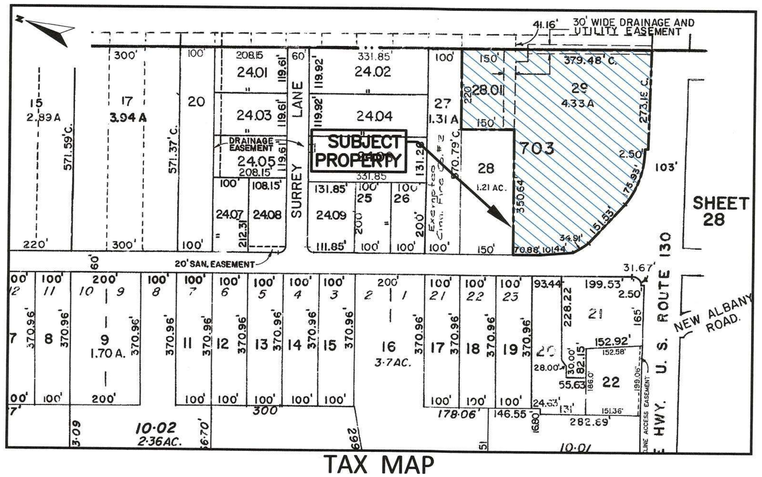
POPEYES & TIM HORTONS

PRELIMINARY/FINAL SITE PLAN
PREPARED FOR CINNAMINSON EMPIRE, LLC

SITUATED IN:

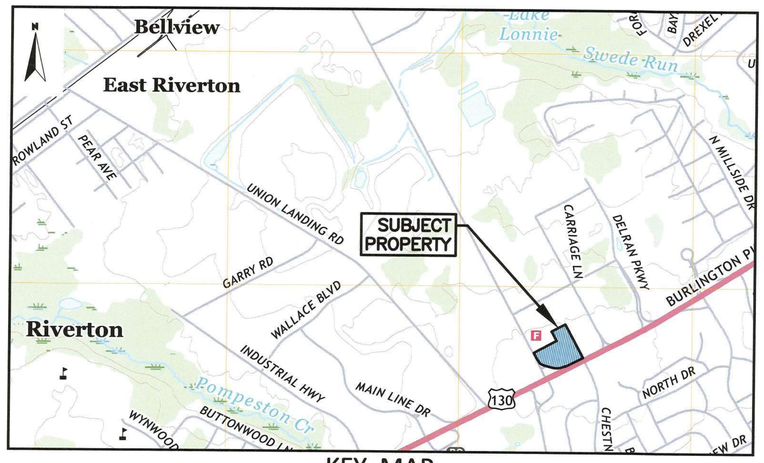
CINNAMINSON TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY



TAX MAP

SHEET 7

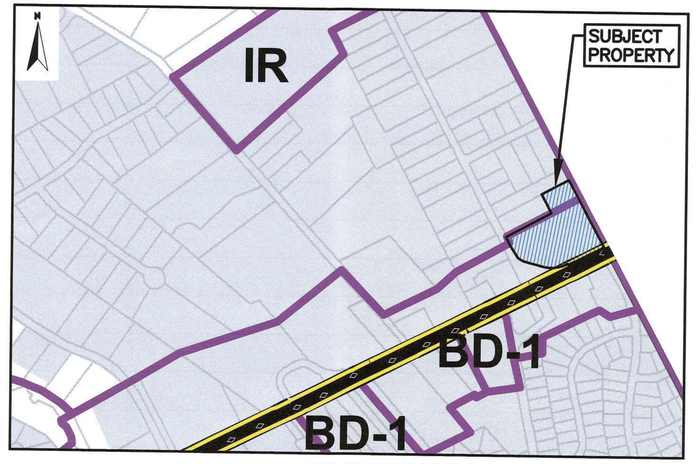
SCALE: 1" = 200'



KEY MAP

(USGS BEVERLY QUADRANGLE)

SCALE: 1" = 1,000'



ZONING MAP

ZONE = BD (BUSINESS DEVELOPMENT DISTRICT)

SCALE: 1" = 500'

PROPERTY OWNERS WITHIN 200 FEET (CINNAMINSON TOWNSHIP)

BLOCK	LOT	OWNER	STREET ADDRESS	CITY/STATE	ZIP CODE	PARCEL ADDRESS
702	17	EIGENBROOD, ROBERT J & DOROTHY E	1905 TAYLORS LN	CNNAMINSON, NJ	08077	1905 TAYLORS LN
702	18	MAHONEY, JOHN	1907 TAYLORS LN	CINNAMINSON, NJ	08077	1907 TAYLORS LN
702	19	VENZIE, ROLF	5708 EDGEWATER AVE	VENTNOR CITY, NJ	08406	1909 TAYLORS LN
702	21	ESP GROUP WAWA INC TAX DEPARTMENT	260 W BALTIMORE PIKE	WAWA, PA	19063	2607 RTE 130
703	24.02	STANIEL HOLDING CO	2 SURREY LN/PO BOX 2069	CINNAMINSON, NJ	08077	2 SURREY LN
703	24.06	DEMPSEY, DONALD R	11 MANCHESTER CT	COLUMBUS, NJ	08022	4 SURREY LN
703	24.09	1902 ASSOC	1902 TAYLORS LN	CINNAMINSON, NJ	08077	1902 TAYLORS LN
703	27	CINNAMINSON FIRE CO 2	100 TAYLORS LN	CINNAMINSON, NJ	08077	TAYLORS LN
703	28	NJ AMERICAN WATER CO SHARED SVCS	PO BOX 738/TAX DEPT	CAMDEN, NJ	08101	1906 TAYLORS LN
2701	45	CINNAMAINSON PLAZA--LAKSMINARAYAN LLC	13005 N POINT LN	LAUREL, MD	20708	2604 RTE 130
2701	45	CINNAMAINSON PLAZA--LAKSMINARAYAN LLC	13005 N POINT LN	LAUREL, MD	20708	2099 NEW ALBANY RD
2801	1	BREKK INVESTMENTS LLC	2700 ROUTE 130	CINNAMINSON, NJ	08077	2700 RTE 130
2801	2	THOMAS STEHR LLC	2770 MONMOUTH RD	JONSTOWN, NJ	08041	2702 RTE 130
2802	1	KERESZTURY JOSEPH W JR	10 MAGNOLIA COURT	MEDFORD, NJ	08055	2806 RTE 130
2802	29	NEW ALBANY NJ REALTY	1103 PEACH TREE CT	DELRAN, NJ	08075	2800 RTE 130
2802	30	JAMEEN CINNAMINSON SURESH PATEL	1602 PENNINGTON RD FL 1	EWING, NJ	08618	2802 RTE 130

PROPERTY OWNERS WITHIN 200 FEET (DELRAN TOWNSHIP)

BLOCK	LOT	OWNER	STREET ADDRESS	CITY/STATE	ZIP CODE	PARCEL ADDRESS
9.03	1	LEONARD MONGO, LLC	199 CARRIAGE LA	DELRAN, NJ	08075	199 CARRIAGE LANE
9.03	2	FELDMAN, MARK L & LISA A	217 HAMILTON RD	MARLTON, NJ	08053	151 CARRIAGE LANE
9.03	3	2901 DELRAN EMPIRE LLC	3 DEBRA CT	MARLBORO, NJ	07746	RTE 130 & CARRIAGE LA
132	3	SIMRAN ENTERPRISES LLC	1107 BEVERLY DR	GARNET VALLEY, PA	190360	2900 RT 130 N

DRAWING INDEX

SHEET NUMBER	DRAWING NAME	DATE	REVISION DATE
1	COVER SHEET	2/15/2021	
2	DEMOLITION PLAN	2/15/2021	
3	SITE PLAN	2/15/2021	
4	GRADING PLAN	2/15/2021	
5	UTILITY PLAN	2/15/2021	
6	LANDSCAPING PLAN	2/15/2021	
7	LIGHTING PLAN	2/15/2021	
8	SOIL EROSION AND SEDIMENT CONTROL PLAN	2/15/2021	
9	SOIL EROSION AND SEDIMENT CONTROL NOTES	2/15/2021	
10	CONSTRUCTION DETAILS	2/15/2021	
11	CONSTRUCTION DETAILS	2/15/2021	
12	SIGN DETAILS	2/15/2021	
13	TRUCK CIRCULATION PLAN	2/15/2021	

THIS PLAN IS HEREBY APPROVED BY THE TOWNSHIP OF CINNAMINSON PLANNING BOARD

BOARD CHAIR — DATE

SECRETARY — DATE

ENGINEER — DATE

811 Know what's below. Call before you dig. DIAL 8-1-1 OR 1-800-272-1000 NOT LESS THAN 3 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION.

OWNER/APPLICANT :

2701 CINNAMINSON EMPIRE, LLC
223 W. END AVENUE
RARITAN, NJ 08869

REVISIONS	DESCRIPTION

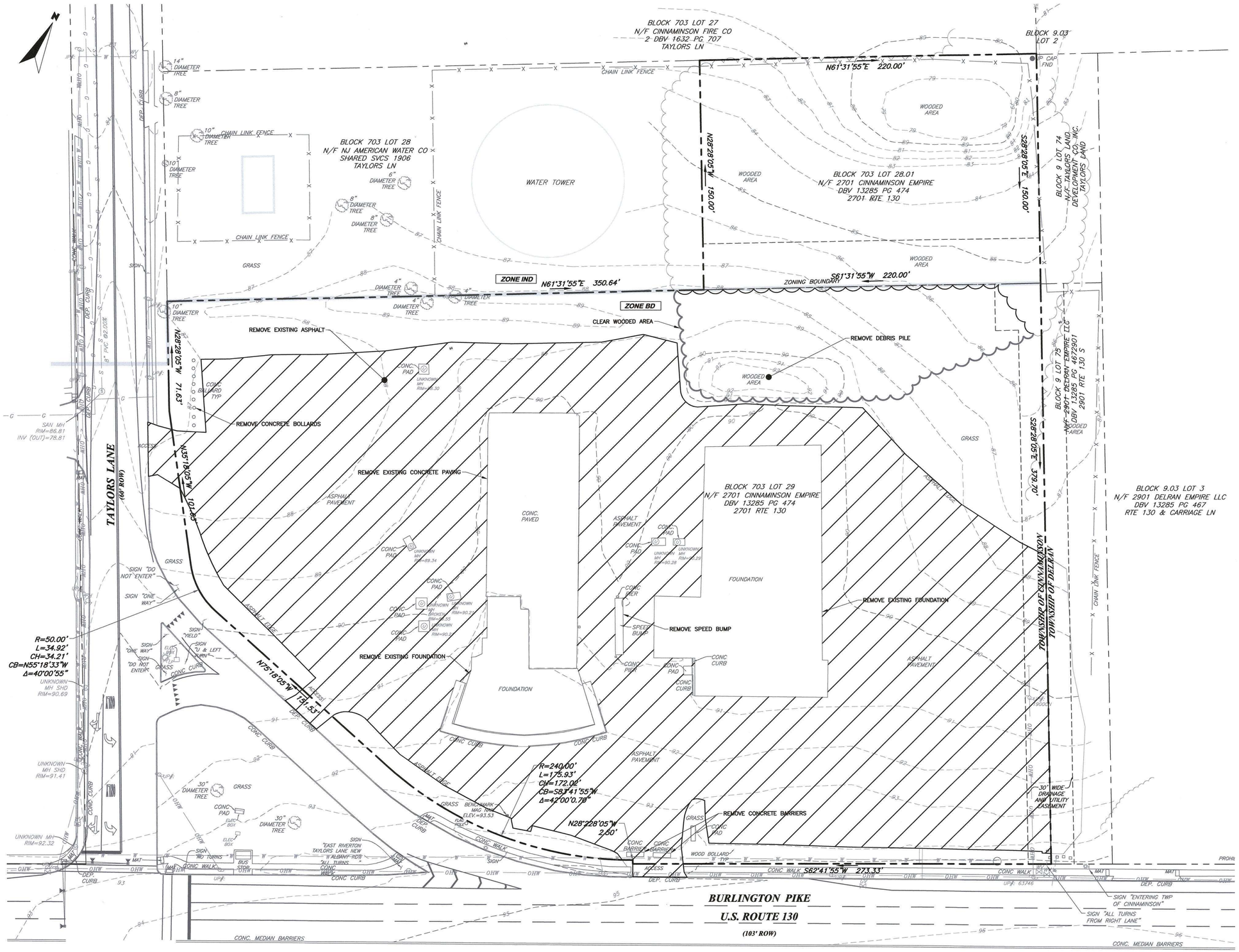
SR3ENGINEERS
100 ESSEX AVENUE, SUITE 201
BELLMAWR NJ, 08031
PH: (856) 933-3323

Seal: SAMUEL RENAURO III, NEW JERSEY PROFESSIONAL ENGINEER # 42862, 2/15/21

Project / Location: **POPEYES & TIM HORTONS**
BLOCK 703, LOTS 28.01 & 29
CINNAMINSON TOWNSHIP BURLINGON COUNTY NEW JERSEY

Drawing Name: COVER SHEET

Project No: 020-025
Date: FEBRUARY 15, 2021
Designed By: WJS
Reviewed By: SR
Scale: AS NOTED
Sheet Number: 1



DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR A THOROUGH EXPLORATION OF EXISTING CONDITIONS AND SHALL ASSUME FULL RESPONSIBILITY FOR THE DEMOLITION AND REMOVAL OF EXISTING ENCROACHMENTS WITHIN PROJECT SITE WHICH INTERFERE WITH PROPOSED CONSTRUCTION WHETHER SHOWN ON THIS PLAN OR NOT. CONTRACTOR IS TO SECURE DEMOLITION PERMITS, IF REQUIRED, FOR THE WORK AND PAY FOR SAME.

2. ALL WORK SHALL BE N ACCORDANCE WITH ALL APPLICABLE GOVERNING BUILDING AND ZONING CODES OF MIDDLE TOWNSHIP OR ANY OTHER AGENCY HAVING JURISDICTION.

3. ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS AND/OR FOUND ON THE SITE DURING DEMOLITION OR CONSTRUCTION SHALL BE, UNLESS OTHERWISE DIRECTED, THE CONTRACTOR'S PROPERTY AND SHALL BE PROMPTLY REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL STATE AND FEDERAL REGULATIONS

4. LOCATIONS OF UTILITIES SHOWN ON THIS PLAN ARE NOT NECESSARILY COMPLETE THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OPERATING WITHIN THE CONSTRUCTION AREA TO VERIFY THE LOCATION, SIZE, TYPE, AND ELEVATIONS OF ANY UTILITIES PRIOR TO COMMENCEMENT OF DEMOLITION OR EXCAVATION ACTIVITIES. LOCATION OF UTILITIES SHALL INCLUDE CONTACT WITH THE NJ ONE-CALL SYSTEM (800-272-1000).

5. APPLICABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION. SUCH MEASURES SHALL BE LEFT IN PLACE UNTIL THE PROJECT IS COMPLETED OR THE AREA IS STABILIZED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE CAPE ATLANTIC SOIL CONSERVATION DISTRICT.

6. ABOVE GRADE STRUCTURES SHOWN TO BE REMOVED OR DEMOLISHED INCLUDES COMPLETE REMOVAL OF BELOW GRADE STRUCTURES (FOOTINGS, ETC.) ASSOCIATED WITH THESE SITE IMPROVEMENTS AND BACKFILL OF OPEN AREAS WITH COMPACTED SELECT BACKFILL UNLESS OTHERWISE NOTED.

7. CONTRACTOR SHALL CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. THE AREAS OF DEMOLITION SHALL BE PROTECTED TO ENSURE SAFE PASSAGE OF PERSONS IN THE RESPECTIVE AREAS.

8. CONTRACTOR SHALL PROTECT ALL STRUCTURES OR OBJECTS TO REMAIN SO AS TO AVOID DAMAGE DURING DEMOLITION ACTIVITIES. ANY AND ALL DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS SHALL BE PROMPTLY REPAIRED TO ORIGINAL CONDITION OR BETTER BY THE CONTRACTOR AT NO COST TO THE OWNER.

9. THE CONTRACTOR SHALL DESIGNATE AN INDIVIDUAL AS SITE SUPERVISOR RESPONSIBLE FOR SITE SAFETY DURING THE COURSE OF DEMOLITION OPERATIONS.

10. CONTRACTOR SHALL SAW CUT ALONG THE EDGE OF EXISTING HARD MATERIALS (CONCRETE ASPHALT, ETC.) SHOWN TO BE REMOVED, WHERE SUCH MATERIALS ABUT SURFACES OF LIKE MATERIALS TO REMAIN.

11. WHERE EXISTING HARDSCAPE MATERIAL IS SHOWN TO BE REMOVED (ASPHALT CONCRETE ETC.) CONTRACTOR SHALL ALSO REMOVE EXISTING BASE COURSE MATERIALS (IF MATERIALS EXIST UNDER PAVED SURFACE), UNLESS OTHERWISE NOTED. CONTRACTOR MAY STOCKPILE BASE COURSE MATERIAL ON SITE FOR REUSE ON THIS PROJECT UPON APPROVAL OF THE MUNICIPAL ENGINEER.

12. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL FOR REUSE ON-SITE. REMOVE HEAVY GROWTH OF GRASS AND OTHER DELETERIOUS MATERIAL FROM THE AREA BEFORE STRIPPING TOPSOIL. STOCKPILE TOPSOIL IN AREA SHOWN OR WHERE DIRECTED BY THE OWNER'S REPRESENTATIVE. CONSTRUCT STORAGE PILES TO FREELY DRAIN SURFACE WATER. COVER STORAGE PILES AS REQUIRED TO PREVENT WINDBLOWN DUST. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE.

13. DURING DEMOLITION WORK CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROVISIONS FOR DUST CONTROL AND PROTECTION OF EXISTING FACILITIES FROM DUST. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INCIDENTAL DAMAGE AS A RESULT OF INSUFFICIENT DUST CONTROL

14. STUMPS SHALL BE CUT OR REMOVED BY A STUMP CUTTING MACHINE TO A MINIMUM DEPTH OF AT LEAST 2 FEET BELOW SUBGRADE. THE RESULTING DEPRESSION SHALL BE FILLED WITH COMPACTED STRUCTURAL FILL MATERIAL

15. IF ANY ADDITIONAL EXISTING UTILITES ARE FOUND ONSITE THEY ARE TO BE REMOVED AND/OR ABANDONED.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER MEASURES TO ENSURE THE SAFETY OF PEDESTRIANS UTILIZING THE SIDEWALK ALONG THE SITE.

SURVEY NOTES

1. OUTBOUND AND TOPOGRAPHIC INFORMATION SHOWN HEREIN IS BASED UPON A FIELD SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC ON SEPTEMBER 15, 2020.
2. PROPERTY IS KNOWN AS LOT 29 & 28.01 BLOCK 703 IN THE TOWNSHIP OF CINNAMINSON, BURLINGTON COUNTY, NJ.
3. LOT AREA = 224,494 S.F. OR 5.1537 AC
4. NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
5. VERTICAL DATUM = NAVD88, BENCHMARK - MAGNAIL, ELEV. 93.53
6. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCE AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS GO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.

LEGEND

- EXISTING PROPERTY LINES
- SUBJECT PARCEL
- EXISTING EDGE OF PAVEMENT
- EXISTING CHAIN LINK FENCE
- EXISTING BUILDING
- EXISTING CURB
- EXISTING CONCRETE
- ASPHALT REMOVAL

REVISIONS	DESCRIPTION

Seal:

3/3/21

SAMUEL RENAURO III
NEW JERSEY
PROFESSIONAL ENGINEER # 42862

SR3ENGINEERS
100 ESSEX AVENUE, SUITE 201
BELLMAWR NJ, 08031
PH: (856) 933-3323

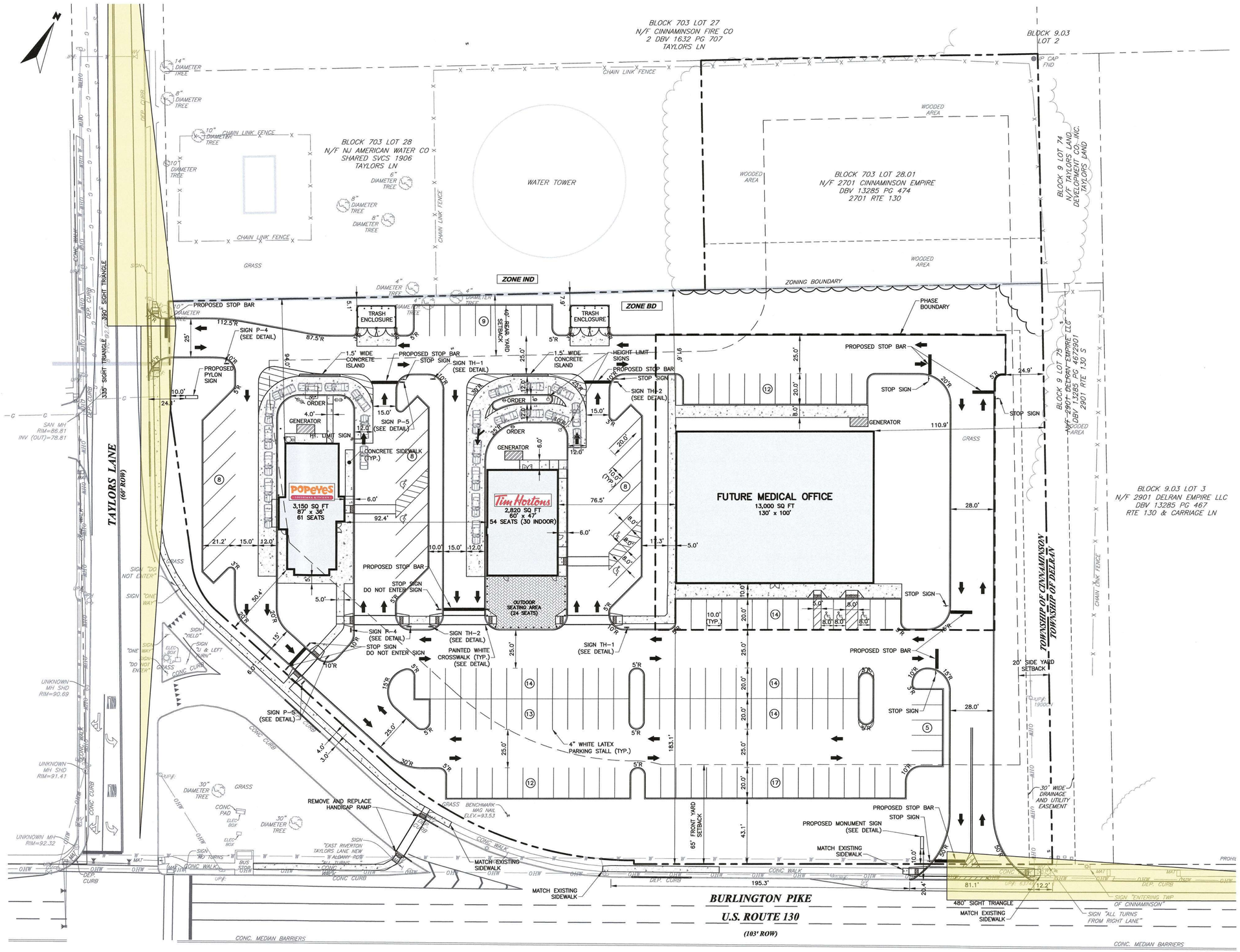
Project / Location:

POPEYES & TIM HORTONS
BLOCK 703, LOTS 28.01 & 29
CINNAMINSON TOWNSHIP BURLINGON COUNTY NEW JERSEY

Drawing Name:

DEMOLITION PLAN

Project No: 020-025
Date: FEBRUARY 15, 2021
Designed By: VD
Reviewed By: SR
Scale: 1" = 30'
Sheet Number: 2



SITE DATA

2701 U.S. ROUTE 130, CINNAMINSON, NJ
BLOCK 703 LOTS 28.01 & 29

ZONE BD BUSINESS DEVELOPMENT DISTRICT

AREA AND BULK REQUIREMENTS (FOR PLANNED BUSINESS DEVELOPMENTS)	REQUIRED	*EXISTING*	PROPOSED
MIN. LOT AREA	5 ACRES	*224,493.86 SF (5.15 Ac.)*	224,493.86 SF (5.15 Ac.)
MIN. LOT WIDTH	400'	*560.99'*	560.99'
MIN. FRONT YARD	65'	*N/A*	50.4'**
MIN. SIDE YARD	20'	*N/A*	110.9'
MIN. REAR YARD	40'	*N/A*	91.6'
MAX. BUILDING HEIGHT	60'	*N/A*	<60'
MIN. DISTANCE BETWEEN BUILDINGS (SIDES)	40'	*N/A*	76.5'
MAX. FLOOR AREA RATIO	0.23	*N/A*	0.09
MAX. IMPERVIOUS COVERAGE	65%	*65.3%**	57.8%

PARKING REQUIREMENTS	REQUIRED	PROPOSED
RESTAURANT CUSTOMER SPACES (1 FOR EVERY 3 PATRON SEATS)	39	
RESTAURANT EMPLOYEE SPACES (1 PER EMPLOYEE)	9	
PROFESSIONAL BUILDING (1 PER 200 SF GROSS FLOOR AREA)	65	
TOTAL:	**113**	**143**
HANDICAPPED SPACES REQUIRED	5	7
PARKING STALL DIMENSIONS	10' x 20'	10' x 20'
BUFFER TO FRONT PROPERTY LINE	40'	6.0'**
BUFFER TO SIDE YARD	20'	24.9'
BUFFER TO REAR YARD	15'	5.1'**

*EXISTING NON-CONFORMITY
**VARIANCE RELIEF REQUESTED

GENERAL NOTES

1. OUTBOUND AND TOPOGRAPHIC INFORMATION SHOWN HEREIN IS BASED UPON A FIELD SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC ON SEPTEMBER 15, 2020.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE MOST RECENT EDITION OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AS AMENDED UNLESS SPECIFIED OTHERWISE ON THE PLANS.
3. THE SITE WILL CONFORM WITH THE MOST RECENT VERSION OF CHAPTER 14 (FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION) OF THE INTERNATIONAL FIRE CODE, NEW JERSEY EDITION.
4. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO NJAC 5:23-2.21(e) OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1923.32(f) (OSHA COMPETENT PERSON).

OPERATION NOTES

1. BELOW IS THE SUMMARY OF EMPLOYEE INFORMATION FOR TIM HORTONS:
   - MAX. EMPLOYEES PER SHIFT: 3 TO 4
   - HOURS OF OPERATION: OPEN 24 HOURS EVERYDAY
1. BELOW IS THE SUMMARY OF EMPLOYEE INFORMATION FOR POPEYES:
   - MAX. EMPLOYEES PER SHIFT: 4 TO 5
   - HOURS OF OPERATION: 10:30AM TO 11PM EVERYDAY
2. THE PROPOSED BUILDINGS ARE NOT EXPECTED TO BE A SOURCE OF FOR EMISSION OR NOISE, GLARE, AIR POLLUTION OR WATER POLLUTION.
3. TRASH REMOVAL WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. DELIVERIES WILL BE MADE TO POPEYES AND TIM HORTONS BY BOX TRUCKS DURING OFF-PEAK BUSINESS HOURS.

LEGEND

- EXISTING PROPERTY LINES
- SUBJECT PARCEL
- EXISTING EDGE OF PAVEMENT
- EXISTING CHAIN LINK FENCE
- EXISTING BUILDING
- EXISTING CURB
- EXISTING CONCRETE
- PROPOSED BUILDING SETBACK
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PHASE BOUNDARY

REVISIONS	DESCRIPTION

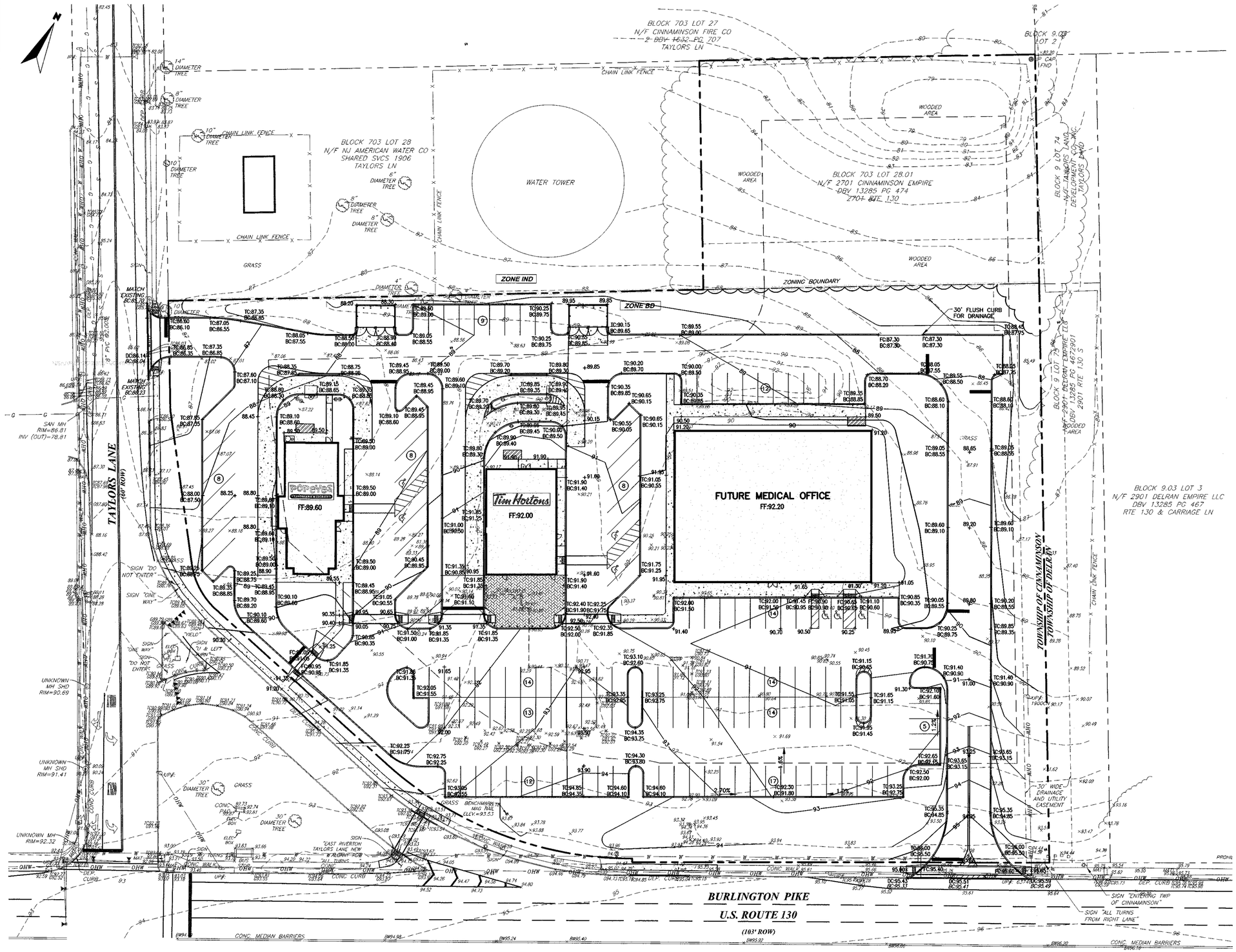
Seal:
SAMUEL RENAURO III
NEW JERSEY
PROFESSIONAL ENGINEER # 42862
9/5/21

SR3ENGINEERS
100 ESSEX AVENUE, SUITE 201
BELLMAWR NJ, 08031
PH: (856) 933-3323

Project / Location:
POPEYES & TIM HORTONS
BLOCK 703, LOTS 28.01 & 29
CINNAMINSON TOWNSHIP BURLINGON COUNTY NEW JERSEY

Drawing Name:
SITE PLAN

Project No: 020-025
Date: FEBRUARY 15, 2021
Designed By: WJS
Reviewed By: SR
Scale: 1" = 30'
Sheet Number: 3



LEGEND

- EXISTING PROPERTY LINES
- SUBJECT PARCEL
- EXISTING CURB
- EXISTING CONCRETE
- EXISTING STORM
- EXISTING MINOR CONTOUR 64
- EXISTING MAJOR CONTOUR 65
- PROPOSED MINOR CONTOURS 149
- PROPOSED MAJOR CONTOURS 150
- PROPOSED SPOT GRADES TC:63.00 + BC:62.50 + 63.00
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED STRIPING
- PROPOSED SIDEWALK

REVISIONS	DESCRIPTION

Seal:

5/3/21

SAMUEL RENAURO III
NEW JERSEY
PROFESSIONAL ENGINEER # 42862

SR3ENGINEERS
100 ESSEX AVENUE, SUITE 201
BELLMAWR NJ, 08031
PH: (856) 933-3323

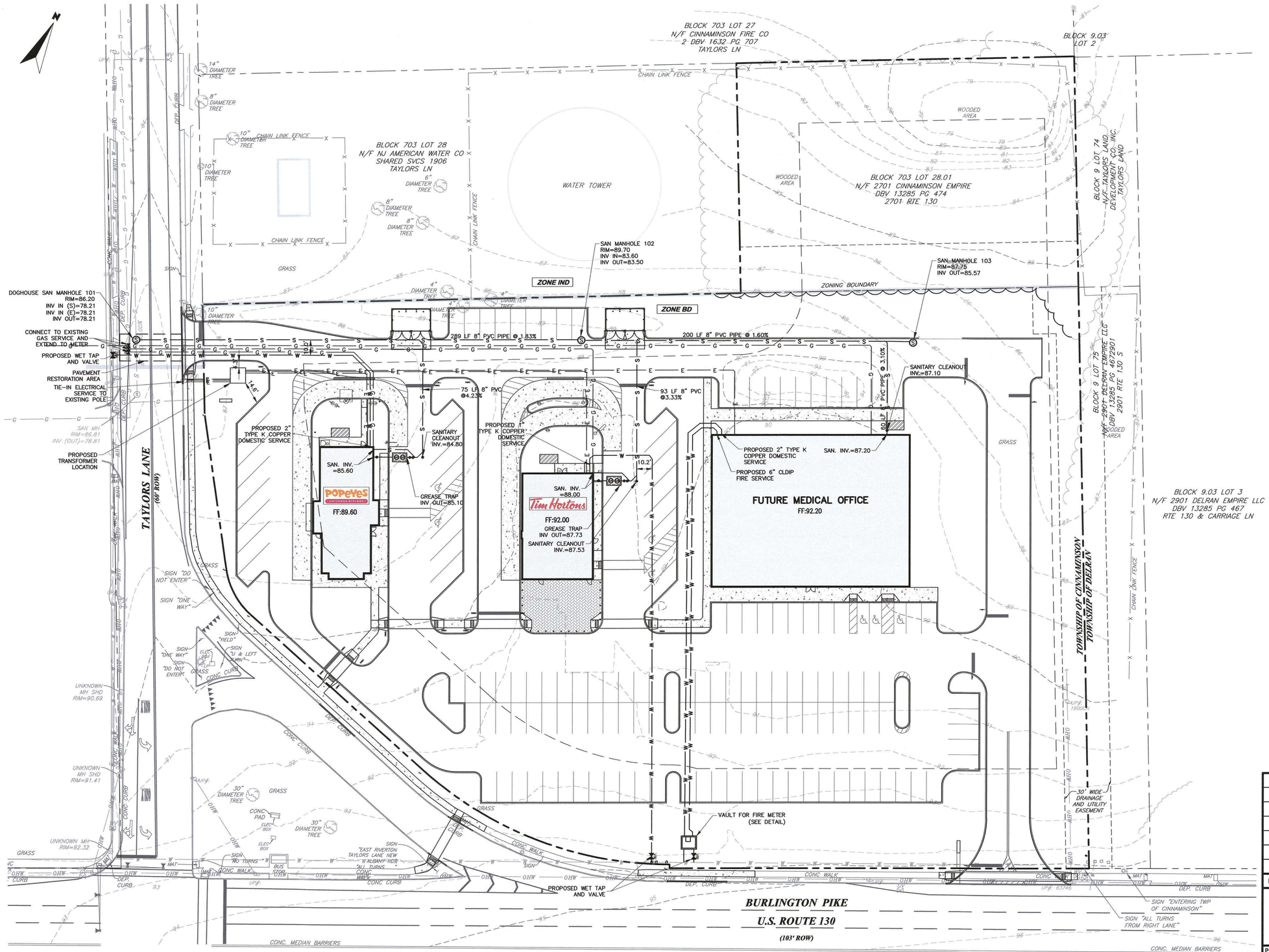
Project / Location:

POPEYES & TIM HORTONS
BLOCK 703, LOTS 28.01 & 29
CINNAMINSON TOWNSHIP BURLINGTON COUNTY NEW JERSEY

Drawing Name:

GRADING PLAN

Project No: 020-025
Date: FEBRUARY 15, 2021
Designed By: WJS
Reviewed By: SR
Scale: 1" = 30'
Sheet Number: 4



GENERAL UTILITY CONSTRUCTION NOTES

1. THE LOCATION AND/OR DEPTHS OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL GENERAL CONSTRUCTION, MATERIALS, TESTING, STANDARDS, AND METHODS OF INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL MUA AND ENGINEER.
3. ALL TRENCHES SHALL BE BACKFILLED BY COMPACTION IN SIX (6) INCH LAYERS IN STRICT ACCORDANCE WITH THE TRENCH DETAILS AND SPECIFICATIONS.
4. WHENEVER THE TRENCH BOTTOM DOES NOT AFFORD SUFFICIENT BEARING STRENGTH TO SUSTAIN THE WEIGHT OF THE PIPE AND SUPERIMPOSED LOADS, THE TRENCH BOTTOM SHALL BE OVER EXCAVATED AND STABILIZED WITH SIX (6) INCHES MINIMUM THICK LAYERS OF CRUSHED STONE.
5. ALL TESTING OF NEW WATER MAIN AND OTHER APPURTENANCES SHALL BE COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COST AND INCLUDE ALL NECESSARY EQUIPMENT AND ACCESS POINTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER FOR THE WATER DEPARTMENT WITH A COMPLETED AND EXECUTED DISINFECTION CERTIFICATE AS INCLUDED IN THE INSPECTION AND TESTING PROCEDURES MANUAL INCLUDED IN THE SPECIFICATIONS.
6. ALL SANITARY SEWER SHALL BE SDR-35 AT THE SLOPE INDICATED ON THE PLAN. ONE SDR-35 CLEANOUT TEE SHALL BE PROVIDED AT EACH LOCATION SHOWN ON THE DRAWINGS CONFORMING TO ASTM D3034 WITH PUSH-ON JOINTS, UNLESS OTHERWISE SPECIFIED.
7. ALL WATER PIPING SHALL BE DISINFECTED BY CONTACT WITH A CHLORIDE SOLUTION NOT LESS THAN FIFTY (50) PPM FOR NOT LESS THAN TWENTY-FOUR (24) HOURS BY THE CONTRACTOR AND CERTIFIED IN WRITING BY CONTRACTOR.
8. PROPOSED ELECTRIC, TELEPHONE AND ALL OTHER WIRE UTILITIES SHALL BE INSTALLED UNDERGROUND, UNLESS OTHERWISE NOTED. THEY ALSO SHALL BE INSTALLED IN ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY OR OTHER COMPANIES PROVIDING SUCH SERVICES.
9. COVER OVER ALL WATER MAINS AND SERVICES SHALL BE 4-0' MINIMUM.
10. DURING CONSTRUCTION, ALL EXISTING OVERHEAD AND UNDERGROUND UTILITY LINES MUST BE PROTECTED, MAINTAINED AND KEPT OPERATIONAL BY THE CONTRACTOR IN ACCORDANCE WITH STANDARDS OF THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION THEREOF. THE CONTRACTOR SHALL SUPPORT UTILITY POLES LOCATED ADJACENT TO EXCAVATED AREAS UNTIL THE AREAS ARE BACKFILLED AND STABILIZED.
11. ALL MECHANICAL EQUIPMENT SHALL BE VISUALLY SCREENED FROM ADJOINING PROPERTIES AND ROADWAYS.
12. ALL ON-SITE SANITARY SEWER IMPROVEMENTS SHALL BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.
13. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE PROVIDED BETWEEN THE SANITARY SEWER AND WATER MAINS. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHERE APPROPRIATE SEPARATION FROM THE WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED IN DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED.

LEGEND

- EXISTING PROPERTY LINES
- SUBJECT PARCEL
- EXISTING EDGE OF PAVEMENT
- EASEMENT OFF PROPERTY
- EXISTING STORM SEWER
- EXISTING STORM MANHOLE, INLETS
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING OVERHEAD WIRES
- PROPOSED ROOF DRAINS
- PROPOSED STORMWATER PIPES — 100 LF 15" RCP @ 1.00%
- PROPOSED WATER LINE — 1" TYPE K COPPER DOMESTIC SERVICE; 6" CLDIP DOMESTIC SERVICE
- PROPOSED WATER VALVE, HYDRANT
- PROPOSED SANITARY SEWER — 100 LF 8" PVC @ .35%
- PROPOSED CLEANOUT, MANHOLE
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED TELEPHONE LINE
- PROPOSED OVERHEAD WIRE
- PROPOSED UTILITY POLE
- PROPOSED INLET

REVISIONS	DESCRIPTION

Seal:

3/5/21

SAMUEL RENAURO III
NEW JERSEY
PROFESSIONAL ENGINEER # 42862

SR3ENGINEERS
100 ESSEX AVENUE, SUITE 201
BELLMAWR NJ, 08031
PH: (856) 933-3323

Project / Location:

POPEYES & TIM HORTONS
BLOCK 703, LOTS 28.01 & 29
CINNAMINSON TOWNSHIP BURLINGON COUNTY NEW JERSEY

Drawing Name:

UTILITY PLAN

Project No: 020-025
Date: FEBRUARY 15, 2021
Designed By: WJS
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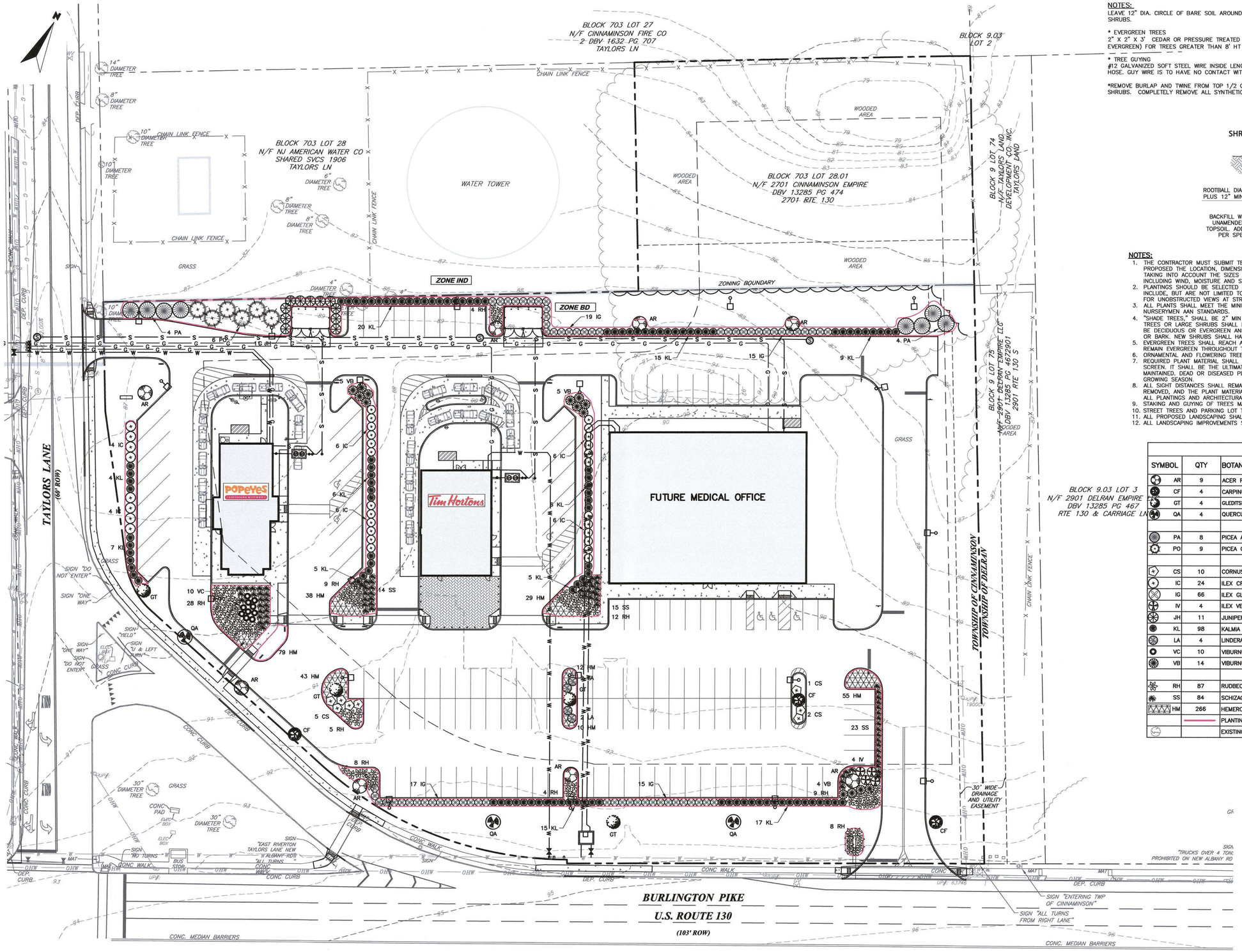
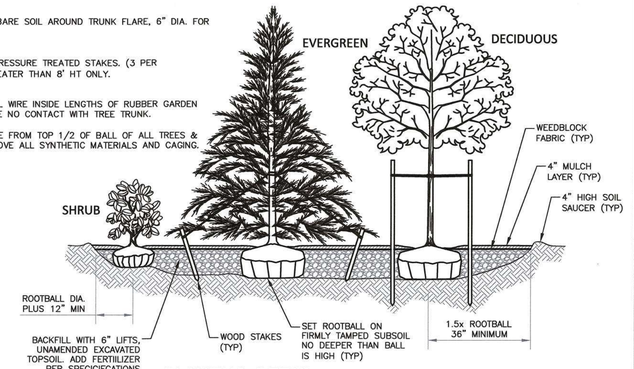


NOTES:
LEAVE 12" DIA. CIRCLE OF BARE SOIL AROUND TRUNK FLARE, 6" DIA. FOR SHRUBS.

* EVERGREEN TREES
2" X 2" X 3' CEDAR OR PRESSURE TREATED STAKES. (3 PER EVERGREEN) FOR TREES GREATER THAN 8' HT ONLY.

* TREE GUYING
#12 GALVANIZED SOFT STEEL WIRE INSIDE LENGTHS OF RUBBER GARDEN HOSE. GUY WIRE IS TO HAVE NO CONTACT WITH TREE TRUNK.

*REMOVE BURLAP AND TWINE FROM TOP 1/2 OF BALL OF ALL TREES & SHRUBS. COMPLETELY REMOVE ALL SYNTHETIC MATERIALS AND CAGING.



PLANTING DETAIL

NTS

NOTES:
1. THE CONTRACTOR MUST SUBMIT TEST REPORTS (pH, FERTILITY, ORGANIC MATTER CONTENT, COMPACTION) FOR ALL LANDSCAPE AREAS ALONG WITH THE PROPOSED THE LOCATION, DIMENSIONS, AND SPACING OF REQUIRED PLANTINGS SHOULD BE ADEQUATE FOR THEIR PROPER GROWTH AND MAINTENANCE, TAKING INTO ACCOUNT THE SIZES OF SUCH PLANTINGS AT MATURITY AND THEIR PRESENT AND FUTURE ENVIRONMENTAL REQUIREMENTS AND TOLERANCES INCLUDING WIND, MOISTURE AND SUNLIGHT.
2. PLANTINGS SHOULD BE SELECTED AND LOCATED WHERE THEY WILL NOT CONTRIBUTE TO CONDITIONS HAZARDOUS TO PUBLIC SAFETY. SUCH CONDITIONS INCLUDE, BUT ARE NOT LIMITED TO, PUBLIC STREET RIGHTS-OF-WAY, UNDERGROUND AND ABOVEGROUND UTILITIES, AND SIGHT TRIANGLE AREAS REQUIRED FOR UNOBSTRUCTED VIEWS AT STREET INTERSECTIONS.
3. ALL PLANTS SHALL MEET THE MINIMUM STANDARDS FOR HEALTH, FORM AND ROOT CONDITION AS OUTLINED IN THE AMERICAN ASSOCIATION OF NURSERYMEN AAN STANDARDS.
4. "SHADE TREES," SHALL BE 2" MIN CALIPER OR 10 TO 12 FEET HIGH, AS DETERMINED BY THE AAN STANDARDS, AND SHALL BE DECIDUOUS. ORNAMENTAL TREES OR LARGE SHRUBS SHALL REACH A TYPICAL MINIMUM HEIGHT OF 15 FEET AT MATURITY, BASED UPON AAN STANDARDS. TREES AND SHRUBS MAY BE DECIDUOUS OR EVERGREEN AND SHALL HAVE A DISTINCTIVE ORNAMENTAL CHARACTERISTIC, SUCH AS PROMINENT FLOWERS, FRUIT, HABITAT, FOLIAGE OR BARK. NEW SHRUBS SHALL HAVE A MINIMUM HEIGHT OF THREE FEET AT THE TIME OF PLANTING.
5. EVERGREEN TREES SHALL REACH A TYPICAL MINIMUM HEIGHT OF 20 FEET AT MATURITY, BASED UPON AAN STANDARDS FOR THAT SPECIES, AND SHALL REMAIN EVERGREEN THROUGHOUT THE YEAR. NEW EVERGREENS SHALL HAVE A MINIMUM HEIGHT OF EIGHT FEET AT THE TIME OF PLANTING.
6. ORNAMENTAL AND FLOWERING TREES SHALL HAVE A MINIMUM HEIGHT OF 8 TO 10 FEET.
7. REQUIRED PLANT MATERIAL SHALL BE MAINTAINED FOR THE LIFE OF THE PROJECT TO ACHIEVE THE REQUIRED VISUAL EFFECT OF THE BUFFER OR SCREEN. IT SHALL BE THE ULTIMATE RESPONSIBILITY OF SUCCESSIVE LANDOWNERS TO ENSURE THAT THE REQUIRED PLANTINGS ARE PROPERLY MAINTAINED. DEAD OR DISEASED PLANT MATERIALS SHALL BE REMOVED OR TREATED PROPERLY BY THE LANDOWNER AND REPLACED DURING THE NEXT GROWING SEASON.
8. ALL SIGHT DISTANCES SHALL REMAIN CLEAR, AND ANY PLANT MATERIALS THAT COULD ENDANGER SAFETY, SUCH AS UNSTABLE LIMBS, SHALL BE REMOVED, AND THE PLANT MATERIALS SHALL BE REPLACED IF NECESSARY. IT SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS TO MAINTAIN ALL PLANTINGS AND ARCHITECTURAL ELEMENTS TO ENSURE A SAFE ENVIRONMENT.
9. STAKING AND GUYING OF TREES MAY BE USED ONLY IF CONDITIONS WARRANT. ALL STAKING AND GUYS SHALL BE REMOVED AFTER 1 GROWING SEASON.
10. STREET TREES AND PARKING LOT TREES SHALL HAVE BRANCHES NO LOWER THAN 7' ABOVE GRADE.
11. ALL PROPOSED LANDSCAPING SHALL BE IRRIGATED WITH AN UNDERGROUND SYSTEM.
12. ALL LANDSCAPING IMPROVEMENTS SHALL BE GUARANTEED FOR A MINIMUM OF 2 YEARS FOLLOWING THIER INSTALLATION.

