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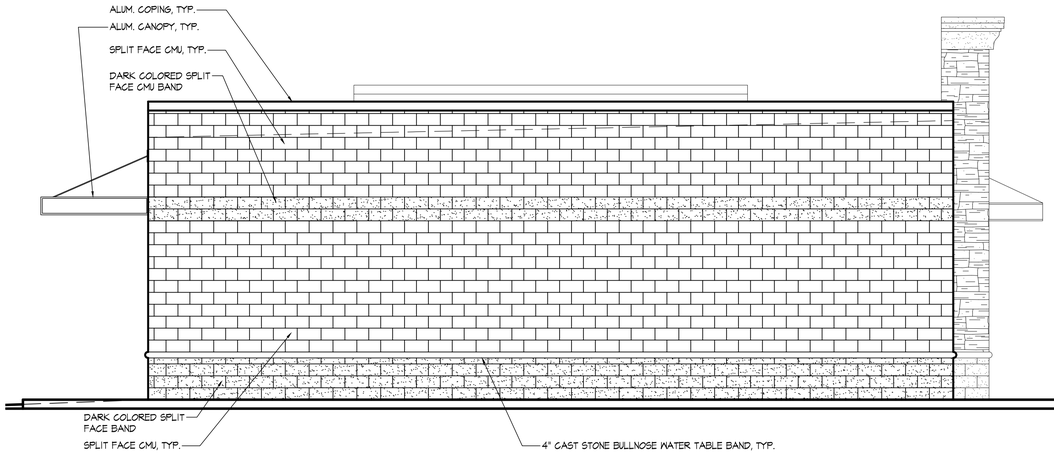
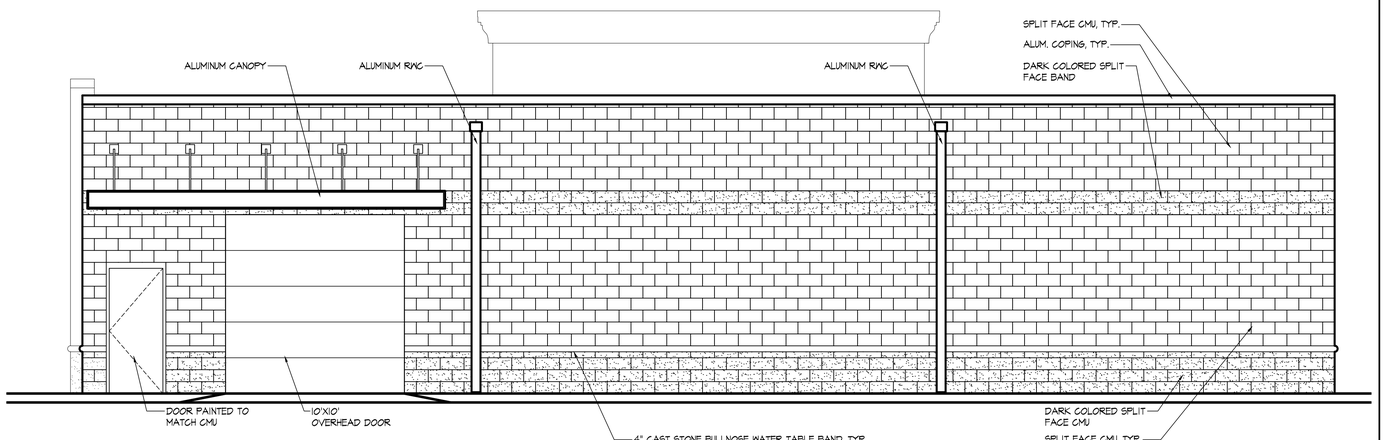


LEFT SIDE ELEVATION	04
	1/4"=1'-0"

RIGHT SIDE ELEVATION (RIVERTON ROAD)	03
	1/4"=1'-0"



REAR ELEVATION CONCEPT	02
	1/4"=1'-0"

FRONT ELEVATION (RT 130)	01
	1/4"=1'-0"

REGISTERED ARCHITECT
DANIEL E. JOST, RA
NJ 21AI01729100

DJ Architecture, LLC
1010 Haddonfield-Berlin Rd., Suite 405
Voorhees, NJ 08043
856-809-2791 www.dj-arch.com

PROPOSED GOODWILL DONATION CENTER
NJ ROUTE 130, BLOCK 1304- LOTS 32 & 33
CINNAMINSON, NJ

PROJECT NO. 201004	
DRAWN BY: KMK	
CHECKED BY: DEJ	
SCALE: AS NOTED	
ISSUE FOR:	
CLIENT REVIEW	12-18-20
CLIENT REVIEW	01-05-20

DRAWING TITLE:
PRELIMINARY CONCEPT EXTERIOR ELEVATIONS

A2.0

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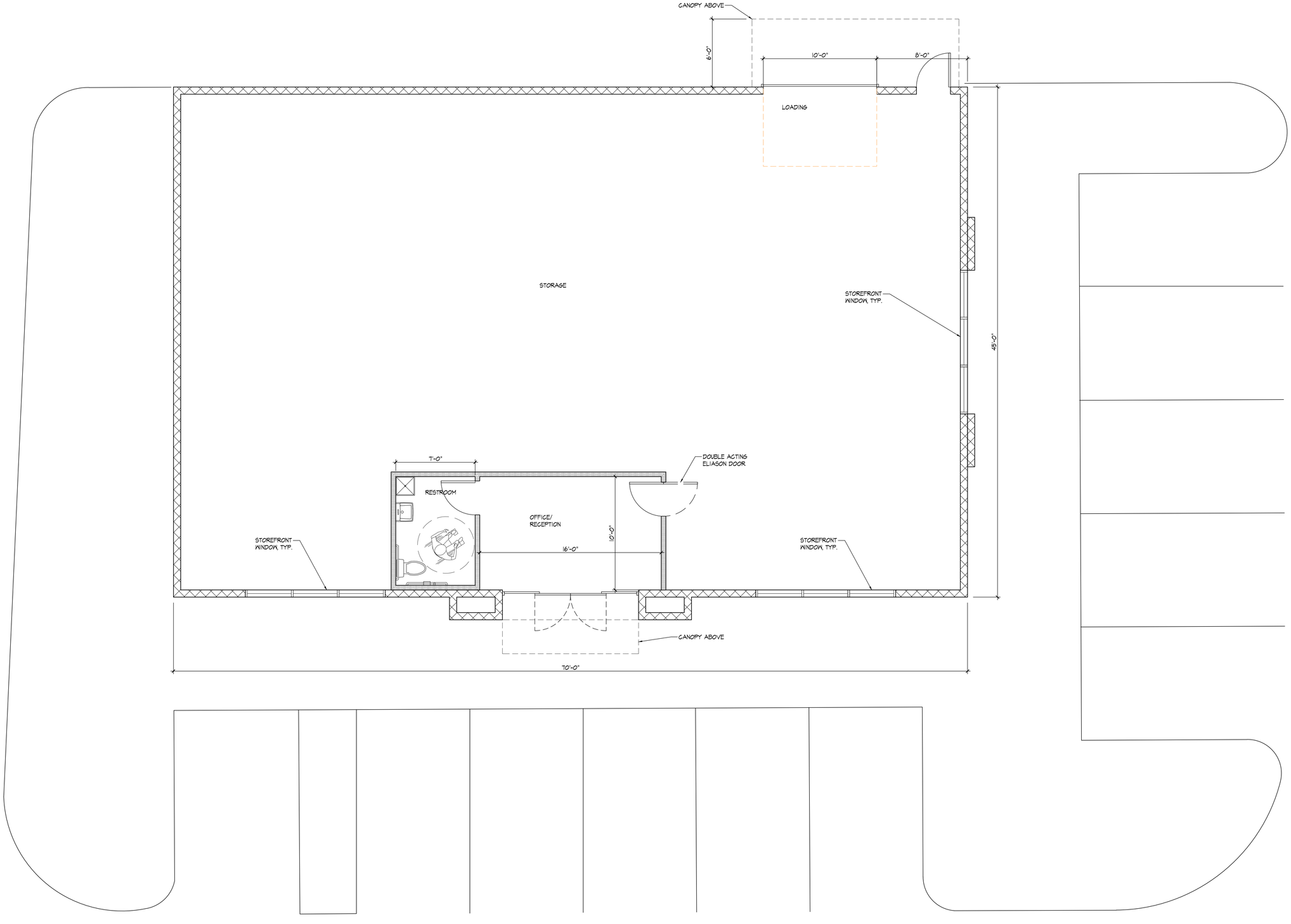

FLOOR PLAN	01
	1/4"=1'-0"

REGISTERED ARCHITECT
DANIEL E. JOST, RA
NJ 21AI01729100

DJ Architecture, LLC
1010 Haddonfield-Berlin Rd., Suite 405
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PROPOSED GOODWILL DONATION CENTER
NJ ROUTE 130, BLOCK 1304- LOTS 32 & 33
CINNAMINSON, NJ

PROJECT NO. 201004	
DRAWN BY: KMK	
CHECKED BY: DEJ	
SCALE: AS NOTED	
ISSUE FOR:	
CLIENT REVIEW	12-18-20
CLIENT REVIEW	01-05-20

DRAWING TITLE:
PRELIMINARY CONCEPT FLOOR PLAN

A1.0

S:\Projects\2019 Projects\1901\1901-010A - GI Cinnaminson\CAD\dwg\Initial Submission\1901-010A Cover Details.dwg, Cover, © 2022 Stout & Caldwell Engineer, LLC

GOODWILL INDUSTRIES

PRELIMINARY & FINAL SITE PLAN
TAX MAP SHEET 13 - BLOCK 1304 - LOT 32 AND 33
CINNAMINSON TOWNSHIP - BURLINGTON COUNTY - NEW JERSEY

THIS PLAN WAS APPROVED SUBJECT TO THE RESTRICTIONS AGREEMENTS OR CONDITIONS AS DEFINED BY THE CINNAMINSON TOWNSHIP ZONING BOARD AT A DULY MEETING ON ________________.

CHAIRPERSON _______________ DATE

SECRETARY _______________ DATE

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

BOARD ENGINEER _______________ DATE

I HEREBY CERTIFY THAT I AM THE OWNER AND APPLICANT OF THE LANDS AND PREMISES SHOWN HEREON AND APPROVE OF THE FILING OF THIS APPLICATION.

Goodwill Industries of Southern NJ / Philadelphia

[signature] Michael Shaw, COO 1/26/22

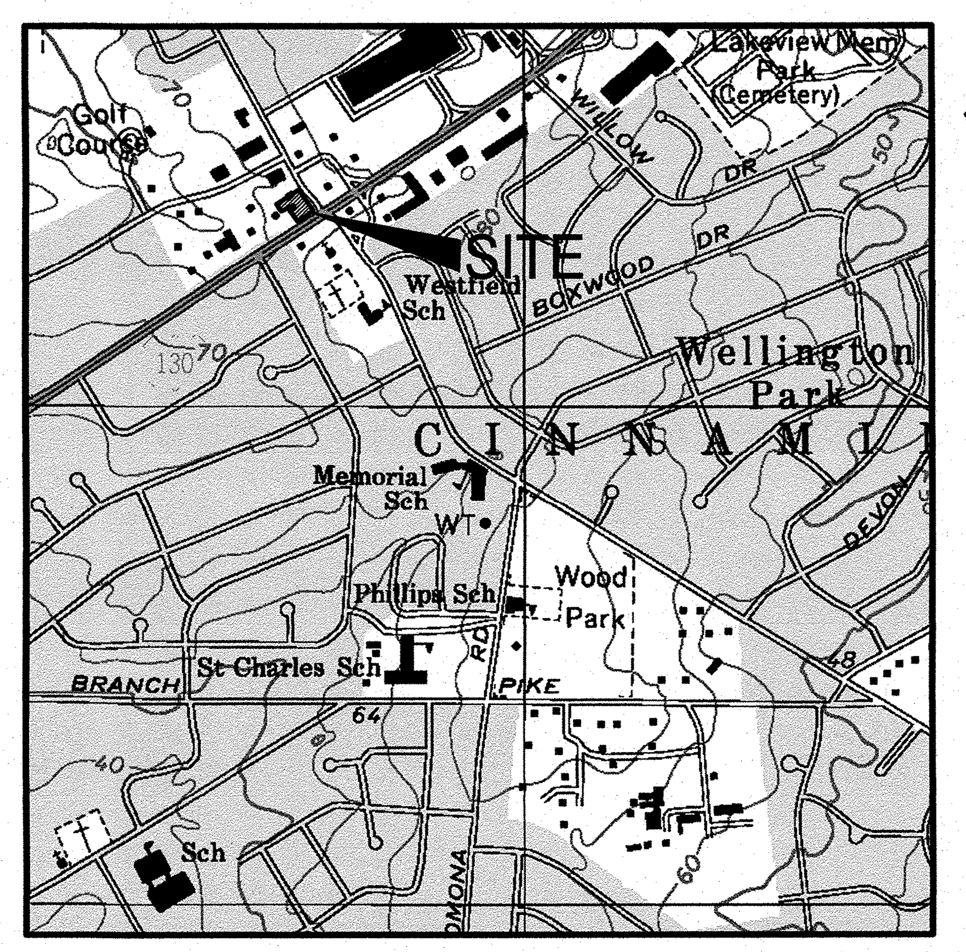
OWNER DATE

2835 Route 73 Maple Shade, NJ 08052 856-439-0200

ADDRESS PHONE

THIS PLAN WAS APPROVED BY THE BURLINGTON COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE BURLINGTON COUNTY PLANNING BOARD.

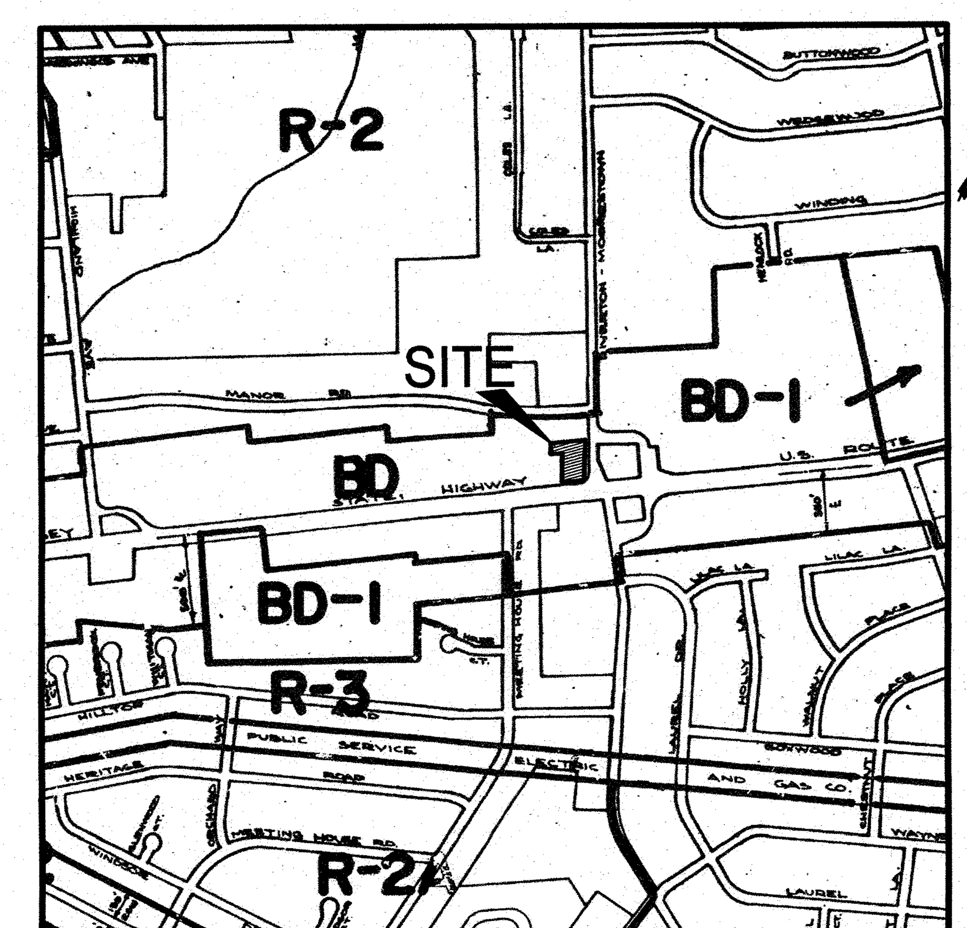
CHAIRPERSON _______________ DATE



KEY MAP

SCALE : 1" = 1,000'

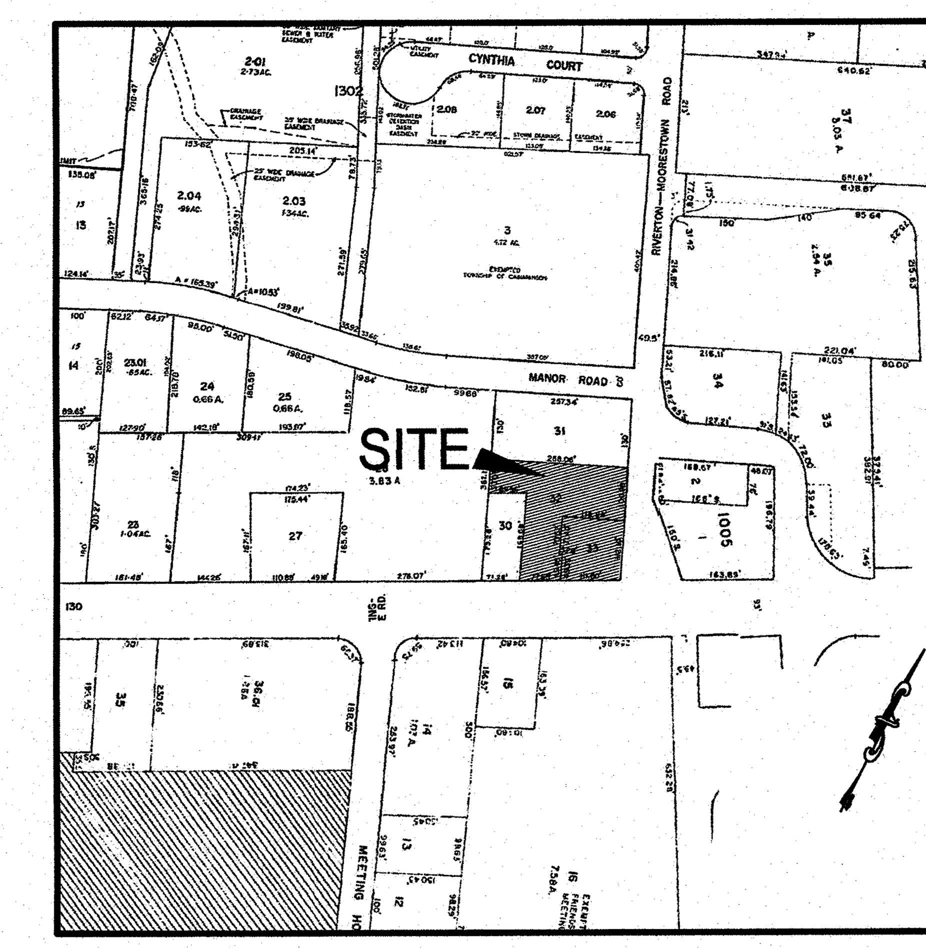
USGS QUADRANGLE: MOORESTOWN, NEW JERSEY, 7.5 MINUTE SERIES



ZONING MAP

SCALE: 1"=800'

