PRELIMINARY / FINAL MAJOR SITE PLANS

FOR

MCDONALD'S USA, LLC

PROPOSED

McDONALD'S RESTAURANT NO. 29-0273 REBUILD

LOCATION OF SITE

ROUTE 130 & DUTCH NECK ROAD, EAST WINDSOR TOWNSHIP

MERCER COUNTY, NEW JERSEY

TAX MAP SHEET 8, BLOCK 58, LOT 11

SUBMISSION CHECKLIST WAIVERS REQUESTED

FROM SECTION §19A-4.16A

CHECKLIST ITEM #1 - A WAIVER IS REQUESTED TO ALLOW SCALE SIZES OF 1"=20' AND 1"=10' IN LIEU OF THE REQUIREMENT FOR A SCALE OF 1"=50'.

FROM SECTION §19A-2.11

CHECKLIST ITEM #21 - A WAIVER IS REQUESTED TO OMIT THE ENVIRONMENTAL IMPACT STATEMENT THAT IS REQUIRED FOR THIS DEVELOPMENT.

SUBMISSION WAIVERS REQUESTED

FROM SECTION §19A-3-1 - TO ALLOW COMBINED PRELIMINARY/FINAL MAJOR SITE PLAN APPROVAL IN LIEU OF SEPARATE PRELIMINARY MAJOR SITE PLAN APPROVAL.

VARIANCES REQUESTED

FROM SECTION 19A-2.4 - TO PERMIT TO NOT HAVE A DESIGNATED LOADING SPACE IN LIEU OF THE REQUIRED ONE (1) LOADING SPACE. PLEASE NOTE THAT THE EXISTING MCDONALDS RESTAURANT DOES NOT HAVE A DESIGNATED LOADING SPACE.

FROM SECTION 20-5.1600A.E. - TO PERMIT AN AREA OF A DIRECTION SIGN UP TO 6.64 SF IN LIEU OF THE REQUIRED 3 SF.

FROM SECTION 20-5.1604.B - TO PERMIT SIGNS TO BE ELECTRONICALLY CHANGING TO DISPLAY THE MENU ON THE PROPOSED MENU BOARDS.

FROM SECTION 20-5.1604.H - TO PERMIT MORE THAN 20 PERCENT OR 25 SF OF A SYMBOL OR LOGO ON THE PROPOSED SIGNS.

FROM SECTION 20-5-1606.A.3 - TO PERMIT MORE THAN TWO (2) FAÇADE SIGNS ON EACH BUILDING WALL IN LIEU OF ONE (1) FAÇADE SIGN AND TO PERMIT SIGNS ON FACADES THAT DO NOT FRONT A PUBLIC STREET (REAR AND DRIVE-THRU SIDE)

- FRONT FAÇADE (ROUTE 130) - TWO (2) SIGNS TOTALING 46.8 SF IN LIEU OF THE PERMITTED ONE (1) SIGN AT 84.6 SF
- FRONT FACADE (DUTCH NECK ROAD) - TWO (2) SIGNS TOTALING 41.88 SF IN LIEU OF THE PERMITTED ONE (1) SIGN AT 200.71 SF.
- DRIVE-THRU FAÇADE - ONE (1) SIGN AT 32.8 SF IN LIEU OF THE PERMITTED 0.
- REAR FAÇADE - ONE (1) SIGN AT 14 SF IN LIEU OF THE PERMITTED 0.

FROM SECTION 20-5-1607.A.2 - TO PERMIT SIX (6) FREESTANDING SIGNS (2 ROAD SIGNS, 2 MENU BOARDS, AND 2 PRE-BROWSE MENU BOARDS) IN LIEU OF THE TWO (2) PERMITTED. EXISTING ARE (1 ROAD SIGN AND 2 MENU BOARDS).

FROM SECTION 20-16A.4.A - TO PERMIT A FRONT YARD SETBACK OF 73.5 FT IN LIEU OF THE REQUIRED 80 FT

FROM SECTION §20-16A.5A - TO PERMIT LESS THAN THE REQUIRED 25-FOOT LANDSCAPE BUFFER SETBACK ALONG THE PROPERTY LINE THAT ABUTS A RESIDENTIAL ZONING DISTRICT. PLEASE NOTE THAT THIS AREA IS NOT CHANGING DURING CONSTRUCTION.

FROM SECTION §20-16A.5.2 HC-2 HIGHWAY COMMERCIAL 2 TABLE - TO PERMIT AN ACCESSORY STRUCTURE 1.2 FEET IN LIEU OF THE REQUIRED 20 FEET

FROM SECTION §22-27.6.B.2 - TO PERMIT ZERO (0) TREES AND ZERO (0) SHRUBS IN LIEU OF FIVE (5) TREES AND FOURTEEN (14) SHRUBS THAT ARE REQUIRED FOR THE OPEN SPACE REQUIREMENT. (EXISTING TREES ZERO (0) AND EXISTING SHRUBS ZERO (0))

FROM SECTION §22-27.7.8.A - TO PERMIT SIX (6) SHADE TREES IN LIEU OF THE REQUIRED EIGHT (8) TREES THAT IS REQUIRED. (EXISTING TREES IS ONE (1))

FROM SECTION §22-27.7.B.3 - TO PERMIT ZERO (0) TREES AND ZERO (0) SHRUBS ALONG THE SOUTHWEST PROPERTY LINE AND NORTHEAST PROPERTY LINE IN LIEU OF THE REQUIRED NINE (9) SHADE TREES AND ONE HUNDRED AND EIGHTEEN (118) SHRUBS ALONG THE SOUTHWEST PROPERTY LINE AND SIX (6) SHADE TREES AND EIGHTY ONE (81) SHRUBS. (EXISTING TREES AND SHRUBS ARE ZERO (0) ALONG BOTH PROPERTY LINES)

FROM SECTION §22-27.7.9.B - TO PERMIT ZERO (0) TREES IN LIEU OF THE REQUIRED 8 TREES OF 4"-4.5" CALIPER TREES IN THE GREEN SPACE. (EXISTING TREES IS ZERO (0))

EXISTING NON-CONFORMITIES TO REMAIN REQUESTED

FROM SECTION §20-16A.5.2 HC-2 HIGHWAY COMMERCIAL 2 TABLE - TO ALLOW THE MINIMUM LOT AREA TO BE LESS THAN THE REQUIRED 60,000 SF AND TO ALL THE MINIMUM LOT WIDTH OF 250 FT

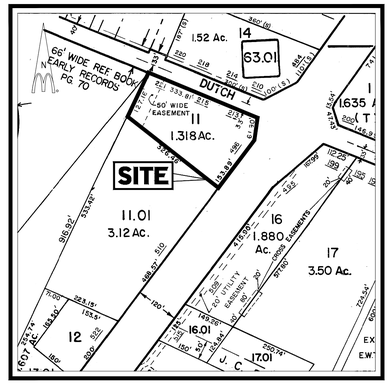
FROM SECTION §20-16A.5B - TO ALLOW A DRIVE CLOSER THAN 100 FEET FROM INTERSECTING STREET LINES.

FROM SECTION §22-27.5A.2 - TO PERMIT ZERO (0) TREES IN LIEU OF THE SIXTEEN (16) REQUIRED FOR STORMWATER AREA. (EXISTING TREES IS ZERO (0))

FROM SECTION §22-27.7.A.3 - TO PERMIT THE EXISTING LANDSCAPE BUFFER TO REMAIN IN LIEU OF THE REQUIRED FIFTEEN (15) EVERGREEN TREES AND FOUR (4) SHADE TREES IN THE LANDSCAPE AND BUFFER STRIP. (EXISTING EVERGREEN TREES TO REMAIN).

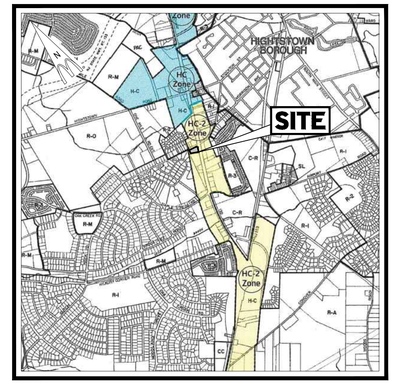
LOCATION MAP

SCALE: 1" = 1,000'
SOURCE: NJOIT



TAX MAP

SCALE: 1" = 200'
SOURCE: TOWNSHIP OF EAST WINDSOR TAX MAPS



ZONING MAP

SCALE: NTS
SOURCE: EAST WINDSOR TOWNSHIP

PROPERTIES NEAR BLOCK 58, LOT 11 IN EAST WINDSOR TOWNSHIP

PROPERTY	LOCATION	OWNER
BLOCK 58, LOT 11.01	510 ROUTE 130	MICHAELS ROYAL PL, LLC 42 BAYVIEW AVE., MANHASSET, NY 11030
BLOCK 58, LOT 14.02	540 ROUTE 130	NIJJAR REALTY, LLC 26 N. JULIET ST., ISELIN, NJ 08830
BLOCK 58, LOT 10.35	21 PIERCE ROAD	CAVALIERI, JACQUELINE & KONIW, JOHN JR 21 PIERCE RD., EAST WINDSOR, NJ 08520
BLOCK 58, LOT 10.36	19 PIERCE ROAD	TATA, SUNDARI BT& PRASAD NV 19 PIERCE RD., EAST WINDSOR, NJ 08520
BLOCK 58, LOT 10.37	17 PIERCE ROAD	CHAUDHRY, NASEEM & SHAESTA 17 PIERCE RD., EAST WINDSOR, NJ 08520
BLOCK 63.01, LOT 20	232 DUTCH NECK ROAD	TORREY, JOHN & DOREEN 232 DUTCH NECK RD., EAST WINDSOR, NJ 08520
BLOCK 63.01, LOT 19	228 DUTCH NECK ROAD	ZIPPO, DIANE 228 DUTCH NECK RD., EAST WINDSOR, NJ 08520
BLOCK 63.01, LOT 18	226 DUTCH NECK ROAD	PATEL, CHIRAG & CHANDKANT & R. 226 DUTCH NECK RD., EAST WINDSOR, NJ 08520
BLOCK 63.01, LOT 26.21	224 DUTCH NECK ROAD	PATEL, CHIRAG & CHANDKANT & R. 226 DUTCH NECK RD., EAST WINDSOR, NJ 08520
BLOCK 63.01, LOT 14	484 ROUTE 130	HELLER PROPERTY PARTNERS, L.P. 180 MAIN ST., PO BOX 700, MADISON, NJ 07940
BLOCK 53.04, LOT 16	509 ROUTE 130	PROVIDENT SAVINGS BANK 100 WOOD AVE. SOUTH, ISELIN, NJ 08830

CERTIFICATION OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

STATE: _____
SS.( )
COUNTY: _____

ON THIS, THE _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED _____, PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS A DULY AUTHORIZED SENIOR COUNSEL OF _____, BEING ONE OF THE OWNERS OF THE PROPERTIES SHOWN ON THE ATTACHED SITE PLAN, AND THAT SUCH SITE PLAN WAS MADE WITH HIS/HER/ITS KNOWLEDGE. THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER/ITS ACT AND DESIRES THAT THE SITE PLAN BE RECORDED ACCORDING TO ALL LAWS.

BY: _____

NAME: _____

TITLE: _____

DATE: _____

SWORN TO AND SUBSCRIBED
BEFORE ME THIS _____ DAY OF
_____, 20_____

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

TOWNSHIP OF EAST WINDSOR BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE
TOWNSHIP OF EAST WINDSOR, NEW JERSEY

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

LAND DEVELOPMENT DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1
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EXISTING CONDITIONS/DEMOLITION PLAN	C-4
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EROSION & SEDIMENT CONTROL PLAN	C-8
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DRIVE-THRU PLAN	C-11
TRUCK CIRCULATION PLAN	C-12
DETAILS	C-13, C-14, C-15
LANDSCAPE PLAN	C-16
LANDSCAPE DETAILS	C-17
LIGHTING PLAN	SL2007008-REV1.AGI

PUBLIC UTILITIES, LOCAL UTILITIES, & CABLE COMPANIES

AT&T
R.A. WAGNER
175 WEST MAIN ST
FREEHOLD, NJ 07728

COMCAST CABLEVISION
GENERAL MANAGER
P.O. BOX 790, 90 LAKE DR
EAST WINDSOR, NJ 08520

DEPARTMENT OF TRANSPORTATION
STATE OF NEW JERSEY
1035 PARKWAY AVE
TRENTON, NJ 08650

EAST WINDSOR UTILITIES AUTHORITY
MR. TOD FRYER, GENERAL MANAGER
7 WILTSHIRE DR
EAST WINDSOR, NJ 08520

JCP&L C/O GPU ENERGY
CORPORATE SECRETARY
300 MADISON AVE
MORRISTOWN, NJ 07962

MERCER COUNTY PLANNING BOARD
ADMINISTRATION BLDG.
P.O. BOX 8068
TRENTON, NJ 08650-8068

PSE&G
CORPORATE SECRETARY
P.O. BOX 800
NEWARK, NJ 07101

TRANSCONTINENTAL GAP PIPE LINE CORP.
DISTRICT MANAGER
3200 SOUTH WOOD AVE
LINDEN, NJ 07036-0005

VERIZON
CORPORATE SECRETARY
540 BROAD STREET
NEWARK, NJ 07101

PREPARED BY

BOHLER

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BETHLEHEM, PA 18018
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PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE055733
NEW JERSEY LICENSE No. 24GE04489300
DELAWARE LICENSE No. 18313

BLOCK 58 LOT 11

PRELIMINARY / FINAL MAJOR SITE PLANS

PLAN SCALE: AS NOTED

STREET ADDRESS
ROUTE 130 & DUTCH NECK ROAD

TOWNSHIP: EAST WINDSOR
STATE: NJ
COUNTY: MERCER

REGIONAL DWG. NO: LC #29-0273
CAD FILE: PY170093-CND-0

PLAN DESCRIPTION: COVER SHEET

STATUS	DATE	BY
PRELIMINARY	07/31/2020	APM
PLAN CHECKED	07/31/2020	MEJ
AS-BUILT	XXXX	XXXX

C-1
OF 17

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. _____
G.C. _____
O/O _____

McDonald's®

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OFFICE: LIBERTY FET - PHILADELPHIA REGION
ADDRESS: 6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MD 20817

PLAN APPROVALS

	SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.		
CONST. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		

CO-SIGN SIGNATURES

CONTRACTOR		
OWNER		

R:\TYPY170093\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-0\PY170093-CND-0------LAYOUT: C-1 COVER
EDM

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

1. ALL ACCESSIBLE ADA PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
3. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
5. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
6. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
7. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
8. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE LATEST CIVIL PLANS AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND BOHLER ENGINEERING, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
10. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
11. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
12. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
13. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, REPERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
14. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
15. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
16. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
17. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
18. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
19. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE FOR JOB SITE SAFETY.
20. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH THESE NOTES HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.
21. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.
22. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
23. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.
24. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
25. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
26. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
27. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
28. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