PLANTING LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE CAL/HEIGHT	MATURE HEIGHT	MATURE DIAMETER
AR	9	ACER RUBRUM "BOWHALL"	BOWHALL MAPLE	2" CAL B&B	40–50'	15'
CF	4	CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	2" CAL B&B	30–40'	
GT	4	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	2" CAL B&B	50–60'	
QA	4	QUERCUS ALBA	WHITE OAK	2" CAL B&B	50–60'	
PA	8	PICEA ABIES	NORWAY SPRUCE	8' MIN B&B	40'–60'	
PO	9	PICEA OMORIKA	SERBIAN SPRUCE	8' MIN B&B	40'–60'	20'
CS	10	CORNUS SERICEA	RED TWIG DOGWOOD	3' MIN	4–5'	5'
IC	24	ILEX CRENATA 'HELLERI'	JAPANESE HOLLY	3' MIN	3–4'	5'
IG	66	ILEX GLABRA 'COMPACTA"	INKBERRY	3' MIN	3–4'	5'
IV	4	ILEX VERTICILATA	WINTERBERRY	3' MIN	3–6'	6'
JH	11	JUNIPERUS CHINENSIS 'HETZI GLAUCA'	HETZ JUNIPER	3' MIN	5–7'	8'
KL	98	KALMIA LATIFOLIA 'BULLSEYE"	ELF MOUNTAIN LAUREL	2' B&B	4'–5'	5'
LA	4	LINDERA ANGUSTIFOLIA	ORIENTAL SPICEBUSH	3' MIN	6–8'	5'
VC	10	VIBURNUM CARLESII 'COMPACTUM'	KOREAN VIBURNUM	2' MIN	3–4'	4'
VB	14	VIBURNUM CARLESII	KOREAN VIBURNUM	3' MIN	4–6'	6'
RH	87	RUDBECKIA HIRTA	BLACK-EYED SUSAN	#1 CAN	1.5–2'	
SS	84	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	LITTLE BLUESTEM	#1 CAN	2'	
HM	266	HEMEROCALLIS "STELLA D'ORO"	DAYLILY STELLA D'ORO	#1 CAN	1'	
		PLANTING BED				
		EXISTING TREE TO REMAIN				

LANDSCAPING REQUIREMENTS	REQUIRED	PROPOSED
SHADE TREETS (1 PER EVERY 10 PARKING SPACES)	15	20
PERCENTAGE OF PARKING AREA TO BE PLANTINGS	10.0%	13.4%
PERCENTAGE OF SITE TO BE LANSCAPED (INCLUDES GRASSED AREAS)	25.0%	39.8%

GRAPHIC SCALE 1" = 30'

REVISIONS	DESCRIPTION

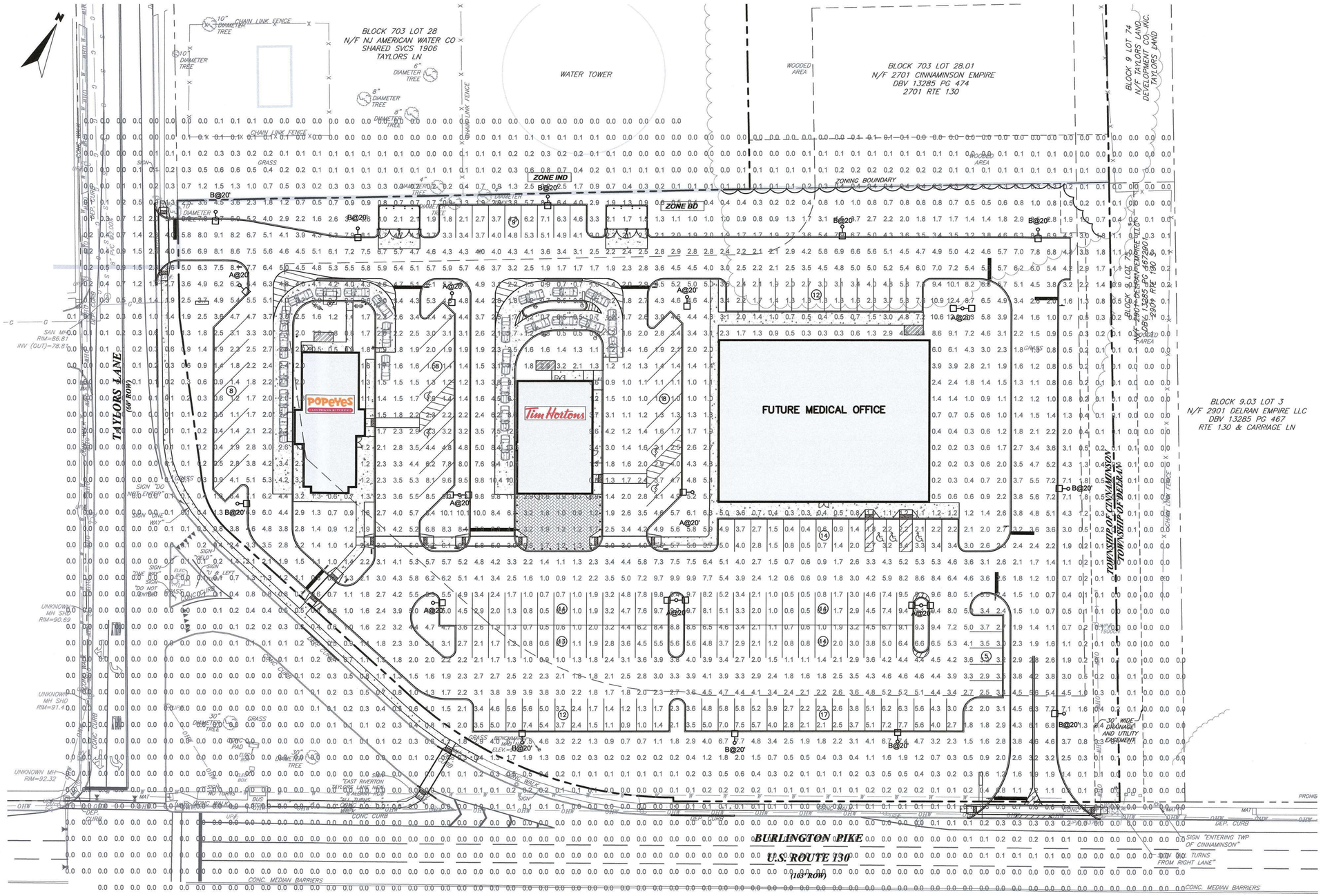
Seal:
SAMUEL RENAURO III
NEW JERSEY
PROFESSIONAL ENGINEER # 42862
3/5/21

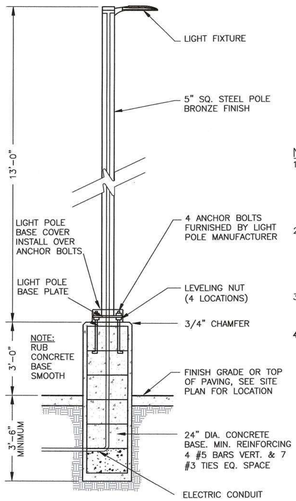
SR3ENGINEERS
100 ESSEX AVENUE, SUITE 201
BELLMAWR NJ, 08031
PH: (856) 933-3323

Project / Location:
POPEYES & TIM HORTONS
BLOCK 703, LOTS 28.01 & 29
CINNAMINSON TOWNSHIP BURLINGON COUNTY NEW JERSEY

Drawing Name:
LANDSCAPING PLAN

Project No: 020-025
Date: FEBRUARY 15, 2021
Designed By: WJS
Reviewed By: SR
Scale: 1" = 30'
Sheet Number: 6





NOTES:
1. THIS DRAWING REPRESENTS THE MINIMUM FOUNDATION REQUIREMENTS; IF A MORE STRINGENT DESIGN IS SHOWN ON THE STRUCTURAL DRAWINGS.
2. SEE SITE PLAN FOR POLE AND FIXTURE LOCATIONS AND ORIENTATIONS. LIGHT FIXTURES AND POLES ARE FURNISHED BY AUTOZONE AND INSTALLED BY GENERAL CONTRACTOR
3. ANCHOR BOLTS TO BE INSTALLED PERPENDICULAR TO CURB ON SINGLE HEAD POLES.
4. POLE MOUNTED LIGHTS SHALL BE LITHONIA LIGHTING SERIES DSX1 LED P6 40K T4M MVOLT.

NOTES:
1. ALL LIGHT POLES MUST BE GROUNDED TO LIGHT CIRCUITS AND GROUNDING ROD PER NEC.
2. ALL CONCRETE SHALL BE 4,000 PSI WITH 60 KSI REINFORCEMENT.
3. ALL LUMINARIES SHALL HAVE SHIELDING AND/OR CUTOFF OPTICS AS REQUIRED.
4. LIGHT POLE SHOP DRAWINGS SHALL BE SUBMITTED TO THE PLANNING BOARD ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF THE LIGHT POLE.
5. SEE SITE PLAN FOR POLE AND FIXTURE LOCATIONS AND ORIENTATIONS. LIGHT FIXTURES AND POLES ARE TO BE INSTALLED BY GENERAL CONTRACTOR
6. ANCHOR BOLTS TO BE INSTALLED PERPENDICULAR TO CURB ON SINGLE HEAD POLES.
7. ALL LUMINARES SHALL HAVE SHIELDING AND/OR CUTOFF OPTICS TO ELIMINATE GLARE BEYOND AN ANGLE OF 35 DEGREES FROM A VERTICAL PLANS.
8. ALL PROPOSED LIGHTS SHOULD INCLUDE A COMBINATION MOTION/LIGHT SENSOR TO ACTIVATE LIGHTS. FINAL TIME AND SETTINGS SHALL BE COORDINATED WITH THE OWNER.
9. LIGHT FIXTURES SHALL BE REDUCES TO "SECURITY LEVER" NO LATER THAN 30 MINUTES AFTER CLOSE OF BUSINESS.

LIGHTING DETAIL
NTS

Schedule					
Symbol	QTY	Catalog Number	Description	Light Loss Factor	Wattage
A @ 20'	13	DSX1 LED P8 40K T4M MVOLT	DSX1 LED WITH 60 LEDS @ 1050mA 4000K, TYPE 5 MEDIUM OPTICS	1.00	207
B @ 20'	11	DSX1 LED P8 40K T4M MVOLT HS	DSX1 LED WITH 60 LEDS @ 1050mA 4000K, TYPE 4 MEDIUM OPTICS HOUSE-SIDE SHIELD	1.00	207

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Parking Area	Illuminance	Fc	1.7	13.6	0.2

POLE MOUNTED LIGHT DETAIL
NTS

GRAPHIC SCALE 1" = 30'

REVISIONS	DESCRIPTION

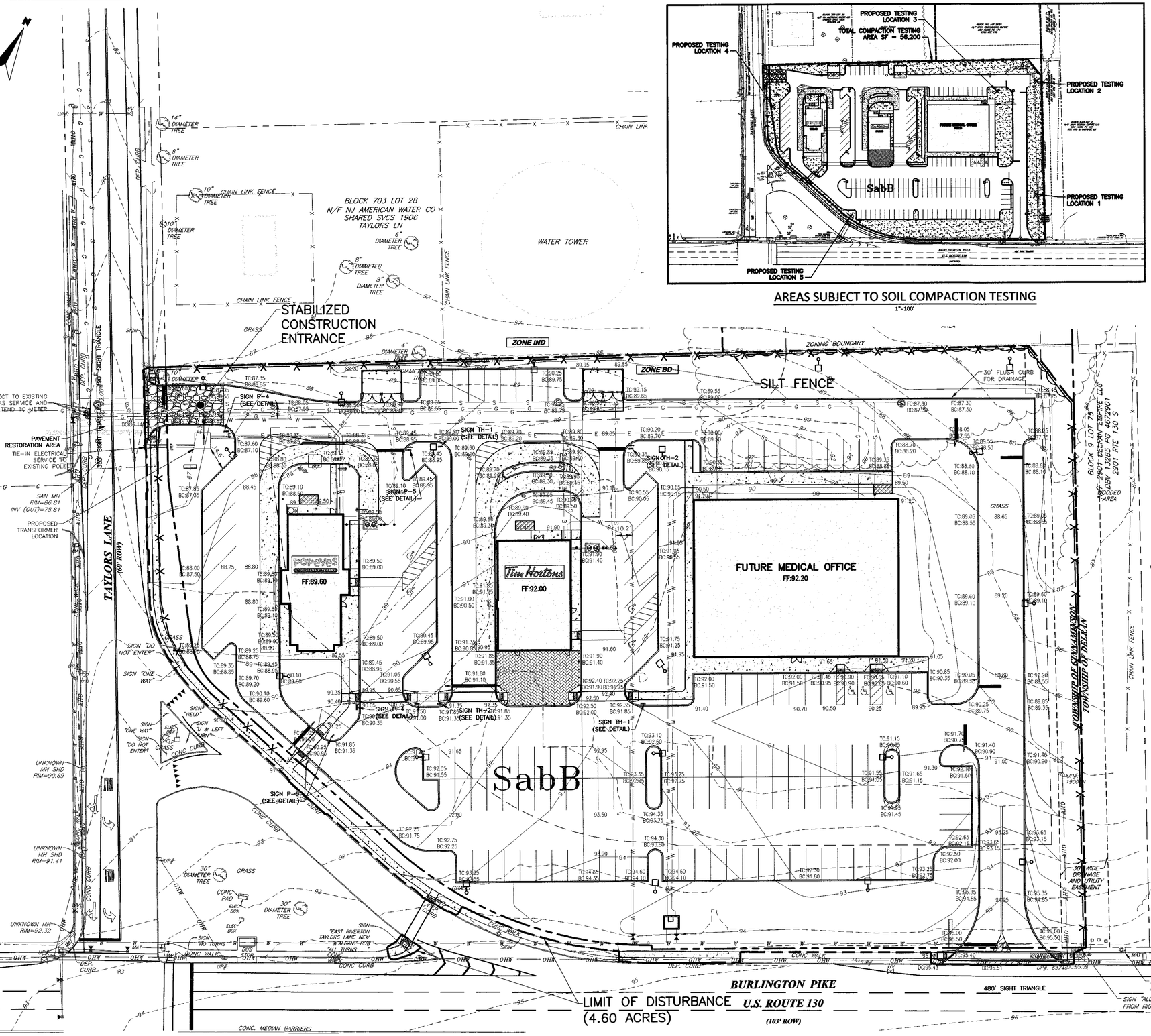
Seal:
SAMUEL RENAURO III
NEW JERSEY
PROFESSIONAL ENGINEER # 42862
3/5/21

SR3ENGINEERS
100 ESSEX AVENUE, SUITE 201
BELLMAWR NJ, 08031
PH: (856) 933-3323

Project / Location:
POPEYES & TIM HORTONS
BLOCK 703, LOTS 28.01 & 29
CINNAMINSON TOWNSHIP BURLINGTON COUNTY NEW JERSEY

Drawing Name:
LIGHTING PLAN

Project No: 020-025
Date: FEBRUARY 15, 2021
Designed By: VD
Reviewed By: SR
Scale: 1" = 30'
Sheet Number: 7



AREAS SUBJECT TO SOIL COMPACTION TESTING

1"=100'

SOIL TESTING METHOD OPTIONS

1. PROBING WIRE TEST METHOD
   – THIS TEST SHALL BE CONDUCTED WITH A FIRM WIRE (15–1/2 GAUGE STEEL WIRE – E.G. SURVEY MARKER FLAG, STRAIGHT WIRE STOCK, ETC.) 18 TO 21 INCHES IN LENGTH, WITH 6 INCHES FROM ONE END VISIBLY MARKED ON THE WIRE. CONDUCT WIRE FLAG TEST BY HOLDING THE WIRE FLAG NEAR THE FLAG END AND PUSH IT VERTICALLY INTO THE SOIL AT SEVERAL DIFFERENT LOCATIONS IN THE FIELD TO THE LESSER OF A 6 INCH DEPTH OR THE DEPTH AT WHICH IT BENDS DUE TO RESISTANCE IN THE SOIL. THE WIRE SHOULD PENETRATE WITHOUT BENDING OR DEFORMING AT LEAST 6 INCHES INTO THE GROUND BY HAND, WITHOUT THE USE OF TOOLS. IF PENETRATION FAILS AND OBSTRUCTION IS SUSPECTED (ROCKS, ROOT, DEBRIS, ETC.) THE TEST CAN BE REPEATED IN THE SAME GENERAL AREA. IF THE TEST IS SUCCESSFUL, THE SOIL IS NOT EXCESSIVELY COMPACTED. IF THE WIRE IS DIFFICULT TO INSERT (WIRE BENDS OR DEFORMS PRIOR TO REACHING 6 INCHES IN DEPTH), THE SOIL MAY BE EXCESSIVELY COMPACTED AND COMPACTION MITIGATION OR FURTHER TESTING VIA METHOD 3 OR 4 BELOW IS REQUIRED, THE CHOICE OF WHICH IS AT THE CONTRACTOR/OWNER'S DISCRETION.