ZONING MAP – CINNAMINSON TOWNSHIP



TAX MAP

SCALE: 1"=300'

CINNAMINSON TOWNSHIP – TAX MAP SHEET 8

PROPERTY OWNERS WITHIN 200 FT. OF BLOCK 1304, LOTS 32 & 33

AS OF DECEMBER 8, 2021

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	ADD'L LOTS
1004	33		4A	SULYSE % KIN PROPERTIES SUTE 100 185 NW SPANISH RIVER BLVD BOCA RATON, FL 33431	1013 RTE 130	33-1
1004	34		4A	SNAM REALTY 116 COUNTRY CLUB DR MOORESTOWN, NJ 08057	1630 RIVERTON RD	
1004	35		4A	BANK OF NJ %PNC RLTY/NATL TX SEARCH 130 S JEFFERSON ST ST 300 CHICAGO, IL 60661	1620 RIVERTON RD	
1005	1		4A	FEGHALI, JOHN A 1015 ROUTE 130 S CINNAMINSON, NJ 08077	1015 RTE 130	3 BAY/2 PUMP
1302	3		15C	CINNAMINSON TWP 1621 RIVERTON RD CINNAMINSON, NJ 08077	1619–1621 RIVERTON RD	
1304	28		4A	BACON, BARBARA R PO BOX 2162 CINNAMINSON, NJ 08077	901 RTE 130	REST/OFC-6258/2844
1304	30		4A	SENATE PROPERTIES INC 909–911 RTE 130 CINNAMINSON, NJ 08077	911 RTE 130	
1304	31		4A	VERIZON-NJ % DUFF & PHLEPS PO BOX 2749 ADDISON, TX 75001	1700 RIVERTON RD	
2201	14		4A	EQUITY NATL BANK % BB&T PRPRTY TAX DEPT PO BOX 167 WINSTON-SALEM, NC 27102	800 RTE 130	
2201	15		4A	OMSHANTY LLC 310 CHURCH RD MEDFORD, NJ 08055	904 RTE 130	BAYARD'S / 2BR APT
2201	16		15B	WESTFIELD FRIENDS MEETING 2201 RIVERTON RD CINNAMINSON, NJ 08077	2201 RIVERTON RD	
2301	1		4A	AME INVESTMENT LLC 892 RIVER RD PISCATAWAY, NJ 08854	1098 RTE 130	

UTILITIES:

Donna Shorts, GIS Supervisor
NJ American Water Company
1025 Laurel Oak Road
Voorhees, NJ 08043

Cinnaminson Sewerage Authority
1621 Riverton Road
Cinnaminson, NJ 08077

PSE&G
80 Park Plaza – T6
Newark, NJ 07102
Roger Trudeau

NJ Dept. of Transportation
1035 Parkway Ave
Ewing, NJ 08625-0600

Comcast Cable Co
1250 Haddonfield Berlin Rd
Cherry Hill, NJ 08034

Verizon c/o Duff & Phelps
PO Box 2749
Addison, TX 75001

Burlington Co Planning Bd
PO Box 6000
Mt. Holly, NJ 08060

NEW JERSEY ONE CALL SYSTEM, INC.
1-800-272-1000
STOP-CALL BEFORE YOU DIG!

ORIGINAL SIZE 24 x 36

DRAWING INDEX	DRAWING NO.	SHEET NO.	REVISION NO.
COVER SHEET	CS-1	1 OF 9	1
PLAN OF SURVEY & DEMOLITION PLAN	PS-1	2 OF 9	1
SITE PLAN	SP-1	3 OF 9	1
GRADING AND UTILITY PLAN	GP-1	4 OF 9	1
LANDSCAPING AND LIGHTING PLAN	LP-1	5 OF 9	1
SOIL EROSION AND SEDIMENT CONTROL PLAN	SE-1	6 OF 9	1
SOIL EROSION NOTES AND DETAILS	SE-2	7 OF 9	1
CONSTRUCTION DETAILS 1	CD-1	8 OF 9	1
CONSTRUCTION DETAILS 2	CD-2	9 OF 9	1

ZONING DATA:

BD – BUSINESS DEVELOPMENT

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	40,000 SF	45,378.98 SF 1.04 AC	45,378.98 SF 1.04 AC
MINIMUM LOT WIDTH	200 FT.	189.77 FT. *	189.77 FT. *
MINIMUM YARD SETBACKS			
FRONT YARD SETBACK	50 FT.	N/A	70.16 FT.
SECONDARY FRONT YARD SETBACK	50 FT.	N/A	63.53 FT.
SIDE YARD SETBACK	35 FT.	N/A	52.00 FT.
REAR YARD SETBACK	35 FT	N/A	99.95 FT.
MAXIMUM LOT COVERAGE FOR PRINCIPAL BUILDING	50%	N/A	6.9%
MAXIMUM BUILDING HEIGHT	3 STORIES/45 FT.	N/A	1 STORY/<45 FT.
IMPERVIOUS COVERAGE	N/A	35,835.71 SF (83%)	31,709.94 SF (73%)

* EXISTING NON-CONFORMING CONDITION

WAIVERS

19. EASEMENT/RESERVED/DEDICATED LAND: THERE ARE NO EXISTING EASEMENTS ON SITE. NO PROPOSED EASEMENTS ARE ANTICIPATED AT THIS TIME.
20. PHASING: PROJECT IS ANTICIPATED TO BE COMPLETED IN ONE PHASE.
25. DRAINAGE SYSTEM AND MAP: EXISTING INLETS ON SITE SHOWN ON PLAN. NO MAP IS NEEDED AS THIS IS AN EXISTING CONDITION. SITE WILL BE GRADED TO ENCOURAGE FLOW TO EXISTING INLETS. THE IMPROVEMENTS WILL LEAD TO A DECREASE IN IMPERVIOUS COVERAGE. DRAINAGE NARRATIVE PROVIDED.
26. DRAINAGE CALCULATIONS: DRAINAGE CALCULATIONS ARE NOT NEEDED FOR THE SITE AS THERE IS A DECREASE IN IMPERVIOUS COVERAGE AND IS NOT CLASSIFIED AS A MAJOR PROJECT.
30. CROSS-SECTIONS/PROFILES: NO PAVING CROSS-SECTIONS AND PROFILES PROVIDED AS THERE ARE NO NEW ROADS OR ROAD IMPROVEMENTS PROPOSED AS PART OF THIS SITE PLAN.
31. STREET NAMES: NO NEW STREETS PROPOSED.

SIGNAGE DATA

MONUMENT SIGN CALCULATION:
PERMITTED MONUMENT SIGN AREA = (LINEAR FRONT FOOTAGE)
151 TO 200 FT = 75 SF
PROPOSED SIGN AREA = 42 SF

PERMITTED SIGN HEIGHT = LESS THAN 25 FT
PROPOSED SIGN HEIGHT = 9 FT

REQUIRED SIGN SETBACK = 15 FT
PROPOSED SIGN SETBACK = 7.5 FT*
*VARIANCE REQUIRED

FACADE SIGN CALCULATION:
PERMITTED FACADE SIGN AREA = 2 SF PER FOOT BUILDING WIDTH
PERMITTED AREA FACADE SIGN 1 = 2 SF X 70 FT = 170 SF
PERMITTED AREA FACADE SIGN 2 = 2 SF X 45 FT = 90 SF
PROPOSED AREA FACADE SIGNS 1 AND 2 = 50 SF

PERMITTED SIGN DIMENSION = 5 FT VERTICALLY
PROPOSED SIGN DIMENSION = 5 FT VERTICALLY

SITE DATA

1. TAX MAP LOTS 32 & 33 – BLOCK 1304 – SHEET 13
2. APPLICANT: GOODWILL INDUSTRIES, 2835 ROUTE 73 SOUTH, MAPLE SHADE, NJ 08052
3. OWNER: GOODWILL INDUSTRIES, 2835 ROUTE 73 SOUTH, MAPLE SHADE, NJ 08052
4. ENGINEER: ROBERT R. STOUT, STOUT & CALDWELL ENGINEERS, LLC, 705 US ROUTE 130 SOUTH, PENNSAUKEN, NJ 08077, (856) 786-2202
5. EXISTING USE: VACANT
6. PROPOSED USE: DONATION CENTER
7. NUMBER OF EMPLOYEES: 10-12 TOTAL; 3 MAX SHIFT
8. HOUR OF OPERATION: 8 AM – 7 PM MON-SAT; 10 AM – 6 PM SUN
9. DECREASE IN IMPERVIOUS SURFACE IS 4126 SF.
10. TOTAL AREA OF DISTURBANCE 41,468.31 SF.

SITE SAFETY

THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON).

PEST CONTROL PLAN

PRIOR TO START OF DEMOLITION, A VISUAL INSPECTION FOR PESTS AND RODENTS SHALL BE MADE THROUGHOUT THE SITE. SHOULD ANY VISUAL EVIDENCE OF PESTS OR RODENTS BE ENCOUNTERED, THEN MEASURES FOR EXTERMINATION SHALL BE TAKEN BY TRAINED PROFESSIONALS IN ACCORDANCE WITH ALL APPLICABLE CODES.

PARKING DATA:

ONE SPACE PER EMPLOYEE PLUS ONE SPACE PER 200 SF OF BUILDING
NUMBER OF EMPLOYEES MAX SHIFT: 3
3150 SF BUILDING/200 SF = 16 SPACES
REQUIRED PARKING: 19 SPACES

PROPOSED PARKING: 11 SPACES*
*VARIANCE REQUIRED

Rev. No.:	Date:	Description:	By:
1	12/09/21	INITIAL SUBMISSION	KMF

GOODWILL INDUSTRIES
OF SOUTHERN NEW JERSEY & PHILADELPHIA
2835 ROUTE 73 SOUTH
MAPLE SHADE, NJ 08052

[signature]
ROBERT R. STOUT
PROFESSIONAL ENGINEER
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE No. 38421

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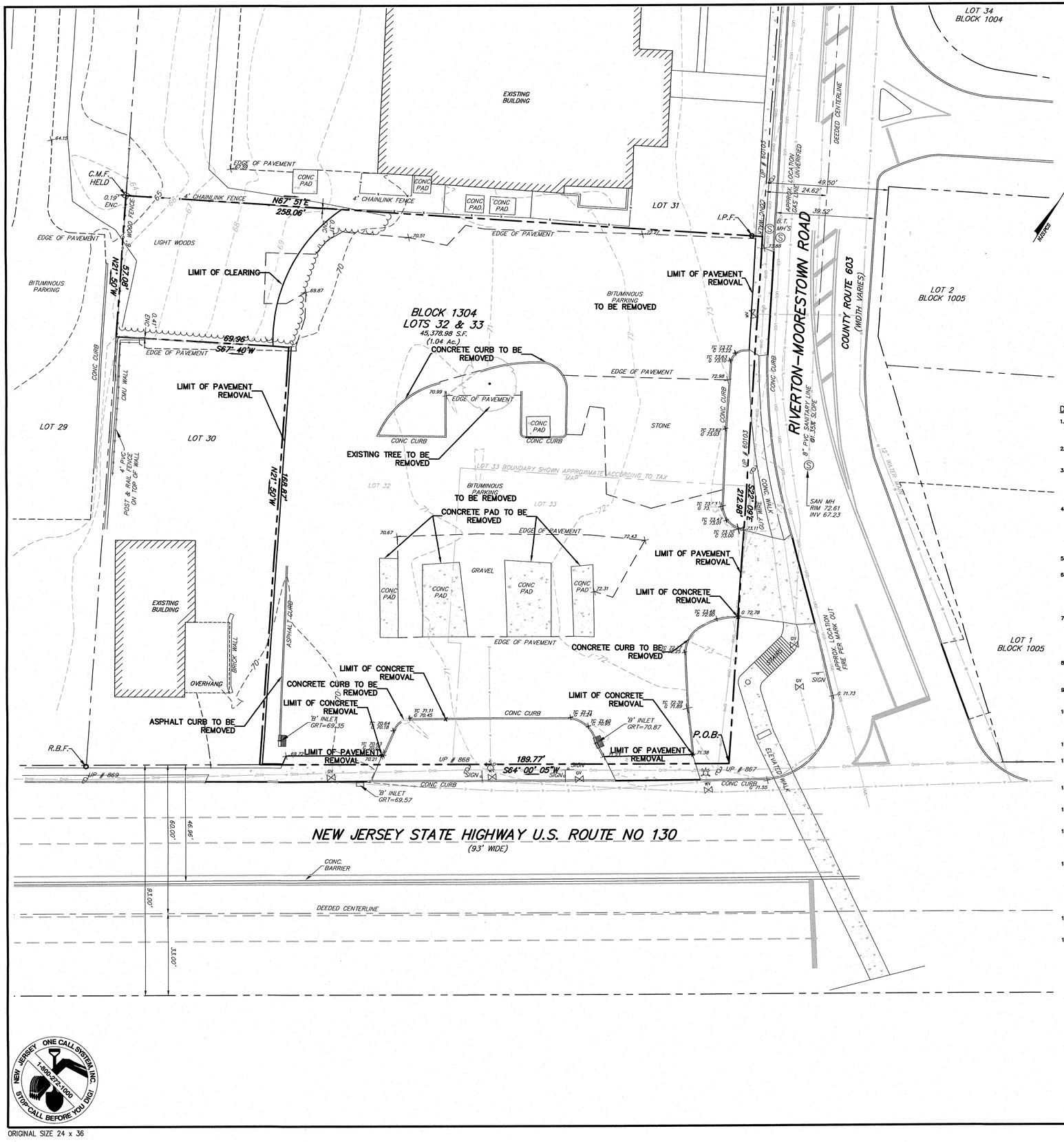
STOUT & CALDWELL ENGINEERS, LLC
705 U.S. Route 130 South - P.O. Box 2290
Cinnaminson, NJ 08077
OFFICE 856.786.2202 FAX 856.786.3050
www.stoutcaldwell.com
Stout & Caldwell Engineers, LLC, NJ Cert. Of Authorization No. 24GA28092700

COVER SHEET
BLOCK 1304 - LOTS 32 & 33
TAX MAP SHEET #13
LAND SITUATE IN
TOWNSHIP OF CINNAMINSON
BURLINGTON COUNTY, NEW JERSEY

Scale:	Drawn by:	Checked by:	Drawing No.:
AS NOTED	KMF	RRS	CS-1
Job Number: 1901-010A			Sheet No.: 1 OF 9



SURVEY NOTES:

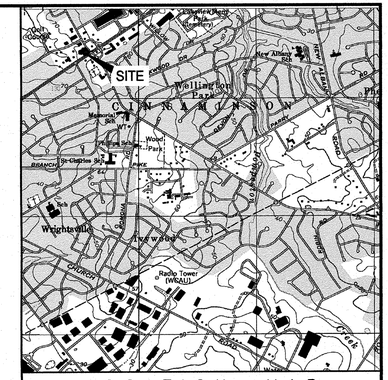
1. LOT AND BLOCK NUMBERS REFER TO TOWNSHIP OF CINNAMINSON TAX MAP, SHEET NUMBER 13.
2. THIS PLAN WAS PREPARED WITH THE BENEFIT OF TITLE REPORT FILE NUMBER 80686CD-01 ADOPTED AUGUST 01, 2016, REVISED MARCH 02, 2018. THE PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND ENCUMBRANCES RECORDED AND NOT RECORDED.
3. PLAN/DEED REFERENCES:
   A. AMERICAN LAND TITLE ASSOCIATION REPORT NUMBER 80686CD-01 ADOPTED AUGUST 01, 2016, REVISED MARCH 02, 2018.
   B. DEED BOOK 6685 – PAGE 59
4. ANGLE OF ROTATION BETWEEN NEW JERSEY STATE PLANE COORDINATE SYSTEM AND ABOVE REFERENCED IS 6°4'35".
5. THE BOUNDARY SHOWN ON THIS PLAN CLOSES IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY BOUNDARY SURVEY ADOPTED BY THE BOARD OF DIRECTORS OF THE NEW JERSEY SOCIETY OF PROFESSIONAL LAND SURVEYORS. (1 IN 5000). ACTUAL CLOSURE 1:108323.801'
6. VERTICAL DATUM = NAVD 88
   HORIZONTAL DATUM = NAD 83
7. TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN WERE SUPPLIED BY STOUT & CALDWELL ENGINEERS, LLC FIELD CREW ON OR ABOUT FEBRUARY 13, 2020. ONLY CONDITIONS EXISTING AT THAT TIME ARE REFLECTED ON THIS PLAN. ALL OFFSITE IMPROVEMENTS MORE THAN 50 FEET FROM SUBJECT PROPERTY TAKEN FROM NJGIN AERIAL IMAGING.
8. SURFACE FEATURES SUCH AS INLETS, MANHOLES, WATER VALVES, GAS VALVES, ETC. WERE LOCATED BY FIELD SURVEY. THERE MAY BE OTHER UNDERGROUND STRUCTURES OR FACILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES.
9. AREAS OBSCURED BY DENSE VEGETATION MAY NOT CONFORM TO NATIONAL MAP ACCURACY STANDARDS.
10. THE SUBJECT PROPERTY IS LOCATED IN AN AREA DETERMINED TO BE IN THE FOLLOWING FLOOD ZONES:
    ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
    AS INDICATED ON THE FLOOD INSURANCE RATE MAP, BURLINGTON COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 228 OF 641, COMMUNITY PANEL NUMBER: 340092 0226 F, MAP NUMBER 34005C0226F, EFFECTIVE DATE: DECEMBER 21, 2017.
11. THERE ARE NO EXISTING WATER COURSES, WETLANDS, SOILS, FLOODPLAINS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITH 500' OF TRACT.