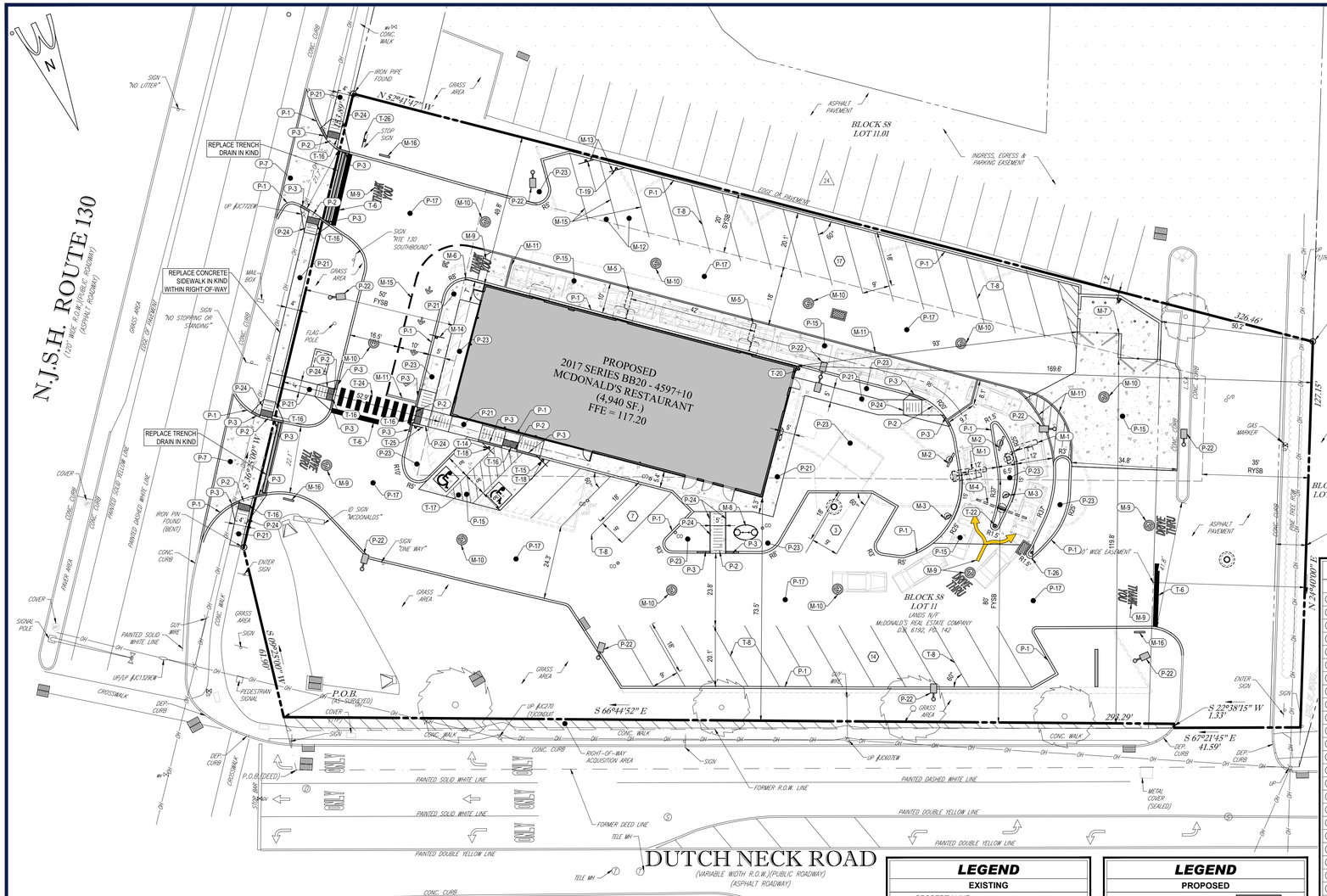
GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
2. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
3. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
4. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS FOR OTHERS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
5. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
   - A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.
6. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND REFERENCED DOCUMENTS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF ACTIVITY.
7. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   - A. ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.
   - B. THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.
   - C. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
   - D. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   - E. FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENT AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   - F. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   - G. A COMPLETE INSPECTION FOR CONTAMINANTS, BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT
9. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE.
10. IN THE ABSENCE OF SPECIFIC REQUIREMENTS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S GEOTECHNICAL ENGINEER.
11. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
12. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
13. THE CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY WHERE REQUIRED.
14. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
15. USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
16. THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
17. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
18. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
19. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF HAZARDOUS/UNSUITABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.

ADA INSTRUCTIONS TO CONTRACTOR

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT ADA STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- CURB RAMPS - SLOPE MUST NOT EXCEED 1:12 (8.3%)
- LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCES INCORPORATED BY CODE.)
- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SH



LOCATION MAP

SCALE: 1" = 1,000'
SOURCE: NJOIT

GENERAL DEVELOPMENT NOTES

1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR. THE FOUNDATION DESIGNS ARE BY OTHERS.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
3. 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR, AS ARE CONDUITS AND WIRING. LIGHTING FIXTURES, BASES, AND POLES ARE SUPPLIED BY THE OWNER/OPERATOR.
4. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
5. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
6. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
7. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT UNLESS OTHERWISE NOTED ON THESE PLANS.
8. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
9. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
10. ALL DIMENSIONS SHOWN ARE TAKEN FROM FACE OF CURB UNLESS OTHERWISE INDICATED.
11. ALL FEATURES SHOWN ARE EXISTING UNLESS OTHERWISE INDICATED.

PAVING SPECIFICATION

ASPHALT PAVING:
1.5" NJDOT SUPERPAVE 9.5MM (PG 64-22)
3.0" NJDOT SUPERPAVE 19.0MM (PG 64-22)
6.0" NJDOT DENSE GRADED AGGREGATE

DRIVE-THRU CONCRETE PAVING:
6.0" AIR ENTRAINED CONCRETE (4,000 PSI)
6.0" NJDOT DENSE GRADED AGGREGATE

NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED. FOLLOW MINIMUM STANDARDS ABOVE OR MATCH EXISTING DEPTHS, WHICHEVER IS LARGER

LOT LIGHTING TO BE SUPPLIED BY

SECURITY LIGHTING
1085 JOHNSON DR.
BUFFALO GROVE, IL 60089
1-800-544-4848
NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.

PARKING INFORMATION

41	39	SPACES	9'	x	18'	@ 60°
	2 (A.DA.)	SPACES	8'	x	18'	@ 60°
	--	SPACES	--	x	--	@ --
	--	SPACES	--	x	--	@ --

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
WATER	EXISTING "PUBLIC WATER" SERVICE		
SANITARY SEWER	EXISTING "PUBLIC SEWER" SERVICE		
STORM SEWER	EXISTING "PUBLIC SEWER" SERVICE		
ELECTRIC	JCP&L		

SURVEY INFORMATION

PREPARED BY: BLUE MARSH ASSOCIATES, INC.
TITLED: ALTA/NSPS LAND TITLE SURVEY
PROJECT NO: 19-B384-443

LEGEND

SANITARY SEWER
WATER
STORM SEWER
ELECTRIC
GAS
LOT LIGHT
EXISTING ELEVATION 83.1
PROPOSED ELEVATION 79.9

LEGEND

PROPOSED

M-1	COD CANOPY
M-2	OUTDOOR DISPLAY MENU BOARD
M-3	PRE-BROWSE MENU BOARD
M-4	GATEWAY CLEARANCE
M-5	AUTO LOOP DETECTOR
M-6	MCDONALD'S STAINLESS STEEL HANDRAIL. SEE DETAILS
M-7	TRASH ENCLOSURE. SEE DETAILS
M-8	EXTERIOR GREASE TRAP. SEE DETAILS
M-9	PAINTED TRAFFIC ARROWS & LETTERS. SEE DETAILS
M-10	DIRECTIONAL PAVEMENT MARKING. SEE DETAILS
M-11	PULL FORWARD STRIPING. SEE DETAILS
M-12	MOBILE PAY SPACES
M-13	RESERVED MOBILE ORDER SIGN
M-14	RESERVED DRIVE-THRU SIGN
M-15	PRIORITY PICKUP PAVEMENT MARKING PAINTED PMS 123 YELLOW
M-16	NEXTGEN DIRECTIONAL SIGN
P-1	TYPICAL CONCRETE CURB. SEE DETAILS
P-2	TYPICAL FLUSH CONCRETE CURB. SEE DETAILS
P-3	TAPERED CURB. SEE DETAILS
P-7	DEPRESSED CURB WITH CONCRETE APPROACH APRON. SEE DETAILS
P-15	CONCRETE PAVEMENT. SEE DETAILS
P-17	STANDARD ASPHALT PAVEMENT. SEE DETAILS
P-19	MILL AND OVERLAY. SEE DETAILS
P-21	CONCRETE SIDEWALK. SEE DETAILS
P-22	LIGHT POLE. SEE LIGHTING PLAN
P-23	LANDSCAPE AREA. SEE LANDSCAPING PLAN
P-24	A.D.A CURB RAMP. SEE DETAILS
T-6	WHITE PAINTED STOP BAR. SEE DETAILS
T-8	PAVEMENT MARKING. SEE DETAILS
T-14	RESERVED PARKING SPACE WITH PENALTIES & VAN ACCESSIBLE SIGNS. SEE DETAILS
T-15	RESERVED PARKING SPACE & PENALTIES SIGNS. SEE DETAILS
T-16	TRUNCATED DOME PATTERN FOR ADA DETECTABLE WARNING SURFACES. SEE DETAILS
T-17	60" ANGLED ADA ACCESSIBLE PARKING SPACE STRIPING. SEE DETAILS
T-18	RESERVED PARKING SIGN WITHIN BOLLARD. SEE DETAILS
T-19	SIGN WITHIN BOLLARD IN ASPHALT. SEE DETAILS
T-20	BOLLARD. SEE DETAILS
T-24	STANDARD CROSSWALK. SEE DETAILS
T-25	PEDESTRIAN CROSSING SIGN. SEE DETAILS
T-26	DO NOT ENTER SIGN. SEE DETAILS
T-27	HANDRAIL

LEGEND

EXISTING

PROPERTY LINE
R.O.W. LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
SETBACK LINE
CONCRETE CURB
FENCE
TREELINE
OVERHEAD UTILITY WIRES
CONCRETE MONUMENT/ IRON PIN
SIGN
AREA LIGHT
TREE
DRAINAGE INLET
STORM/SANITARY MANHOLE
WATER/GAS VALVES
ROOF DRAIN/CLEANOUT
FIRE HYDRANT
UTILITY POLE W/ LIGHT
UTILITY POLE

LEGEND

PROPOSED

BUILDING
CONCRETE CURB
FLUSH CURB
ACCESSIBLE SYMBOL
CROSSWALK
SIDEWALK
RAMP
SIGN
BOLLARD
PARKING COUNT
AREA LIGHT
DRAINAGE INLET
MANHOLE

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

- SURVEY
  BLUE MARSH ASSOCIATES, INC
  1541 ROUTE 37 EAST, SUITE B
  TOMS RIVER, NJ 08753
  PREPARED FOR: "MCDONALD'S USA, LLC"
  ENTITLED: "ALTA/NSPS LAND TITLE SURVEY"
  PROJECT NO.: 19-B384-443
  DATED: 12-20-2019
  REVISED: 02-20-2020

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.

2. APPLICANT: MCDONALD'S USA, LLC
   6903 ROCKLEDGE DRIVE, SUITE 1100
   BETHESDA, MD 20817
   C/O JONATHAN BASKE, ACM

   OWNER: MCDONALD'S REAL ESTATE COMPANY
   110 N. CARPENTER STREET
   CHICAGO, IL 60607

3. PROPERTY KNOWN AS TAX MAP SHEET #8, BLOCK 58, LOT 11, AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF EAST WINDSOR, MERCER COUNTY, STATE OF NEW JERSEY.

4. ALL A.D.A. ACCESSIBLE PARKING SPACES, RAMPS, AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET CURRENT A.D.A. REQUIREMENTS, AS AMENDED.

PARKING REQUIREMENTS

REQUIRED STALL DIMENSIONS	= 9 FT x 18 FT
EXISTING STALL DIMENSIONS	= VARIES **(ENC)**
PROPOSED STALL DIMENSIONS	= 9 FT x 18 FT
RESTAURANT USE	= 1 PARKING SPACE / 40 SF OF FLOOR AREA DEVOTED TO PATRON USE OR 1 SPACE FOR EACH 2.5 SEATS, WHICHEVER IS LARGER
EXISTING REQUIRED # OF SPACES	= (2,750 SF / 40 SF) = 69 SPACES
PROPOSED REQUIRED # OF SPACES	= (1,495 SF / 40 SF) = 38 SPACES
EXISTING # OF SPACES	= 43 SPACES (INCLUDING 3 ADA SPACES) **(ENC)**
PROPOSED # OF SPACES	= 41 SPACES (INCLUDING 2 ADA SPACES)

ZONING REQUIREMENTS - TOWNSHIP OF EAST WINDSOR

REQUIREMENTS PER THE TOWNSHIP OF EAST WINDSOR ZONING ORDINANCE
ZONING DISTRICT: HC-2 HIGHWAY COMMERCIAL 2

EXISTING USE: RESTAURANT (PERMITTED)
PROPOSED USE: RESTAURANT (NO CHANGE)

ZONING DISTRICT REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	60,000 SF	56,575 SF **(ENC)**	NO CHANGE
MIN. LOT WIDTH	250 FT	127.15 FT **(ENC)**	NO CHANGE
MIN. YARD SETBACKS			
FRONT (N.J.S.H. ROUTE 130; NO PARKING)	50 FT	50.7 FT	52.9 FT
FRONT (DUTCH NECK ROAD; PARKING)	80 FT	63.4 FT **(ENC)**	73.5 FT **(V)**
SIDE YARD (EA)	20 FT (40 FT TOTAL)	44.5 FT	49.8 FT
REAR	40 FT	180.1 FT	169.6 FT
MAX. BUILDING COVERAGE	20 %	10.6 % (5,980 SF)	8.7 % (4,940 SF)
MAX. IMPROVEMENT COVERAGE (SITE DEVELOPABLE AREA = 58,934 SF)	80 %	74.9 % (44,165 SF)	74.2 % (43,749 SF)
MAX. BUILDING HEIGHT	40 FT	20.2 FT	18.8 FT
MAX. FLOOR AREA RATIO	0.30	0.10	0.08
ACCESSORY BUILDING SETBACKS			
FROM STREET LINE	100 FT	78.9 FT **(ENC)**	119.8 FT
FROM SIDE LINE	20 FT	67.1 FT	1.2 FT **(V)**
FROM REAR YARD	20 FT	140.3 FT	50.2 FT
FROM PRINCIPLE BUILDING	20 FT	29.1 FT	93.0 FT

(ENC) - EXISTING NON-CONFORMITY
(V) - PROPOSED VARIANCE

20 10 5 0 20
1"= 20'

SEE SHEET C-2 NOTES FOR SITE NOTES

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NEW JERSEY LICENSE No. 24GE04493300
DELAWARE LICENSE No. 18333

BLOCK 58 LOT 11

PRELIMINARY / FINAL MAJOR SITE PLANS

PLAN SCALE: AS NOTED

STREET ADDRESS
ROUTE 130 & DUTCH NECK ROAD

TOWNSHIP: EAST WINDSOR
STATE: NJ
COUNTY: MERCER

REGIONAL DWG. NO: LC #29-0273
PLAN DESCRIPTION: SITE PLAN
CAD FILE: PY170093-FLD-0

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M.
G.C.
O/O

PLAN APPROVALS
SIGNATURE (2 REQUIRED) | DATE
REGIONAL MGR.
CONST. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.