2. HANDHELD SOIL PENETROMETER TEST METHOD
   – THIS TEST SHALL BE CONDUCTED BASED ON THE STANDARD OPERATION PROCEDURE (SOP) #RCE2010-0, PREPARED BY THE RUTGERS COOPERATIVE EXTENSION, IMPLEMENTED JUNE 1, 2010, LAST REVISED FEBRUARY 28, 2011. A RESULT OF LESS THAN OR EQUAL TO 300 PSI SHALL BE CONSIDERED PASSING. IF THE RESULT IS GREATER THAN 300 PSI, THE SOIL MAY BE EXCESSIVELY COMPACTED AND COMPACTION MITIGATION OR FURTHER TESTING VIA METHOD 3 OR 4 BELOW IS REQUIRED, THE CHOICE OF WHICH IS AT THE CONTRACTOR/OWNER'S DISCRETION.

3. TUBE BULK DENSITY METHOD
   – THIS TEST SHALL BE BE CERTIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER UTILIZING ONLY UNDISTURBED SAMPLES (RECONSTITUTION OF THE SAMPLE NOT PERMITTED) COLLECTED UTILIZING THE PROCEDURE FOR SOIL BULK DENSITY TESTS AS DESCRIBED IN THE USDA NRCS SOIL QUALITY TEST KIT GUIDE, SECTION 1–4, JULY 2001. WHEN THE TEXTURE OF THE SOIL TO BE TESTED IS A SAND OR LOAMY SAND AND LACK OF SOIL COHESION OR THE PRESENCE OR LARGE AMOUNTS OF COARSE FRAGMENTS, ROOTS OR WORM CHANNELS PREVENT THE TAKING OF UNDISTURBED SAMPLES, THIS TEST SHALL NOT BE USED.

   WHERE THE RESULTS OF REPLICATE TESTS DIFFER BY MORE THAN TEN PERCENT (10%), THE SAMPLES SHALL BE EXAMINED FOR THE FOLLOWING DEFECTS:
   i. CRACKS, WORM CHANNELS, LARGE ROOT CHANNELS OR POOR SOIL TUBE CONTACT WITHIN THE SAMPLES
   ii. LARGE PIECES OF GRAVEL, ROOTS, OR OTHER FOREIGN OBJECTS
   iii. SMEARING OR COMPACTION OF THE UPPER OR LOWER SURFACE OF THE SAMPLES.

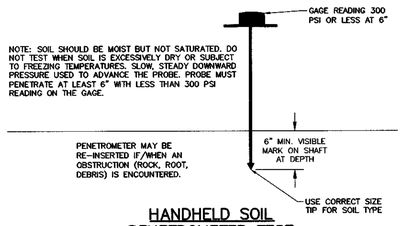
   IF ANY OF THE DEFECTS DESRCIBED IN 3 (i–iii) ABOVE ARE FOUND, THE DEFECTIVE CORE(S) SHALL BE DISCARDED AND THE TEST REPEATED USING A NEW REPLICATE SAMPLE FOR EACH DEFECTIVE REPLICATE SAMPLE. THE BULK DENSITY (DEFINED AS THE WEIGHT OF DRY SOIL PER VOLUME) RESULTS SHALL BE COMPARED WITH THE MAXIMUM DRY BULK DENSITIES IN TABLE 19–1. A RESULT OF LESS THAN OR EQUAL TO THE APPLICABLE MAXIMUM BULK DENSITY SHALL BE CONSIDERED PASSING. IF THE RESULT IS GREATER THAN THE MAXIMUM BULK DENSITY, THE SOIL SHALL BE CONSIDERED EXCESSIVELY COMPACTED AND COMPACTION MITIGATION IS REQUIRED.

4. NUCLEAR DENSITY TEST METHOD
   – THIS TEST SHALL BE CERTIFIED BY A NEW JERSEY PROFESSIONAL ENGINEER AND CONDUCTED BY A NUCLEAR GAUGE CERTIFIED INSPECTOR PURSUANT TO ASTM D6938. THE BULK DENSITY MEASUREMENT RESULTS SHALL BE COMPARED WITH THE MAXIMUM DRY BULK DENSITIES IN TABLE 19–1. A RESULT OF LESS THAN OR EQUAL TO THE APPLICABLE MAXIMUM BULK DENSITY SHALL BE CONSIDERED PASSING. IF THE RESULT IS GREATER THAN THE MAXIMUM BULK DENSITY, THE SOIL SHALL BE CONSIDERED EXCESSIVELY COMPACTED AND COMPACTION MITIGATION IS REQUIRED.

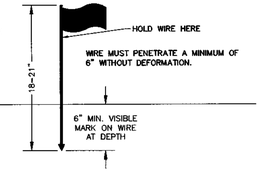
5. ADDITONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL

PROCEDURES FOR SOIL COMPACTION MITIGATION

IF SUBGRADE SOILS ARE DETERMINED TO BE EXCESSIVELY COMPACTED BY TESTING, AS IDENTIFIED ABOVE, PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. RESTORATION OF COMPACTED SOILS SHALL 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.



HANDHELD SOIL PENETROMETER TEST



PROBING WIRE TEST– 15.5 GA STEEL WIRE (SURVEY FLAG)

LEGEND

LIMIT OF DISTURBANCE

SILT FENCE

INLET PROTECTION

SOIL TYPE SabB

AREAS SUBJECT TO SOIL COMPACTION TESTING

REVISIONS	DESCRIPTION

Seal:

SAMUEL RENAURO III
NEW JERSEY
PROFESSIONAL ENGINEER # 42862

SR3ENGINEERS
100 ESSEX AVENUE, SUITE 201
BELLMAWR NJ, 08031
PH: (856) 933-3323

Project / Location:

POPEYES & TIM HORTONS
BLOCK 703, LOTS 28.01 & 29
CINNAMINSON TOWNSHIP BURLINGON COUNTY NEW JERSEY

Drawing Name:

SOIL EROSION AND SEDIMENTATION CONTROL PLAN

Project No: 020-025

Date: FEBRUARY 15, 2021

Designed By: VD

Reviewed By: SR

Scale: SEE PLAN

Sheet Number: 8

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
3. APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
5. ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE NEW JERSEY STANDARDS AND THEIR RATES SHOULD BE INCLUDED IN THE NARRATIVE. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION AND RATES OF APPLICATION AT THE REQUEST OF THE BURLINGTON SOIL CONSERVATION DISTRICT.
7. ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NEW JERSEY STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING.
8. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
9. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
10. A CRUSHED STONE, TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE STABILIZED PAD WILL BE INSTALLED ACCORDING TO THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS.
11. ALL DRIVEWAYS MUST BE STABILIZED WITH 2½" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
12. PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
13. ALL CATCH BASIN INLETS WILL BE PROTECTED ACCORDING TO THE CERTIFIED PLAN.
14. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
15. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC. (SEE DETAIL). THE BASIN MUST BE DEWATERED TO NORMAL POOL WITHIN 10 DAYS OF THE DESIGN STORM.
16. NJSA 4:24—39, ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE ALL PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK FOR THE PROJECT MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE AS A PREREQUISITE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
17. NJSA 4:24.39, ET SEQ, REQUIRES THAT UPON PERMANENT SITE STABILIZATION AND COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL APPLY TO THE SOIL CONSERVATION DISTRICT FOR FINAL COMPLIANCE INSPECTION TO CHECK THAT ALL PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES.
18. MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATION COVER.
19. OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE EROSION CONTROL INSPECTOR.
20. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
21. THE BURLINGTON SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY LAND DISTURBANCE.
22. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.
23. IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPILING OF TOPSOIL, THE STOCKPILE MUST BE STABILIZED ACCORDING TO THE STANDARD FOR TEMPORARY VEGETATIVE COVER. STABILIZE TOPSOIL STOCKPILE WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING. ALL SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY AND THE BASE MUST BE PROTECTED WITH A SEDIMENT BARRIER.
24. ANY CHANGES TO THE SITE PLAN WILL REQUIRE THE SUBMISSION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE BURLINGTON SOIL CONSERVATION DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
25. METHODS FOR THE MANAGEMENT OF HIGH ACID PRODUCING SOILS SHALL BE IN ACCORDANCE WITH THE STANDARDS. HIGH ACID PRODUCING SOILS ARE THOSE FOUND TO CONTAIN IRON SULFIDES OR HAVE A pH OF 4 OR LESS.
26. TEMPORARY AND PERMANENT SEEDING MEASURES MUST BE APPLIED ACCORDING TO THE NEW JERSEY STANDARDS, AND MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
27. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
28. DUST IS TO BE CONTROLLED BY AN APPROVED METHOD ACCORDING TO THE NEW JERSEY STANDARDS AND MAY INCLUDE WATERING WITH A SOLUTION OF CALCIUM CHLORIDE AND WATER.
29. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
30. USE STAGED CONSTRUCTION METHODS TO MINIMIZE EXPOSED SURFACES, WHERE APPLICABLE.
31. ALL VEGETATIVE MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF THE NURSERYMAN AND IN ACCORDANCE WITH THE NEW JERSEY STANDARDS.
32. NATURAL VEGETATION AND SPECIES SHALL BE RETAINED WHERE SPECIFIED ON THE LANDSCAPING PLAN.
33. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.
34. CONCRETE TRUCK WASHOUT AREAS WILL BE MAINTAINED ON A CONTINUAL BASIS AND AS NEEDED.

CONSTRUCTION SEQUENCE:

WEEK	
1	MOBILIZATION AND CONSTRUCTION STAKE-OUT
1	INSTALL CONSTRUCTION ENTRANCE
1	INSTALL HEAVY DUTY SILT FENCE
1 TO 6	CONSTRUCT WET POND AND INFILTRATION BASIN PRIOR TO CLEARING SITE. INSTALL AND CONNECT STORMWATER NECESSARY TO CONNECT COSTCO SITE TO WET POND. (AT NO TIME SHALL THE COSTCO OR PROJECT SITE NOT HAVE A FUNCTIONING DRAINAGE SYSTEM.) EXCAVATE THE INFILTRATION BASIN TO ELEV 47.2 AND COVER BASIN BOTTOM WITH FILTER FABRIC. CONFIGURE WET POND AND INFILTRATION BASIN TO FUNCTION AS TEMPORARY SEDIMENT BASINS. CONSTRUCT STORMWATER PIPING AND INLETS WITH INLET PROTECTION.
6 TO 13	SITE CLEARING
6 TO 13	STRIP AND STOCKPILE TOPSOIL
6 TO 24	SITE ROUGH GRADING (SEE GRADING PLAN)
6 TO 24	INSTALL STORM PIPING (SEE UTILITIES PLAN)
6 TO 26	CONSTRUCT SUBBASE FOR PAVED AREAS
6 TO 26	INSTALL TOPSOIL ON VEGETATED AREAS AND TEMPORARY VEGETATION (SEE NOTES)
6 TO 26	CONSTRUCT TEMPORARY SEEDING AS REQUIRED (SEE SOIL EROSION & SEDIMENT CONTROL DETAILS & NOTES).
6 TO 26	INSPECT AND MAINTAIN TEMPORARY VEGETATION AS REQUIRED DURING CONSTRUCTION
6 TO 26	INSTALL BUILDING AND PARKING AREA UTILITIES
6 TO 26	CONSTRUCT PAVED AREAS DENSE GRADED AGGREGATE AND HOT MIX ASPHALT (HMA) BASE COURSE.
6 TO 26	CONSTRUCTION BUILDING FOUNDATION
6 TO 26	COMPLETE CONSTRUCTION (INCLUDING VEGETATIVE STABILIZATION)
6 TO 26	CONSTRUCT BUILDING AND SITE IMPROVEMENTS
13 TO 26	ONCE THE SUBSURFACE WORK HAS BEEN COMPLETED AT THE PROPOSED ENTRANCE (UTILITY INSTALLATION, SIGNAL WIRING, ETC.) AND HMA BASE COURSE HAS BEEN INSTALLED ALONG THE ACCESS ROAD THE TEMPORARY CONSTRUCTION ACCESS MAY BE REMOVED.
13 TO 26	INSTALL HMA SURFACE COURSE
13 TO 26	ESTABLISH PERMANENT VEGETATIVE STABILIZATION IN ACCORDANCE WITH THE STANDARDS (SEE SEEDING SPECIFICATIONS).
13 TO 26	ONCE SITE IS PERMANENTLY STABILIZED IS ACCORDANCE WITH BURLINGTON COUNTY CONSERVATION DISTRICT STANDARDS, REMOVE SEDIMENT FROM WET POND AND FILTER FABRIC LINER IN INFILTRATION BASIN. EXCAVATE INFILTRATION BASIN TO TWO FEET DEPTH AND DISPOSE OF SOIL OFF-SITE. BACKFILL BASIN WITH CLEAN FILL AND CONVERT BASIN TO FINAL DESIGN CRITERIA. REMOVE TEMPORARY SOIL EROSION & SEDIMENT CONTROLS. REMOVE SEDIMENT AND FILTER FABRIC FROM BASIN. STABILIZE BASIN AND ALL REMAINING DISTURBED AREAS.

SEEDING, LIMING, FERTILIZING AND MULCHING RATES

1. SEEDBED PREPARATION AND SEED APPLICATION RATES

A. WORK APPROVED RATES OF LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF APPROXIMATELY 4 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION MUST BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEEDBED IS PREPARED.

B. APPLY 4 LBS. PER 1,000 S.F. (160 LBS. PER ACRE) OF SEED UNIFORMLY BY GRAIN DRILL OR GRASS SEEDER TO A DEPTH OF APPROXIMATELY ½ – 1 INCH WITH THE FOLLOWING RECOMMENDED SEED MIXTURE:

APPLICATION MIXTURE	RECOMMENDED SEED PLANTING DATES	
CHEWINGS FESCUE	40%	4/1 – 5/31
KENTUCKY BLUEGRASS	40%	OR
PERENNIAL RYEGRASS	20%	8/15 –10/15

NOTE:
IF HYDROSEEDING WILL BE THE METHOD OF APPLICATION, THE SEED RATE SHOULD BE INCREASED BY 25%. HYDROSEEDED AREAS MUST STILL RECEIVE STRAW MULCH AND TACKIFIER.
FOR SANDY SOILS APPLY PERENNIAL RYEGRASS AT THE RATE OF 3–4 LBS. PER 1,000 S.F. IN ADDITION TO THE ABOVE MIXTURE.

C. NEWLY CUT OR FILLED 3H:1V SIDE SLOPES SHALL BE SEEDED AT A RATE OF 4 LBS. PER 1,000 S.F. (160 LBS. PER ACRE) WITH THE FOLLOWING RECOMMENDED SEED MIXTURE:

APPLICATION MIXTURE	RECOMMENDED SEED PLANTING DATES	
SWITCH GRASS	35%	4/1 – 5/31
REED CANARY GRASS	25%	OR
CREEPING RED FESCUE	15%	8/15 –10/15
RELIANT "HARD" FESCUE	15%	
CREEPING BENTGRASS	10%	

AREAS WITHIN A FIFTY (50) FOOT RADIUS OF A NEWLY CUT OR FILLED 3H:1V SIDE SLOPE SHALL BE OVERSEEDED WITH SWITCH GRASS AT AN ADDITIONAL RATE OF 0.2 LBS. PER 1,000 S.F. (8 LBS. PER ACRE).

D. AREAS THAT ARE TEMPORARILY SEEDED SHALL BE PROTECTED BY PERENNIAL RYEGRASS AND/OR MULCH. SEED SHALL BE APPLIED AT THE RATE OF 2 LBS. PER 1,000 S.F. (100 LBS. PER ACRE). IF THE INITIAL SEEDING DOES NOT TAKE, THEN THE AREA SHALL BE RESEEDED.

E. ALL CRITICAL AREAS SUBJECT TO EROSION SHALL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH IMMEDIATELY FOLLOWING ROUGH GRADING.

F. VEGETATIVE FILTER STRIP (IF APPLICABLE) TO BE SEEDED AT A RATE OF 2 LBS. PER 1,000 S.F. (100 LBS. PER ACRE) WITH THE FOLLOWING MIXTURE:

APPLICATION MIXTURE	RECOMMENDED SEED PLANTING DATES	
KENTUCKY #31 TALL FESCUE	40%	4/1 – 5/31
CHEWINGS FESCUE	20%	OR
CREEPING RED FESCUE	20%	8/15 –10/15
PERENNIAL RYEGRASS	20%	

G. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE CONFIRMATION OF SEED APPLICATION AND RATE OF APPLICATION AT THE REQUEST OF THE COUNTY SOIL CONSERVATION DISTRICT.

2. LIME APPLICATION RATES

I. ALL SEEDED AREAS SHALL BE LIMED AT THE RATE DETERMINED BY SOIL ANALYSIS AND APPROVED BY THE ENGINEER OR THE SOIL CONSERVATION DISTRICT, OR THE FOLLOWING RATES SHALL APPLY:

SOIL TEXTURES	TONS/AC.	LBS./1,000 S.F.
CLAY, CLAY LOAM AND HIGH ORGANIC SOIL	4	180
SANDY LOAM, LOAM, SILT LOAM	3	135
LOAMY SAND, SAND	2	90

PULVERIZED DOLOMITIC LIMESTONE IS PREFERRED FOR MOST SOILS SOUTH OF THE NEW BRUNSWICK–TRENTON LINE.

J. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME APPLICATION AND RATE OF APPLICATION AT THE REQUEST OF THE COUNTY SOIL CONSERVATION DISTRICT.