DEMOLITION NOTES

1. ALL DEMOLITION, INCLUDING THE DISCONNECTION AND RELOCATION OF EXISTING UTILITIES, SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, THE APPROPRIATE UTILITY AUTHORITY, AND TOWNSHIP STANDARDS.
2. NOTICE: 72 HOURS PRIOR TO ANY EXCAVATIONS OR GROUND DISTURBANCE, CALL 1-800-272-1000 FOR THE LOCATION OF UNDERGROUND UTILITIES.
3. INSPECTION: PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK, INSPECT AREAS IN WHICH WORK WILL BE PERFORMED. PHOTOGRAPH EXISTING CONDITIONS OF STRUCTURES SURFACES, EQUIPMENT OR TO SURROUNDING PROPERTIES WHICH COULD BE MISCONSTRUED AS DAMAGE RESULTING FROM SELECTIVE DEMOLITION WORK, FILE WITH OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
4. PREPARATION: PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT STRUCTURES TO REMAIN. CEASE OPERATIONS AND NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS. ALL SHORING AND SLOPING TO BE IN ACCORDANCE WITH OSHA STANDARDS.
5. CONDITION OF STRUCTURES: OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS TO BE DEMOLISHED.
6. PARTIAL DEMOLITION AND REMOVAL ITEMS INDICATED TO BE REMOVED BUT OF SALVABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES. TRANSPORT SALVAGED ITEMS FROM SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED. SALVAGED ITEMS THAT ARE TO BE RETAINED BY THE OWNER SHALL BE REMOVED AND RESTORED AS DIRECTED.
7. IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF CONFLICT. SUBMIT REPORT TO OWNER'S REPRESENTATIVE IN WRITTEN, ACCURATE DETAIL. PENDING RECEIPT OF DIRECTIVE FROM OWNER'S REPRESENTATIVE REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROCESS WITHOUT DELAY.
8. DISPOSAL OF DEMOLISHED MATERIALS: REMOVE DEBRIS, RUBBISH, EXCESS OR UNSUITABLE SOIL, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING AND SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.
9. REMOVAL AND REINSTALLATION: PROVIDE PROPER REMOVAL, STORAGE AND PROTECTION FOR ITEMS INDICATED TO BE REMOVED AND REINSTALLED.
10. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.
11. DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ON-SITE AND ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.
12. TRAFFIC: CONDUCT SELECTIVE DEMOLITION OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROAD, STREETS, WALKS, PARKING AREAS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
13. UTILITY SERVICES: LOCATE AND MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AT AND ADJACENT TO THE SITE OF CONSTRUCTION AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
14. CLEAN-UP AND REPAIR: UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT, AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.
15. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY DEMOLITION WORK.
16. PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER.
    A. DEMOLISH CONCRETE, PAVEMENT AND MASONRY IN SMALL SECTIONS. SAW CUT CONCRETE, PAVEMENT AND MASONRY AT JUNCTURES WITH CONSTRUCTION TO REMAIN USING POWER DRIVEN MASONRY SAW OR HAND TOOLS. PROVIDE SERVICES FOR EFFECTIVE AIR AND WATER POLLUTION CONTROLS AS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.
    B. REMOVE EXISTING CONCRETE SLAB AND CONCRETE FOOTINGS OF STRUCTURES TO BE REMOVED.
17. TREES NOTED TO BE RELOCATED SHALL BE SPADED AND MOVED TO THEIR FINAL DESTINATION. THE TREES SHALL BE RELOCATED IN THE FALL OR EARLY SPRING SEASONS.
18. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO DISTURBING ACTIVITY ASSOCIATED WITH THE PROPOSED DEMOLITION.

LEGEND

- PROPERTY LINE
- WETLANDS LINE
- SETBACK LINE
- EASEMENT LINE
- CURB
- CONTOUR LINE
- SPOT ELEVATION
- TREELINE/BRUSH LINE
- ST — 24" RCP — STORM SEWER LINE
- SS — 8" PVC — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- x — CHAIN LINK FENCE LINE
- WOOD FENCE LINE
- OHW — OVERHEAD WIRES
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- MANHOLE
- 'B' INLET
- 'A' INLET
- HEADWALL
- CLEANOUT
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- UTILITY POLE W/LIGHT
- SIGN
- TREE W/DIAMETER
- PK NAIL FOUND
- CONCRETE MONUMENT FOUND
- DRILL HOLE FOUND
- BENCHMARK
- WETLANDS FLAG
- DEEDED CENTERLINE
- F.F. — FINISH FLOOR ELEVATION (MAN DOOR)
- G.F. — FINISH FLOOR ELEVATION (GARAGE DOOR)
- EXISTING ELEVATION



LOCATION MAP

U.S.G.S QUADRANGLE: MOORESTOWN, NJ

SCALE: 1"=2000'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

Rev. No.:	Date:	Description:	By:
1	12/09/21	INITIAL SUBMISSION	KMF

GOODWILL INDUSTRIES
OF SOUTHERN NEW JERSEY & PHILADELPHIA
2835 ROUTE 73 SOUTH
MAPLE SHADE, NJ 08052

ROBERT R. STOUT
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PROFESSIONAL LAND SURVEYOR
N.J. LICENSE No. 38421

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STOUT & CALDWELL ENGINEERS, LLC
705 U.S. Route 130 South - P.O. Box 2290
Cinnaminson, NJ 08077
OFFICE 856.786.2202 FAX 856.786.3050
www.stoutcaldwell.com
Stout & Caldwell Engineers, LLC, NJ Cert. Of Authorization No. 24GA28092700

PLAN OF SURVEY & DEMOLITION PLAN

BLOCK 1304 - LOTS 32 & 33

TAX MAP SHEET #13

LAND SITUATE IN

TOWNSHIP OF CINNAMINSON

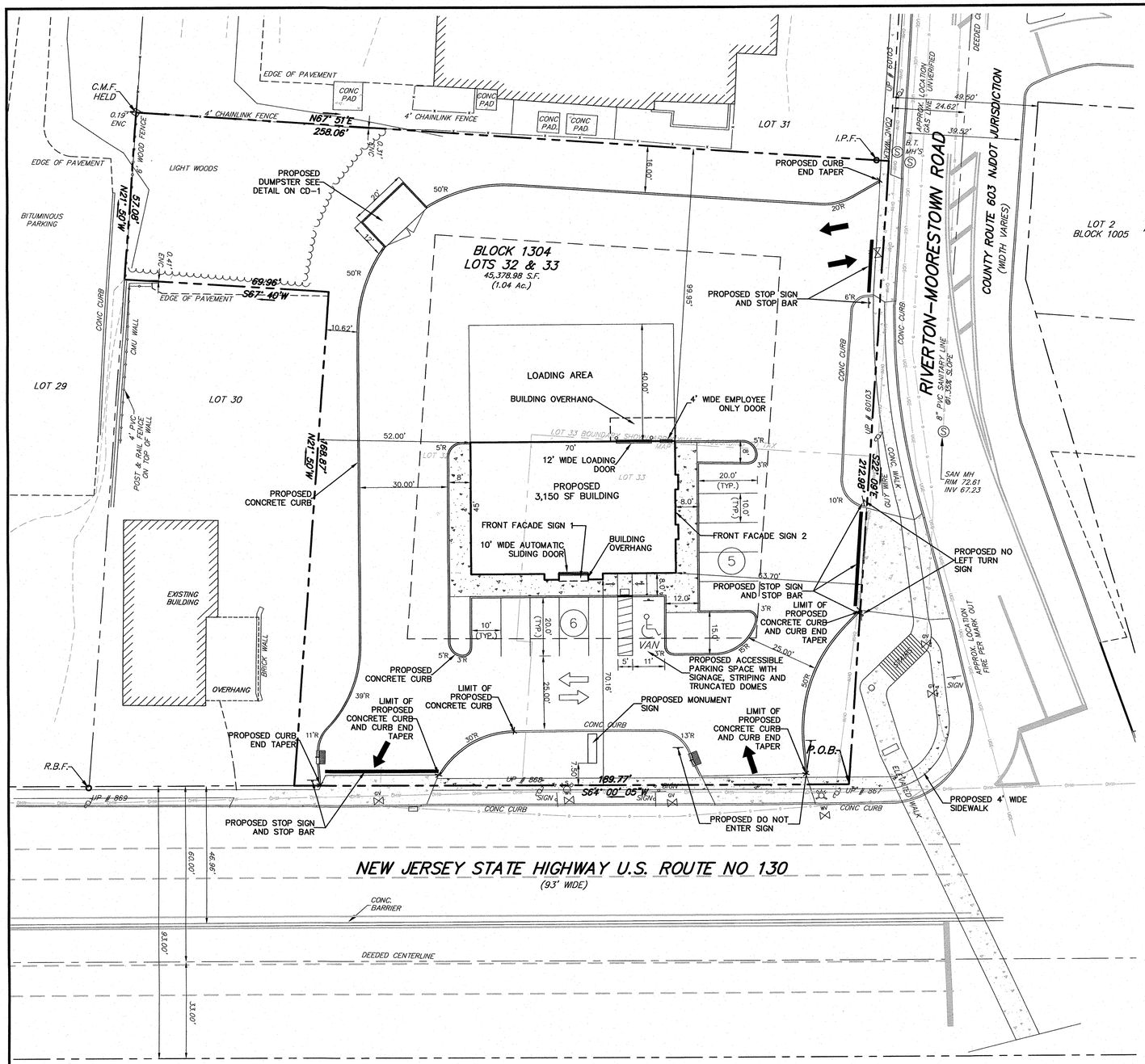
BURLINGTON COUNTY, NEW JERSEY

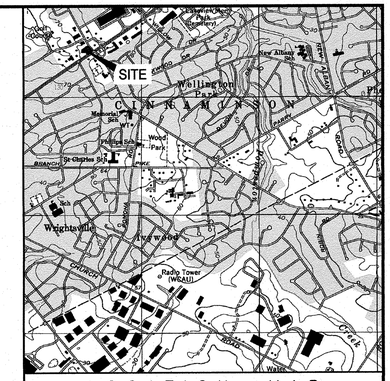
Scale:	Drawn by:	Checked by:	Drawing No.:
1"=20'	KMF	RRS	PS-1
Job Number: 1901-010A			Sheet No.: 2 OF 9

NEW JERSEY ONE CALL SYSTEM, INC. 1-800-272-1000 STOP CALL BEFORE YOU DIG!

ORIGINAL SIZE 24 x 36

S:\Projects\2019 Projects\1901\1901-010A - CI Cinnaminson\CAD\dwg\Initial Submission\1901-010A Existing Demo.dwg, Existing Demo, © 2022 Stout & Caldwell Engineer, LLC





LOCATION MAP

U.S.G.S QUADRANGLE: MOORESTOWN, NJ

SCALE: 1"=1000'

LAYOUT NOTES

1. OWNER/DEVELOPER/CONTRACTOR (A.K.A. PROJECT OWNER) SHALL NOT START ANY CONSTRUCTION ACTIVITIES FOR ANY REASON ON THE SUBJECT SITE UNTIL ALL REGULATORY PERMITS ARE OBTAINED, INCLUDING BUT NOT LIMITED TO: FEDERAL, STATE, COUNTY, MUNICIPALITY, SOIL DISTRICT, ETC. ANY WORK PERFORMED WITHOUT THESE PERMITS IS THE SOLE RESPONSIBILITY OF THE PROJECT OWNER. ANY ISSUES ARISING OUT OF THE WORK PERFORMED IS TO BE CORRECTED AS PER THE DIRECTION OF THE AUTHORITY HAVING JURISDICTION AT THE PROJECT OWNER'S EXPENSE.
2. ANY OR ALL OF THE SITE DEVELOPMENT PLAN SERIES ARE NOT TO BE SCALED FOR CONSTRUCTION LAYOUT, INSTALLATION OF MATERIAL OR ITEMS AND THE REMOVAL OR DEMOLITION LIMITS. IF CONTRACTOR IS NOT CLEAR OF SPECIFICS, DESIGN LAYOUT OR A PLAN DISCREPANCY, IT IS THE CONTRACTORS RESPONSIBILITY TO PRESENT THE DESIGN ENGINEER WITH A REQUEST FOR INFORMATION (R.F.I.), IN WRITING, PRIOR TO PROCEEDING WITH WORK.
3. THE CONTRACTOR SHOULD VISIT THE SITE AND BE FAMILIAR WITH IT PRIOR TO BIDDING. ANY DISCREPANCIES BETWEEN EXISTING FIELD CONDITIONS AND WHAT IS DEPICTED HEREIN SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGN ENGINEER OR LAND SURVEYOR.
4. PRIOR TO START OF CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF EXISTING UNDERGROUND OR OVERHEAD UTILITIES, FACILITIES OR STRUCTURES AND ELEVATION OF EXISTING UTILITIES WITHIN THE VICINITY OF THE PROPOSED IMPROVEMENTS. IF ANY UTILITY IS IN CONFLICT WITH THE PROPOSED IMPROVEMENTS, THE CONTRACTOR SHALL REPORT THE CONFLICT TO THE DESIGN ENGINEER BEFORE PROCEEDING WITH ANY CONSTRUCTION. THE CONTRACTOR, AFTER REVIEWING ALL AVAILABLE RECORDS, SHALL MAKE EXPLORATORY EXCAVATIONS, BY HAND TO LOCATE SAME. THE CONTRACTOR IS TO VERIFY COMPLIANCE WITH ALL UTILITY COMPANY CONSTRUCTION SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO, ALL PROXIMITY CONSTRUCTION REQUIREMENTS.
5. PRIOR TO CONSTRUCTION, ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES APPROVED BY THE LOCAL SOIL CONSERVATION DISTRICT SHALL BE INSTALLED AND SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND THE AREA IS STABILIZED IN ACCORDANCE WITH THE SOIL CONSERVATION DISTRICT'S RECOMMENDATIONS.
6. PARKING SPACE STRIPING TO BE 4" WIDE WHITE TRAFFIC PAINT. TRAFFIC PAINT SHALL CONFORM TO N.J.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
7. SITE PLANS HAVE BEEN PREPARED WITHOUT THE BENEFIT OF FINAL ARCHITECTURAL, MECHANICAL, OR ELECTRICAL PLANS.
7. CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE CURRENT UNIFORM CONSTRUCTION CODE N.J.A.C. 5:23-7, BARRIER FREE SUBCODE, AND A.D.A. REGULATIONS.
8. SITE WORK TO BE IN ACCORDANCE WITH MUNICIPAL LAND USE LAW AND LOCAL ORDINANCES.
9. ANY DIMENSIONS NOT SHOWN ON PLANS SHOULD BE CLARIFIED WITH THE DESIGN ENGINEER. ANY CONFLICT WITH DIMENSIONS WHICH ARE SHOWN SHOULD BE BROUGHT TO THE DESIGN ENGINEERS ATTENTION IMMEDIATELY.
10. REFER TO DETAIL SHEET FOR INFORMATION REGARDING PROPOSED CURBS, SIDEWALKS AND PAVING.
11. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST LAND DEVELOPMENT ORDINANCE OF THE LOCAL MUNICIPALITY.
12. NO CONSTRUCTION SHALL COMMENCE PRIOR TO RECEIPT OF ALL APPROVALS. IF CONTRACTOR PROCEEDS WITHOUT ALL APPROVALS THEY DO SO AT THEIR OWN RISK.
13. ALL CONCRETE USED FOR SITE WORK SHALL BE CONSTRUCTED WITH AIR-ENTRAINED PORTLAND CEMENT CONCRETE HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 P.S.I., UNLESS OTHERWISE NOTED.
14. IN AREAS WHERE SIDEWALK ENDS AT A CURB, A DEPRESSED CURB AND A.D.A. ACCESSIBLE RAMP WITH TRUNCATED DOMES IS TO BE PROVIDED, UNLESS OTHERWISE INDICATED.
15. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR APPLICANT TO CONFIRM THAT ENVIRONMENTAL CONDITIONS OF THE SITE HAVE BEEN PROPERLY ADDRESSED.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY OFF-SITE EASEMENTS AND (IF NECESSARY) RESTORING ANY OFF-SITE AREAS, PAVED OR UNPAVED, THAT ARE DISTURBED BY CONSTRUCTION, IN COMPLIANCE WITH APPLICABLE STANDARDS AND TO THE SATISFACTION OF THE OWNER.
17. OUTBOUND AND TOPOGRAPHIC INFORMATION WAS PREPARED BY STOUT & CALDWELL ENGINEERS, LLC AND IS A PART OF THIS PLAN SET. ELEVATIONS ARE REFERENCED ON THE EXISTING CONDITIONS PLAN.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION OF ALL EXISTING STRUCTURES, IF ANY, ABOVE AND BELOW GRADE WITHIN THE SITE IMPROVEMENTS, AND THE REMOVAL OF THE MATERIALS AND WASTE, TRANSPORT AND LEGALLY DISPOSE OF OFF-SITE.
19. ALL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES.
20. WHERE EXISTING DEPRESSED CURB IS TO BE REMOVED, THE CONTRACTOR IS TO INSTALL STANDARD CONCRETE CURB, AS DETAILED, WITH A FACE OF CURB REVEAL TO MATCH EXISTING CURB AT BOTH ENDS OF THE NEW CURB INSTALLATION.
21. ANY SHOP DRAWINGS REQUIRING DESIGN SHALL BE SEALED BY A RETAINED ENGINEER WITH EXPERTISE IN THE SPECIFIED DISCIPLINE AND REGISTERED IN THE STATE IN WHICH THE WORK IS BEING PERFORMED. SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW.
22. THE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN AND SWEPT CONDITIONS TO THE SATISFACTION OF THE TOWNSHIP AND THE OWNER DAILY.
23. STAGING AND STOCKPILING AREAS SHALL BE LOCATED WHERE SHOWN ON THE PLANS OR OTHERWISE AGREED UPON BY THE DESIGN ENGINEER OR LOCAL SOIL EROSION DISTRICT.
24. ALL WALKWAY LANDINGS TO BE A MINIMUM OF 5 FEET x 5 FEET, UNLESS OTHERWISE INDICATED.
25. ALL WALKS ALONG CURB TO BE A MINIMUM OF 6 FEET WIDE, INCLUDING CURB, UNLESS OTHERWISE INDICATED.
26. THE INSPECTION OR FAILURE TO INSPECT, ANY MATERIALS OR WORKMANSHIP BY STATE, COUNTY OR TOWNSHIP OFFICIALS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM AND COMPLETE THE WORK IN ACCORDANCE WITH THE APPLICABLE PLANS, SPECIFICATIONS, REGULATIONS AND LAWS, AND TO OBTAIN ACCEPTANCE OF THE CONSTRUCTION FROM THE OWNER.
27. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TRAFFIC CONTROL SIGNS AND MARKINGS IN ACCORDANCE WITH THE PLANS, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
28. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS AMENDED UNLESS NOTED OTHERWISE.