CO-SIGN SIGNATURES
CONTRACTOR
OWNER

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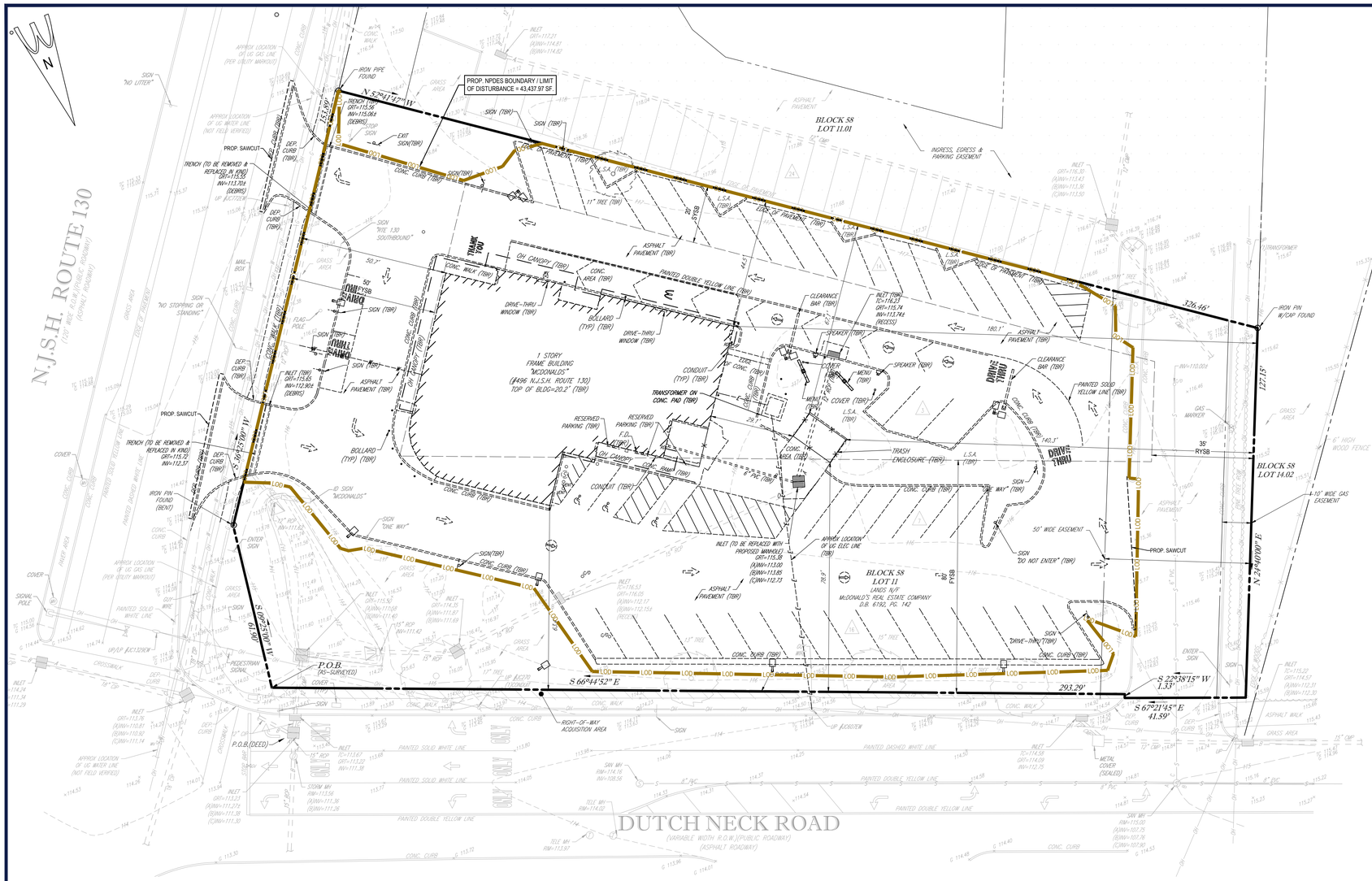
BETHESDA, MD 20817

STATUS	DATE	BY
PRELIMINARY	07/31/2020	APM
PLAN CHECKED	07/31/2020	MEJ
AS-BUILT	XXXX	XXXX

C-3
OF 17

R:\PY170093\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-0\PY170093-FLD-0---LAYOUT: C-3 SITE
DM



LOCATION MAP

SCALE: 1" = 1,000'
SOURCE: NJOIT

SURVEY NOTES

1. PROPERTY KNOWN AS LOT 11, BLOCK 58 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF EAST WINDSOR, MERCER COUNTY, STATE OF NEW JERSEY.
2. AREA = 56,575 S.F. OR 1.299 AC.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT
5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
6. THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
7. ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
8. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

SURVEY REFERENCES

1. TAX SHEEP MAP #8 OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF EAST WINDSOR, MERCER COUNTY, STATE OF NEW JERSEY.
2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MERCER COUNTY, NEW JERSEY (ALL JURISDICTIONS)", PANEL 168 OF 276, MAP NUMBER 34021C0168F, EFFECTIVE DATE: JULY 20, 2016.
3. MAP ENTITLED: "PLAN SCALE: AS NOTED, STREET ADDRESS ROUTE 130 & DUTCH NECK ROAD, TOWNSHIP EAST WINDSOR, STATE NJ, COUNTY MERCER" PREPAPRED BY BOHLER ENGINEERING, DATED 7-31-19, DRAWING NO. LC#29-0273.
4. MAP ENTITLED "GRADING & DRAINAGE PLAN, EAST WINDSOR TOWNSHIP, MERCER COUNTY, N.J.", PREPARED BY ABBINGTON-NEY ASSOCIATES, PROJ. NO. 3824, MAP NO. 46A, DWR. NO. 82, DATED 9/4/79, LAST REVISED 6/2/80.

UTILITY CONTACTS

EAST WINDSOR TOWNSHIP MUNICIPAL UTILITY AUTHORITY	609-443-6000
PUBLIC SERVICE ENTERPRISE GROUP (PSEG)	800-436-7734
JERSEY CENTRAL POWER & LIGHT COMPANY (JCP&L)	800-662-3115

LEGEND

EXISTING

PROPERTY LINE
R.O.W. LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
SETBACK LINE
CONCRETE CURB
FENCE
TREELINE
OVERHEAD UTILITY WIRES
ELECTRIC LINE
TELEPHONE LINE
GAS LINE
WATER LINE
SANITARY SEWER
STORM PIPE
CONCRETE MONUMENT/ IRON PIN
SIGN
PARKING COUNT
AREA LIGHT
TREE
DRAINAGE INLET
STORM/SANITARY MANHOLE
WATER/GAS VALVES
ROOF DRAIN/CLEANOUT
FIRE HYDRANT
UTILITY POLE W/ LIGHT
UTILITY POLE
LIMIT OF DISTURBANCE

LEGEND

TO BE REMOVED

BUILDING
CONCRETE CURB
ELECTRIC LINE
TELEPHONE LINE
GAS LINE
WATER LINE
SANITARY SEWER
STORM PIPE
ACCESSIBLE SYMBOL
SIGN
AREA LIGHT
TREE
DRAINAGE INLET
STORM/SANITARY MANHOLE
WATER/GAS VALVES
ROOF DRAIN/CLEANOUT
FIRE HYDRANT
UTILITY POLE W/ LIGHT
UTILITY POLE

20 10 5 0 20
1"= 20'

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BLOCK 58 LOT 11

PRELIMINARY / FINAL MAJOR SITE PLANS

PLAN SCALE: AS NOTED

STREET ADDRESS
ROUTE 130 & DUTCH NECK ROAD

TOWNSHIP: EAST WINDSOR
STATE: NJ
COUNTY: MERCER

REGIONAL DWG. NO: LC #29-0273
CAD FILE: PY170093-FLD-0

PLAN DESCRIPTION: ***EXISTING CONDITIONS/ DEMOLITION PLAN***

STATUS	DATE	BY
PRELIMINARY	07/31/2020	APM
PLAN CHECKED	07/31/2020	MEJ
AS-BUILT	XXXX	XXXX

C-4
OF 17

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. ____ G.C. ____ O/O ____

PLAN APPROVALS
SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR.
CONST. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.

CO-SIGN SIGNATURES
CONTRACTOR
OWNER

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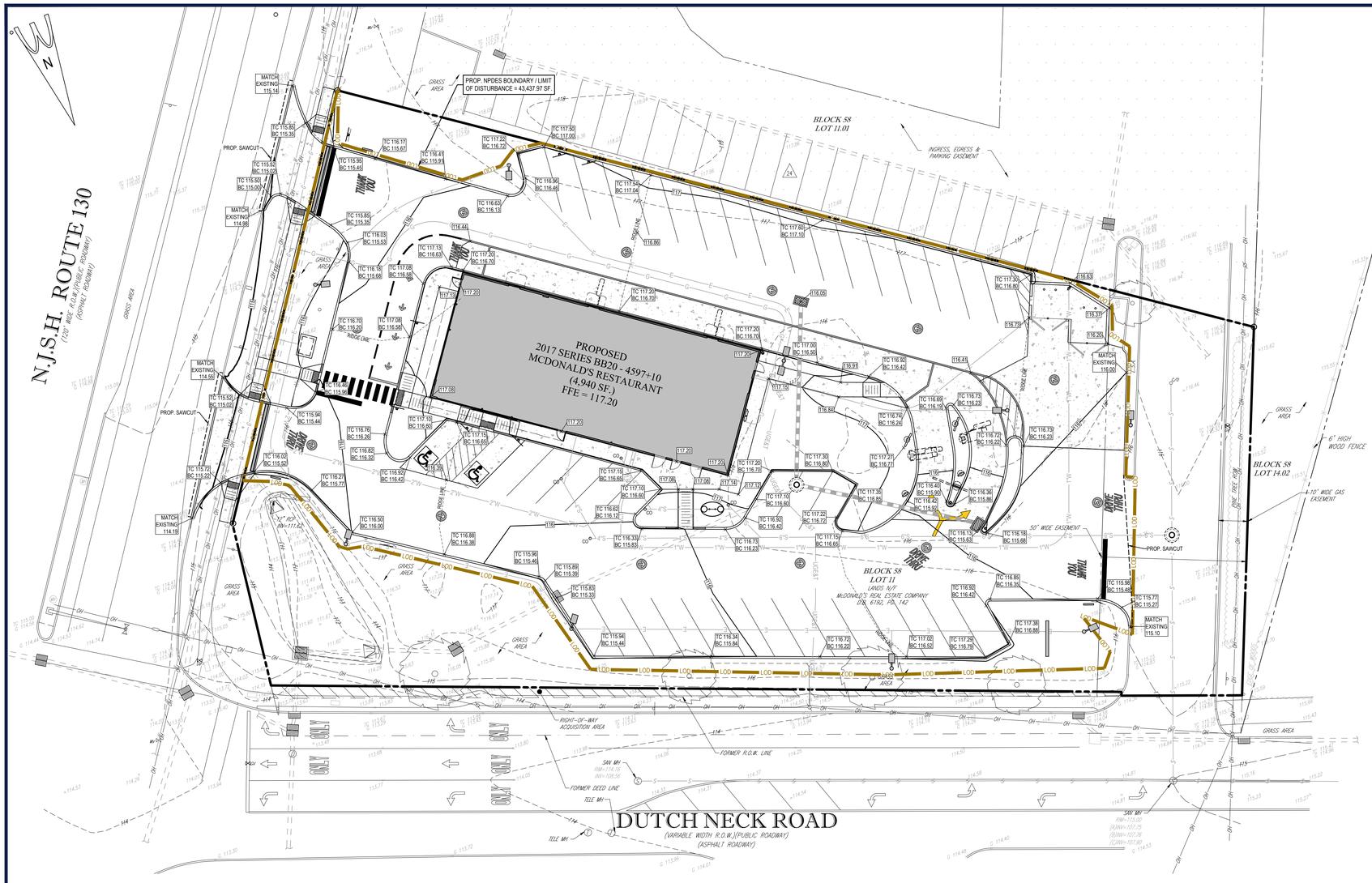
R:\TYP\170093\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-0\PY170093-FLD-0------LAYOUT: C-4 EXISTING
DM



LOCATION MAP

SCALE: 1" = 1,000'
SOURCE: NJOIT

LEGEND
EXISTING

PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
CONCRETE CURB	
FENCE	
TREELINE	
CONCRETE MONUMENT/ IRON PIN	
SIGN	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	RD CO
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	OH
ELECTRIC LINE	E
TELEPHONE LINE	T
GAS LINE	G
WATER LINE	W
SANITARY SEWER	S
STORM PIPE	

LEGEND
PROPOSED

BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
CROSSWALK	
SIDEWALK	
RAMP	
SIGN	
BOLLARD	
AREA LIGHT	
DRAINAGE INLET	
MANHOLE	
SPOT ELEVATION	123.00 / TC 123.50 BC 123.00
LIMIT OF DISTURBANCE	LOD
ELECTRIC LINE	E
TELEPHONE LINE	UGE&T
GAS LINE	G
WATER LINE	W
SANITARY SEWER	S
STORM PIPE	

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
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PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
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CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

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CONTRACTOR
OWNER

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BLOCK 58 LOT 11

PRELIMINARY / FINAL MAJOR SITE PLANS

PLAN SCALE: AS NOTED

STREET ADDRESS
ROUTE 130 & DUTCH NECK ROAD

TOWNSHIP: EAST WINDSOR
STATE: NJ
COUNTY: MERCER

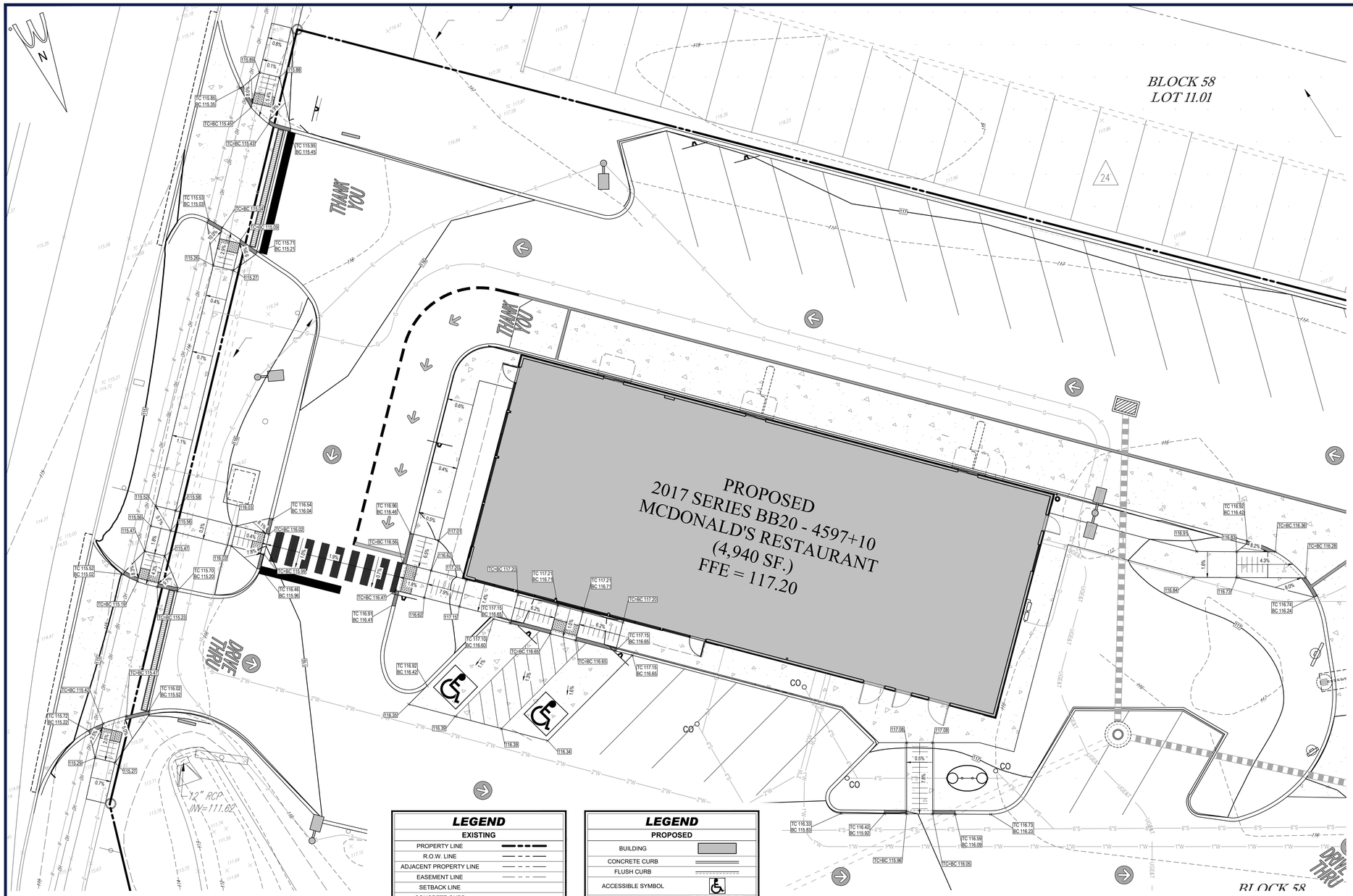
REGIONAL DWG. NO: LC #29-0273
CAD FILE: PY170093-FLD-0

