-INLET 1003
PROP. B-INLET 905
PROP. FES 1001
PROP. FES 901
PROP. FES 2200
PROPOSED CROSSING No. 5
PROPOSED CROSSING No. 6
PROPOSED CROSSING No. 7
PROP. 104 LF 15"Ø HDPE @ 0.30%
PROP. 13 LF 15"Ø HDPE @ 1.00%
PROP. 92 LF 15"Ø HDPE @ 0.30%
PROP. 75 LF 18"Ø HDPE @ 1.00%
PROP. 181 LF 24"Ø HDPE @ 0.70%
PROP. 69 LF 15"Ø HDPE @ 0.43%
PROP. 226 LF 30"Ø HDPE @ 0.55%
PROP. 152 LF 30"Ø HDPE @ 0.55%
PROP. 121 LF 15"Ø HDPE @ 1.16%
PROP. 73 LF 15"Ø HDPE @ 0.55%
PROP. 108 LF 15"Ø HDPE @ 1.00%
PROP. 58 LF 15"Ø HDPE @ 1.00%
PROP. 123 LF 15"Ø HDPE @ 1.00%
PROP. 31 LF 18"Ø HDPE @ 1.50%
PROP. 27 LF 18"Ø HDPE @ 1.50%
PROP. 301 LF 15"Ø HDPE @ 0.50%
PROP. 91 LF 15"Ø HDPE @ 1.00%
PROP. 11 LF 15"Ø HDPE @ 1.00%
PROP. 4 LF 15"Ø HDPE @ 1.00%
PROP. 97 LF 15"Ø HDPE @ 0.50%
PROP. 101 LF 15"Ø HDPE @ 0.50%
PROP. 43 LF 15"Ø HDPE @ 0.30%
PROP. 35 LF 15"Ø PERF. HDPE @ 0.30%
PROP. 23 LF 18"Ø HDPE @ 1.00%
PROP. 151 LF 18"Ø HDPE @ 1.00%
PROP. 135 LF 24"Ø HDPE @ 1.00%
PROP. 27 LF 18"Ø HDPE @ 0.84%
PROP. 148 LF 18"Ø HDPE @ 0.85%
PROP. 153 LF 30"Ø HDPE @ 1.53%
PROP. 181 LF 30"Ø HDPE @ 0.50%
PROP. 71 LF 30"Ø HDPE @ 1.00%
PROP. 55 LF 15"Ø HDPE @ 1.00%
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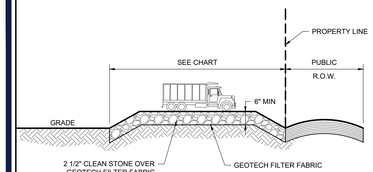
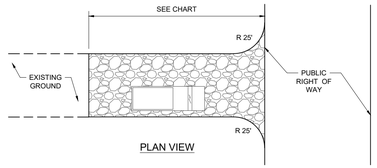
PROP. INVERT(S) INV(IN):314.00 (36



PROFILE



PLAN VIEW

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIREMENTS	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0% TO 2%	50 Ft	100 Ft
2% TO 5%	100 Ft	200 Ft
>5%	ENTIRE ENTRANCE STABILIZED WITH HOT MIX ASPHALT BASE COURSE, MIX I-2*	

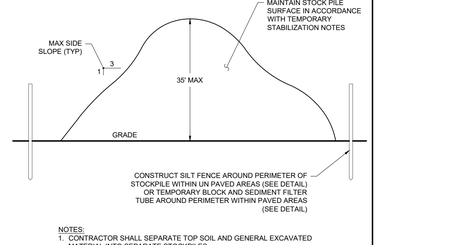
* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

CHART

NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE ANTI-TRACKING PAD FOR THE DURATION OF THE PROJECT, SO THAT THE ROAD IS KEPT CLEAN.
2. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION EXIT AND PUBLIC R.O.W.
3. CONTRACTOR MUST APPLY TOP DRESSING WITH REPLACEMENT/ SUPPLEMENTAL STONE AS NECESSARY DURING THE PROJECT TO MAINTAIN ADEQUATE ANTI-TRACKING FUNCTION.
4. ANTI-TRACKING TO BE PROVIDED WHEREVER VEHICLES EXIT IN UN-STABILIZED PORTION OF THE CONSTRUCTION SITE.
5. TRACKING PAD IS TO EXTEND TO THE PAVED AREA IN THE PUBLIC R.O.W.

1 STABILIZED CONSTRUCTION EXIT/ACCESS & ANTI-TRACKING PAD DETAIL

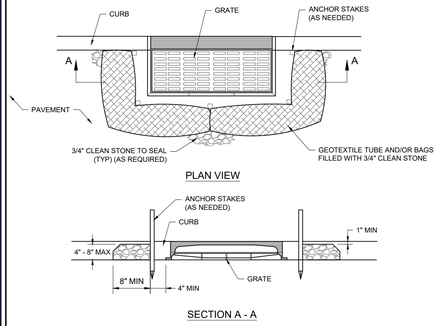
NOT TO SCALE (O029901 - 08/2017)



NOTES:
1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5%.
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
5. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE MUNICIPAL ENGINEER OR SOIL CONSERVATION DISTRICT.
6. THE BARRIER SHALL BE REMOVED WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE AND ACCEPTED BY THE MUNICIPAL ENGINEER OR SOIL CONSERVATION DISTRICT.
7. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD A MIN. DIAMETER THICKNESS OF 1 ½ INCHES.
8. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
9. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE GROUND. FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING TO INDICATE LIMIT OF SILT ACCUMULATION. CONTRACTOR MUST REMOVE THE ACCUMULATED SILT WHEN LIMIT IS REACHED.

2 SILT FENCE DETAIL

NOT TO SCALE (O039902 - 1/2017)



PLAN VIEW

SECTION A - A

NOTES
1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117F, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WEBTEC INC., OR APPROVED EQUIVALENT.
2. ¾" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
3. ANCHOR STAKES OF WOOD OR METAL SHALL BE INSTALLED WHERE REQUIRED BY FIELD CONDITIONS TO PREVENT MOVEMENT OF BARRIER.
4. WHERE NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENCIRCLE THE DRAIN INLET.
5. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
6. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM. WHERE SLOPE REQUIRES, AN EARTHEN BERM SHALL BE INSTALLED TO DIRECT STORM FLOW INTO THE INLET, BUT NOT OVER THE CURB.
7. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
8. INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED AND ACCEPTED BY THE MUNICIPAL ENGINEER AND/OR SOIL CONSERVATION DISTRICT.

4 INLET FILTER / GEOTEXTILE TUBES DETAIL

NOT TO SCALE (O049901-01/2013)

DEFINITION

THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS

PURPOSE

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON- AND OFF-SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

CONDITION WHERE PRACTICE APPLIES

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTIONS.

WATER QUALITY ENHANCEMENT

SEDIMENTS DEPOSITED AS "DUST" ARE OFTEN FINE COLLOIDAL MATERIAL WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.

PLANNING CRITERIA

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES - SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY

VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND PERMANENT STABILIZATION WITH SOD.

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

	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) -SPRAY ON POLYACRYLAMIDE (PAM) -DRY SPREAD	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD.		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1,200

TILLAGE- TO ROUGHEN THE SURFACE AND BRING THE CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING- SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

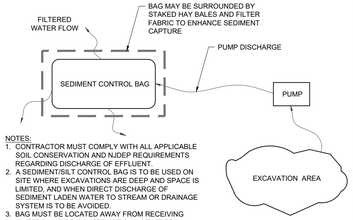
BARRIERS- SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE- SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

STONE- COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

3 NJSCD STANDARD FOR DUST CONTROL

NOT TO SCALE (O999916 - 2/2018)



NOTES:
1. CONTRACTOR MUST COMPLY WITH ALL APPLICABLE SOIL CONSERVATION AND NJDEP REQUIREMENTS REGARDING DISCHARGE OF EFFLUENT.
2. A SEDIMENT/SILT CONTROL BAG IS TO BE USED ON SITE WHERE EXCAVATIONS ARE DEEP AND SPACE IS LIMITED, AND WHEN DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO STREAM OR DRAINAGE SYSTEM IS TO BE AVOIDED.
3. BAG MUST BE LOCATED AWAY FROM RECEIVING WATERS AND/OR CONSTRUCTION ACTIVITIES.
4. BAGS MUST BE DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND FED.,STATE, AND LOCAL REGULATIONS. BAGS MAY NOT BE REUSED.
5. DISCHARGE HOSE FROM PUMP MUST BE PLACED IN A STABILIZED AREA DOWN SLOPE OF UNSTABILIZED AREAS TO PREVENT EROSION.
6. MAINTENANCE MUST BE PERFORMED BY THE CONTRACTOR WHEN THE PUMP RUNS DRY AND BACK UP WATER REMAINS.

5 NJ SCD SEDIMENT CONTROL BAG FOR DEWATERING DETAIL

NOT TO SCALE (O089906-08/2016)

NOTES:
1. CONTRACTOR SHALL SEPARATE TOP SOIL AND GENERAL EXCAVATED MATERIAL INTO SEPARATE STOCKPILES.
2. CONTRACTOR SHALL PROTECT EXCAVATED REUSABLE SOILS FROM SOILS CONTAMINATED WITH DELETERIOUS MATERIAL.

6 TEMPORARY SOIL STOCKPILE DETAIL

NOT TO SCALE (O079901 - 1/2017)

REQUIREMENTS FOR LAND GRADING

(O009902-01/18)

THE CONTRACTOR MUST COMPLY WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (SSESCNJ) IN GENERAL, AND FOR LAND GRADING MORE SPECIFICALLY, CHAPTER 19. THESE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING SUMMARY:

1. SUBGRADE SOILS, PRIOR TO THE APPLICATION OF TOPSOIL, MUST BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION, AND PERFORMED JUST PRIOR TO PLACEMENT OF TOPSOIL AND SEEDING.
3. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
4. COMPACTION TESTING LOCATION ARE DENOTED ON THE PLAN. A COPY OF THE PLAN, OR PORTION OF THE PLAN, MUST BE USED TO MARK LOCATIONS OF TESTS AND BE ATTACHED TO THE COMPACTION MITIGATION VERIFICATION FORM, AVAILABLE AT THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT OR AGENCY HAVING JURISDICTION.
5. SOIL COMPACTION REMEDIATION OR TESTING TO PROVE REMEDIATION IS NOT NECESSARY IS REQUIRED IN AREAS WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED THAT ARE NOT OTHERWISE EXEMPTED BY THE SSESCNJ. TESTING METHOD IS TO BE SELECTED, AND SOIL COMPACTION TESTING IS TO BE PERFORMED BY THE CONTRACTOR OR OTHER PROJECT OWNER'S REPRESENTATIVE (E.G., ENGINEER).
6. A MINIMUM OF TWO (2) TESTS ARE TO BE PERFORMED FOR PROJECTS WITH AN OVERALL LIMIT OF DISTURBANCE OF UP TO ONE (1) ACRE AND AT A RATE OF TWO (2) TESTS PER ACRE OF THE OVERALL LIMIT OF DISTURBANCE FOR LARGER AREAS WHICH ARE TO BE EVENLY DISTRIBUTED OVER THE AREA OF DISTURBANCE SUBJECT TO TESTING.
7. TESTS ARE TO BE PERFORMED IN AREAS REPRESENTATIVE OF THE CONSTRUCTION ACTIVITY PREVAILING IN THE AREA.
8. IN THE EVENT THIS TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE TESTING METHOD, THE CONTRACTOR/OWNER WILL HAVE THE OPTION TO PERFORM COMPACTION MITIGATION OVER THE ENTIRE DISTURBED AREA (EXCLUDING EXEMPT AREAS) OR TO PERFORM ADDITIONAL TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION.
9. SOIL TEST METHOD OPTIONS - THE OPTIONS THAT ARE PERMITTED ARE CONTAINED IN THE SSESCNJ, CHAPTER 19, WHICH PROVIDES SPECIFICATIONS FOR EACH OPTION THAT MUST BE FOLLOWED. THE OPTIONS INCLUDE THE FOLLOWING:
   A. PROBING WIRE TEST METHOD
   B. HANDHELD SOIL PENETROMETER TEST METHOD
   C. TUBE BULK DENSITY TEST METHOD
   D. NUCLEAR DENSITY TEST METHOD

MAXIMUM DRY BULK DENSITIES (GRAMS/CUBIC CENTIMETER) BY SOIL TYPE

SOIL TYPE/TEXTURE	BULK DENSITY G/CC
COARSE, MEDIUM AND FINE SANDS AND LOAMY SANDS	1.80
VERY FINE SAND AND LOAMY VERY FINE SAND	1.77
SANDY LOAM	1.75
LOAM, SANDY CLAY LOAM	1.70
CLAY LOAM	1.65
SANDY CLAY	1.60
SILT, SILT LOAM	1.55
SILTY CLAY LOAM	1.50
SILTY CLAY	1.45
CLAY	1.40

SOURCE: USDA NATURAL RESOURCE CONSERVATION SERVICE, SOIL QUALITY INFORMATION SHEET, SOIL QUANTITY RESOURCE CONCERNS: COMPACTION, APRIL 1996.

   E. ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED, SUBJECT TO DISTRICT PRE-APPROVAL.
10. PROCEDURES FOR SOIL COMPACTION MITIGATION
    IF SUBGRADE SOILS ARE DETERMINED TO BE EXCESSIVELY COMPACTED BY TESTING OPTION INDICATED ABOVE, PROCEDURES MUST BE IMPLEMENTED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. RESTORATION OF COMPACTED SOILS IS TO BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.) OR IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER.
11. INSTALLATION REQUIREMENTS
    A. TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETATIVE MATTER WHICH CAN INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OR FILL AREAS MUST BE REMOVED AND DISPOSED OF ACCORDING TO THE PLAN.
    B. TOPSOIL IS TO BE STRIPPED AND STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISH GRADING OF ALL EXPOSED AREAS REQUIRING TOPSOIL. SSESCNJ STANDARD FOR TOPSOILING, PG. 8-1.
    C. TOPSOIL MUST BE APPLIED UNIFORMLY APPLIED TO AN AVERAGE DEPTH OF 5 INCHES, WITH A MINIMUM DEPTH OF 4 INCHES REQUIRED. IF SPECIAL REGULATIONS AND/OR INDUSTRY DESIGN STANDARDS ARE APPROPRIATE, ALTERNATE TOPSOIL DEPTHS MAY BE CONSIDERED. SEE SSESCNJ STANDARD FOR TOPSOILING, PG. 8-2.
    D. FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT CAN BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS.
    E. ALL STRUCTURAL FILLS MUST BE COMPACTED AS DETERMINED BY STRUCTURAL ENGINEERING REQUIREMENTS FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESSIVE SATURATION.
    F. ALL DISTURBED AREAS MUST BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND MUST BE PROTECTED FROM EROSION. SEE SSESCNJ STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 4-1.
    G. TREES TO BE RETAINED MUST BE PROTECTED AS NECESSARY IN ACCORDANCE WITH SSESCNJ STANDARD FOR TREE PROTECTION DURING CONSTRUCTION, PG. 9-1.
12. UPON COMPLETION OF SOIL COMPACTION TESTING, A COMPLETED "SOIL COMPACTION MITIGATION VERIFICATION FORM", ALONG WITH TEST RESULTS, MUST BE SUBMITTED TO THE SOIL CONSERVATION DISTRICT PRIOR TO A REQUEST FOR A "REPORT OF COMPLIANCE INSPECTION".

STABILIZATION SPECIFICATIONS TEMPORARY SEEDING AND MULCHING:

- SITE PREPARATION
  A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEED BED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
  B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS AND WATERWAYS.
  C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIES 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

- SEEDBED PREPARATION:
  A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIAL TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
  B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC,SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
  C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.
  D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS.

- SEEDS
  COOL SEASON:
  PERENNIAL RYE GRASS 100 LBS/ACRE OR 1 LBS/1,000 SF OR OTHER APPROVED SEEDS; PLANT BETWEEN: MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
  WARM SEASON:
  SWITCHGRASS AT 60 LBS/ACRE OR 1 LBS/1,000 SF OR OTHER APPROVED SEEDS: PLANT BETWEEN: MAY 15 AND AUGUST 15.

- MULCH
  SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

SESC COMPACTION NOTE

THE SUBJECT SITE IS LOCATED IN PLANNING AREA-1 AND IS DEVELOPED UNDER EXISTING CONDITIONS.
BASED ON THE NEW JERSEY DEPARTMENT OF AGRICULTURE STATE SOIL CONSERVATION COMMITTEE TECHNICAL BULLETIN, EFFECTIVE MARCH 2018, THE SOIL COMPACTION REQUIREMENTS ARE NOT APPLICABLE.

SWPPP NOTES

(3/2015)

CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES.
CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.

SEQUENCE OF CONSTRUCTION:

- PHASE I: INSTALL STONE ANTI - TRACKING PAD AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES, INCLUDING DOWN SLOPE PERIMETER SILT FENCING. (1 WEEK)
- PHASE 2: EXCAVATE FOR ABOVEGROUND TEMPORARY SEDIMENT BASINS, PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACE. INSTALL SEDIMENT RISERS AT OUTLET STRUCTURE. SEE SEDIMENT BASIN NOTES THIS SHEET (2 WEEKS).
- PHASE 3: CLEAR AND ROUGH GRADE FOR ROADWAY, BUILDING AREA AND OTHER AREA REQUIRING EXCAVATION. (2 WEEKS)
- PHASE 4: EXCAVATE AND INSTALL ON SITE IMPROVEMENTS INCLUDING CURBING, PAVEMENT, UNDERGROUND UTILITIES, ETC. (10 WEEKS)
- PHASE 5: FINAL GRADING ON SITE. (2 WEEKS)
- PHASE 6: SOIL RESTORATION MEASURES PRIOR TO TOPSOILING FOR PERMANENT STABILIZATION. (2 WEEKS)
- PHASE 7: CONVERSION OF THE TEMPORARY SEDIMENT BASINS TO FINAL SPECIFICATIONS AS STATED IN SECTION 4 OF THE STANDARDS: PERMANENT STABILIZATION IS 80% VEGETATIVE COVER AND ONCE MOWED. (1 WEEK)
- PHASE 8: FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.

SEDIMENT BASIN MAINTENANCE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENT BASIN MAINTENANCE DURING CONSTRUCTION AND CONVERSION TO PERMANENT BASIN UPON FINAL STABILIZATION OF THE SITE.
2. SEDIMENT BASINS SHALL BE CLEANED WHEN SEDIMENT REACHES:
3. SEDIMENT REMOVED FROM BASIN SHALL NOT PLACED IN A MANNER THAT WILL CAUSE EROSION AND SHALL NOT BE DEPOSITED DOWNSTREAM FROM THE BASIN.
4. WATER LYING OVER THE TRAPPED SEDIMENT SHALL BE REMOVED BY PUMPING, CUTTING THE TOP OF THE RISER, OR APPROPRIATE METHOD PRIOR TO BREACHING THE EMBANKMENT.
5. FLOCCULENTS MAY BE ADDED TO THE BASIN IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO REMOVE FINE SUSPENDED COLLOIDAL MATERIAL PRIOR TO DEWATERING. THE FLOCCULENT SHALL NOT CAUSE ADVERSE ENVIRONMENTAL CONDITIONS TO DEVELOP IN THE AREA RECEIVING THE BASIN DISCHARGE. AND LANDSCAPING

STABILIZATION SPECIFICATIONS - PERMANENT SEEDING

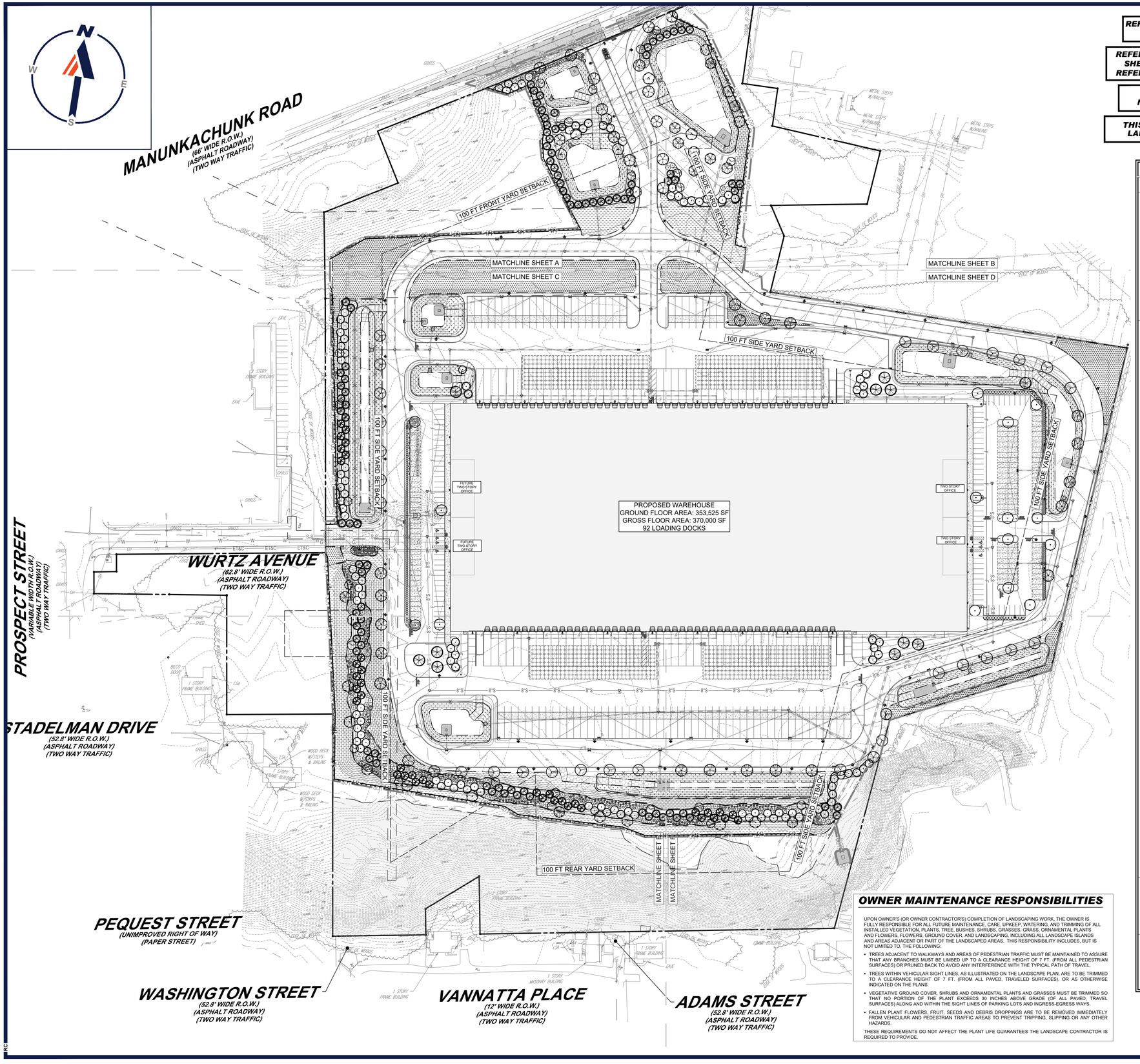
- SITE PREPARATION
  A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEED BED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
  B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
  C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOP SOIL SHALL BE AMENDED WITH ORDANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR SOILING.
  D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS AND WATERWAYS.

- SEEDBED PREPARATION:
  A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FORMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS COOPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICE (HTTP://NJAES.RUTGERS.EDU/COUNTY). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATED OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
  B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
  C. HIGH ACID PRODUCING SOIL: SOILS HAVING A PH OF 4 OR LESS OR CONTANING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED REPARATION. SEE THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

- SEED MIXTURES

HARD FESCUE:	130 LBS / ACRE	OR	3 LBS / 1,000 SF
CHEWINGS FESCUE:	45 LBS / ACRE	OR	1 LBS / 1,000 SF
STRONG CREEPING RED FESCUE:	45 LBS / ACRE	OR	1 LBS / 1,000 SF
PERENNIAL RYEGRASS:	10 LBS / ACRE	OR	0.25 LBS / 1,000 SF

  PLANTING TIMEFRAME:

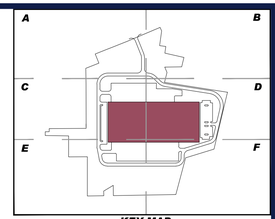


REFER TO LANDSCAPE PLAN A FOR PLANT SCHEDULE

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

REFER TO LANDSCAPE NOTES & DETAILS SHEET

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



KEY MAP
SCALE: NTS

COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS	COMPLIANCE
CHAPTER 505. ARTICLE IX. BUFFERS FOR RESIDENTIAL ZONES. 505- 48. PERFORMANCE CONDITIONS.	C.BERMS. IF A PARCEL IN NONRESIDENTIAL USE IS HIGHER IN ELEVATION THAN AN ADJOINING RESIDENTIAL PARCEL IN A RESIDENTIAL ZONE, THEN A LANDSCAPED EARTHEN BERM MAY BE REQUIRED TO RAISE THE SCREEN TO AN EFFECTIVE LEVEL OR TO MINIMIZE RUNOFF OF GROUNDWATER ONTO RESIDENTIAL PARCELS	A LANDSCAPED EARTHEN BERM HAS BEEN PROVIDED TO PRODUCE A SCREEN AT AN EFFECTIVE LEVEL TO NEIGHBORING RESIDENTIAL PROPERTIES.	COMPLIES
	E. MAINTENANCE. VEGETATION IN BUFFER AREAS SHALL BE KEPT TRIMMED AND FREE OF INFESTATION AND DISEASE AND THE AREA KEPT CLEAR OF DEBRIS, RUBBISH, WEEDS AND TALL GRASS. ANY PLANT MATERIAL WHICH DOES NOT LIVE SHALL BE REPLACED WITHIN ONE YEAR. FENCING SHALL BE STAINED OR PAINTED, REFINISHED AS REQUIRED TO MAINTAIN AN ATTRACTIVE APPEARANCE AND KEPT FREE OF INFESTATION BY INSECTS.	-(REFER TO NOTE 12.A. OF THE LANDSCAPE SPECIFICATIONS ON THE LANDSCAPE NOTES AND DETAILS SHEET C-708 REGARDING PLANT GUARANTEE. ALSO REFER TO THE LANDSCAPE MAINTENANCE PROGRAM NOTES)-	COMPLIES
	III.1 AREAS OF THE SITE PRESENTLY WOODED AND NOT PROPOSED TO BE DISTURBED WITH DEVELOPMENT OF THE SITE SHALL BE RETAINED	EXISTING WOODED AREAS NOT PROPOSED TO BE DISTURBED ARE TO REMAIN ON SITE WHERE ALLOWABLE.	COMPLIES
	III.2 THE SOUTHERN PORTION OF THE REDEVELOPMENT AREA, AS SHOWN ON FIGURE 4 ON THE FOLLOWING PAGE, INCLUDING THE WESTERN BOUNDARY ADJACENT TO STADELMAN DRIVE UP TO WURTZ STREET, SHALL INCLUDE A BERM WITH A MINIMUM HEIGHT OF 6' AND AN AVERAGE HEIGHT OF 8' ACROSS THE AREA. EVERGREEN TREES WITH A MINIMUM HEIGHT OF 8' AT TIME OF PLANTING SHALL BE PROVIDED AT THE TOP OF THE BERM IN A DOUBLE STAGGERED ROW. SPECIES SHALL BE MIXED TO PROVIDE VISUAL INTEREST AND SHOULD INCLUDE NATIVE SPECIES TO THE GREATEST EXTENT PRACTICAL. THE AREA OF THE BERM SHALL BE INCLUDED WITHIN A CONSERVATION EASEMENT THAT SHALL BE RECORDED AS A DEED RESTRICTION, AND SUCH EASEMENT AREA SHALL INCLUDE AREAS OF STEEP SLOPES TO THE SOUTH OF THE BERM ALONG THE PROPERTY BOUNDARY WITH ADJACENT RESIDENTIAL USES	A DOUBLE STAGGERED ROW OF NATIVE EVERGREEN TREES WITH A MINIMUM HEIGHT OF 8' HAS BEEN PROVIDED AT THE TOP OF THE PROPOSED 6' HIGH BERM. IN ADDITION TO THE DOUBLE STAGGERED ROW OF NATIVE EVERGREEN TREES, NATIVE SHRUB PLANTINGS HAVE BEEN PROVIDED ATOP THE BERM, PROVIDING YEAR ROUND VISUAL INTEREST AND SCREENING.	COMPLIES
	III.3. PORTIONS OF THE REDEVELOPMENT AREA ADJACENT TO RESIDENTIAL USES, CONSISTENT WITH FIGURE 4, BELOW, SHALL INCLUDE A MINIMUM BUFFER OF 25' FROM THE PROPERTY LINE. THE BUFFER SHALL INCLUDE EVERGREEN TREES A MINIMUM HEIGHT OF 8' AT TIME OF PLANTING CONSISTING OF A DOUBLE STAGGERED ROW. SPACING SHALL BE DETERMINED BASED ON SPECIES AND MATURE HEIGHT AT THE TIME OF SITE PLAN APPROVAL. SHOULD EXISTING VEGETATION BE RETAINED WITHIN THE BUFFER AREA,SUPPLEMENTAL EVERGREEN TREES SHALL BE PROVIDED TO ENSURE AN EFFECTIVE VISUAL SCREEN IS PROVIDED. REQUIRED BUFFERS TO RESIDENTIAL PROPERTIES SHALL BE INCLUDED IN A CONSERVATION EASEMENT THAT SHALL BE RECORDED AS A DEED RESTRICTION.	A 25' WIDE RESIDENTIAL BUFFER HAS BEEN PROVIDED. EXISTING VEGETATION IS PROPOSED TO REMAIN, WHERE ALLOWABLE. TO FURTHER ENHANCE THE RESIDENTIAL BUFFER, A DOUBLE STAGGERED ROW OF EVERGREEN TREES HAVE BEEN PROVIDED AT A MINIMUM PLANTING HEIGHT OF 8'.	COMPLIES
	III.4. STREET TREES AND SHADE TREES WITH A MINIMUM CALIPER OF 2 ½" SHALL BE PROVIDED AT A RATE OF 2 PER ACRE OF THE REDEVELOPMENT AREA TO BE DISTURBED OR OTHERWISE DEVELOPED. SHADE TREES REQUIRED MAY BE PROVIDED WITHIN REQUIRED BUFFER AREAS BUT SHALL BE IN ADDITION TO THOSE REQUIRED WITHIN STORMWATER MANAGEMENT FACILITIES THAT MAY BE PART OF BMP MEASURES.	TOTAL LIMIT OF DISTURBANCE AREA: 29.60 AC REQUIRED: 29.60 ACRES X 2 TREES = 59.2 OR 60 TREES PROPOSED: 64 TREES	COMPLIES
	III.5. PARKING AREAS FOR PASSENGER VEHICLES SHALL INCLUDE MEDIUM-SIZED ORNAMENTAL OR SHADE TREES WITHIN CURBED ISLANDS, AND A MINIMUM OF 1 TREE SHALL BE PROVIDED FOR EVERY 20 PARKING STALLS. IF A SUFFICIENT NUMBER OF CURBED ISLANDS ARE NOT PROPOSED TO ACCOMMODATE THE REQUIRED TREES, THEY MAY BE PLACED AT THE PERIPHERY OF THE PARKING AREA.	ORNAMENTAL AND SHADE TREE HAVE BEEN PROVIDED WITHIN CURBED ISLANDS, WHERE ALLOWABLE. TOTAL PARKING SPACES: 213 REQUIRED: 213 / 20 = 10.6 OR 11 TREES PROPOSED: 15 TREES	COMPLIES
	III.6. IN PARKING AREAS WHERE STALLS FACE INTERNAL ROADWAYS, HEDGES CONSISTING OF EVERGREEN SHRUBS A MINIMUM OF 3 FEET TALL AT TIME OF PLANTING SHALL BE PROVIDED.	PARKING AREAS HAVE BEEN BUFFERED FROM INTERNAL ROADWAYS WITH EVERGREEN SHRUBS PROPOSED AT A MINIMUM HEIGHT OF 3' AT TIME OF PLANTING.	COMPLIES
	III.7. AREAS INTENDED FOR STORAGE OF TRAILERS SHALL BE ADEQUATELY SCREENED WITH EVERGREEN TREES, PARTICULARLY FROM ADJACENT RESIDENTIAL PROPERTIES. THIS SCREENING IS REQUIRED IN ADDITION TO BUFFERS AT THE PERIMETER OF THE LIMIT OF DISTURBANCE ADJACENT TO RESIDENTIAL USES. WHERE UTILITY EASEMENTS EXIST, SCREENING SHALL BE SITUATED AS CLOSE TO THE EASEMENT AREA AS POSSIBLE.	TRAILER STORAGE AREAS HAVE BEEN SCREENED WITH EVERGREEN TREES THROUGHOUT THE SITE, WHERE ALLOWABLE, IN ADDITION TO THE PROPOSED REQUIRED BUFFERS AT THE PERIMETER OF THE LIMIT OF DISTURBANCE ADJACENT TO THE RESIDENTIAL USES.	COMPLIES
	III.8. AREAS OF THE SITE THAT ARE NOT DEVELOPED OR PROPOSED TO BE LANDSCAPED SHALL BE MAINTAINED AS LAWN OR OTHER NATURAL GROUNDCOVER, SUCH AS MEADOW	OTHER AREAS OF THE SITE THAT HAVE NOT BEEN DEVELOPED OR LANDSCAPED HAVE BEEN PROPOSED AS LAWN OR SEEDED MEADOW.	COMPLIES
CHAPTER 98. SHADE TREE COMMISSION. 98-8. OFFICIAL CURBSIDE TREE SPECIES.	THE FOLLOWING LIST CONSTITUTES THE RECOMMENDED CURBSIDE TREE SPECIES FOR THE TOWN OF BELVIDERE. NO SPECIES OTHER THAN THOSE INCLUDED ON THIS LIST MAY BE PLANTED AS CURBSIDE TREES WITHOUT PERMISSION OF THE SHADE TREE COMMISSION. (FOR PURPOSES OF THIS CHAPTER, "CURBSIDE" SHALL MEAN THE AREA INSIDE THE FACE OF THE CURB AND THE OUTSIDE EDGE OF THE PEDESTRIAN WALKWAY OR THE PROPERTY LINE IF NO WALKWAY EXISTS)	CURBSIDE SHADE TREE SPECIES HAVE BEEN SELECTED FROM APPROPRIATE SHADE TREE LIST.	COMPLIES
CHAPTER 98. SHADE TREE COMMISSION. 98-9. TREE PLACEMENT SPACING.	NO TREE MAY BE PLANTED CLOSER THAN: A. TEN FEET TO A UTILITY POLE. B. SEVEN FEET TO A FIRE HYDRANT. C. TWENTY-FIVE FEET TO AN EXISTING TREE. D. TWENTY FEET TO A STREET INTERSECTION. E. SEVEN FEET TO A WATER, SEWER OR OTHER UNDERGROUND UTILITY UNLESS A ROOT BARRIER SYSTEM IS USED. F. SEVEN FEET TO THE WIDEST PART OF A DRIVEWAY ENTRANCE	PROPOSED SHADE TREES HAVE BEEN LOCATED SO AS TO NOT INTERFERE WITH UTILITY POLES, UTILITIES, EXISTING SHADE TREES, INTERSECTIONS AND DRIVEWAYS WHERE ALLOWABLE.	COMPLIES

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

80 0 40 80 160 320

GRAPHIC SCALE **1 INCH = 80 FEET**

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN IS PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	10/13/2023	REV. PER TOWNSHIP SUBMISSION	WTK / DGR

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NJC230039
DRAWN BY: RC
CHECKED BY: DP/GM
DATE: 10/07/2023
CAD I.D.: NJC230039.00-LSCP-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
125 HALF MILE ROAD, SUITE 207
RED BANK, NJ 07701
Phone: (732) 825-6800
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

G.A. MASCOLA
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00126900

SHEET TITLE:

OVERALL LANDSCAPE PLAN

SHEET NUMBER:

C-701

REVISION 1 - 10/13/2023

G:\2023\NJC230039.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\NJC230039.00-LSCP-1A—1A LYOUT C-701 OLSCP

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AR	28	ACER RUBRUM	RED MAPLE	2.5" CAL.	B&B
AROG	15	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	2.5" CAL.	B&B
ASGM	15	ACER SACCHARUM `GREEN MOUNTAIN`	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL.	B&B
NS	11	NYSSA SYLVATICA	SOUR GUM	2.5" CAL.	B&B
QBC	12	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.	B&B
QR	36	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
IO	110	ILEX OPACA	AMERICAN HOLLY	8-10'	B&B
JE	95	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	8-10'	B&B
PS	39	PINUS STROBUS	WHITE PINE	8-10'	B&B
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
BN	5	BETULA NIGRA `HERITAGE`	HERITAGE RIVER BIRCH	12-14'	B&B
CC	13	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL.	B&B
CF	13	CORNUS FLORIDA	EASTERN DOGWOOD	2.5" CAL.	B&B
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
HV	83	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	4-5'	B&B
IVJD	27	ILEX VERTICILLATA `JIM DANDY`	JIM DANDY WINTERBERRY	30-36"	CONTAINER
IVRS	88	ILEX VERTICILLATA `RED SPRITE`	RED SPRITE WINTERBERRY	18-24"	CONTAINER
VDA	170	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4'	B&B
VTC	37	VIBURNUM TRILOBUM `COMPACTUM`	COMPACT AMERICAN CRANBERRYBUSH	3-4'	B&B
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
IG	131	ILEX GLABRA	INKBERRY HOLLY	24-36"	CONTAINER
IGC	77	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	36" MIN.	CONTAINER
IGS	103	ILEX GLABRA `SHAMROCK`	SHAMROCK INKBERRY	36" MIN.	CONTAINER
GROUNDCOVER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
JHB	8	JUNIPERUS HORIZONTALIS `BAR HARBOR`	BAR HARBOR CREEPING JUNIPER	15-18" SPRD	CONTAINER
RAG	32	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SSO	5	SCHIZACHYRIUM SCOPARIUM `STANDING OVATION`	STANDING OVATION LITTLE BLUESTEM GRASS	2 GAL.	CONTAINER

REFER TO OVERALL LANDSCAPE PLAN, SHEET C-701 FOR TOWN REQUIREMENTS

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

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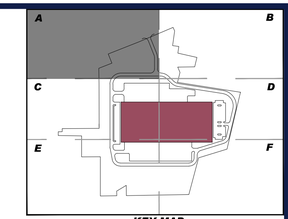

KEY MAP
SCALE: NTS

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RC

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PROJECT No.:	NJC230039
DRAWN BY:	RC
CHECKED BY:	DP/GM
DATE:	10/07/2023
CAD I.D.:	NJC230039.00-LSCP-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
125 HALF MILE ROAD, SUITE 207
RED BANK, NJ 07701
Phone: (732) 825-6800
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

G.A. MASCOLA

LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00126900

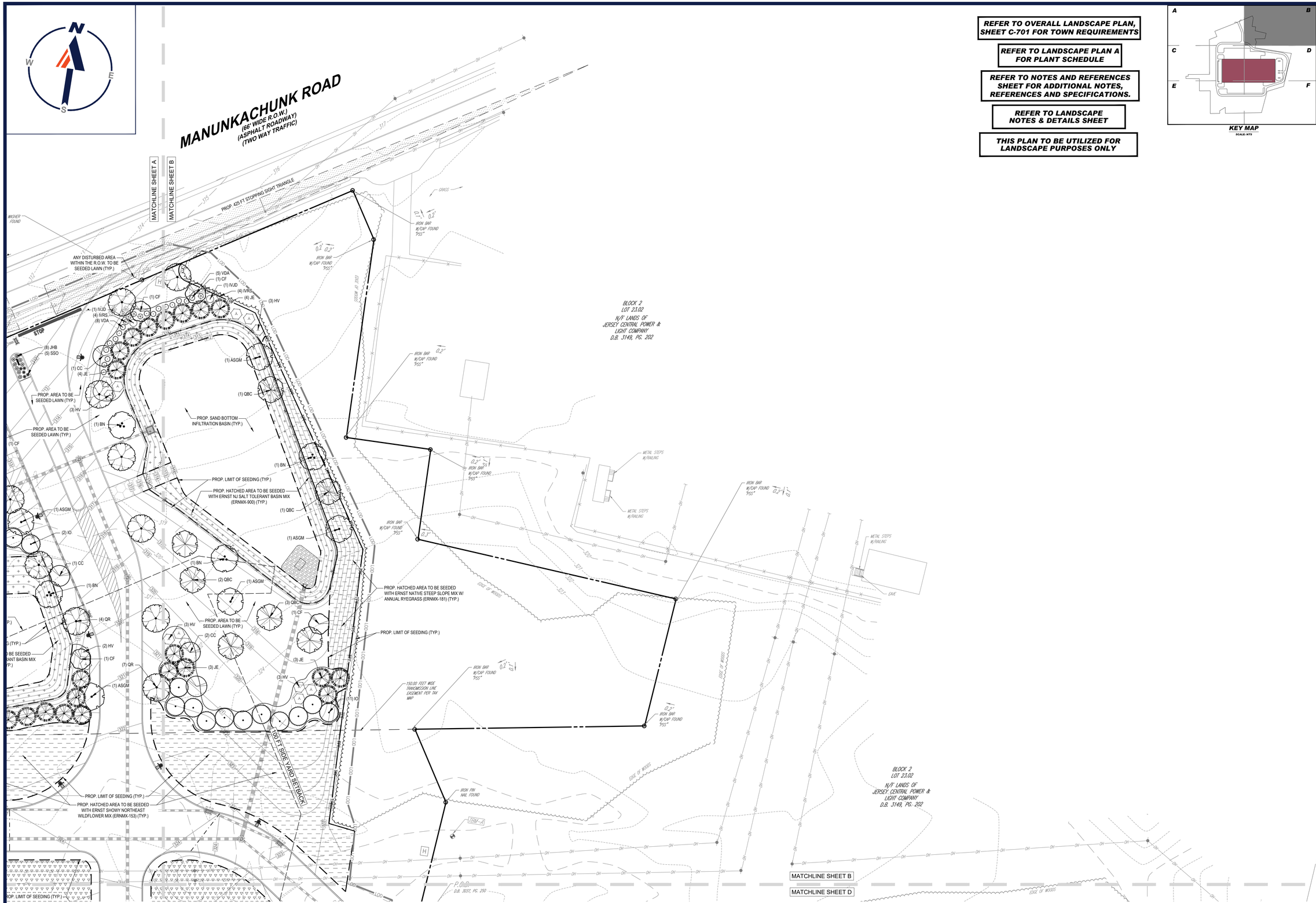
SHEET TITLE:

LANDSCAPE PLAN A

SHEET NUMBER:

C-702

REVISION 1 - 10/13/2023



REFER TO OVERALL LANDSCAPE PLAN, SHEET C-701 FOR TOWN REQUIREMENTS

REFER TO LANDSCAPE PLAN A FOR PLANT SCHEDULE

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

REFER TO LANDSCAPE NOTES & DETAILS SHEET

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

KEY MAP
SCALE: NTS

GRAPHIC SCALE
30 0 15 30 60 120
1 INCH = 30 FEET

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PROJECT No.:	NJC230039
DRAWN BY:	RC
CHECKED BY:	DP/GM
DATE:	10/07/2023
CAD I.D.:	NJC230039.00-LSCP-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

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Phone: (732) 825-6800
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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

G.A. MASCOLA
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00126900

SHEET TITLE:

LANDSCAPE PLAN B

SHEET NUMBER:

C-703

REVISION 1 - 10/13/2023

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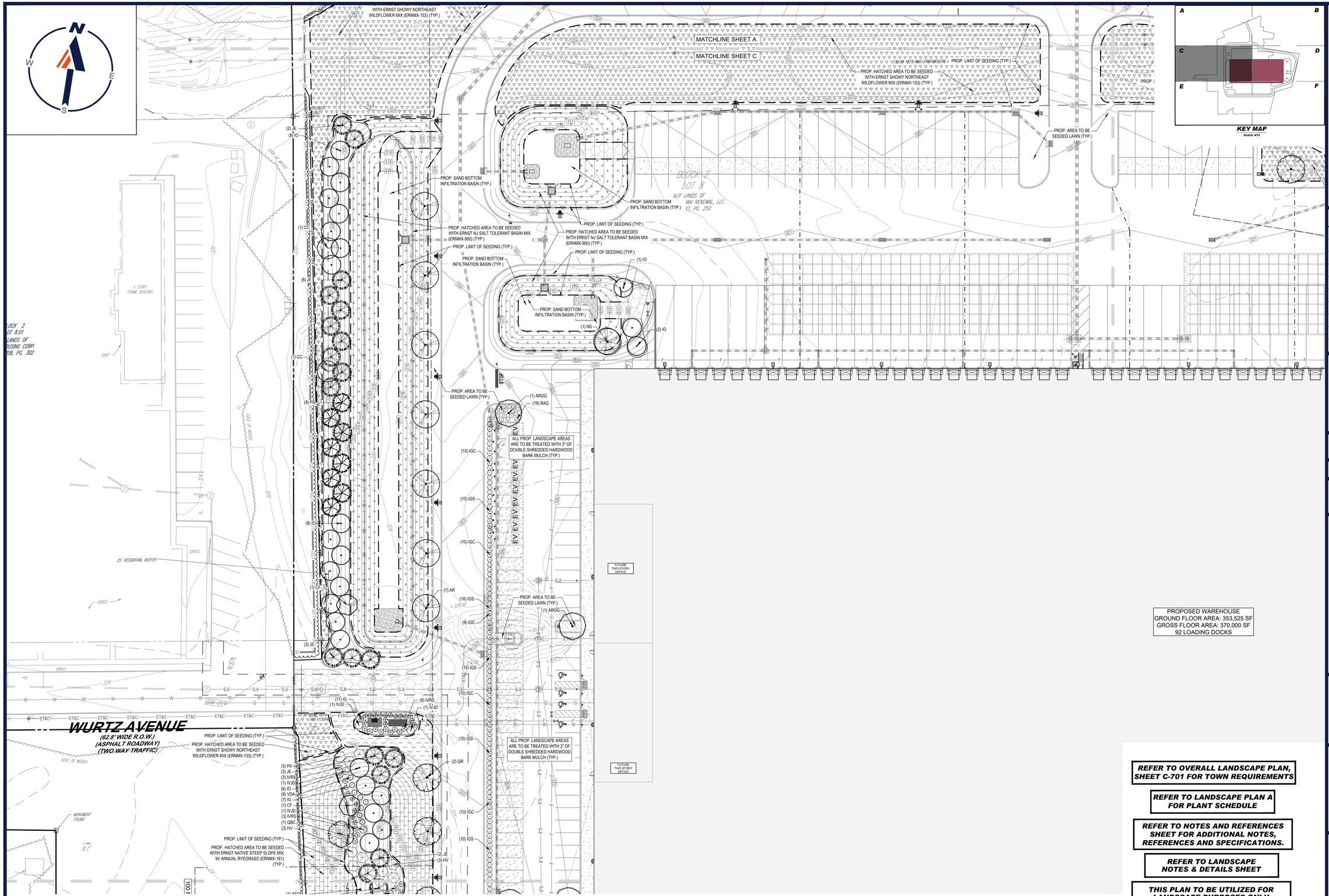
RC



REFER TO OVERALL LANDSCAPE PLAN, SHEET C-701 FOR TOWN REQUIREMENTS

REFER TO LANDSCAPE PLAN A FOR PLANT SCHEDULE

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

REFER TO LANDSCAPE NOTES & DETAILS SHEET

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GRAPHIC SCALE: 30 0 15 30 60 120 — 1 INCH = 30 FEET

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PROJECT No.: NJC230039
DRAWN BY: RC
CHECKED BY: DP/GM
DATE: 10/07/2023
CAD I.D.: NJC230039.00-LSCP-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
125 HALF MILE ROAD, SUITE 207
RED BANK, NJ 07701
Phone: (732) 825-6800
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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

G.A. MASCOLA
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00126900

SHEET TITLE:

LANDSCAPE PLAN C

SHEET NUMBER:

C-704

REVISION 1 - 10/13/2023

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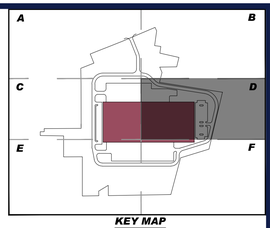
MATCHLINE SHEET B

MATCHLINE SHEET D



KEY MAP
SCALE: NTS

PROP. LIMIT OF SEEDING (TYP.)