3. FERTILIZER APPLICATION RATES

K. ALL SEEDED AREAS SHALL BE FERTILIZED AT THE RATE DETERMINED BY SOIL ANALYSIS AND APPROVED BY THE ENGINEER OR THE SOIL CONSERVATION DISTRICT, OR AT A RATE OF 11 LBS. PER 1,000 S.F. (500 LBS. PER ACRE) USING 10–20–10 OR EQUAL.

L. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF FERTILIZER APPLICATION AND RATE OF APPLICATION AT THE REQUEST OF THE COUNTY SOIL CONSERVATION DISTRICT.

4. MULCH APPLICATION RATES

M. AREAS RECEIVING PERMANENT SEEDING SHALL BE MULCHED AT A RATE OF 1½ – 2 TONS PER ACRE. MULCH SHALL BE SALT HAY OR SMALL GRAIN STRAW AND SHALL BE SECURED BY APPROVED METHODS (LIQUID MULCH BINDER, CRIMPING, PEG AND TWINE).

N. AREAS RECEIVING TEMPORARY SEEDING SHALL BE MULCHED AT A RATE OF 1½ – 2 TONS PER ACRE. MULCH SHALL BE SALT HAY AND SHALL BE SECURED BY APPROVED METHODS (LIQUID MULCH BINDER, CRIMPING, PEG AND TWINE).

O. ALL AREAS EXPOSED MORE THAN 30 DAYS DURING THE NON–GROWING SEASON SHALL BE PROTECTED BY MULCH AND SECURED WITH AN ORGANIC TACK MULCH. MULCH SHALL BE APPLIED AT A RATE OF 2 – 2½ TONS PER ACRE.

P. MULCH IS REQUIRED ON ALL SEEDED AREAS. THE MULCH WILL ENSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER VEGETATIVE COVER.

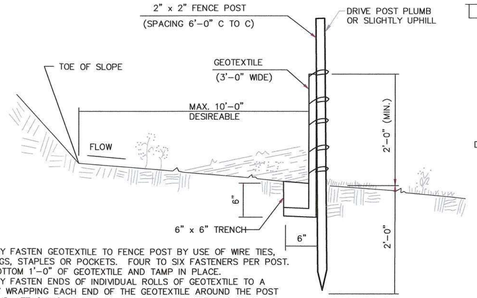
5. TOPSOIL

Q. TOPSOIL OBTAINED FROM STRIPPING WITHIN THE LIMITS OF THE PROJECT OR FURNISHED FROM OUTSIDE THE PROJECT SHALL CONTAIN NO STONES, LUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN 2 INCHES IN ANY DIMENSION, AND SHALL HAVE A pH VALUE OF NOT LESS THAN 5.8. WHEN THE pH VALUE OF THE TOPSOIL IS LESS THAN 5.8, IT SHALL BE INCREASED BY APPLYING PULVERIZED LIMESTONE AT A RATE NECESSARY TO ATTAIN A pH VALUE OF 6.5.

R. MATERIAL STRIPPED FROM THE FOLLOWING SOURCES SHALL NOT BE CONSIDERED SUITABLE FOR USE:

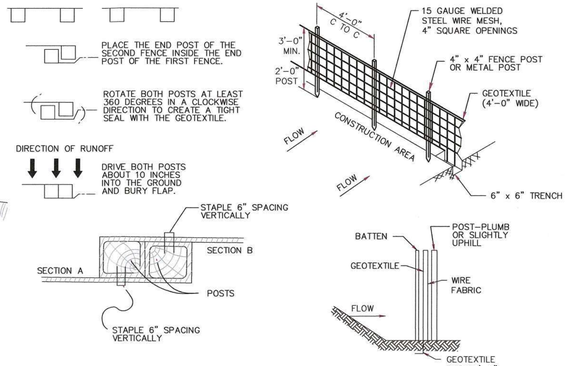
1. SOILS HAVING A pH VALUE LESS THAN 4.1 OR GREATER THAN 7.0.
2. CHEMICALLY CONTAMINATED SOILS.
3. AREAS FROM WHICH THE ORIGINAL SURFACE HAS BEEN STRIPPED AND / OR COVERED OVER, SUCH AS BORROW PITS, OPEN MINES, DEMOLITION SITES, DUMPS AND SANITARY LANDFILLS.
4. WET EXCAVATION.

S. TOPSOIL SHOULD BE SPREAD IN A UNIFORM LAYER THAT WILL PRODUCE THE PRESCRIBED SETTLED THICKNESS. PRIOR TO PLACING TOPSOIL, SUBSOIL DETERMINED TO BE COMPACTED BY EQUIPMENT SHALL BE SCARIFIED 6 TO 12 INCHES EXCEPT ON ROADWAY EMBANKMENTS.



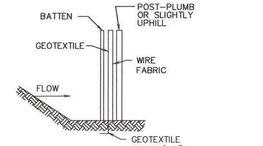
NOTE:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
2. BURY BOTTOM 1'–0" OF GEOTEXTILE AND TAMP IN PLACE.
3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
4. SET SILT FENCE WITHIN PROJECT LIMITS. 10'–0" IS DESIREABLE.
5. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC.

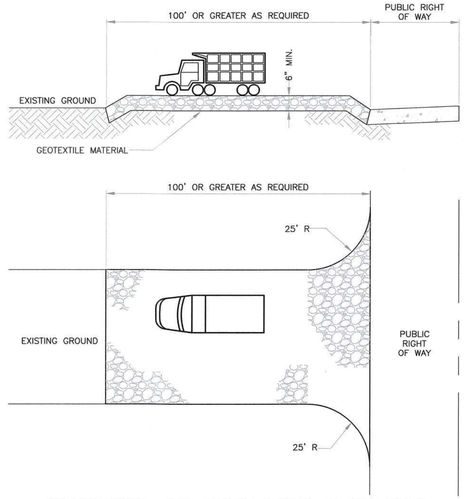
SILT FENCE



ATTACHING TWO SILT FENCES

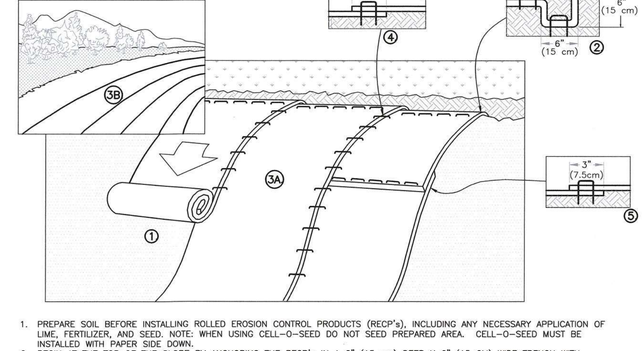
HEAVY DUTY SILT FENCE



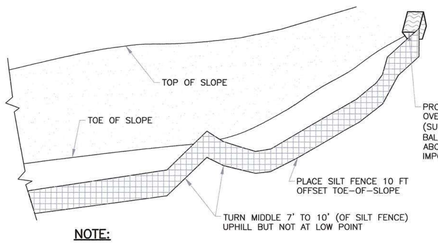


STABILIZED CONSTRUCTION ENTRANCE

NTS



EROSION CONTROL MATTING

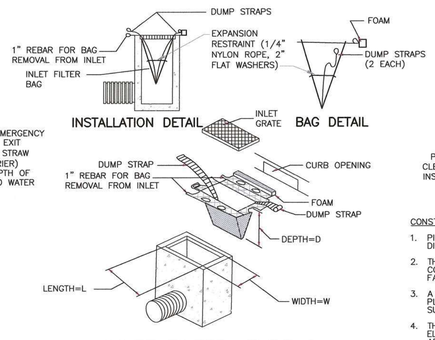


NOTE:

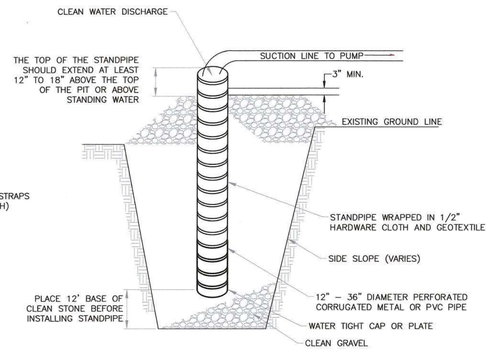
SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT ACCUMULATION IS ABOVE 1 FT FROM THE BASE ON THE SILT FENCE.

* IN AREAS WHERE THE SLOPE IS GREATER THAN 20%, A FLAT AREA LENGTH OF 10 FEET BETWEEN THE TOE OF THE SLOPE AND THE FENCE SHOULD BE PROVIDED.

SILT FENCE ON STEEP OR LONG GRADE DETAIL



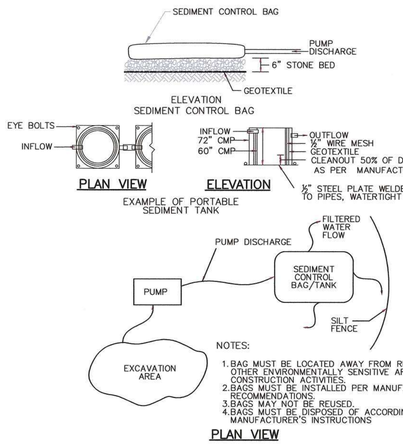
INLET FILTER, TYPE 2



CONSTRUCTION SPECIFICATIONS:

1. PIT DIMENSIONS ARE VARIABLE WITH THE MINIMUM DIAMETER BEING 2 TIMES THE STANDPIPE DIAMETER.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12" TO 24" DIAMETER CORRUGATED OF PVC PIPE. THEN WRAPPING WITH 1/2" HARDWARE CLOTH AND GEOTEXTILE FABRIC. THE PERFORATIONS SHALL BE 1/2" X 6" SLITS OR 1" DIAMETER HOLES.
3. A BASE OF FILTER MATERIAL CONSISTING OF CLEAN GRAVEL OR ASTM C33 STONE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD BE BACKFILLED WITH THE SAME FILTER MATERIAL.
4. THE STANDPIPE SHOULD EXTEND 12" TO 18" ABOVE THE LIP OF THE PIT OR THE RISER CREST ELEVATION (BASIN DEWATERING ONLY) AND THE FILTER MATERIAL SHOULD EXTEND 3" MINIMUM ABOVE THE ANTICIPATED WATER ELEVATION

SUMP PIT



NOTES:
1. BAG MUST BE LOCATED AWAY FROM RECEIVING WATERS, OTHER ENVIRONMENTALLY SENSITIVE AREAS, AND/OR CONSTRUCTION ACTIVITIES.
2. BAGS MUST BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. BAGS MAY NOT BE REUSED.
4. BAGS MUST BE DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS

PLAN VIEW

SEDIMENT CONTROL TANK OR BAG

REVISIONS	DESCRIPTION

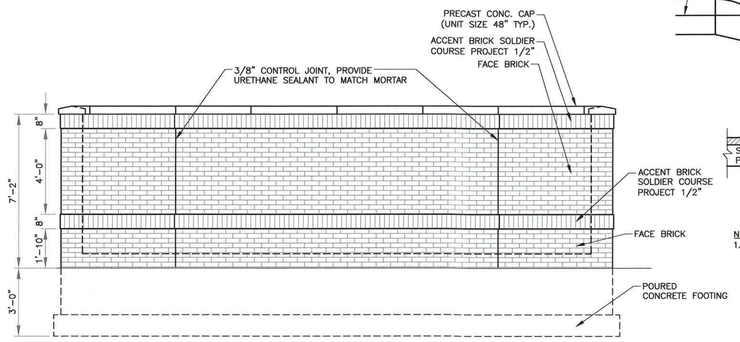
SR3ENGINEERS
100 ESSEX AVENUE, SUITE 201
BELLMAWR NJ, 08031
PH: (856) 933-3323

Project / Location:
POPEYES & TIM HORTONS
BLOCK 703, LOTS 28.01 & 29
CINNAMINSON TOWNSHIP BURLINGON COUNTY NEW JERSEY

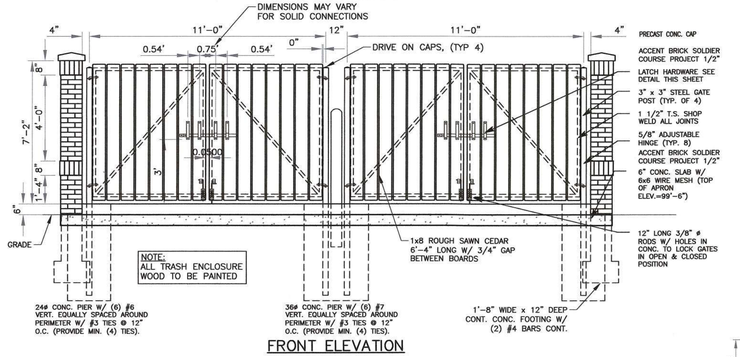
Drawing Name:
SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS

Seal:
3/15/21
SAMUEL RENAURO III
NEW JERSEY
PROFESSIONAL ENGINEER # 42862

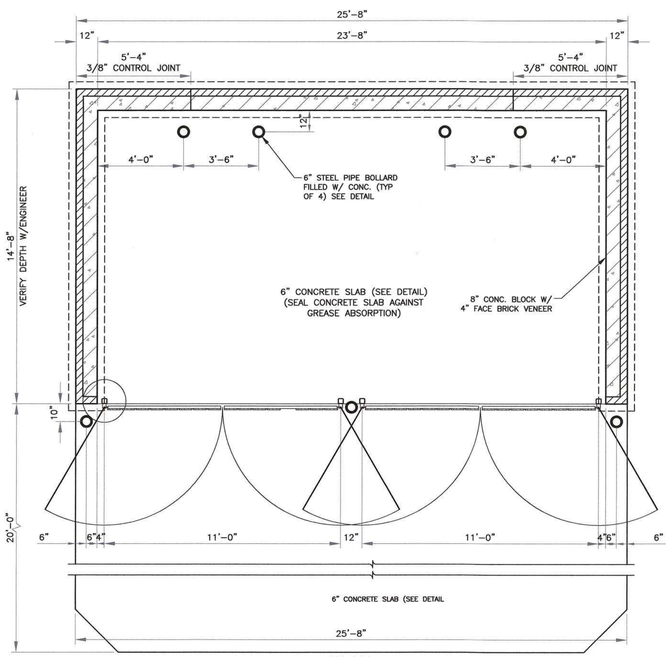
Project No: 020-025
Date: FEBRUARY 15, 2021
Designed By: VD
Reviewed By: SR
Scale: AS NOTED
Sheet Number: 9



REAR ELEVATION



FRONT ELEVATION



PLAN

NOTE:
1. DETAIL PROVIDED FOR REFERENCE, REFER TO THE ARCHITECTURAL PLANS FOR CONSTRUCTION.
2. TRASH ENCLOSURE SHOP DRAWINGS, PREPARED BY A LICENSED ENGINEER IN THE STATE OF NEW JERSEY, SHALL BE SUBMITTED TO THE PLANNING BOARD ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF THE TRASH ENCLOSURE.
3. STEEL FOR TRASH ENCLOSURES & GATE PROVIDED IN PRIMED/BLACK FINISH AND AVAILABLE THROUGH: FORTIN IRONWORKS 944 W. 5TH AVENUE COLUMBUS, OH 43212 (614-291-4342).

TRASH ENCLOSURE DETAIL

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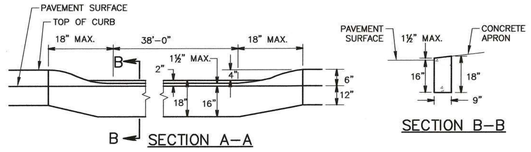
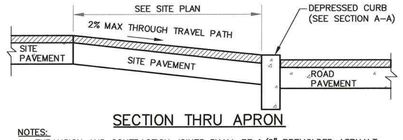


SECTION A-A

SECTION B-B

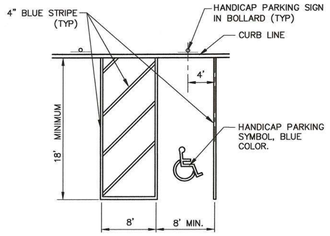


SECTION THRU APRON

NOTES:
1. EXPANSION AND CONTRACTION JOINTS SHALL BE 1/2" PREMOLDED ASPHALT IMPREGNATED MATERIAL OR EQUAL EXTENDING FROM SUBGRADE TO FINISH GRADE.

ASPHALT DRIVEWAY APRON DETAIL

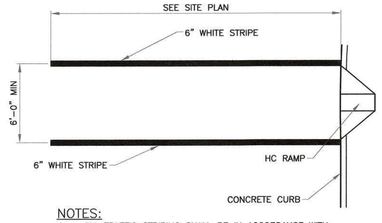
NTS



NOTE:
1. STRIPING SHALL BE BLUE THERMOPLASTIC OR LONG LIFE EPOXY.

HANDICAP STRIPING DETAIL

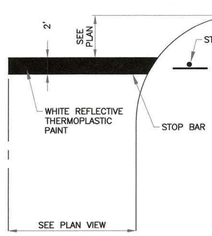
NTS



NOTES:
1. ALL TRAFFIC STRIPING SHALL BE IN ACCORDANCE WITH NJDOT AND MUTCD REQUIREMENTS.
2. ALL CROSSWALK STRIPING SHALL BE THERMOPLASTIC.