PLAN DESCRIPTION
OVERALL GRADING PLAN

STATUS	DATE	BY
PRELIMINARY	07/31/2020	APM
PLAN CHECKED	07/31/2020	MEJ
AS-BUILT	XXXX	XXXX

C-5
OF 17

R:\PY\PY170093\DRAWING\PLAN SETS\LAND DEVELOPMENT\REV-A\PY170093-FLD-0------LAYOUT: C-5 OVERALL GRADING



LOCATION MAP

SCALE: 1" = 1,000'
SOURCE: NJOIT

LEGEND
EXISTING

- PROPERTY LINE
- R.O.W. LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- CONCRETE CURB
- FENCE
- TREELINE
- CONCRETE MONUMENT/ IRON PIN
- SIGN
- AREA LIGHT
- TREE
- DRAINAGE INLET
- STORM/SANITARY MANHOLE
- WATER/GAS VALVES
- ROOF DRAIN/CLEANOUT
- FIRE HYDRANT
- UTILITY POLE W/ LIGHT
- UTILITY POLE
- OVERHEAD UTILITY WIRES
- ELECTRIC LINE
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM PIPE

LEGEND
PROPOSED

- BUILDING
- CONCRETE CURB
- FLUSH CURB
- ACCESSIBLE SYMBOL
- CROSSWALK
- SIDEWALK
- RAMP
- SIGN
- BOLLARD
- AREA LIGHT
- DRAINAGE INLET
- MANHOLE
- SPOT ELEVATION (123.00 / TC 123.50 BC 123.00)
- LIMIT OF DISTURBANCE
- ELECTRIC LINE
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM PIPE

10 5 2.5 0 10
1"= 10'

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BLOCK 58 LOT 11

PRELIMINARY / FINAL MAJOR SITE PLANS

PLAN SCALE: AS NOTED

STREET ADDRESS
ROUTE 130 & DUTCH NECK ROAD

TOWNSHIP: EAST WINDSOR
STATE: NJ
COUNTY: MERCER

REGIONAL DWG. NO: LC #29-0273
CAD FILE: PY170093-FLD-0

PLAN DESCRIPTION: **ADA GRADING PLAN**

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. ____
G.C. ____
O/O ____

PLAN APPROVALS
SIGNATURE (2 REQUIRED) | DATE
REGIONAL MGR.
CONST. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.
CO-SIGN SIGNATURES
CONTRACTOR
OWNER

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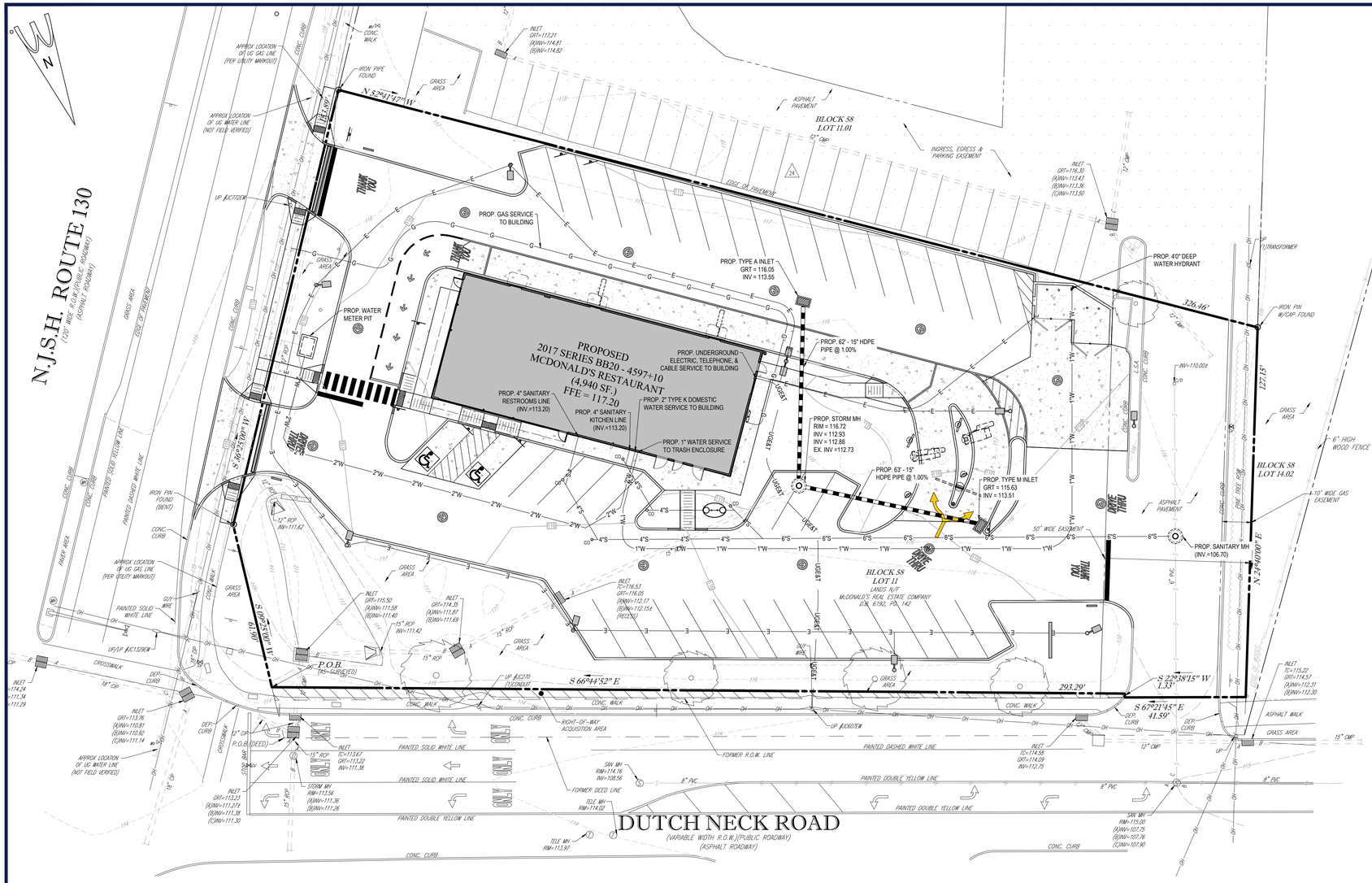
STATUS	DATE	BY
PRELIMINARY	07/31/2020	APM
PLAN CHECKED	07/31/2020	MEJ
AS-BUILT	XXXX	XXXX

C-6
OF 17

R:\PY\170093\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-0\PY170093-FLD-0----LAYOUT: C-6 ADA GRADING



LOCATION MAP

SCALE: 1" = 1,000'
SOURCE: NJOIT

LEGEND
EXISTING

- PROPERTY LINE
- R.O.W. LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- CONCRETE CURB
- FENCE
- TREELINE
- CONCRETE MONUMENT/ IRON PIN
- SIGN
- AREA LIGHT
- TREE
- DRAINAGE INLET
- STORM/SANITARY MANHOLE
- WATER/GAS VALVES
- ROOF DRAIN/CLEANOUT
- FIRE HYDRANT
- UTILITY POLE W/ LIGHT
- UTILITY POLE
- OVERHEAD UTILITY WIRES
- ELECTRIC LINE
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM PIPE

LEGEND
PROPOSED

- BUILDING
- CONCRETE CURB
- FLUSH CURB
- ACCESSIBLE SYMBOL
- CROSSWALK
- SIDEWALK
- RAMP
- SIGN
- BOLLARD
- AREA LIGHT
- DRAINAGE INLET
- MANHOLE
- LIMIT OF DISTURBANCE
- ELECTRIC LINE
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM PIPE

SEE SHEET C-2 NOTES FOR UTILITY NOTES

UTILITY CONTACTS

EAST WINDSOR TOWNSHIP MUNICIPAL UTILITY AUTHORITY	609-443-6000
PUBLIC SERVICE ENTERPRISE GROUP (PSEG)	800-436-7734
JERSEY CENTRAL POWER & LIGHT COMPANY (JCP&L)	800-662-3115

20 10 5 0 20
1"= 20'

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DELAWARE LICENSE No. 18313

BLOCK 58 LOT 11

PRELIMINARY / FINAL MAJOR SITE PLANS

PLAN SCALE: AS NOTED

STREET ADDRESS
ROUTE 130 & DUTCH NECK ROAD

TOWNSHIP: EAST WINDSOR
STATE: NJ
COUNTY: MERCER

REGIONAL DWG. NO: LC #29-0273
CAD FILE: PY170093-FLD-0

PLAN DESCRIPTION: **UTILITY PLAN**

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. ____
G.C. ____
O/O ____

PLAN APPROVALS
SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR.
CONST. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.
CO-SIGN SIGNATURES
CONTRACTOR
OWNER

STATUS	DATE	BY
PRELIMINARY	07/31/2020	APM
PLAN CHECKED	07/31/2020	MEJ
AS-BUILT	XXXX	XXXX

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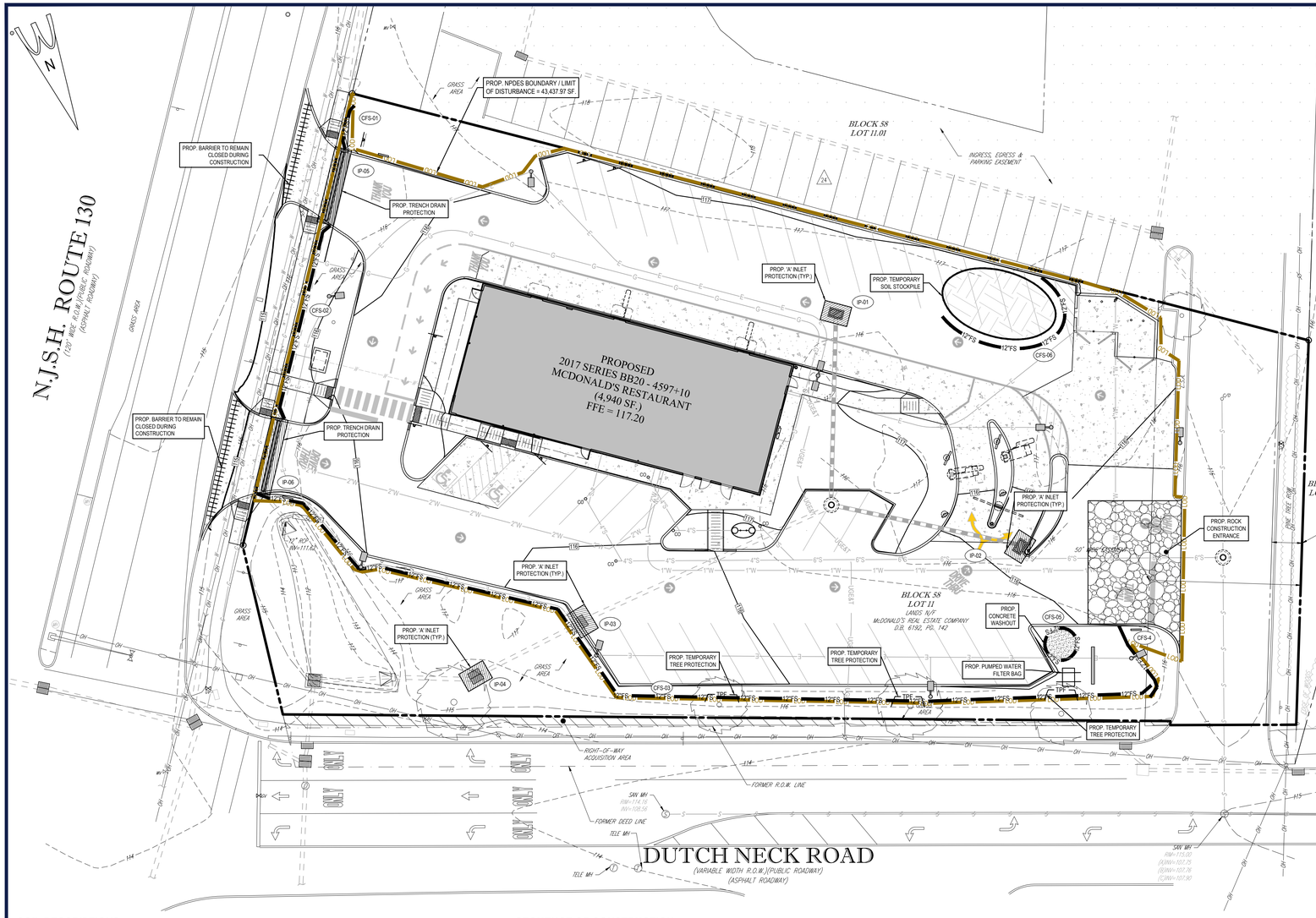
C-7
OF 17

R:\PY\PY170093\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-0\PY170093-FLD-0.dwg---LAYOUT: C-7 UTILITY



SOILS MAP

SCALE: 1" = 200'
SOURCE: USDA WEB SOIL SURVEY

LOCATION MAP

SCALE: 1" = 1,000'
SOURCE: NJOIT

GENERAL NOTES

1. THERE ARE NO EXISTING NATURAL AND/OR ARTIFICAL WATERCOURSES, STREAMS, SHORELINES AND WATER BOUNDARIES AND ENCROACHMENT LINES PRESENT ON SITE.
2. THERE ARE NO WOODED AREAS INDICATING PREDOMINANT SPECIES AND SIZES PRESENT ON SITE.

LEGEND

EXISTING

- PROPERTY LINE
- R.O.W. LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CONCRETE CURB
- FENCE
- TREELINE
- CONCRETE MONUMENT/ IRON PIN
- SIGN
- AREA LIGHT
- TREE
- DRAINAGE INLET
- STORM/SANITARY MANHOLE
- WATER/GAS VALVES
- ROOF DRAIN/CLEANOUT
- FIRE HYDRANT
- UTILITY POLE W/ LIGHT
- UTILITY POLE
- OVERHEAD UTILITY WIRES
- ELECTRIC LINE
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM PIPE

LEGEND

PROPOSED

- BUILDING
- CONCRETE CURB
- FLUSH CURB
- ACCESSIBLE SYMBOL
- CROSSWALK
- SIDEWALK
- RAMP
- SIGN
- BOLLARD
- AREA LIGHT
- DRAINAGE INLET
- MANHOLE
- LIMIT OF DISTURBANCE — LOD
- ELECTRIC LINE
- TELEPHONE LINE — UGE&T
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM PIPE
- COMPOST FILTER SOCK — 12"FS
- TREE PROTECTION FENCE — TPF
- CONCRETE WASHOUT
- TEMPORARY STOCKPILE
- ROCK CONSTRUCTION ENTRANCE
- INLET FILET BAG PROTECTION
- TEMPORARY BARRICADE

SOIL DESCRIPTIONS

SOIL	DESCRIPTION	SOIL GROUP
MBYB	- MATTAPEX AND BERTIE LOAMS, 0 TO 5 PERCENT SLOPES	B/C

SOIL USE LIMITATIONS AND THEIR RESOLUTIONS PROVIDED

1. CUTBANKS CAVE - ENSURE WORKER PROTECTION DURING ALL EXCAVATION AND TRENCHING WORK.
2. CORROSIVE TO CONCRETE/STEEL - IN AREAS WHERE CONCRETE OR STEEL IS TO COME INTO DIRECTION CONTACT WITH THE SOIL, LIME SHALL BE MIXED INTO THE SOIL TO A DEPTH OF 6" MINIMUM.
3. DROUGHTY - USE EXISTING SUITABLE TOPSOIL AND SOIL AMENDMENTS DURING CONSTRUCTION AS NECESSARY.
4. EASILY ERODIBLE - INSTALL EROSION CONTROL BLANKET ON ALL SLOPES 3:1 OR STEEPER.
5. DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATER TABLE - ANY GROUNDWATER ENCOUNTERED SHALL BE PUMPED OUT OF THE EXCAVATION USING A PUMPED WATER FILTER BAG.
6. HYDRIC/HYDRIC INCLUSIONS - QUALIFIED INDIVIDUAL SHOULD DETERMINE EXISTENCE OF WETLANDS PRIOR TO CONSTRUCTION.
7. LOW STRENGTH/LANDSLIDE PRONE - AVOID OVER-STEEPENING AND OVERLOADING OF SLOPES, REMOVAL OF LATERAL SUPPORT AND SATURATION OF SLOPES TO PREVENT FAILURE.
8. SLOW PERCOLATION - AVOID DESIGN OF INFILTRATION STRUCTURE WITHOUT PROPER INFILTRATION TESTING.
9. PIPING - INSTALL PROPERLY DESIGNED ANTI-SEEP COLLARS ON PIPES.
10. POOR SOURCE OF TOPSOIL - AMEND SOIL WITH COMPOST TO INCREASE MOISTURE CONTENT AND ABILITY TO SUSTAIN EROSION RESISTANT VEGETATION.
11. FROST ACTION - ENSURE PROPER PROTECTION FROM DAMAGE, ESPECIALLY TO ROADWAYS.