LEGEND

- PROPERTY LINE
- WETLANDS LINE
- SETBACK LINE
- EASEMENT LINE
- CURB
- CONTOUR LINE
- SPOT ELEVATION
- TREELINE/BRUSH LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- CHAIN LINK FENCE LINE
- WOOD FENCE LINE
- OVERHEAD WIRES
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- MANHOLE
- 'B' INLET
- 'A' INLET
- HEADWALL
- CLEANOUT
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- UTILITY POLE W/LIGHT
- SIGN
- TREE W/DIAMETER
- PK NAIL FOUND
- CONCRETE MONUMENT FOUND
- DRILL HOLE FOUND
- BENCHMARK
- WETLANDS FLAG
- DEEDED CENTERLINE
- FINISH FLOOR ELEVATION (MAN DOOR)
- FINISH FLOOR ELEVATION (GARAGE DOOR)
- DIRECTIONAL ARROW ONLY
- PAINTED DIRECTIONAL ARROWS

ZONING DATA:

BD – BUSINESS DEVELOPMENT

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	40,000 SF	45,378.98 SF 1.04 AC	45,378.98 SF 1.04 AC
MINIMUM LOT WIDTH	200 FT.	189.77 FT. *	189.77 FT. *
MINIMUM FRONT YARD SETBACK	50 FT.	N/A	70.2 FT.
MINIMUM SIDE YARD SETBACK	35 FT.	N/A	52.0 FT.
MINIMUM REAR YARD SETBACK	35 FT	N/A	99.9 FT.
MAXIMUM LOT COVERAGE FOR PRINCIPAL BUILDING	50%	N/A	6.94%
MAXIMUM BUILDING HEIGHT	3 STORIES/45 FT.	N/A	1 STORY/<45 FT.

* EXISTING NON-CONFORMING CONDITION

PARKING DATA:

ONE SPACE PER EMPLOYEE PLUS ONE SPACE PER 200 SF OF BUILDING
NUMBER OF EMPLOYEES MAX SHIFT: 3
3150 SF BUILDING/200 SF = 16 SPACES
REQUIRED PARKING: 19 SPACES

PROPOSED PARKING: 11 SPACES*
*VARIANCE REQUIRED

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Rev. No.:	Date:	Description:	By:
1	12/09/21	INITIAL SUBMISSION	KMF

GOODWILL INDUSTRIES
OF SOUTHERN NEW JERSEY & PHILADELPHIA
2835 ROUTE 73 SOUTH
MAPLE SHADE, NJ 08052

ROBERT R. STOUT
PROFESSIONAL ENGINEER
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE No. 38421

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Cinnaminson, NJ 08077
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SITE PLAN

BLOCK 1304 - LOTS 32 & 33
TAX MAP SHEET #13
LAND SITUATE IN
TOWNSHIP OF CINNAMINSON
BURLINGTON COUNTY, NEW JERSEY

Scale:	Drawn by:	Checked by:	Drawing No.:
1"=20'	KMF	RRS	SP-1
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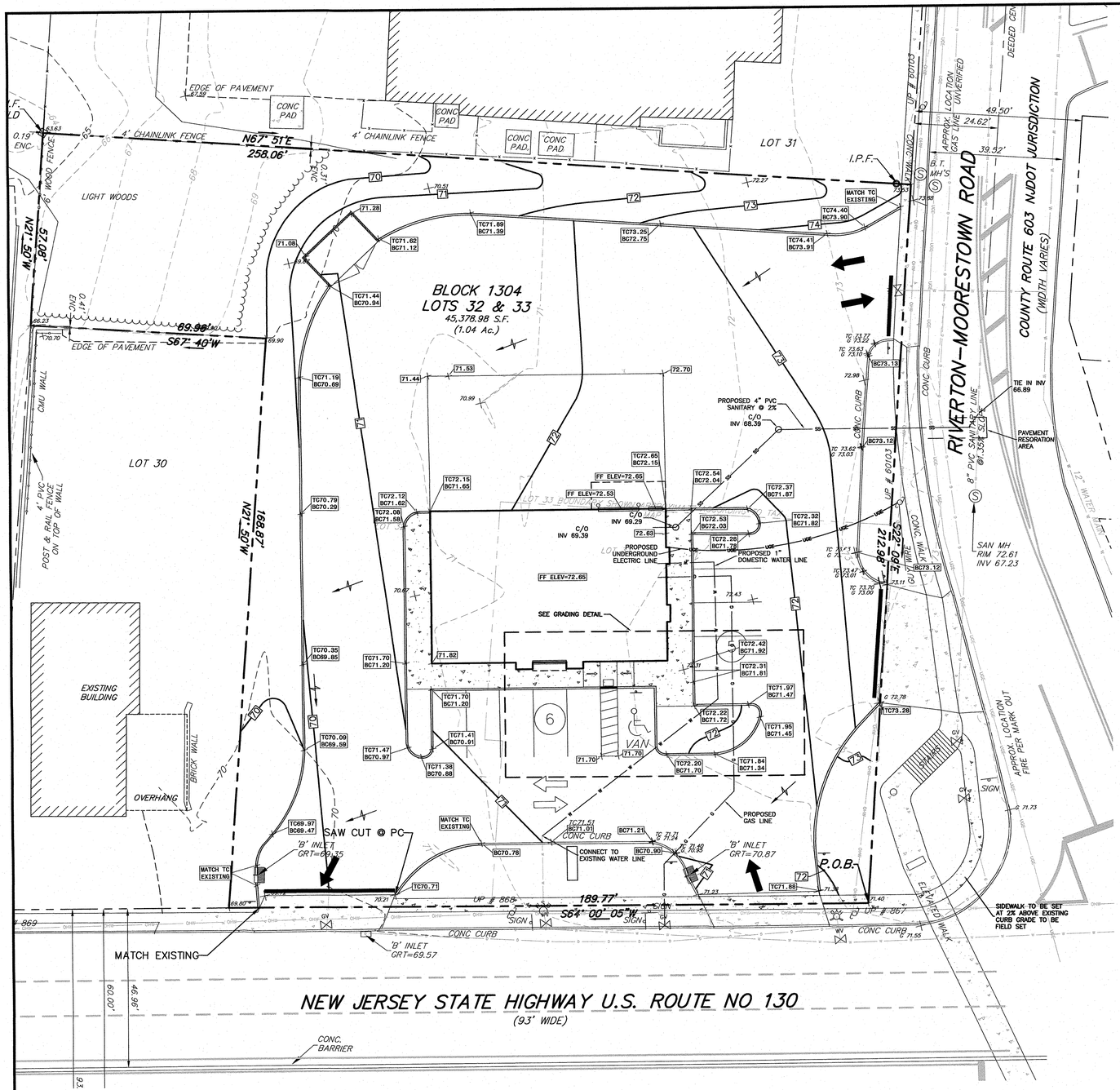
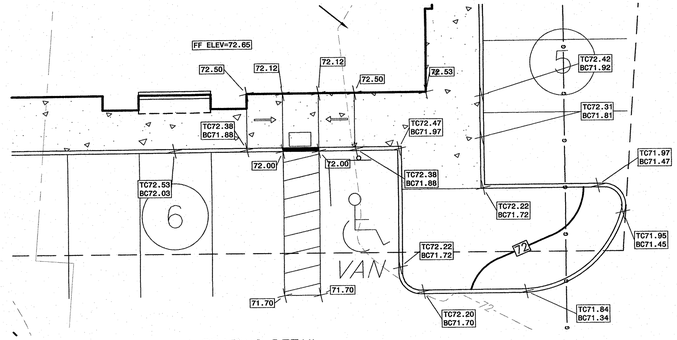
1901-010A			3 OF 9

NEW JERSEY ONE CALL SYSTEM INC. 1-800-272-1000 STOP-CALL BEFORE YOU DIG!

S:\Projects\2019 Projects\1901\1901-010A - GI Cinnaminson\CAD\dwg\Initial Submission\1901-010A Site.dwg, Site, © 2022 Stout & Caldwell Engineer, LLC

ORIGINAL SIZE 24 x 36





GRADING DETAIL

SCALE: 1"=10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

UTILITY NOTES

1. CONTRACTOR TO VERIFY LOCATION, SIZE, TYPE AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONSTRUCTION PERMITS AND APPROVALS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF PROJECT. ALL UTILITIES SHOWN ARE APPROXIMATE AND VERIFIED WITH THE BEST AVAILABLE INFORMATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGN ENGINEERS ATTENTION IMMEDIATELY.
2. FOR THE LOCATION OF UNDERGROUND UTILITIES, CALL 1-800-272-1000 72 HOURS BEFORE BEGINNING EXCAVATION.
3. ALL ROOF DRAINS TO BE TIED INTO STORM SEWER. ALL ROOF DRAINAGE AREAS SHALL BE CAPTURED AND CONVEYED TO THE STORM DRAINAGE SYSTEM BY ROOF LATERALS. THE LOCATIONS OF THE ROOF LATERALS AS SHOWN ON THE PLAN ARE APPROXIMATE AND SUBJECT TO FINAL DESIGN. IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER TO PREPARE DETAILED DRAWINGS OF THE ROOF LATERAL SYSTEM, DEPICTING THE SIZE, LOCATION, SLOPE, INVERTS AND TYPE OF MATERIAL, IN ACCORDANCE WITH SECTION 13 OF THE CURRENT EDITION OF THE NATIONAL STANDARD PLUMBING CODE. THESE DRAWINGS MUST BE SUBMITTED TO THE MUNICIPAL PLUMBING CODE OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4. REINFORCED STEEL SHALL BE AS PER ASTM C478.
5. STORM INLETS ARE TO BE PRECAST CONCRETE DESIGNED FOR HS-20 LOAD AND IN ACCORDANCE WITH N.J.D.O.T. SPECIFICATIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE REMOVAL/RELOCATION OF UTILITY OR LIGHT POLES AND CONNECTING TO ANY UTILITY WITH THE PROPER UTILITY COMPANY.
7. ARCHITECTURAL DRAWINGS MUST BE REVIEWED PRIOR TO FINAL LOCATION OF EXISTING AND PROPOSED UTILITIES SUCH AS STORM SEWER, SANITARY SEWER, ETC.
8. PROPOSED UTILITIES SHOWN ON THESE DRAWINGS, SIZE AND TYPE OF PIPE, ARE TO BE INSTALLED WITHIN 5 FEET OF THE PROPOSED BUILDINGS UNLESS OTHERWISE NOTED. REFER TO THE MECHANICAL DRAWINGS FOR THE UTILITY TIE-IN LOCATIONS AT THE BUILDING, UTILITY SIZES AND TYPE OF CONDUIT OR PIPE.
9. ANY TRENCHING WITHIN EXISTING ROADS, PARKING LOTS, DRIVEWAYS, AND SIDEWALKS FOR INSTALLING PROPOSED UTILITIES, SHALL BE REPLACED IN KIND.
10. PROVIDE MINIMUM COVER OF 3'-0" OVER LATERALS. (IF POSSIBLE)
11. AT CROSSINGS OF SANITARY MAINS AND WATER MAINS, CONSTRUCT THE SANITARY MAIN A MINIMUM OF EIGHTEEN (18) INCHES BELOW THE WATER MAIN. IF THIS IS NOT POSSIBLE, ENCASE THE SANITARY MAIN IN CONCRETE OR SUBSTITUTE DUCTILE IRON PIPE WITHIN TEN (10) FOOT OF THE WATER MAIN. IN NO CASE SHALL THE VERTICAL CLEARANCE BETWEEN MAINS BE LESS THAN TWELVE (12) INCHES.
12. PROPOSED WATER SERVICE SHALL BE CEMENT-LINED DUCTILE IRON, "K" COPPER, OR PVC PIPE AND FITTINGS, WITH A MINIMUM OF FOUR (4) FEET OF COVER. APPURTENANCES AND FITTINGS SHALL CONFORM TO ANSI/AWWA C900 OR AWWA C909 FOR PIPE SIZES FROM 4 INCHES TO 12 INCHES. ALL REQUIREMENTS OF ASTM D3139 SHALL BE FOLLOWED. IF PVC PIPE IS SPECIFIED A METALLIC LOCATOR TAPE MUST BE PROVIDED ABOVE. ALL PIPE SHALL HAVE A MINIMUM FOUR (4) FEET OF COVER.
13. ALL LIGHTING FIXTURES DELINEATED TO BE INTERCONNECTED AS PER LIGHTING MANUFACTURERS SPECIFICATIONS OR PROJECT MECHANICAL ENGINEER.
14. PROPOSED ELECTRIC AND TELEPHONE SERVICE LINES SHALL BE INSTALLED IN P.V.C. UTILITY CONDUIT, REFER TO ELECTRICAL PLANS FOR LOCATIONS.
15. PROPOSED ELECTRICAL, TELEPHONE, GAS AND POTABLE WATER SERVICE SIZE AND LOCATION SHALL BE VERIFIED BY THE ARCHITECTURAL/MECHANICAL PLANS.
16. DUCTILE IRON PIPE (D.I.P.) AND FITTING SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA) C-151 AS AMENDED AND REVISED TO DATE.
17. CEMENT LINED DUCTILE IRON PIPE (C.L.D.I.P.) AND FITTINGS SHALL MEET THE REQUIREMENTS OF THE AWWA C-104 AS AMENDED AND REVISED TO DATE.
18. DUCTILE IRON PIPE SHALL BE THICKNESS CLASS 52 AND SIZES AS SHOWN ON PLANS.
19. MECHANICAL JOINTS AND PUSH-ON JOINTS SHALL CONFORM TO THE AWWA SPECIFICATIONS C-110 AND C-111 AS AMENDED AND REVISED TO DATE.
20. GASKET TYPE JOINTS SHALL BE TYTON OR APPROVED EQUAL.
21. POLYVINYL CHLORIDE PLASTIC (P.V.C.) SDR-26 PIPE WITH SDR-35 FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION D-3034. JOINTS SHALL BE ELASTOMERIC GASKET JOINTS.
22. PRECAST MANHOLE SECTIONS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C-478 AS AMENDED AND REVISED TO DATE. THE MINIMUM COMPRESSIVE STRENGTH OF THE CONCRETE FOR ALL SECTIONS SHALL BE 4,000 PSI. THE CIRCUMFERENTIAL STEEL REINFORCEMENT FOR RISER PIPE CONE SECTIONS AND BASE WALLS SHALL BE A MINIMUM OF 0.12 SQUARE INCHES PER LINEAL FOOT IN BOTH DIRECTIONS.
23. JOINTS OF THE MANHOLE SECTIONS SHALL BE FORMED ENTIRELY OF CONCRETE EMPLOYING A ROUND RUBBER GASKET MEETING ASTM C-361 LATEST REVISED REQUIREMENTS.
24. PIPE TO MANHOLE SEAL, "A LOK" RUBBER GASKET OR EQUAL SEAL CAST INTEGRALLY WITH PRECAST WALLS SHALL MEET THE LATEST REVISED REQUIREMENTS OF ASTM RUBBER GASKET SPECIFICATIONS C-443.
25. THRUST BLOCKS TO BE PROVIDED OR METAL TIE RODS AND CLAMPS OR LUGS, ON PLUGS, CAPS TEES AND BENDS DEFLECTING 22-1/2 DEGREES OR GREATER EITHER VERTICAL OR HORIZONTAL.
26. ALL STORM SEWER PIPE, UNLESS OTHERWISE NOTED ON THE PLAN, SHALL BE HIGH DENSITY POLYETHYLENE CORRUGATED PIPE (HDPE) SMOOTH-BORE A.A.S.H.T.O. M-252/M-294 TYPE S (PIPE AND FITTINGS) MANUFACTURED BY HANCOR OR AN EQUIVALENT PRODUCT APPROVED BY THE PLANNING BOARD ENGINEER. INSTALLATION OF HDPE PIPE TO BE PERFORMED IN STRICT CONFORMANCE WITH THE MANUFACTURERS PRODUCT DATA AND SPECIFICATIONS.
27. ALL EXISTING SEWER MANHOLES WITHIN THE TOWNSHIP UTILITY EASEMENT ARE TO BE LOCATED PRIOR TO CONSTRUCTION, PROTECTED DURING CONSTRUCTION AND ARE TO BE RAISED OR LOWERED, AS REQUIRED, TO ADDRESS ANY CHANGES IN GRADE THAT RESULT FROM THIS PROJECT. ALL WORK ON MANHOLES IS TO BE PERFORMED IN ACCORDANCE WITH TOWNSHIP ORDINANCES AND STANDARDS, AND COORDINATED WITH AND WITNESSED BY THE TOWNSHIP DEPARTMENT OF PUBLIC WORKS.
28. ALL ON-SITE UTILITY SERVICES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
29. THE PIPES LENGTHS NOTED ON THE PLANS ARE MEASURED FROM CENTER TO CENTER OF EACH UTILITY STRUCTURE, UNLESS OTHERWISE NOTED. THE CONTRACTOR TO TAKE INTO ACCOUNT THE STRUCTURE SIZE WHEN ORDERING PIPE.
30. PRIOR TO START OF CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF EXISTING UNDERGROUND OR OVERHEAD UTILITIES, FACILITIES OR STRUCTURES AND ELEVATION OF EXISTING UTILITIES WITHIN THE VICINITY OF THE PROPOSED IMPROVEMENTS. IF ANY UTILITY IS IN CONFLICT WITH THE PROPOSED IMPROVEMENTS, THE CONTRACTOR SHALL REPORT THE CONFLICT TO THE DESIGN ENGINEER BEFORE PROCEEDING WITH ANY CONSTRUCTION. THE CONTRACTOR, AFTER REVIEWING ALL AVAILABLE RECORDS, SHALL MAKE EXPLORATORY EXCAVATIONS, BY HAND TO LOCATE SAME. THE CONTRACTOR IS TO VERIFY COMPLIANCE WITH ALL UTILITY COMPANY CONSTRUCTION SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO, ALL PROXIMITY CONSTRUCTION REQUIREMENTS.
31. TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT.
32. CONTRACTOR RESPONSIBLE FOR THE COORDINATION OF UTILITY POLE RELOCATIONS. THE LOCATION OF NEW UTILITY POLES TO BE AS DETERMINED BY THE LOCAL UTILITY COMPANY.
33. FOR UNDERGROUND UTILITY SIZE, SLOPE AND MATERIALS; SANITARY, GAS, WATER, AND ELECTRIC REFER TO THE PROJECT DESIGN MECHANICAL ENGINEER OR ARCHITECTURAL DRAWINGS OR UTILITY PROVIDER SPECIFICATIONS.
34. SANITARY SEWER CONSTRUCTION, MATERIALS AND TESTING SHALL BE IN ACCORDANCE WITH THE LOCAL M.U.A. OR SEWERAGE AUTHORITY.