PROP. HATCHED AREA TO BE SEEDED WITH ERNST SHOWY NORTHEAST WILDFLOWER MIX (ERNMX-153) (TYP.)

PROP. AREA TO BE SEEDED LAWN (TYP.)

100 FT SIDE YARD SETBACK

PROP. SAND BOTTOM INFILTRATION BASIN (TYP.)

PROP. BASIN ACCESS TO BE SEEDED LAWN (TYP.)

PROP. HATCHED AREA TO BE SEEDED WITH ERNST NJ SALT TOLERANT BASIN MIX (ERNMX-900) (TYP.)

ALL PROP. LANDSCAPE AREAS ARE TO BE TREATED WITH 3" OF DOUBLE SHREDDED HARDWOOD BARK MULCH (TYP.)

(4) QR
(7) AR
(5) IO
(3) NS
(1) NS
(11) VTC
(12) VTC
(1) AROG
(10) IGS
(8) IGC
(10) IGC
(14) IGS
(14) VTC
(5) AR
(1) QR
(9) IGS

PROPOSED WAREHOUSE
GROUND FLOOR AREA: 353,525 SF
GROSS FLOOR AREA: 370,000 SF
92 LOADING DOCKS

TWO STORY OFFICE

TWO STORY OFFICE

BLOCK 2
LOT 1
N/F LANDS OF
GEORGE W.C. AND ROTH K. HOWELL
D.B. 4140, PG. 838

P.O.G.
D.B. 3037, PG. 250

MONUMENT FOUND

100 FT WIDE TRANSMISSION LINE EASEMENT PER TAX MAP

GRAPHIC SCALE
30 0 15 30 60 120
1 INCH = 30 FEET

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PROJECT No.:	NJC230039
DRAWN BY:	RC
CHECKED BY:	DP/GM
DATE:	10/07/2023
CAD I.D.:	NJC230039.00-LSCP-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

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BOHLER ENGINEERING NJ, LLC
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RED BANK, NJ 07701
Phone: (732) 825-6800
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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

G.A. MASCOLA
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00126900

SHEET TITLE:

LANDSCAPE PLAN D

SHEET NUMBER:

C-705

REVISION 1 - 10/13/2023

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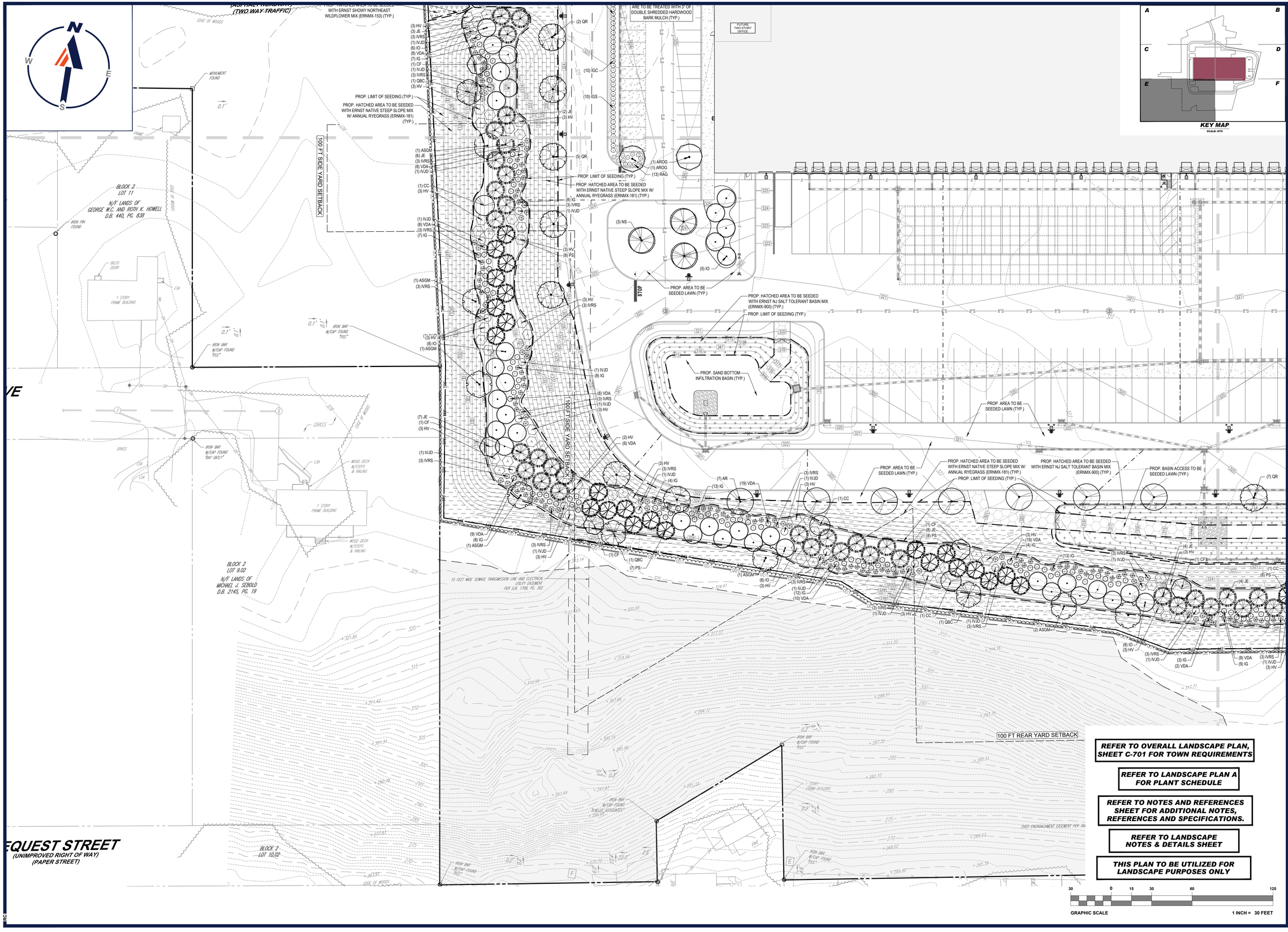
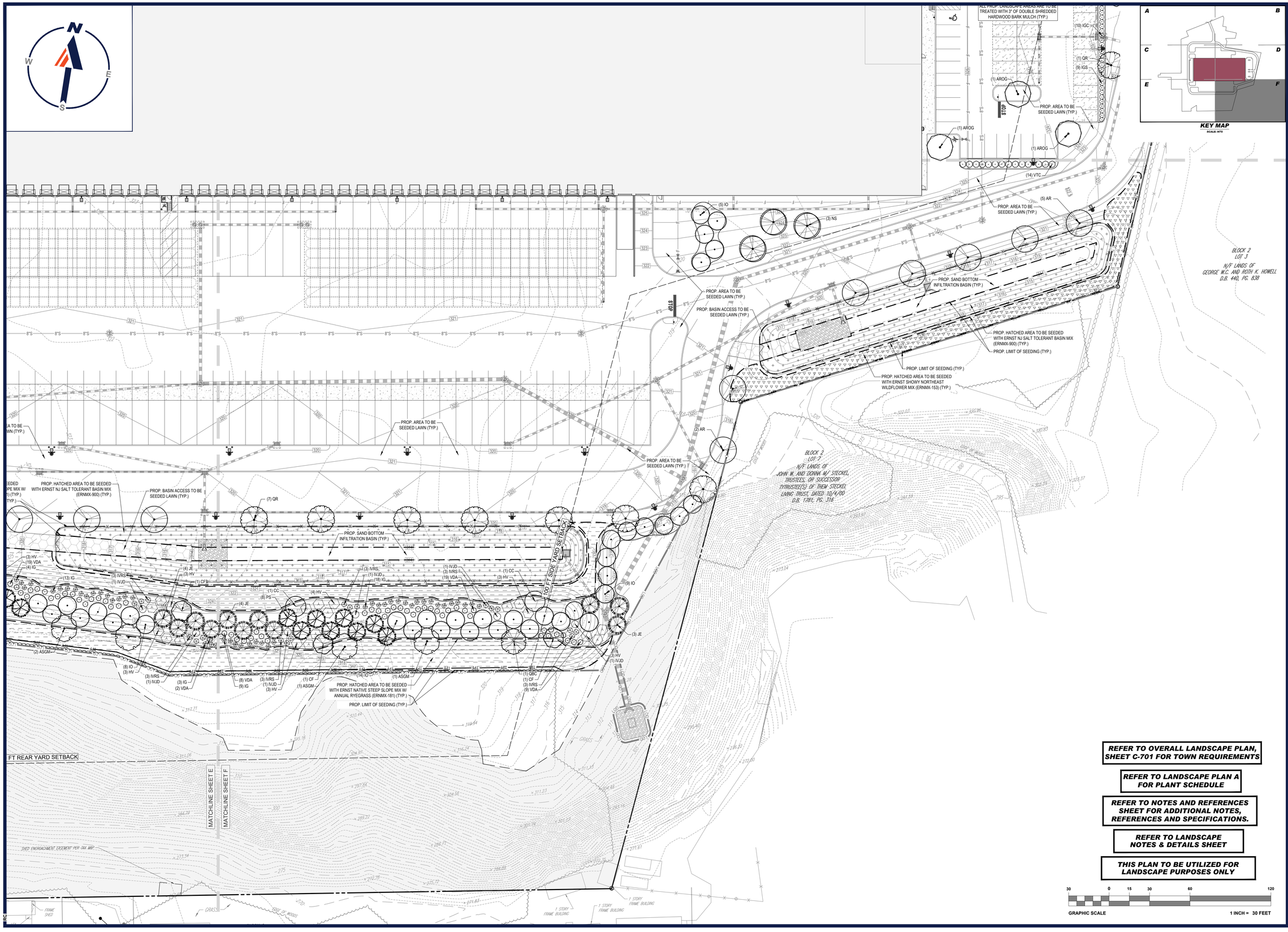
RC


N
W
E
S
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
EDGE OF WOODS
MONUMENT FOUND
0.1'
FRAME
SIGNAL AT 2023
BLOCK 2
LOT 11
N/F LANDS OF
GEORGE W.C. AND ROTH K. HOWELL
D.B. 440, PG. 838
IRON PIN FOUND
BILCO DOOR
1 STORY FRAME BUILDING
LSA
HD
OH
IRON BAR W/CAP FOUND "PSS"
IRON BAR W/CAP FOUND "PSS"
IRON BAR W/CAP FOUND "PSS"



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REFER TO LANDSCAPE PLAN A FOR PLANT SCHEDULE

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30 0 15 30 60 120

GRAPHIC SCALE 1 INCH = 30 FEET

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DRAWN BY: RC
CHECKED BY: DP/GM
DATE: 10/07/2023
CAD I.D.: NJC230039.00-LSCP-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
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G.A. MASCOLA
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00126900

SHEET TITLE:

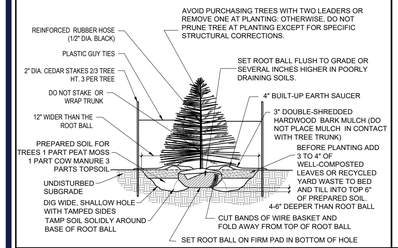
LANDSCAPE PLAN F

SHEET NUMBER:

C-707

REVISION 1 - 10/13/2023

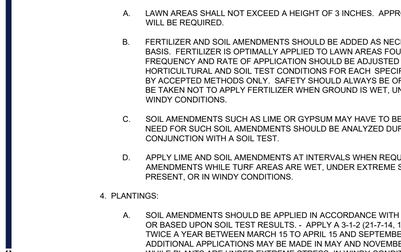
NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. CUT BANDS OF WIRE BASKET AND FOLD BURLAP BACK 1/3 FROM TOP OF ROOT BALL.
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT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



1 EVERGREEN TREE PLANTING DETAIL W/ STAKES

NOT TO SCALE (L101105 - 1/2017)

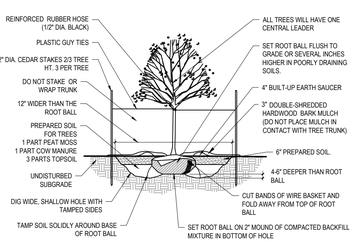
NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. CUT BANDS OF WIRE BASKET AND FOLD BURLAP BACK 1/3 FROM TOP OF ROOT BALL.
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.
6. WHEN TREES ARE TO BE PLANTED ON TOP OF, OR ON THE SIDE SLOPES OF A LANDSCAPE BERM, THE BERM MATERIAL, BELOW ONE FOOT OF THE SURFACE, MUST BE COMPACTED IN LIFTS NOT TO EXCEED 12 INCHES, TO AT LEAST 85% MAXIMUM MODIFIED PROCTOR DENSITY.



4 TREE PLANTING ON SLOPE DETAIL

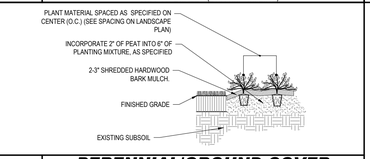
NOT TO SCALE (L101107 - 1/2017)

NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. CUT AND REMOVE BANDS OF WIRE BASKET,BURLAP AND ALL STRINGS OR TWINE FROM TOP 1/3 OF ROOT BALL. CUT WIRE BANDS AND REMAINING STRINGS OR TWINE ON THE REMAINING 2/3 ROOT BALL.
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.
6. TREES SHALL BE HEAVY AND NOT PRUNED, EXCEPT FOR SPECIFIC APPROVAL OF THE PLANNER.



2 DECIDUOUS TREE PLANTING DETAIL W/STAKES

NOT TO SCALE (L101106 - 06/2012)



5 PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE (L101101-01/2013)

SEEDING SPECIFICATIONS: (L021101 - 06/2012)

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATES:

PERENNIAL RYEGRASS	1/2 LB/1,000 SQ FT
KENTUCKY BLUEGRASS	1 LB/1,000 SQ FT
RED FESCUE	1 1/2 LBS/1,000 SQ FT
SPREADING FESCUE	1 1/2 LBS/1,000 SQ FT
FERTILIZER (20:10:10)	14 LBS/1,000 SQ FT
MULCH	90 LBS/1,000 SQ FT

4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

IRRIGATION NOTE

CONTRACTOR TO PROVIDE AN IRRIGATION DESIGN FOR ALL LAWN AND BED AREAS. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR TO VERIFY STATIC PRESSURE PRIOR TO DESIGN. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRESSURE REDUCING DEVICES REQUIRED TO MEET MAXIMUM PRESSURE REQUIREMENT. SYSTEM DESIGN IS TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS AND CONTROLLERS. ALL SLEEVES IN PAVEMENT AREAS MUST BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFLOW PREVENTION DEVICE INSTALLATION AND PERMITTING.

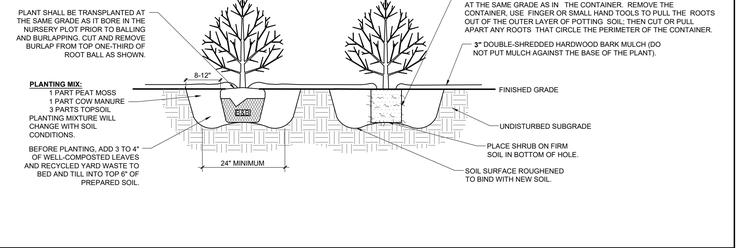
LANDSCAPE MAINTENANCE MANAGEMENT PROGRAM:

(L030001 - 06/2012)

1. GENERAL:
   - A. ALL MAINTENANCE OPERATIONS AS STATED HEREIN SHALL BE ADHERED TO ON AN ANNUAL BASIS.
   - B. ALL PLANTING AREAS (INCLUDING LAWNS, BUFFERS, PARKING LOTS) SHALL BE PERIODICALLY INSPECTED A MINIMUM OF ONCE PER MONTH; EVERY 2 WEEKS DURING THE GROWING SEASON OR AFTER EACH MOWING SESSION. A GENERAL FALL CLEAN-UP SHALL BE SCHEDULED EACH YEAR.
   - C. ALL UNDESIRABLE LITTER, DEBRIS, AND WEEDS SHALL BE REMOVED ON A WEEKLY BASIS.
   - D. MAINTAIN A MINIMUM OF A 2 INCH DEPTH OF ORGANIC HARDWOOD MULCH OR EQUIVALENT ON ALL PLANTING BEDS; CURRENTLY ISLANDS WITHIN THE PARKING LOT AND ALL PLANTERS ADJACENT TO THE BUILDING. ADJACENT LAWN AREAS SHOULD BE EDGED TO MAINTAIN A NEAT DISTINCT BORDER.
   - E. ALL BED AREAS ARE TO RECEIVE AN APPLICATION OF PRE-EMERGENCE SUCH AS "PREEN" OR APPROVED EQUAL IN EARLY SPRING.
   - F. ALL STAKES AND GUY WIRES ON NEWLY PLANTED DECIDUOUS AND EVERGREEN TREES SHALL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE GUARANTEE PERIOD. ALL STAKES AND GUYS ARE TO BE REMOVED UPON COMMENCEMENT OF THIS PERIOD OR ONE YEAR, WHICH EVER OCCURS FIRST.
2. SEASONAL FLOWERS: WHEN APPLICABLE
   - A. ANNUAL FLOWERS PLANTED IN EITHER BED AREAS OR PLANTERS BEDS SHALL BE PERIODICALLY AND THE SOIL AMENDED ANNUALLY. NEW PLANTINGS SHALL BE PROVIDED IN MAY OF EACH YEAR. DURING THE GROWING SEASON, ALL BEDS SHALL RECEIVE PERIODIC INSPECTION, (AS STATED IN NOTE #1) AND WEEDING TO MAINTAIN A NEAT APPEARANCE.
3. TURF:
   - A. LAWN AREAS SHALL NOT EXCEED A HEIGHT OF 3 INCHES. APPROXIMATELY 25 TO 30 MOWINGS PER YEAR WILL BE REQUIRED.
   - B. FERTILIZER AND SOIL AMENDMENTS SHOULD BE ADDED AS NECESSARY AND/OR ON A SEASONAL BASIS. FERTILIZER IS OPTIMALLY APPLIED TO LAWN AREAS FOUR TIMES PER SEASON. TIMING, FREQUENCY AND RATE OF APPLICATION SHOULD BE ADJUSTED ACCORDING TO WEATHER AND HORTICULTURAL AND SOIL TEST CONDITIONS FOR EACH SPECIFIC SITE. FERTILIZER SHOULD BE APPLIED BY ACCEPTED METHODS ONLY. SAFETY SHOULD ALWAYS BE OF PRIME CONSIDERATION. CARE SHOULD BE TAKEN NOT TO APPLY FERTILIZER WHEN GROUND IS WET, UNDER EXTREME STRESS, OR DURING WINDY CONDITIONS.
   - C. SOIL AMENDMENTS SUCH AS LIME OR GYPSUM MAY HAVE TO BE ADDED TO THE SOIL PERIODICALLY. THE NEED FOR SUCH SOIL AMENDMENTS SHOULD BE ANALYZED DURING THE PERIODIC INSPECTIONS AND IN CONJUNCTION WITH A SOIL TEST.
   - D. APPLY LIME AND SOIL AMENDMENTS AT INTERVALS WHEN REQUIRED. DO NOT APPLY SOIL AMENDMENTS WHILE TURF AREAS ARE WET, UNDER EXTREME STRESS, WHEN CHILDREN ARE PRESENT, OR IN WINDY CONDITIONS.
4. PLANTINGS:
   - A. SOIL AMENDMENTS SHOULD BE APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS OR BASED UPON SOIL TEST RESULTS - APPLY A 3-1-2 (21-7-14, 10-4-6, OR 24-4-8) 50% ORGANIC FERTILIZER TWICE A YEAR BETWEEN MARCH 15 TO APRIL 15 AND SEPTEMBER 1 TO OCTOBER 1. IF NECESSARY TWO ADDITIONAL APPLICATIONS MAY BE MADE IN MAY AND NOVEMBER. DO NOT APPLY SOIL AMENDMENTS WHILE PLANTS ARE UNDER EXTREME STRESS, IN WINDY CONDITIONS OR WHILE CHILDREN ARE PRESENT.
5. PRUNING:
   - A. REMOVAL OF DEAD, DISEASED, INSECT INFESTED OR WEAK WOOD SHALL TAKE PLACE IN DORMANT SEASON, OR AFTER FLOWERING. EXCESSIVE SHOOTS AND SUCKERS SHALL BE REMOVED. ALL TREES WITHIN THE PARKING LOT ARE TO BE LIMBED AND MAINTAINED AT A MINIMUM HEIGHT OF SEVEN FEET (7').
   - B. SHRUB MATERIAL USED AS A SCREEN SHOULD BE PRUNED AS A MASS TO ENHANCE THEIR NATURAL FORM. HEDGES SHOULD BE PRUNED TO MAINTAIN A TRAPEZOIDAL FORM.
   - C. ROOT PRUNING OF TREES ADJACENT TO CURBS OR SIDEWALKS SHOULD OCCUR DURING PERIODIC INSPECTIONS WITH KNOWLEDGE OF MOST RECENT PRUNING. NO MORE THAN 1/3 OF ROOT SYSTEM SHOULD BE PRUNED DURING A YEAR. A CERTIFIED TREE EXPERT OR ARBORIST SHALL PERFORM THIS WORK.
6. INSECT AND DISEASE CONTROL:
   - A. THE CONTROL OF INSECTS AND DISEASE ASSOCIATED WITH ALL PLANTING AREAS SHOULD ALWAYS BE A MAINTENANCE PRIORITY. ALL PLANTINGS, INCLUDING EXISTING MATURE TREES, SHOULD BE PERIODICALLY INSPECTED FOR INSECT OR DISEASE INFESTATION. METHODS UTILIZED TO CONTROL INSECT AND DISEASE MAY RANGE FROM SPRAYING AND PRUNING TO PLANT REMOVAL. WHATEVER METHOD IS UTILIZED, SAFETY AND CONTROL SHOULD ALWAYS BE OF PRIME CONCERN. CERTIFIED AND TRAINED PERSONNEL SHOULD ALWAYS PERFORM THIS TASK.
7. RENOVATION:

   RENOVATION INCLUDES THE RESEEDING OR REPLANTING OF LANDSCAPE AREAS DAMAGED, DESTROYED OR FAILING DUE TO INSECTS, DISEASE, WEATHER OR PHYSICAL DAMAGE.
   - A. LAWN: ALL AREAS WHERE SOIL HAS BEEN EXPOSED SHOULD BE RENOVATED DURING THE NEXT PLANTING SEASON. PROPER HORTICULTURAL AND SOIL EROSION PREVENTION METHODS SHOULD BE UTILIZED. IF SOIL EROSION HAS OCCURRED, THE AREA SHOULD BE REPAIRED. A SEED MIXTURE COMPATIBLE TO EXISTING PLANTINGS AND CONDITIONS SHOULD ALWAYS BE UTILIZED.
   - B. PLANTINGS: ALL PLANTINGS WHICH ARE DEAD, DAMAGED OR DESTROYED SHOULD BE REPLACED BY THE END OF THE NEXT PLANTING SEASON. A FAILING, DAMAGED OR DESTROYED LANDSCAPE SCREEN OR BUFFER MUST BE RENOVATED OR REPLACED WITHIN A REASONABLE AMOUNT OF TIME BUT NOT TO EXCEED THE SUBSEQUENT GROWING SEASON.
8. SITE AMENITIES:
   - A. BENCHES, PATHS, BICYCLE RACKS, TRASH RECEPTACLES AND SIGNS SHOULD BE INSPECTED AT LEAST TWICE A YEAR, MARCH AND AUGUST, TO DETERMINE THEIR CONDITION. ANY DAMAGED, WORN OR UNSAFE CONDITION SHOULD BE RECTIFIED IMMEDIATELY.
9. PAVED SURFACES:

   ALL PAVED SURFACES, CONCRETE SIDEWALKS, ASPHALT PAVEMENT AND DECORATIVE PAVEMENT MUST BE INSPECTED ON A REGULAR BASIS, A MINIMUM OF ONCE PER MONTH. ANY TRASH, STAINS, OR OBSTRUCTIONS MUST BE REMOVED IMMEDIATELY. PAVEMENTS SHOULD BE INSPECTED FOR DAMAGE, CRACKS, POT HOLES, AND RETURNED TO THEIR ORIGINAL CONDITION. SNOW SHOULD BE REMOVED DURING AND FOLLOWING EVERY STORM. SIDEWALKS AND PARKING AREAS MUST BE KEPT CLEAR OF ICE AND SNOW DURING BUSINESS HOURS.



3 DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE (L101102-01/2013)

ERNST SEED CO. NJ SALT TOLERANT BASIN MIX SEEDING SPECIFICATIONS (ERNMX-900):

(L020900 - 1/2017)

BOTANICAL NAME	COMMON NAME	%
PANICUM AMARUM 'ATLANTIC'	VIRGINIA WILD RYE	23%
PANICUM CLANDESTINUM 'TIOGA'	ALKALIGRASS 'FULTS'	22%
PANICUM VIRGATUM 'CARTHAGE'	DEERTONGUE 'TIOGA'	20%
ELYMUS CANADENSIS	FOX SEDGE	15%
PANICUM RIGIDULUM	CREEPING BENTGRASS	15%
JUNCUS EFFUSUS	SOFT RUSH	3%
JUNCUS TENUIS	PATH RUSH	2%

1. SOW ABOVE MIX AT A RATE OF 20-40 LBS./ACRE
2. SUPPLEMENT ABOVE MIX WITH ANNUAL RYE AT A RATE OF 10 LBS/ACRE.
3. MOW SEEDED AREA ONCE PER YEAR. MOWING SHALL TAKE PLACE IN EARLY SPRING ONLY.

IRRIGATION SYSTEM SPECIFICATIONS:

1. ALL IRRIGATION SUPPLY, LATERAL WATER LINES AND SPRINKLER HEADS ARE TO BE LOCATED A MINIMUM OF 3" BEHIND CURB LINE.
2. MINIMUM BURIAL DEPTH FOR ALL SUPPLY AND LATERALS IS 18".
3. ALL LANDSCAPE AREAS ADJACENT TO BUILDING AND PARKING AREAS AROUND BUILDINGS ARE TO BE IRRIGATED BY DRIP SYSTEMS.
4. LAWN AREAS OUTSIDE OF PERIMETER SIDEWALKS ARE TO BE DESIGN AND CONTROLLER PROGRAMMED TO IRRIGATE AT OFF-PEAK HOURS.
5. SPRINKLER HEADS ARE TO BE THE FOLLOWING:
   - RAINBIRD 5000 SERIES
   - RAINBIRD 1804 SERIES
   - RAINBIRD 1812 SERIES
6. DRIP SYSTEMS ARE TO BE GEOFLOW DRIPLINE, 18" X 18" SPACING WITH 0.5 GPH EMITTERS.
7. IRRIGATION CONTROLLER IS TO BE RAINBIRD, ESP-16LX, AUTOMATIC CONTROLLER, LOCATED IN MECHANICAL ROOM OF BUILDING.
8. IRRIGATION SYSTEMS ARE TO BE WARRANTED BY INSTALLING CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY. IRRIGATION CONTRACTOR IS TO PROVIDE ALL MAINTENANCE, ADJUSTMENT, PROGRAMMING AND WINTERIZATION DURING THE FIRST WARRANTY YEAR.
9. SEPARATE WATER METER TO BE FURNISHED FOR IRRIGATION SYSTEM. (SUBJECT TO APPROVAL BY MUNICIPALITY OR APPROVING UTILITY AUTHORITY).
10. ALL IRRIGATION PRODUCTS SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION AND MUST BE AN APPROVED EQUAL PRODUCT MEETING SIMILAR SPECIFICATIONS OF THE PRODUCTS MENTIONED ABOVE.

ERNST SEED CO. NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS SPECIFICATIONS (ERNMX-181):

(L020181 - 9/2019)

BOTANICAL NAME	COMMON NAME	%
SORGHASTRUM NUTANS	INDIANGRASS	32.20%
LOLIUM MULTIFLORUM	ANNUAL RYEGRASS	20.00%
ELYMUS VIRGINICUS	VIRGINIA WILDRYE	17.00%
ANDROPOGON GERARDII, 'SOUTHLOW'	BIG BLUESTEM, 'SOUTHLOW'	8.00%
AGROSTIS PERENNANS	AUTUMN BENTGRASS	6.00%
PANICUM VIRGATUM, 'SHAWNEE'	SWITCHGRASS, 'SHAWNEE'	3.00%
ECHINACEA PURPUREA	PURPLE CONEFLOWER	2.50%
AGROSTIS SCABRA	TICKLEGRASS (ROUGH BENTGRASS)	2.00%
TRIDENS FLAVUS	PURPLETOP	2.00%
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	2.00%
COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS	1.00%
HELIOPSIS HELIANTHOIDES	OXEYE SUNFLOWER	1.00%
RUDBECKIA HIRTA	BLACKEYED SUSAN	1.00%
LESPEDEZA VIRGINICA	SLENDER BUSHCLOVER	0.70%
LIATRIS SPICATA	MARSH (DENSE) BLAZING STAR	0.60%
MONARA FISTULOSA	WILD BERGAMOT	0.50%
SYMPHYOTRICHUM	NEW ENGLAND ASTER	0.40%
PYCANTHEMUM TENUIFOLIUM	SLENDER MOUNTAINMINT	0.10%

SEEDING RATE: 60 LB PER ACRE, OR 1 LB PER 1,000 SQ FT

1. THE FORMULATION NOTED ABOVE IS REPRESENTATIVE OF THE ERNST SEED SPECIFICATION. THE MOST CURRENT FORMULATION AS SPECIFIED BY THE ERNST COMPANY AT THE TIME OF PLANTING SHALL BE USED.

ERNST SEED CO. SHOWY NORTHEAST WILDFLOWER MIX SEEDING SPECIFICATIONS (ERNMX-153):

(L020153 - 09/2019)

BOTANICAL NAME	COMMON NAME	%
ANDROPOGON SCOPARIUS, CAMPER	LITTLE BLUESTEM, CAMPER	15%
BOUTELOUA CURTIPENDULA, BUTTE	BUTTE SIDE OATS	10%
ELYMUS VILLOSUS	GRAMA SILKY WILD RYE	10%
SORGHASTRUM NUTANS, 'TOMAHAWK'	TOMAHAWK INDIAN GRASS	10%
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	7%
ANDROPOGON GERARDII, NIAGARA	NIAGARA BIG BLUESTEM	5%
HELIOPSIS HELIANTHOIDES	OX EYE SUNFLOWER	5%
RUDBECKIA HIRTA	BLACK EYED SUSAN	5%
PENSTEMON DIGITALIS	TALL WHITE BEARD	4.5%
SENNA HEBECARPA	TONGUE WILD SENNA	4%
ZIZIA AUREA	GOLDEN ALEXANDERS	2%
ASTER PRENANTHOIDES/ NOVI-BELGI MIX	ZIGZAG ASTER/ NEW YORK ASTER MIX	3%
HYPERICUM PYRAMINATUM	GREAT ST. JOHN'S WORT	3%
LIATRIS SPICATA	MARSH BLAZING STAR (SPIKED GAYFEATHER)	3%
ASCLEPIAS SYRIACA	COMMON MILKWEED	2%
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	2%
SILPHIUM TRIFOLOATUM	WHORLED ROSINWEED	2%
TRADESCANTIA OHIOENSIS	OHIO SPIDERWORT	2%
ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1.5%
MONARDA FISTULOSA	WILD BERGAMOT	1.5%
BAPTISIA AUSTRALIS, WV ECOTYPE	BLUE FALSE INDIGO, WV ECOTYPE	1%
LUPINUS PERENNIS	WILD BLUE LUPINE	1%
LESPEDEZA CAPITATA	ROUNDHEAD LESPEDEZA	.5%

SEEDING RATE: 20 LB PER ACRE OF ERNST MIX WITH AN ADDITIONAL 30 LBS PER ACRE OF GRAIN RYE (AS A NURSE CROP). THE TEMPORARY SEEDING SPECIFICATION AS NOTES ON THE SOIL EROSION & SEDIMENT CONTROL PLAN SHALL NOT APPLY TO THIS AREA.

1. THE FORMULATION NOTED ABOVE IS REPRESENTATIVE OF THE ERNST SEED SPECIFICATION. THE MOST CURRENT FORMULATION AS SPECIFIED BY THE ERNST COMPANY AT THE TIME OF PLANTING SHALL BE USED.
2. STANDING WATER WILL NEED TO BE DRAINED DURING THE SEEDING AND TEMPORARY STABILIZATION PROCESS.
3. SEED SHOULD BE APPLIED USING DRILL SEEDING OR BROADCAST SEEDING METHODS ONLY. THIS SEED MIX WILL NOT GERMINATE WELL WITH HYDROSEEDING METHODS.
4. THE ENTIRE FACILITY SHALL BE STABILIZED WITH A NORTH AMERICAN GREEN SC150 STRAW & COCONUT BLANKET (OR APPROVED EQUAL). THE BLANKET SHOULD BE INSTALLED ON TIP OF THE SEED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
5. SEED MIX WILL NEED DAILY SUPPLEMENTAL WATERING UNTIL IT HAS GERMINATED AND REACHED AN AVERAGE HEIGHT OF ABOUT 12-18".
6. THIS SHOULD NOT BE MOWED AT ALL THE FIRST YEAR, AND THEN NO MORE THAN ONCE PER YEAR DURING THE DORMANT SEASON.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
   THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS:
   - A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE MOST CURRENT VERSION OF THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
   - B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT OF NOT LESS THAN 5% BY WEIGHT AND A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF ALL DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   - C. LAWN - ALL DISTURBED AREAS ARE TO BE COVERED WITH A MINIMUM 5" THICK LAYER OF TOPSOIL AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SEEDING SPECIFICATION ON THE APPROVED LANDSCAPE PLAN.
     - a. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
     - b. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS OF AT LEAST ¾". SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD THE SOD IN PLACE.
   - D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE SPECIFIED OR DEPICTED ON THE LANDSCAPE PLAN.
   - E. FERTILIZER
     - a. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
     - b. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE AS SPECIFIED OR, AS A MINIMUM, 10% NITROG

TOWNSHIP REQUIREMENTS (REDEVELOPMENT)

PER SECTION: H. DESIGN STANDARDS.

LOCATION	REQUIRED	PROPOSED
MAXIMUM FIXTURE HEIGHT (ALL OTHER AREAS)	20' MAX	20' ALL OTHER AREAS (COMPLIES)
MAX FIXTURE HEIGHT (LOADING AND TRAILER STORAGE AREAS)	30' MAX	30' WITHIN LOADING AREAS (COMPLIES)
MINIMUM LIGHT INTENSITY AT GROUND LEVEL	0.5 FC	0.5 FC (COMPLIES)
MINIMUM AVERAGE OF ENTIRE DEVELOPMENT AREA	1.0 FC	1.72 - 4.26 FC (COMPLIES)
AVG TO MIN UNIFORMITY RATIO	5:1	1.85 - 5.00:1 FC (COMPLIES)
MAX TO MIN UNIFORMITY RATIO	20:1	2.52 - 13.20:1 FC (COMPLIES)
MAXIMUM INTENSITY AT NON RESIDENTIAL PROPERTY LINE *	0.5 FC	0.4 FC (COMPLIES)
MAXIMUM INTENSITY AT RESIDENTIAL PROPERTY LINE *	0.1 FC	0.0 FC (COMPLIES)

*EXCEPTIONS MAY BE CONSIDERED WHERE ILLUMINATION IS REQUIRED ALONG ACCESS DRIVEWAYS AND AT INTERSECTIONS FOR SAFETY.

CALCULATION SUMMARY

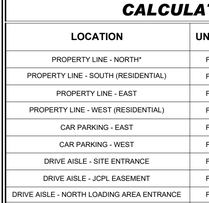
LOCATION	UNITS	AVG.	MAX.	MIN.	AVG./MIN.	MAX./MIN.
PROPERTY LINE - NORTH*	FC	0.1	0.4	0.0	N/A	N/A
PROPERTY LINE - SOUTH (RESIDENTIAL)	FC	0.0	0.0	0.0	N/A	N/A
PROPERTY LINE - EAST	FC	0.05	0.4	0.0	N/A	N/A
PROPERTY LINE - WEST (RESIDENTIAL)	FC	0.0	0.0	0.0	N/A	N/A
CAR PARKING - EAST	FC	1.72	4.8	0.7	2.46	6.86
CAR PARKING - WEST	FC	2.21	6.6	0.6	3.68	11.00
DRIVE AISLE - SITE ENTRANCE	FC	2.50	6.6	0.5	5.00	13.20
DRIVE AISLE - JCPL EASEMENT	FC	1.91	5.7	0.6	3.18	9.50
DRIVE AISLE - NORTH LOADING AREA ENTRANCE	FC	4.26	5.8	2.3	1.85	2.52
DRIVE AISLE - SOUTH	FC	2.01	3.7	0.7	2.87	5.29
DRIVE AISLE - EAST	FC	2.16	6.6	0.5	4.32	13.20
DRIVE AISLE - WEST	FC	2.68	6.5	0.6	4.47	10.83
LOADING AREA - NORTH	FC	2.68	6.9	0.6	4.47	11.50
LOADING AREA - SOUTH	FC	2.64	5.6	0.9	2.93	6.22

*CALCULATION EXCLUDES THE INGRESS/EGRESS DRIVEWAY ALONG MANUNKACHUNK ROAD PER REDEVELOPMENT PLAN SECTION H.2.V. DESIGN STANDARDS. MAXIMUM VALUE AT DRIVEWAY INGRESS/EGRESS IS 2.3 FOOTCANDLES. ALL OTHER LOCATIONS ALONG THE PROPERTY LINE ARE BELOW 0.5 FOOTCANDLES.

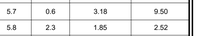
LIGHTING NOTES

(Rev. 1/2023)

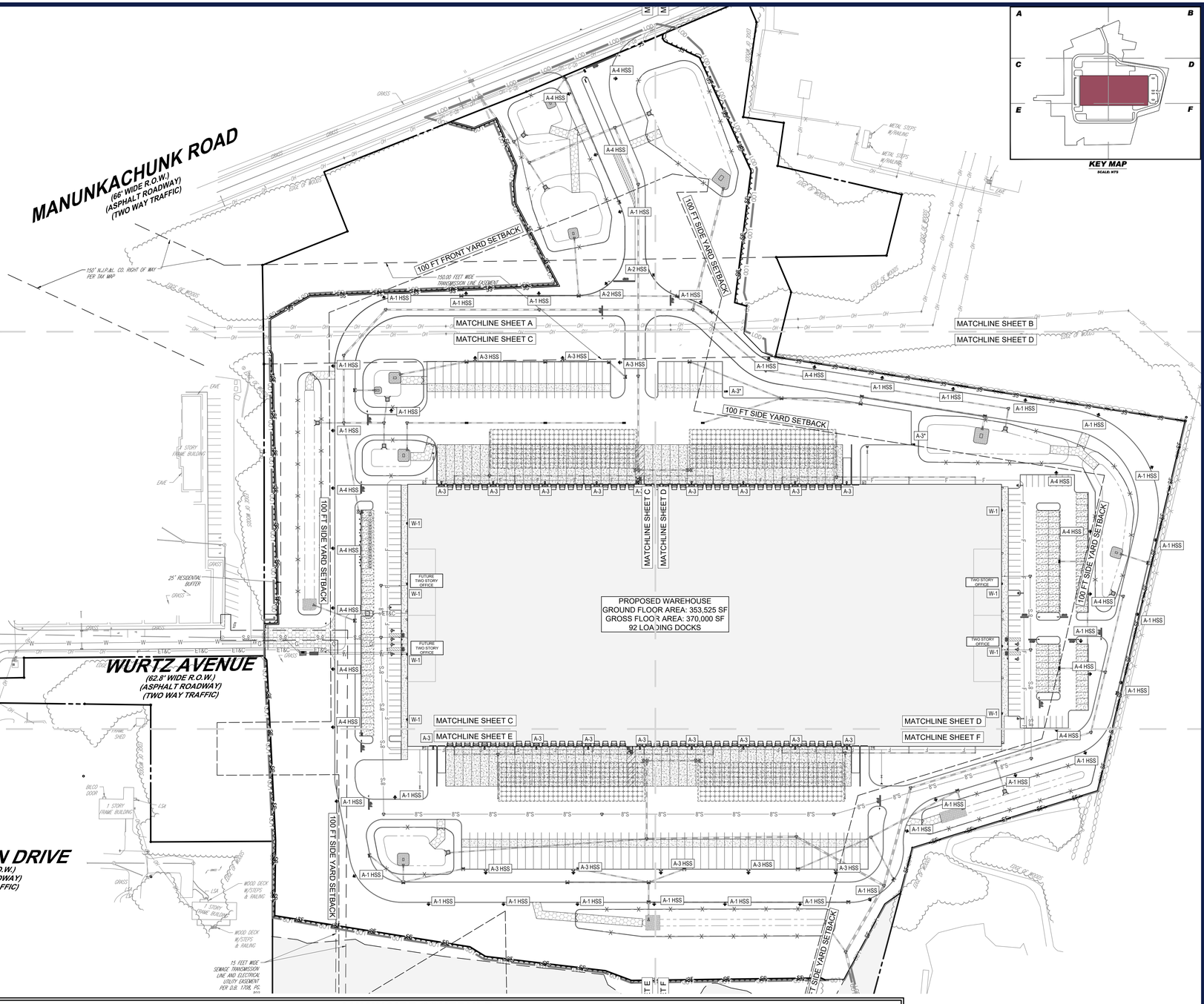
1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
3. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).
5. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEER'S AND/OR LIGHTING CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE LIGHTING CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
7. THE CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
9. THE ACTUAL LIGHTING LEVELS MUST BE VERIFIED IN THE FIELD AND FIXTURES ADJUSTED ACCORDINGLY, BY THE CONTRACTOR, TO ACHIEVE THE APPROVED LIGHT LEVELS.
10. ILLUMINATION LEVELS SHOWN ON THE PLAN HAVE BEEN CALCULATED FOR PROPOSED LIGHTS ONLY. ACTUAL ILLUMINATION LEVELS IN THE FIELD MAY DIFFER FROM THOSE DEPICTED ON THE PLAN DUE TO INTERFERENCE FROM EXISTING/AMBIENT LIGHTS WHOSE ILLUMINATION LEVELS ARE NOT REFLECTED ON THIS PLAN.
11. ILLUMINATION LEVELS SHOWN ON THE PLAN WERE CALCULATED WITH LIGHTING DESIGN SOFTWARE AGI32 BY LIGHTING ANALYST.



LSI INDUSTRIES MIRADA MEDIUM (MRM) LED AREA LIGHT (A-1 HSS THRU A-4 HSS)
NOT TO SCALE



LSI INDUSTRIES MIRADA MEDIUM (XWM) WALL MOUNTED LED WALL SCONCE (W-1)
NOT TO SCALE



LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG. HT.	DESCRIPTION	ARRNGMNT.	LUMENS	LLF	COLOR TEMP.	IES FILENAME	CATALOG #
	32	A-1 HSS	20'	LSI INDUSTRIES MIRADA MEDIUM (MRM) SERIES LED AREA LIGHT W/ INTEGRAL LOUVER HOUSE SIDE SHIELD	SINGLE	9,141	.900	3000K	MRM-LED-12L-SIL-3-30-70CRI-IL.IES	MRM-LED-12L-SIL-3-XXX-XXX-DIM-30-70CRI-BLK-IL
	2	A-2 HSS	20'	LSI INDUSTRIES MIRADA MEDIUM (MRM) SERIES LED AREA LIGHT W/ INTEGRAL LOUVER HOUSE SIDE SHIELD	SINGLE	8,183	.900	3000K	MRM-LED-12L-SIL-4-30-70CRI-IL.IES	MRM-LED-12L-SIL-4-XXX-XXX-DIM-30-70CRI-BLK-IL
	18	A-3	30'	LSI INDUSTRIES MIRADA MEDIUM (MRM) WALL MOUNTED LED AREA LIGHT	SINGLE	46,007	.900	3000K	MRM-LED-48L-SIL-4-30-70CRI.IES	MRM-LED-48L-SIL-4-XXX-XXX-DIM-30-70CRI-BLK
	2	A-3*	30'	LSI INDUSTRIES MIRADA MEDIUM (MRM) LED AREA LIGHT (POLE MOUNTED)	SINGLE	46,007	.900	3000K	MRM-LED-48L-SIL-4-30-70CRI.IES	MRM-LED-48L-SIL-4-XXX-XXX-DIM-30-70CRI-BLK
	8	A-3 HSS	30'	LSI INDUSTRIES MIRADA MEDIUM (MRM) SERIES LED AREA LIGHT W/ INTEGRAL LOUVER HOUSE SIDE SHIELD	SINGLE	28,597	.900	3000K	MRM-LED-48L-SIL-4-30-70CRI-IL.IES	MRM-LED-48L-SIL-4-XXX-XXX-DIM-30-70CRI-BLK-IL
	14	A-4 HSS	20'	LSI INDUSTRIES MIRADA MEDIUM (MRM) SERIES LED AREA LIGHT W/ INTEGRAL LOUVER HOUSE SIDE SHIELD	SINGLE	15,165	.900	3000K	MRM-LED-24L-SIL-4-30-70CRI-IL.IES	MRM-LED-24L-SIL-4-XXX-XXX-DIM-30-70CRI-BLK-IL
	8	W-1	20'	LSI INDUSTRIES MIRADA (XWM) SERIES LED WALL SCONCE	SINGLE	20,360	.900	3000K	XWM-FT-LED-21L-30.IES	XWM-FT-LED-21L-30-XXX-BLK-DIM-CWBB

NOTES: 1. ANY EXISTING STREET LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN.
2. ANY PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN.