SEQUENCE OF CONSTRUCTION

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

1. THE INTENT WITH CONSTRUCTION IS TO MAINTAIN OPERATIONS IN THE EXISTING RESTAURANT FOR AS LONG AS IS PERMITTED WHILE THE CONSTRUCTION OF THE REBUILT MCDONALD'S IS UNDERWAY.
2. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE, AND ALL COMPOST FILTER SOCK AROUND PERIMETER OF SITE.
   2.1. INGRESS AND EGRESS OF CONSTRUCTION VEHICLES THROUGHOUT THE DURATION OF THIS PROJECT MUST OCCUR AT THE PROPOSED STABILIZED ROCK CONSTRUCTION ENTRANCE
3. INSTALL CONCRETE WASHOUT AND INLET PROTECTION.
4. LOCATE ALL UTILITIES AND EXCAVATE ALL TEST PITS. ALL EXISTING UTILITIES MUST BE LOCATED PRIOR TO COMMENCING EARTH-MOVING ACTIVITIES.
5. STRIP SITE AND COMPLETE DEMOLITION ON EXISTING BUILDING AND ALL EXISTING FEATURES AS NECESSARY.
6. BEGIN ROUGH GRADING, DIRECT RUNOFF TO COMPOST FILTER SOCK.
7. ROUGH GRADE SITE AND PROVIDE TEMPORARY STABILIZATION. FILL BUILDING PADS AND MAINTAIN GRADE TOWARDS COMPOST FILTER SOCKS. ENSURE RUNOFF IS DIRECTED TO COMPOST FILTER SOCK SECTIONS THROUGHOUT CONSTRUCTION.
12. UPON COMPLETION OF THE ROUTE 130 ACCESS, INSTALL THE TEMPORARY BARRICADES.
13. STABILIZE TRIBUTARY AREAS TO THE SITE LOW POINT WITH STONE BASE COURSE FOR PAVED AREAS OR WITH TEMPORARY VEGETATION FOR NON-PAVED AREAS.
14. BUILDING PAD CONSTRUCTION CAN COMMENCE CONCURRENTLY WITH ON-SITE IMPROVEMENTS. NOTE THAT BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF BUILDING PAD BY OWNER.
15. EXCAVATE AND INSTALL UNDERGROUND UTILITIES AND ON-SITE IMPROVEMENTS INCLUDING BUILDING, CURBING, AND SIDEWALK. BUILDING INSTALLATION MAY OCCUR CONCURRENTLY WITH SITE AND UTILITY CONSTRUCTION. ENSURE THAT DISTURBED AREAS DRAIN TOWARDS COMPOST FILTER SOCK SECTIONS PRIOR TO DISCHARGE FROM THE SITE.
16. INSTALL STORM PIPING AND ASSOCIATED INLET PROTECTION. AVOID EXCESSIVE COMPACTION OF THE AREAS CONTAINING THE STONE TRENCH AND PERFORATED HDPE PIPE.
17. PERFORM FINAL SITE GRADING AND INSTALL STONE BASE COURSE. INSTALL BITUMINOUS PAVING AND CONCRETE. STABILIZE DISTURBED AREAS WITH GRAVEL OR SEEDING AS APPROPRIATE.
18. INSTALL FINAL VEGETATION INCLUDING SOD AND LANDSCAPING. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. DISPOSAL SHALL BE IN A SAFE AND LAWFUL MANNER.
19. UPON SITE STABILIZATION (ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OR HAVE A STAND OF GRASS WITH AT LEAST 70 PERCENT PERENNIAL/VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION) ANY TEMPORARY BMP'S SHALL BE REMOVED. IMMEDIATELY REPAIR AND STABILIZE ANY DISTURBANCE ASSOCIATED WITH SEDIMENT CONTROL REMOVAL.

AS SOON AS SLOPES AND OTHER DISTURBED AREAS REACH FINAL GRADE THEY MUST BE STABILIZED. UPON COMPLETION OR TEMPORARY CESSATION OF ALL EARTH DISTURBANCE ACTIVITIES OF AT LEAST FOUR (4) DAYS, WILL REQUIRE TEMPORARY STABILIZATION.

20 10 5 0 20
1"= 20'

THIS PLAN IS FOR SOIL EROSION & SEDIMENT POLLUTION CONTROL PURPOSES ONLY

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BLOCK 58 LOT 11

PRELIMINARY / FINAL MAJOR SITE PLANS

PLAN SCALE: AS NOTED

STREET ADDRESS
ROUTE 130 & DUTCH NECK ROAD

TOWNSHIP: EAST WINDSOR
STATE: NJ
COUNTY: MERCER

REGIONAL DWG. NO: LC #29-0273
CAD FILE: PY170093-FLD-0

PLAN DESCRIPTION: EROSION & SEDIMENT CONTROL PLAN

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. ____ G.C. ____ O/O ____

PLAN APPROVALS
SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR.
CONST. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.

CO-SIGN SIGNATURES
CONTRACTOR
OWNER

STATUS	DATE	BY
PRELIMINARY	07/31/2020	APM
PLAN CHECKED	07/31/2020	MEJ
AS-BUILT	XXXX	XXXX

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C-8
OF 17

R:\TYPY170093\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-0\PY170093-FLD-0-----LAYOUT - C-8 EROSION

GENERAL CONSERVATION NOTES AND SPECIFICATIONS

I. GENERAL INFORMATION

A. THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE.
B. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.
C. ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY.
D. DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY, EITHER TEMPORARILY OR PERMANENTLY, INCLUDING THE RESTORATION OF DRIVEWAYS, STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION.
E. AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDED OR MULCHED.
F. WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, STEEP SLOPES.
G. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-NETTING, MUST BE PERFORMED IMMEDIATELY.
H. IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY E&SP PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROLS, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS.
I. THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE MERCER COUNTY SOIL CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION.
J. CONTRACTOR SHALL NOTIFY THE COUNTY CONSERVATION DISTRICT OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE.
K. STANDARD FOR DISPOSAL OF MATERIALS ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. STOCKPILES TO BE HAULED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION LOCATION.

II. STANDARD FOR LAND GRADING

A. DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES, WHICH ARE DETERMINED BY TOPOGRAPHIC SURVEY AND LAYOUT.
- PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE WATER TO STORM DRAINS OR SUITABLE WATER COURSES AND TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FULL SLOPES.
- ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS.

B. INSTALLATION REQUIREMENTS
- TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETABLE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OR FILL AREAS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF MATERIALS.
- FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS.
- ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESS SATURATION.
- ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION.
- (SEE I. D.)

III. STANDARD FOR UTILITY TRENCH EXCAVATION

A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
B. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR A MAX. OF SIX DAYS FOR CERTAIN CASES REQUIRING TESTING OF THE INSTALLED PIPE.
C. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO A FACILITY FOR REMOVAL OF SEDIMENT (SEDIMENT FILTER BAG, SEE DETAIL) BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS.
D. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES / FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE IMMEDIATELY.
E. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF-CONTAINED AND SEPERATE FORM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
F. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

IV. STANDARD FOR TEMPORARY STABILIZATION

A. STANDARD FOR TEMPORARY STABILIZATION WITH MULCH
- MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING. IN ADDITION, STABILIZATION WITH MULCH SHALL BE USED DURING NON-GERMINATION PERIODS.
- PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
- GRADE AS NEED AND FEASIBLE. SEE STANDARD FOR LAND GRADING.
- PROTECTIVE MATERIALS TO BE USED:

1. UNROTTED SMALL-GRAIN STRAW OR HAY AT 3.0 TONS PER ACRE SPREAD UNIFORMLY AT 135 POUNDS PER 1000 SQUARE FEET AND ANCHORED WITH LIQUID MULCH BINDER OR; WOOD-FIBER OR PAPER-FIBER MULCH AT A RATE OF 1500 POUNDS PER ACRE MAY BE APPLIED BY A HYDROSEEDER OR HYDROMULCHER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
2. LIQUID MULCH BINDERS: APPLY IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. IF EMULSIFIED ASPHALT - (SS-1, CSS-1, CMS-2, RS-1, RS-2, CRS-1 AND CRS-2), APPLY 9 GAL./SQ. YD. OR 194 GAL./ACRE ON FLAT SLOPES LESS THAN 8' HIGH. ON SLOPES 8' OR MORE HIGH USE 0.075 GAL./SQ. YD. OR 363 GAL./ACRE.

B. STANDARD FOR TEMPORARY STABILIZATION WITH SEED
- DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MUST BE SEEDED AND MULCHED IMMEDIATELY WITH A TEMPORARY COVER.

C. SEEDBED PREPARATION
- PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
- APPLY GROUND LIMESTONE AT A RATE OF 2,000 LB/AC.
- APPLY 10-10-10 FERTILIZER A RATE OF 150 LB/AC.
- WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4) INCHES.

D. SEEDING
- SEED MIXTURE TEMPORARY: PERENNIAL RYEGRASS SHALL BE APPLIED AT A RATE OF 1.5 LB/1,000 SQ. FT. AND WINTER RYE AT A RATE OF 3.5 LBS./1000 SQ. FT.
- APPLY SEED UNIFORMLY. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDINGS (INCLUDING FERTILIZER AND SEED IN A SLURRY FORM), MAY BE LEFT ON THE SOIL SURFACE. SOIL CONSERVATION DISTRICT CAN REQUIRE SPECIFIC TECHNIQUES FOR HYDROSEEDING AND/OR HYDROMULCHING IN AREAS WITH DROUGHTY CONDITIONS. FOR MULCHING REQUIREMENTS, SEE STANDARD FOR STABILIZATION WITH MULCH.

V. STANDARD FOR PERMANENT STABILIZATION

A. SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER

1. SITE PREPARATION
- GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.
- SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
- IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL.

2. APPLYING TOPSOIL
- TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.
- ALL DISTURBED TOPSOIL ON-SITE IS TO BE REDISTRIBUTED ON-SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. NO REMOVAL OF TOPSOIL IS ALLOWED UNLESS APPROVED BY THE TOWNSHIP. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS RECOMMENDED. 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.

3. SEEDBED PREPARATION
- PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
- APPLY 10-20-10 OR EQUIVALENT RATED FERTILIZER AT A RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1000 SQUARE FEET.
- APPLY 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN.
- APPLY PULVERIZED DOLOMITIC LIMESTONE AT A RATE OF 13 TONS PER ACRES OR 15 POUNDS PER 1000 SQUARE FEET.
- WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION, REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.
- INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

4. SEEDING
- SEED MIXTURE PERMANENT: TURF TYPE PERENNIAL RYEGRASS W/ 100% MAKEUP W/ A SEEDING RATE OF 4-5 LBS. PER 1,000 SQUARE FEET OR 172-215 LBS. PER ACRE.
- APPLY SEED UNIFORMLY. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDINGS (INCLUDING FERTILIZER AND SEED IN A SCURRY FORM), WHICH ARE MULCHED, MAY BE LEFT ON THE SOIL SURFACE. SOIL CONSERVATION DISTRICT CAN REQUIRE SPECIFIC TECHNIQUES FOR HYDROSEEDING AND/OR HYDROMULCHING IN AREAS WITH DROUGHTY CONDITIONS. FOR MULCHING REQUIREMENTS SEE STANDARD FOR STABILIZATION WITH MULCH. PROTECTIVE MATERIALS TO BE USED.

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" TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED, ESPECIALLY WHEN SEEDING IS PERFORMED IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

B. STANDARD FOR PERMANENT STABILIZATION WITH SOD

1. METHODS AND MATERIALS
- CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
- SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
- SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH).
- SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10% OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
- FOR DROUGHTY SITES A SOD OF KENTUCKY 31 TALL FESCUE AND BLUEGRASS IS PREFERRED OVER A STRAIGHT BLUEGRASS SOD.
- ONLY MOIST, FRESH UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

2. SITE PREPARATION
- SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER.

3. APPLYING TOPSOIL
- SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER.

4. SEEDBED PREPARATION
- SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER.

5. SOD PLACEMENT
- SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
- PLACE SOD STRIPS WITH SNUG EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.
- ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS, WHICH WOULD CAUSE DRYING OF THE ROOTS.
- ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE).
- SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
- IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.

6. TOP DRESSING- IF SLOW RELEASE NITROGEN (300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT) IS USED IN ADDITION SUGGESTED FERTILIZER, THEN A FOLLOW-UP OF TOP DRESSING IS NOT MANDATORY.
- SPRING INSTALLATION OF SOD WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-20-10 EQUIVALENT AT 400 POUNDS PER ACRE OR 10 POUNDS PER 1,000 SQUARE FEET BETWEEN SEPTEMBER 1 AND OCTOBER 15.
- FALL INSTALLATION OF SOD WILL REQUIRE THE ABOVE BETWEEN MARCH 15 AND MAY 1.

MERCER COUNTY SOIL EROSION & SEDIMENT POLLUTION CONTROL NOTES:

1. THE MERCER COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO STARTING LAND DISTURBANCE ACTIVITY. NOTICE MAY BE MAILED, FAXED OR EMAILED TO:

   MCSCD, 590 HUGHES DRIVE, HAMILTON SQUARE, NJ 08690
   PHONE: 609-586-9603 FAX: 609-586-1117 EMAIL: PAULS1MERCER@AOL.COM

2. IF APPLICABLE TO THIS PROJECT, THE OWNER SHOULD BE AWARE OF HIS OR HER OBLIGATION TO FILE FOR A NJPDES CONSTRUCTION ACTIVITY STORMWATER 5G3 PERMIT (NJG0088233) VIA THE NJDEP ONLINE PERMITTING SYSTEM (WWW.NJ.GOV/DEP/ONLINE) AND TO MAINTAIN THE ASSOCIATED BEST MANAGEMENT PRACTICES AND STORMWATER POLLUTION PREVENTION PLAN SELF-INSPECTION LOGBOOK ONSITE AT ALL TIMES. THIS PERMIT MUST BE FILED PRIOR TO THE START OF SOIL DISTURBANCE. THE ONLINE APPLICATION PROCESS WILL REQUIRE ENTRY OF AN SCD CERTIFICATION CODE, WHICH IS PROVIDED BY THE SOIL CONSERVATION DISTRICT UPON CERTIFICATION OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN.

3. THE MERCER COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.

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

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

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

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

8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A 1½" TO 2½" CLEAN STONE TRACKING PAD AT ALL CONSTRUCTION DRIVEWAYS IMMEDIATELY AFTER INITIAL SITE DISTURBANCE, WHETHER IDENTIFIED ON THE CERTIFIED PLAN OR NOT. THE WIDTH SHALL SPAN THE FULL WIDTH OF ACCESS, AND LENGTH SHALL BE 50 FT. OR MORE. DEPENDING ON SITE CONDITIONS AND AS REQUIRED BY THE STANDARD. THIS SHALL INCLUDE INDIVIDUAL LOT ACCESS POINTS WITHIN RESIDENTIAL SUBDIVISIONS. IF THE EGRESS IS TO A COUNTY ROAD, THEN A 20 FT. LONG PAVED TRANSITION SHALL BE PROVIDED BETWEEN THE EDGE OF PAVEMENT AND THE STONE ACCESS PAD.

9. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING, PROVIDED THAT ALL OTHER REQUIREMENTS RELATED TO DETENTION BASINS, SWALES AND THE SEQUENCE OF CONSTRUCTION HAVE BEEN MET.

10. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION ACTIVITY WILL IMMEDIATELY RECEIVE TEMPORARY STABILIZATION. IF THE SEASON PREVENTS ESTABLISHMENT OF A TEMPORARY VEGETATIVE COVER, OR IF THE AREA IS NOT TOPSOILED, THEN THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS. SLOPED AREAS IN EXCESS OF 3H:1V SHALL BE PROVIDED WITH EROSION CONTROL BLANKETS. (CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES, ROADWAY EMBANKMENTS, ENVIRONMENTALLY SENSITIVE AREAS) WILL RECEIVE TEMPORARY STABILIZATION IMMEDIATELY AFTER AN INITIAL DISTURBANCE OR ROUGH GRADING

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

12. PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING AND TOPSOILING. ALL AGRONOMIC REQUIREMENTS CONTAINED WITHIN THE STANDARDS AND ON THE CERTIFIED PLAN SHALL BE EMPLOYED. MULCH WITH A BINDER, IN ACCORDANCE WITH THE STANDARDS, SHALL BE USED ON ALL SEEDED AREAS. SAVE ALL TAGS AND/OR BAGS USED FOR SEED, LIME, AND FERTILIZER, AND PROVIDE THEM TO THE DISTRICT INSPECTOR TO VERIFY THAT MIXTURES AND RATES MEET THE STANDARDS.

13. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, THEN NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.

14. DURING THE COURSE OF CONSTRUCTION, SOIL COMPACTION MAY OCCUR WITHIN HAUL ROUTES, STAGING AREAS, AND OTHER PROJECT AREAS. IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING, COMPACTED SURFACES SHOULD BE SCARIFIED 6" TO 12" IMMEDIATELY PRIOR TO TOPSOIL APPLICATION. THIS WILL HELP ENSURE A GOOD BOND BETWEEN THE TOPSOIL AND THE COMPACTED AREA. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

15. PRIOR TO SEEDING, TOPSOIL SHALL BE WORKED TO PREPARE A PROPER SEEDBED. THIS SHALL INCLUDE RAKING OF THE TOPSOIL AND REMOVAL OF DEBRIS AND STONES, ALONG WITH OTHER REQUIREMENTS OF THE STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION.

16. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE BURIED WITH LIMESTONE IN ACCORDANCE WITH THE STANDARD AND BE COVERED WITH A MINIMUM OF 12" OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO TOPSOIL APPLICATION AND SEEDBED PREPARATION. IF THE AREA IS TO RECEIVE TREE OR SHRUB PLANTINGS OR IS LOCATED ON A SLOPE, THEN THE AREA SHALL BE COVERED WITH A MINIMUM OF 24" OF SOIL HAVING A PH OF 5 OR MORE.

17. MULCHING TO THE STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONAL ROC'S ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING. PERMANENT STABILIZATION MUST THEN BE COMPLETED DURING THE OPTIMUM SEEDING SEASON IMMEDIATELY FOLLOWING THE CONDITIONAL ROC OR THE COMPLETION OF WORK IN A GIVEN AREA.

18. HYDROSEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY, GOOD SEED-TO-SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF THE SEEDING OPERATION, HYDRO-MULCH SHOULD BE APPLIED AT A MINIMUM RATE OF 1500 LBS. PER ACRE IN THE SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE STANDARDS. THE USE OF HYDROMULCH ON SLOPED AREAS IS DISCOURAGED.

19. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING THE LIFE OF THE CONSTRUCTION PROJECT. ALL SEDIMENT WASHED, DROPPED, TRACKED OR SPILLED ONTO PAVED SURFACES SHALL BE IMMEDIATELY REMOVED.

20 THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION, AND FOR EMPLOYING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AT THE REQUEST OF THE MERCER COUNTY SOIL CONSERVATION DISTRICT.

21. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.

22. ALL DETENTION / RETENTION BASINS MUST BE FULLY CONSTRUCTED (INCLUSIVE OF ALL STRUCTURAL COMPONENTS AND LINERS) AND PERMANENTLY STABILIZED PRIOR TO PAVING OR PRIOR TO THE ADDITION OF ANY IMPERVIOUS SURFACES. PERMANENT STABILIZATION INCLUDES, BUT MAY NOT BE LIMITED TO: TOPSOIL, SEED, STRAW MULCH AND BINDERS OR EROSION CONTROL BLANKETS ON ALL SEEDING, ALL AGRONOMIC REQUIREMENTS AS SPECIFIED ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, INSTALLATION OF THE OUTFLOW CONTROL STRUCTURES AND DISCHARGE STORM DRAINAGE PIPING, LOW FLOW CHANNELS, CONDUIT OUTLET PROTECTION, EMERGENCY SPILLWAYS, AND LAP RING PROTECTION.

23. THE RIDING SURFACE OF ALL UTILITY TRENCHES WITHIN PAVED AREAS SHALL BE 3/4" CLEAN STONE OR BASE PAVEMENT UNTIL SUCH TIME AS FINAL PAVEMENT HAS BEEN INSTALLED. TEMPORARY SOIL RIDING SURFACES ARE PROHIBITED. ALL CONSTRUCTION DEWATERING (TRENCHES, EXCAVATIONS, ETC.) MUST BE DONE THROUGH AN INLET OR OUTLET FILTER IN ACCORDANCE WITH THE STANDARD FOR DEWATERING OR AS DEPICTED ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN. DISCHARGE LOCATIONS FOR THE DEWATERING OPERATION MUST CONTAIN PERMENTAL VEGETATION OR A SIMILAR STABLE SURFACE.

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

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

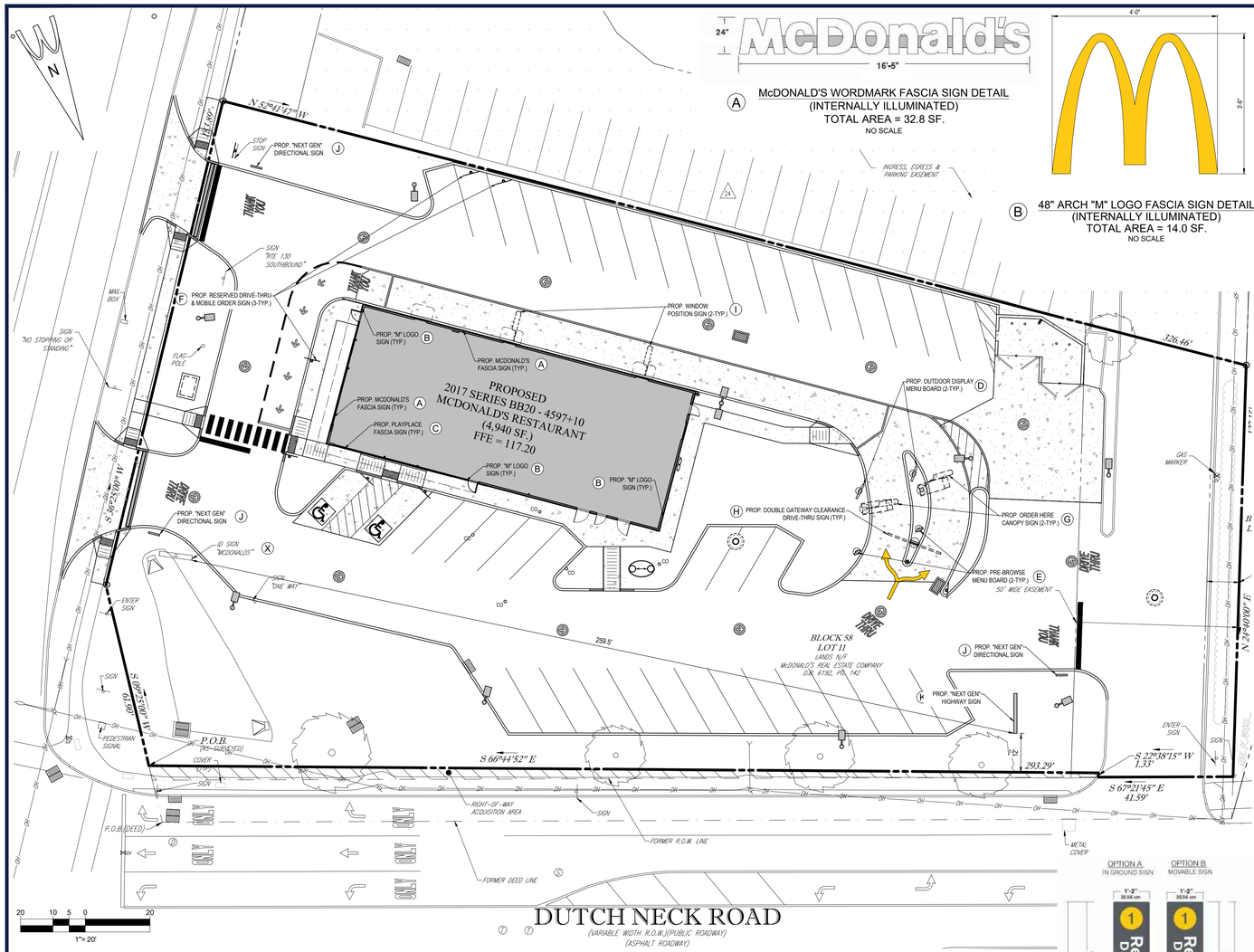
26. NJSA 4:24-39 ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED BY THE MUNICIPALITY BEFORE THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN SATISFIED. THEREFORE, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS MUST BE COMPLETED BEFORE THE DISTRICT ISSUES A REPORT OF COMPLIANCE OR CONDITIONAL REPORT OF COMPLIANCE, WHICH MUST BE FORWARDED TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY, RESPECTIVELY.

CONSTRUCTION STORM WATER MANAGEMENT B.M.P. NOTES

THE FOLLOWING ARE A SUMMARY OF BMP'S THAT WILL BE UTILIZED DURING AND/OR PROCEEDING CONSTRUCTION OF THIS SITE.

1. DUST CONTROL - CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED CONSTRUCTION ENTRANCE. THE PURPOSE IS TO TRAP DUST AND MUD THAT WOULD OTHERWISE BE CARRIED OFF-SITE BY CONSTRUCTION TRAFFIC. WATER TRUCKS WILL BE USED AS NEEDED DURING CONSTRUCTION TO REDUCE DUST GENERATED ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR TO A DEGREE THAT IS ACCEPTABLE TO THE LOCAL CONSERVATION DISTRICT. AFTER CONSTRUCTION, THE SITE WILL BE STABILIZED (AS DESCRIBED ELSEWHERE), WHICH WILL REDUCE THE POTENTIAL FOR DUST GENERATION.

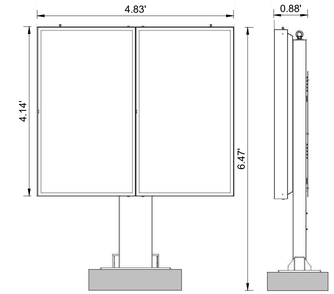
2. SOLID WASTE DISPOSAL - NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORM WATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED AS NECESSARY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED A



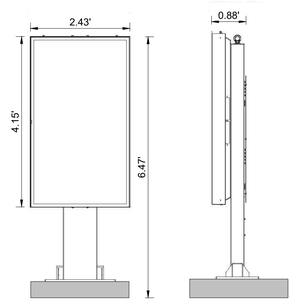
(A) McDONALD'S WORDMARK FASCIA SIGN DETAIL
(INTERNALLY ILLUMINATED)
TOTAL AREA = 32.8 SF.
NO SCALE

(B) 48" ARCH "M" LOGO FASCIA SIGN DETAIL
(INTERNALLY ILLUMINATED)
TOTAL AREA = 14.0 SF.
NO SCALE

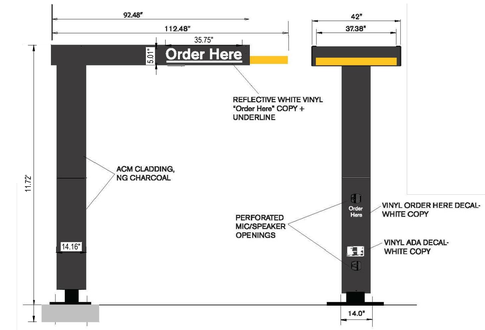
(C) "PLAYPLACE" SIGN DETAIL
TOTAL AREA = 27.88 SF.
NO SCALE



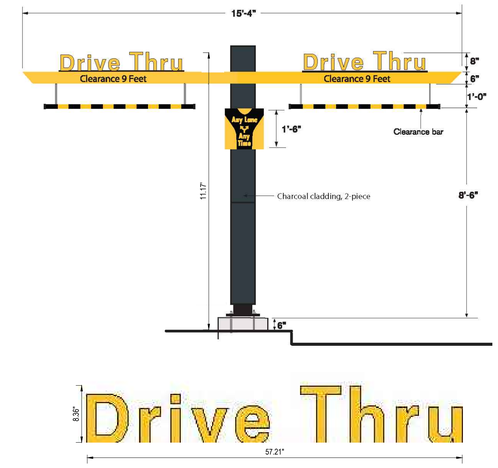
(D) 2-PANEL OUTDOOR DISPLAY MENU BOARD DETAIL
(LED ILLUMINATED, CHANGING COPY)
TOTAL AREA = 20.0 SF.
NO SCALE



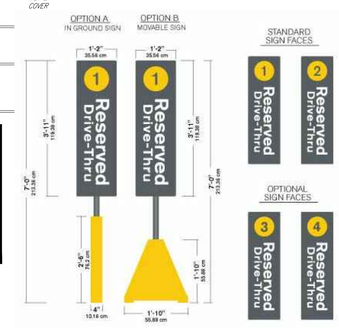
(E) PRE-BROWSE MENU BOARD DETAIL
(LED ILLUMINATED, CHANGING COPY)
TOTAL AREA = 10.1 SF.
NO SCALE



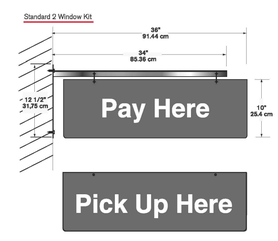
(G) "ORDER HERE" CANOPY SIGN DETAIL
TOTAL AREA = 1.24 SF. (5.01" X 35.75")
MAX. HEIGHT = 11.72 FT. (TO GROUND)
NO SCALE



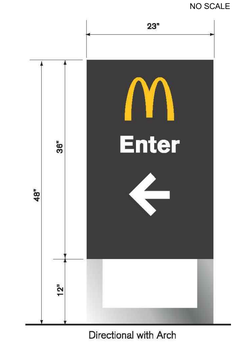
(H) "DOUBLE GATEWAY CLEARANCE DRIVE-THRU" SIGN DETAIL
TOTAL AREA = 6.64 SF. (2)x(57.21" x 8.36")
MAX. HEIGHT = 11.17 FT. (TO GROUND)
NO SCALE



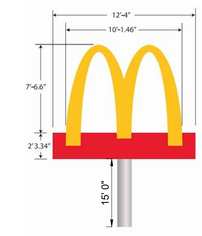
(F) "RESERVED DRIVE-THRU" PARKING SIGN DETAIL
TOTAL AREA = 4.6 SF.
MAX. HEIGHT = 7.0 FT.
NO SCALE



(I) WINDOW POSITION SIGN DETAIL
TOTAL AREA = 2.5 SF./EA.
NO SCALE



(J) "NEXT GEN" DIRECTIONAL SIGN DETAIL
(INTERNALLY ILLUMINATED)
TOTAL AREA = 5.75 S.F. (36" x 23")
NO SCALE



(K) NEXT GEN HIGHWAY FREESTANDING SIGN DETAIL
TOTAL AREA = 121.2 SF./EA.
NO SCALE

BUSINESS SIGNAGE TABLE

SYM.	DESCRIPTION	PROPOSED AREA	PERMITTED AREA	EXISTING AREA
(A)	"MCDONALD'S" FASCIA SIGN	2 @ 32.8 SF./EA.	10% FACADE AREA	1 @ 41.3 SF./EA. TO BE REMOVED
(B)	"M" LOGO FASCIA SIGN	2 @ 14 SF./EA.	10% FACADE AREA	2 @ 20.96 SF. TO BE REMOVED
(C)	"PLAYPLACE" FASCIA SIGN	1 @ 27.88 SF.	10% FACADE AREA	1 @ 35.92 SF. TO BE REMOVED
TOTAL		PROP. # OF SIGNS = 5 PROP. AREA SIGNS = 121.48 SF	MAX. # OF SIGNS = N/A MAX. AREA = SEE BELOW*	EXIST. # OF SIGNS = 4 EXIST. AREA SIGNS = 119.14 SF