GRADING NOTES

1. THE CONTRACTOR SHALL VERIFY ALL GRADES AND DIMENSIONS PRIOR TO BEGINNING WORK.
2. TRANSITION AREAS ARE TO BE GRADED AND FINE GRADED TO BLEND EVENLY INTO EXISTING GRADES AND SEEDED ACCORDING TO PERMANENT SEEDING SPECIFICATIONS OR OTHERWISE DIRECTED BY THE MUNICIPAL ENGINEER.
3. ALL GRADES MATCHING UP TO EXISTING STRUCTURES ARE TO BE FIELD VERIFIED.
4. ANY TOPSOIL DISTURBED IN THE COURSE OF DEVELOPMENT IS NOT TO BE REMOVED FROM THE SITE AND IS TO BE STORED FOR REDISTRIBUTION UNLESS IT IS DETERMINED BY THE FINAL GRADING PLAN THAT THE AMOUNT OF TOPSOIL NECESSARY FOR REDISTRIBUTION IS LESS THAN THE AMOUNT DISTURBED, THEN THE EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
5. HANDLING OF GROUNDWATER CONDITIONS FOR FOOTINGS, PAVING UNDERGROUND UTILITIES, BASIN, ETC. SHALL BE THE CONTRACTORS RESPONSIBILITY. DEWATERING SUMP PITS SHALL BE INSTALLED WHERE NECESSARY TO PERFORM CONSTRUCTION.
6. ADDITIONAL DRAINS TO BE PROVIDED SHOULD EXISTING GROUNDWATER CONDITIONS ON-SITE WARRANT THEM TO PROTECT THE PROPOSED PAVEMENT AND FOUNDATION AS DIRECTED BY THE MUNICIPAL ENGINEER.
7. THE SILT FENCE LOCATION AS ESTABLISHED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE THE LIMIT OF DISTURBANCE. THERE SHALL BE NO LAND DISTURBANCE OR GRADING OPERATIONS BEYOND THIS LINE.
8. THERE SHALL BE A MINIMUM GRADE OF TWO (2) PERCENT SLOPING AWAY FROM THE BUILDING AND ACROSS ALL LAWN AREAS, UNLESS NOTED DIFFERENTLY ON THE SITE GRADING PLAN. THE MAXIMUM GRADE SHALL BE THREE (3) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL, UNLESS APPROVED BY THE LOCAL SOIL CONSERVATION DISTRICT.
9. ALL TREES, STUMPS AND BRUSH ON EMBANKMENTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS OTHERWISE NOTED.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TO THE OWNER CERTIFICATION FROM A N.J. LICENSED ENGINEER THAT THE GROUND, SOIL AND/OR ROCK CONDITIONS AT AND BELOW AREA BEING FILLED ARE OF ADEQUATE STRENGTH IN LOAD BEARING CAPACITY AND SHEAR ABILITY. CERTIFICATION OTHER THAN THAT NOTED ABOVE ATTESTING TO THE ADHERENCE OF CONSTRUCTION TO THE DESIGN, SHALL BE PROVIDED BY THE CONTRACTOR.
11. ALL EXCAVATION SHALL BE MADE TO THE BOTTOM OF THE STRUCTURE FOOTING, REGARDLESS OF ITS TYPE OR HARDNESS.
12. ALL LOOSE OR SOFT MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED FILL OR CONCRETE AND SHALL BE COMPACTED TO THE SATISFACTION OF THE MUNICIPAL ENGINEER.
13. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE ADEQUATE COFFERDAMING, SHORING AND BRACING IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL SAFETY ORDINANCES.
14. FOR COMPACTION OF EMBANKMENT, IF ANY, SEE ARCHITECTURAL BID DOCUMENT SPECIFICATION. IF COMPACTION, NOT SPECIFIED. GENERAL: CONTROL SOIL COMPACTION DURING CONSTRUCTION PROVIDING MINIMUM PERCENTAGE OF DENSITY SPECIFIED FOR EACH AREA.
PERCENTAGE OF MAXIMUM DENSITY REQUIREMENTS: COMPACT SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DENSITY FOR SOILS WHICH EXHIBIT A WELL-DEFINED MOISTURE DENSITY RELATIONSHIP (COHESIVE SOILS) DETERMINED IN ACCORDANCE WITH A.S.T.M. D 1557; AND NOT LESS THAN THE FOLLOWING PERCENTAGES OF RELATIVE DENSITY, DETERMINED IN ACCORDANCE WITH A.S.T.M. D 2049, FOR SOILS WHICH WILL NOT EXHIBIT A WELL-DEFINED MOISTURE-DENSITY RELATIONSHIP (COHESIONLESS SOILS).
STRUCTURES: COMPACT TOP 12" OF SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL AT 90% MAXIMUM DENSITY FOR COHESIVE MATERIAL OR 95% RELATIVE FOR COHESIONLESS MATERIAL.
LAWN OR UNPAVED AREAS: COMPACT TOP 6" OF SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL AT 90% OF MAXIMUM DENSITY FOR COHESIVE SOILS AND 95% RELATIVE DENSITY FOR COHESIONLESS SOILS.
15. ACID PRODUCING DEPOSITS (SOILS HAVING A Ph OF FOUR OR LESS OR CONTAINING IRON SULFIDE) SHALL BE COVERED WITH A MINIMUM OF TWELVE INCHES OF SOIL HAVING A Ph OF FIVE OR GREATER BEFORE SEEDBED PREPARATION.
14. ALL GRADES WITHIN 10' OF A.D.A. ACCESSIBLE WALKWAY TO HAVE MAXIMUM 2% SLOPE AWAY.
15. ALL UNPAVED SLOPES AWAY FROM BUILDING AND CONCRETE PADS TO HAVE MINIMUM 3% SLOPE FOR MINIMUM 10 FT. UNLESS NOTED.
18. FINISH GRADE OF NEW PAVEMENT SHALL MATCH GRADE OF EXISTING PAVEMENT. PAVEMENT AREAS TO BE REMOVED AND REPLACED SHALL BE SAW-CUT IN A NEAT LINE PRIOR TO EXCAVATION. ALL PAVEMENT JOINTS TO BE TACK COATED PRIOR TO INSTALLATION OF NEW PAVEMENT. ALL PAVEMENT JOINTS TO BE SEALED.
19. FILL MATERIAL SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
20. BORROW FILL, IF REQUIRED, SHALL BE CLEAN GRANULAR SOIL IN ACCORDANCE WITH NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. BORROW FILL MATERIAL SHALL BE CERTIFIED IN WRITING BY THE CONTRACTOR TO BE FREE FROM ANY CONTAMINATION AND SHALL BE TESTED BY A QUALIFIED TESTING AGENCY PRIOR TO SITE DELIVERY.
21 ALL AREAS NOT COVERED BY PAVEMENT, SIDEWALKS, OR BUILDINGS SHALL BE COVERED WITH TOPSOIL, MINIMUM 4" THICK. ALL PROPOSED LAWN AREAS SHALL BE TOPSOILED, SEEDED AND STABILIZED IN ACCORDANCE WITH THE SOIL CONSERVATION DISTRICT SPECIFICATIONS.
22. ANY EXCESS SOILS SHALL BE REDISTRIBUTED ON-SITE. THE CONTRACTOR IS RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE ANY UNSUITABLE SOILS FROM THE SITE AND OBTAIN ANY NECESSARY PERMITS. SOIL REMOVAL IN EXCESS OF 1,500 CUBIC YARDS REQUIRES A SOIL REMOVAL PERMIT FROM TOWNSHIP COUNCIL.

LEGEND

PROPERTY LINE	STORM SEWER MANHOLE	8"	TREE W/DIAMETER
WETLANDS LINE	SANITARY SEWER MANHOLE	PK/PKF	PK NAIL FOUND
SETBACK LINE	ELECTRIC MANHOLE	CM/CMF	CONCRETE MONUMENT FOUND
EASEMENT LINE	WATER MANHOLE	DH/DHF	DRILL HOLE FOUND
CURB	MANHOLE	BM	BENCHMARK
344 CONTOUR LINE	'B' INLET	A-1	WETLANDS FLAG
333.4 SPOT ELEVATION	'A' INLET		DEEDED CENTERLINE
TREELINE/BRUSH LINE	HEADWALL	F.F.	FINISH FLOOR ELEVATION (MAN DOOR)
ST 24" RCP STORM SEWER LINE	CLEANOUT	G.F.	FINISH FLOOR ELEVATION (GARAGE DOOR)
SS 8" PVC SANITARY SEWER LINE	GAS VALVE		
W WATER LINE	WATER VALVE	TC71.71	EXISTING ELEVATION
G GAS LINE	FIRE HYDRANT	TC74.90 BC74.40	TX.XX PROPOSED SPOT ELEVATION
x CHAIN LINK FENCE LINE	UTILITY POLE		
WOOD FENCE LINE	UTILITY POLE W/LIGHT		DRAINAGE ARROWS
OHW OVERHEAD WIRES	SIGN		

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NEW JERSEY ONE CALL SYSTEM INC. 1-800-272-1000 STOP-CALL BEFORE YOU DIG

Rev. No.:	Date:	Description:	By:
1	12/09/21	INITIAL SUBMISSION	KMF

GOODWILL INDUSTRIES
OF SOUTHERN NEW JERSEY & PHILADELPHIA
2835 ROUTE 73 SOUTH
MAPLE SHADE, NJ 08052

ROBERT R. STOUT
PROFESSIONAL ENGINEER
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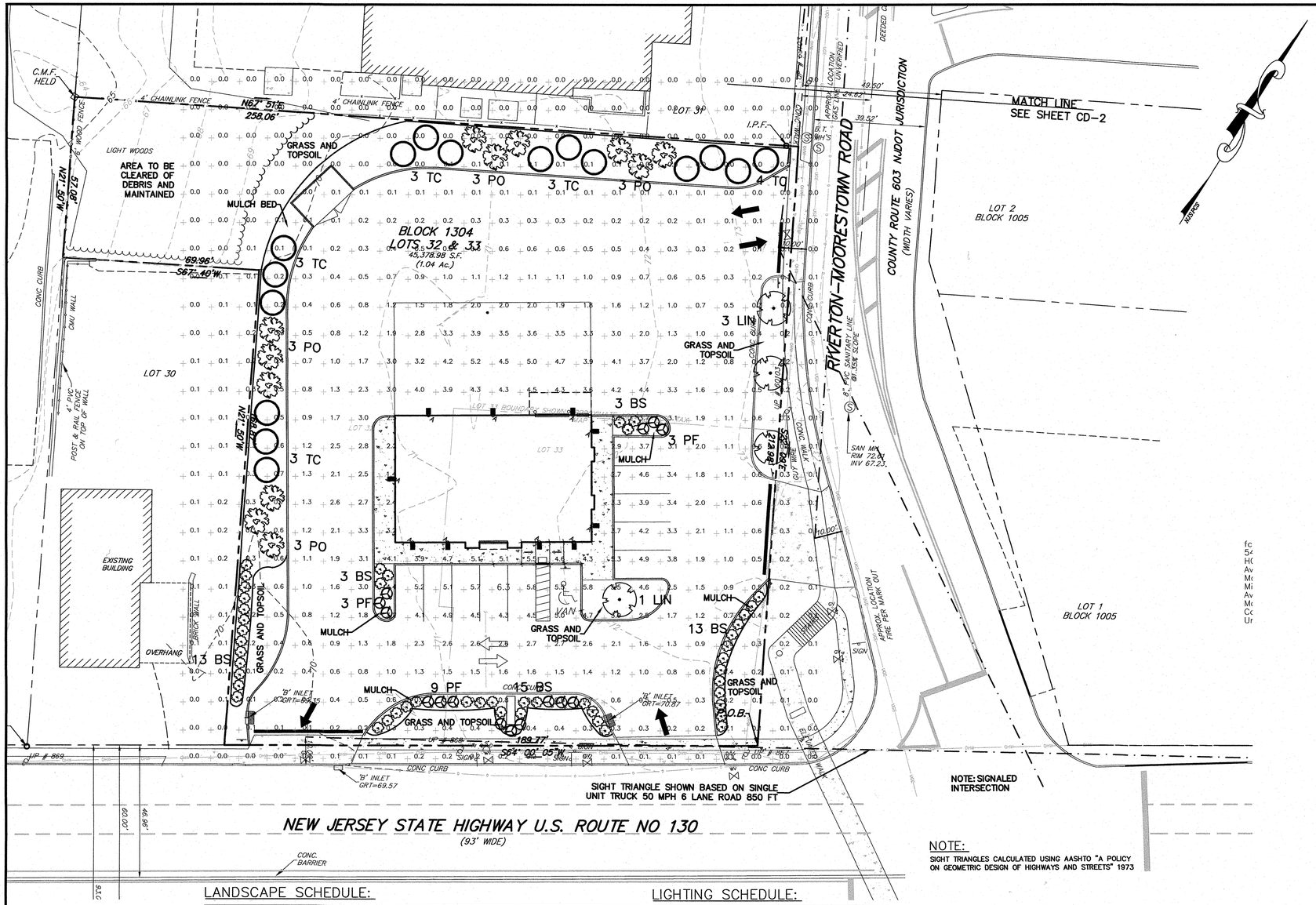
OFFICE 856.786.2202 FAX 856.786.3050
www.stoutcaldwell.com
Stout & Caldwell Engineers, LLC, NJ Cert. Of Authorization No. 24GA28092700

GRADING AND UTILITY PLAN
BLOCK 1304 - LOTS 32 & 33
TAX MAP SHEET #13
LAND SITUATE IN
TOWNSHIP OF CINNAMINSON
BURLINGTON COUNTY, NEW JERSEY

Scale:	Drawn by:	Checked by:	Drawing No.:
1"=20'	KMF	RRS	GP-1
Job Number:			Sheet No.:
1901-010A			4 OF 9

S:\Projects\2019 Projects\1901\1901-010A - GI Cinnaminson\CAD\dwg\Initial Submission\1901-010A Grading and Utility.dwg, Grading, © 2022 Stout & Caldwell Engineer, LLC

ORIGINAL SIZE 24 x 36



NOTE:
SIGHT TRIANGLES CALCULATED USING AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" 1973

fc@grade
540 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	1.0
Maximum	6.3
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef. Var	1.42
UnifGrad	N/A

LANDSCAPE SCHEDULE:

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS
Ornamental Trees				
4	LIN	Lagerstroemia indica 'Natchez'	Natchez White Crape Myrtle	30" - 36" Ht. / B & B
Evergreen Trees				
16	TC	Tsuga Canadensis	Canadian Hemlock	6' Ht./ B & B
12	PO	Picea Omorika	Serbian Spruce	6' Ht./ B & B
Shrubs				
56	BS	Buxus semervirens 'English Dwarf'	Variegated Boxwood	8" - 12" Ht./1 gallon cont.
15	PF	Potentilla Fruticosa	Shrubby Cinquefoil	8" - 12" Ht./1 gallon cont.
cont. = container		B & B = Balled and Burlapped	Ht. = Height	Sprd. = Spread

LIGHTING SCHEDULE:

Symbol	Fixture Quantity	Fixture
A	10	GE Lighting, Evolve LED Wall Pack EWNB, Single Fixture, 18 ft height, Type IV - Asymmetric Forward Distribution Patter, 4000 K, Black Color

LEGEND

PROPERTY LINE	STORM SEWER MANHOLE	8"	TREE W/DIAMETER
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EASEMENT LINE	WATER MANHOLE	PK FND	DRILL HOLE FOUND
CURB	MANHOLE	BM	BENCHMARK
CONTOUR LINE	'B' INLET	A-1	WETLANDS FLAG
SPOT ELEVATION	'A' INLET		DEEDED CENTERLINE
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W	WATER LINE	WATER VALVE		
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X	CHAIN LINK FENCE LINE	UTILITY POLE		
WOOD FENCE LINE	UTILITY POLE W/LIGHT		
OHW	OVERHEAD WIRES	SIGN		