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REFER TO DETAIL SHEET FOR LIGHT POLE SPECIFICATION & LIGHT POLE FOUNDATION DETAIL

GRAPHIC SCALE 80 0 40 80 160 320
1 INCH = 80 FEET

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PROJECT No.: NJC230039
DRAWN BY: CTC
CHECKED BY: DGR
DATE: 10/07/2023
CAD I.D.: NJC230039.00-LGHT-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
125 HALF MILE ROAD, SUITE 207
RED BANK, NJ 07701
Phone: (732) 825-6800
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

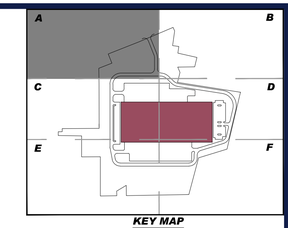
OVERALL LIGHTING PLAN

SHEET NUMBER:

C-709

REVISION 1 - 10/13/2023

© 2023 N:\C230039.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\NJC230039.00-LGHT-1A.----LAYOUT: C-709 OLIGHT



KEY MAP
SCALE: NTS

MANUNKACHUNK ROAD
(66' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

MATCHLINE SHEET A

MATCHLINE SHEET B

MATCHLINE SHEET C

APPROXIMATE LOCATION OF 0.5 FC ISOLINE (TYP.)

EXIST. STREET LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN (TYP.)

150.00 FEET WIDE DELAWARE RIVER EASEMENT PER TAX MAP

EDGE OF WOODS

100 FT FRONT YARD SETBACK

A-4 HSS

A-2 HSS

A-1 HSS

STOP

REFER TO OVERALL LIGHTING SHEET C-709 FOR LUMINAIRE SCHEDULE, CALCULATION SUMMARY, AND TOWNSHIP REQUIREMENTS.

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THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REFER TO DETAIL SHEET FOR LIGHT POLE SPECIFICATION & LIGHT POLE FOUNDATION DETAIL

30 0 15 30 60 120

GRAPHIC SCALE

1 INCH = 30 FEET

G:\2023\NJC230039.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\NJC230039.00-LGHT-1A_----LAYOUT1 C-710 LGHTA

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CAD I.D.:	NJC230039.00-LGHT-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

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BOHLER ENGINEERING NJ, LLC
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RED BANK, NJ 07701
Phone: (732) 825-6800
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

LIGHTING PLAN A

SHEET NUMBER:

C-710

REVISION 1 - 10/13/2023

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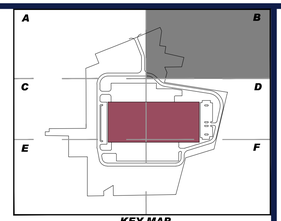

KEY MAP
SCALE: NTS

GRAPHIC SCALE 30 0 15 30 60 120 — **1 INCH = 30 FEET**

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DATE:	10/07/2023
CAD I.D.:	NJC230039.00-LGHT-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

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Phone: (732) 825-6800
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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

LIGHTING PLAN B

SHEET NUMBER:

C-711

REVISION 1 - 10/13/2023

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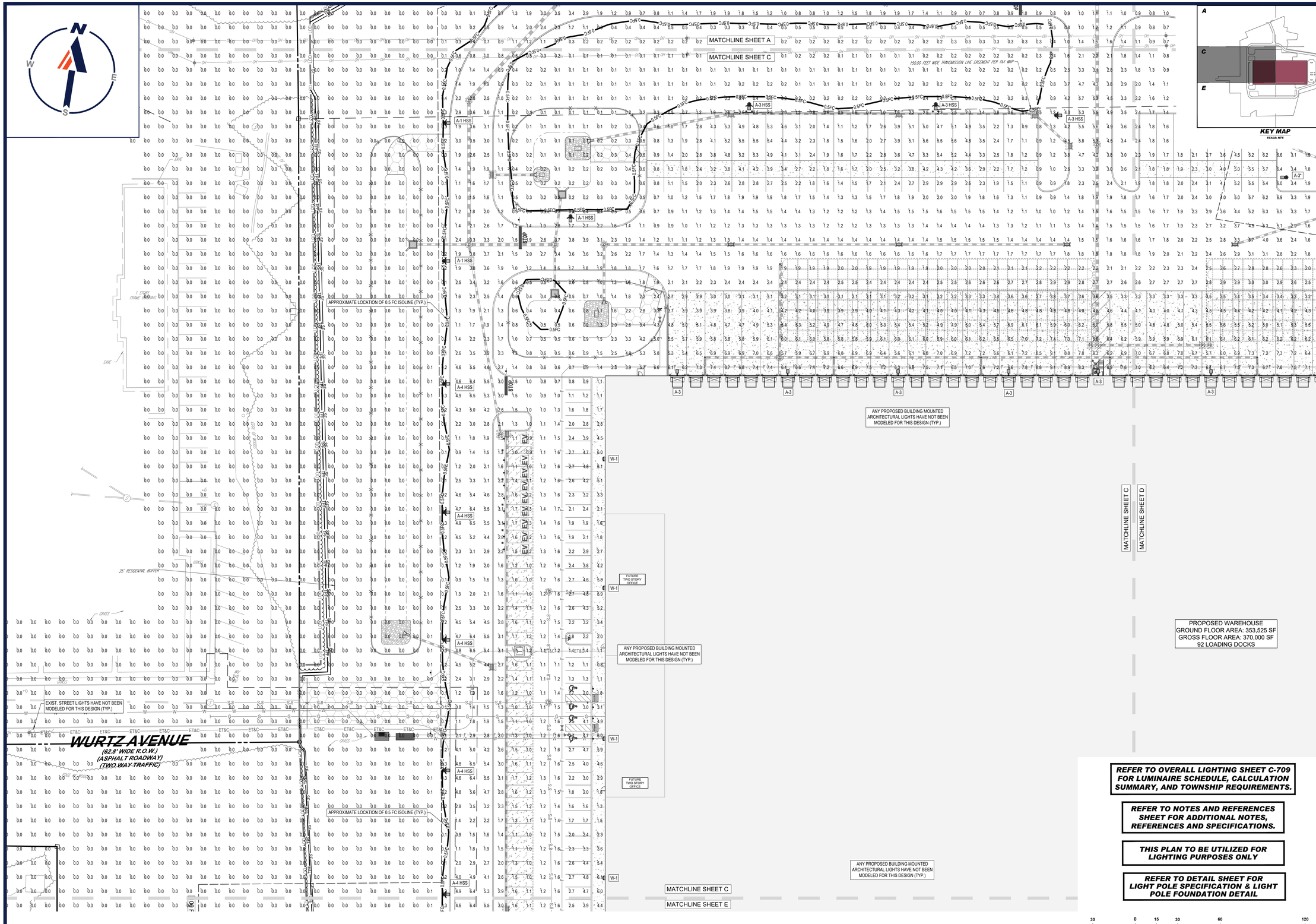

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30 0 15 30 60 120

GRAPHIC SCALE 1 INCH = 30 FEET

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CAD I.D.:	NJC230039.00-LGHT-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

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J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

LIGHTING PLAN C

SHEET NUMBER:

C-712

REVISION 1 - 10/13/2023

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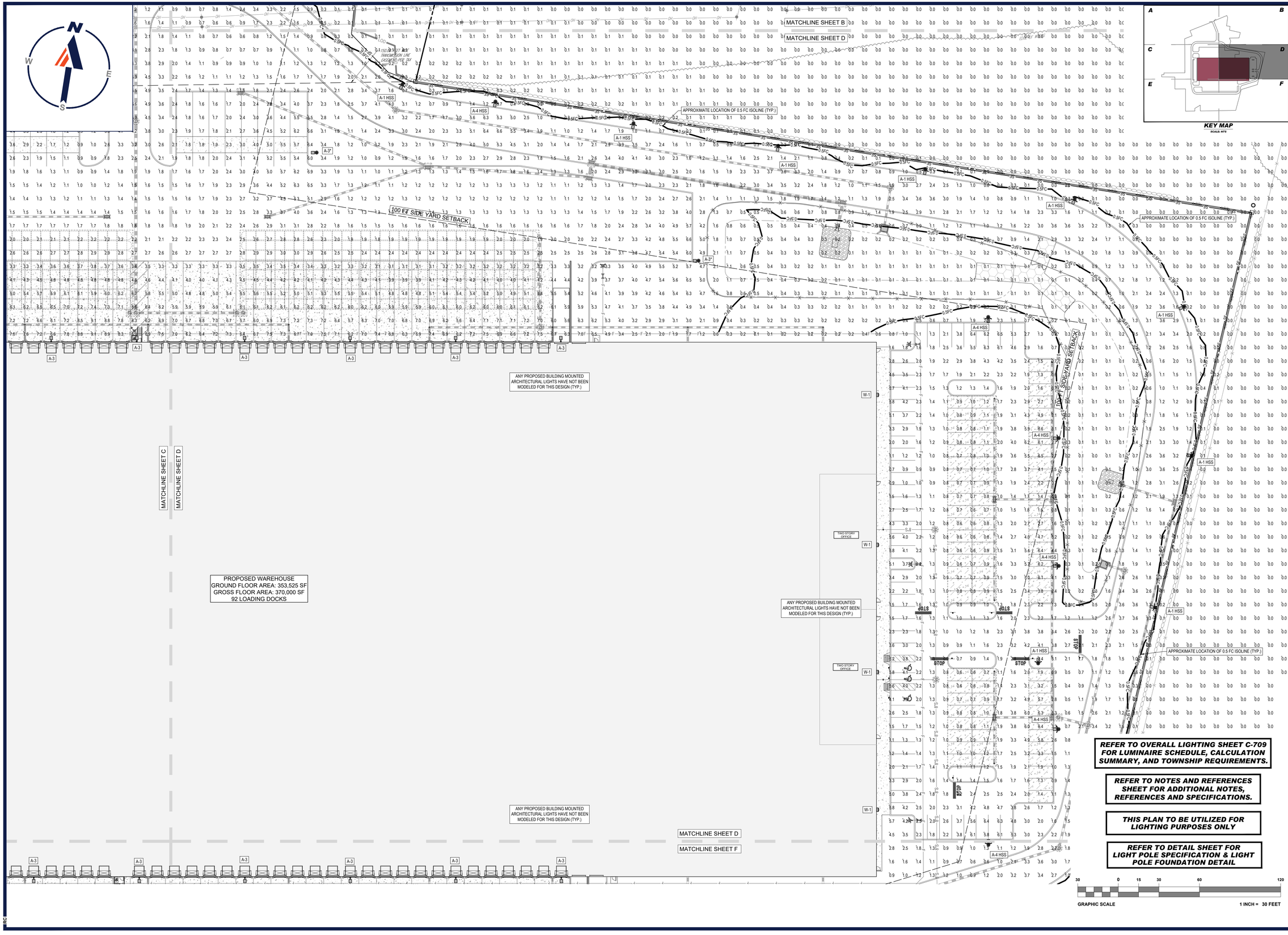

KEY MAP
SCALE: NTS

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30 0 15 30 60 120

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PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
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J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

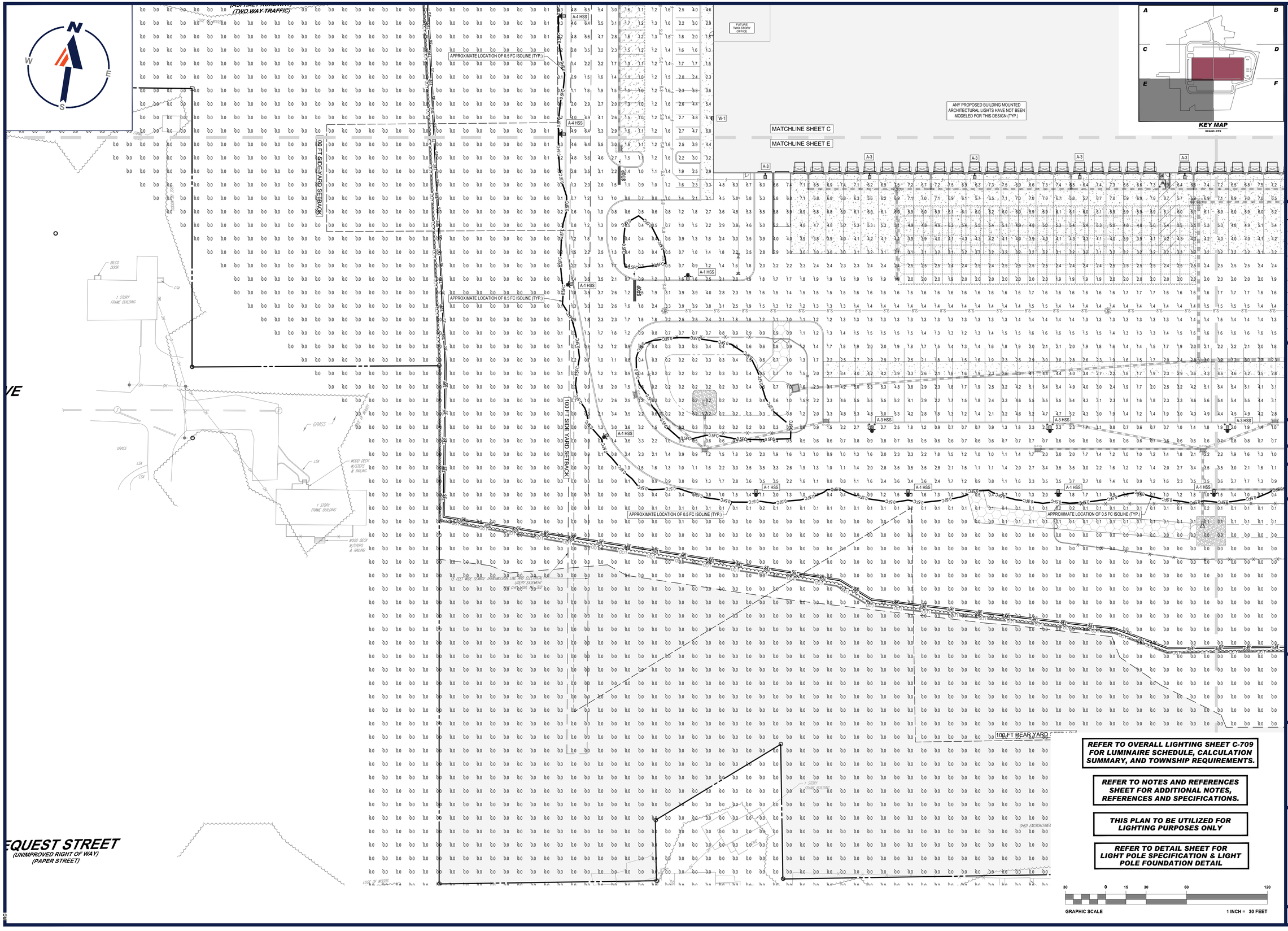
SHEET TITLE:

LIGHTING PLAN D

SHEET NUMBER:

C-713

REVISION 1 - 10/13/2023



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PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

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J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

LIGHTING PLAN E

SHEET NUMBER:

C-714

REVISION 1 - 10/13/2023

ANY PROPOSED BUILDING MOUNTED ARCHITECTURAL LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN (TYP.)

NOT BEEN
N (TYP.)

MATCHLINE SHEET D

MATCHLINE SHEET F

W-1

A-3

A-4 HSS

A-1 HSS

A-3 HSS

APPROXIMATE LOCATION OF 0.5 FC ISOLINE (TYP.)

100FT SIDE YARD SETBACK

LFT REAR YARD SETBACK

MATCHLINE SHEET E

MATCHLINE SHEET F

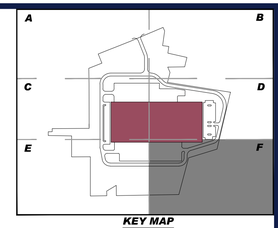
SHED ENCROACHMENT EASEMENT PER TAX MAP

GRASS

WOODS

1 STORY FRAME BUILDING

SHED



KEY MAP
SCALE: NTS

REFER TO OVERALL LIGHTING SHEET C-709 FOR LUMINAIRE SCHEDULE, CALCULATION SUMMARY, AND TOWNSHIP REQUIREMENTS.

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REFER TO DETAIL SHEET FOR LIGHT POLE SPECIFICATION & LIGHT POLE FOUNDATION DETAIL

30 0 15 30 60 120

GRAPHIC SCALE

1 INCH = 30 FEET

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PROJECT No.:	NJC230039
DRAWN BY:	CTC
CHECKED BY:	DGR
DATE:	10/07/2023
CAD I.D.:	NJC230039.00-LGHT-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
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RED BANK, NJ 07701
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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

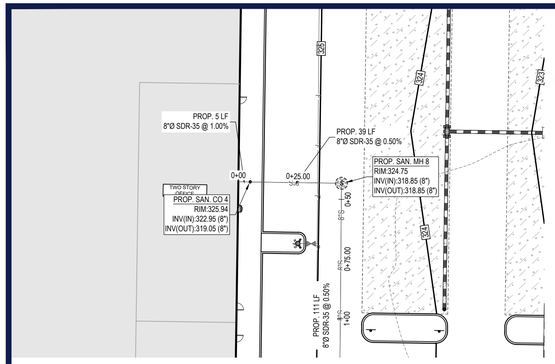
LIGHTING PLAN F

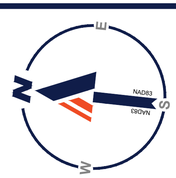
SHEET NUMBER:

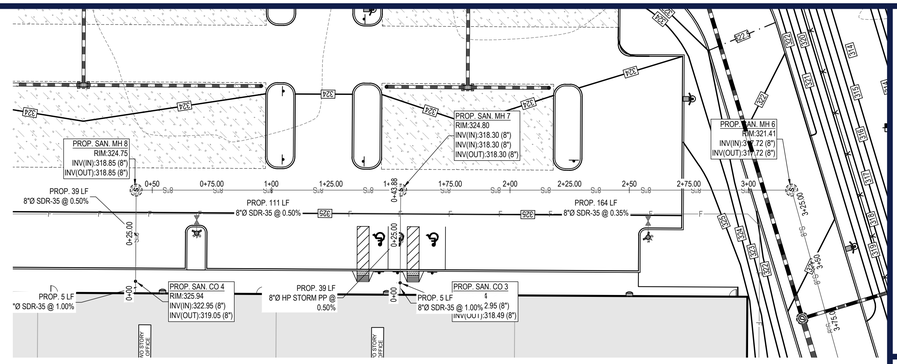
C-715

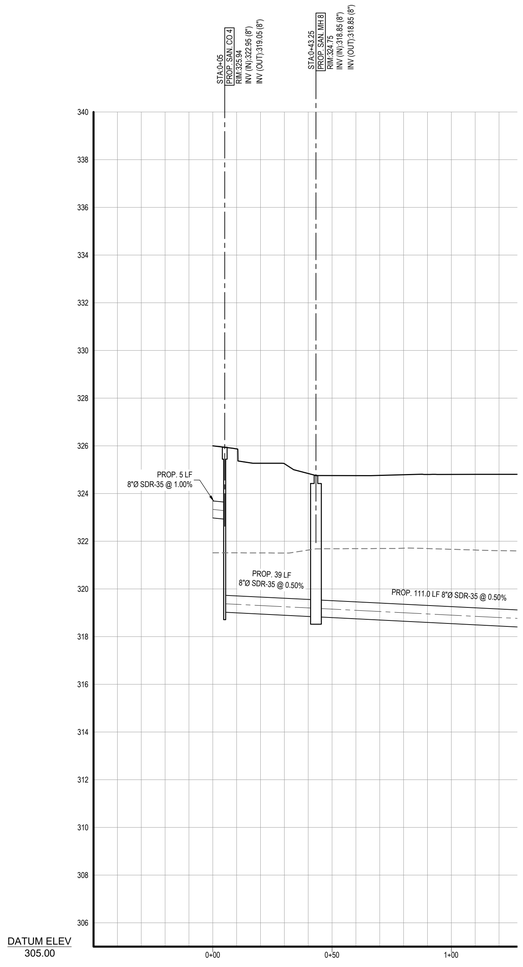
REVISION 1 - 10/13/2023

G:\2023\NJC230039.00\CAD\DRAWING\PLAN SETS\CIVIL SITE PLANS\NJC230039.00-LGHT-1A---LAYOUT: C-715 LGHTF



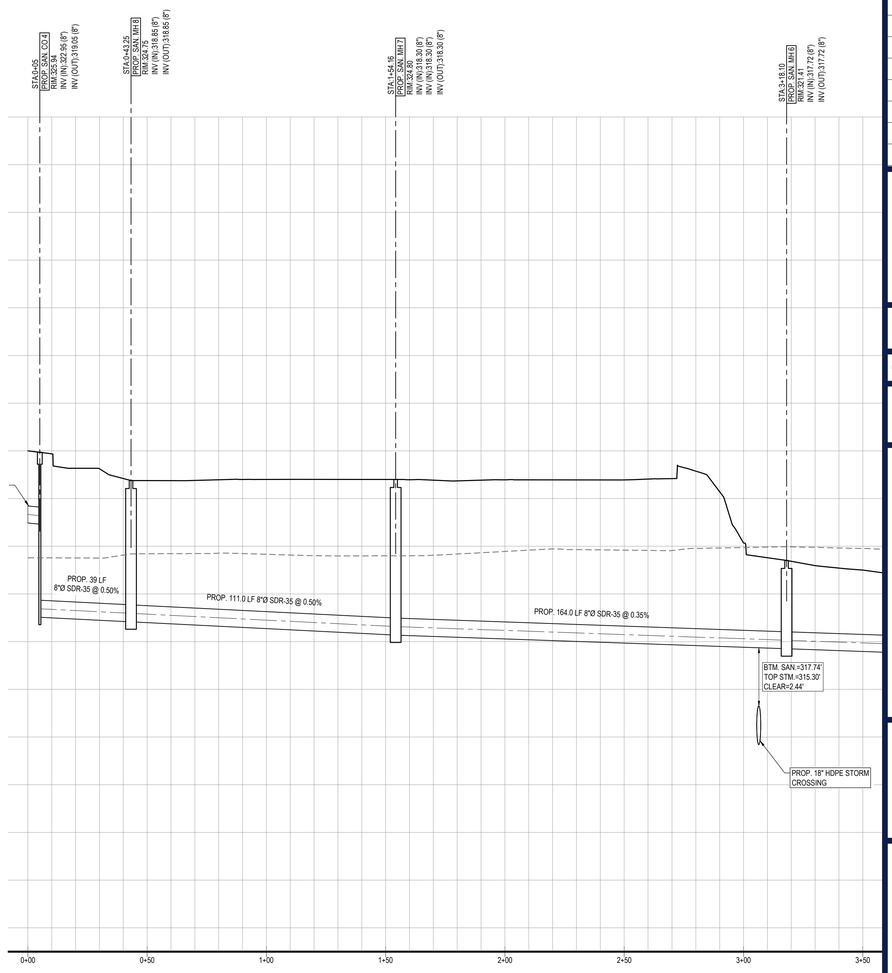






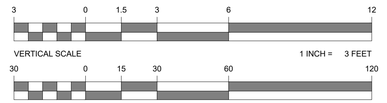
PROPOSED SANITARY SEWER PROFILE
BUILDING CONNECTION - MH8

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



PROPOSED SANITARY SEWER PROFILE
MH8 - MH6

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



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DRAWN BY: CTC
CHECKED BY: DGR
DATE: 10/07/2023
CAD I.D.: NJC230039.00-PSAN-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

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BOHLER ENGINEERING NJ, LLC
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RED BANK, NJ 07701
Phone: (732) 825-6800
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NJ CERT. OF AUTHORIZATION NO: 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54370

SHEET TITLE:

SANITARY SEWER PROFILES

SHEET NUMBER:

C-801

REVISION 1 - 10/13/2023

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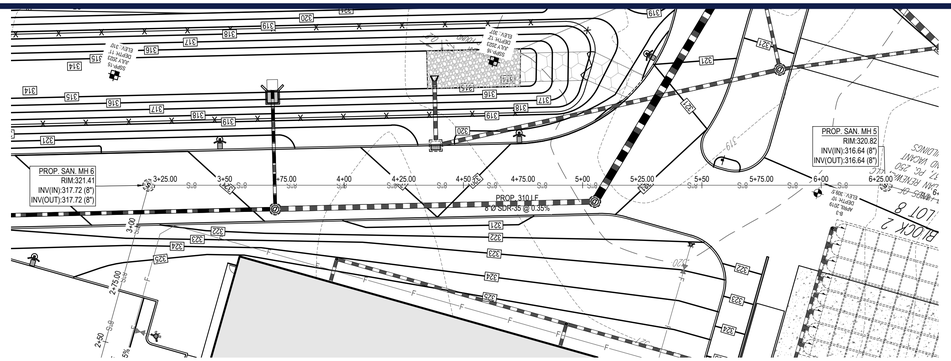

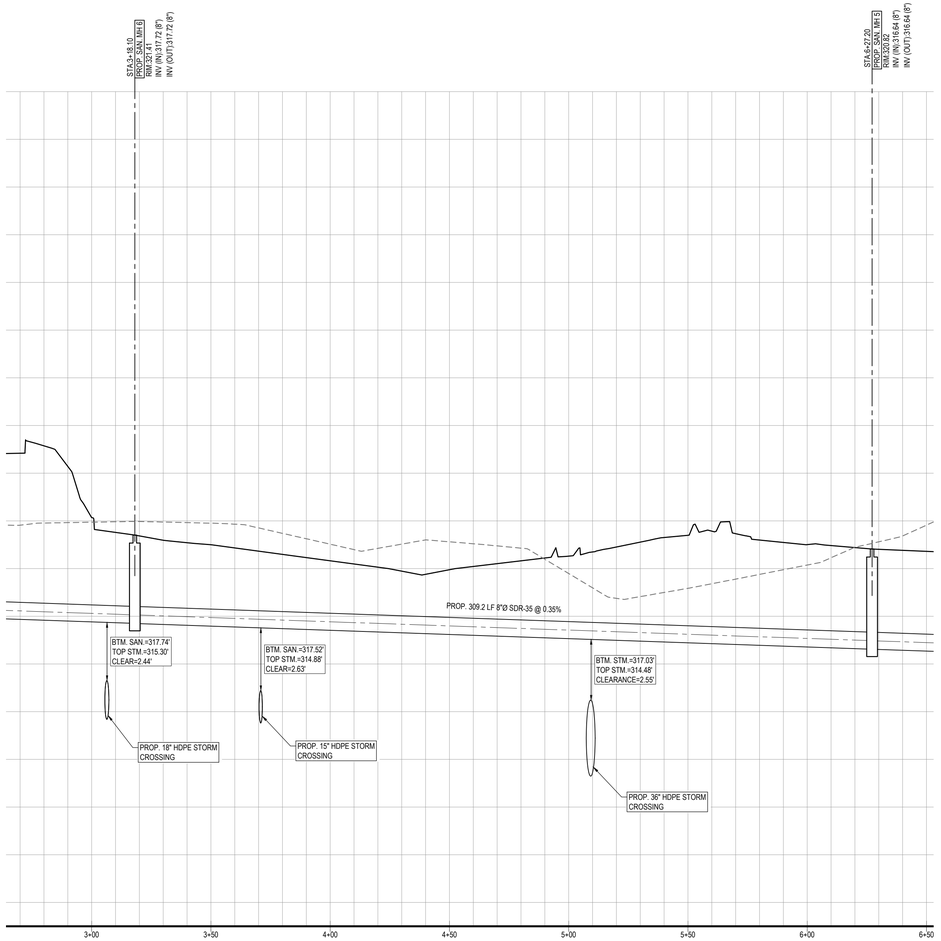

PROPOSED SANITARY SEWER PROFILE
MH6 - MH5

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

3 0 1.5 3 6 12
VERTICAL SCALE 1 INCH = 3 FEET

30 0 15 30 60 120
HORIZONTAL SCALE 1 INCH = 30 FEET

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DATE:	10/07/2023
CAD I.D.:	NJC230039.00-PSAN-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
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NEW JERSEY

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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

SANITARY SEWER PROFILES

SHEET NUMBER:

C-802

REVISION 1 - 10/13/2023

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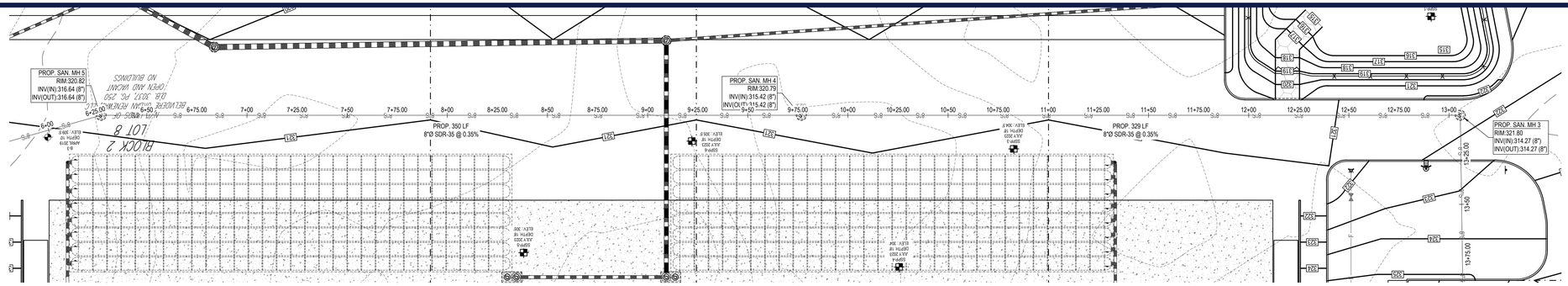

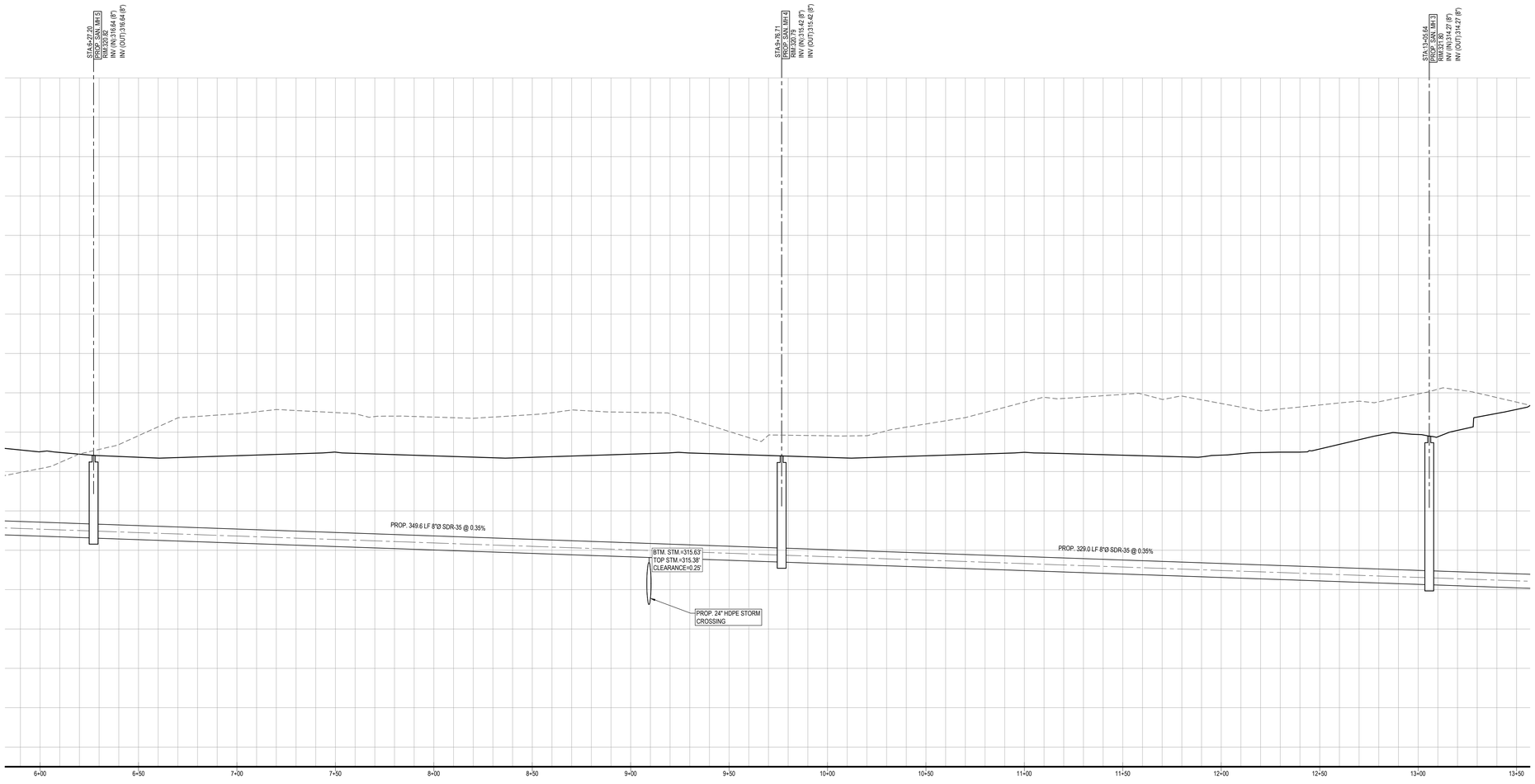

PROPOSED SANITARY SEWER PROFILE
MH5 - MH3

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

3 0 1.5 3 6 12
VERTICAL SCALE 1 INCH = 3 FEET

30 0 15 30 60 120
HORIZONTAL SCALE 1 INCH = 30 FEET

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WK

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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

SANITARY SEWER PROFILES

SHEET NUMBER:

C-803

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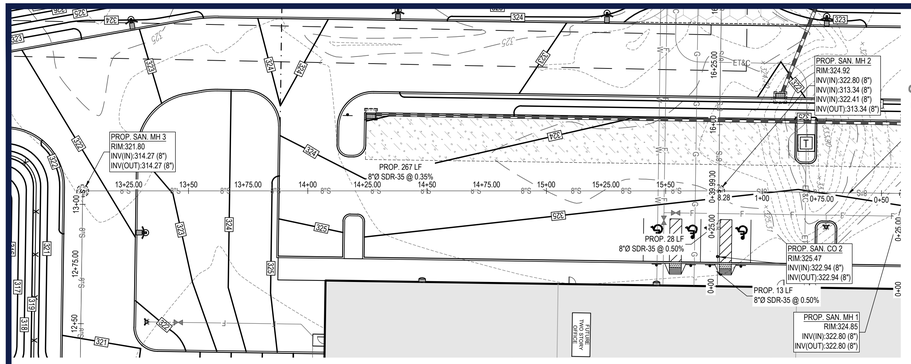
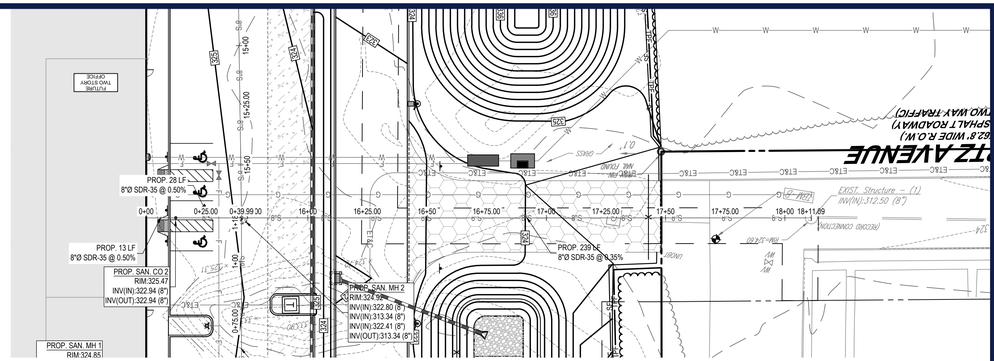
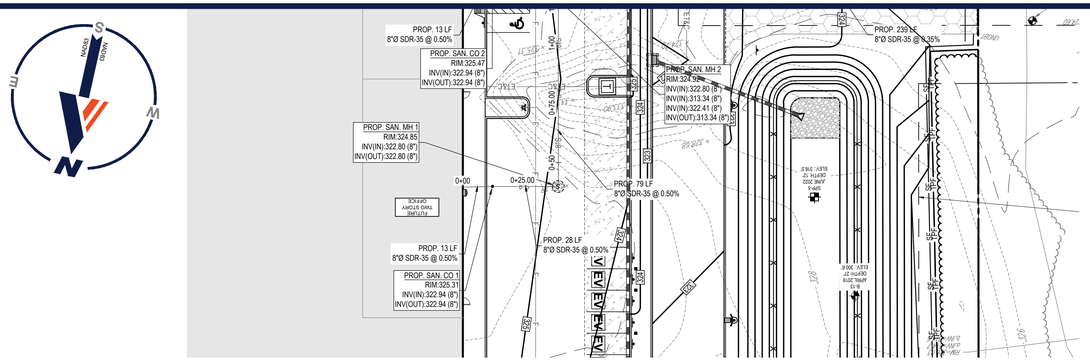
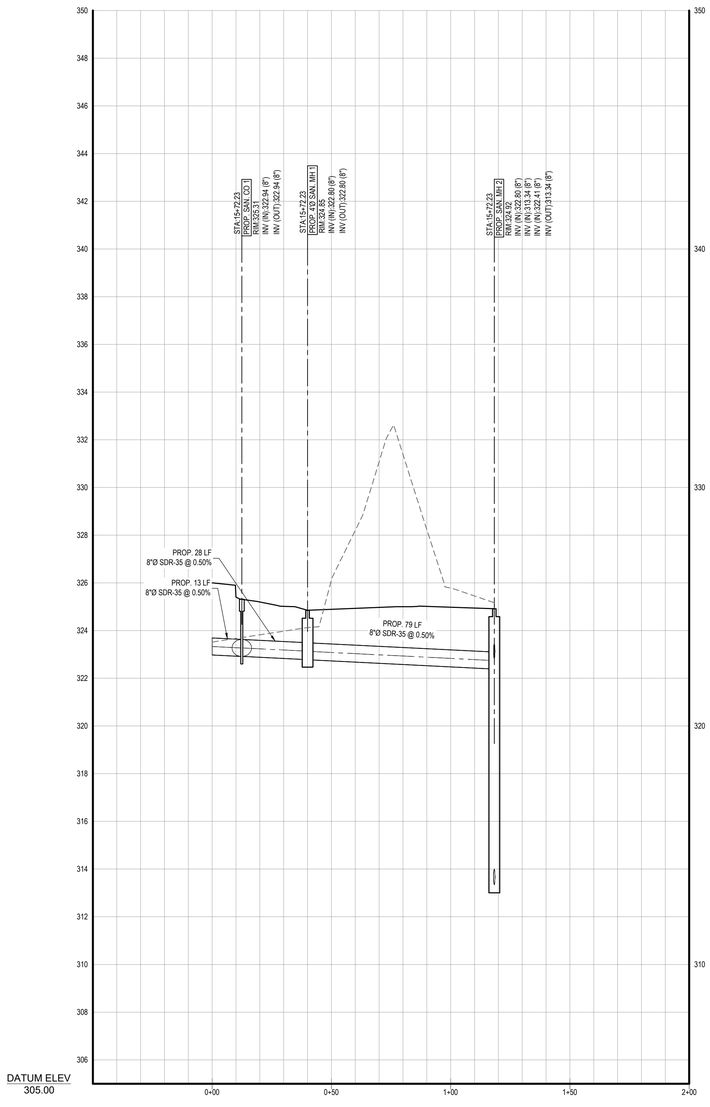



PROP. 28 LF
8"Ø SDR-35 @ 0.50%
PROP. 13 LF
8"Ø SDR-35 @ 0.50%
PROP. SAN. CO 2
RIM:325.47
INV(IN):322.94 (8")
INV(OUT):322.94 (8")
PROP. SAN. MH 2
RIM:324.92
INV(IN):322.80 (8")
INV(IN):313.34 (8")
INV(IN):322.41 (8")
INV(OUT):313.34 (8")
PROP. SAN. MH 1
RIM:324.85
PROP. 238 LF
8"Ø SDR-35 @ 0.35%
EXIST. Structure – (1)
INV(IN):312.50 (8")
EXIST. 0.62 AC WOODED AREA
EXIST. 0.21 AC WOODED AREA
EXIST. 0.08 AC WOODED AREA
EXIST. 0.08 AC WOODED AREA
EXIST. 0.08





PROPOSED SANITARY SEWER PROFILE BUILDING CONNECTION - MH 2

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

VERTICAL SCALE: 3 0 1.5 3 6 12 — 1 INCH = 3 FEET

HORIZONTAL SCALE: 30 0 15 30 60 120 — 1 INCH = 30 FEET

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DATE:	10/07/2023
CAD I.D.:	NJC230039.00-PSAN-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
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J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

SANITARY SEWER PROFILES

SHEET NUMBER:

C-805

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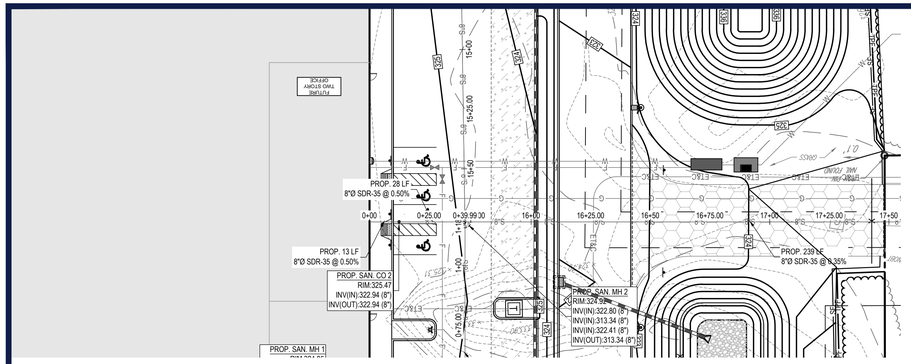
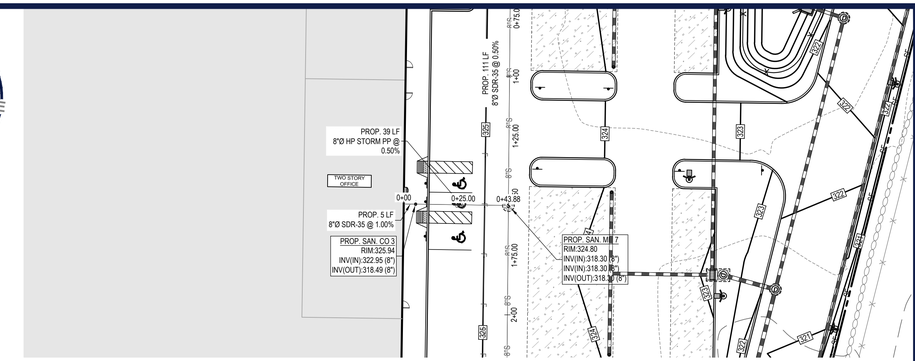
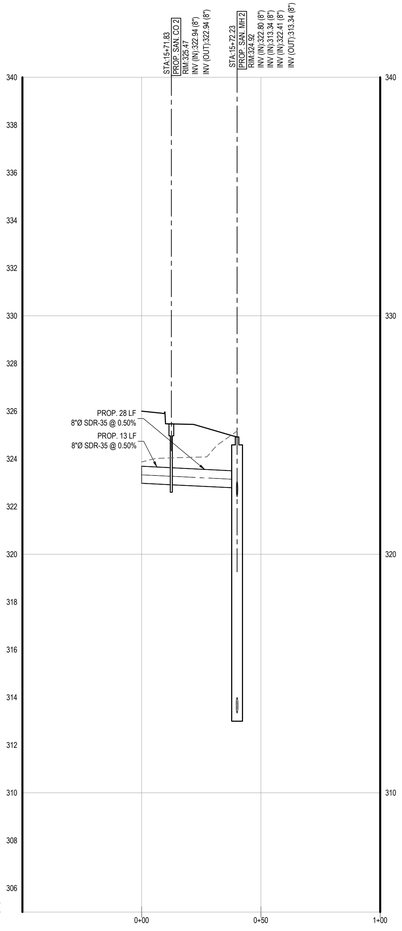
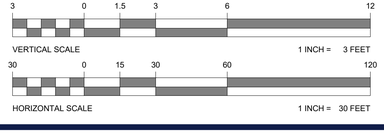


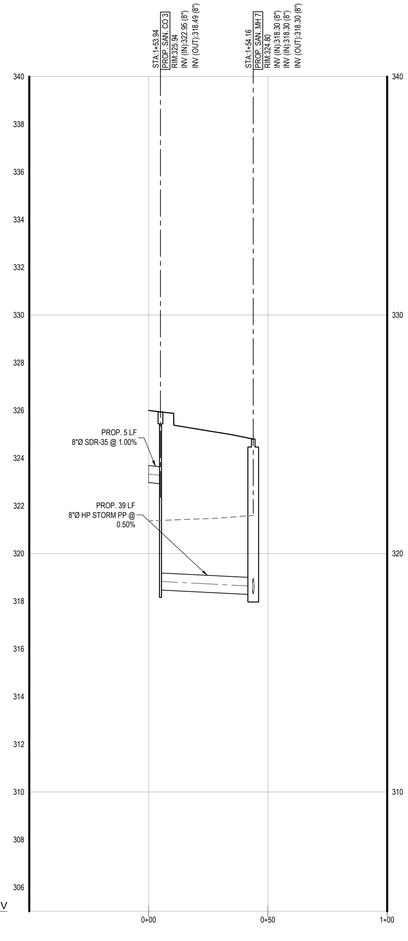




PROPOSED SANITARY SEWER PROFILE BUILDING CONNECTION - MH (2)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL





PROPOSED SANITARY SEWER PROFILE BUILDING CONNECTION - MH7

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

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J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54370

SHEET TITLE:

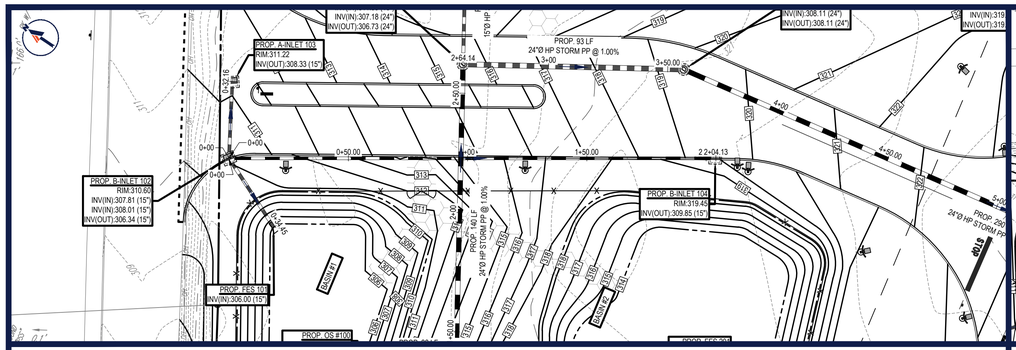
SANITARY SEWER PROFILES

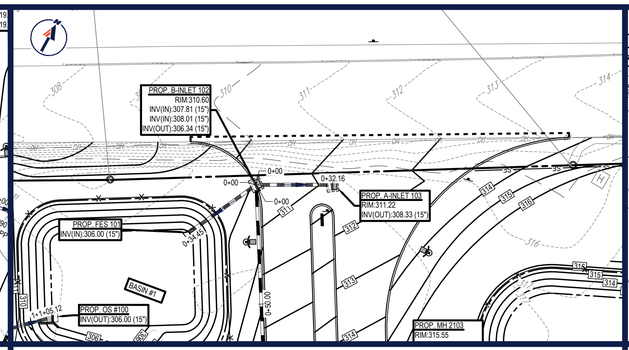
SHEET NUMBER:

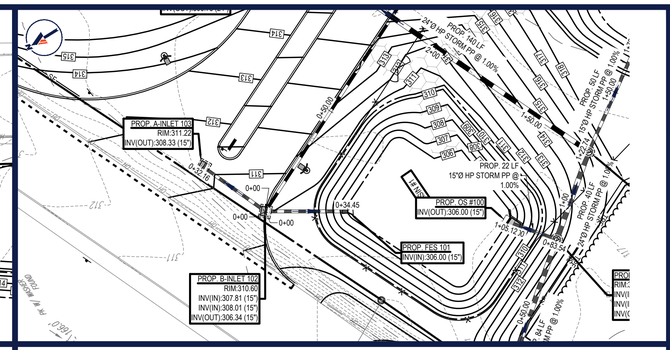
C-806

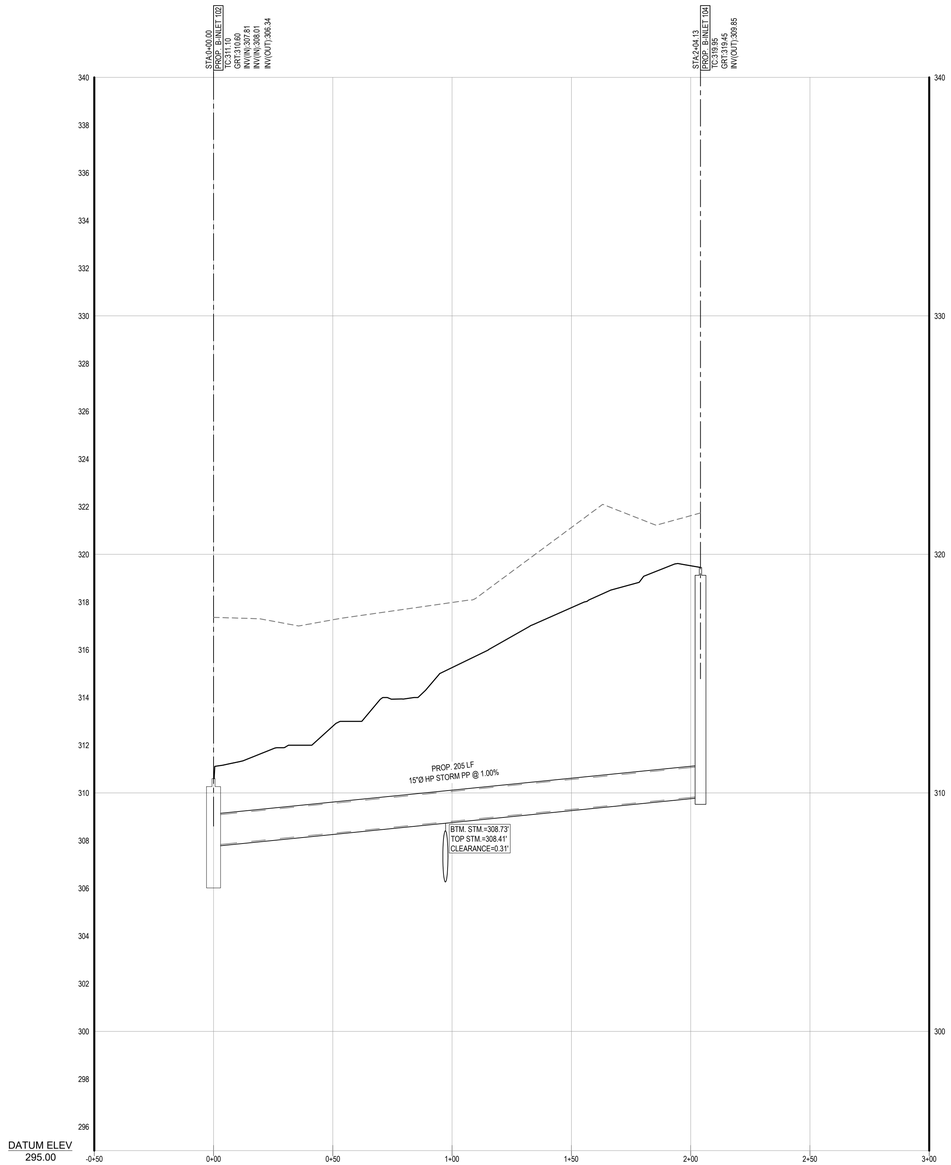
REVISION 1 - 10/13/2023

I:\2023\NJC230039.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\NJC230039.00-PSAN-1A.....=LAYOUT: C-806 SANP



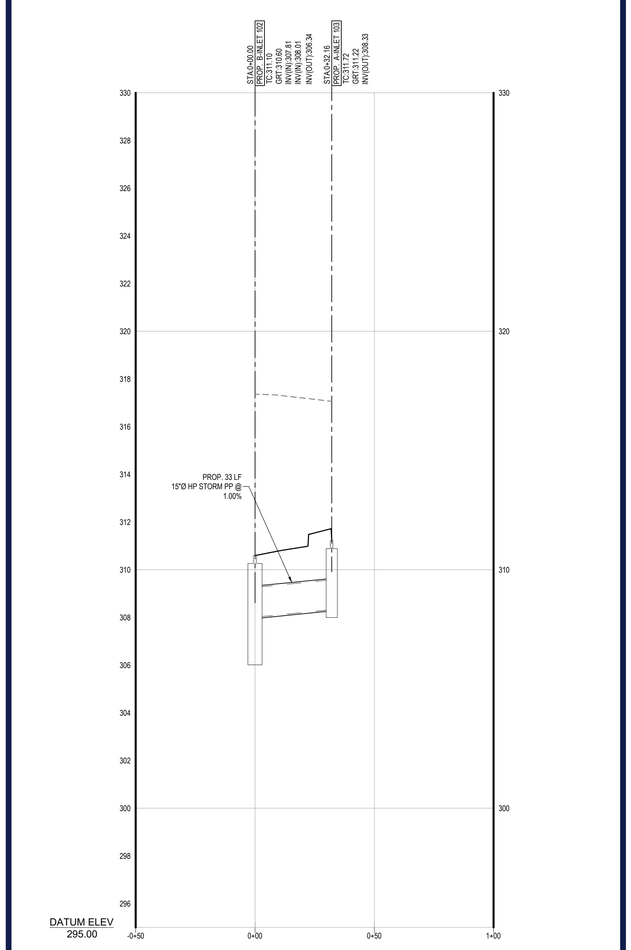






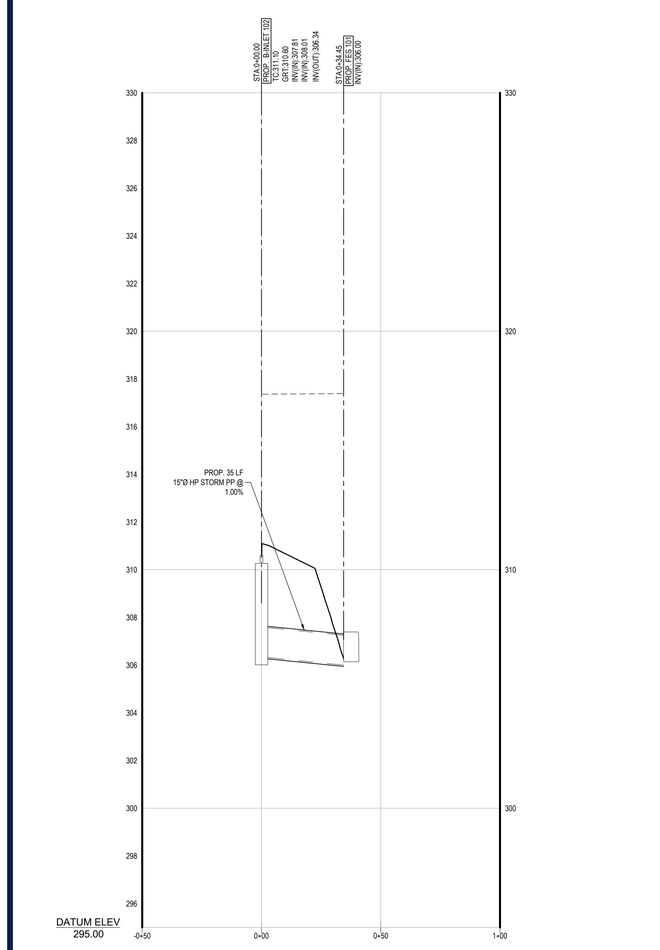
PROPOSED STORM SEWER PROFILE B-INLET (104) - B-INLET (102)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



PROPOSED STORM SEWER PROFILE B-INLET (103) - B-INLET (102)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



PROPOSED STORM SEWER PROFILE B-INLET (102) - FES (101)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

VERTICAL SCALE 1 INCH = 3 FEET

HORIZONTAL SCALE 1 INCH = 30 FEET

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PROJECT No.:	NJC230039
DRAWN BY:	CTC
CHECKED BY:	DGR
DATE:	10/07/2023
CAD I.D.:	NJC230039.00-PSTM-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED
WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
125 HALF MILE ROAD, SUITE 207
RED BANK, NJ 07701
Phone: (732) 825-6800
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

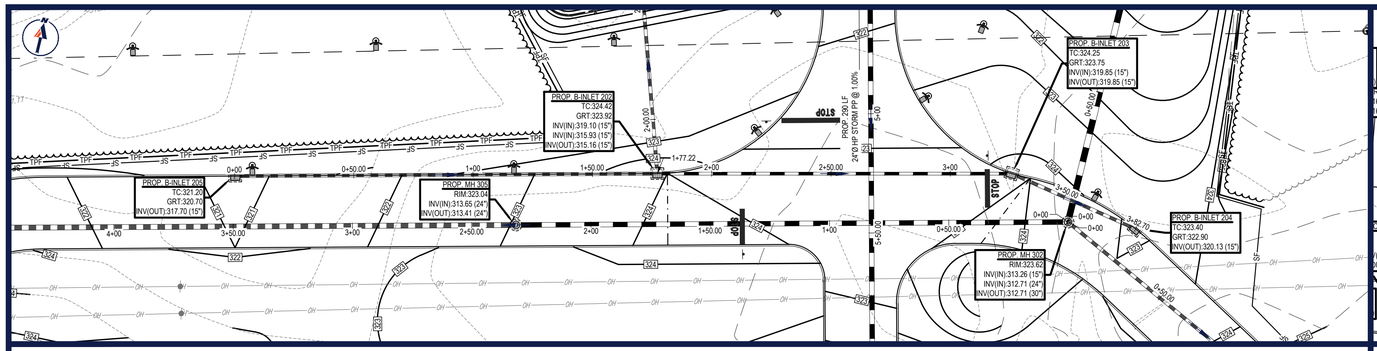
SHEET TITLE:

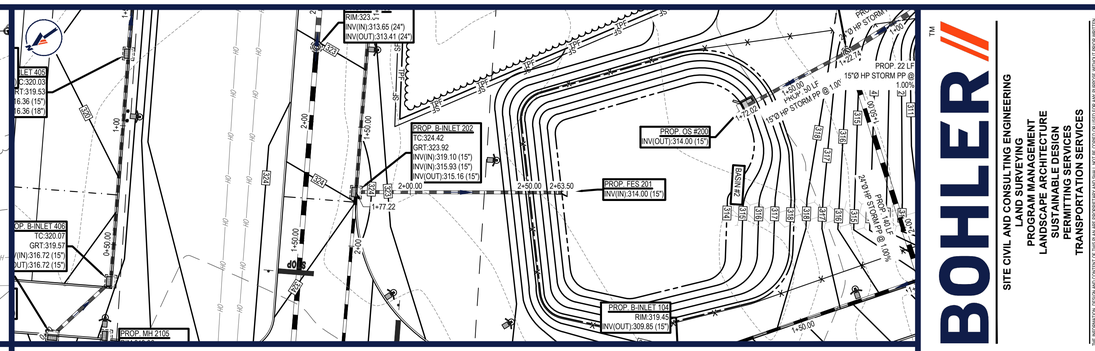
STORM SEWER PROFILES

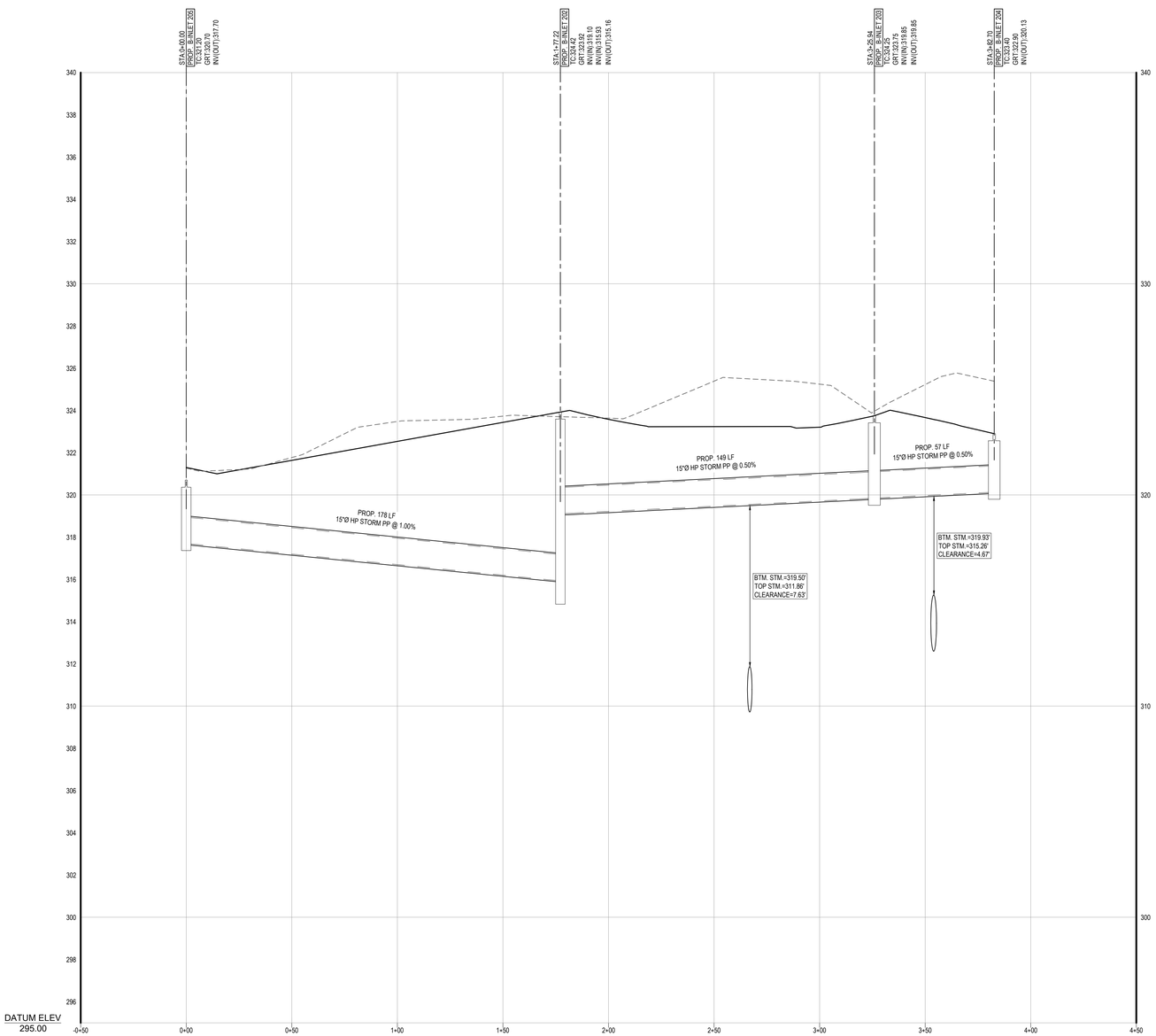
SHEET NUMBER:

C-807

REVISION 1 - 10/13/2023

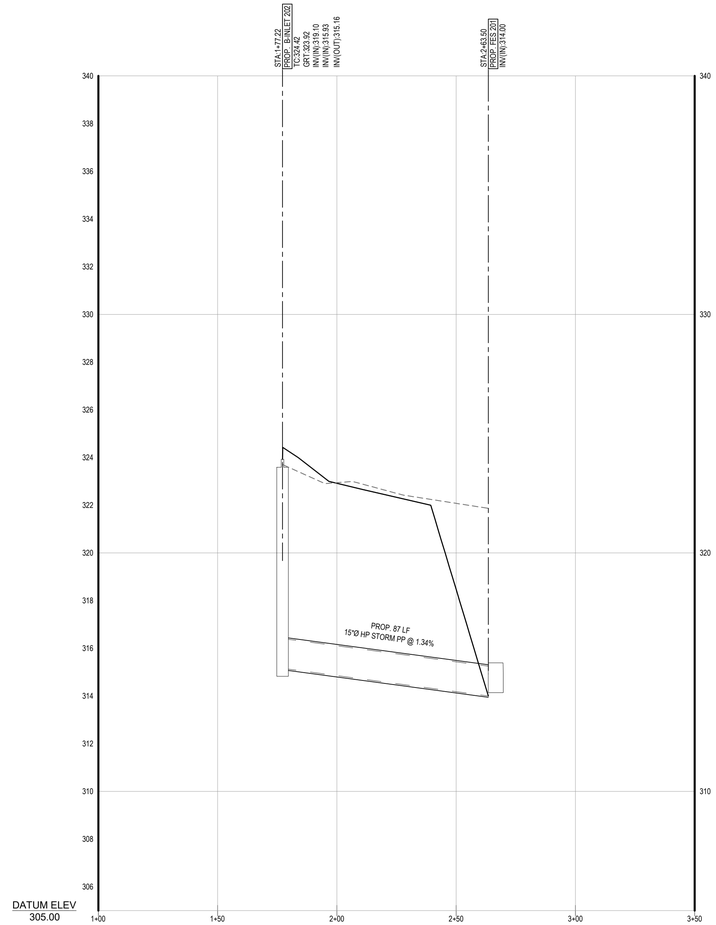






PROPOSED STORM SEWER PROFILE B-INLET (205) - B-INLET (204)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



PROPOSED STORM SEWER PROFILE B-INLET (202) - FES (201)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

3 0 1.5 3 6 12
VERTICAL SCALE 1 INCH = 3 FEET

30 0 15 30 60 120
HORIZONTAL SCALE 1 INCH = 30 FEET

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CHECKED BY:	DGR
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CAD I.D.:	NJC230039.00-PSTM-1A

PROJECT:

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FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED
WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

STORM SEWER PROFILES

SHEET NUMBER:

C-808

REVISION 1 - 10/13/2023

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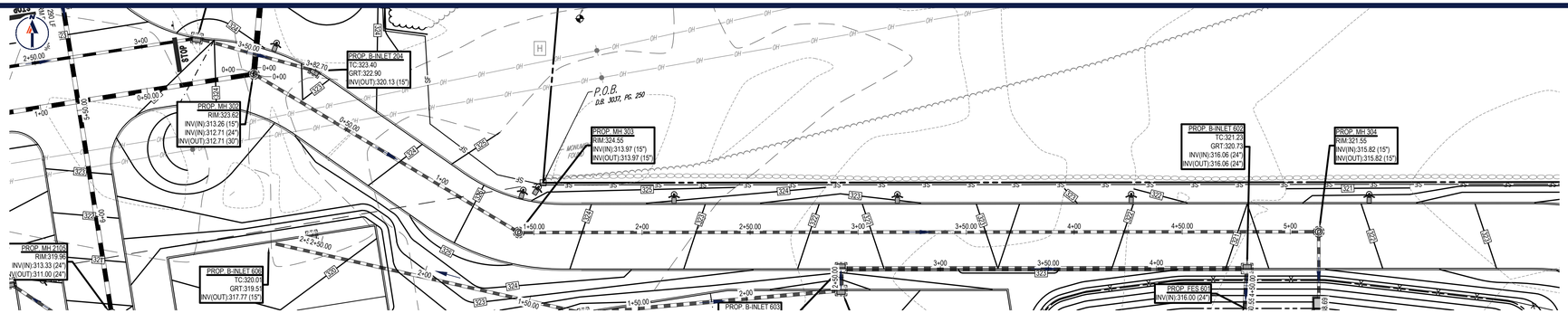

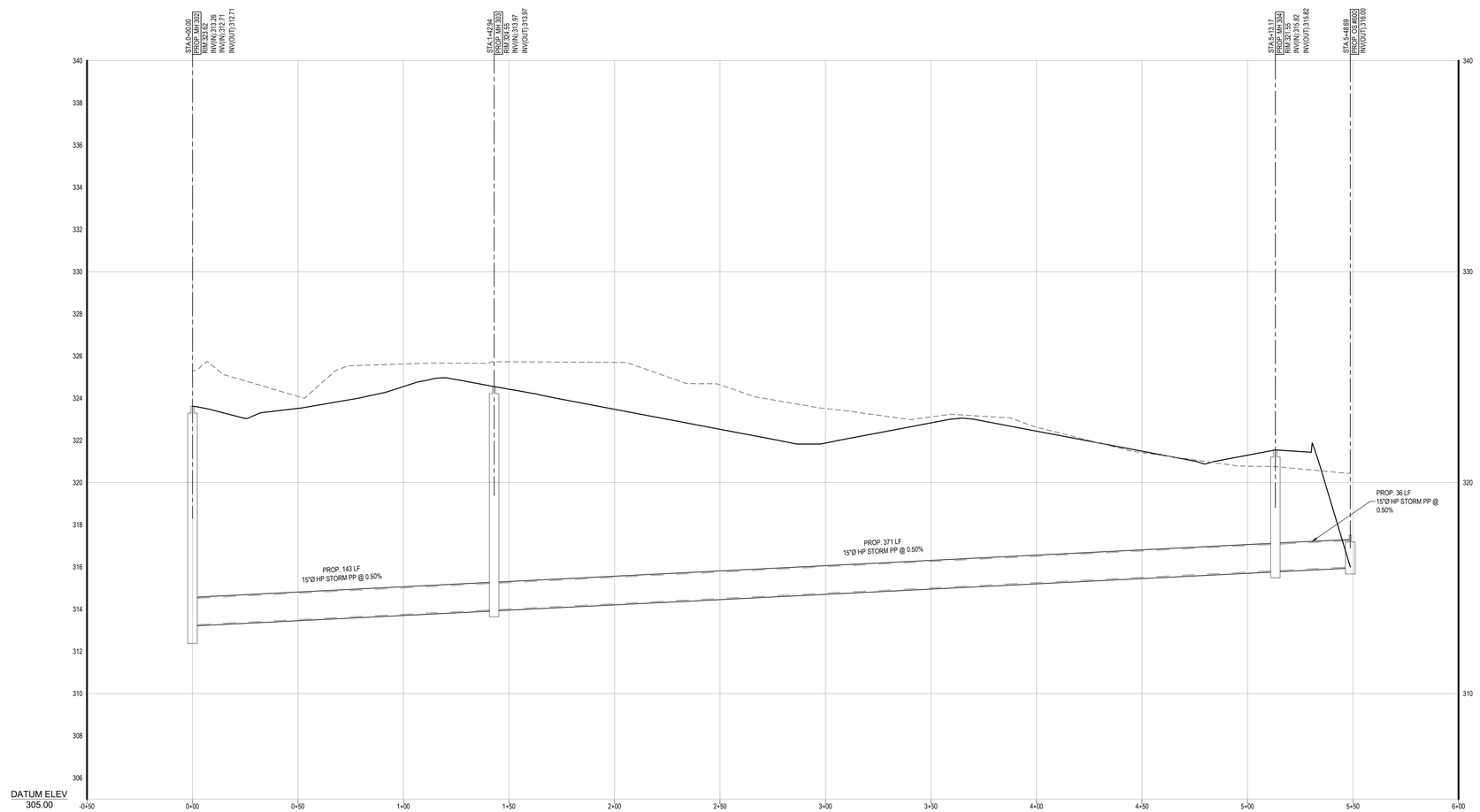

PROPOSED STORM SEWER PROFILE MH (302) - OS #600

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

VERTICAL SCALE 1 INCH = 3 FEET

HORIZONTAL SCALE 1 INCH = 30 FEET

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DRAWN BY:	CTC
CHECKED BY:	DGR
DATE:	10/07/2023
CAD I.D.:	NJC230039.00-PSTM-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
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NEW JERSEY

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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

STORM SEWER PROFILES

SHEET NUMBER:

C-809

REVISION 1 - 10/13/2023

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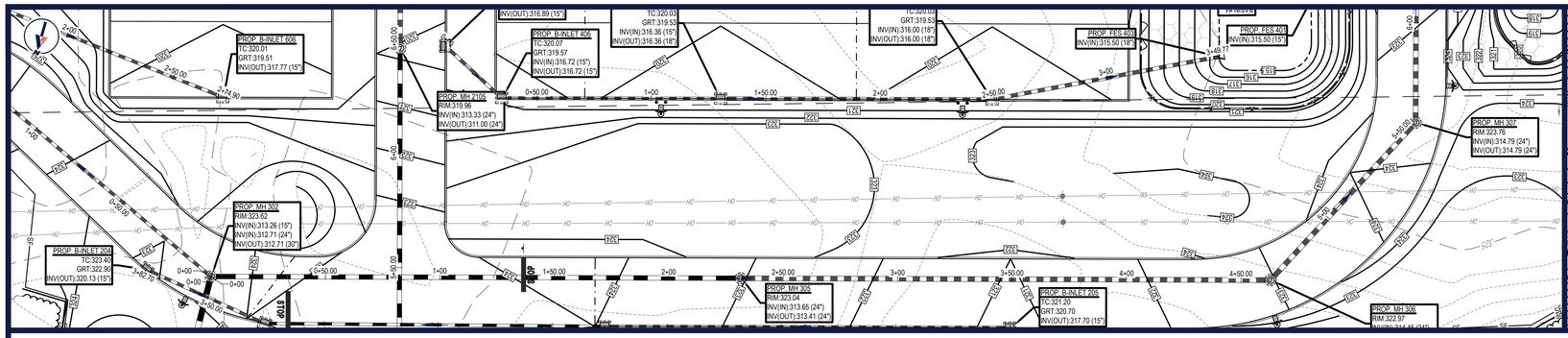

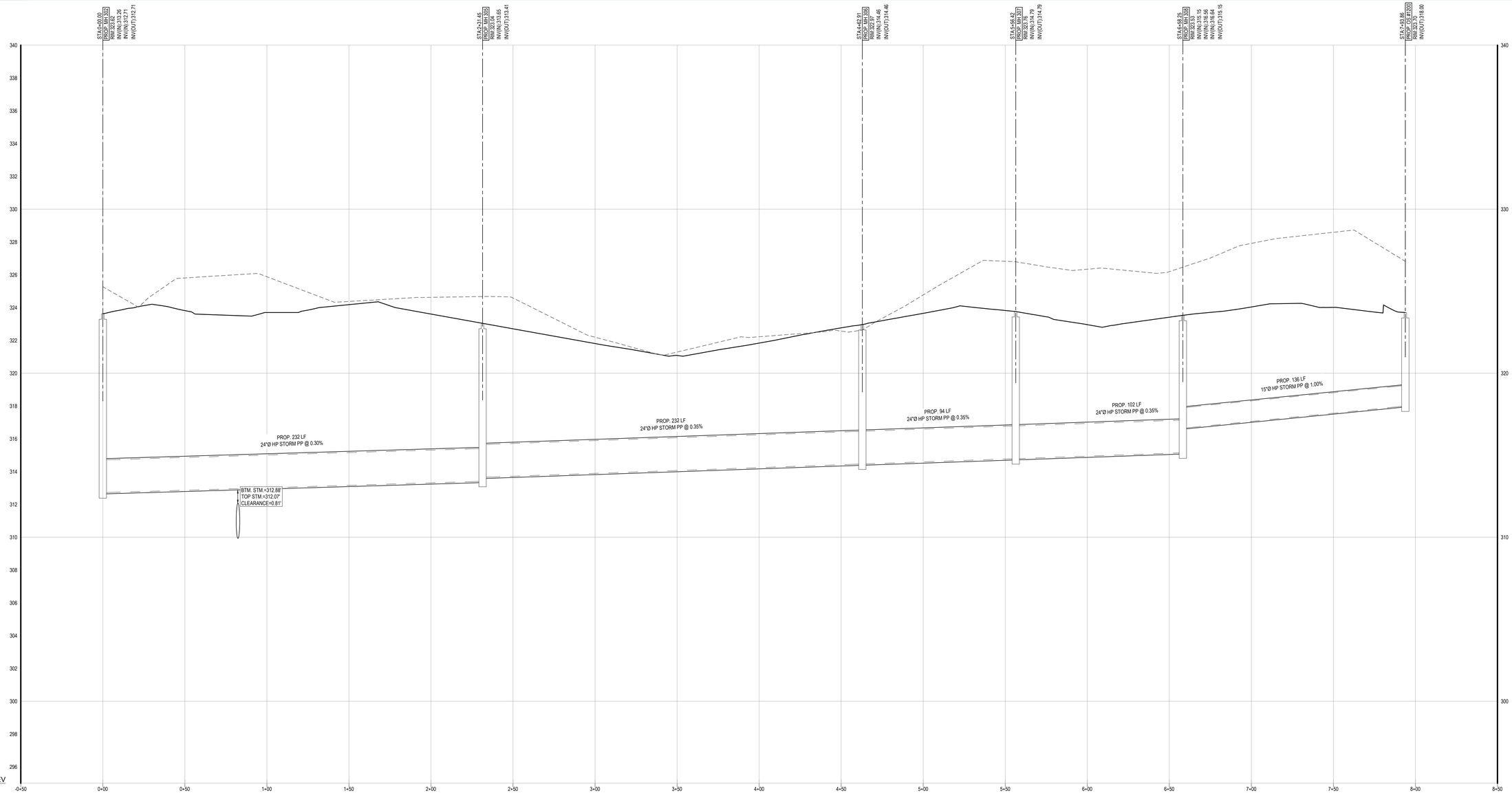

PROPOSED STORM SEWER PROFILE MH (302) - OS #1200

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

3 0 1.5 3 6 12
VERTICAL SCALE 1 INCH = 3 FEET

30 0 15 30 60 120
HORIZONTAL SCALE 1 INCH = 30 FEET

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PROJECT No.: NJC230039
DRAWN BY: CTC
CHECKED BY: DGR
DATE: 10/07/2023
CAD I.D.: NJC230039.00-PSTM-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
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TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

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J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

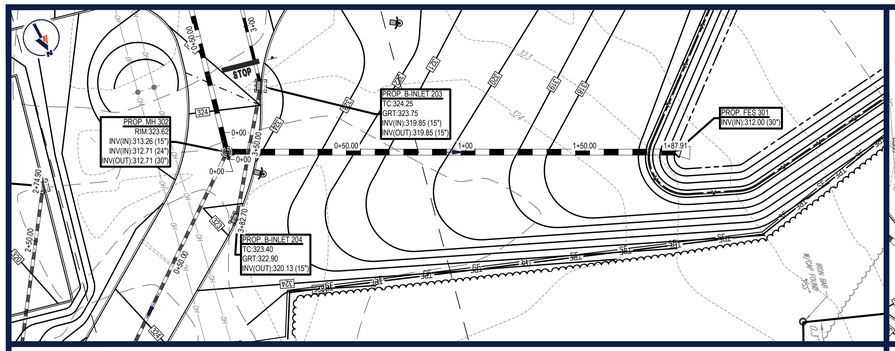
SHEET TITLE:

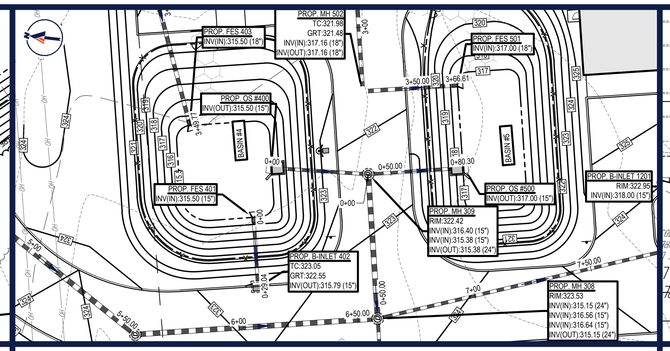
STORM SEWER PROFILES

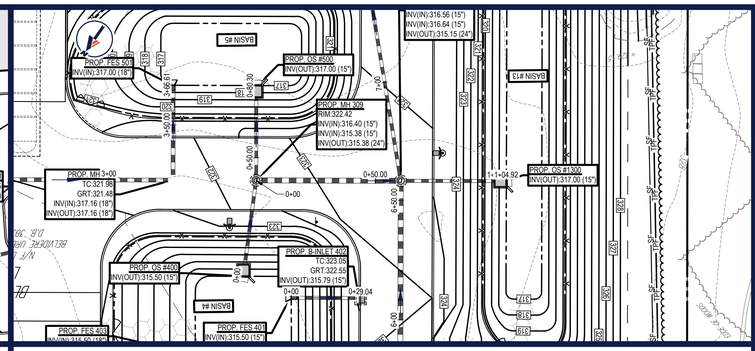
SHEET NUMBER:

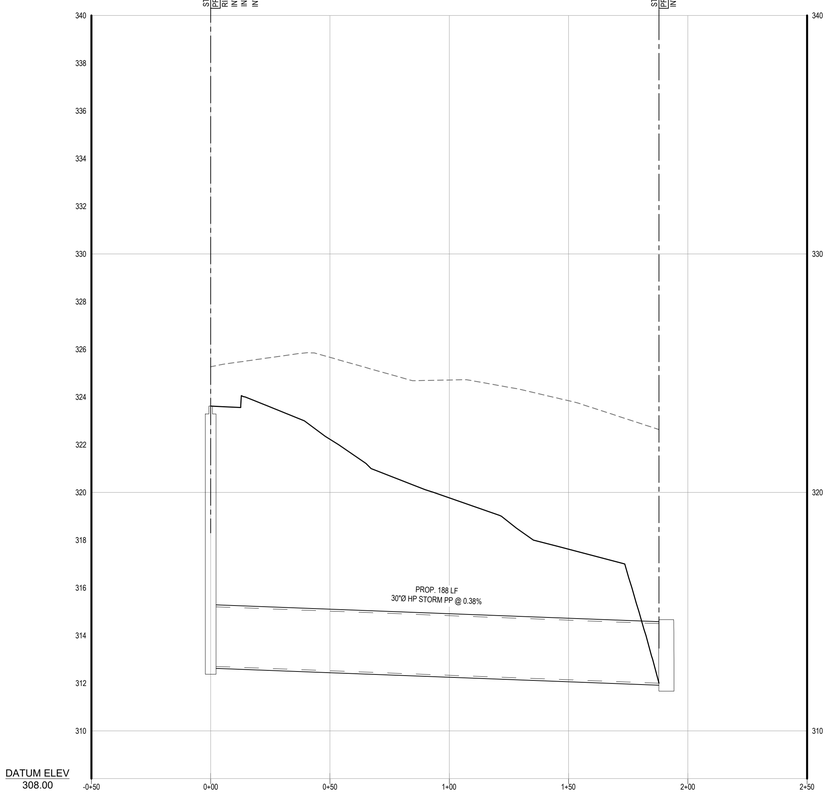
C-810

REVISION 1 - 10/13/2023



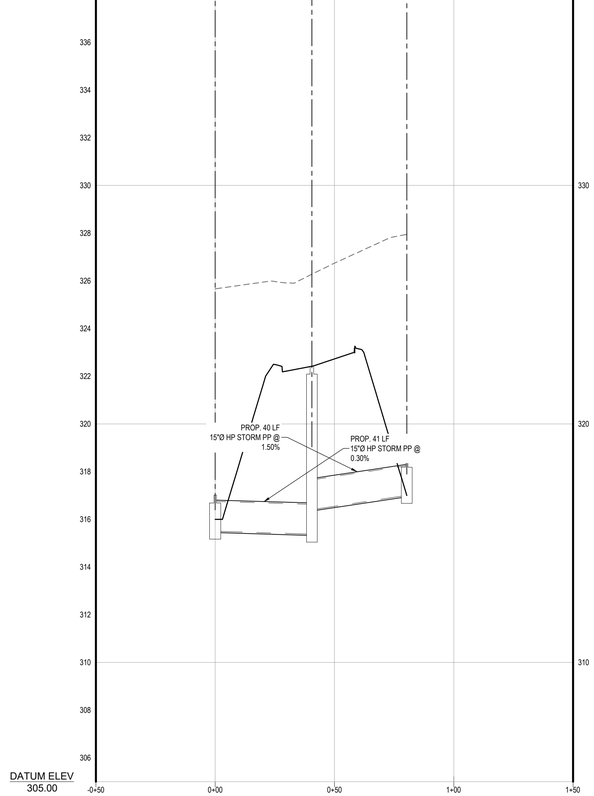






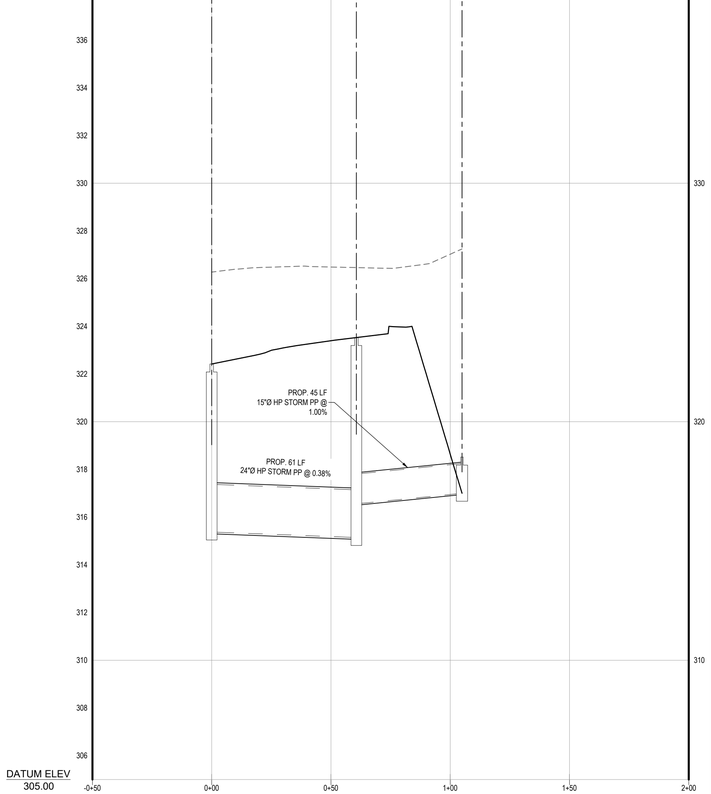
PROPOSED STORM SEWER PROFILE MH (302) - FES (301)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



PROPOSED STORM SEWER PROFILE OS #400 - OS #500

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



PROPOSED STORM SEWER PROFILE MH (309) - OS #1300

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

3 0 1.5 3 6 12
VERTICAL SCALE 1 INCH = 3 FEET

30 0 15 30 60 120
HORIZONTAL SCALE 1 INCH = 30 FEET

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CAD I.D.:	NJC230039.00-PSTM-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
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J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

STORM SEWER PROFILES

SHEET NUMBER:

C-811

REVISION 1 - 10/13/2023

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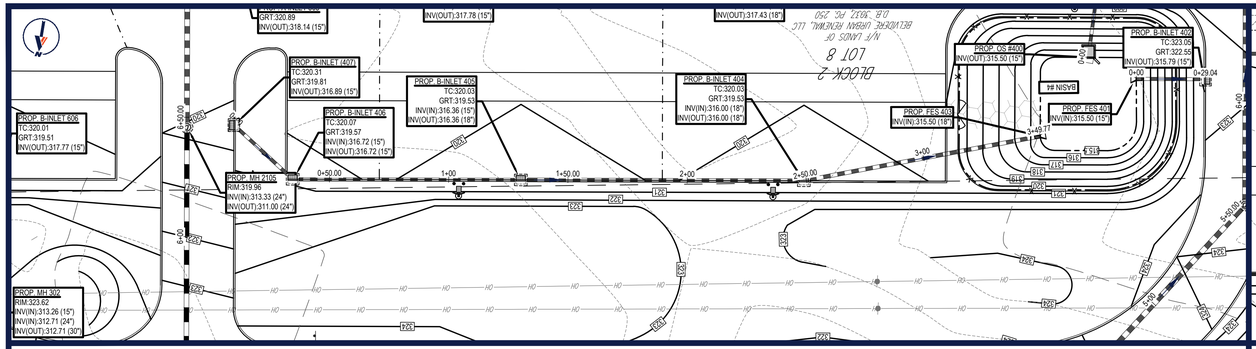
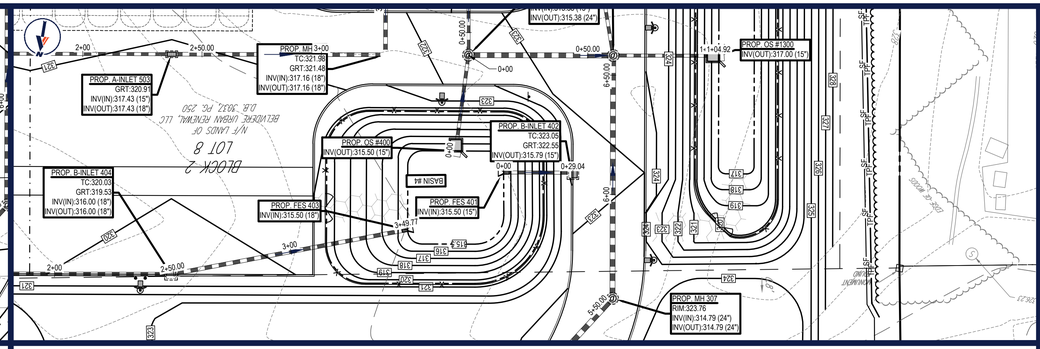
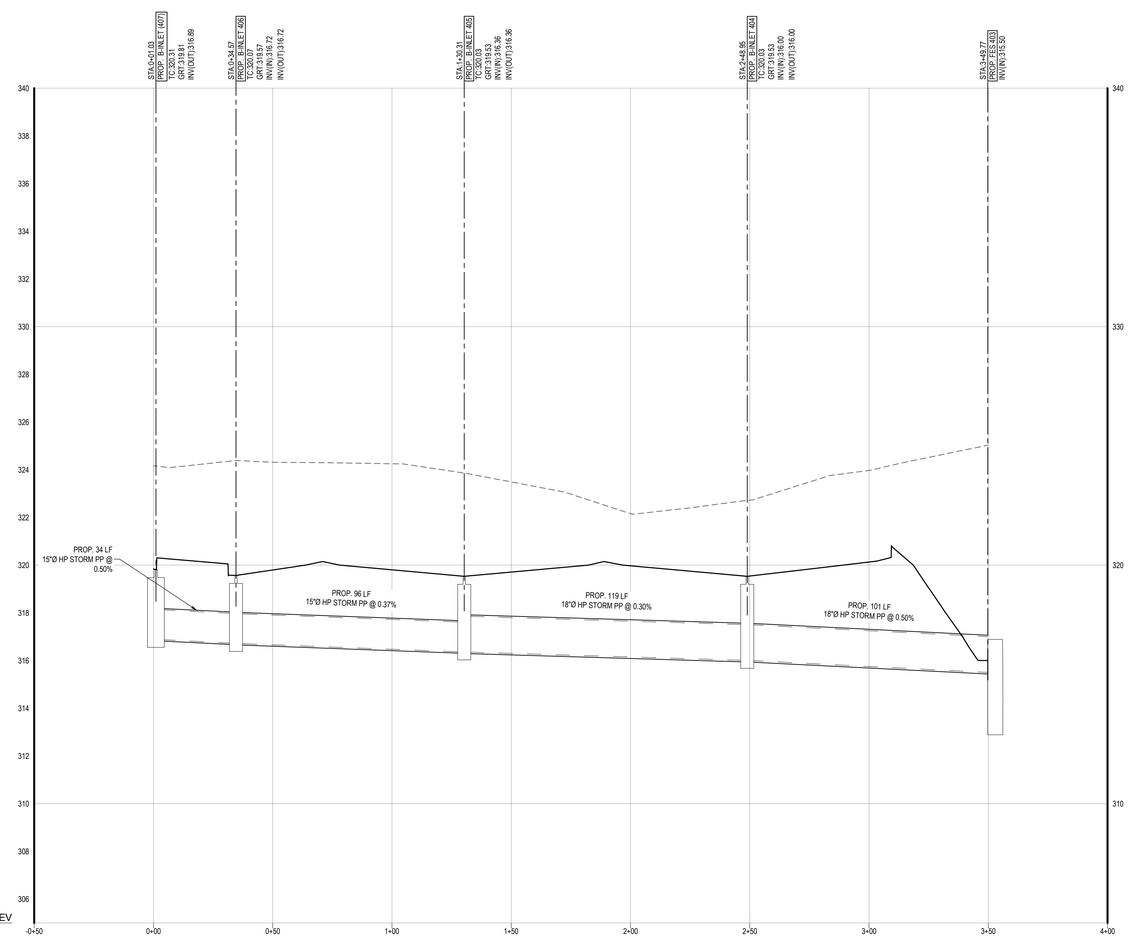
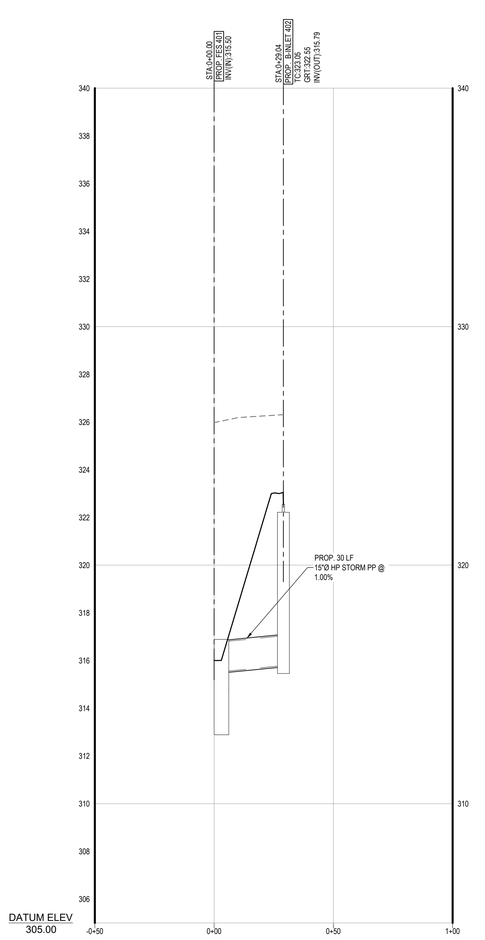