MENU BOARD (FREESTANDING) SIGNAGE TABLE

SYM.	DESCRIPTION	PROPOSED AREA	PERMITTED AREA	EXISTING AREA
(D)	OUTDOOR DISPLAY MENU BOARD	2 @ 20.0 SF./EA. **(V)** MAX. HEIGHT = 6.47'	N/A	2 @ 43.3 SF./EA. **(ENC)** MAX. HEIGHT = UNKNOWN
(E)	PRE-BROWSE MENU BOARD	2 @ 10.1 SF./EA. **(V)** MAX. HEIGHT = 6.47'	N/A	N/A
TOTAL		PROP. # OF SIGNS = 4 PROP. AREA SIGNS = 60.2 SF	MAX. # OF SIGNS = N/A MAX. AREA = N/A	EXIST. # OF SIGNS = 2 EXIST. AREA SIGNS = 86.6 SF

DIRECTIONAL SIGNAGE TABLE

SYM.	DESCRIPTION	PROPOSED AREA	PERMITTED AREA	EXISTING AREA
(F)	RESERVED DRIVE THRU SIGN	3 @ 4.6 SF./EA. **(V)**	3 SF./EA.	2 @ 4.6 SF./EA. **(ENC)** MAX. HEIGHT = 7.0' **(ENC)**
(G)	"ORDER HERE" CANOPY SIGN	2 @ 1.24 SF./EA.	3 SF./EA.	N/A
(H)	DOUBLE GATEWAY CLEARANCE DRIVE THRU SIGN	1 @ 6.64 SF./EA. **(V)**	3 SF./EA.	1 @ 6 SF/EA. MAX. HEIGHT = UNKNOWN
(I)	WINDOW POSITION SIGN	2 @ 2.6 SF./EA.	3 SF./EA.	3 @ 3 SF./EA.
(J)	"NEXT GEN" DIRECTIONAL SIGN	3 @ 5.75 SF./EA. **(V)**	3 SF./EA.	N/A
TOTAL		PROP. # OF SIGNS = 11 PROP. AREA SIGNS = 45.37 SF	MAX. # OF SIGNS = N/A MAX. AREA = N/A	EXIST. # OF SIGNS = 6 EXIST. AREA SIGNS = 24.2 SF

FREESTANDING BUSINESS IDENTIFICATION SIGNAGE TABLE

SYM.	DESCRIPTION	PROPOSED AREA	PERMITTED AREA	EXISTING AREA
(K)	"MCDONALD'S" NEXT GEN HIGHWAY FREESTANDING SIGN	1 @ 121.2 SF. MAX. HEIGHT = 25'	1 @ 150 SF (DUTCH NECK RD) MAX HEIGHT = 25'	N/A
(X)	"MCDONALD'S" FREESTANDING SIGN	EXISTING TO REMAIN	1 @ 150 SF (ROUTE 130) MAX HEIGHT = 25'	1 @ 49.66 SF. EX. HEIGHT = ~25'
TOTAL		TOTAL. # OF SIGNS = 2 TOTAL AREA = 170.86 SF	MAX. # OF SIGNS = 2 MAX. AREA = 150 SF EACH	EXIST. # OF SIGNS = 1 EXIST. AREA SIGNS = 49.66 SF

(ENC) - EXISTING NON-CONFORMITY
(ENC-I) - EXISTING IMPROVED EXISTING NON-CONFORMITY
(V) - PROPOSED VARIANCE

* MAX. AREA OF SIGNS = MAXIMUM SIGN AREA SHALL BE THE LESS THAN TEN PERCENT OF THE EXTERIOR FACADE ELEVATION.

ROUTE 130 FACADE = 32.8 SF. + 14 SF.
= 46.8 SF.

DUTCH NECK ROAD FACADE = 27.88 SF. + 14 SF.
= 41.88 SF.

DRIVE-THRU FACADE = 1 * (32.8 SF.)
= 32.8 SF.

REAR FACADE = 1 * (14 SF.)
= 14 SF.

SIGN AREA PER BUILDING FACADE

	PROPOSED AREAS	PERMITTED AREAS	EXISTING AREAS
ROUTE 130 FACADE	2 SIGNS = 46.8 SF. (A)(B) (5.5% OF FACADE) **(V)**	1 SIGN @ 10% OF FACADE (84.741 SF)	1 SIGN @ 41.3 SF.
DUTCH NECK ROAD FACADE	2 SIGNS = 41.88 SF. (B)(C) (2.1% OF FACADE) **(V)**	1 SIGN @ 10% OF FACADE (200.71 SF)	3 SIGN @ 77.84 SF.
DRIVE-THRU FACADE	1 SIGN @ 32.8 SF. (A) (1.6% OF FACADE)	1 SIGN @ 10% OF FACADE (200.71 SF)	NONE
REAR FACADE	1 SIGN @ 14.0 SF. (B) (1.7% OF FACADE)	1 SIGN @ 10% OF FACADE (84.741 SF)	NONE

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PRELIMINARY / FINAL MAJOR SITE PLANS

PLAN SCALE: AS NOTED

STREET ADDRESS
ROUTE 130 & DUTCH NECK ROAD

TOWNSHIP: EAST WINDSOR
STATE: NJ
COUNTY: MERCER

REGIONAL DWG. NO: LC #29-0273
CAD FILE: PY170093-FLD-0

PLAN DESCRIPTION: ***MCDONALD'S SIGNAGE PLAN***

STATUS	DATE	BY
PRELIMINARY	07/31/2020	APM
PLAN CHECKED	07/31/2020	MEJ
AS-BUILT	XXXX	XXXX

C-10
OF 17

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. / G.C. / O/O

McDonald's®

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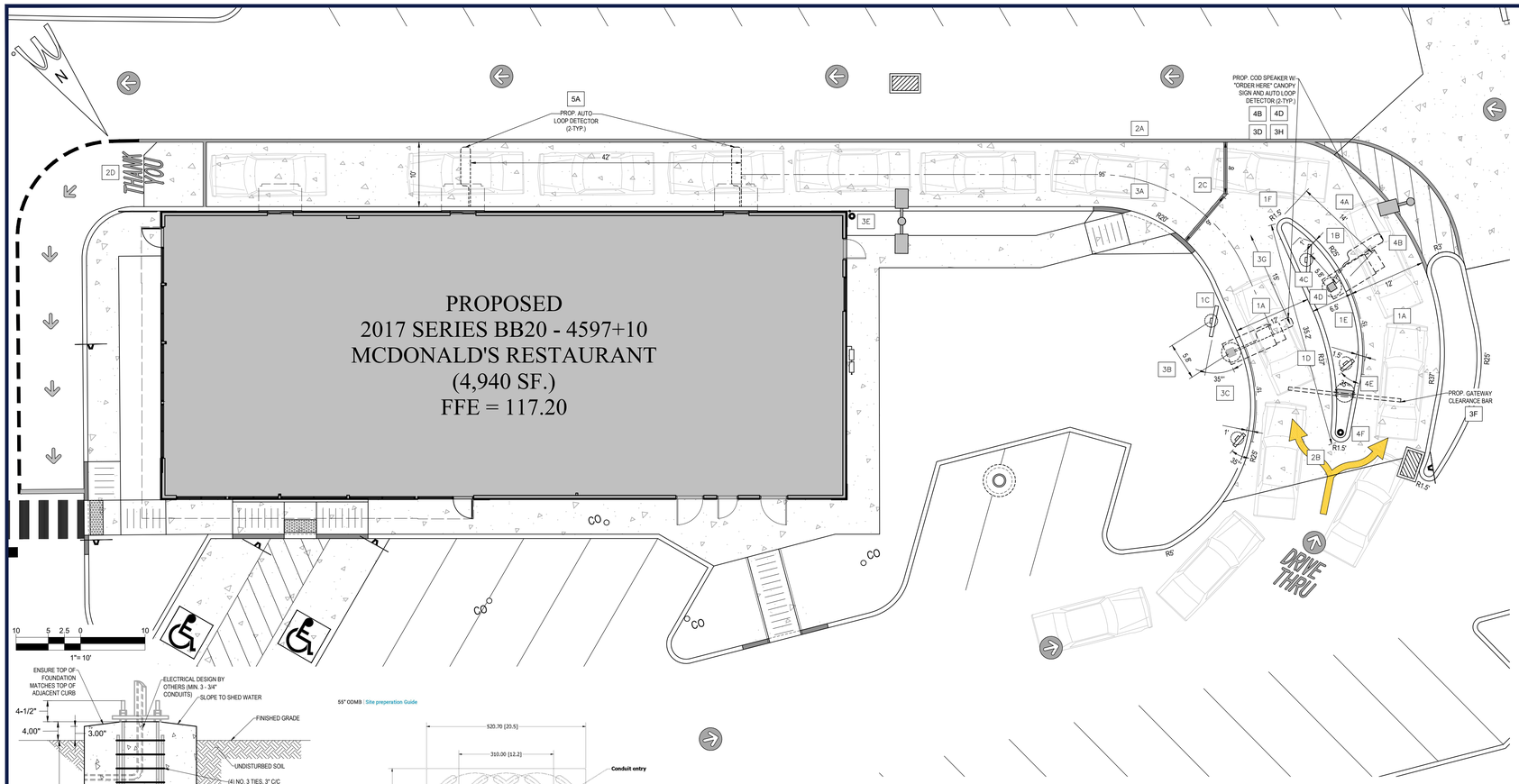
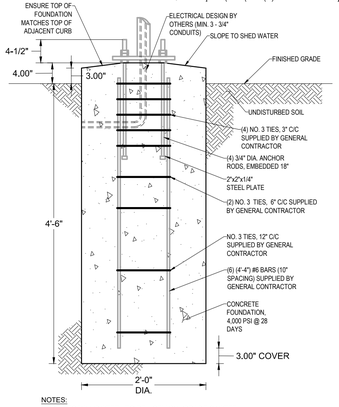
ADDRESS: 6903 ROCKLEDGE DRIVE, SUITE 1100, BETHESDA, MD 20817

PLAN APPROVALS
SIGNATURE (2 REQUIRED) | DATE
REGIONAL MGR. / CONST. MGR. / OPERATIONS DEPT. / REAL ESTATE DEPT.

CO-SIGN SIGNATURES
CONTRACTOR / OWNER

E:\PY\PY170093\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-0\PY170093-FLD-0——LAYOUT: C-10 SIGNAGE
DM

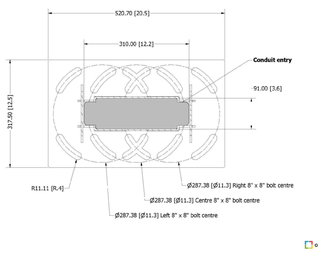




NOTES:
1. REINFORCING STEEL TO BE ASTM 615 GRADE 60 STEEL.

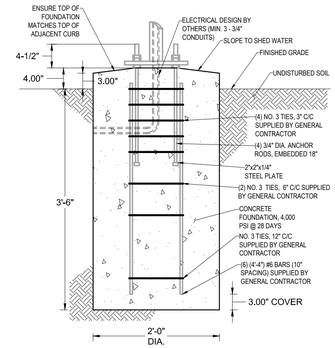
OUTDOOR DISPLAY MENU BOARD FOUNDATION DETAIL

SCALE : N.T.S.



ODMB MOUNTING PLATE DETAIL

SCALE : N.T.S.



NOTES:
1. REINFORCING STEEL TO BE ASTM 615 GRADE 60 STEEL.

PRE-BROWSE MENU BOARD FOUNDATION DETAIL

SCALE : N.T.S.

SIDE BY SIDE DRIVE-THRU STANDARD D (WITH ODMB)

1. SIDE BY SIDE DRIVE-THRU STANDARD D CURBING DETAILS:

- 1A DRIVE-THRU LANES BOUND BY CURB ON BOTH SIDES ARE TO BE 12'-0". LANES BOUND BY CURB ON ONE SIDE AND PANTED STRIPING ON THE OTHER SIDE ARE TO BE A MIN. OF 10'-0". (SHOWN)
- 1B THE MIN. RADIUS FOR ALL INSIDE/DRIVER'S SIDE DRIVE-THRU CURBING IS 20'-0", (20'-0" MIN. SHOWN)
- 1C PRIMARY LANE CURBING SHOULD BE AS STRAIGHT AS POSSIBLE. (LESS CURVING, THE BETTER). (SHOWN)
- 1D THE OVERALL LENGTH OF THE CURBED ISLAND SHOULD BE 35'-45'. THE LENGTH OF THE ISLAND FROM THE COD ALLOWS FOR THREE CARS IN THE SECONDARY LANE, TWO IN THE PRIMARY LANE AND ONE AT THE COMMITMENT POINT. (35.2' SHOWN)
- 1E ISLAND WIDTH SHOULD BE MIN. 6'-0" AT THE WIDEST POINT (FACE OF CURB TO FACE OF CURB). (6.5' SHOWN)
- 1F RADIUS FOR THE ISLAND TIP SHALL BE 1'-6". (SHOWN)

2. SIDE BY SIDE DRIVE-THRU STANDARD D PAVEMENT MARKINGS:

- 2A 6" WIDE YELLOW PAINT STRIPE TO SPAN OUTER EDGE OF THE ENTIRE DRIVE-THRU LANE. (SHOWN)
- 2B DOUBLE-HEADED ARROW PAVEMENT MARKING, STANDARD STRIPING MARKINGS ARE 7' SHAFT, 7' ARROW STEM AND 3' FOR THE ARROW HEAD. TIP OF ARROW HEAD TO BE LOCATED AT CENTER OF EACH LANE. (SHOWN)
- 2C MERGE POINT IS LOCATED WHERE TWO VEHICLES LEAVING EACH CANOPY SIMULTANEOUSLY MEET. THE MERGE POINT STRIPING IS TO BE LOCATED BY OFFSETTING THE INNER PRIMARY LANE BACK OF CURB 9.0' AND OFFSETTING THE OUTER LANE STRIPING 8.0'. AT THE INTERSECTION OF THESE OFFSETS, A 6" YELLOW STRIPE IS TO BE MARKED PERPENDICULAR TO THE OUTER LANE AS WELL AS THE INNER PRIMARY LANE. (SHOWN)
- 2D THE WORDS "THANK YOU" ARE TO BE PLACED 8' FROM THE EDGE OF THE YELLOW STRIPE TO THE BOTTOM OF THE "THANK YOU". (NOT SHOWN)
- 2E THE 8" YELLOW STRIPE IS TO BE PLACED 40'-0" FROM THE CENTER LINE OF THE OPEN PRESENT WINDOW AND IS FOR PARKING CARS THAT ARE WAITING FOR ORDERS. (SHOWN)

3. SIDE BY SIDE DRIVE-THRU STANDARD D EQUIPMENT POSITIONING FOR PRIMARY LANE:

- 3A 60'(+5', 60'-65') LINEAR DISTANCE BETWEEN THE CENTER LINE OF THE CANOPY FACE AND THE CENTER LINE OF THE OPEN ORDER BOOTH WINDOW AS MEASURED ALONG THE CENTER LINE OF THE LANE. THIS MAY ONLY BE INCREASED IN 20' INCREMENTS (±5' FOR 80', 100', AND 120') 100'-0" IS OPTIMAL . (95' SHOWN)
- 3B THE CENTER OF THE PRIMARY MENU BOARD FOUNDATION IS TO BE 5'9" (5'-0" MIN. AND 6'0" MAX.) FROM THE CENTER OF THE COD FOUNDATION, WITH THE END CAP OF THE PRIMARY MENU BOARD NOT LESS THAN 12" FROM FACE OF CURB. (5'-9" AND 18" SHOWN)
- 3C THE PRIMARY MENU BOARD SHOULD BE AT AN ANGLE BETWEEN 25° AND 35° (35° PREFERRED) FROM A CAR POSITIONED AT THE COD TO WITH 100% VISIBILITY. (35° SHOWN)
- 3D AUGER "McDONALD'S ORDER HERE CANOPY" CANOPY FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS. (SHOWN)
- 3E A SINGLE BOLLARD SHOULD BE POSITIONED AT THE CORNER OF THE BUILDING ON THE DRIVE-THRU SIDE. IT SHOULD BE FLUSH AGAINST THE BUILDING AND FACE OF THE BOLLARD SHOULD BE TIGHT AGAINST THE BACK OF THE CURB. (SHOWN)
- 3F AUGER "McDONALD'S GATEWAY" SIGN FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS. (SHOWN)
- 3G THE DISTANCE BETWEEN THE TIP OF THE CURBED ISLAND AND THE CENTER LINE OF THE PRIMARY COD MUST BE 15'-0". THIS MEASUREMENT IS TAKEN PARALLEL TO THE INSIDE CURB FACE OF THE PRIMARY LANE. (15' SHOWN)
- 3H THE PRIMARY LANE DETECTOR LOOP SHOULD BE PERPENDICULAR TO THE CENTER OF THE PRIMARY COD. (SHOWN)