NEW JERSEY ONE CALL SYSTEM INC. 1-800-272-1000 STOP-CALL BEFORE YOU DIG

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS, AS SPECIFIED AND IN QUANTITIES INDICATED ON THE PLANT LIST.
2. ALL PLANTS SHALL BE NURSERY GROWN AND TAGGED WITH A DURABLE LABEL INDICATING THE GENUS, SPECIES, VARIETY CULTIVAR REQUIREMENTS INCLUDING WATERING AND FERTILIZATION.
3. ALL PLANTS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. PLANTS SHALL BE SUFFICIENTLY HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT TO WITHSTAND THE EFFECTS OF POLLUTION, SALT, INSECT MANIFESTATIONS AND OTHER HAZARDS ASSOCIATED WITH THE SPECIFIC ENVIRONMENT.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, BUGS OR LARVAE. THEY SHALL HAVE A HEALTHY, WELL DEVELOPED ROOT SYSTEM.
6. PROPER SIGHT DISTANCES SHOULD BE PROVIDED AT THE INTERSECTIONS OF INGRESS AND EGRESS DRIVEWAYS BY ESTABLISHING SIGHT TRIANGLES IN ACCORDANCE WITH CURRENT SPECIFICATIONS. WITHIN THESE SIGHT TRIANGLES, PLANTINGS SHOULD BE RESTRICTED TO LOW SPREADING VARIETIES OF PLANTS AND SHRUBS OF NOT MORE THAN THIRTY (30) INCHES IN HEIGHT AT MATURITY. LARGER TREES SHALL BE PRUNED TO A MINIMUM HEIGHT OF SEVEN (7) FEET AS TO AVOID SIGHT OBSTRUCTIONS.
7. SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITHIN A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR, IF APPROVED BY THE OWNER AND THE MUNICIPAL ENGINEER, PLANNER OR LANDSCAPE ARCHITECT.
8. SIZE: ALL PLANTS SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE PLANT LIST, UNLESS AUTHORIZED IN WRITING BY THE OWNER AND THE MUNICIPAL ENGINEER, PLANNER OR LANDSCAPE ARCHITECT.
9. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
10. ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.
11. OWNER OR HIS REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.
12. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING.
13. ALL TREES SHALL BE STAKED AND GUYED ACCORDING TO ACCEPTED INDUSTRY PRACTICE.
14. ALL TREES MUST BE PLANTED WITH A SAUCER OR RING OF PACKED SOIL AROUND THE FINISHED PLANTING HOLE TO CATCH AND HOLD WATER.
15. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED.
16. MULCH: IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREES AND SHRUB PLANTING BEDS AND ISLANDS SHALL BE COVERED WITH A FOUR (4) INCH LAYER OF DOUBLE SHREDDED BARK OR OTHER MATERIAL APPROVED BY THE OWNER AND THE MUNICIPAL ENGINEER, PLANNER OR LANDSCAPE ARCHITECT. THE LIMITS OF THIS MULCH FOR SINGLE EVERGREEN TREES SHALL BE THE AREA OF THE PIT.
17. TREES AND SHRUBS SHOULD BE PLANTED ONLY WHEN THE SOIL IS FROST FREE.
18. TREES IN LEAF WHEN PLANTED SHALL BE TREATED WITH ANTI-DESICCANT SPRAY SUCH AS WILT-PROOF.
19. PLANTING SOIL OF 50% TOP SOIL AND 50% ORGANIC PEAT SHALL BE USED FOR ALL PLANTING AREAS.
20. GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR TWO FULL YEARS FROM THE DATE OF INSTALLATION. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE UNLESS OTHERWISE AGREED WITH CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE GUARANTEE AND NOTIFY THE OWNER IF PROBLEMS DEVELOP WITH THE PLANT MATERIAL. ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND MUST BE REPLACED AT NO CHARGE. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR THERE IS 25% OF THE CROWN DEAD.
21. A PHYSICAL EDGING OF A DURABLE MATERIAL WITH THE MINIMUM DIMENSIONS OF FOUR BY ONE-EIGHTH (4x1/8) INCHES SHALL BE INSTALLED FLUSH WITH THE GRADE WHERE PLANTING AREAS ABUT TURF AREAS. THIS IS TO PERPETUALLY DELINEATE PLANTING BEDS AND REDUCE BED MAINTENANCE.
22. ALL SOILS MUST BE OF A PROPER PHYSICAL AND CHEMICAL PROPERTY TO SUPPORT THE PROPOSED PLANT MATERIALS.
23. ALL PLANTING SHALL BE AT THE LOCATIONS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES, ALIGNMENT, AND TO THE INDICATED LAYOUT OF PLANTING BEDS.
24. CONDITIONS DETRIMENTAL TO PLANTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPAL ENGINEER, PLANNER OR LANDSCAPE ARCHITECT IN WRITING OF ALL SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANTS. HE SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS, INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE OWNER AND THE MUNICIPAL ENGINEER, PLANNER OR LANDSCAPE ARCHITECT.
25. MINOR ADJUSTMENTS TO TREE LOCATION MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE OWNER IF MAJOR ADJUSTMENTS ARE REQUIRED.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT NO PLANTING MATERIAL INTERFERE WITH EXISTING OR PROPOSED UTILITIES. THE DESIGN ENGINEER SHALL BE NOTIFIED IN THE CASE OF ANY INTERFERENCE.
27. THE CONTRACTOR SHALL LEAVE THE AREA OF WORK IN A FINISHED AND GROOMED CONDITION ACCEPTABLE TO THE OWNER AND THE MUNICIPAL ENGINEER, PLANNER OR LANDSCAPE ARCHITECT.
28. ALL SHADE TREES, ORNAMENTAL TREES AND EVERGREEN TREES SHOULD NOT BE PLANTED WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITY AND SEWER LINES.
29. ALL WIRE BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM THE ROOT BALL COMPLETELY BEFORE PLANTING.
30. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES LISTED IN THE PLANT SCHEDULE AND THOSE QUANTITIES SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
31. THE CENTRAL LEADER ON DECIDUOUS TREES SHOULD NOT BE CUT. THE PRUNING OF DAMAGED OR CONFLICTING BRANCHES TO MAINTAIN A NORMAL FORM IS ACCEPTABLE.
32. PLANTS NO LONGER VIABLE ARE TO BE REPLACED WITHIN THE NEXT GROWING SEASON.
33. STREET TREES AND PARKING LOT TREES SHALL HAVE NO BRANCHES LOWER THAN 7 FEET ABOVE GRADE.
34. BURLAP AND TWINE SHOULD BE REMOVED FROM THE TOP OF THE ROOT BALL.
35. ALL DEAD OR SEVERELY DECLINING PLANTS SHALL BE REPLANTED WITHIN THE NEXT GROWING SEASON FOR ONE YEAR FROM THE TIME OF PLANTING.
36. ALL STAKES AND GUYS SHALL BE REMOVED AFTER ONE GROWING SEASON.
37. SIX INCHES OF TOPSOIL SHALL BE PROVIDED IN ALL LAWN AND PLANTING AREAS.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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1	12/09/21	INITIAL SUBMISSION	KMF

GOODWILL INDUSTRIES
OF SOUTHERN NEW JERSEY & PHILADELPHIA
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MAPLE SHADE, NJ 08052

ROBERT R. STOUT
PROFESSIONAL ENGINEER
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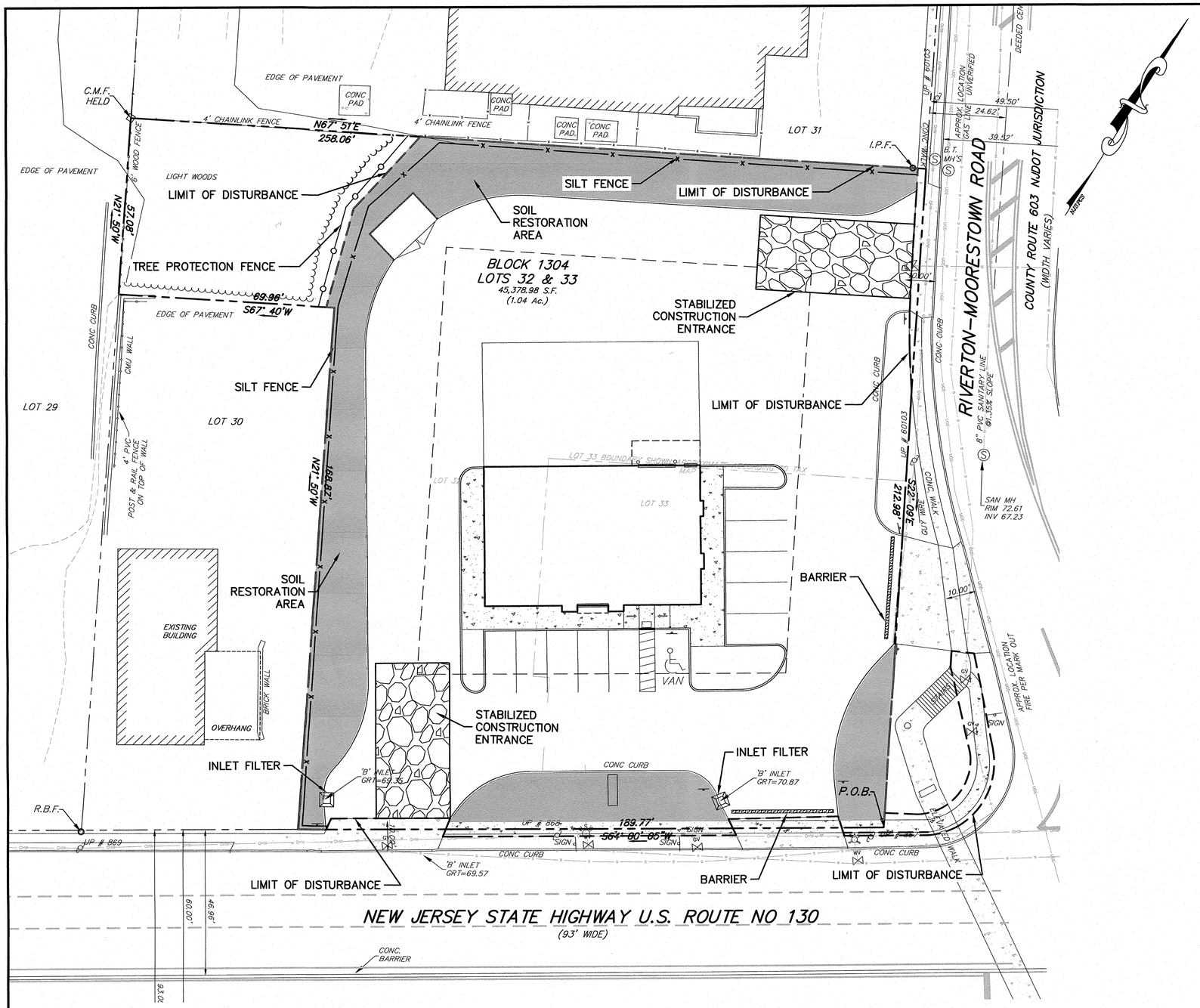
705 U.S. Route 130 South - P.O. Box 2290
Cinnaminson, NJ 08077
OFFICE 856.786.2202 FAX 856.786.3050
www.stoutcaldwell.com
Stout & Caldwell Engineers, LLC, NJ Cert. Of Authorization No. 24GA28092700

LANDSCAPING AND LIGHTING PLAN
BLOCK 1304 - LOTS 32 & 33
TAX MAP SHEET #13
LAND SITUATE IN
TOWNSHIP OF CINNAMINSON
BURLINGTON COUNTY, NEW JERSEY

Scale:	Drawn by:	Checked by:	Drawing No.:
1"=20'	KMF	RRS	LP-1
Job Number: 1901-010A			Sheet No.: 5 OF 9

S:\Projects\2019 Projects\1901\1901-010A - GI Cinnaminson\CAD\dwg\Initial Submission\1901-010A Landscaping and Lighting.dwg, Landscaping, © 2022 Stout & Caldwell Engineer, LLC

ORIGINAL SIZE 24 x 36



CONSTRUCTION SEQUENCE

THE PROPOSED PROJECT WILL ENCOMPASS ALL THE NECESSARY DESIGNS TO CONSTRUCT A BUILDING FOR DONATION COLLECTION AND REDISTRIBUTION. THE CONSTRUCTION WILL PROCEED IN THE FOLLOWING SEQUENCE:

1. INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL DEVICES PRIOR TO ANY SOIL DISTURBANCES OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. INSTALL SILT FENCE ALONG PERIMETER OF DISTURBANCE. BEGIN CLEARING EXISTING VEGETATION, BUILDING AND FOUNDATION WITHIN PROPOSED SITE IMPROVEMENTS. ALL REMAINING VEGETATION (IF ANY) TO BE PROPERLY PROTECTED AND REMAIN IN ITS NATURAL STATE.
4. GENERAL AND PRELIMINARY GRADING OF AREAS FOR CUT AND FILL.
5. LAYOUT AND LOCATION OF THE PROPOSED ACCESS DRIVES, PARKING AREAS, BUILDING AND UTILITIES.
6. BEGIN CONSTRUCTION OF PROPOSED BUILDING.
7. CONSTRUCTION OF ALL PROPOSED UTILITIES, INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL DEVICES WHICH ARE AFFECTED BY THE PROPOSED UTILITIES.
8. INSTALL ALL PROPOSED CONCRETE CURB.
9. FINE GRADING/COMPACTION OF ALL PAVEMENT AREAS, INSTALL BASE MATERIAL.
10. INSTALL CONCRETE SIDEWALK, DOLLY PADS AND APRONS. INSTALL STABILIZED BASE COURSE WITHIN PAVEMENT AREAS.
11. CLEAN AND REMOVE ANY SILT OR DEBRIS ACCUMULATION FROM STORM STRUCTURES. REPAIR ANY EROSION OF SOIL AND OR AREAS WHERE PERMANENT VEGETATIVE COVER DID NOT ESTABLISH.
12. ALL SOIL RESTORATION MEASURES MUST BE PERFORMED PRIOR TO TOPSOILING.
13. FINE GRADE ALL DISTURBED AREAS WITH TOPSOIL AND STABILIZE WITH PERMANENT VEGETATIVE COVER AND LANDSCAPING.
14. INSTALL WEARING COURSE ON ALL PAVEMENT AREAS.
15. REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES ONCE PERMANENT VEGETATION IS ESTABLISHED.

GENERAL NOTES:

1. TOTAL AREA OF DISTURBANCE = 0.95 ACRES
2. TOTAL AREA OF SOIL COMPACTION = 0.17 ACRES
3. CENTROID OF SITE = N424,173.34 E353,798.11

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING CURB
- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING TREELINE/BRUSH LINE
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD WIRES
- EXISTING 'B' INLET
- EXISTING 'E' INLET
- EXISTING UTILITY POLE
- EXISTING LIGHT POST
- EXISTING SIGN
- EXISTING TREE
- PROPOSED CONTOUR
- LIMIT OF DISTURBANCE
- INLET PROTECTION
- SILT FENCE
- TREE PROTECTION
- SOIL COMPACTION TESTING LOCATION
- SOIL RESTORATION AREA

GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

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SOIL EROSION & SEDIMENT CONTROL PLAN

BLOCK 1304 - LOTS 32 & 33
TAX MAP SHEET #13
LAND SITUATE IN
TOWNSHIP OF CINNAMINSON
BURLINGTON COUNTY, NEW JERSEY

Scale:	Drawn by:	Checked by:	Drawing No.:
1"=20'	KMF	RRS	SE-1
Job Number: 1901-010A			Sheet No.: 6 OF 9

NEW JERSEY ONE CALL SYSTEM, INC. 1-800-272-1000 STOP CALL BEFORE YOU DIG!

ORIGINAL SIZE 24 x 36

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SOIL EROSION AND SEDIMENT CONTROL NOTES:

GENERAL 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. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND/OR THE AREA IS STABILIZED.

4. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE STANDARDS. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE STANDARDS.

5. ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH IN ACCORDANCE WITH THE STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING.

6. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.

7. ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.

8. SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHOULD BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE. PROPOSED LOCATIONS ARE DELINEATED ON THE PLANS.

9. A CRUSHED STONE TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE RIP RAP PAD MUST BE 100 FEET IN LENGTH AND THE STONE MUST BE 1.5" – 4" IN SIZE, PLACED 12" THICK AND FULL WIDTH OF THE ENTRANCE. IT SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC FILTER FABRIC AND MAINTAINED. THE STRUCTURE MUST BE DELINEATED AND DETAILED ON THE PLANS UNLESS SPECIFIED DIFFERENTLY ON SOIL EROSION PLAN.

10. IF A STONE CONSTRUCTION ACCESS IS TO BE USED AS AN EXIT ONTO A MAJOR HIGHWAY, A THIRTY (30) FOOT PAVED TRANSITION AREA SHALL BE INSTALLED.

11. ALL DRIVEWAYS MUST BE STABILIZES WITH 2 1/2" CRUSHED STONE OR SUB BASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.

12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

13. ALL CATCH BASIN INLETS WILL BE PROTECTED DURING CONSTRUCTION (FILTER DETAILS APPEAR ON PLAN).

14. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.

15. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTRATION DEVICE. THE SEDIMENT FILTER MUST BE PLACED SO AS NOT TO CAUSE EROSION OF THE DOWNSTREAM AREA. FIELD PLACEMENT AND USE OF THE STRUCTURE MUST BE APPROVED BY THE DISTRICT EROSION CONTROL INSPECTOR PRIOR TO COMMENCEMENT OF DEWATERING ACTIVITIES.

16. THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 72 HOURS PRIOR TO ANY LAND DISTURBANCE.

17. SOIL HAVING A pH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE MUST BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A pH OF 5.0 OR MORE BEFORE SEEDBED PREPARATION.

18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION RATES AT THE REQUEST OF THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT.

19. NJSA 4:24–39, et seq., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY IS ISSUED BEFORE ALL THE 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 FOR THE INDIVIDUAL UNIT.

20. 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 A FINAL COMPLIANCE INSPECTION TO CHECK THAT ALL THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES.

21. OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE DISTRICT EROSION CONTROL INSPECTOR.

22. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.

23. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.

24. IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPILING TOPSOIL, THE STOCKPILE AS REQUIRED SHALL BE SEEDED WITH TEMPORARY VEGETATION. STABILIZED TOPSOIL STOCKPILES WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE ESTABLISHMENT OF TEMPORARY SEED.

25. ANY CHANGES TO THE SITE PLANS WILL REQUIRE THE SUBMISSION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

26. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1.

27. THE DISTRICT EROSION CONTROL INSPECTOR MAY REQUIRE ADDITIONAL MEASURES TO BE INSTALLED.

28. THE RESPONSIBILITY FOR EROSION CONTROLS FOR INDIVIDUAL LOTS WILL TRANSFER TO SUBSEQUENT OWNERS OF THE LOT OR APPLICABLE HOME OWNERS ASSOCIATION. THIS RESPONSIBILITY WILL BE DESCRIBED IN THE DEED, AND A SINGLE FAMILY HOME PLAN CONTAINING ALL NECESSARY EROSION CONTROLS WILL BE PROVIDED TO THE OWNER.

29. CONCRETE TRUCK WASHOUT AREAS WILL BE MAINTAINED ON A CONTINUAL BASIS AND AS NEEDED.

30. THE STORMWATER POLLUTION PREVENTION PLAN AND THE SPILL RESPONSE PLAN SHALL BE AVAILABLE ON SITE FOR REVIEW BY THE SCD INSPECTOR AND/OR THE NJDEP INSPECTOR IF REQUIRED BY MUNICIPALITY OR LOCAL SOIL CONSERVATION DISTRICT.

31. THE SCD INSPECTOR OR NJDEP INSPECTOR MAY REQUIRE ADDITIONAL MEASURES FOR STORMWATER POLLUTION PREVENTION TO BE INSTALLED.

32. INSPECTIONS OF ALL STORMWATER POLLUTION PREVENTION PLAN MEASURES WILL BE CONDUCTED AND DOCUMENTED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.

33. WASTE COLLECTION CONTAINERS WILL NOT BE PERMITTED TO OVERFLOW.

34. ANY SPILLS OF HAZARDOUS OR SANITARY WASTES WILL BE CLEANED UP IMMEDIATELY, AND IN ACCORDANCE WITH THE SPILL RESPONSE PLAN. SPILL KITS MUST BE AVAILABLE ONSITE OR ADJACENT TO THE SITE.

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

DUST CONTROL:

IF DUST BECOMES A PROBLEM DURING EXCAVATION AND GRADING OPERATIONS BECAUSE OF LOW MOISTURE CONTENT IN THE SOIL, THE FOLLOWING MEASURES SHALL BE TAKEN:

1. ALL AREAS SUBJECT TO DUST MOVEMENT SHALL BE SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. THIS PROCEDURE SHALL BE REPEATED AS REQUIRED TO MAINTAIN A MOISTURE CONTENT IN THE SOIL THAT IS SUFFICIENT TO PREVENT DUST MOVEMENT.