PROPOSED STORM SEWER PROFILE B-INLET (406) - FES (403)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



PROPOSED STORM SEWER PROFILE B-INLET (402) - FES (401)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

3 0 1.5 3 6 12
VERTICAL SCALE 1 INCH = 3 FEET

30 0 15 30 60 120
HORIZONTAL SCALE 1 INCH = 30 FEET

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CAD I.D.:	NJC230039.00-PSTM-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
125 HALF MILE ROAD, SUITE 207
RED BANK, NJ 07701
Phone: (732) 825-6800
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO: 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

STORM SEWER PROFILES

SHEET NUMBER:

C-812

REVISION 1 - 10/13/2023

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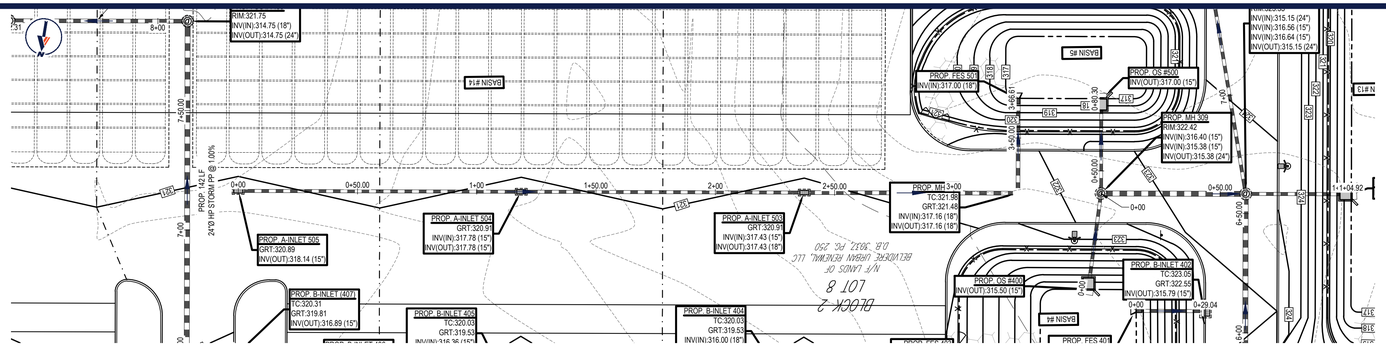
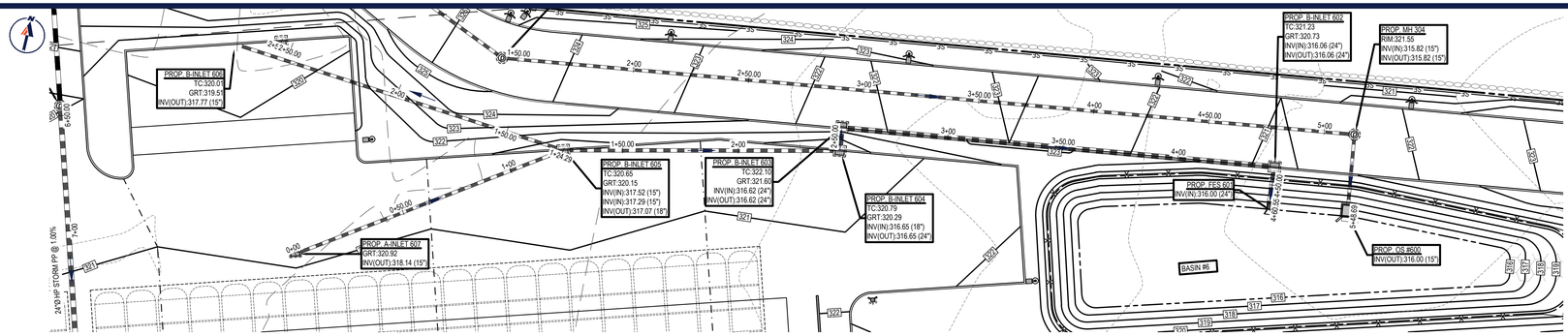
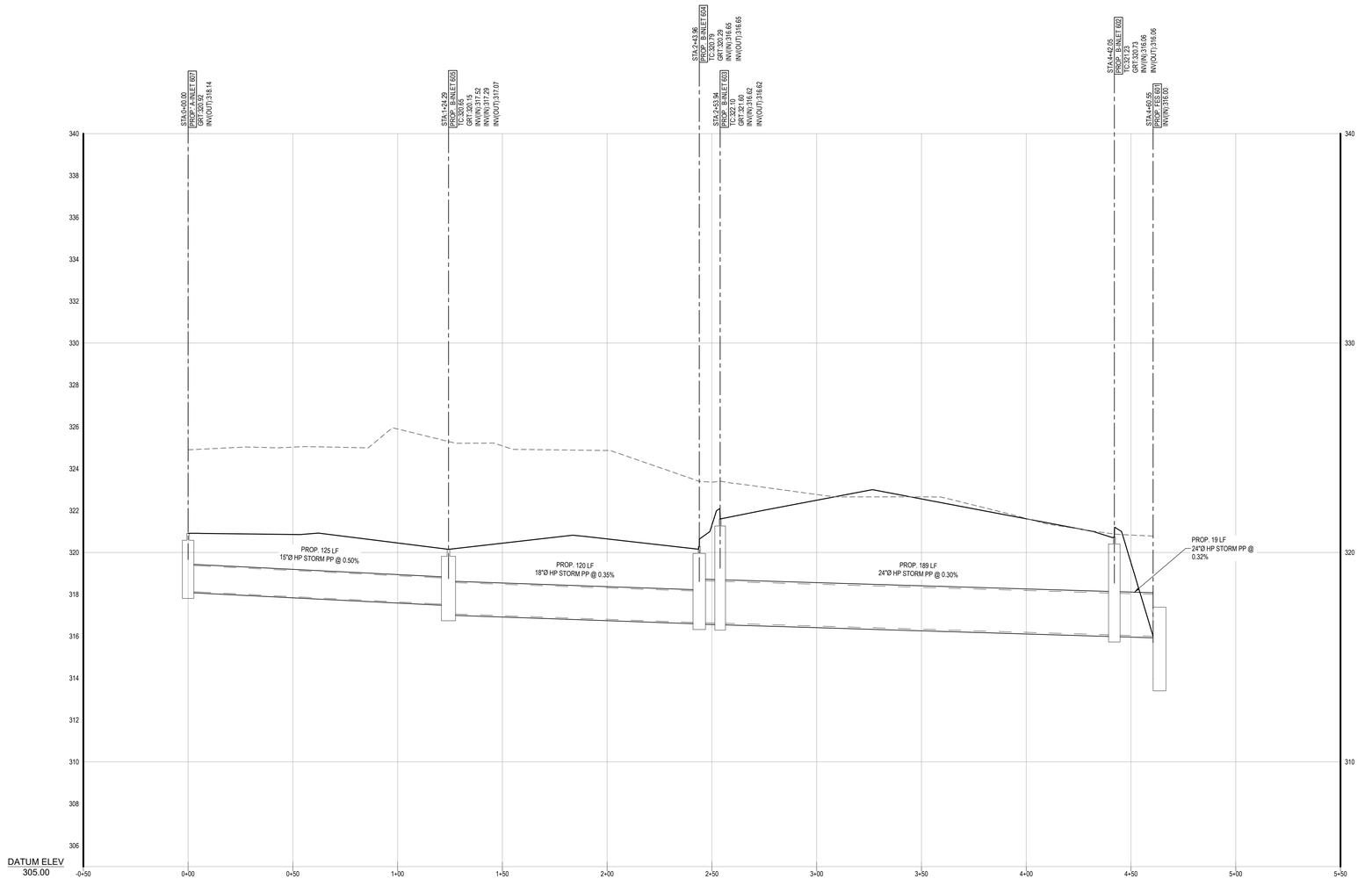
G:\2023\NJC230039.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\NJC230039.00-PSTM-1A.----LAYOUT: C-812 STMP


RIM:321.75
INV(IN):314.75 (18")
INV(OUT):314.75 (24")
PROP. 742LF 24"Ø HP STORM PP @ 1.00%
PROP. A-INLET 505
GRT:320.89
INV(OUT):318.14 (15")
PROP. A-INLET 504
GRT:320.9
INV(IN):317.78 (15")
INV(OUT):317.78 (15")
PROP. A-INLET 503
GRT:320.91
INV(IN):317.43 (15")
INV(OUT):317.43 (15")
PROP. MH 3+00
TC:321.98
GRT:321.48
INV(IN):317.16 (18")
INV(OUT):317.16 (18")
PROP. B-INLET 407
TC:320.31
GRT:319.81
INV(OUT):316.89 (15")
PROP. B-INLET 406
TC:320.03
GRT:319.53
INV(IN):316.15 (15")
PROP. B-INLET 404
TC:320.03
GRT:319.53
INV(IN):316.00 (18")
PROP. FES 501
INV(IN):317.00 (18")
PROP. OS #500
INV(OUT):317.00 (15")
PROP. MH 309
RIM:322.42
INV(IN):316.40 (15")
INV(IN):315.38 (15")
INV(OUT):315.38 (24")
INV(IN):315.15 (24")
INV(IN):316.56 (15")
INV(IN):316.64 (15")
INV(OUT):315.15 (24")
PROP. OS #400
INV(OUT):315.50 (15")
PROP. B-INLET 402
TC:323.05
GRT:322.55
INV(OUT):315.79 (15")
PROP. FES 401
BLOCK 2
LOT 8
N/F LANDS OF
BELVIDERE URBAN RENEWAL, LLC
D.B. 2022, PG. 230
E1 # NISYS
E2 # NISYS
E3 # NISYS
E4 # NISYS
E5 # NISYS
E6 # NISYS
E7 # NISYS
E8 # NISYS
E9 # NISYS
E10 # NISYS
E11 # NISYS
E12 # NISYS
E13 # NISYS





PROPOSED STORM SEWER PROFILE A-INLET(607) FES (601)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

3 0 1.5 3 6 12
VERTICAL SCALE 1 INCH = 3 FEET

30 0 15 30 60 120
HORIZONTAL SCALE 1 INCH = 30 FEET

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CHECKED BY: DGR
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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

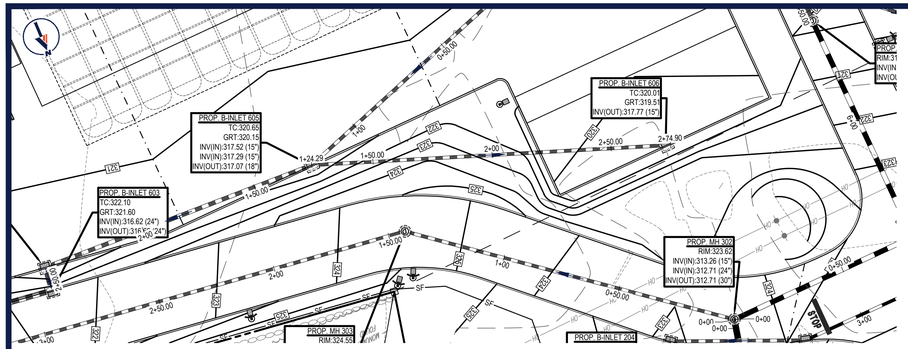
SHEET TITLE:

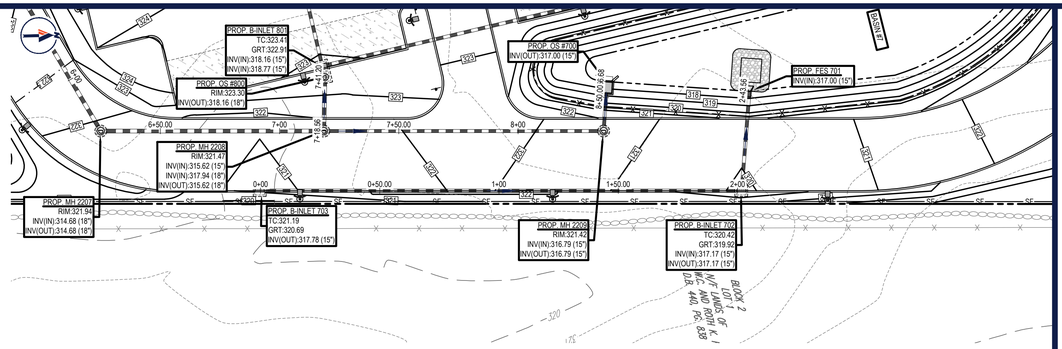
STORM SEWER PROFILES

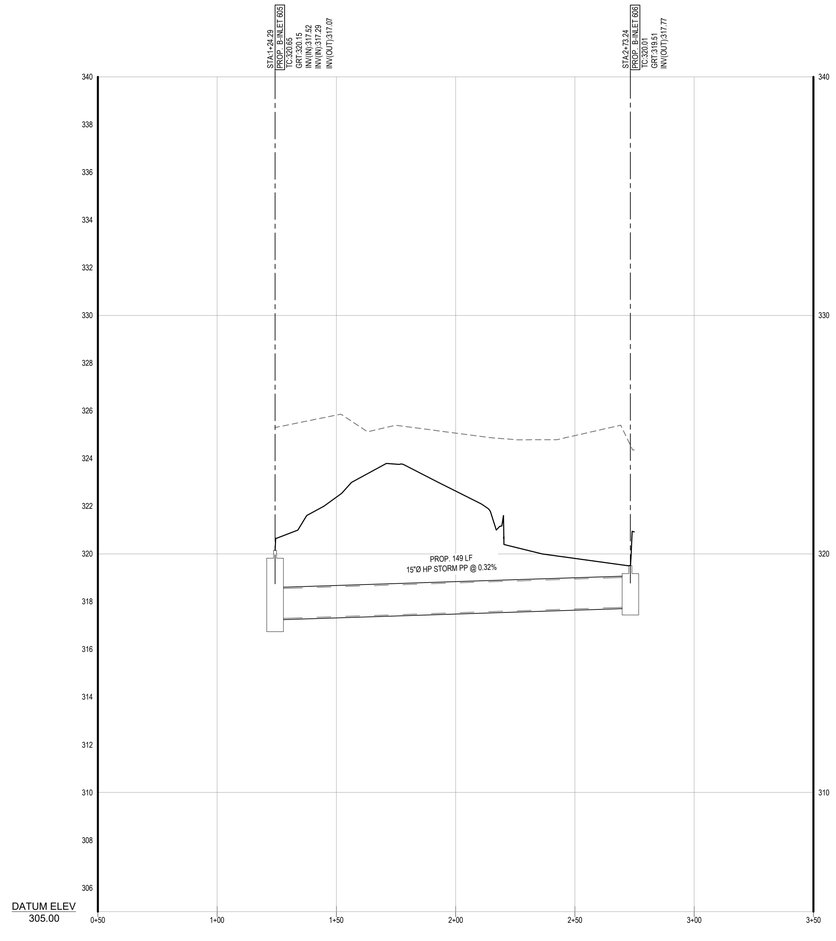
SHEET NUMBER:

C-814

REVISION 1 - 10/13/2023

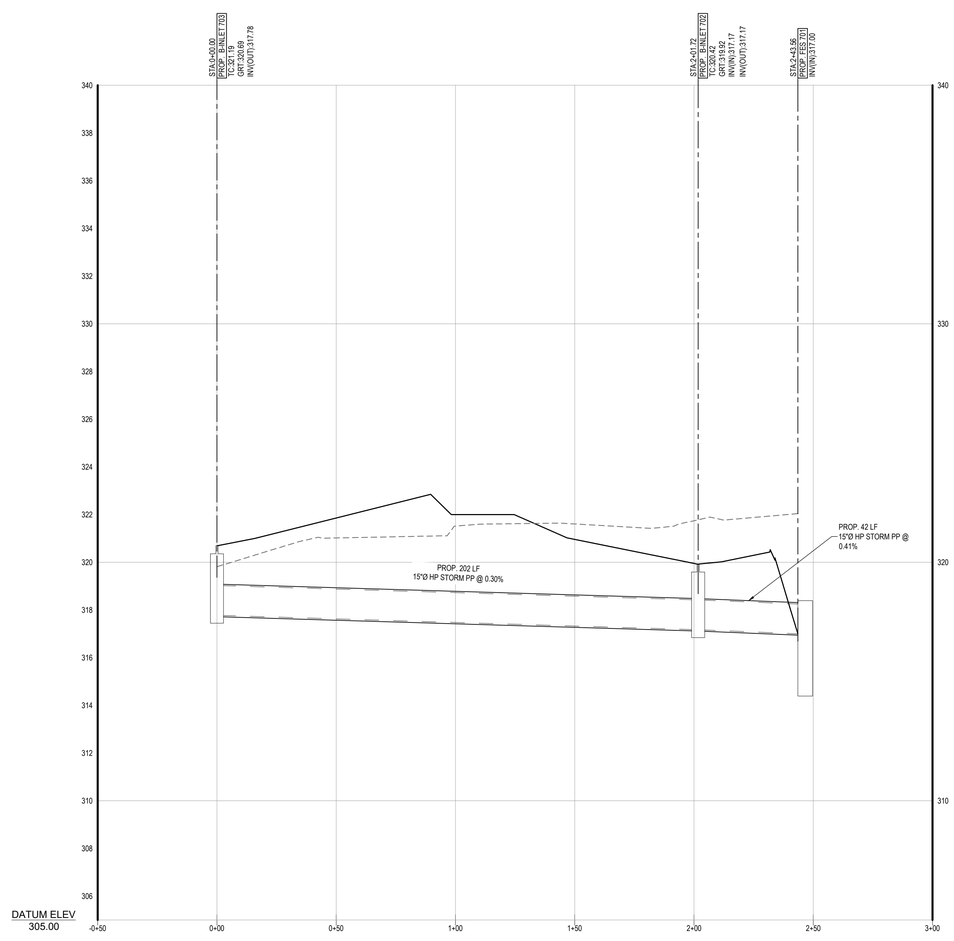






PROPOSED STORM SEWER PROFILE B-INLET (606) - B-INLET (605)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



PROPOSED STORM SEWER PROFILE B-INLET (703) - FES (701)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

3 0 1.5 3 6 12
VERTICAL SCALE 1 INCH = 3 FEET

30 0 15 30 60 120
HORIZONTAL SCALE 1 INCH = 30 FEET

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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54370

SHEET TITLE:

STORM SEWER PROFILES

SHEET NUMBER:

C-815

REVISION 1 - 10/13/2023

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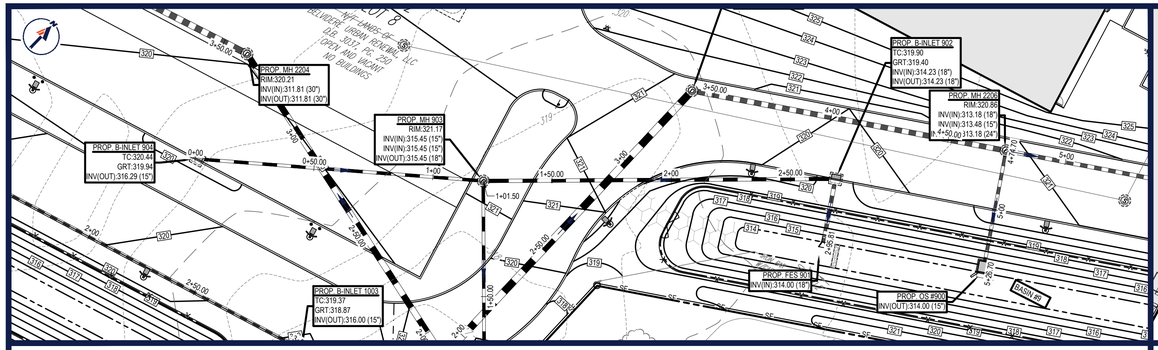
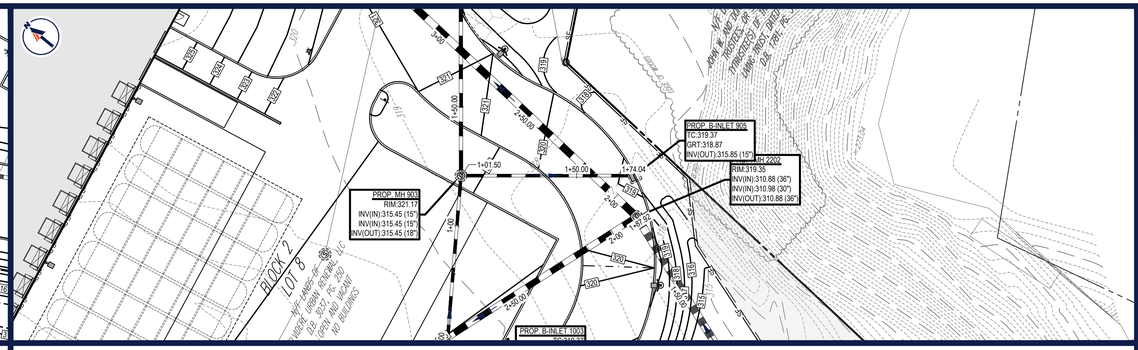
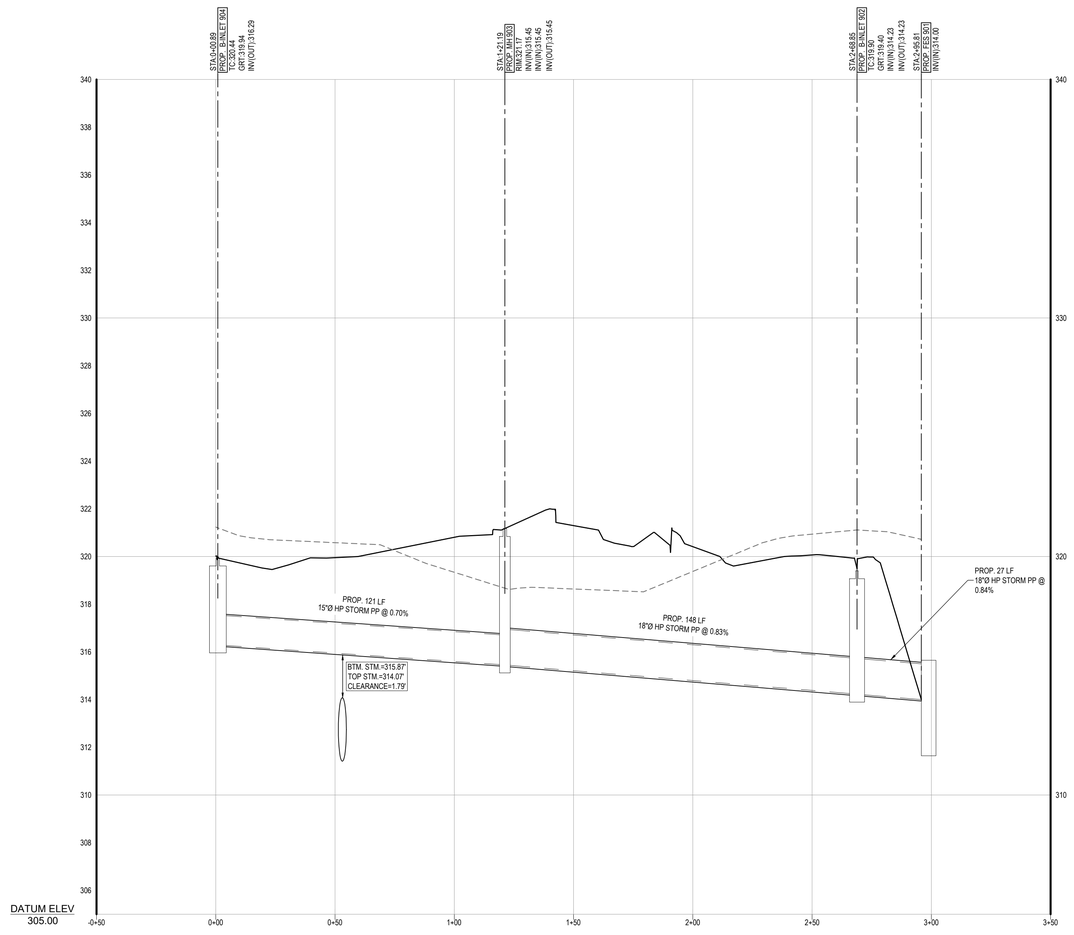
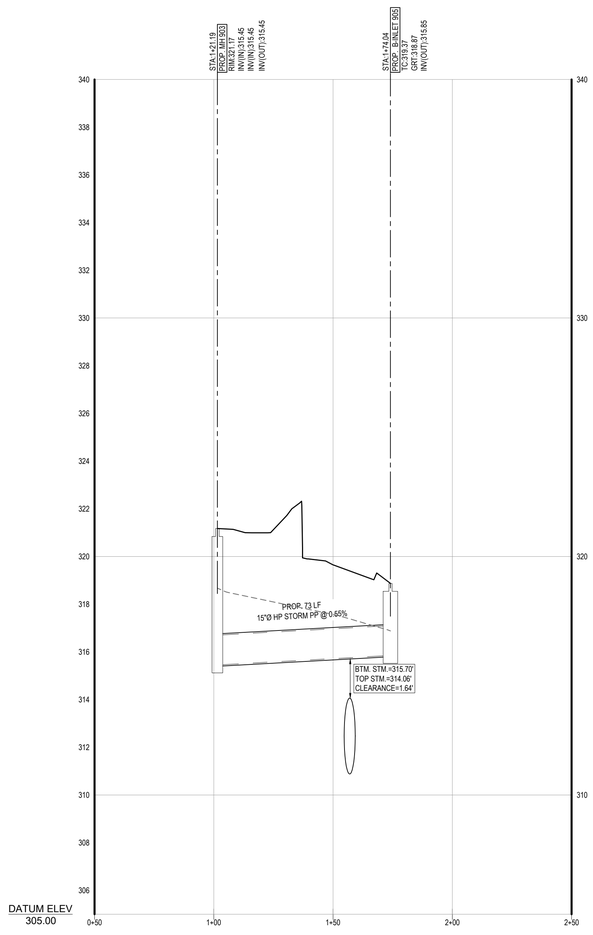






PROPOSED STORM SEWER PROFILE B-INLET (904) - B-INLET (902)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



PROPOSED STORM SEWER PROFILE MH (903) - B-INLET (905)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

VERTICAL SCALE 3 0 1.5 3 6 12
1 INCH = 3 FEET

HORIZONTAL SCALE 30 0 15 30 60 120
1 INCH = 30 FEET

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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

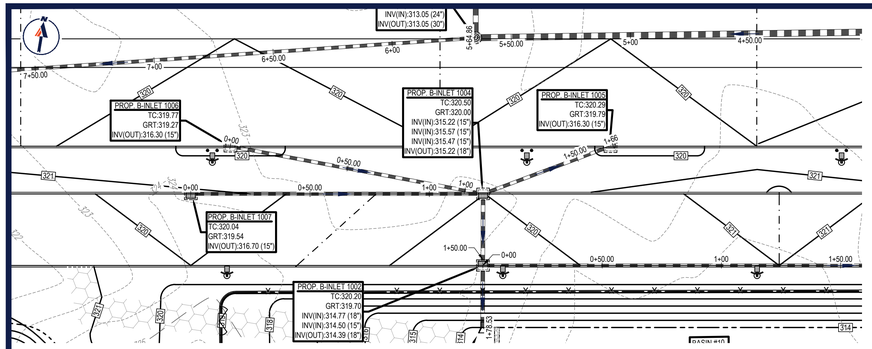
SHEET TITLE:

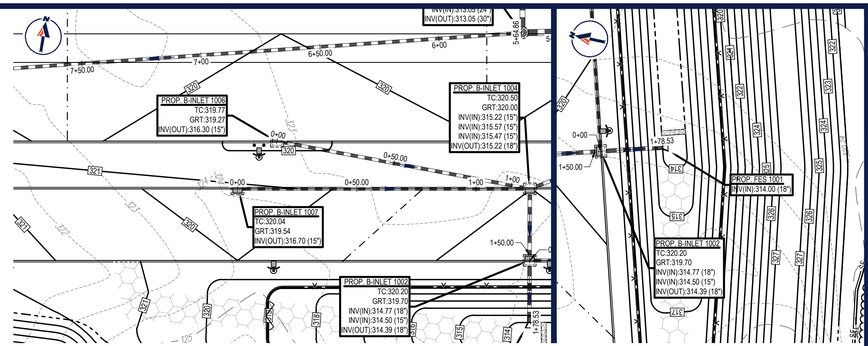
STORM SEWER PROFILES

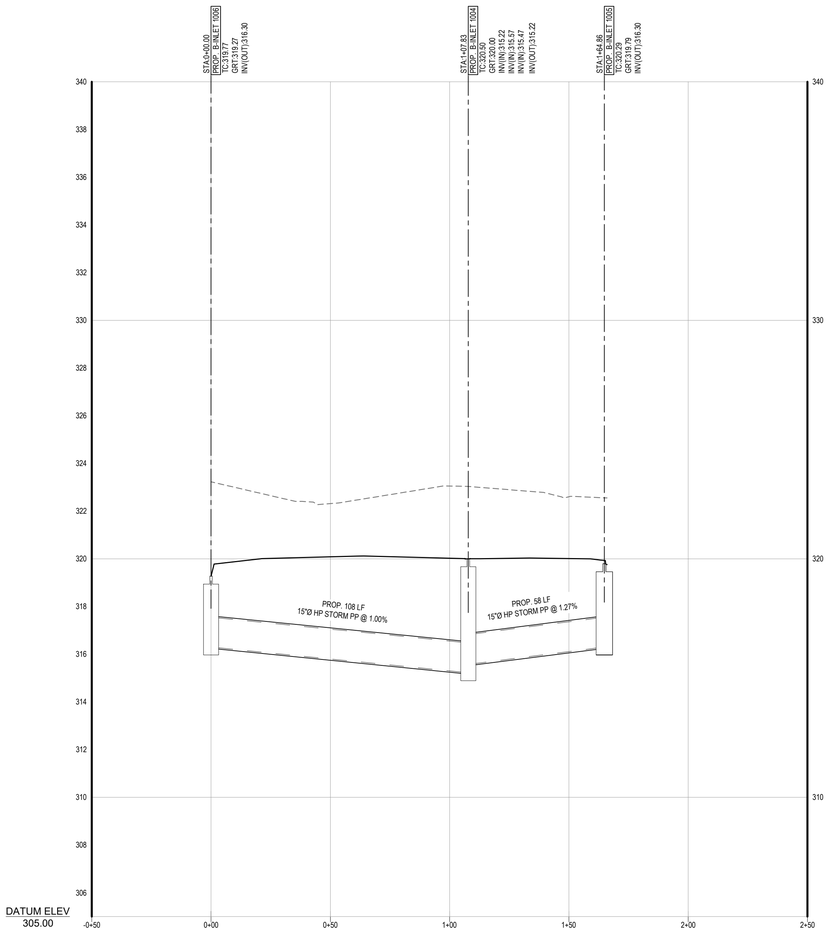
SHEET NUMBER:

C-816

REVISION 1 - 10/13/2023







PROPOSED STORM SEWER PROFILE B-INLET (1006) - B-INLET (1005)

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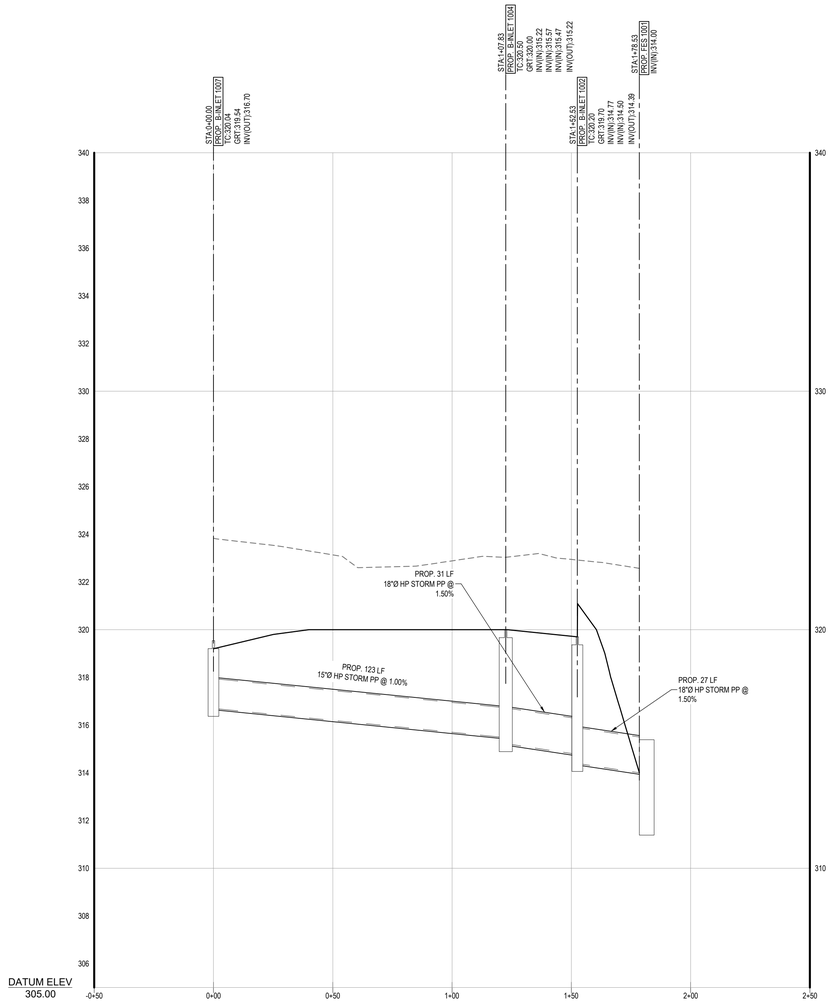
1"= 3 ' VERTICAL



PROPOSED STORM SEWER PROFILE B-INLET (1007) - FES (1001)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

3 0 1.5 3 6 12
VERTICAL SCALE 1 INCH = 3 FEET

30 0 15 30 60 120
HORIZONTAL SCALE 1 INCH = 30 FEET

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SHEET NUMBER:

C-817

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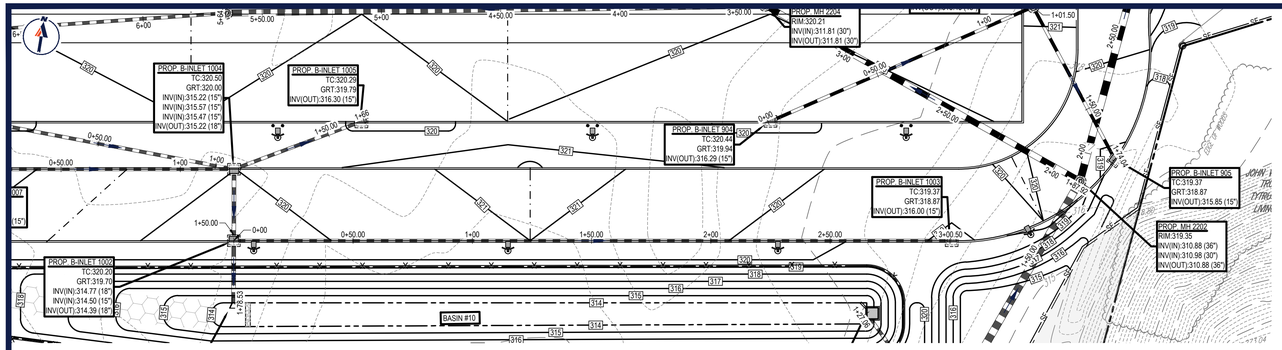
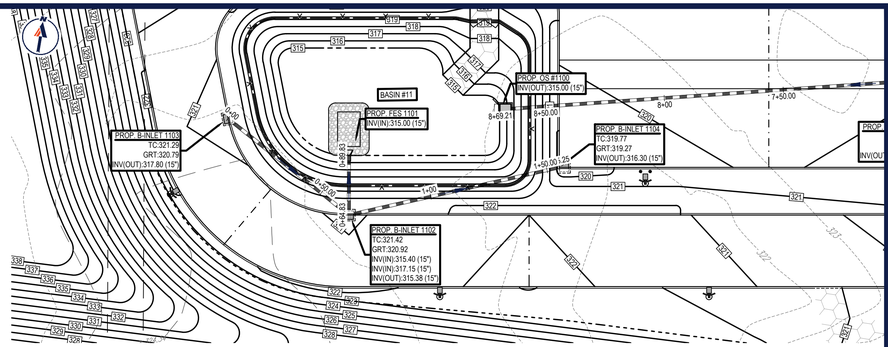
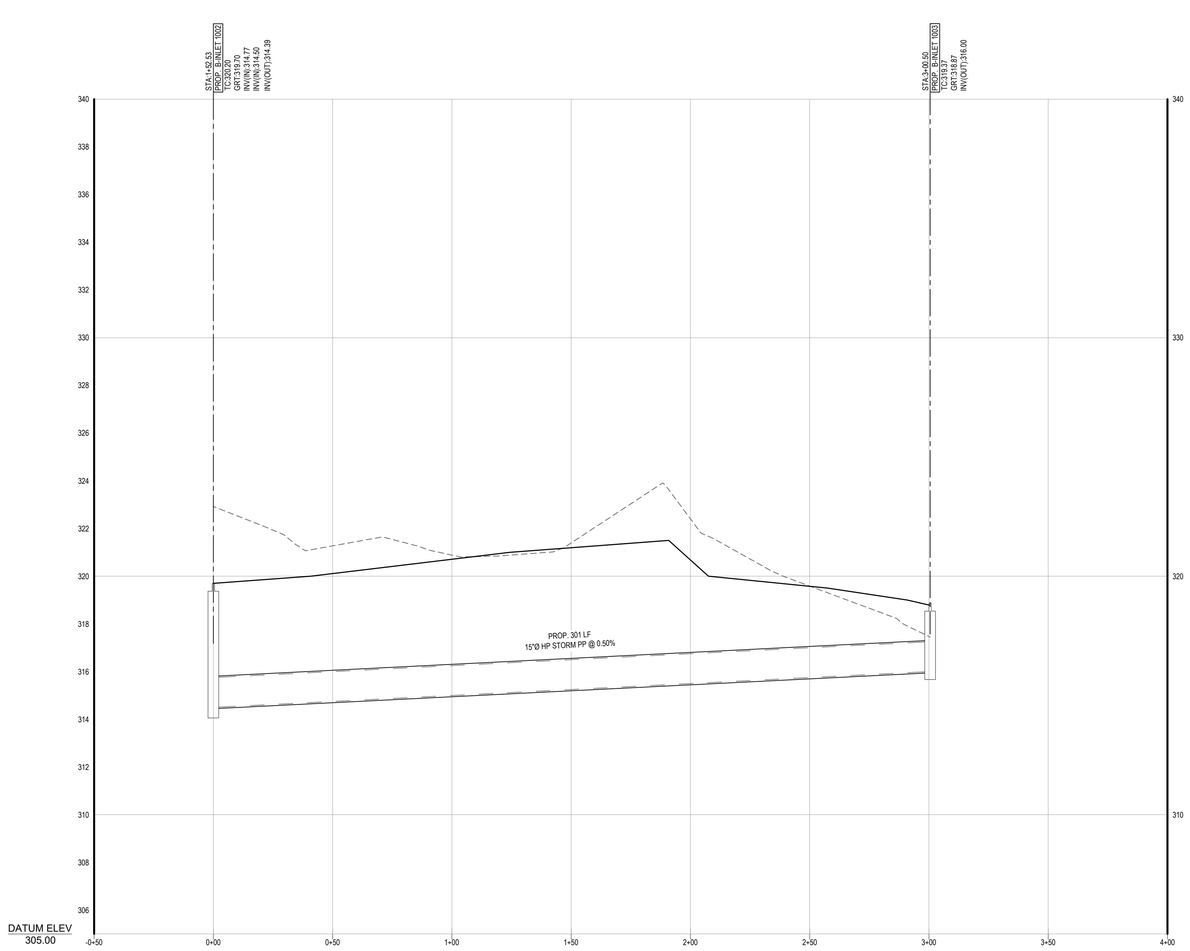
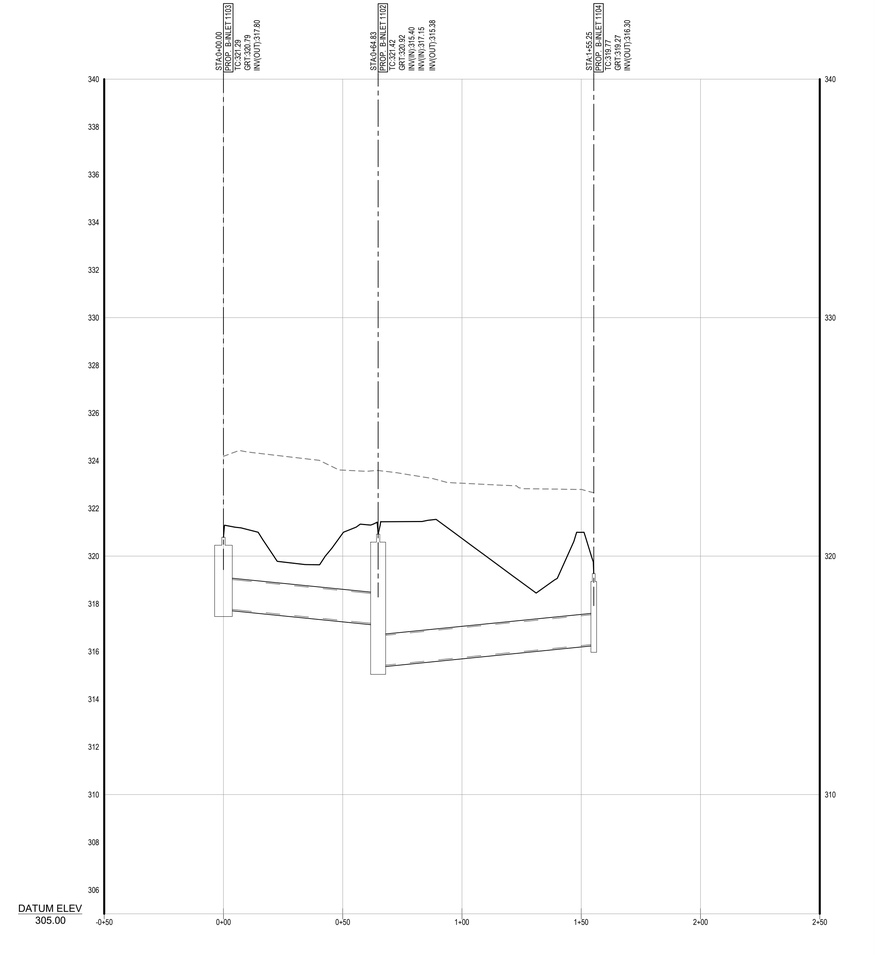






PROPOSED STORM SEWER PROFILE B-INLET (1002) - B-INLET (1003)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



PROPOSED STORM SEWER PROFILE B-INLET (1103) - B-INLET (1104)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

VERTICAL SCALE 1 INCH = 3 FEET

HORIZONTAL SCALE 1 INCH = 30 FEET

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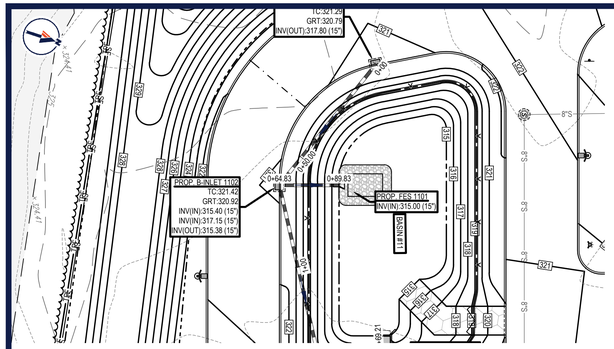
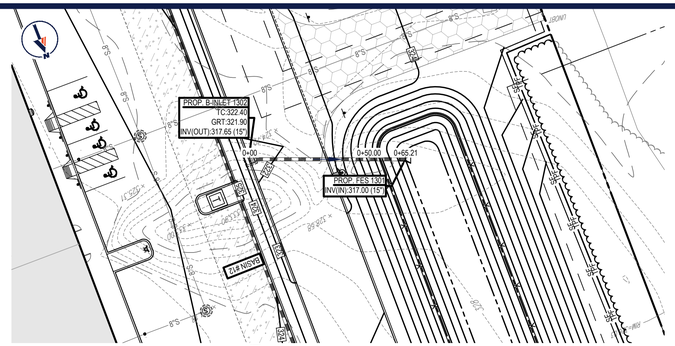
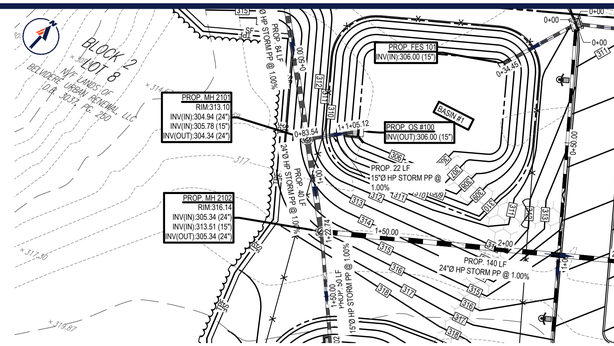
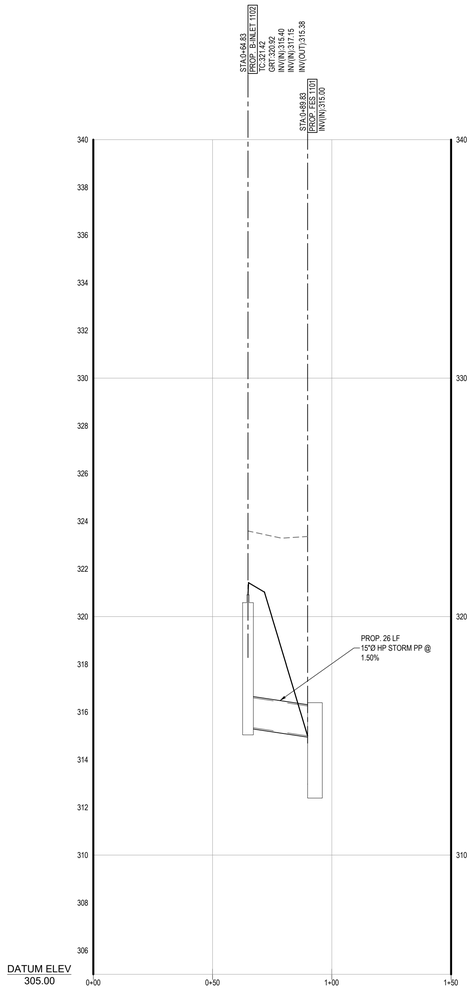