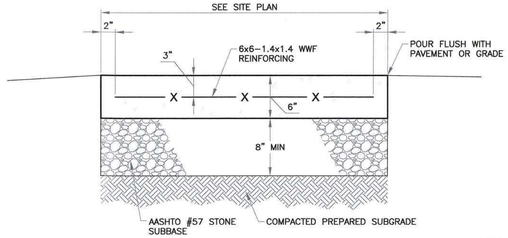
CROSSWALK DETAIL

NTS



STOP BAR DETAIL

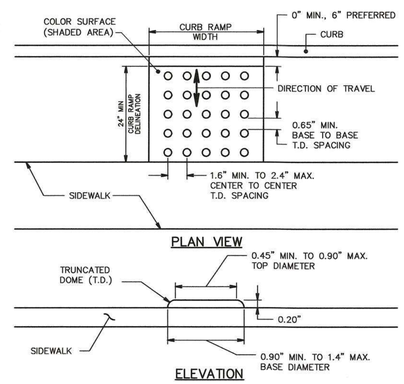
NTS



NOTE:
1. CONCRETE SHALL BE AIR ENTRAINED, 4,000 PSI CLASS 'A' CONCRETE.

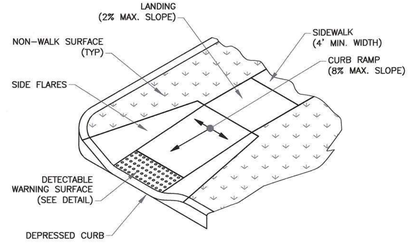
CONCRETE PAVING DETAIL

NTS



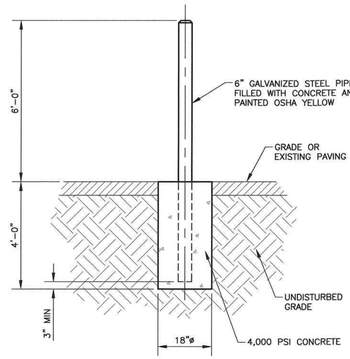
DETECTABLE WARNING SURFACE

NTS



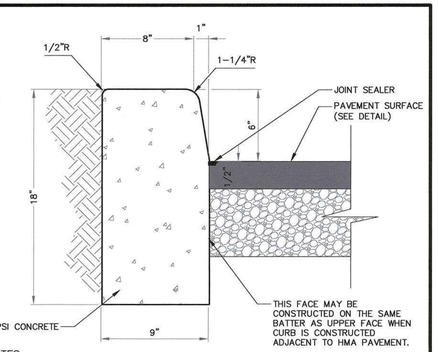
ADA CURB RAMP DETAILS

NTS



BOLLARD DETAIL

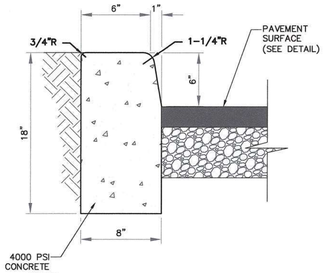
NTS



NOTES:
1. CONCRETE TO BE N.J.D.O.T. CLASS "B" (AIR ENTRAINED).
2. AFTER CURBING IS COMPLETED AND FORMS REMOVED, THE CONTRACTOR SHALL BACK FILL TO THE TOP OF CURB IN BACK AND TO THE ESTABLISHED GRADE IN FRONT. BACKFILL SHALL BE MADE WITH THE MATERIALS EXCAVATED, EXCEPT THAT ANY LARGE OR FROZEN LUMPS, WOOD, BOULDERS OR OTHER FOREIGN MATTER SHALL BE REMOVED BEFORE PLACING. BACKFILL SHALL BE THOROUGHLY COMPACTED.
3. EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS OF 20 FEET, OR WHEN NEW CONSTRUCTION ABUTS EXISTING CONSTRUCTION. THE EXPANSION JOINTS SHALL BE FILLED WITH ONE-HALF-INCH THINK CELLULAR COMPRESSION MATERIAL TO WITHIN ½ INCH OF THE TOP AND FACE OF THE CURB AND TO WITHIN ¼ INCH OF THE TOP OF THE GUTTER. DUMMY JOINTS SHALL BE PROVIDED AT ALTERNATE 20' INTERVALS.

NJ STATE ROUTE 130 CURB DETAIL

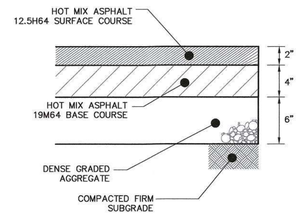
NTS



NOTES
TRANSVERSE JOINTS ¼" 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 A.A.S.H.T.O. M-213 RECESSED ¼"IN FROM THE FRONT FACE AND TOP OF THE CURB.

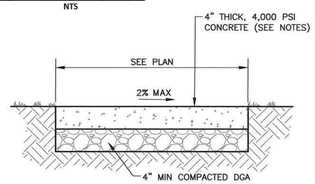
SITE CURB DETAIL

NTS



SITE PAVEMENT DETAIL

NTS



NOTES:
1. EXPANSION JOINTS TO BE AT 20 FT INTERVALS. CONTROL JOINTS TO BE AT 4 FT INTERVALS. EXPANSION JOINT MATERIAL TO BE CORK, MASTIC MATERIAL OR APPROVED EQUAL.

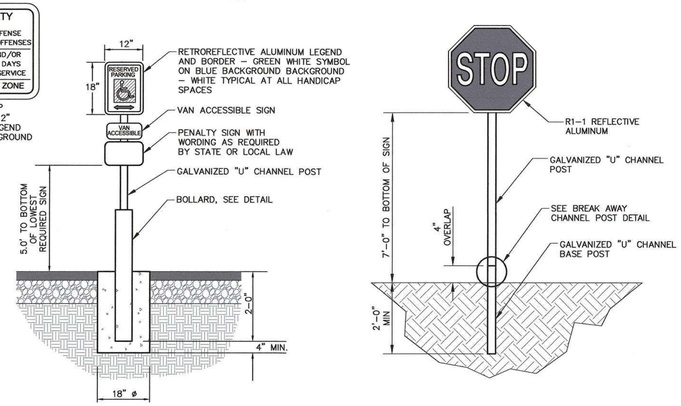
CONCRETE SIDEWALK DETAIL

NTS

GENERAL NOTES:
1. DIMENSIONS, COLORS, AND DETAILS OF VARIOUS SIZE SIGNS, SHIELDS AND ACCESSORY PANELS TO FOLLOW STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL SIGNS SHALL BE OF THE ENCAPSULATED LENS TYPE.
3. ALL SIGN MATERIALS SHALL BE MADE OF RETROREFLECTIVE SHEETING ON ALUMINUM BLANKS MOUNTED ON GALVANIZED STEEL POSTS, ALL CONFORMING TO NJDOT STANDARD SPECIFICATIONS.
4. ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
5. ALL SIGNS LOCATED WITHIN LANDSCAPE AREAS SHALL BE POST-DRIVEN INTO THE GROUND WITH BREAKAWAY SIGN SUPPORTS.
6. ALL SIGNS INSTALLED WITHIN THE COUNTY RIGHT OF WAY (ROW) SHALL BE FABRICATED USING 3M BRAND DIAMOND GRADE SHEETING, AND INSTALLED 7 FEET ABOVE FINISHED GRADE ON GREEN ALKYD PAINTED U POSTS WITH LAP SPLICE BREAKAWAY DEVICES.
7. NO SIGNS INSTALLED WITHIN THE COUNTY RIGHT OF WAY (ROW) SHALL BE PERMITTED TO BE INSTALLED IN CONCRETE OR CONCRETE FILLED STEEL PIPE.
8. BREAK AWAY CHANNEL POST TO BE INSTALLED PER NJDOT STANDARDS.

BREAK AWAY CHANNEL POST DETAIL

NTS



SIGN DETAILS

NTS

REVISIONS	DESCRIPTION

SR3ENGINEERS
100 ESSEX AVENUE, SUITE 201
BELLMAWR NJ, 08031
PH: (856) 933-3323

Seal:

SAMUEL RENAURO III
NEW JERSEY
PROFESSIONAL ENGINEER # 42862
2/5/21

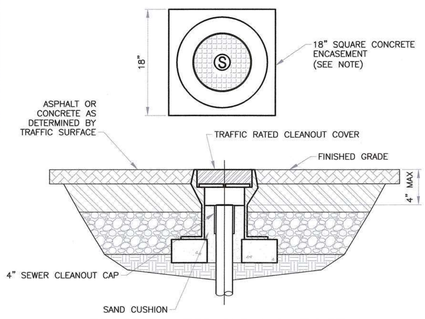
Project / Location:

POPEYES & TIM HORTONS
BLOCK 703, LOTS 28.01 & 29
CINNAMINSON TOWNSHIP BURLINGON COUNTY NEW JERSEY

Drawing Name:

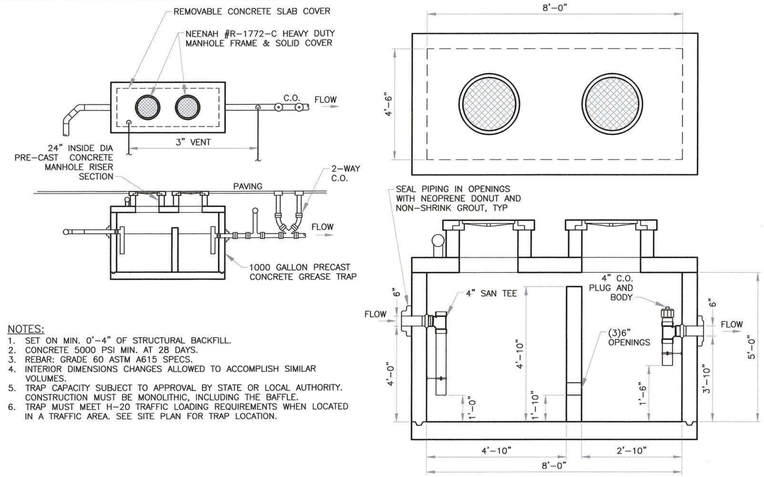
CONSTRUCTION DETAILS

Project No: **020-025**
Date: **FEBRUARY 15, 2021**
Designed By: **VD**
Reviewed By: **SR**
Scale: **AS NOTED**
Sheet Number: **10**



TRAFFIC RATED CLEANOUT DETAIL

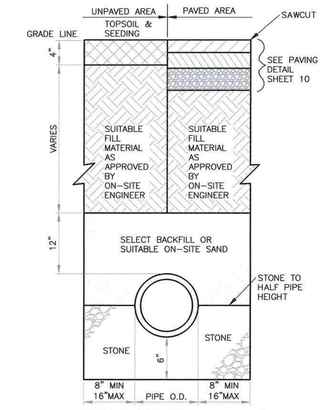
NTS



NOTES:
1. SET ON MIN. 0'-4" OF STRUCTURAL BACKFILL.
2. CONCRETE 5000 PSI MIN. AT 28 DAYS.
3. REBAR: GRADE 60 ASTM A615 SPECS.
4. INTERIOR DIMENSIONS CHANGES ALLOWED TO ACCOMPLISH SIMILAR VOLUMES.
5. TRAP CAPACITY SUBJECT TO APPROVAL BY STATE OR LOCAL AUTHORITY. CONSTRUCTION MUST BE MONOLITHIC, INCLUDING THE BAFFLE.
6. TRAP MUST MEET H-20 TRAFFIC LOADING REQUIREMENTS WHEN LOCATED IN A TRAFFIC AREA. SEE SITE PLAN FOR TRAP LOCATION.

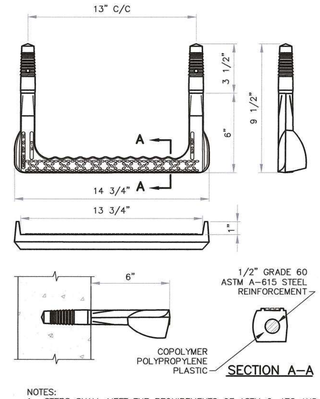
GREASE INTERCEPTOR DETAIL

NTS



TYPICAL ON-SITE UTILITY BACKFILL & BEDDING DETAIL

NTS

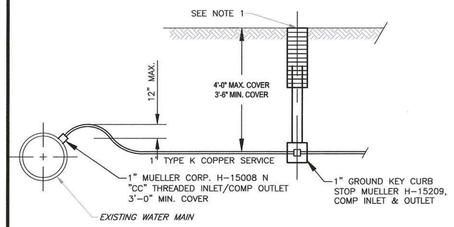


SECTION A-A

NOTES:
1. STEPS SHALL MEET THE REQUIREMENTS OF ASTM C-478 AND OSHA STANDARDS.
2. LADDER RUNGS SHALL BE MODEL ML-13, AS MANUFACTURED BY AMERICAN STEP COMPANY, INC OR APPROVED EQUAL..

POLYPROPYLENE STEPS

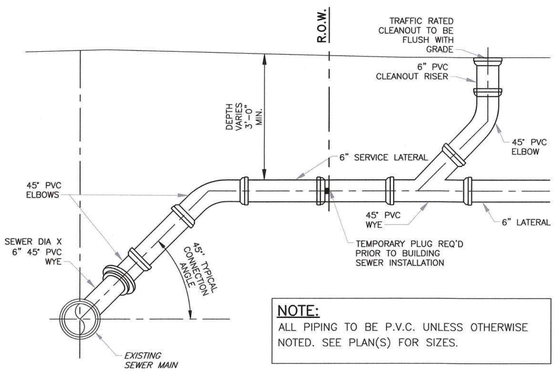
NTS



NOTES:
1. CURB BOX TO BE MUELLER H-10310 OR H-10314 COMPLETE WITH LID MARKED "WATER".
2. BRASS SHALL BE AS SUPPLIED BY EITHER McDONALD, MUELLER OR FORD.

WATER SERVICE CONNECTION DETAIL

NTS

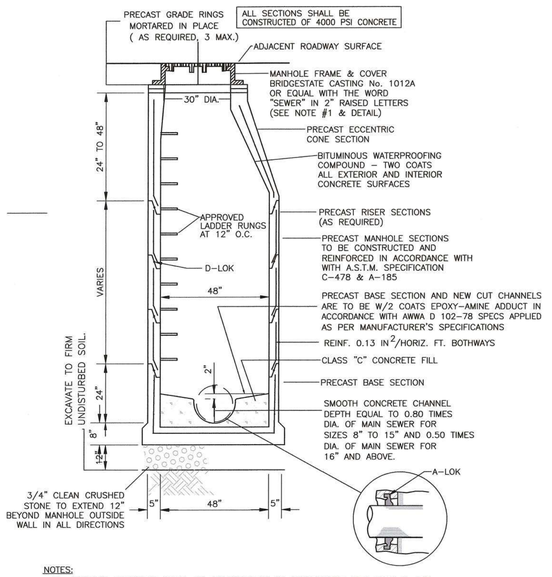


NOTE:
ALL PIPING TO BE P.V.C. UNLESS OTHERWISE NOTED. SEE PLAN(S) FOR SIZES.

NOTE:
USE CAST IRON GASKETED, 2 STRAP SADDLE WITH STAINLESS STEEL STRAPS TO CONNECT INTO EXISTING MAINS.

SANITARY SERVICE LATERAL DETAIL

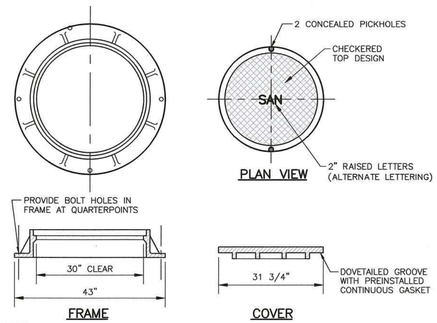
NTS



NOTES:
1. PRECAST MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C-478.
2. TOP RUNG TO BE WITHIN 16" OF TOP OF FRAME THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING ADEQUATE BALLAST TO OFFSET FLOATATION FORCES ACTING ON MANHOLES INSTALLED IN WET AREAS.

PRECAST CONCRETE SANITARY MANHOLE

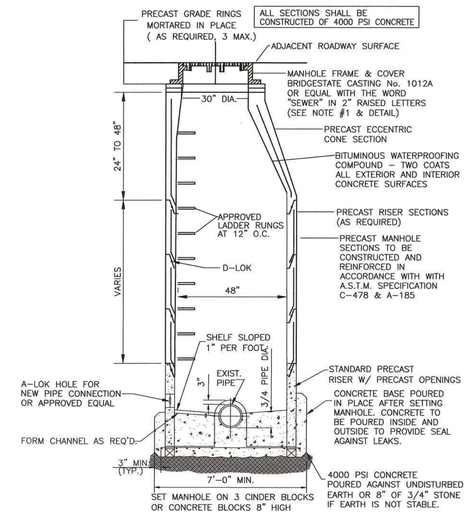
NTS



NOTES:
1. BRIDGE STATE FOUNDRY MODEL #1012A (30") OR APPROVED EQUAL.
2. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. PROVIDE A GASKET SEALING SYSTEM (MACHINED GROOVE AND CONTINUOUS GASKET), TO PREVENT INFLOW THROUGH THE BEARING SURFACES OF SURFACE RUNOFF WATER INTO THE MANHOLE SYSTEM. WHEN DIRECTED PROVIDE 3/4" SQUARE, ONE PIECE NEOPRENE ROUND GASKET, GLUED IN PLACE. PROVIDE TWO (2) NON-PENETRATING PICK HOLES AT 180° TO FACILITATE COVER REMOVAL FOR SELF-SEALING MANHOLE COVER.