2. IF THE USE OF WATER BECOMES IMPRACTICAL OR INEFFECTIVE, THE USE OF CALCIUM CHLORIDE IS ACCEPTABLE, PROVIDED THAT THERE ARE NO RESTRICTIONS PER THE LOCAL MUNICIPAL ORDINANCE. THE CALCIUM CHLORIDE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO SPREAD THROUGH A COMMON SPREADER SHALL BE SPREAD OVER THE SUSCEPTIBLE AREAS AT A RATE THAT WILL KEEP THE SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, OTHER PRACTICES SHALL BE IMPLEMENTED TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

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PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION

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

B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.)

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

2. SEEDBED PREPARATION

A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS COOPERATIVE 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 10–10–10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO SURFACE 4 INCHES. APPLY LIMESTONE IN ACCORDANCE WITH TABLE 4–1, AND THE RESULTS OF SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES. TABLE 4–1 IS A GENERAL GUIDELINE FOR LIMESTONE APPLICATION RATES.

TABLE 4.1
LIMESTONE APPLICATION RATE BY SOIL TEXTURE

SOIL TEXTURE	TONS/ACRE	LBS/1000 SQ FT.
CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL	3	135
SANDY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45

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

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 DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.

C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC).

D. HIGH ACID PRODUCING SOIL.

SOILS HAVING A pH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A pH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS.

3. SEEDING

A. USE SPECIFIED SEED MIXTURE OR USE MIXTURE RECOMMENDED BY RUTGERS COOPERATIVE EXTENSION OR NATURAL RESOURCES CONSERVATION SERVICE WHICH IS APPROVED BY THE SOIL CONSERVATION DISTRICT. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED.

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

2. WARM SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 85 °F. AND ABOVE, RATES OR WARM SEASON SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.

3. COOL SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 85 DEGREES F. MANY GRASSES BECOME ACTIVE AT 65 DEGREES F. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PURE LIVE SEED IS NOT REQUIRED FOR COOL SEASON GRASSES.

B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.

C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MUCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.

D. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED–TO–SOIL CONTACT, RESTORE CAPILLARY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

4. MULCHING

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO BE APPLIED AT THE RATE OF 1-½ TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH–BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHIPPER–BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND–SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

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

1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS–CROSS AND SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

2. MULCH NETTINGS – STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE DEGRADABLE NETTING IN AREAS TO BE MOWED.

3. CRIMPER (MULCH ANCHORING COULTER TOOL) – A TRACTOR–DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.

4. LIQUID MULCH–BINDERS – MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH.

A. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.

B. USE ONE OF THE FOLLOWING:

1. ORGANIC AND VEGETABLE BASED BINDERS NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FOR MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.

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

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

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

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

5. IRRIGATION (WHERE FEASIBLE)

IF SOIL MOISTURE IS DEFICIENT, AND MULCH IS NOT USED, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

6. TOPDRESSING

SINCE SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) IS PRESCRIBED IN SECTION ii.A. SEEDBED PREPARATION IN THIS STANDARD, NO FOLLOW UP OF TOPDRESSING IS MANDATORY. AN EXCEPTION MAY BE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE, TOPDRESS WITH 10–10–10 OR EQUIVALENT AT 400 POUNDS PER ACRE OR 10 POUNDS PER 1,000 SQUARE FEET.

7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION

THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF SEEDED SPECIES) AND MOWED ONCE.

8. PERMANENT SEED MIXTURE

SEED MIX	SEEDING RATE (LBS. PER 1,000 S.F.)
TALL FESCUE (TURF TYPE)	3.30
RED TOP OR	0.30
PERENNIAL RYEGRASS	0.30
BIRDSFOOT TREFOIL OR	0.75
WHITE CLOVER	0.30

PERMANENT SEED MIXTURE FOR DETENTION BASIN

SEED MIX	SEEDING RATE (LBS. PER 1,000 S.F.)
DEERTONGUE OR	0.35
SWITCHGRASS	0.45
REDTOP	0.10
PLUS BIRDSFOOT TREFOIL	0.23

(NOTE: THE ABOVE SEED MIX IS THE MINIMUM REQUIREMENT BY THE SOIL CONSERVATION DISTRICT, CONTRACTOR MAY SUBSTITUTE ONLY IF UPGRADING TO A BETTER SEED MIX.)

9. TOPSOIL

A. MATERIALS

1. TOPSOIL SHOULD BE FRIABLE, LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMHOS PER CENTIMETER. MORE THAN 0.5 MILLIMHOS MAY DESICATE SEEDLINGS AND ADVERSELY IMPACT GROWTH). TOPSOIL HAULED IN FROM OFFSITE SHOULD HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.

2. TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER, FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL. TOPSOIL SUBSTITUTE MAY BE UTILIZED ON SITES WITH INSUFFICIENT TOPSOIL FOR ESTABLISHING PERMANENT VEGETATION. ALL TOPSOIL SUBSTITUTE MATERIALS SHALL MEET THE REQUIREMENTS OF TOPSOIL NOTED ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND PH LEVEL.

3. APPLY TOPSOIL IN A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IF REQUIRED.

B. STRIPPING AND STOCKPILING

1. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND/OR QUALITY OF SURFACE SOIL JUSTIFIED STRIPPING.

2. STRIPPING SHOULD BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.

3. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO APPROXIMATELY 6.5. IN LIEU OF SOIL TESTS, SEE LIME RATE GUIDE IN SEEDBED PREPARATION FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 4–1.

4. A 4–6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.

5. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF–SITE ENVIRONMENTAL DAMAGE.

6. STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH STANDARDS PREVIOUSLY DESCRIBED HEREIN; SEE STANDARDS FOR PERMANENT (PG 4–1) OR TEMPORARY (PG. 7–1) VEGETATIVE COVER FOR SOIL STABILIZATION. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.

C. SITE PREPARATION

1. GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO EROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH THE SPECIFIED SEED MIXTURE. TIME IS OF THE ESSENCE.

2. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.

3. AS GUIDANCE FOR IDEAL CONDITIONS, SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENTS. LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL TO A PH OF APPROXIMATELY 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.

4. IMMEDIATELY PRIOR TO TOP SOILING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS WILL INSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC).

5. EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENTATION BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

D. APPLYING TOPSOIL

1. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE; I.E., LESS THAN FIELD CAPACITY (SEE GLOSSARY).

2. APPLY TOPSOIL IN A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, 4.0 INCHES MINIMUM, FIRMED IN PLACE IS REQUIRED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE, IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOIL (PG. 1–1).

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION

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

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

C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.)

2. SEEDBED PREPARATION

A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO–OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OF 11 POUNDS PER 1,000 SQUARE FEET OF 10–10–10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES. TABLE 7–1 IS A GENERAL GUIDELINE FOR LIMESTONE APPLICATION.

TABLE 7–1
LIMESTONE APPLICATION RATE BY SOIL TEXTURE

SOIL TEXTURE	TONS/ACRE	LBS/1000 SQ. FT.
CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL	3	135
SANDY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45

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

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 DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.

C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.

D. SOILS HIGH IN SULFIDES OR HAVING A pH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS.

3. SEEDING

A. SELECT SEED FROM RECOMMENDATIONS IN TABLE 7–2.

TABLE 7–2
TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTH.

	SEEDING RATE(1) (POUNDS) PER ACRE	PER 1000 S.F.	OPTIMUM SEEDING DATE(2) BASED ON PLANT HARDINESS ZONE(1) ZONE 5b, 6a	ZONE 6b	ZONE 7a, b	OPTIMUM SEED DEPTH (INCHES)
COOL SEASON GRASSES						
PERENNIAL RYEGRASS	100	1.0	3/15–6/1 8/1–9/15	3/1–5/15 8/15–10/1	2/15–5/1 8/15–10/15	0.5
SPRING OATS	86	2.0	3/15–6/1 8/1–9/15	3/1–5/15 8/15–10/1	2/15–5/1 8/15–10/15	1.0
WINTER BARLEY	96	2.2	8/1–9/15	8/15–10/1	8/15–10/15	1.0
WINTER CEREAL RYE	112	2.8	8/1–11/1	8/1–11/15	8/1–12/15	1.0
WARM SEASON GRASSES						
PEARL MILLET	20	0.5	6/1–8/1	5/15–8/15	5/1–9/1	1.0
MILLET (GERMAN OR HUNGARIAN)	30	0.7	6/1–8/1	5/15–8/15	5/1–9/1	1.0
WEEPING LOVEGRASS	5	0.2	6/1–8/1	5/15–8/15	5/1–9/1	0.25

1. SEEDING RATE FOR WARM SEASON GRASS, SELECTIONS 5–7 SHALL BE ADJUSTED TO REFLECT THE AMOUNT OF PURE LINE SEED (PLS) AS DETERMINED BY A GERMINATION TEST RESULT. NO ADJUSTMENT IS REQUIRED FOR COOL SEASON GRASSES.
2. MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR SEEDED AREA CAN BE IRRIGATED.
3. PLANT HARDINESS ZONE (SEE FIGURE 7–1, PG. 7–4.)
4. TWICE THE DEPTH FOR SANDY SOILS.

NOTE: ALL SECTIONS, PAGES, FIGURES AND TABLES MENTIONED IN THIS SPECIFICATION REFER TO THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY."

B. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACK SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED, OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.

C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.

D. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED–TO–SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

4. MULCHING. (REFER TO PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION – MULCHING, A THROUGH C).

ACID PRODUCING SOILS NOTES

1. ANY ACID PRODUCING SOILS ENCOUNTERED ON–SITE SHALL BE HANDLED IN ACCORDANCE WITH THE REQUIREMENTS OF N.J.A.C. 7:13–10.7.

2. EXPOSURE TO ACID PRODUCING SOILS TO AIR AND/OR WATER SHALL BE MINIMIZED.

3. ALL EXPOSED AREAS WITH ACID PRODUCING SOILS SHALL BE PROMPTLY STABILIZED TO PREVENT SUCH SOILS FROM WASHING INTO THE WATER, AND IMMEDIATELY ISOLATED FROM ANY FLOWING WATER.

4. ANY ACID THAT IS GENERATED OR EXPOSED SHALL BE PROPERLY NEUTRALIZED.

5. THE AREA SHALL BE TREATED TO ENSURE THAT POST–EXPOSURE OXIDATION RATES DO NOT EXCEED PRE–EXPOSURE OXIDATION RATES.

6. ACID PRODUCING SOILS SHALL BE DISPOSED OF PROPERLY AND SHALL NOT BE MIXED INTO OR SPREAD OVER NON–ACID PRODUCING SOILS.

7. ANY ACID PRODUCING SOILS REMAINING AFTER CONSTRUCTION SHALL BE COVERED WITH LIME AND A LAYER OF NON–ACID PRODUCING SOIL SUFFICIENT TO FACILITATE THE GROWTH OF VEGETATION (MINIMUM 12" THICK).

SOIL DE–COMPACTION AND TESTING REQUIREMENTS

SOIL COMPACTION TESTING REQUIREMENTS

1. IMMEDIATELY PRIOR TO TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING. (SEE DETAIL)

2. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

3. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.

4. COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE SOIL COMPACTION MITIGATION VERIFICATION FORM, AVAILABLE FROM THE LOCAL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.

5. IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

6. NJSA 4:24–39 et seq REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE COMPLETION OF A SOIL COMPACTION MITIGATION VERIFICATION FORM AND CONFORMATION BY THE DISTRICT INSPECTOR THAT THE COMPACTION MITIGATION REQUIREMENTS IN THE STANDARD FOR LAND GRADING HAVE BEEN ADDRESSED.

COMPACTION TESTING METHODS

A. PROBING WIRE TEST (SEE DETAIL)
B. HAND–HELD PENETROMETER TEST (SEE DETAIL)
C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
D. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

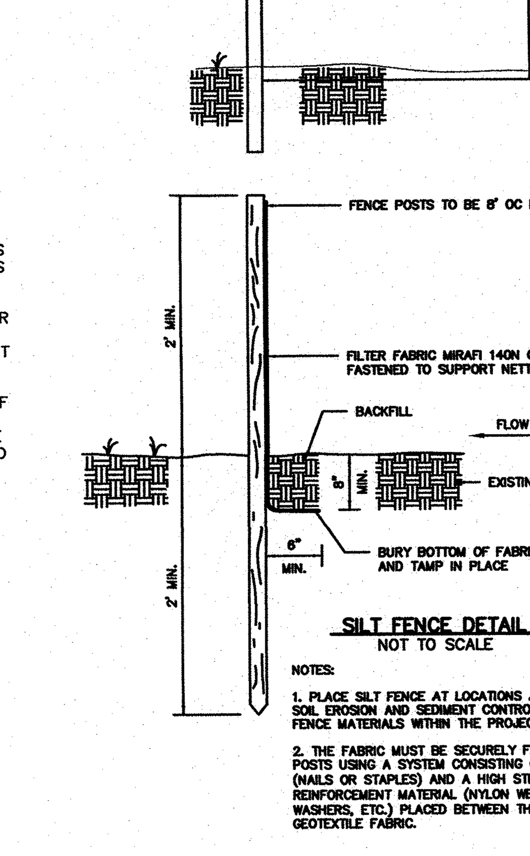
NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATION, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

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.

PROCEDURES FOR SOIL COMPACTION MITIGATION

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.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

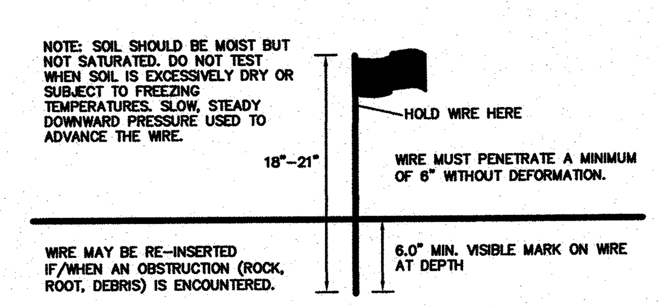


SILT FENCE DETAIL
NOT TO SCALE

NOTES:

1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN, KEEPING FENCE MATERIALS WITHIN THE PROJECT SITE BOUNDARIES.

2. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING 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.



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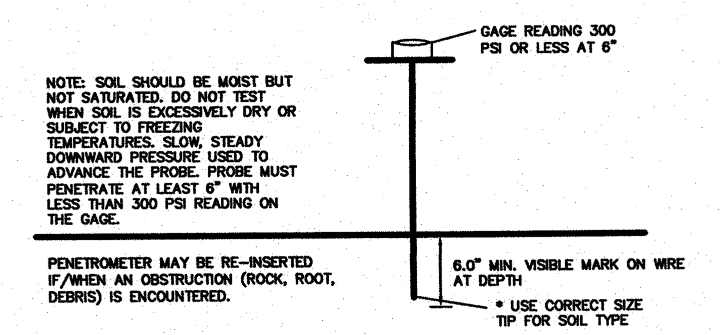

HANDHELD SOIL PENETROMETER TEST
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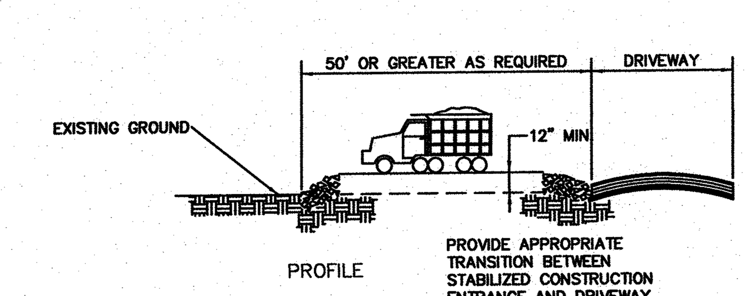
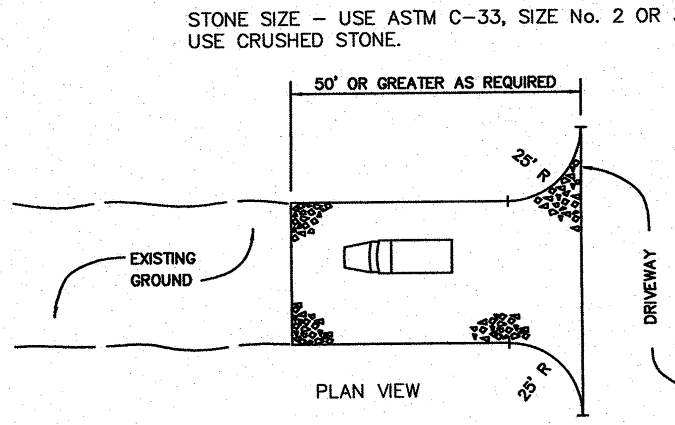


STONE SIZE – USE ASTM C–33, SIZE No. 2 OR 3. USE CRUSHED STONE.