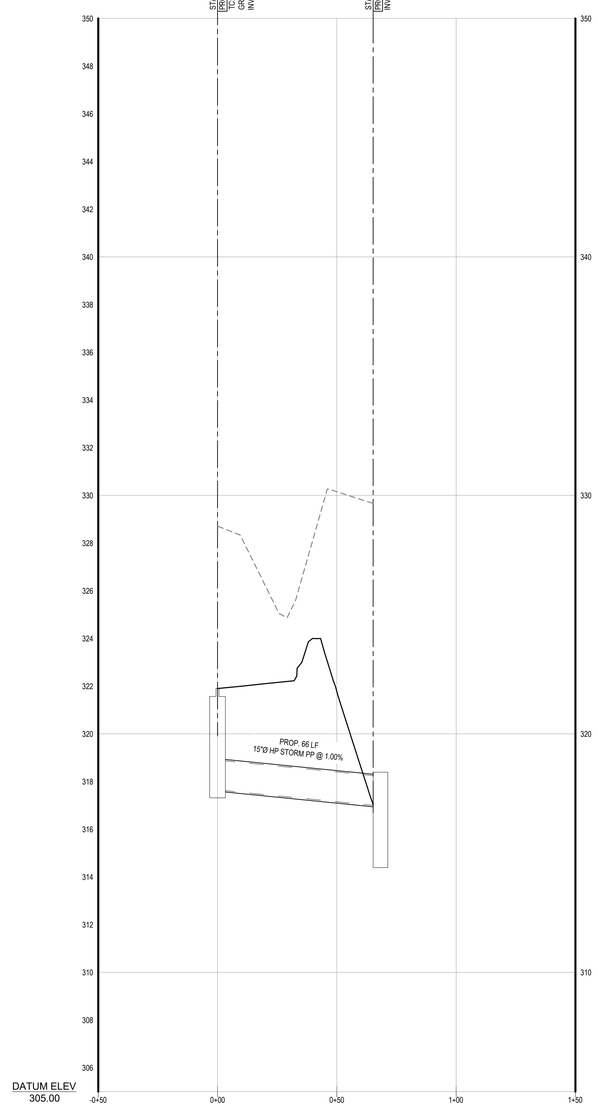






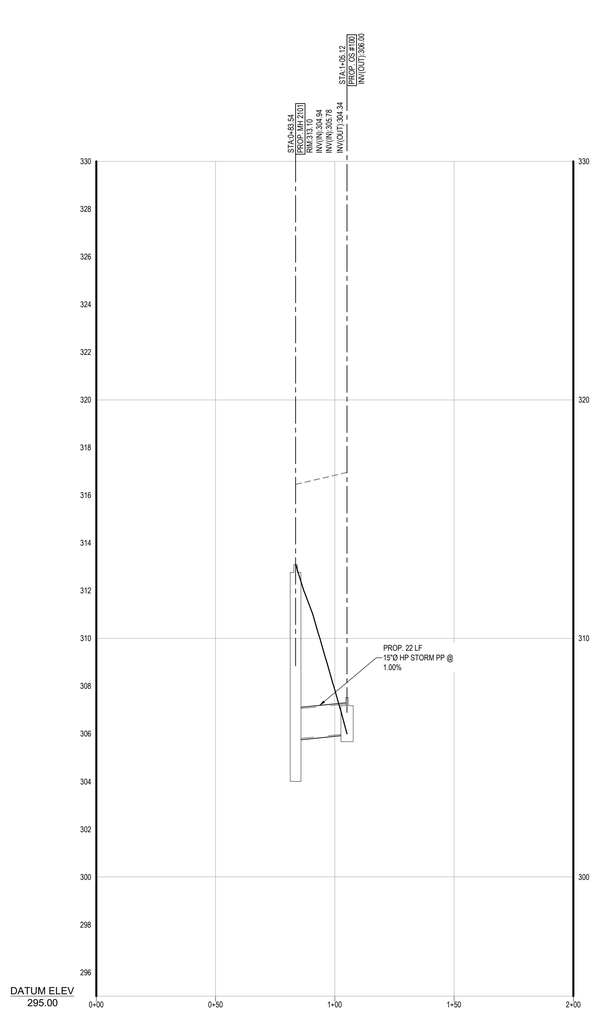
PROPOSED STORM SEWER PROFILE B-INLET (1102) - FES (1101)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



PROPOSED STORM SEWER PROFILE B-INLET (1302) - FES (1301)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



PROPOSED STORM SEWER PROFILE MH (2101) - OS #100

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

3 0 1.5 3 6 12
VERTICAL SCALE 1 INCH = 3 FEET

30 0 15 30 60 120
HORIZONTAL SCALE 1 INCH = 30 FEET

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PROJECT No.:	NJC230039
DRAWN BY:	CTC
CHECKED BY:	DGR
DATE:	10/07/2023
CAD I.D.:	NJC230039.00-PSTM-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

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BOHLER ENGINEERING NJ, LLC
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RED BANK, NJ 07701
Phone: (732) 825-6800
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO: 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

STORM SEWER PROFILES

SHEET NUMBER:

C-819

REVISION 1 - 10/13/2023

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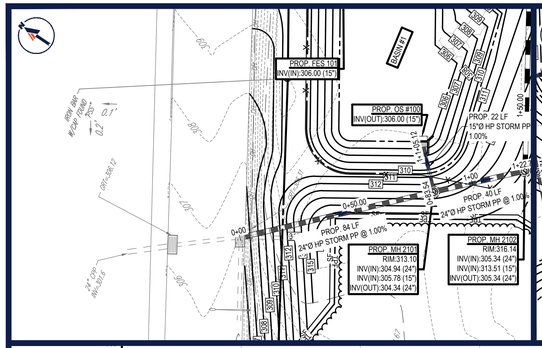
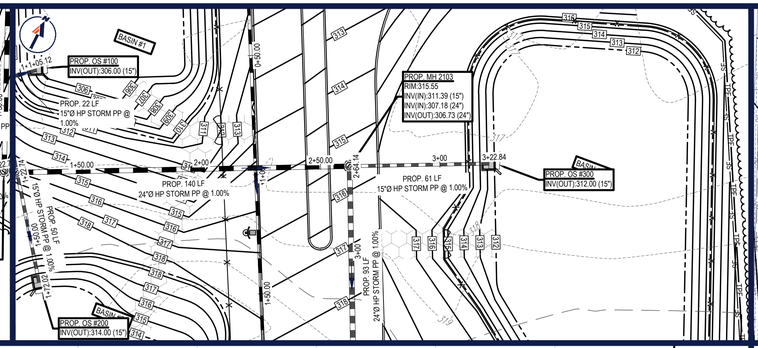
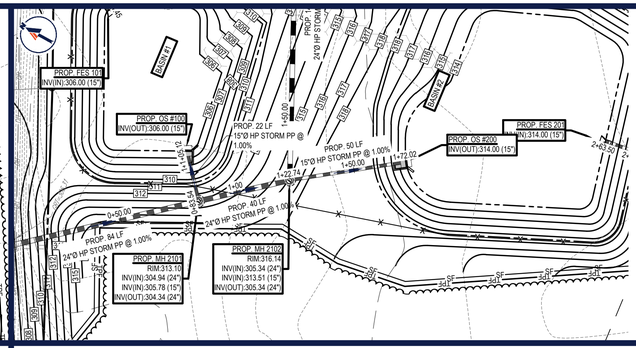
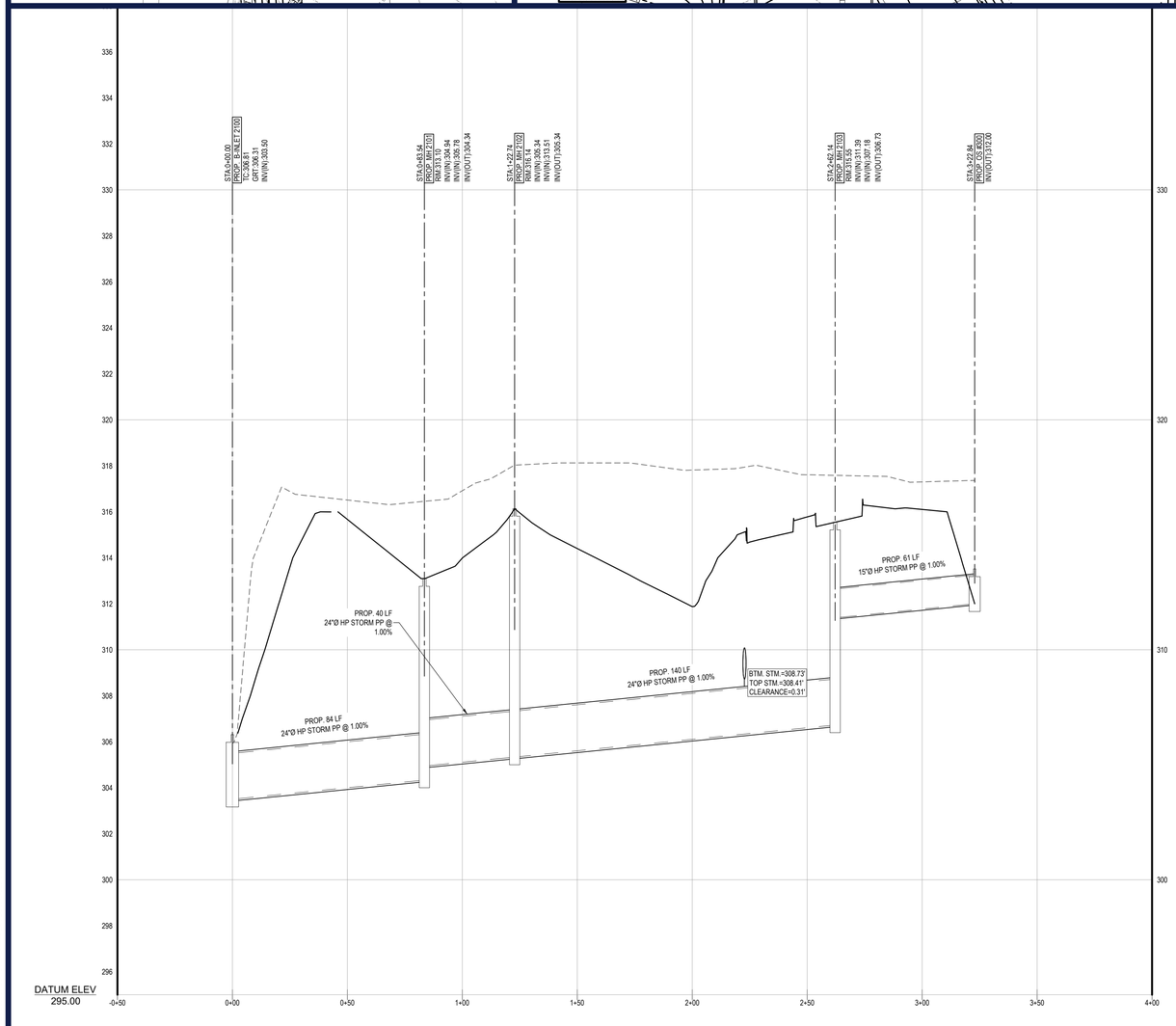


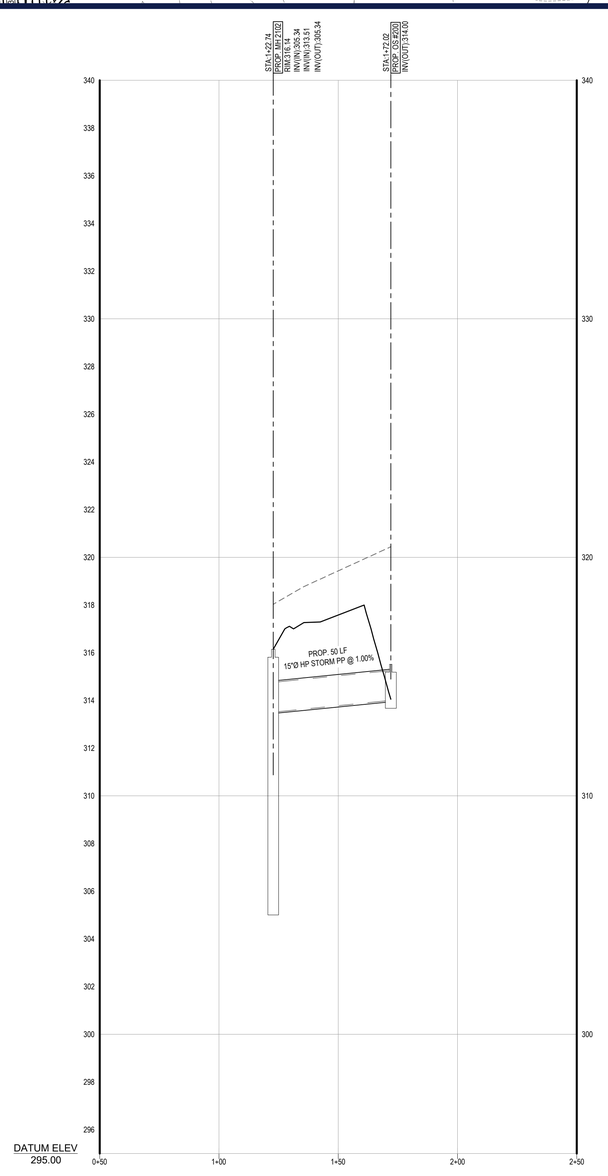






PROPOSED STORM SEWER PROFILE B-INLET (2100) - OS #300

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



PROPOSED STORM SEWER PROFILE MH (2102) - OS #200

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

VERTICAL SCALE 1 INCH = 3 FEET

HORIZONTAL SCALE 1 INCH = 30 FEET

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CHECKED BY:	DGR
DATE:	10/07/2023
CAD I.D.:	NJC230039.00-PSTM-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

STORM SEWER PROFILES

SHEET NUMBER:

C-820

REVISION 1 - 10/13/2023

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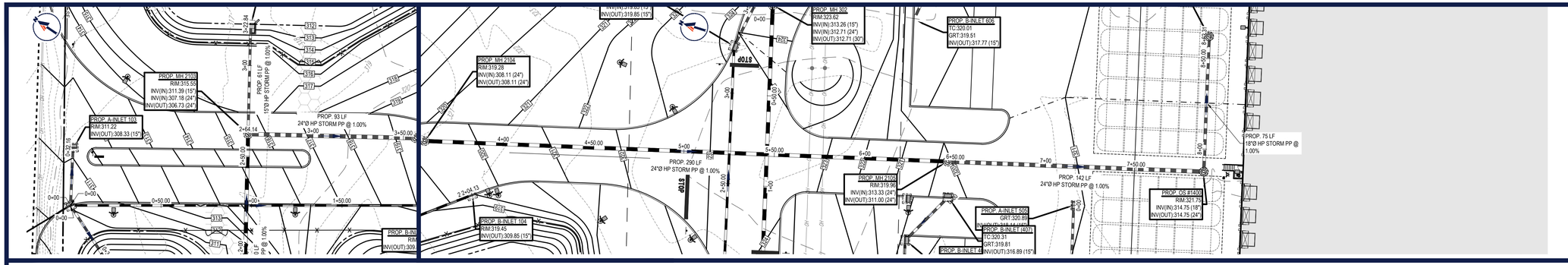

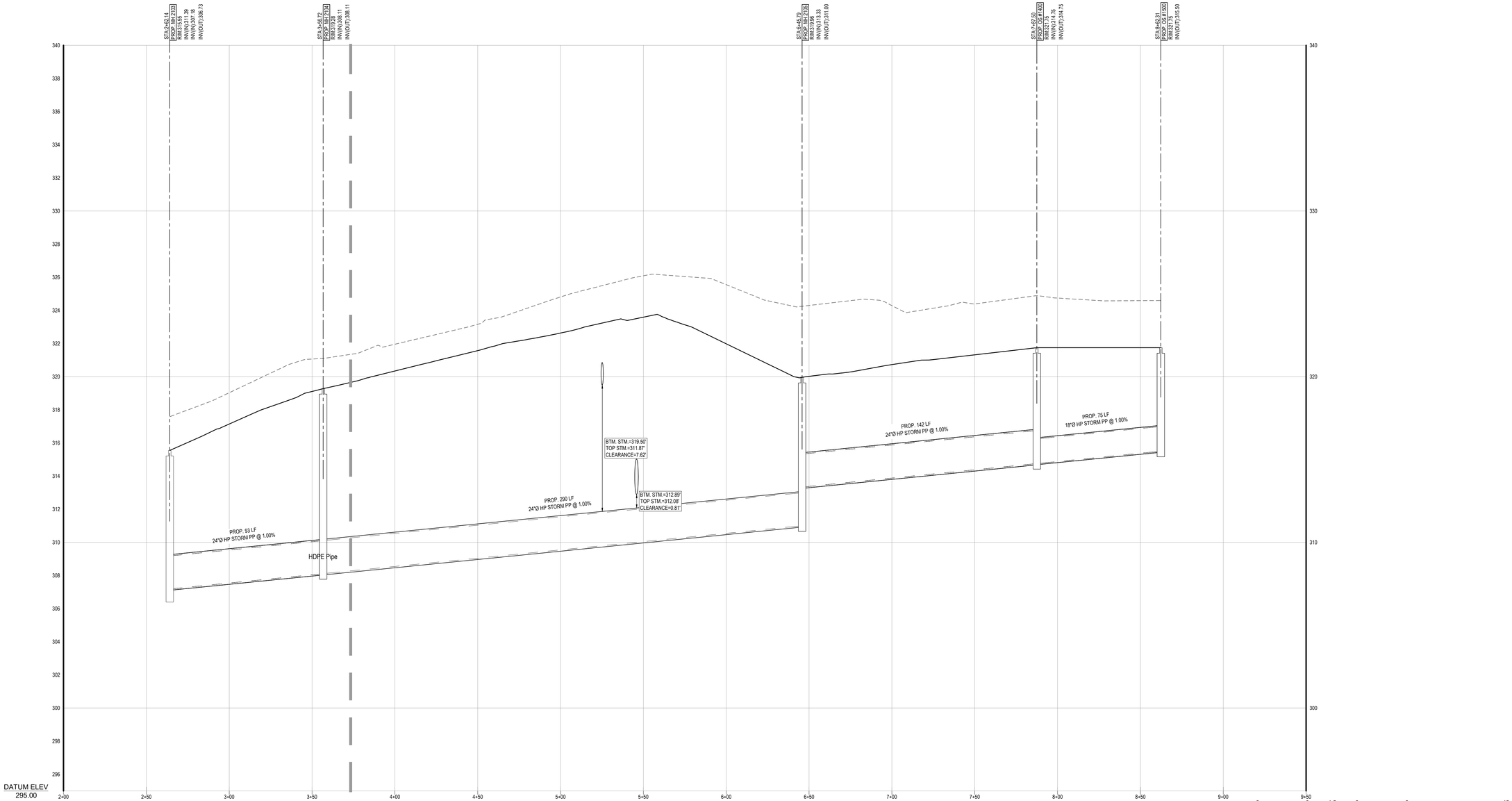

PROPOSED STORM SEWER PROFILE MH (2103) - OS #1500

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

VERTICAL SCALE 1 INCH = 3 FEET

HORIZONTAL SCALE 1 INCH = 30 FEET

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CHECKED BY:	DGR
DATE:	10/07/2023
CAD I.D.:	NJC230039.00-PSTM-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
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TOWN OF BELVIDERE
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NEW JERSEY

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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

STORM SEWER PROFILES

SHEET NUMBER:

C-821

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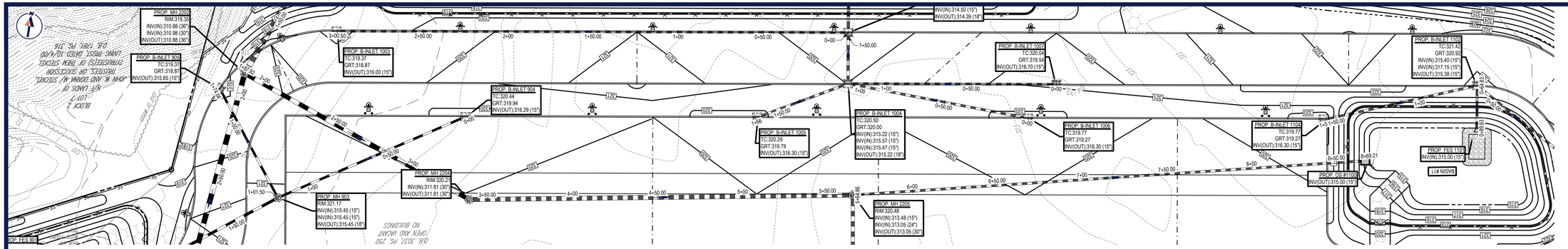

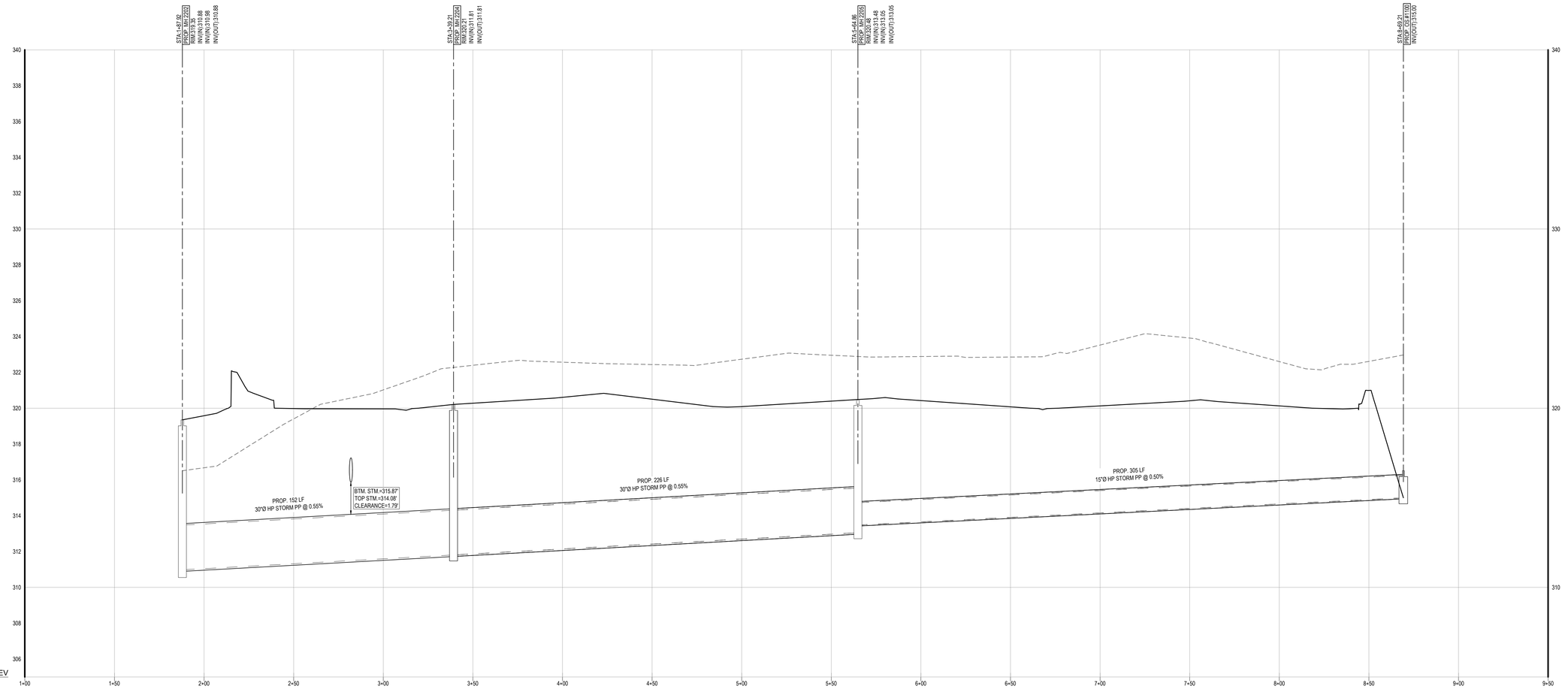

PROPOSED STORM SEWER PROFILE OS #1100 - MH (2202)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

3 0 1.5 3 6 12
VERTICAL SCALE 1 INCH = 3 FEET

30 0 15 30 60 120
HORIZONTAL SCALE 1 INCH = 30 FEET

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PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

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J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

STORM SEWER PROFILES

SHEET NUMBER:

C-822

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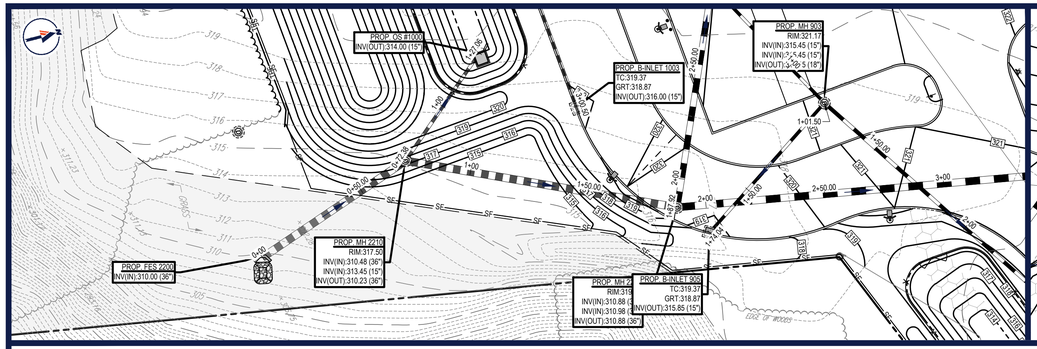

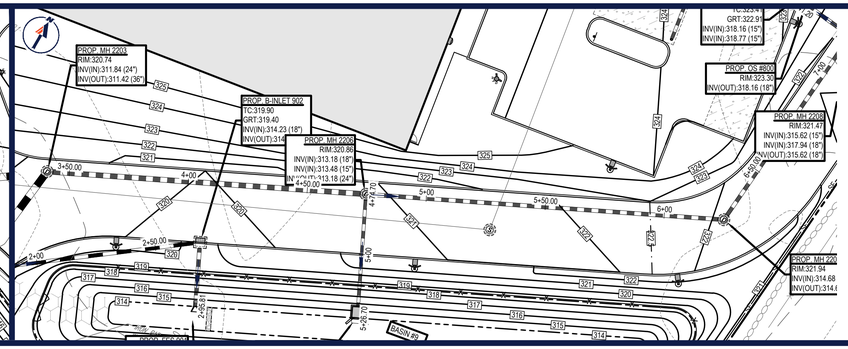

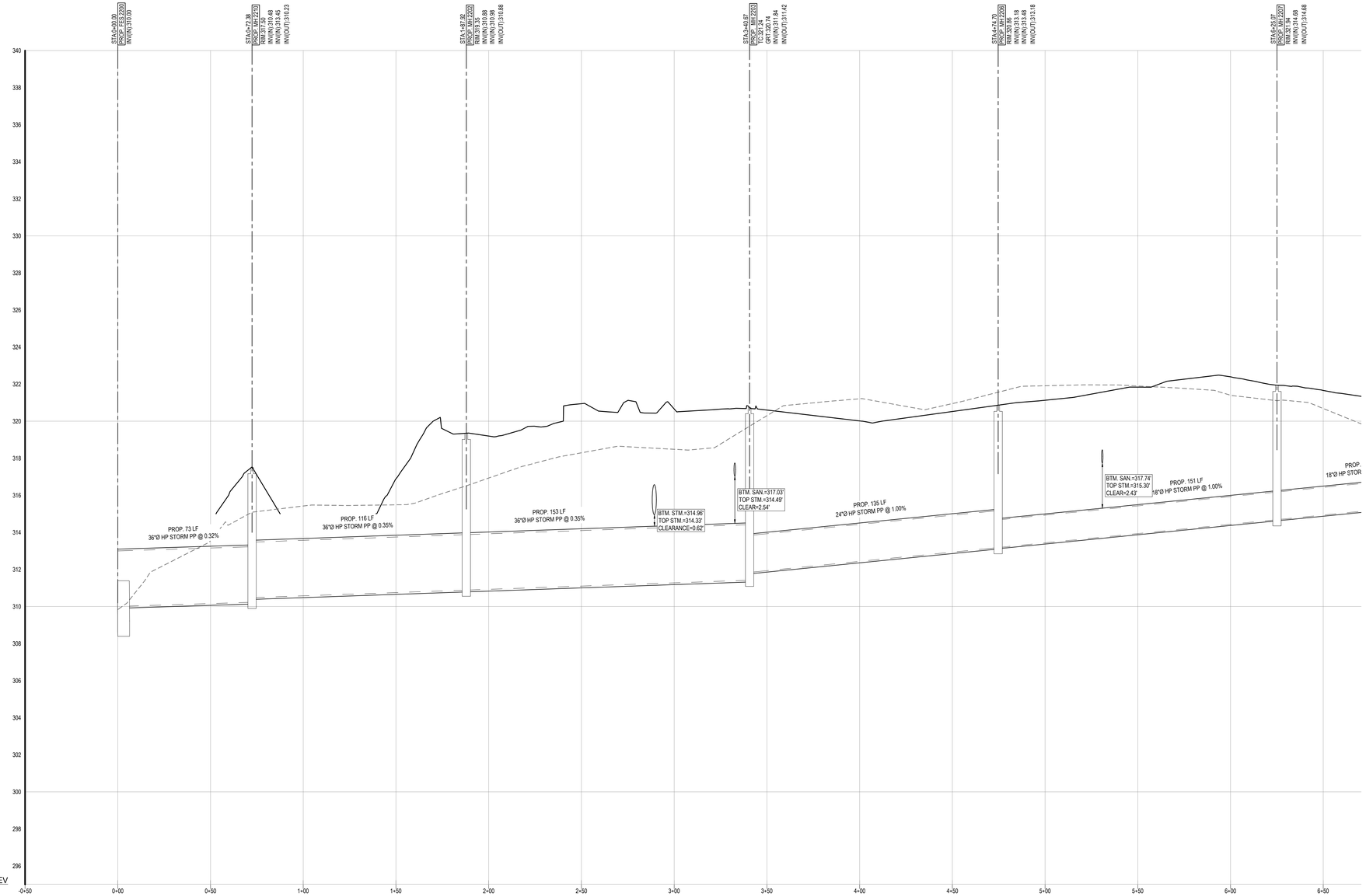

PROPOSED STORM SEWER PROFILE FES (2200) - OS #700

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

3 0 1.5 3 6 12
VERTICAL SCALE 1 INCH = 3 FEET

30 0 15 30 60 120
HORIZONTAL SCALE 1 INCH = 30 FEET

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CAD I.D.:	NJC230039.00-PSTM-1A

PROJECT:

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FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

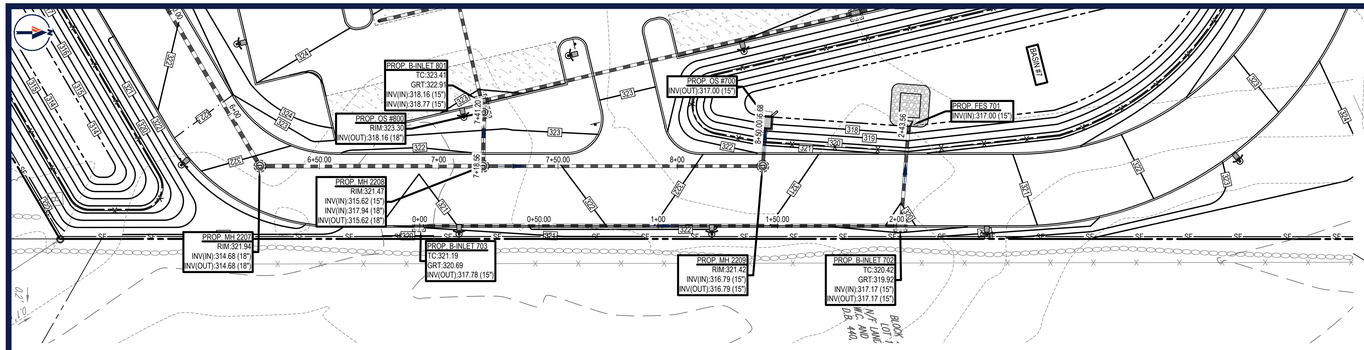
SHEET TITLE:

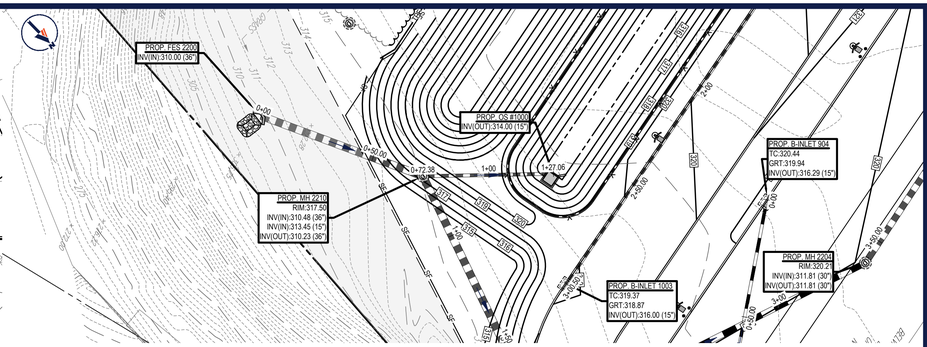
STORM SEWER PROFILES

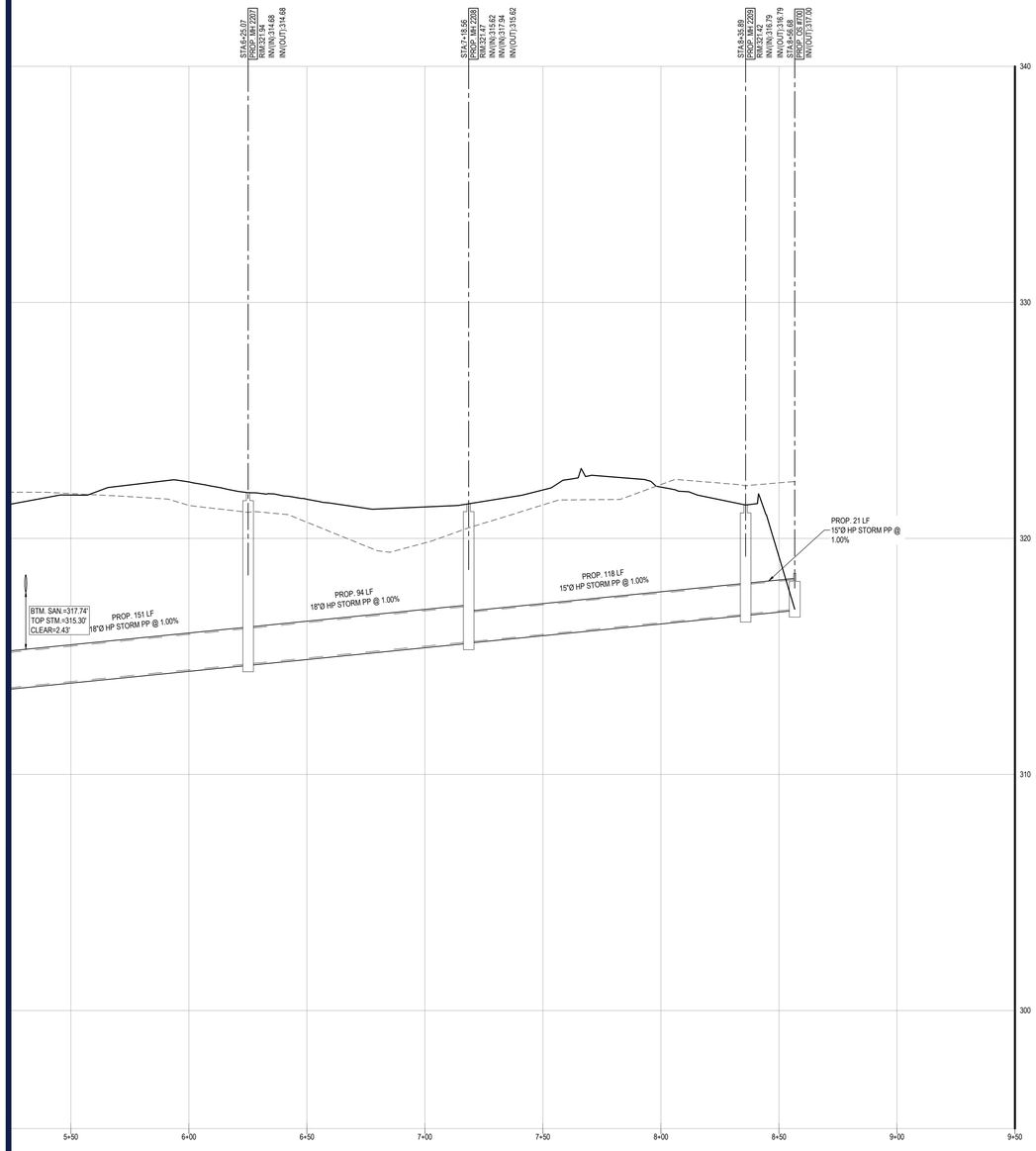
SHEET NUMBER:

C-823

REVISION 1 - 10/13/2023

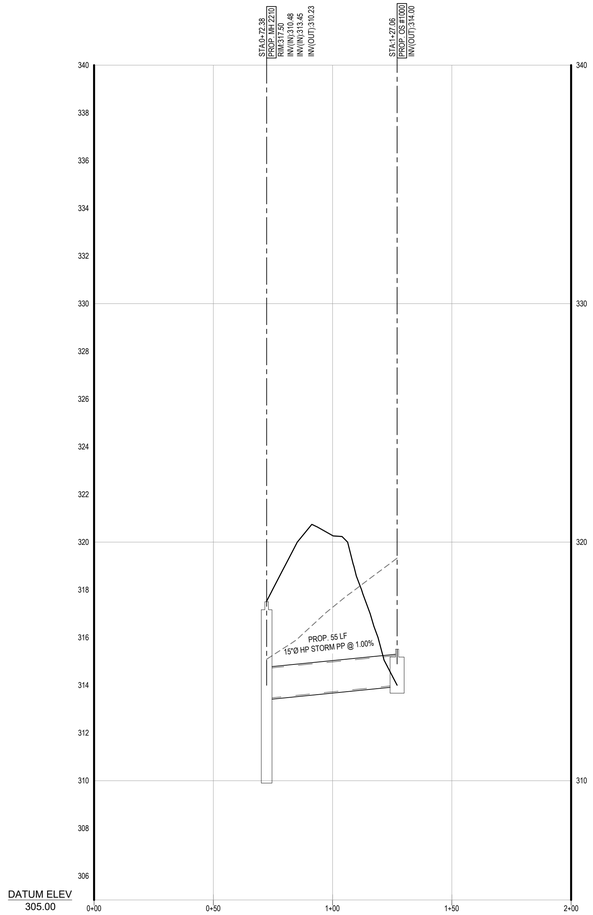






OS #700

DATUM ELEV
305.00



DATUM ELEV
305.00

PROPOSED STORM SEWER PROFILE OF #1000 - MH (2210)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

3 0 1.5 3 6 12
VERTICAL SCALE 1 INCH = 3 FEET

30 0 15 30 60 120
HORIZONTAL SCALE 1 INCH = 30 FEET

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CHECKED BY:	DGR
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CAD I.D.:	NJC230039.00-PSTM-1A

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FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

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J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

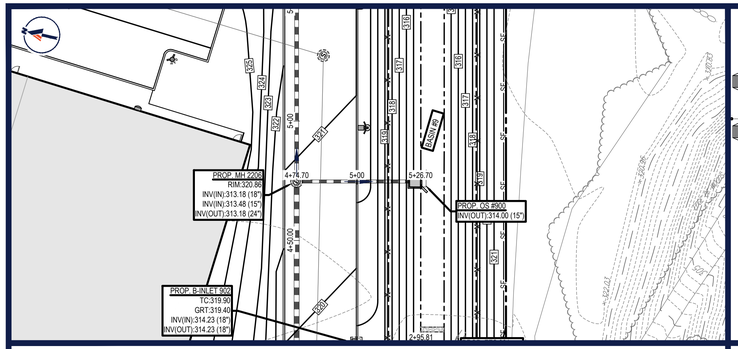
STORM SEWER PROFILES

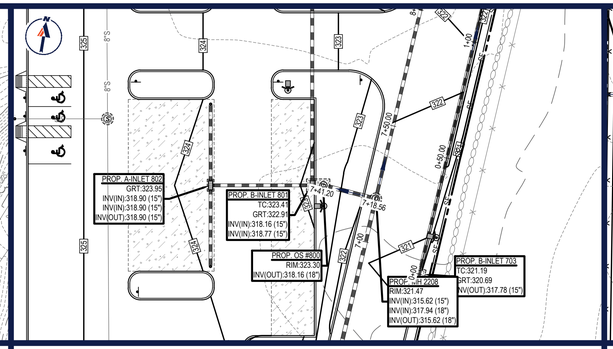
SHEET NUMBER:

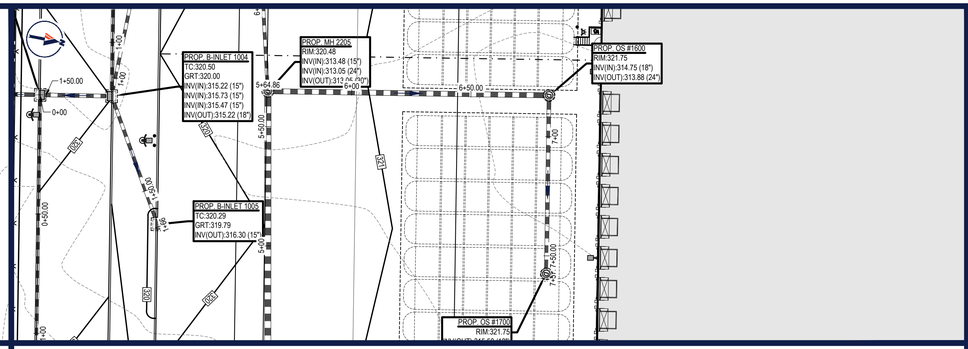
C-824

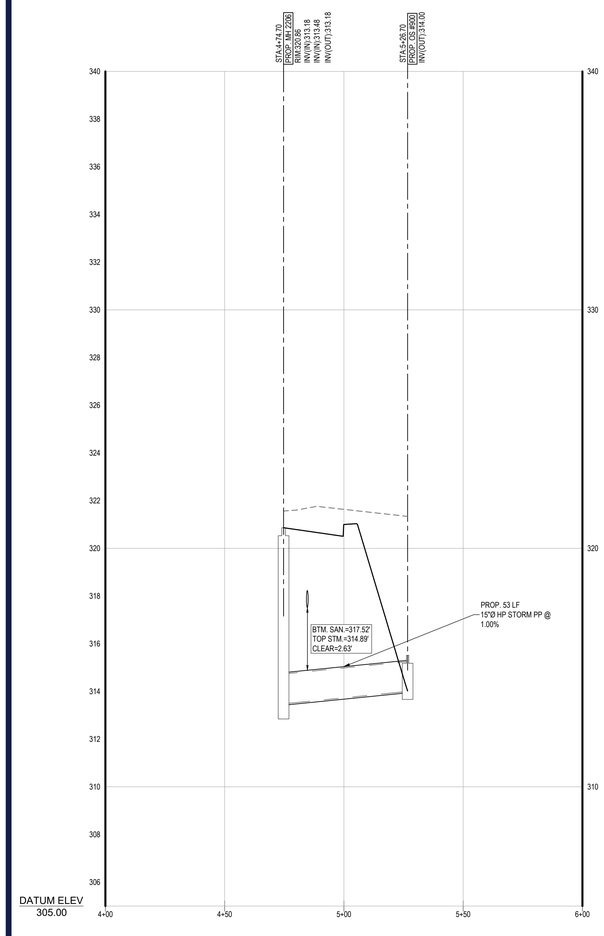
REVISION 1 - 10/13/2023

G:\2023\NJC230039.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\NJC230039.00-PSTM-1A.----=LAYOUT: C-824 STM/P



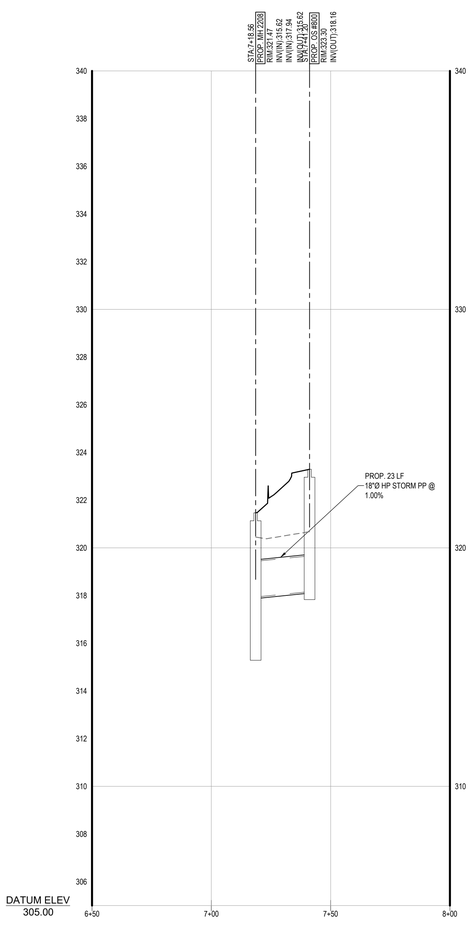






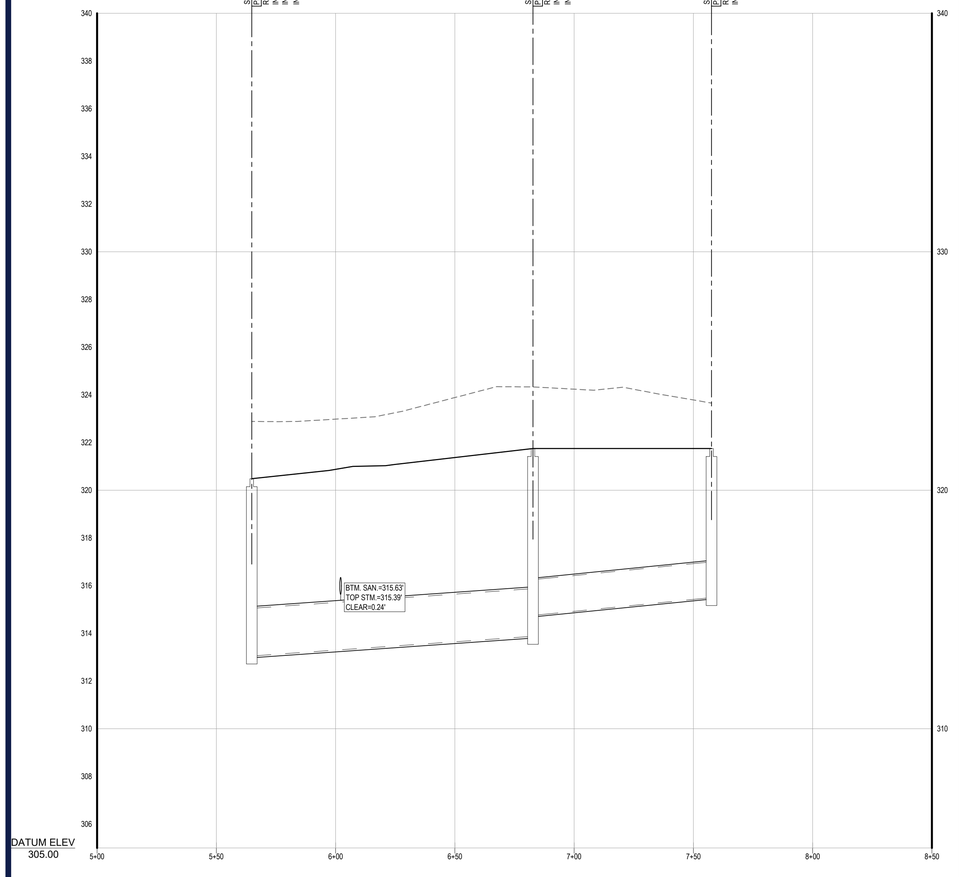
PROPOSED STORM SEWER PROFILE OS #900 - MH (2206)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



PROPOSED STORM SEWER PROFILE OS #800 - MH (2208)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



PROPOSED STORM SEWER PROFILE MH (2205) - OS #700

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

3 0 1.5 3 6 12
VERTICAL SCALE 1 INCH = 3 FEET

30 0 15 30 60 120
HORIZONTAL SCALE 1 INCH = 30 FEET

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL ESSENTIALS
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
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PROJECT No.: NJC230039
DRAWN BY: CTC
CHECKED BY: DGR
DATE: 10/07/2023
CAD I.D.: NJC230039.00-PSTM-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
125 HALF MILE ROAD, SUITE 207
RED BANK, NJ 07701
Phone: (732) 825-6800
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54370

SHEET TITLE:

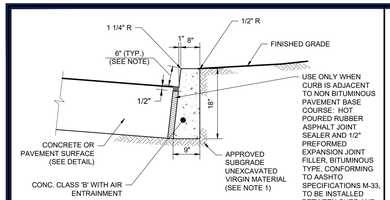
STORM SEWER PROFILES

SHEET NUMBER:

C-825

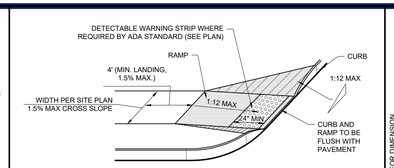
REVISION 1 - 10/13/2023

G:\2023\NJC230039.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\NJC230039.00-PSTM-1A_---_LAYOUT: C-825 STM/P
WTK



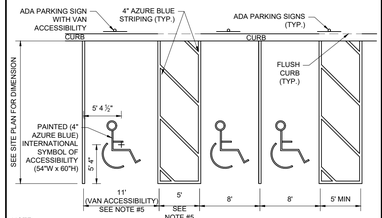
NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE ENGINEER PRIOR TO POURING.
2. TRANSVERSE EXPANSION JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213. RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".
5. THESE SPECIFICATIONS ALSO MEET RSIS DESIGN STANDARDS.
6. THE 6" CURB REVEAL IS TYPICAL. CONTRACTOR TO REVIEW GRADING PLAN FOR AREAS WHERE REVEAL IS TO BE MODIFIED.