MANHOLE FRAME AND COVER DETAIL

NTS



PRECAST CONCRETE DOGHOUSE SANITARY MANHOLE

NTS

REVISIONS	DESCRIPTION

SR3ENGINEERS
100 ESSEX AVENUE, SUITE 201
BELLMAWR NJ, 08031
PH: (856) 933-3323

Project / Location:

POPEYES & TIM HORTONS
BLOCK 703, LOTS 28.01 & 29
CINNAMINSON TOWNSHIP BURLINGON COUNTY NEW JERSEY

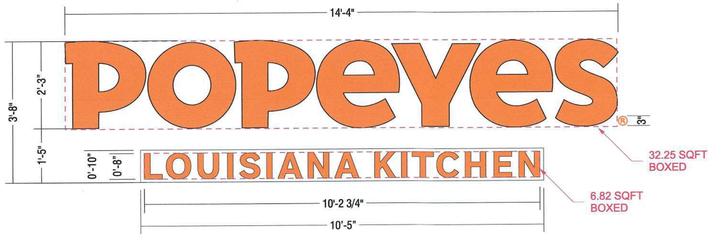
Drawing Name:

CONSTRUCTION DETAILS

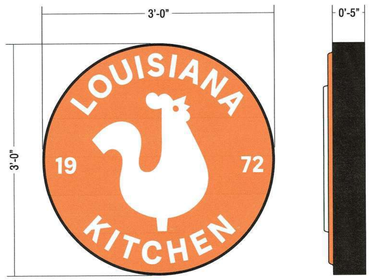
Seal:

SAMUEL RENAURO III
NEW JERSEY
PROFESSIONAL ENGINEER # 42862

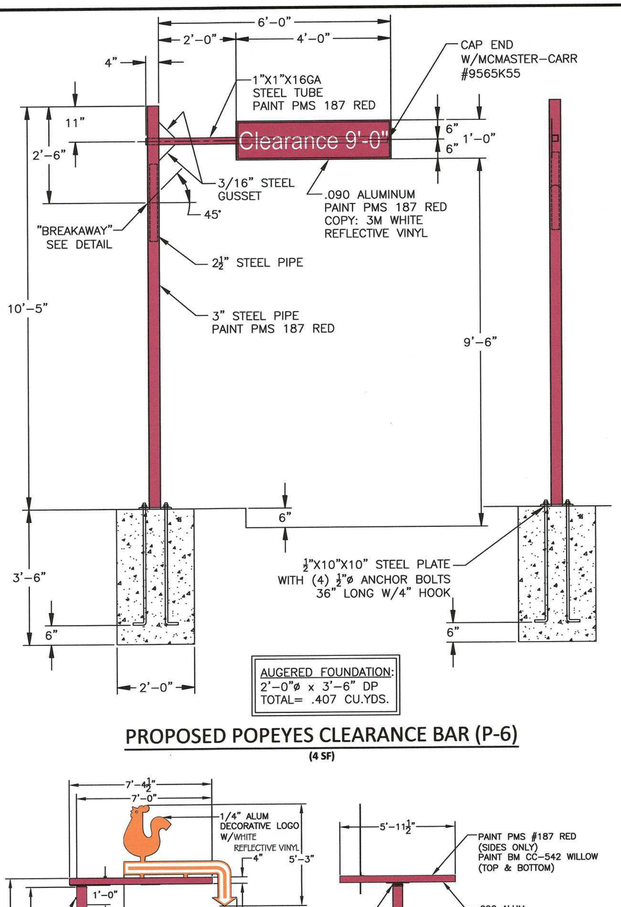
Project No: 020-025
Date: FEBRUARY 15, 2021
Designed By: VD
Reviewed By: SR
Scale: AS NOTED
Sheet Number: 11



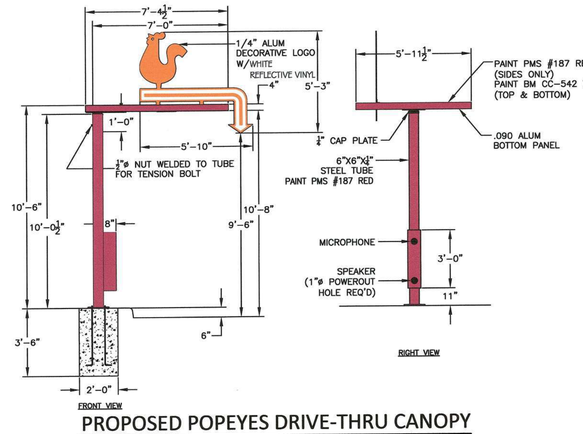
PROPOSED BUILDING SIGN (P-1)
SOUTH FACING FRONT FACADE (39.07 SF)



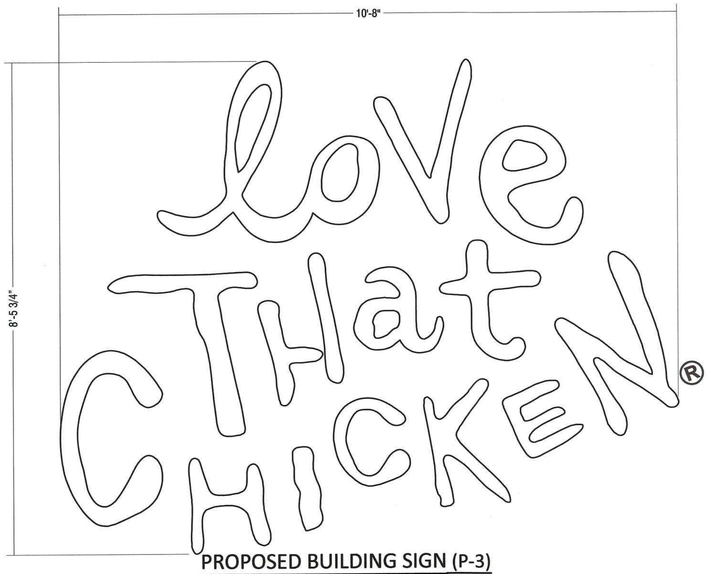
PROPOSED BUILDING SIGN (P-2)
EAST AND WEST FACING FACADES (9 SF)



PROPOSED POPEYES CLEARANCE BAR (P-6)
(4 SF)



PROPOSED POPEYES DRIVE-THRU CANOPY
(30.6 SF)



PROPOSED BUILDING SIGN (P-3)
EAST FACING FACING FACADE (90.61 SF)

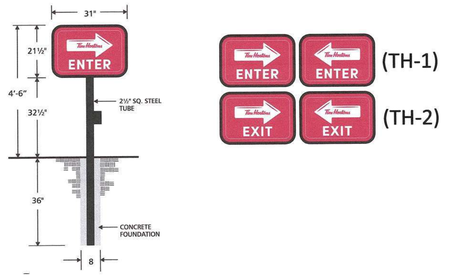
PROPOSED POPEYES DIRECTIONAL SIGNS (P-4)
(3.12 SF PER SIDE)

PROPOSED POPEYES DIRECTIONAL SIGNS (P-5)
(3.12 SF PER SIDE)

SIGN DATA

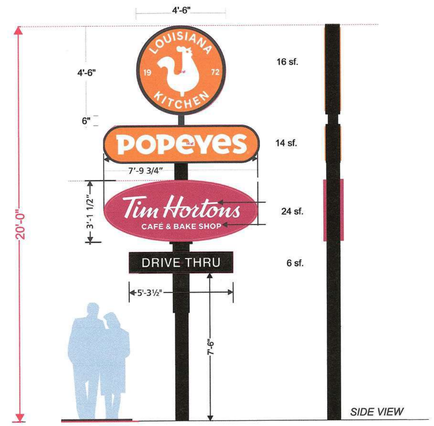
SIGN REQUIREMENTS: (525-73)	ALLOWED	PROPOSED
NUMBER OF ATTACHED SIGNS PER BUSINESS	1 MAX	TIM HORTONS: 4** POPEYES: 4**
NUMBER OF MULTIPLE OCCUPANCY AND TENANCY (MOT) SIGNS	1 PER FRONTAGE	ROUTE 130 FRONTAGE: 1 TAYLORS LANE FRONTAGE: 1
MOT SIGN SETBACK	20' MIN. FROM CURBLINE	ROUTE 130: 20.4' TAYLORS LANE: 24.1'
FRONT FACADE SIGN AREA IN PBD (15% OF FRONT FACADE)	TIM HORTONS: 139 SF POPEYES: 95 SF	74.37 SF 39.07 SF
ATTACHED SIGN AREA ON SIDE FACADE (10% OF FACADE AREA)	TIM HORTONS: 138 SF POPEYES: 167 SF ROUTE 130: 50 SF TAYLORS LANE: 43.5 SF	12.25 SF 99.61 SF 71.5 SF** 60.0 SF**

** NO DETAILED SIGNAGE PROPOSED FOR THE MEDICAL OFFICE AT THIS TIME. VARIANCE RELIEF REQUESTED
MOT SIGN AREA (1 SF PER LF BUILDING FRONTAGE, 50 SF MAX.)

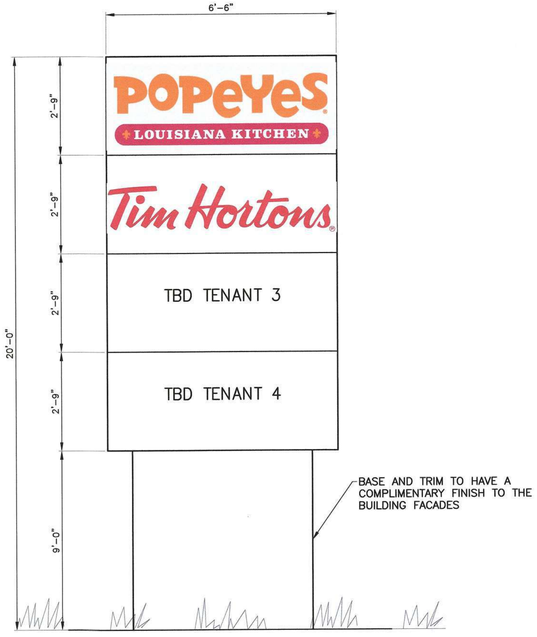


(TH-1)
(TH-2)

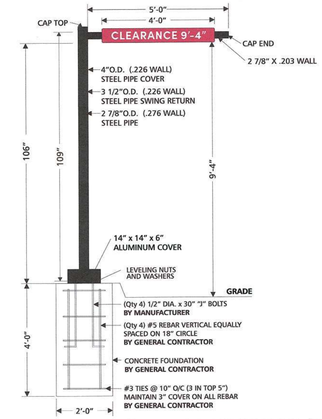
PROPOSED DIRECTIONAL SIGN
(4.62 SF PER SIDE)



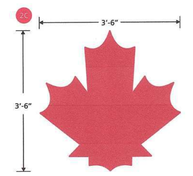
PROPOSED PYLON SIGN
TAYLORS LANE (60 SF PER SIDE)



PROPOSED MONUMENT SIGN
US ROUTE 130 (71.5 SF PER SIDE)



PROPOSED TIM HORTON'S CLEARANCE BAR (TH-5)
(1 SF)



PROPOSED BUILDING SIGN (TH-3)
SOUTH & EAST FACING SIDES (12.25 SF)

PROPOSED BUILDING SIGN (TH-4)
SOUTH & EAST FACING SIDES (62.12 SF)

REVISIONS	DESCRIPTION

Seal:

9/5/21

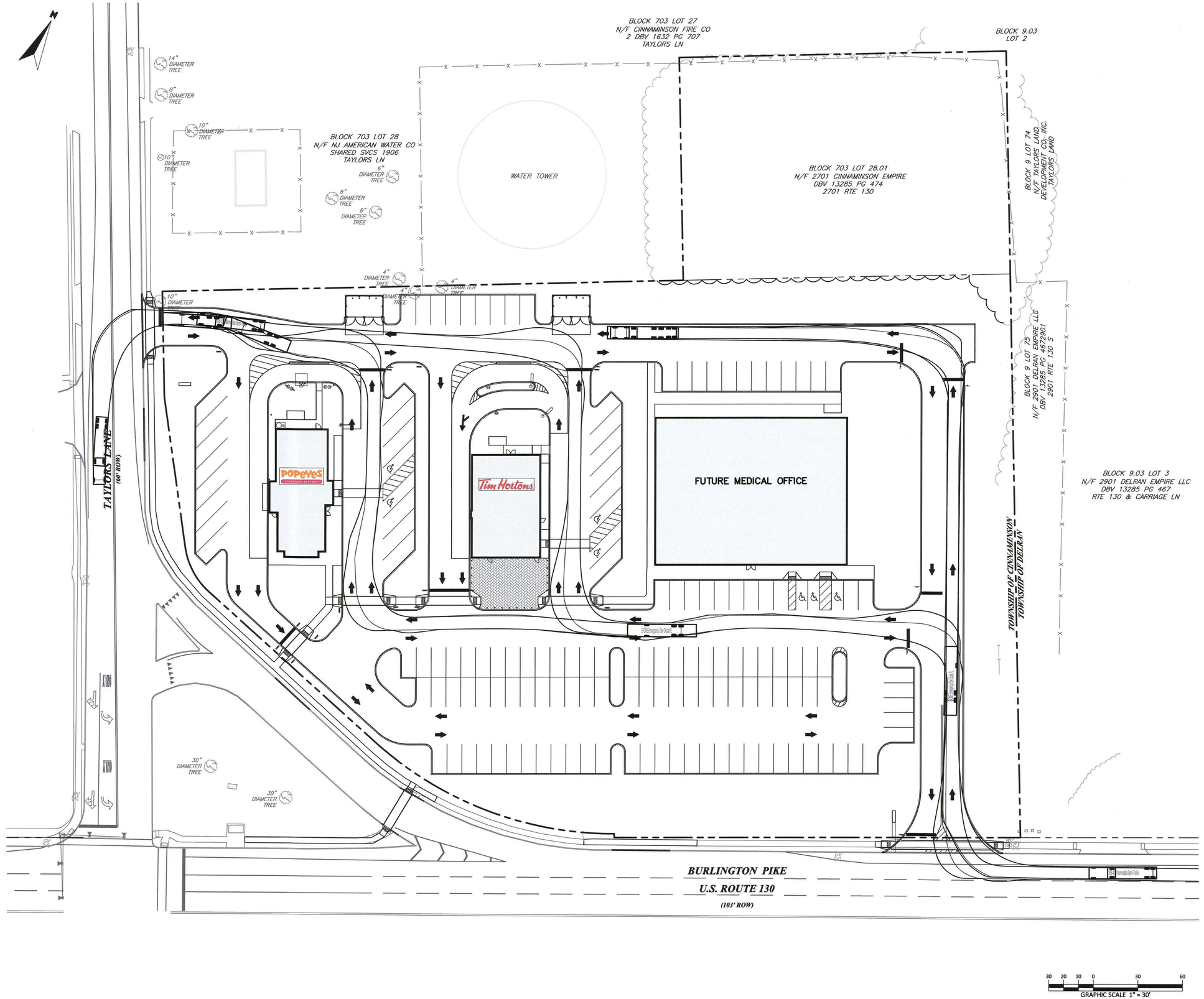
SAMUEL RENAURO III
NEW JERSEY
PROFESSIONAL ENGINEER # 42862

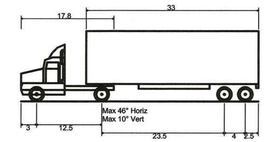
SR3ENGINEERS
100 ESSEX AVENUE, SUITE 201
BELLMAWR NJ, 08031
PH: (856) 933-3323

Project / Location:
POPEYES & TIM HORTONS
BLOCK 703, LOTS 28.01 & 29
CINNAMINSON TOWNSHIP BURLINGON COUNTY NEW JERSEY

Drawing Name:
SIGN DETAILS

Project No: 020-025
Date: FEBRUARY 15, 2021
Designed By: WJS
Reviewed By: SR
Scale: AS NOTED
Sheet Number: 12

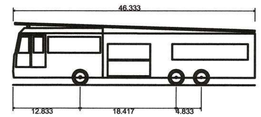




WB-40 - Intermediate Semi-Trailer	
Overall Length	45.499ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock to lock time	4.00s
Max Steering Angle (Virtual)	20.30°

NOTE: ASSUMED LONGEST TRUCK TO FUTURE MEDICAL OFFICE. POPEYES AND TIM HORTON'S ARE TO USE SMALLER BOX TRUCKS.

WB-40 TRUCK DETAIL
NTS



E-ONE Emergency One Ocala FL	
Overall Length	46.333ft
Overall Width	8.333ft
Overall Body Height	11.833ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock to lock time	6.00s
Max Wheel Angle	45.00°

FIRE TRUCK DETAIL
NTS

REVISIONS	DESCRIPTION

Seal:

SAMUEL RENAURO III
NEW JERSEY
PROFESSIONAL ENGINEER # 42862

SR3ENGINEERS
100 ESSEX AVENUE, SUITE 201
BELLMAWR NJ, 08031
PH: (856) 933-3323

Project / Location:

POPEYES & TIM HORTONS
BLOCK 703, LOTS 28.01 & 29
CINNAMINSON TOWNSHIP BURLINGON COUNTY NEW JERSEY

Drawing Name:

TRUCK CIRCULATION PLAN

Project No: 020-025
Date: FEBRUARY 15, 2021
Designed By: VD
Reviewed By: SR
Scale: 1" = 30'
Sheet Number: 13