STABILIZED CONSTRUCTION ENTRANCE
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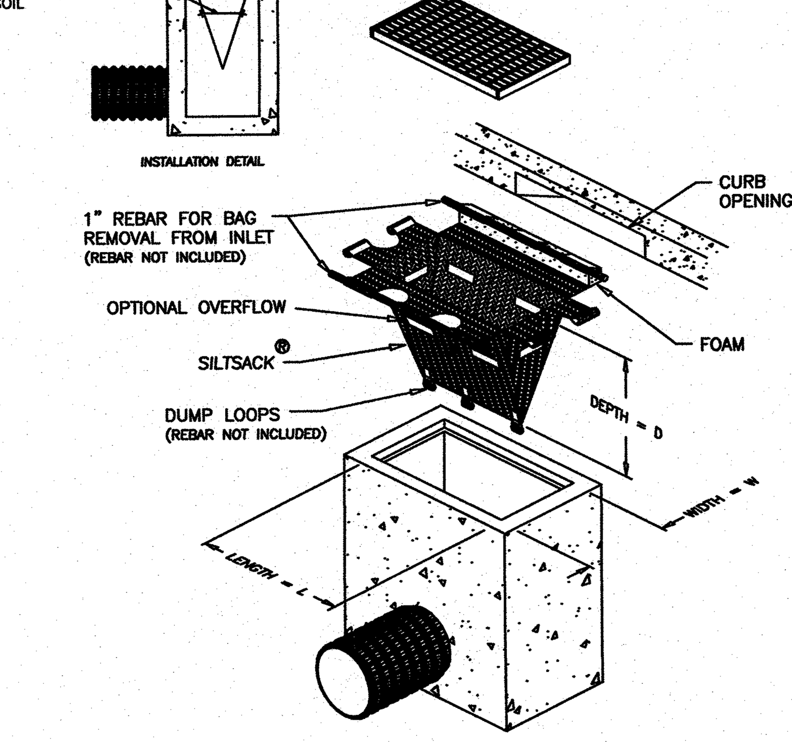

INLET "B" FILTER DETAIL (FOR USE IN TRAVELED ROADWAYS)
NOT TO SCALE

Rev. No.:	Date:	Description:	By:
1	12/09/21	INITIAL SUBMISSION	KMF

GOODWILL INDUSTRIES
OF SOUTHERN NEW JERSEY & PHILADELPHIA
2835 ROUTE 73 SOUTH
MAPLE SHADE, NJ 08052

ROBERT R. STOUT
PROFESSIONAL ENGINEER
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE No. 38421

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705 U.S. Route 130 South - P.O. Box 2290
Cinnaminson, NJ 08077
OFFICE 856.786.2202 FAX 856.786.3050
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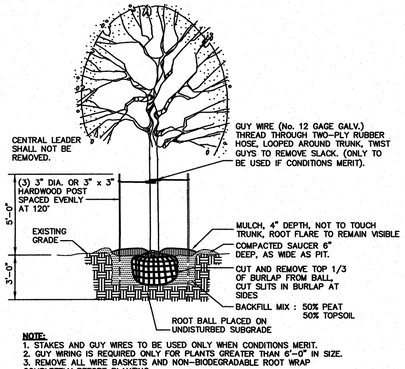
SOIL EROSION NOTES AND DETAILS
BLOCK 1304 - LOTS 32 & 33
TAX MAP SHEET #13
LAND SITUATE IN
TOWNSHIP OF CINNAMINSON
BURLINGTON COUNTY, NEW JERSEY

Scale:	Drawn by:	Checked by:	Drawing No.:
AS NOTED	KMF	RRS	SE-2
Job Number: 1901-010A			Sheet No.: 7 OF 9

S:\Projects\2019 Projects\1901\1901-010A - GI Cinnaminson\CAD\dwg\Initial Submission\1901-010A Cover Details.dwg, Soil notes and details, © 2022 Stout & Caldwell Engineer, LLC



NOTE:
1. STAKES AND GUY WIRES TO BE USED ONLY WHEN CONDITIONS MERIT.
2. GUY WIRING IS REQUIRED ONLY FOR PLANTS GREATER THAN 6'-0" IN SIZE.
3. REMOVE ALL WIRE BASKETS AND NON-BIODEGRADABLE ROOT WRAP COMPLETELY BEFORE PLANTING.

DECIDUOUS TREE PLANTING DETAIL
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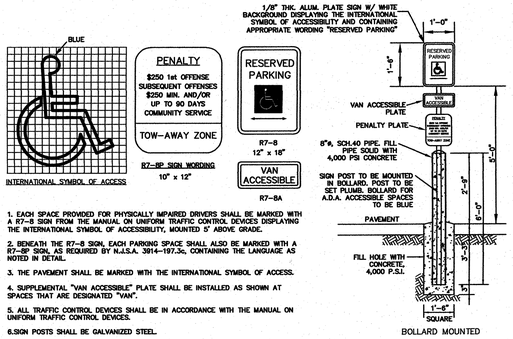
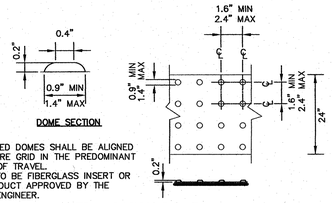


1. EACH SPACE PROVIDED FOR PHYSICALLY IMPAIRED DRIVERS SHALL BE MARKED WITH A R7-8 SIGN FROM THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, MOUNTED 5' ABOVE GRADE.
2. BENEATH THE R7-8 SIGN, EACH PARKING SPACE SHALL ALSO BE MARKED WITH A R7-8P SIGN, AS REQUIRED BY N.J.S.A. 39:4-197.3c, CONTAINING THE LANGUAGE AS NOTED IN DETAIL.
3. THE PAVEMENT SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESS.
4. SUPPLEMENTAL "VAN ACCESSIBLE" PLATE SHALL BE INSTALLED AS SHOWN AT SPACES THAT ARE DESIGNATED "VAN".
5. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. SIGN POSTS SHALL BE GALVANIZED STEEL.
7. SIGN MATERIALS SHALL BE MADE OF REFLECTIVE SHEETING ON ALUMINUM BLANKS IN ACCORDANCE WITH NJDOT STANDARD SPECIFICATIONS.

BOLLARD MOUNTED

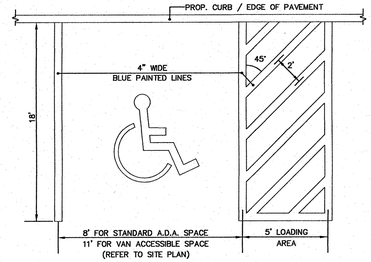
ACCESSIBLE PARKING SIGN / SYMBOL DETAILS
NOT TO SCALE



DOME SECTION

NOTES:
1. TRUNCATED DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL.
2. DOMES TO BE FIBERGLASS INSERT OR OTHER PRODUCT APPROVED BY THE TOWNSHIP ENGINEER.

TRUNCATED DOMES
NOT TO SCALE



ACCESSIBLE PARKING STALL STRIPING DETAIL
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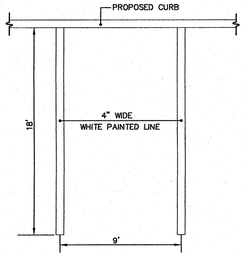

PARKING STALL DETAIL
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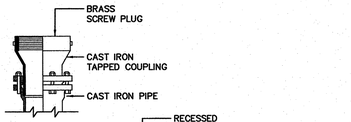

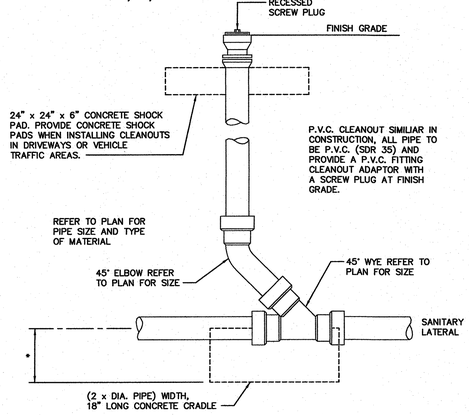

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SANITARY LATERAL CLEANOUT DETAIL
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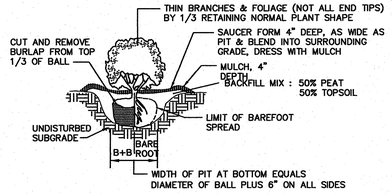

SHRUB PLANTING DETAIL
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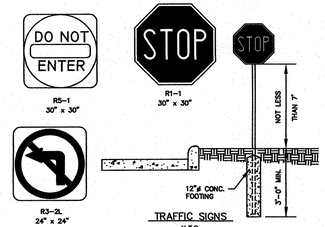

TRAFFIC SIGNS
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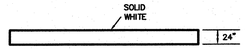

STOP BAR DETAIL
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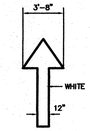
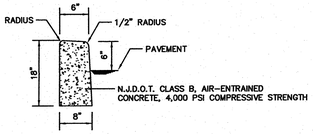


DIRECTIONAL ARROW DETAIL
NOT TO SCALE

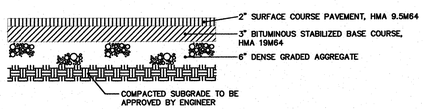
CONSTRUCTION DETAIL NOTES

1. MODIFICATIONS OF DETAILS SHALL ONLY BE MADE WITH WRITTEN ACCEPTANCE OF THE DESIGN ENGINEER OR THIS DESIGN IS NULL AND VOID.
2. IN THE ABSENCE OF CONSTRUCTION DETAIL INFORMATION, THE CURRENT ACCEPTED NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SHALL GOVERN.
3. ALL BITUMINOUS PAVEMENT MIX DESIGNATIONS REFER TO THE CURRENT ACCEPTED N.J.D.O.T. STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

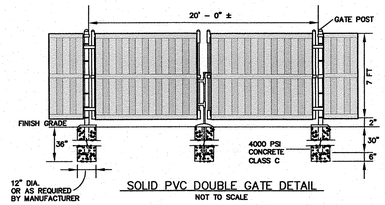


NOTES:
1. CONCRETE TO BE CLASS B, AIR-ENTRAINED, HAVING 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI PER CURRENT N.J.D.O.T. STANDARD SPECIFICATIONS.
2. EXPOSED EDGES TO BE ROUNDED TO 1/2" RADIUS.
3. ALL EXTERIOR CONCRETE TO BE AIR-ENTRAINED.
4. EXPANSION JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURBS 20 FT. APART AND FILLED WITH PREMOLDED ASPHALT AND RECESSED 1/4" FROM FACE AND TOP OF CURB WITH 1/4" RADIUS AT ALL JOINTS.
5. EXPANSION JOINTS 1/2" WIDE SHALL BE INSTALLED WHEREVER ANY CONCRETE PAVEMENT BUTTS UP AGAINST ANOTHER FACE OF CURB.

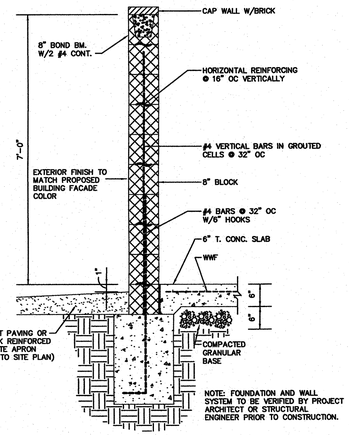
6" x 8" x 18" CURB DETAIL
NOT TO SCALE



PAVEMENT DETAIL
NOT TO SCALE

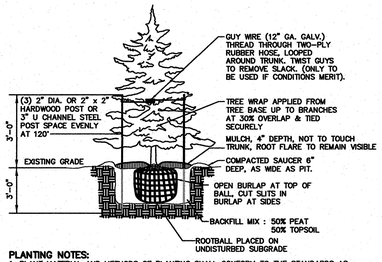


SOLID PVC DOUBLE GATE DETAIL
NOT TO SCALE

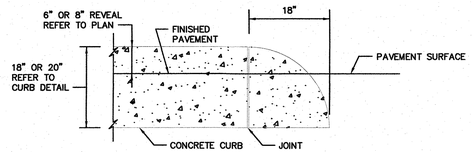


WALL SECTION AT DUMPSTER ENCLOSURE
NOT TO SCALE

PLANTING NOTES:
1. PLANT MATERIAL AND METHODS OF PLANTING SHALL CONFORM TO THE STANDARDS AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND LANDSCAPE CONTRACTING GUIDE SPECIFICATIONS FOR PLANTING.
2. ALL PLANT MATERIAL MUST BE SET SUCH THAT PLANT SITS IN THE SAME RELATION TO THE NEW GRADE AS TO NURSERY GRADE WHEN DUG.
3. MULCH SHALL BE SHREDDED PINE BARK OR HARDWOOD CHIPS AND NOT TOUCHING TRUNK.
4. ALL NON-BIODEGRADABLE MATERIAL AND WIRE BASKETS SHOULD BE REMOVED FROM THE ROOTBALL.
5. CENTRAL LEADER SHALL NOT BE CUT.
6. STAKES AND GUY WIRES TO BE USED ONLY WHEN CONDITIONS MERIT.

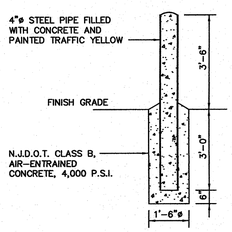


CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE

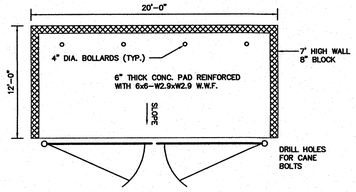


NOTES:
1. CONCRETE TO BE CLASS B, AIR-ENTRAINED, HAVING 28 DAY COMPRESSIVE STRENGTH OF 4,000 P.S.I. PER CURRENT N.J.D.O.T. STANDARD SPECIFICATIONS.
2. JOINT TO BE 1/2" THICK, CELLULAR COMPRESSIVE MATERIAL RECESSED 1/4" FROM FRONT AND TOP.

CURB END DETAIL
NOT TO SCALE



STEEL BOLLARD DETAIL
NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

Rev. No.:	Date:	Description:	By:
1	12/09/21	INITIAL SUBMISSION	KMF

GOODWILL INDUSTRIES
OF SOUTHERN NEW JERSEY & PHILADELPHIA
2835 ROUTE 73 SOUTH
MAPLE SHADE, NJ 08052

ROBERT R. STOUT
PROFESSIONAL ENGINEER
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE No. 38421

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STOUT & CALDWELL ENGINEERS, LLC
705 U.S. Route 130 South - P.O. Box 2290
Cinnaminson, NJ 08077
OFFICE 856.786.2202 FAX 856.786.3050
www.stoutcaldwell.com
Stout & Caldwell Engineers, LLC, NJ Cert. Of Authorization No. 24GA28092700

CONSTRUCTION DETAILS 1
BLOCK 1304 - LOTS 32 & 33
TAX MAP SHEET #13
LAND SITUATE IN
TOWNSHIP OF CINNAMINSON
BURLINGTON COUNTY, NEW JERSEY

Scale:	Drawn by:	Checked by:	Drawing No.:
AS NOTED	KMF	RRS	CD-1
Job Number: 1901-010A			Sheet No.: 8 OF 9

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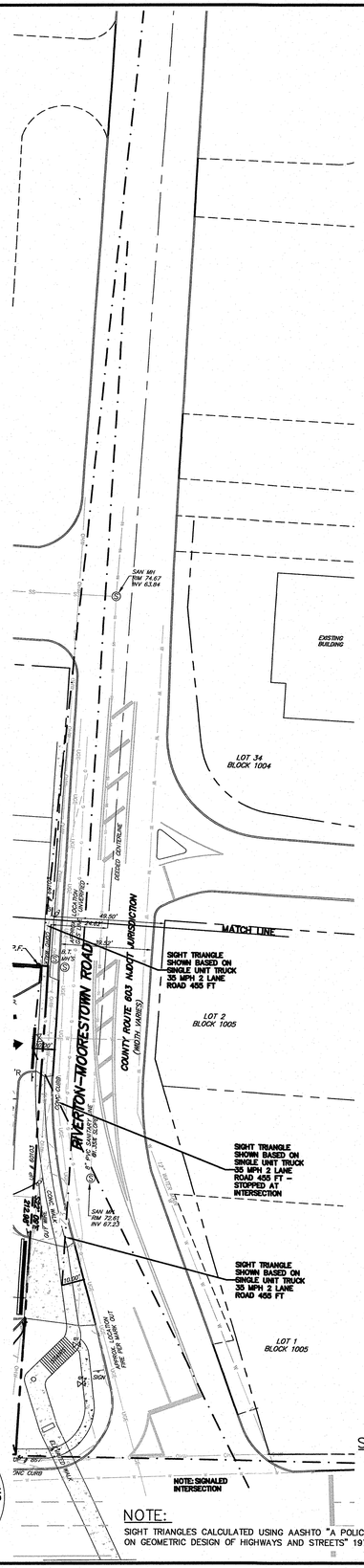
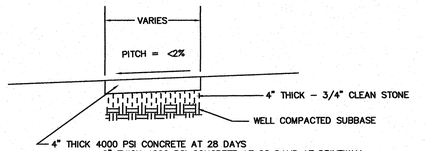
ORIGINAL SIZE 24 x 36

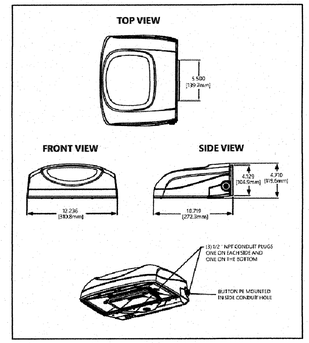


SIGHT TRIANGLE DETAIL
SCALE: 1"=30'

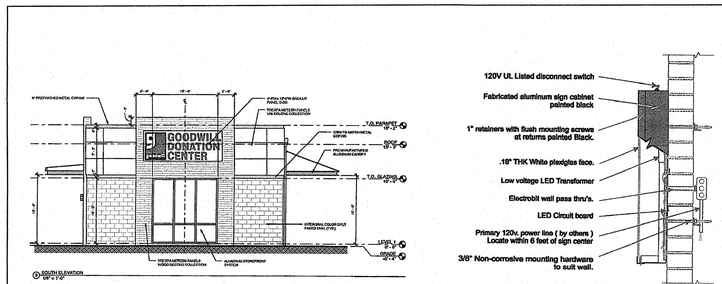
NOTE:
SIGHT TRIANGLES CALCULATED USING AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" 1973



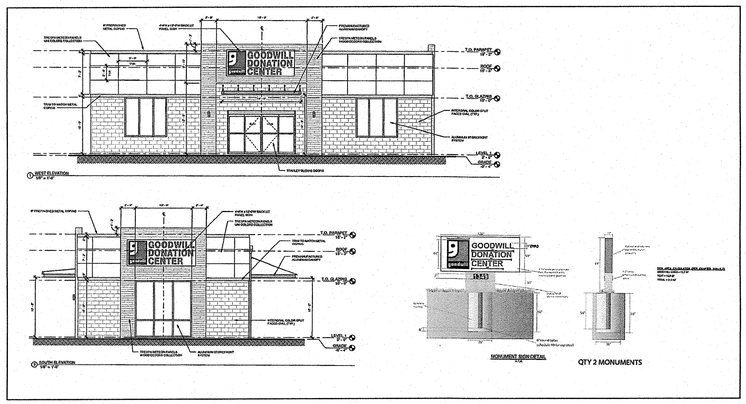
TYPICAL CONCRETE SIDEWALK DETAIL
NOT TO SCALE



WALL MOUNT LIGHT DETAIL
NOT TO SCALE



SECTION THRU SIGN
NOT TO SCALE



GOODWILL SIGNAGE DETAIL
NOT TO SCALE

CONSTRUCTION DETAIL NOTES

1. MODIFICATIONS OF DETAILS SHALL ONLY BE MADE WITH WRITTEN ACCEPTANCE OF THE DESIGN ENGINEER OR THIS DESIGN IS NULL AND VOID.
2. IN THE ABSENCE OF CONSTRUCTION DETAIL INFORMATION, THE CURRENT ACCEPTED NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SHALL GOVERN.
3. ALL BITUMINOUS PAVEMENT MIX DESIGNATIONS REFER TO THE CURRENT ACCEPTED N.J.D.O.T. STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

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1	12/09/21	INITIAL SUBMISSION	KMF

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