1 CONCRETE CURB 6" REVEAL DETAIL
NOT TO SCALE (S030202-01/2013)



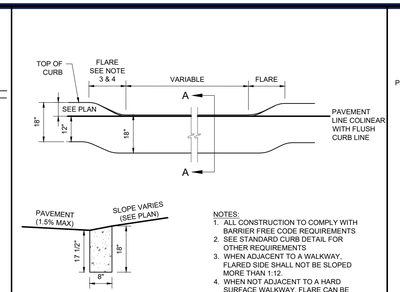
NOTES:
1. ADA RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
2. CONTRACTOR TO CONSTRUCT DETECTABLE WARNINGS WHEN SIDEWALK IS WITHIN PUBLIC ROW AND WHERE SHOWN ON PLANS.
3. DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BOTTOM DIAMETER OF NOMINAL 0.9 INCH, A TOP DIAMETER OF 0.4 INCH, A HEIGHT OF NOMINAL 0.2 INCH, A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCH, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT. (SEE DETAIL)
4. TOP OF CURB TO HAVE SAME SLOPE AS ADJACENT CURB RAMP.

2 ADA CURB RAMP DETAIL
NOT TO SCALE (S070101-01/2013)



NOTE:
1. PARKING SPACES AND PARKING AISLE SLOPE MUST NOT EXCEED 1:48 (¼" PER FOOT OR 2%) IN ANY DIRECTION.
2. CURB RAMP SLOPE MUST NOT EXCEED 1:12 (8.3% FOR A MAXIMUM OF 6 FEET).
3. LANDINGS MUST BE PROVIDED AT EACH END OF THE RAMPS AND MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1.5% CROSS SLOPE.
4. A MINIMUM ACCESSIBLE ACCESS ROUTE WIDTH OF 36" MUST BE PROVIDED AND MAINTAINED. A WHEEL STOP CAN BE PROVIDED WHERE NECESSARY TO PREVENT VEHICLE OVERHANG FROM REDUCING THE PATH OF TRAVEL TO LESS THAN 36".
5. VAN SPACE SHALL BE 11 FEET WITH 5 FEET AISLE (EXCEPTION 8 FEET SPACE WITH 8 FEET AISLE.)

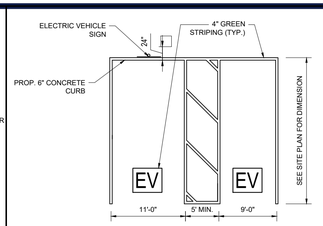
3 ADA PARKING STALL MARKING DETAIL
NOT TO SCALE (S070304-01/2013)



SECTION A-A

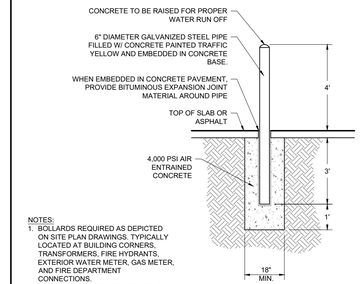
NOTES:
1. ALL CONSTRUCTION TO COMPLY WITH BARRIER FREE CODE REQUIREMENTS
2. SEE STANDARD CURB DETAIL FOR OTHER REQUIREMENTS
3. WHEN ADJACENT TO A WALKWAY, FLARED SIDE SHALL NOT BE SLOPED MORE THAN 1:12.
4. WHEN NOT ADJACENT TO A HARD SURFACE WALKWAY, FLARE CAN BE REDUCED TO 18".
5. CURB REVEAL TYPICALLY 6" BUT CONTRACTOR SHALL REFER TO PLAN AND CURB DETAIL FOR CURB REVEAL SPECIFIC TO SITE LOCATION.

4 ADA FLUSH CURB DETAIL
NOT TO SCALE (S039904-01/2013)



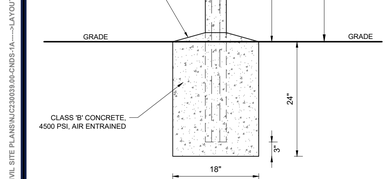
NOTES:
1. PARKING SPACES AND PARKING AISLE SLOPE MUST NOT EXCEED 1.5% IN ANY DIRECTION.
2. ELECTRIC VEHICLE PARKING STALLS TO BE IN COMPLIANCE WITH ALL STATE AND MUNICIPAL REQUIREMENTS

5 ELECTRIC VEHICLE PARKING STALL DETAIL
NOT TO SCALE



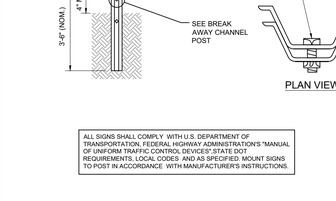
NOTES:
1. BOLLARDS REQUIRED AS DEPICTED ON SITE PLAN DRAWINGS. TYPICALLY LOCATED AT BUILDING CORNERS, TRANSFORMERS, FIRE HYDRANTS, EXTERIOR WATER METER, GAS METER, AND FIRE DEPARTMENT CONNECTIONS.
2. BOLLARD MUST RESIST A FORCE OF 12,000 POUNDS APPLIED 30" ABOVE THE DRIVING SURFACE.

6 6" BOLLARD DETAIL
NOT TO SCALE (S010202-11/2022)



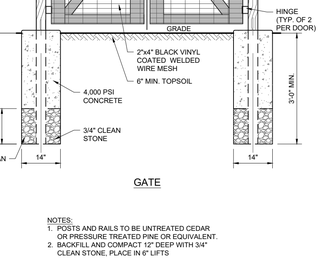
NOTES:
- REFER TO GEOTECHNICAL REPORT FOR OTHER REQUIREMENTS.

8 HEAVY DUTY PAVING DETAIL
NOT TO SCALE (S080102-01/2013)

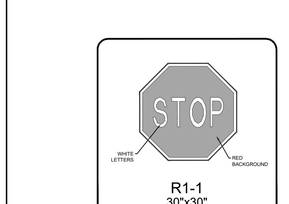


NOTES:
1. ARROWS AND WORDS CAN BE ARRANGED IN DIFFERENT COMBINATIONS TO ACHIEVE DESIRED RESULT.
2. STOP BAR, LETTERS, AND ARROW TO BE THERMOPLASTIC.
3. LINES TO BE EPOXY PAINT PER DOT STANDARD SPECIFICATIONS.

9 PAINTED MARKING DETAILS
NOT TO SCALE (S080501-01/2013)



18 EMERGENCY VEHICLES ONLY SIGN DETAIL
NOT TO SCALE (S100109 - 7/2018)



TOP VIEW

ELEVATION (ENLARGED)

NOTE:
1. TRUNCATED DOMES THAT PROVIDE THE DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT.
2. CONTRACTOR TO INSTALL DETECTABLE WARNING SURFACES WHEN SIDEWALK IS WITHIN PUBLIC ROW AND WHERE INDICATED ON THE PLAN.
3. DOMES SHALL HAVE A BASE DIAMETER OF 0.9 IN (23 mm) MIN. TO 1.4 IN (36 mm) MAX, AND A TOP DIAMETER OF 50% TO 65% MAX. OF THE BASE DIAMETER.
4. TRUNCATED DOMES SHALL HAVE A HEIGHT OF 0.2" (5.1 mm).
5. TRUNCATED DOMES SHALL HAVE A CENTER TO CENTER SPACING OF 1.6 IN (41 mm) MIN. AND 2.4 IN (61 mm) MAX. AND A BASE TO BASE SPACING OF 0.65 IN. (16.5 mm) MIN., MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID.
6. TRUNCATED DOMES SHALL BE AN INTEGRAL PART OF THE ADA CURB RAMP CONSTRUCTION CONSISTING OF CAST IN PLACE COMPOSITE TILESMAT. THE TILE/MAT MATERIAL SHALL BE A HOMOGENEOUS GLASS AND CARBON REINFORCED COMPOSITE, COLOR FAST AND UV STABLE, COMP. STRENGTH 23,800 PSI ASTM D695 AND FLEXUAL STRENGTH 24,600 PSI ASTM D796. PRECAST CONCRETE PAVER BLOCKS HAVING COMPLIANT TRUNCATED DOMES, MAY ALSO BE USED FOR THE DETECTABLE WARNING SURFACE. RUBBERIZED MATERIAL TO BE GLUED TO RAMP SURFACE SHALL NOT BE ACCEPTABLE.
7. TRUNCATED DOMES SHALL EXTEND THE FULL WIDTH OF THE TRAVEL PATH EXCLUDING FLARES.

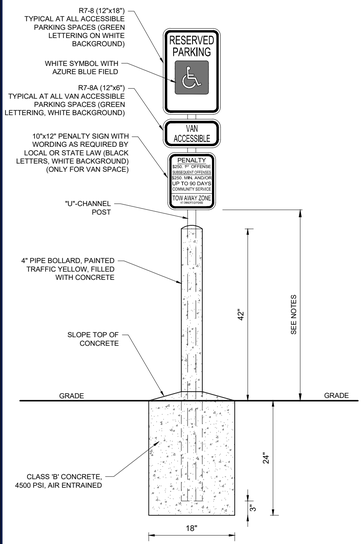
10 TRUNCATED DOME PATTERN DETAIL
NOT TO SCALE (S070117-01/2013)

PLAN

SECTION

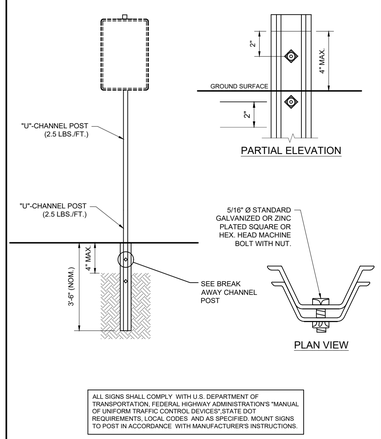
NOTES:
1. CROSS SLOPE MAX. 1.5% PITCHED AWAY FROM BUILDING.
2. PROVIDE 1/2" REMOLDED BITUMINOUS EXPANSION JOINT AT 12' INTERVALS AND ALONG CURBS AND BUILDING.
3. REFER TO SITE PLAN FOR SIDEWALK WIDTH.

11 CURB AND WALK AT BUILDING DETAIL
NOT TO SCALE (S090104-01/2013)



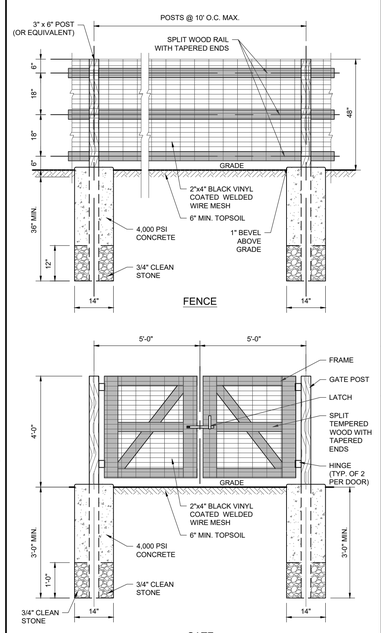
NOTES:
1. THE BOTTOM OF THE LOWEST SIGN SHALL BE MOUNTED APPROXIMATELY 60 INCHES ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN SIGN IS PARALLEL TO SIDEWALK AND APPROXIMATELY 72 INCHES ABOVE THE PARKING LOT OR SIDEWALK WHEN THE SIGN IS PERPENDICULAR TO THE SIDEWALK
2. THE PENALTY SIGN SHALL BE CENTERED AND MOUNTED AT THE HEAD OF EACH PARKING SPACE
3. WHERE VAN SPACES ARE SHOWN ON THE PLANS ADD R7-8a SIGN

12 ADA PARKING SIGN ON BOLLARD
NOT TO SCALE (S070201 - 11/2016)



ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES",STATE DOT REQUIREMENTS, LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

13 BREAKAWAY SIGN POST DETAIL
NOT TO SCALE (S100202.01-01/2013)

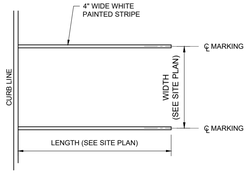


FENCE

GATE

NOTES:
1. POSTS AND RAILS TO BE UNTREATED CEDAR OR PRESSURE TREATED PINE OR EQUIVALENT.
2. BACKFILL AND COMPACT 12" DEEP WITH 3/4" CLEAN STONE, PLACE IN 6" LIFTS

14 SPLIT RAIL FENCE GATE DETAIL
NOT TO SCALE (S059902-01/2013)



NOTE:
USE EPOXY TRAFFIC PAINT MEETING DOT SPECIFICATIONS.

15 STANDARD STRIPING DETAIL
NOT TO SCALE (S080506-01/2013)

R1-1
30"x30"

16 R1-1 STOP SIGN DETAIL
NOT TO SCALE

19 NO LEFT TURN FOR TRUCKS SIGN DETAIL
NOT TO SCALE

ALL SIGNS AND STRIPING PER MUTCD STANDARDS

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DATE:	10/07/2023
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PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

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J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

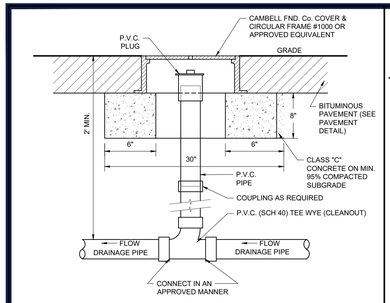
DETAIL SHEET

SHEET NUMBER:

C-901

REVISION 1 - 10/13/2023

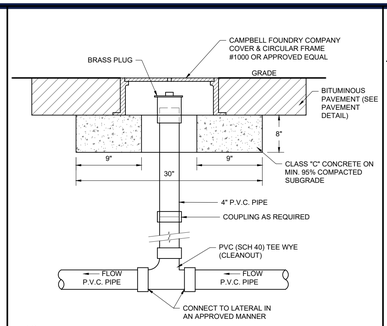
C:\2023\NJC230039.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\NJC230039.00-CNDS-1A.----3A.LAYOUT C-901 DETL



NOTE:
1. BRASS PLUG TO BE USED WHEN CLEANOUT IS PROPOSED IN PAVEMENT AREAS, IF H-25 TRUCK LOADING IS PROPOSED TO BE USED ON SITE.
2. PIPE SIZE, MATERIAL AND INSTALLATION THEREOF TO CONFORM TO PLUMBING CODE.

1 ROOF DRAIN CLEANOUT IMPERVIOUS SURFACES DETAIL

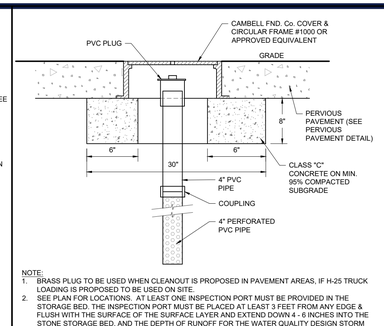
NOT TO SCALE (G020107-01/2013)



NOTE:
PIPE SIZING, MATERIALS AND INSTALLATION TO BE IN COMPLIANCE WITH NJUCC AND NATIONAL STANDARD PLUMBING CODE.

2 SEWER CLEANOUT WITHIN PAVED AREAS DETAIL

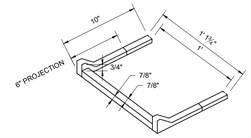
NOT TO SCALE (U030101-01/2013)



NOTE:
1. BRASS PLUG TO BE USED WHEN CLEANOUT IS PROPOSED IN PAVEMENT AREAS, IF H-25 TRUCK LOADING IS PROPOSED TO BE USED ON SITE.
2. SEE PLAN FOR LOCATIONS. AT LEAST ONE INSPECTION PORT MUST BE PROVIDED IN THE STORAGE BED. THE INSPECTION PORT MUST BE PLACED AT LEAST 3 FEET FROM ANY EDGE & FLUSH WITH THE SURFACE OF THE SURFACE LAYER AND EXTEND DOWN 4 - 6 INCHES INTO THE STONE STORAGE BED, AND THE DEPTH OF RUNOFF FOR THE WATER QUALITY DESIGN STORM MUST BE MARKED ON EACH STRUCTURE. THE SIZE OF THE INSPECTION PORT MUST BE LARGE ENOUGH TO ALLOW FOR MAINTENANCE ACTIVITIES.

3 INSPECTION PORT FOR PERVIOUS PAVEMENT SURFACES

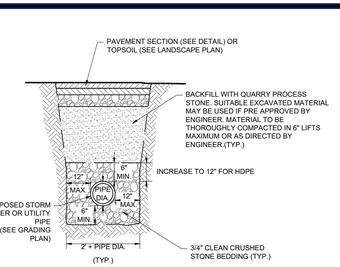
NOT TO SCALE (G020115 - 11/2022)



NOTES:
1. STEPS SHALL BE POLYPROPYLENE WITH ½" ASTM A-615 STEEL REINFORCEMENT MIN. 3" INBEDMENT IN ACCORDANCE WITH ASTM C-478 AND O.S.H.A. STANDARDS.
2. ALL MANHOLE STEPS TO MEET OR EXCEED ASTM AND O.S.H.A. REQUIREMENTS.
3. FOR ROADWAY LOCATIONS STEPS SHALL BE ORIENTED TO ALLOW VIEWING OF ONCOMING TRAFFIC WHEN EXITING STRUCTURE.

4 MANHOLE POLYPROPYLENE LADDER RUNG DETAIL

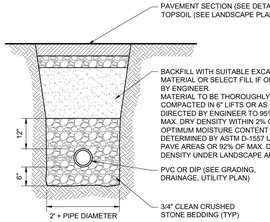
NOT TO SCALE (G020405-01/2013)



NOTE: PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING PAVEMENT.

5 STORM & UTILITY TRENCH & PAVEMENT RESTORATION DETAIL

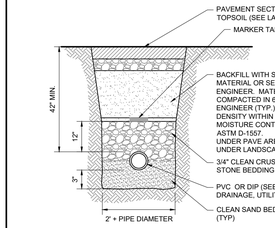
NOT TO SCALE (G029907-04/2019)



NOTES:
1. TOPSOIL OR PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING GRADE OR PAVEMENT.
2. THIS DETAIL IS INTENDED SOLELY FOR THE PURPOSE OF SHOWING BACK FILL MATERIALS AND MINIMUM THICKNESS OF LAYERS. DETAIL IS NOT INTENDED TO INDICATE MEANS AND METHODS OF CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE SHORING AND BRACING AS NECESSARY TO PROVIDE FOR SAFE INSTALLATION. CONTRACTOR SHALL COMPLY WITH ALL OSHA, STATE AND LOCAL REGULATIONS.
4. WHEN DIP IS USED, CRUSHED STONE NEED NOT EXTEND ABOVE PIPE.

7 SANITARY TRENCH DETAIL

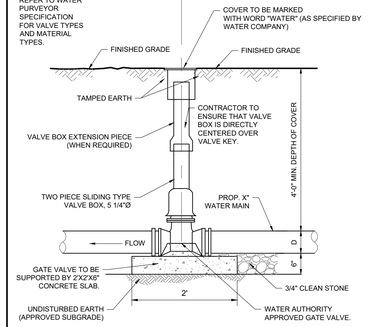
NOT TO SCALE (U039908-04/2019)



NOTES:
1. TOPSOIL OR PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING GRADE OR PAVEMENT.
2. THIS DETAIL IS INTENDED SOLELY FOR THE PURPOSE OF SHOWING BACK FILL MATERIALS AND MINIMUM THICKNESS OF LAYERS. DETAIL IS NOT INTENDED TO INDICATE MEANS AND METHODS OF CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE SHORING AND BRACING AS NECESSARY TO PROVIDE FOR SAFE INSTALLATION. CONTRACTOR SHALL COMPLY WITH ALL OSHA, STATE AND LOCAL REGULATIONS.
4. WHEN DIP IS USED, CRUSHED STONE NEED NOT EXTEND ABOVE PIPE.

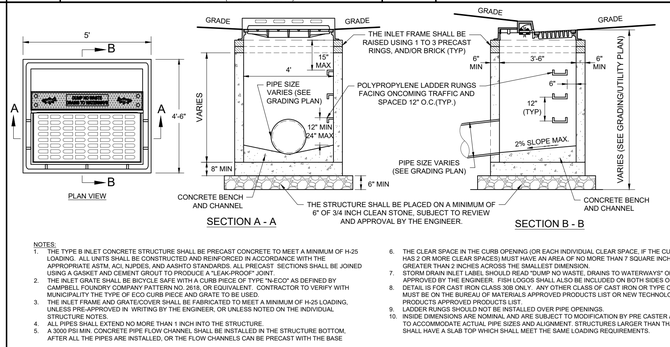
8 WATER PIPE INSTALLATION DETAIL

NOT TO SCALE (U049910 - 04/2019)



9 GATE VALVE AND BOX DETAIL

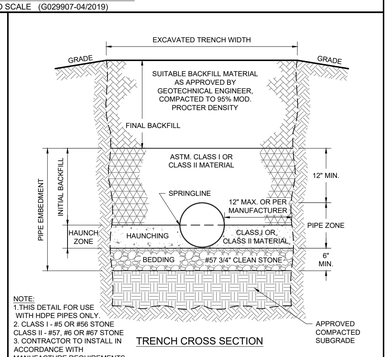
NOT TO SCALE (U049904-01/2013)



NOTES:
1. THE TYPE B INLET CONCRETE STRUCTURE SHALL BE PRECAST CONCRETE TO MEET A MINIMUM OF H-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, NJPDES, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT.
2. THE INLET GRATE SHALL BE BICYCLE SAFE WITH A CURB PIECE OF TYPE "N-ECO" AS DEFINED BY CAMPBELL FOUNDRY COMPANY PATTERN NO. 2618, OR EQUIVALENT. CONTRACTOR TO VERIFY WITH MUNICIPALITY THE TYPE OF ECO CURB PIECE AND GRATE TO BE USED.
3. THE INLET FRAME AND GRATE/COVER SHALL BE FABRICATED TO MEET A MINIMUM OF H-25 LOADING, UNLESS PRE-APPROVED IN WRITING BY THE ENGINEER, OR UNLESS NOTED ON THE INDIVIDUAL STRUCTURE NOTES.
4. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
5. A 3000 PSI MIN. CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE
6. THE CLEAR SPACE IN THE CURB OPENING (OR EACH INDIVIDUAL CLEAR SPACE, IF THE CURB OPENING HAS 2 OR MORE CLEAR SPACES) MUST HAVE AN AREA OF NO MORE THAN 7 SQUARE INCHES OR BE NO GREATER THAN 2 INCHES ACROSS THE SMALLEST DIMENSION.
7. STORM DRAIN INLET LABEL SHOULD READ "DUMP NO WASTE, DRAINS TO WATERWAYS" OR OTHERWISE APPROVED BY THE ENGINEER. FISH LOGOS SHALL ALSO BE INCLUDED ON BOTH SIDES OF THE LABEL.
8. DETAIL IS FOR CAST IRON CLASS 30B ONLY. ANY OTHER CLASS OF CAST IRON OR TYPE OF MATERIAL MUST BE ON THE BUREAU OF MATERIALS APPROVED PRODUCTS LIST OR NEW TECHNOLOGY'S AND PRODUCTS APPROVED PRODUCTS LIST.
9. LADDER RUNGS SHOULD NOT BE INSTALLED OVER PIPE OPENINGS.
10. INSIDE DIMENSIONS ARE NOMINAL AND ARE SUBJECT TO MODIFICATION BY PRE CASTER AS NECESSARY TO ACCOMMODATE ACTUAL PIPE SIZES AND ALIGNMENT. STRUCTURES LARGER THAN THAT SHOWN SHALL HAVE A SLAB TOP WHICH SHALL MEET THE SAME LOADING REQUIREMENTS.

10 TYPE 'B' INLET WITH ECO CURB PIECE DETAIL

NOT TO SCALE (G020308.01-01/2013)

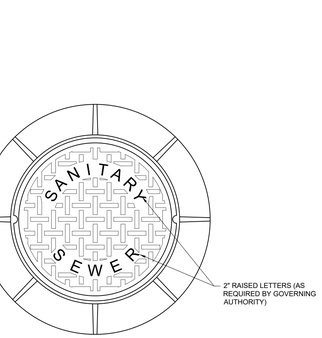


NOTE:
1.THIS DETAIL FOR USE WITH HDPE PIPES ONLY.
2. CLASS I - #5 OR #56 STONE CLASS II - #57, #6 OR #67 STONE
3. CONTRACTOR TO INSTALL IN ACCORDANCE WITH MANUFACTURE REQUIREMENTS

TRENCH CROSS SECTION

6 STORM TRENCH FOR HDPE PIPE DETAIL

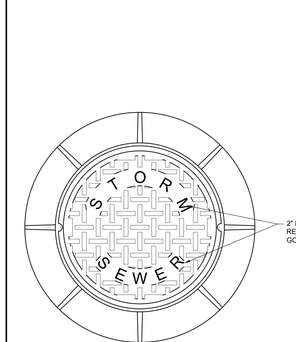
NOT TO SCALE (G029911-01/2013)



NOTES:
1. STANDARD MANHOLE FRAMES & COVERS SHALL BE USED ON ALL MANHOLES NOT LOCATED WITHIN EASEMENTS UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR SEWER AUTHORITY.
2. STANDARD MANHOLE FRAME & COVER SHALL BE CAMPBELL FOUNDRY PATTERN #1012D, OR APPROVED EQUIVALENT, WITH NON-PENETRATING PICK HOLES.
3. WATERTIGHT MANHOLE COVERS SHALL BE USED ON MANHOLES LOCATED WITHIN EASEMENTS, IN UNPAVED AREAS, AND OUTSIDE OF THE CENTERLINE OF PAVED ROADS AS DIRECTED BY ENGINEER OR SEWER AUTHORITY.

11 SANITARY MANHOLE FRAME & COVER DETAIL

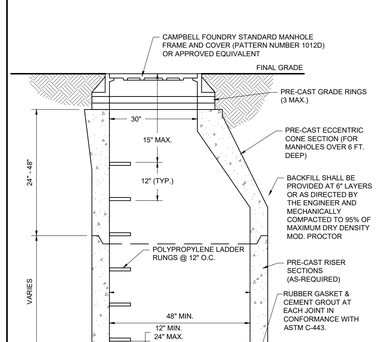
NOT TO SCALE (U030204-01/2013)



NOTES:
1. STANDARD MANHOLE FRAMES & COVERS SHALL BE USED ON ALL MANHOLES NOT LOCATED WITHIN EASEMENTS UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR SEWER AUTHORITY.
2. STANDARD MANHOLE FRAME & COVER SHALL BE CAMPBELL FOUNDRY PATTERN #1012B, OR APPROVED EQUAL, WITH NON-PENETRATING PICK HOLES.

12 STORM MANHOLE FRAME & COVER DETAIL

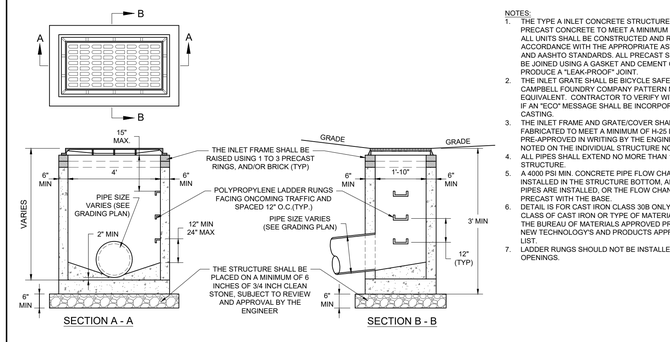
NOT TO SCALE (G020410-01/2013)



NOTES:
1. THE STORM MANHOLE CONCRETE STRUCTURE MUST BE PRECAST CONCRETE TO MEET A MINIMUM OF HS-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A LEAK-PROOF JOINT.
2. THE INLET FRAME AND GRATE/COVER SHALL BE CAMPBELL FOUNDRY PATTERN NO. 1012D, OR APPROVED EQUAL.
3. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
4. SUITABLE EXCAVATED SOIL MAY BE USED AS BACKFILL IN NON-STRUCTURALLY SUPPORTING AREAS OR AS DIRECTED BY THE MUNICIPAL ENGINEER. AREAS SUPPORTING ANY STRUCTURE SHALL BE BACKFILLED USING DENSE GRADED AGGREGATE OR AS DIRECTED BY THE ENGINEER.
5. THE INSIDE DIAMETER IS A MINIMUM DIMENSION. INSIDE DIAMETER TO BE ADJUSTED AS NECESSARY TO ACCOMMODATE STORM PIPE SIZES AND ALIGNMENT.

13 STORM MANHOLE DETAIL

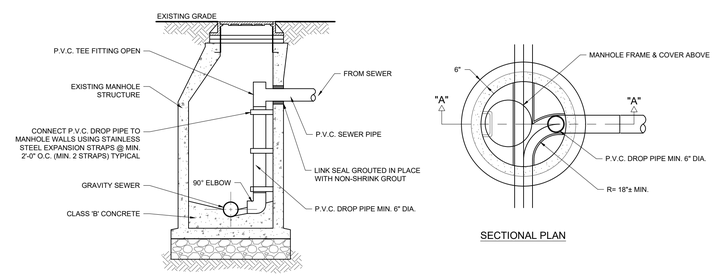
NOT TO SCALE (G020407-04/2019)



NOTES:
1. THE TYPE A INLET CONCRETE STRUCTURE SHALL BE PRECAST CONCRETE TO MEET A MINIMUM OF H-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, NJPDES, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT.
2. THE INLET GRATE SHALL BE BICYCLE SAFE AS DEFINED BY CAMPBELL FOUNDRY COMPANY PATTERN NO. 3405, OR EQUIVALENT. CONTRACTOR TO VERIFY WITH MUNICIPALITY IF AN "ECO" MESSAGE SHALL BE INCORPORATED INTO THE CASTING.
3. THE INLET FRAME AND GRATE/COVER SHALL BE FABRICATED TO MEET A MINIMUM OF H-25 LOADING, UNLESS PRE-APPROVED IN WRITING BY THE ENGINEER, OR UNLESS NOTED ON THE INDIVIDUAL STRUCTURE NOTES.
4. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
5. A 4000 PSI MIN. CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE.
6. DETAIL IS FOR CAST IRON CLASS 30B ONLY. ANY OTHER CLASS OF CAST IRON OR TYPE OF MATERIAL MUST BE ON THE BUREAU OF MATERIALS APPROVED PRODUCTS LIST OR NEW TECHNOLOGY'S AND PRODUCTS APPROVED PRODUCTS LIST.
7. LADDER RUNGS SHOULD NOT BE INSTALLED OVER PIPE OPENINGS.

14 TYPE 'A' INLET DETAIL

NOT TO SCALE (G020306-01/2013)



15 INTERNAL DROP MANHOLE DETAIL

NOT TO SCALE (U030207-01/2013)

G:\2023\NJC230039.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\NJC230039.00-CNDS-1A.——3A LAYOUT C-902 DETL
MAY 10, 2023 - 3:41pm

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT
PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	10/13/2023	REV. PER TOWNSHIP SUBMISSION	WTK / DGR

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NEW JERSEY
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-272-1000
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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.:	NJC230039
DRAWN BY:	CTC
CHECKED BY:	DGR
DATE:	10/07/2023
CAD I.D.:	NJC230039.00-CNDS-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
125 HALF MILE ROAD, SUITE 207
RED BANK, NJ 07701
Phone: (732) 825-6800
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

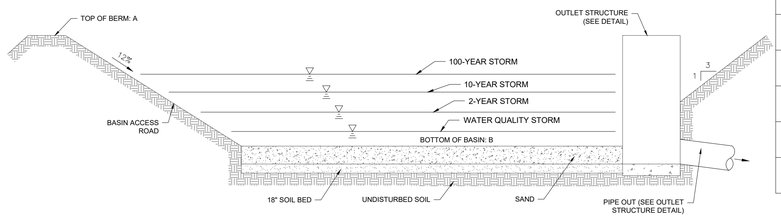
DETAIL SHEET

SHEET NUMBER:

C-902

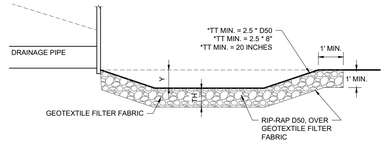
REVISION 1 - 10/13/2023

BASIN	WQ	2	10	100	A	B
1	306.27'	306.39'	306.74'	307.66'	310.00'	306.00'
2	314.09'	314.12'	314.25'	314.83'	318.00'	314.00'
3	312.00'	312.10'	313.19'	314.90'	315.00'	312.00'
4	316.64'	317.33'	318.10'	319.60'	320.00	315.50'
5	318.13'	318.78'	319.60'	321.10'	321.00'	317.00'
6	316.80'	318.11'	318.71'	320.11'	320.00'	316.00'
7	317.14'	317.20'	317.40'	318.04'	320.00'	317.00'
9	314.97'	315.45'	316.17'	317.56'	318.00'	314.00'
10	315.17'	315.72'	316.50'	317.92'	319.00'	314.00'
11	315.44'	315.68'	316.20'	317.51'	319.00'	315.00'
13	317.42'	317.78'	318.30'	319.43'	320.00	317.00'

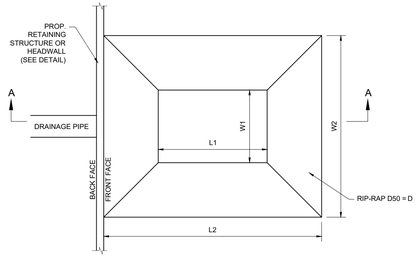


1 BASIN 1 CROSS SECTION

NOT TO SCALE (08/2023)



SECTION AA
NOT TO SCALE



SCOUR HOLE #	W1	L1	W2	L2	D	Y	TH
1	2.50'	3.75'	14.00'	15.25'	6"	23"	12"
2	2.50'	3.75'	14.50'	15.75'	6"	24"	12"
3	5.00'	7.50'	20.00'	22.50'	6"	30"	12"
4 (401)	2.50'	3.75'	10.00'	11.25'	6"	15"	12"
4 (403)	3.00'	4.50'	16.50'	18.00'	6"	27"	12"
5	3.00'	4.50'	17.00'	18.50'	6"	28"	12"
6	4.00'	6.00'	21.00'	23.00'	6"	34"	12"
7	2.50'	3.75'	15.50'	16.75'	6"	26"	12"
11	2.50'	3.75'	17.50'	18.75'	6"	30"	12"
FES 2200	5.00'	7.50'	20.00'	22.50'	6"	30"	12"

3 SCOUR HOLE DETAIL

NOT TO SCALE (O999908 - 09/2016)

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Steel Poles
Square Straight

QUICK LINKS

Ordering Guide | Configurations | Dimensions | EPA

FEATURES & SPECIFICATIONS

Pole Shaft
- Straight poles are 4", 5", or 6" square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length.

Hand-Hole
- Standard hand-hole location is 12" above pole base.
- Poles 22' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

Base
- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts
- Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.

Ground Lug
- Ground lug is standard.

Duplex Receptacle
- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter
- Self-testing Ground fault circuit interrupter is optional.

Finishes
- Every pole is provided with the DuraGrip Protection System and a 5-year limited warranty.
- When the top-of-the line DuraGrip Plus Protection System is selected, in addition to the DuraGrip Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years.

Determining The Luminaire/Pole Combination For Your Application:
- Select luminaire from luminaire ordering information.
- Select bracket configuration if required
- Determine EPA value from luminaire/ bracket EPA chart
- Select Pole Height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets.

Pole Vibration Damper
- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

Listings
- UL Listed
- BAA/TAA Compliant

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Steel Poles Square Straight

Have questions? Call us at (800) 436-7800

Type : _____

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: 4SQ B3 S11G 24 S PLP DGP

Pole Series	Mounting Method	Material	Height [2]	Mounting Configuration	Pole Finish	Options
4SQ – 4" x 4" Square Straight Pole (New Build) **5SQ** – 5" x 5" Square Straight Pole (New Build) **6SQ** – 6" x 6" Square Straight Pole (New Build) **4SQU** – 4" x 4" Square Straight Pole (Retrofit) **5SQU** – 5" x 5" Square Straight Pole (Retrofit) **6SQU** – 6" x 6" Square Straight Pole (Retrofit)	**Bolt-On Mount[1]** – See pole selection guide for patterns and fixture matches **B5** – 5" Traditional Drilling Pattern **B3** – 3" Reduced Drilling Pattern **B2** – 2" Reduced Drilling Pattern **T** – Tenon Mount - See pole selection guide for tenon and fixture/bracket matches **I** – No Mounting Holes[1]	**S11G** – 11 Ga. Steel (4SQ/4SQU and 5SQ/5SQU Only) **S07G** – 07 Ga. Steel	**8'** **10'** **12'** **13'** **14'** **15'** **16'** **17'** **17'6"** **18'** **20'** **22'** **22'6"** **23'** **24'** **25'** **27'** **28'** **30'** **32'** **35'** **39'**	**S** – Single/Parallel **D180** – Double **D90** – Double **DM90** – Double **T90** – Triple **TM120** – Triple **Q90** – Quad **QM90** – Quad **N** – Tenon Mount (Standard Tenon size is 2-3/8" O.D.)[3] **(Blank)** - Use with I for Mounting Method	**BRZ** – Bronze **BLK** – Black **PLP** – Platinum Plus **WHT** – White **SVG** – Satin Verde Green **GPT** – Graphite **MSV** – Metallic Silver **BZA** – Alternate Bronze	**GA** – Galvanized Anchor Bolts **SF** – Single Flood **DF** – Double Flood [1] **DGP** – DuraGrip® Plus **LAB** – Less Anchor Bolts **CKKX** - Conduit Raceway[4]

Need more information? Click here for our glossary.

Have additional questions? Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION

Part Number	Description
122559CLR	4BC – 4" Square Base Cover
122561CLR	5BC – 5" Square Base Cover
122563CLR	6BC – 6" Square Base Cover
132488CLR	SBC - 5" Square Universal Base Cover
133252CLR	6BC - 6" Square Universal Base Cover
122566CLR	ER2 – Weatherproof Duplex Receptacle
122567CLR	GFI – Ground Fault Circuit Interrupter
132336	MHS - mounting Hole Plugs for use with 5" traditional drill pattern (3 set of 3 plugs)
681126	MH3 - mounting Hole Plugs for use with 3" reduced drill pattern (3 set of 3 plugs)
725841	MH2 - Mounting Hole Plugs for use with 2" reduced drill pattern (3 sets of 3 plugs)
172539	Vibration Damper - 4" Square Pole (bolt-on mount only)
172530	Vibration Damper - 5" Square Pole (bolt-on mount only)
176361	Vibration Damper - 6" Square Pole (bolt-on mount only)

ANCHOR BOLT KIT ORDERING INFORMATION

Part Number	Description
AB KIT 122584	4SQ S11G/S07G Anchor Bolts (Steel Plated)
AB KIT 122609	4SQ S11G/S07G Anchor Bolts (Galvanized)
AB KIT 122585O	5SQ S11G Anchor Bolts (Steel Plated)
AB KIT 122610	5SQ S11G Anchor Bolts (Galvanized)
AB KIT 122586	5SQ S07G Anchor Bolts (Steel Plated)
AB KIT 122611	5SQ S07G Anchor Bolts (Galvanized)
AB KIT 122612	6SQ S07G Anchor Bolts (Galvanized)

CONTRACTOR TO COORDINATE LIGHT POLE SPECIFICS W/ MANUFACTURER
LIGHT POLE COLOR TO MATCH FIXTURE: BLACK

1 - See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern Spec Sheets.
2 - Pole heights will have +/- 0.5" tolerance.
3 - See Flood Lighting Brackets section for choice of FBS brackets.
4 - CR selection must indicate required height and side of pole mounting location. Mounting template required at time of order.

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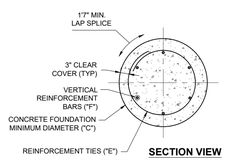
2 LIGHT POLE SPECIFICATION

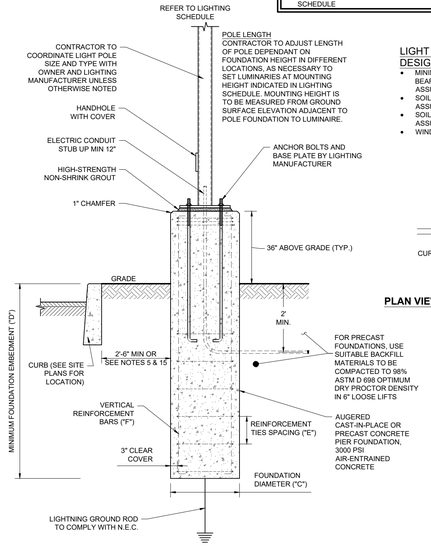
NOT TO SCALE SOURCE: LSI INDUSTRIES



SECTION VIEW

LIGHT POLE FOUNDATION SCHEDULE	
MAXIMUM HEIGHT ABOVE GRADE "A" **	30'-0"
ASSUMED AVERAGE POLE DIAMETER "B"	8"
# OF FIXTURES	SINGLE
MINIMUM FOUNDATION DIAMETER "C"	30"
MINIMUM FOUNDATION DEPTH "D"	6'-6"
REINFORCING TIES "E" *	#4 TIES @12"C-C (8) #5 BARS EQUALLY SPACED
VERTICAL HOOKED REINFORCEMENT "F"	

* = ADD 3 TIES, 4" C-C, AT TOP OF THE FOUNDATION
** = THIS MAY NOT BE ACTUAL MOUNTING HEIGHT, SEE LIGHTING SCHEDULE

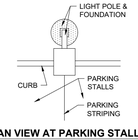


NOTES:
SEE SCHEDULE AND NOTES FOR ADDITIONAL INFORMATION

ELEVATION VIEW

LIGHT POLE FOUNDATION DESIGN CRITERIA

- MINIMUM REQUIRED ALLOWABLE BEARING PRESSURE = 1,000 PSF - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL FRICTION ANGLE = 30 DEG - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL DRY UNIT WEIGHT = 120 PCF - ASSUMED (TO BE VERIFIED IN FIELD)
- WIND PRESSURE = 30 PSF



PLAN VIEW AT PARKING STALLS

LIGHT POLE FOUNDATION NOTES

1. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS, COORDINATE WITH ALL CONTRACT DRAWINGS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ENSURE NO CONFLICTS ARISE BETWEEN LIGHT POLE FOUNDATIONS, STRUCTURES, AND UTILITIES. IF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARISE, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY IN WRITING.

2. THE CONTRACTOR IS TO HAVE A GEOTECHNICAL ENGINEER, LICENSED IN THE PROJECT'S STATE, ON SITE TO INSPECT FILL, MONITOR FILL COMPACTION AND TO VERIFY SUBGRADE ALLOWABLE BEARING CAPACITY AND SOIL DESIGN CRITERIA PRIOR TO CONSTRUCTION IN ACCORDANCE TO THE DESIGN ASSUMPTIONS STATED. UNSUITABLE MATERIALS FOUND MUST BE REMOVED OR BE REMEDIED AS PER THE DIRECTION OF THE ON SITE GEOTECHNICAL ENGINEER.

3. IF CONDITIONS IN THE FIELD ARE DIFFERENT THAN THOSE INDICATED, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

4. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT APPROPRIATE SELECT BACKFILL IS USED, AND THOROUGHLY COMPACTED TO 98% MAX. DENSITY ASTM D 698.

5. STRUCTURAL CONCRETE AND CONCRETING PRACTICES SHALL CONFORM WITH ACI-318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE." DETAILS ARE TO BE IN ACCORDANCE WITH ACI-315, "MANUAL OF STANDARD PRACTICE: DETAILS AND DETAILING OF CONCRETE REINFORCEMENT." FORM WORK SHALL CONFORM ACI-347 "GUIDE TO FORM WORK FOR CONCRETE", UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS.

6. CONCRETE MUST BE NORMAL WEIGHT STONE AGGREGATE WITH THE STATED MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. HISTORICAL DATA OR LABORATORY TESTS FOR THE PRELIMINARY DESIGN MIX IS TO BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. THE WATER-CEMENT RATIO FOR THE PROPOSED MIX DESIGN MUST ACHIEVE AN AVERAGE 28-DAY STRENGTH OF 1,200 PSI GREATER THAN THE REQUIRED STRENGTH ON LABORATORY TEST RESULTS

7. CONCRETE IS TO HAVE A SLUMP NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".

8. EXPOSED CONCRETE IS TO BE AIR ENTRAINED, 6% (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.

9. CONCRETE TO BE CONSOLIDATED IN PLACE USING AN INTERNAL VIBRATOR.

10. REINFORCING STEEL BARS SHALL BILLET STEEL ASTM A615, GRADE 60. ALL REINFORCEMENT TO BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS TO BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES TO BE PLASTIC TIPPED. ALL ACCESSORIES MUST BE GALVANIZED.

11. ALL SPLICES OF REINFORCING BARS NOT INDICATED ARE TO BE LTS AS PER THE REINFORCING SPLICE SCHEDULE OR 40 BAR DIAMETERS. DISCONTINUOUS ENDS OF CONTINUOUS BARS ARE TO BE STANDARD HOOKS.

12. IF CAVING OF DRILLED HOLES ARE ENCOUNTERED, CONTRACTOR SHALL PROVIDE BENTONITE SLURRY IN PERMANENT CASINGS FOR DRILLED CONCRETE PIER FOUNDATIONS.

13. CONCRETE MUST ATTAIN 80% OF THE DESIGN STRENGTH OR CURE FOR A MINIMUM OF 7-DAYS PRIOR TO THE INSTALLATION OF THE LIGHT POLES OR ALL LIGHT POLES ARE TO BE SUITABLY BRACED AGAINST WIND LOADS DURING THE ABOVE MENTIONED TIMEFRAME.

14. ALL ELECTRICAL COMPONENTS TO COMPLY WITH N.E.C.

15. VERIFY WITH LOCATIONS SHOWN ON LIGHTING PLAN

16. CONTRACTOR IS TO RECORD ON A CLEAN COPY OF THE LIGHTING PLANS. THE LOCATION OF CONDUIT SUPPLYING POWER TO LIGHTS. A COMPLETED COPY OF THIS RECORD PLAN IS TO BE PROVIDED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.

17. UPON ACCEPTANCE OF THE COMPLETED WORK BY THE OWNER, THE OWNER IS RESPONSIBLE FOR APPROPRIATE MAINTENANCE OF THE LIGHTING SYSTEM

ALL PROPOSED LIGHT POLE FOUNDATIONS ARE TO BE A MINIMUM HEIGHT OF 36" ABOVE GRADE

4 36" HIGH EXPOSED BASE LIGHT POLE FOUNDATION DETAIL

NOT TO SCALE (I020102 - MODIFIED)

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN IS PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE, WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES BY BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	10/13/2023	REV. PER TOWNSHIP SUBMISSION	WTK / DGR

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NJC230039
DRAWN BY:	CTC
CHECKED BY:	DGR
DATE:	10/07/2023
CAD I.D.:	NJC230039.00-CNDS-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
125 HALF MILE ROAD, SUITE 207
RED BANK, NJ 07701
Phone: (732) 825-6800
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

C-903

REVISION 1 - 10/13/2023

G:\2022\NJC230039.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\NJC230039.00-CNDS-1A_—_LAYOUT: C-903 DETL

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45/76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED, UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

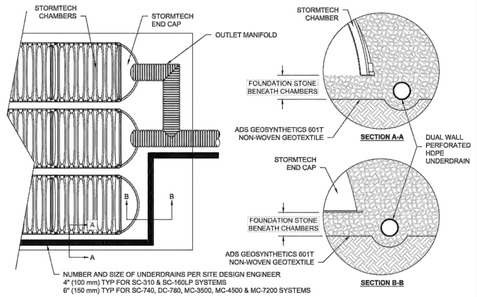
1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

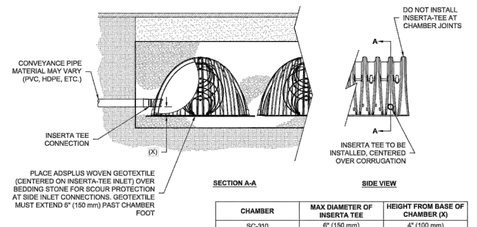
1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



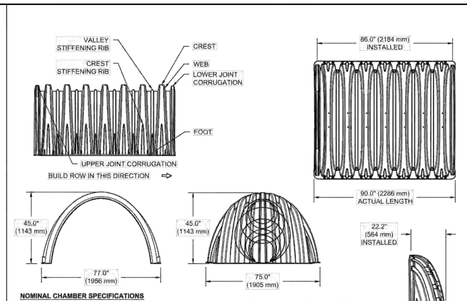
5 UNDERDRAIN DETAIL



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON		

NOTES:
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

6 INSERTA-TEE SIDE INLET DETAIL



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

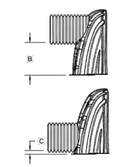
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" (152 mm) STONE BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"

PART #	STUB	B	C
MC3500EPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500EPP06B		---	0.68" (17 mm)
MC3500EPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500EPP08B		---	0.81" (21 mm)
MC3500EPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500EPP10B		---	0.93" (24 mm)
MC3500EPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500EPP12B		---	1.35" (34 mm)
MC3500EPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500EPP15B		---	1.50" (38 mm)
MC3500EPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500EPP18TW			
MC3500EPP18BC		---	1.77" (45 mm)
MC3500EPP18BW			
MC3500EPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500EPP24TW			
MC3500EPP24BC		---	2.06" (52 mm)
MC3500EPP24BW			
MC3500EPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-3500 TECHNICAL SPECIFICATIONS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

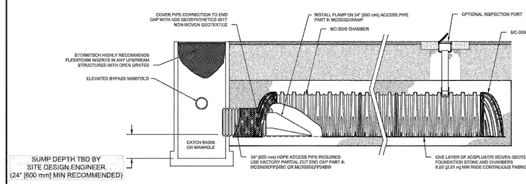
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

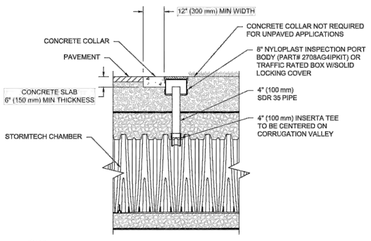
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

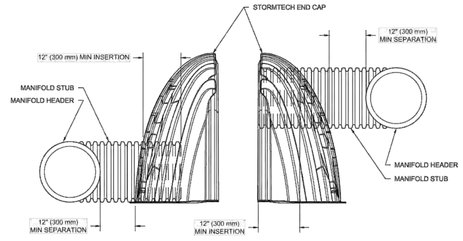


3 MC-3500 ISOLATOR ROW PLUS DETAIL



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

4 4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)



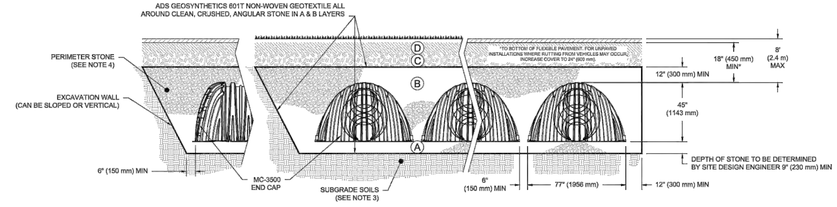
NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

7 MC-SERIES END CAP INSERTION DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[3] A-1, A-2-4, A-3 OR AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[3] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[3] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45/76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-3500 CROSS SECTION DETAIL

1 STORMTECH UNDERGROUND BASIN DETAIL

SCALE: 1:2

DRAWN: | DATE:
REVIEWED: | PROJECT NO:
REV: | NOT TO SCALE

MC-3500 STANDARD DETAILS

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026

Advanced Drainage Systems, Inc.

SHEET

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. UNLESS THE PLANS ARE SIGNED AND SEALED BY THE SITE DESIGN ENGINEER, THE SITE DESIGN ENGINEER IS RESPONSIBLE TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE SERVICES
PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
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PROJECT No.: NJC230039
DRAWN BY: CTC
CHECKED BY: DGR
DATE: 10/07/2023
CAD I.D.: NJC230039.00-CNDS-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
125 HALF MILE ROAD, SUITE 207
RED BANK, NJ 07701
Phone: (732) 625-6800
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO: 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

C-904

REVISION 1 - 10/13/2023

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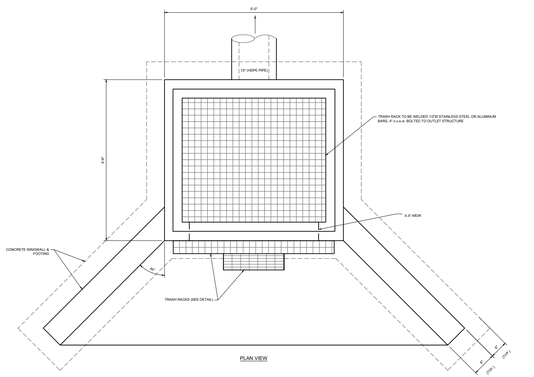
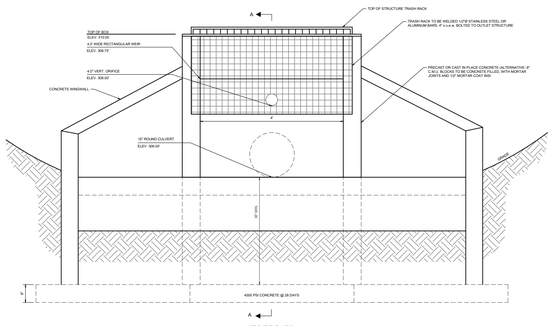


PLAN VIEW

NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWING TO ENGINEER FOR REVIEW AND APPRAISAL PRIOR TO FABRICATION.
2. CONCRETE TO BE MINIMUM 4000 PSI @ 28 DAYS.
3. PROVIDE LADDER RUNGS FOR STRUCTURES GREATER THAN 3 FT DEEP FROM TOP TO OUTLET INVERT.
4. IF COMPONENTS ARE PRECAST AND ATTACHED IN THE FIELD ALL JOINTS TO BE FILLED WITH NON-SHRINK GROUT. ANY BOLTS AND/OR STRAPS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.



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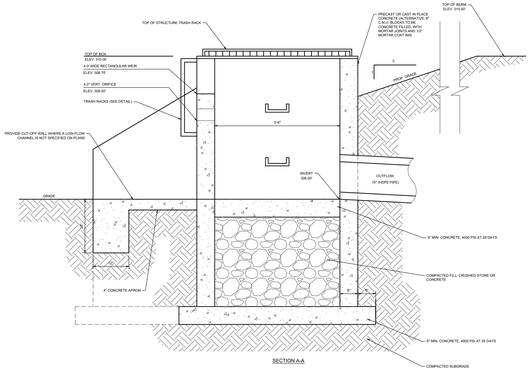
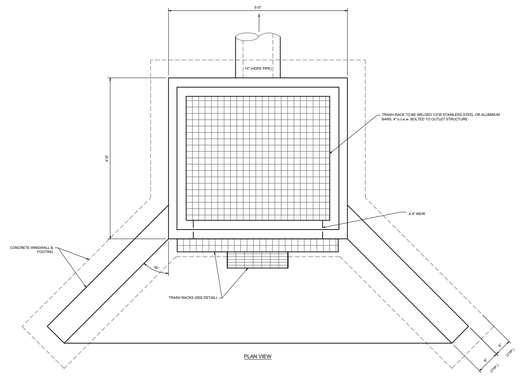


SECTION A-A

1 OUTLET STRUCTURE #100 DETAIL

SCALE: 1:2



PLAN VIEW

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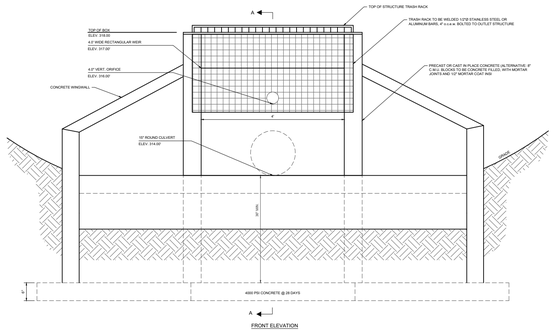

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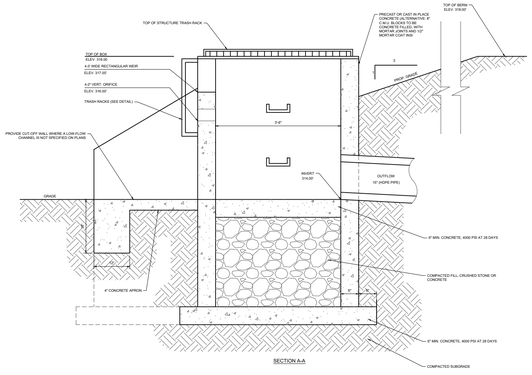
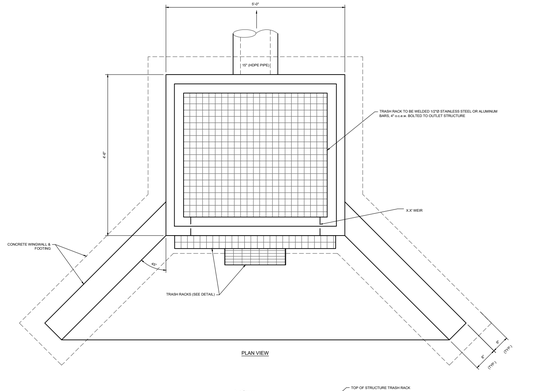


SECTION A-A

2 OUTLET STRUCTURE #200 DETAIL

SCALE: 1:2



PLAN VIEW

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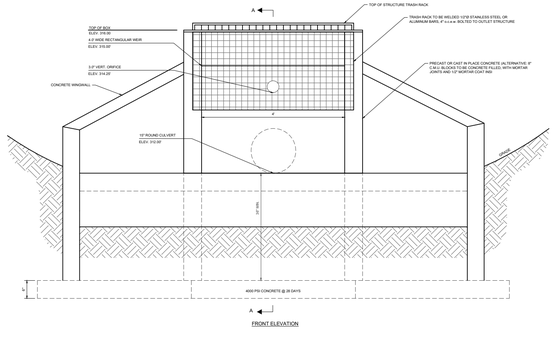

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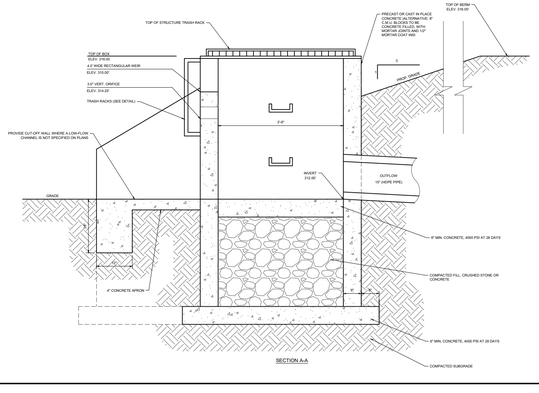
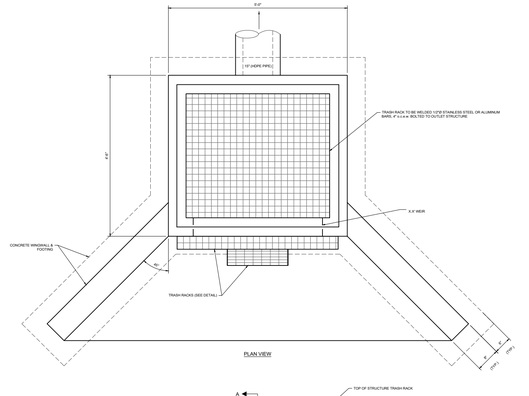


SECTION A-A

3 OUTLET STRUCTURE #300 DETAIL

SCALE: 1:2



PLAN VIEW

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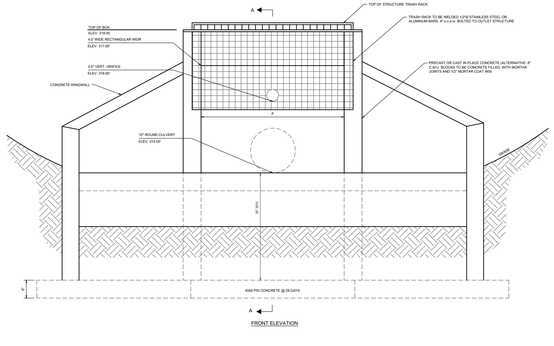

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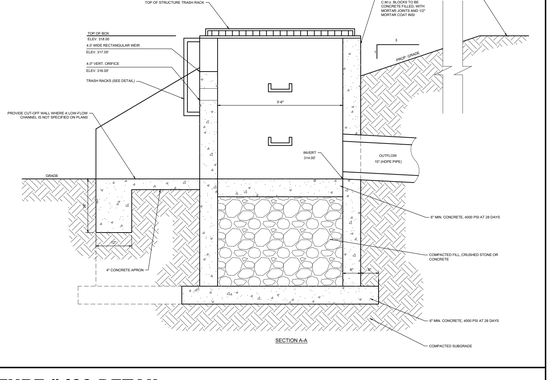

SECTION A-A

4 OUTLET STRUCTURE #400 DETAIL

SCALE: 1:2

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PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
125 HALF MILE ROAD, SUITE 207
RED BANK, NJ 07701
Phone: (732) 825-6800
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54370

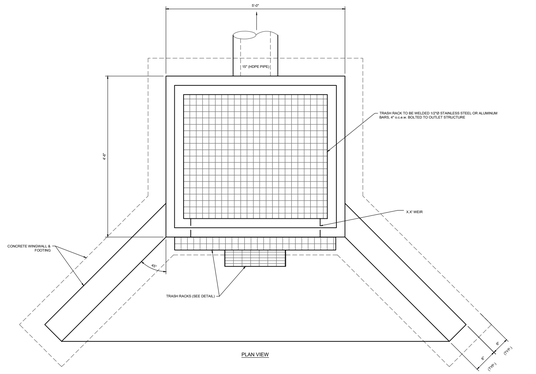
SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

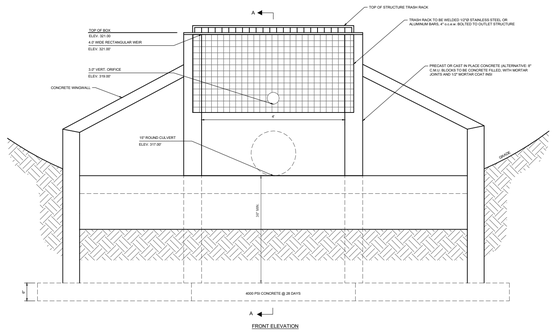
C-905

REVISION 1 - 10/13/2023



PLAN VIEW

NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWING TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. CONCRETE TO BE MINIMUM 4000 PSI @ 28 DAYS.
3. PROVIDE LADDER RUNGS FOR STRUCTURES GREATER THAN 3 FT DEEP FROM TOP TO OUTLET INVERT.
4. IF COMPONENTS ARE PRECAST AND ATTACHED IN THE FIELD ALL JOINTS TO BE FILLED WITH NON-SHRINK GROUT. ANY BOLTS AND/OR STRAPS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.



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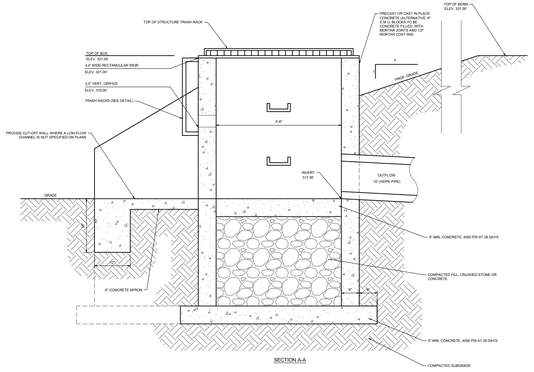
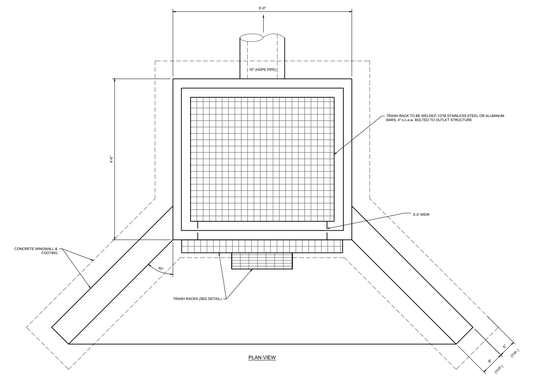


SECTION A-A

1 OUTLET STRUCTURE #500 DETAIL

SCALE: 1:2



PLAN VIEW

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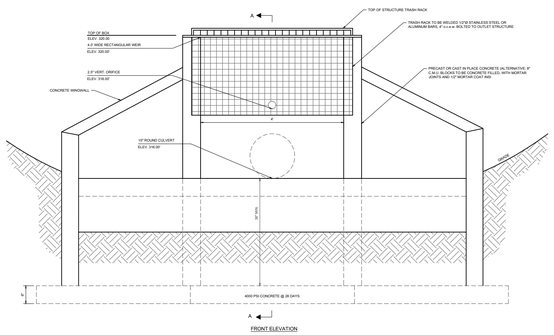

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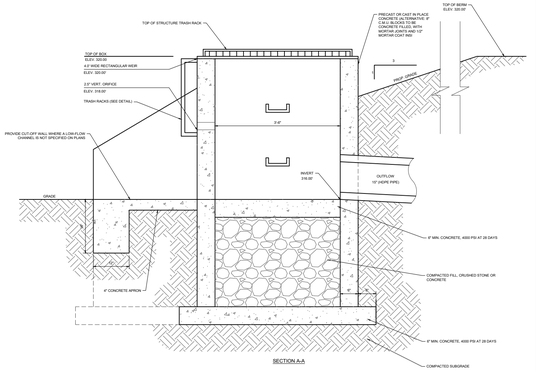
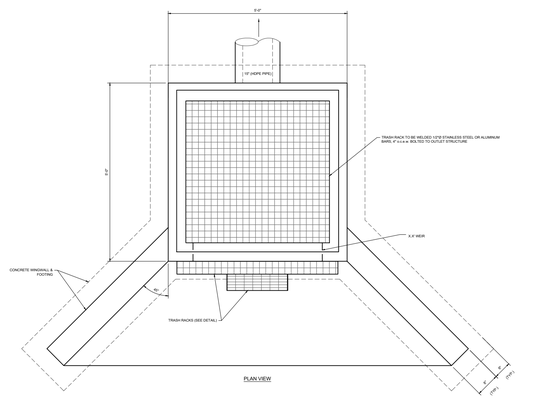


SECTION A-A

2 OUTLET STRUCTURE #600 DETAIL

SCALE: 1:2



PLAN VIEW

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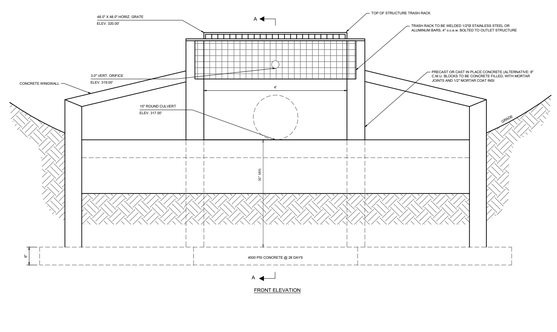

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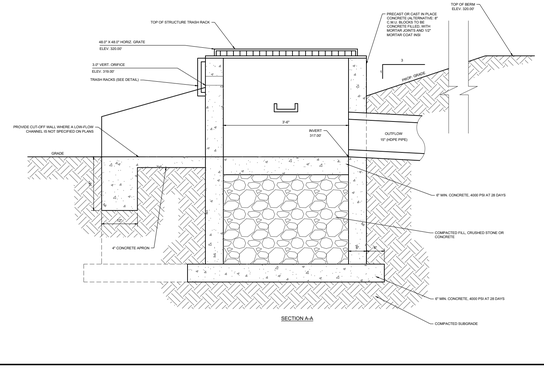
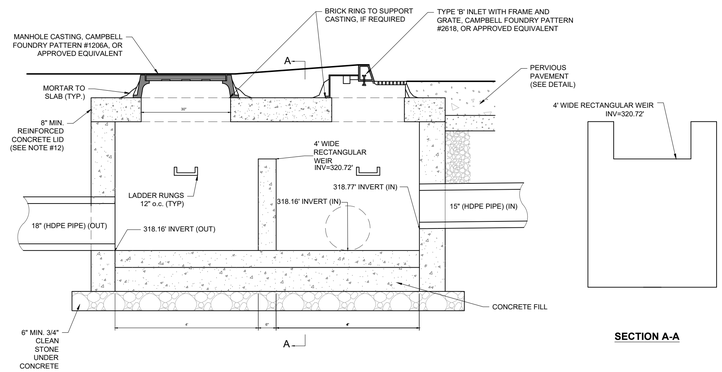


SECTION A-A

3 OUTLET STRUCTURE #700 DETAIL

SCALE: 1:2



SECTION A-A

NOTES:
1. FOR INVERTS, PIPE SIZES AND ELEVATIONS, SEE PLANS.
2. THE CONCRETE STRUCTURE SHALL BE PRECAST CONCRETE TO MEET A MINIMUM OF H-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, NJPDES, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT.
3. ALL STRUCTURAL CONCRETE TO BE NJDOT CLASS 'B', A/E.
4. THE INLET GRATE SHALL BE BICYCLE SAFE WITH A CURB PIECE OF TYPE "N-ECO". CONTRACTOR TO VERIFY WITH MUNICIPALITY THE TYPE OF ECO CURB PIECE AND GRATE TO BE USED.
5. THE INLET FRAME AND GRATE/COVER AND MANHOLE FRAME/RIM SHALL BE FABRICATED TO MEET A MINIMUM OF H-25 LOADING, UNLESS PRE-APPROVED IN WRITING BY THE ENGINEER, OR UNLESS NOTED ON THE INDIVIDUAL STRUCTURE NOTES.
6. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
7. A CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE.
8. STORM DRAIN INLET LABEL SHOULD READ "NO DUMPING, DRAINS TO WATERWAYS" OR OTHERWISE APPROVED BY THE ENGINEER. FISH LOGOS SHALL ALSO BE INCLUDED ON BOTH SIDES OF THE LABEL.
9. UNLESS INDICATED OTHERWISE ALL CONSTRUCTION TO COMPLY WITH DOT SPECIFICATIONS.
10. ROCK SCREEN SHALL BE STAINLESS STEEL WITH ≤ 1/2 INCH OPENINGS.
11. CONTRACTOR AND/OR PRECASTER TO PROVIDE SHOP DRAWINGS FOR REVIEW BY ENGINEER PRIOR TO FABRICATION.

4 OUTLET STRUCTURE #800 DETAIL

SCALE: 1:2

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1	10/13/2023	REV. PER TOWNSHIP SUBMISSION	WTK / DGR

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PROJECT No.:	NJC230039
DRAWN BY:	CTC
CHECKED BY:	DGR
DATE:	10/07/2023
CAD I.D.:	NJC230039.00-CNDS-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
WURTZ STREET
TOWN OF BELVIDERE
WARREN COUNTY
NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
125 HALF MILE ROAD, SUITE 207
RED BANK, NJ 07701
Phone: (732) 825-6800
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54370

SHEET TITLE:

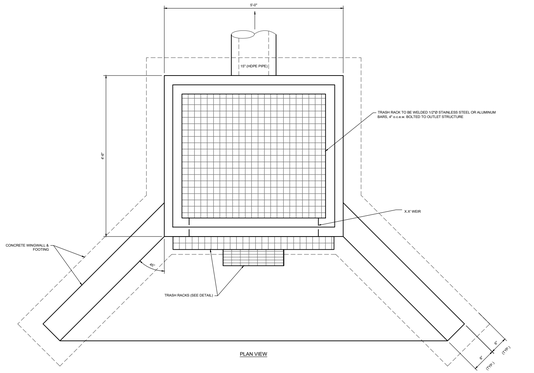
DETAIL SHEET

SHEET NUMBER:

C-906

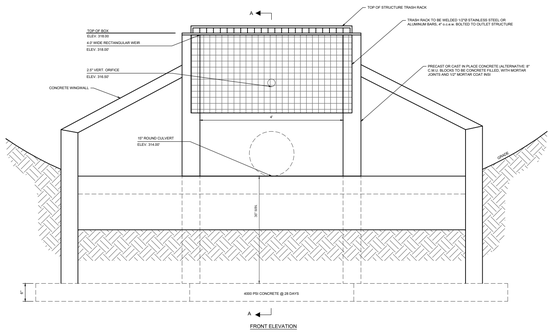
REVISION 1 - 10/13/2023

C:\2023\NJC230039.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\NJC230039.00-CNDS-1A-----3-LAYOUT C-906 DETL
Mar 10/13/2023 - 3:41pm

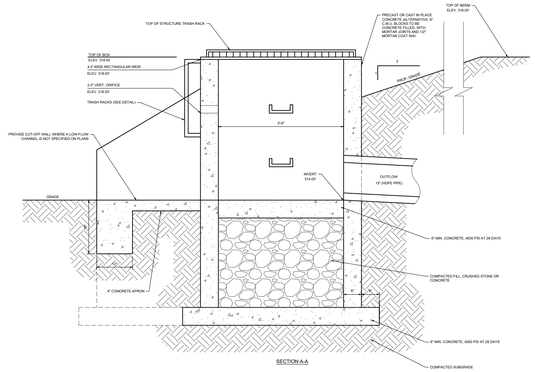


PLAN VIEW

NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWING TO ENGINEER FOR REVIEW AND APPRAISAL PRIOR TO FABRICATION.
2. CONCRETE TO BE MINIMUM 4000 PSI @ 28 DAYS.
3. PROVIDE LADDER RUNGS FOR STRUCTURES GREATER THAN 5 FT DEEP FROM TOP TO OUTLET INVERT.
4. IF COMPONENTS ARE PRECAST AND ATTACHED IN THE FIELD ALL JOINTS TO BE FILLED WITH NON-SHRINK GROUT. ANY BOLTS AND/OR STRAPS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.



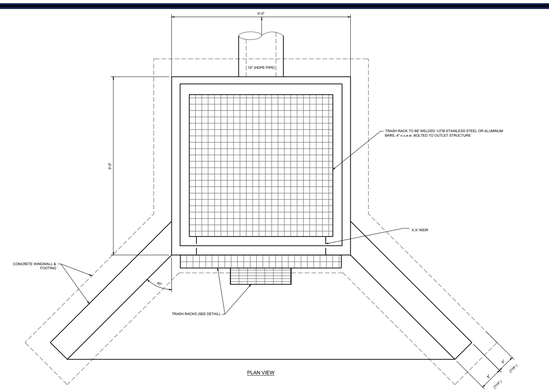
FRONT ELEVATION



SECTION A-A

1 OUTLET STRUCTURE #900 DETAIL

SCALE: 1:2



PLAN VIEW

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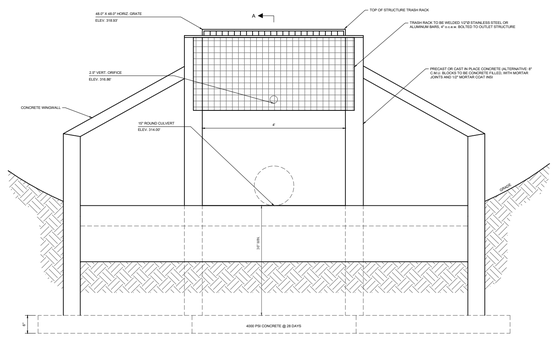

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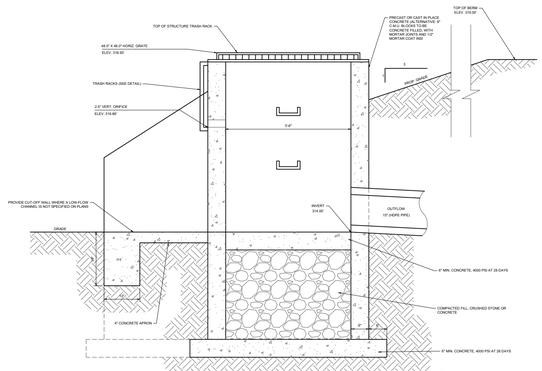
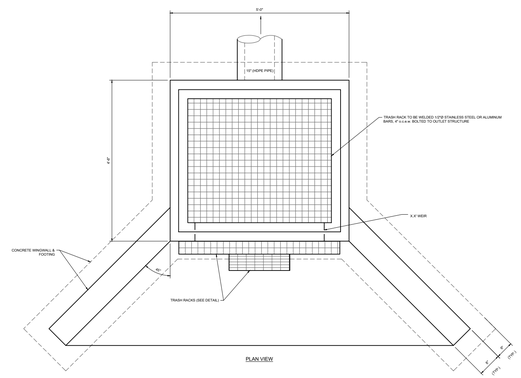


SECTION A-A

2 OUTLET STRUCTURE #1000 DETAIL

SCALE: 1:2



PLAN VIEW

NOTES:
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2. CONCRETE TO BE MINIMUM 4000 PSI @ 28 DAYS.
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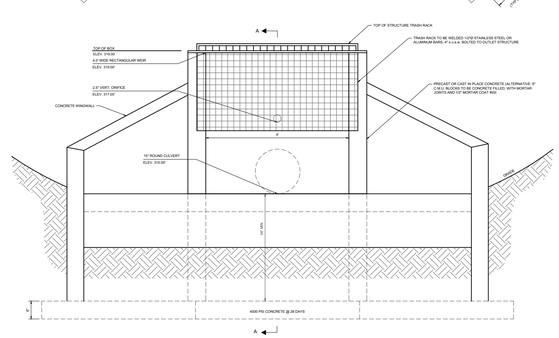
4. IF COMPONENTS ARE PRECAST AND ATTACHED IN THE FIELD ALL JOINTS TO BE FILLED WITH NON-SHRINK GROUT. ANY BOLTS AND/OR STRAPS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.



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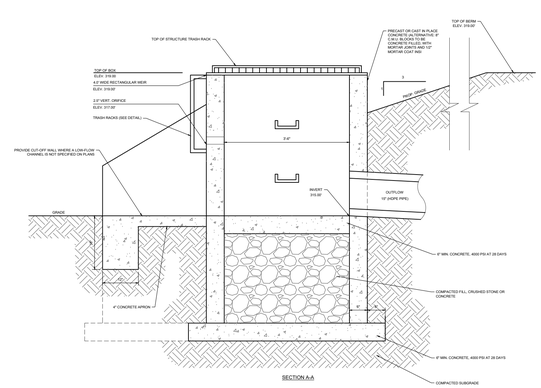
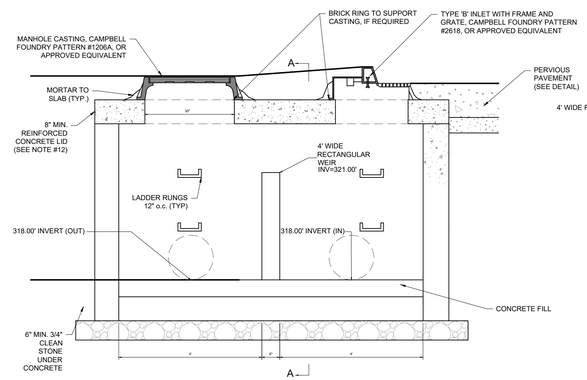
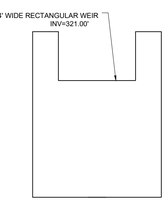


SECTION A-A

3 OUTLET STRUCTURE #1100 DETAIL

SCALE: 1:2





SECTION A-A

NOTES:
1. FOR INVERTS, PIPE SIZES AND ELEVATIONS, SEE PLANS.
2. THE CONCRETE STRUCTURE SHALL BE PRECAST CONCRETE TO MEET A MINIMUM OF H-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, NJPDES, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT.
3. ALL STRUCTURAL CONCRETE TO BE NJDOT CLASS 'B', A/E.
4. THE INLET GRATE SHALL BE BICYCLE SAFE WITH A CURB PIECE OF TYPE "N-ECO". CONTRACTOR TO VERIFY WITH MUNICIPALITY THE TYPE OF ECO CURB PIECE AND GRATE TO BE USED.
5. THE INLET FRAME AND GRATE/COVER AND MANHOLE FRAME/RIM SHALL BE FABRICATED TO MEET A MINIMUM OF H-25 LOADING, UNLESS PRE-APPROVED IN WRITING BY THE ENGINEER, OR UNLESS NOTED ON THE INDIVIDUAL STRUCTURE NOTES.
6. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
7. A CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE.
8. STORM DRAIN INLET LABEL SHOULD READ "NO DUMPING, DRAINS TO WATERWAYS" OR OTHERWISE APPROVED BY THE ENGINEER. FISH LOGOS SHALL ALSO BE INCLUDED ON BOTH SIDES OF THE LABEL.
9. UNLESS INDICATED OTHERWISE ALL CONSTRUCTION TO COMPLY WITH DOT SPECIFICATIONS.
10. ROCK SCREEN SHALL BE STAINLESS STEEL WITH ≤ 1/2 INCH OPENINGS.
11. CONTRACTOR AND/OR PRECASTER TO PROVIDE SHOP DRAWINGS FOR REVIEW BY ENGINEER PRIOR TO FABRICATION.

4 OUTLET STRUCTURE #1200 DETAIL

SCALE: 1:2

C:\2023\NJC230039.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\NJC230039.00-CNDS-1A-----3A LAYOUT C-907 DETL.dwg

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PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

BELVIDERE URBAN RENEWAL, LLC

PROPOSED WAREHOUSE

MAP:3 | BLK: 2 | LOT: 8
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WARREN COUNTY
NEW JERSEY

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BOHLER ENGINEERING NJ, LLC
125 HALF MILE ROAD, SUITE 207
RED BANK, NJ 07701
Phone: (732) 825-6800
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

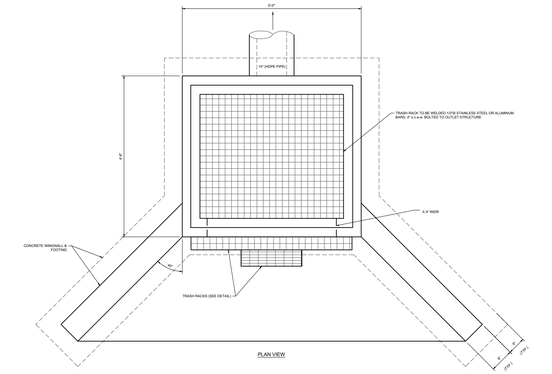
SHEET TITLE:

DETAIL SHEET

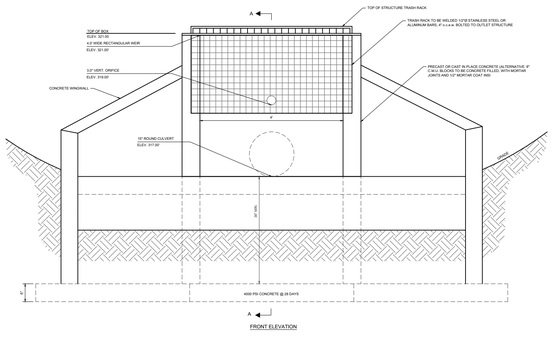
SHEET NUMBER:

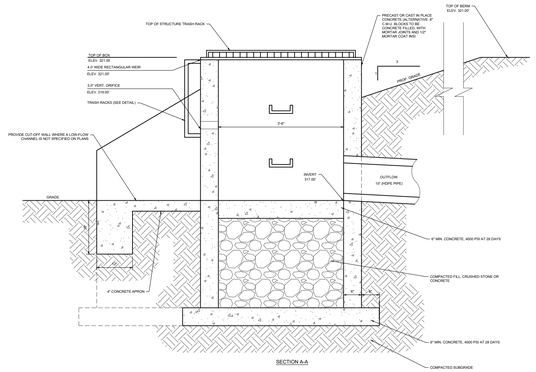
C-907

REVISION 1 - 10/13/2023



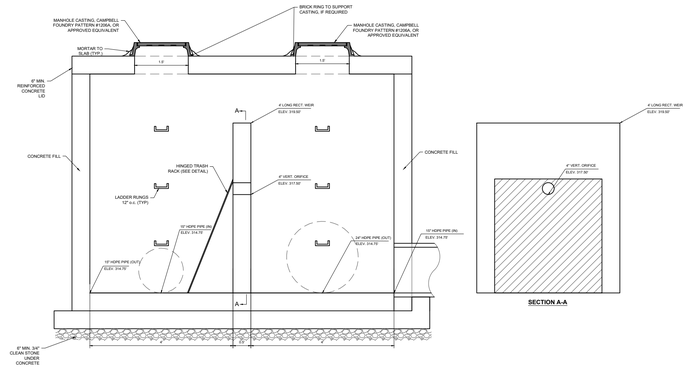
NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWING TO ENGINEER FOR REVIEW AND APPRAISAL PRIOR TO FABRICATION.
2. CONCRETE TO BE MINIMUM 4000 PSI @ 28 DAYS.
3. ALL CONCRETE SHALL BE VIBRATED. ANY LIFT GREATER THAN 5 FT DEEP FROM TOP TO OUTLET INVERT.
4. IF COMPONENTS ARE PRECAST AND ATTACHED IN THE FIELD WITH MORTAR, THE MORTAR, NON-SHRINK GROUT, AND BOLTS AND/OR STRAPS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.





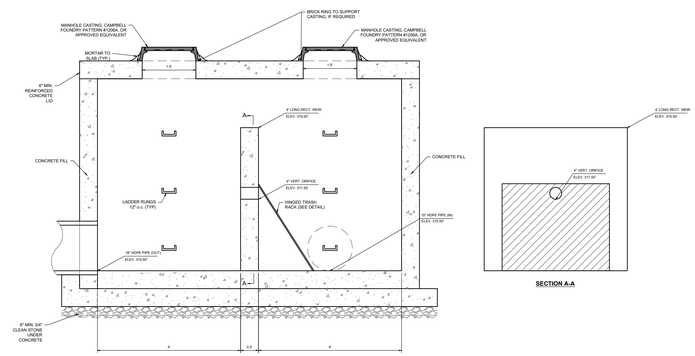
1 OUTLET STRUCTURE #1300 DETAIL

SCALE: 1:2



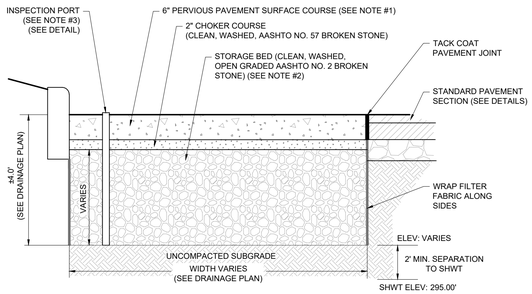
2 OUTLET STRUCTURES #1400 & #1600 DETAIL

SCALE: 1:2



3 OUTLET STRUCTURE #1500 & #1700 DETAIL

SCALE: 1:2



NOTES:
1. PERMEABLE ASPHALT SURFACE COURSE TO HAVE 15-25% POROSITY. FOR PARKING AREAS, A POLYMER MODIFIED BINDER PG 64E-22 MUST BE USED. PERVIOUS PAVEMENT SURFACE COURSE TO HAVE MINIMUM TESTED INFILTRATION RATE OF 6.4 IN/HR (20 IN/HR IF USED FOR STORMWATER QUALITY CONTROL).
2. STORAGE BED AGGREGATE MUST BE PLACED IN LOOSE LIFTS NOT TO EXCEED 6 INCHES AND COMPACTED USING PLATE COMPACTORS PER NJ SWBMP MANUAL.
3. AT LEAST ONE INSPECTION PORT, WITH A REMOVABLE CAP, MUST BE PROVIDED IN THE STORAGE BED. THE INSPECTION PORT MUST BE PLACED AT LEAST 3 FEET FROM ANY EDGE & FLUSH WITH THE SURFACE OF THE SURFACE LAYER AND EXTEND DOWN 4 - 6 INCHES INTO THE STONE STORAGE BED, AND THE DEPTH OF RUNOFF FOR THE WATER QUALITY DESIGN STORM MUST BE MARKED ON EACH STRUCTURE. THE SIZE OF THE INSPECTION PORT MUST BE LARGE ENOUGH TO ALLOW FOR MAINTENANCE ACTIVITIES.
4. SEALANT, TOP COAT, AND OTHER TREATMENTS SHALL NOT BE USED ON THE PERVIOUS ASPHALT PAVEMENT COURSE. CONSTRUCTION MAY NOT TAKE PLACE DURING RAIN OR SNOW, NOR WHEN THE SUBSOIL IS FROZEN.
5. TESTING MUST BE PERFORMED ON THE SUBSOIL PRIOR TO THE PLACEMENT OF THE STONE STORAGE BED IN ACCORDANCE WITH NJ SWBMP MANUAL CHAPTER 12. WHERE AS-BUILT TESTING SHOWS A LONGER DRAIN TIME THAN DESIGNED, CORRECTIVE ACTION MAY BE REQUIRED.
6. PERVIOUS PAVEMENT AREA SHALL BE PROTECTED SEDIMENT-LADEN RUNOFF DURING CONSTRUCTION TO AVOID REDUCED POROSITY.

4 PERVIOUS PAVEMENT DETAIL

NOT TO SCALE (S080110 - 11/2022)

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SHEET TITLE:

DETAIL SHEET

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C-908

REVISION 1 - 10/13/2023

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