4. SIDE BY SIDE DRIVE-THRU STANDARD D EQUIPMENT POSITIONING FOR SECONDARY LANE:

- 4A TO POSITION THE SECONDARY COD, DRAW AN ARC WITH A 14' RADIUS THAT IS CENTERED FROM THE MIDPOINT OF THE ISLAND TIP. THEN OFFSET THE FACE OF THE CURB BY 24" TO DETERMINE THE LOCATION OF CENTER OF FOUNDATION OF THE SECONDARY COD. (14' SHOWN)
- 4B WHEN THE SECONDARY COD IS LOCATED AT 14'-0" FROM THE TIP OF THE CURBED ISLAND, THE LOOP DETECTOR IS TO BE 2'-0" FORWARD OF THE COD CENTER LINE WITH THE LOOP FACING FORWARD AND THE DETECTOR LOOP PERPENDICULAR TO THE SECONDARY COD WHEN POSSIBLE. (SHOWN)
- 4C THE CENTER OF THE SECONDARY MENU BOARD FOUNDATION SHOULD BE LOCATED 5'9" (5'-0" MIN. AND 6'-0" MAX.) FROM THE CENTER OF THE SECONDARY COD. THE END CAP OF THE SECONDARY MENU BOARD SHOULD NOT BE LESS THAN 12" FROM FACE OF CURB. (5'-9" AND 18" SHOWN)
- 4D AUGER "McDONALD'S ORDER HERE CANOPY" CANOPY FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTUR/LOCAL SPECIFICATIONS FOR DETAILS. (SHOWN)
- 4E THE SECONDARY MENU BOARD SHOULD BE AT A ANGLE OF APPROXIMATELY 25° FROM VEHICLE AT COD WITH 100% VISIBILITY. (25° SHOWN)
- 4F "ANY LANE, ANY TIME" BOLLARD SIGN MUST BE A MIN. OF 1'-6" FROM FACE OF CURB AT BEGINNING OF THE LANDSCAPE ISLAND. BOLLARD SIGN IS TO BE ORIENTED AT AN ANGLE OF 90° FROM THE CURB. (SHOWN)

5. SIDE BY SIDE DRIVE-THRU STANDARD D DETECTOR LOOP:

- 5A DETECTOR LOOPS SHALL BE LOCATED AT THE CENTER OF THE OPENING WINDOW AT THE CASH AND PRESENT BOOTHS. (SHOWN)

SIDE BY SIDE DRIVE-THRU STANDARD D OPTIONAL FEATURES:

1. SIDE BY SIDE DRIVE-THRU STANDARD D OPTIONAL EQUIPMENT:

- 1A PRE-BROWSE BOARD MUST BE 12" FROM FACE OF CURB (18" - 24" PREFERRED). THE DISTANCE BETWEEN THE PRIMARY CANOPY AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE FACE OF THE CURB. THE ANGLE OF THE PRE-BROWSE BOARD (APPROXIMATELY 50 DEGREES) SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM CANOPY. (SHOWN)
- 1B PRE-BROWSE BOARD MUST BE MIN. 12" FROM FACE OF CURB. THIS IS MEASURED FROM THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE CENTER OF THE CANOPY FOUNDATION. THE DISTANCE BETWEEN THE CANOPY AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE FACE OF CURB. THE ANGLE OF THE PRE-SELL BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM CANOPY (PREFERRED 35 DEGREES). (DIGITAL MENU BOARD LAYOUT) (SHOWN)

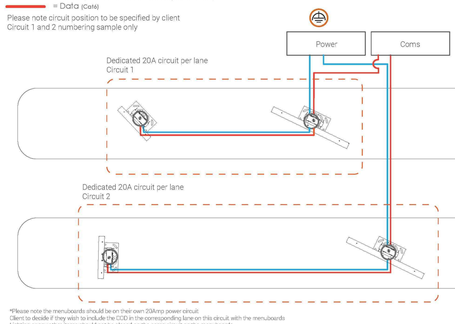
NOTES:
1. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
2. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS REQUIRED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SURVEYOR.
3. THE PLACEMENT OF THE CANOPIES AND ANY ADDITIONAL EQUIPMENT SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
4. THIS SIDE BY SIDE DRIVE-THRU STANDARD A IS BASED ON THE PROTOTYPICAL MCDONALD'S 4597 BUILDING.
5. ALL DRIVE THRU EQUIPMENT SUPPLIED BY MCDONALDS APPROVED SUPPLIERS.

55" ODMB | Site preperation Guide

Standard dual lane scenario

= Power (Each unit to have an isolated ground run to it)
= Data (Cat6)

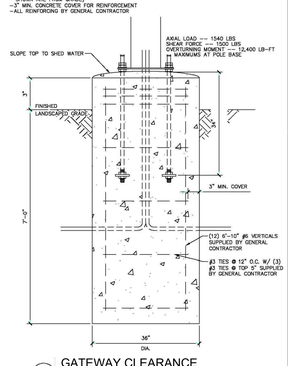
Please note circuit position to be specified by client
Circuit 1 and 2 numbering sample only



*Please note the menuboards should be on their own 20Amp power circuit
Client to decide if they wish to include the CCD in the corresponding lane on this circuit with the menuboards
Lighting or any other items should not be placed on the same circuit as the menuboards

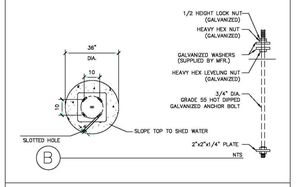
LOW VOLTAGE CONDUIT & DRIVE-THRU POWER DIAGRAM

SCALE : N.T.S.



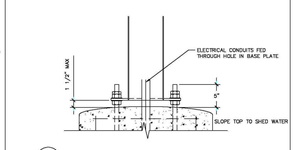
A GATEWAY CLEARANCE FOUNDATION DETAIL

NOTES:
—TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
—HOT DIPPED GALVANIZED BOLTS.
—F1554 GRADE 36 ANCHOR BOLTS.
—ANCHOR RODS, NUTS, AND WASHERS SHALL BE IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE.
—ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
—DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE



B

NOTES:
—TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
—ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
—DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE



C

GENERAL NOTES

—THE FOLLOWING CODES WERE USED IN DESIGN:
—IBC 2009
—ACI 318-08
—ACI 318-05
—ASC 13th EDITION
—AWS D1.1
—WIND SPEED 150 MPH, 3 SEC GUST
—EXPOSURE C
—DESIGN LOADS DERIVED FROM THESE CODES AND FORCES:
—AXIAL LOAD — 1540 LBS
—SHEAR FORCE — 1500 LBS
—OVERTURNING MOMENT — 12,400 LB—FT

—ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
—MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100PSF/FT (U.O.N.)
—IN ALL CASES, CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF ABNORMAL SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
—TOP OF PIERS SHALL BE SLOPED AS EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)

—ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

CONCRETE:

—ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS OTHERWISE NOTED.
—ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
—TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
—MINIMUM CONCRETE STRENGTH (f'c) SHOULD CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
—USE OF ADMIXTURES SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.8
—AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTIONS 2.6-A & 2.13-A
—CONCRETE MIXING, PLACING AND CURING SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
—FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION, SECTION 2.13-H
—PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
—REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5, PERFORMED BY GENERAL CONTRACTOR.
—ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE.
—DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION, SECTION 2.11-E.

STEEL:

—STEEL PIPE SECTION: ASTM A53 OR A250 TYPE E GRADE B (Fy = 35ksi)
—HSS ROUND SECTION: ASTM A500 GRADE B (Fy = 42ksi)
—HSS SQUARE/RECTANGULAR SECTIONS:ASTM A500 GRADE B (Fy = 46ksi)
—CONNECTION BOLTS A325.
—ASTM A36 STRUCTURAL CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
—REINFORCEMENT: GRADE 60 — BY GENERAL CONTRACTOR
—ANCHOR RODS: ASTM A36—JN
—WASHERS: A36
—USE HOT DIPPED GALVANIZED BOLTS AND FASTENERS
—ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
—NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL.
—DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE
—TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
—ALL STEEL (EXCEPT ALL EXPOSED STEEL) SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
—ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1.

—REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.
—CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF INSTALLATION. ALL SITE WORK TO BE PERFORMED PER DETAILS AND STRUCTURAL NUMBERS NOT TO BE DESIGNED BY OTHERS
—ANY MODIFICATIONS ARE TO BE VERIFIED BY AN ENGINEER

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DELAWARE LICENSE No. 18313

BLOCK 58 LOT 11

PRELIMINARY / FINAL MAJOR SITE PLANS

PLAN SCALE: AS NOTED

STREET ADDRESS
ROUTE 130 & DUTCH NECK ROAD

TOWNSHIP: EAST WINDSOR
COUNTY: MERCER
STATE: NJ

REGIONAL DWG. NO: LC #29-0273
CAD FILE: PY170093-FLD-0

PLAN DESCRIPTION: DRIVE-THRU PLAN

STATUS	DATE	BY
PRELIMINARY	07/31/2020	APM
PLAN CHECKED	07/31/2020	MEJ
AS-BUILT	XXXX	XXXX

C-11
OF 17

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES: P.M. / G.C. / O/O

PLAN APPROVALS — SIGNATURE (2 REQUIRED): REGIONAL MGR. / CONST. MGR. / OPERATIONS DEPT. / REAL ESTATE DEPT. / DATE

CO-SIGN SIGNATURES: CONTRACTOR / OWNER

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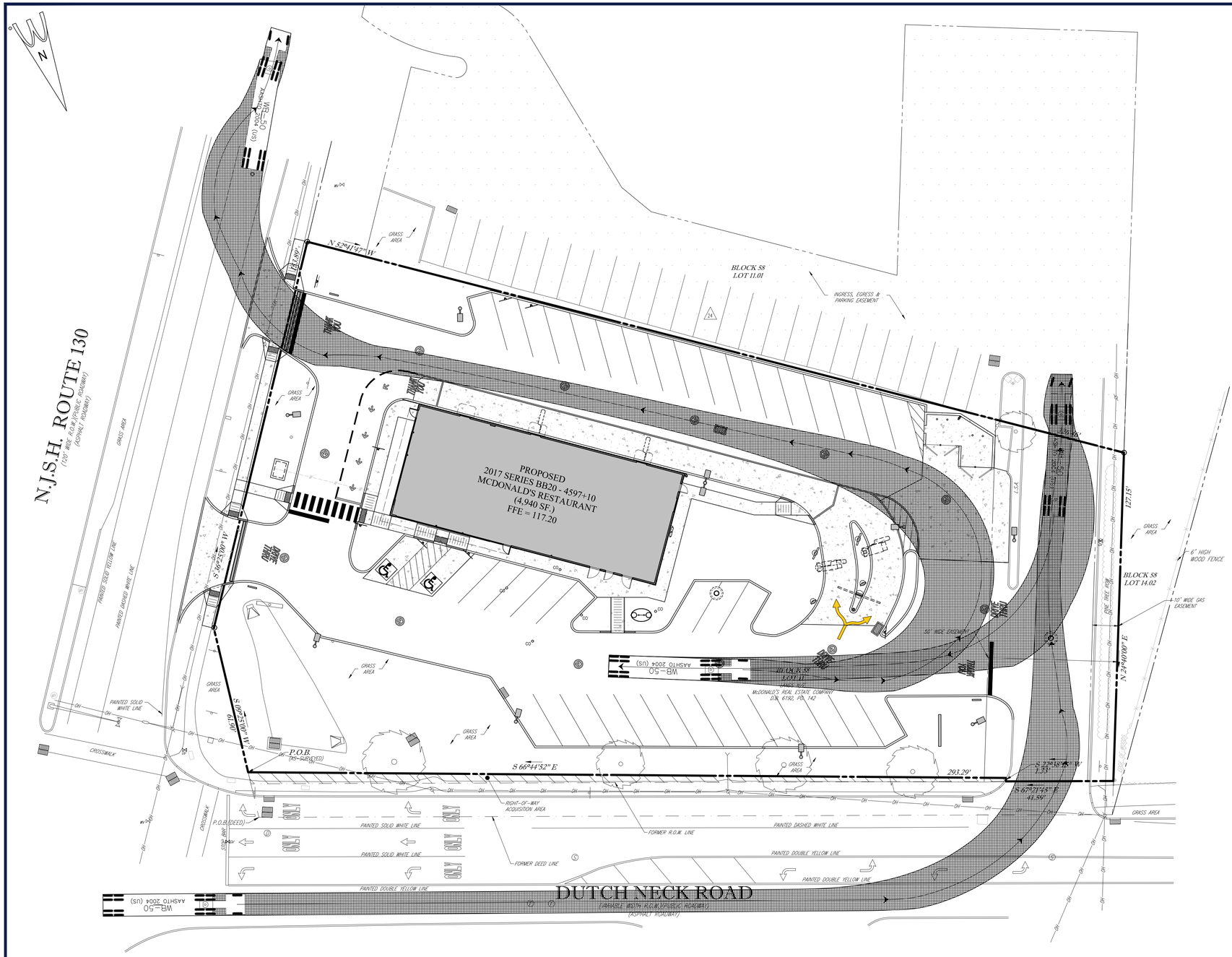
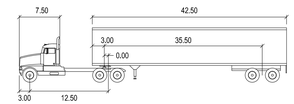
R:\170093\DRAWING\PLAN SET\PLAN DEVELOPMENT\REV-0\PY170093-FLD-0----LAYOUT: C-11 DRIVE THRU



LOCATION MAP

SCALE: 1" = 1,000'
SOURCE: NJOIT



WB-50

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

20 10 5 0 20
1"= 20'

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BLOCK 58 LOT 11

PRELIMINARY / FINAL MAJOR SITE PLANS

PLAN SCALE: AS NOTED

STREET ADDRESS
ROUTE 130 & DUTCH NECK ROAD

TOWNSHIP: EAST WINDSOR
STATE: NJ
COUNTY: MERCER

REGIONAL DWG. NO: LC #29-0273
CAD FILE: PY170093-FLD-0

PLAN DESCRIPTION: **TRUCK CIRCULATION PLAN**

STATUS	DATE	BY
PRELIMINARY	07/31/2020	APM
PLAN CHECKED	07/31/2020	MEJ
AS-BUILT	XXXX	XXXX

C-12
OF 17

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. ____ G.C. ____ O/O ____

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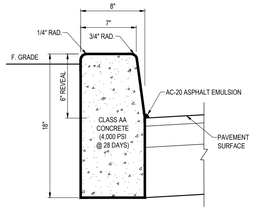
PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES
CONTRACTOR
OWNER

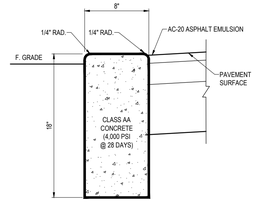
R:\PY\PY170093\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-6\PY170093-FLD-0----LAYOUT: C-12 TRUCK CIRCULATION
DM



TRANSVERSE JOINTS 3/4" WIDE SHALL BE INSTALLED IN THE CURB 20' APART AND SHALL BE FILLED WITH CELLULAR COMPRESSION MATERIAL AS SPECIFIED RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

P-1 *TYPICAL CONCRETE CURB DETAIL*

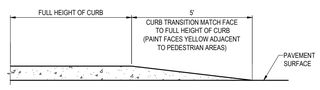
NOT TO SCALE



TRANSVERSE JOINTS 3/4" WIDE SHALL BE INSTALLED IN THE CURB 20' APART AND SHALL BE FILLED WITH CELLULAR COMPRESSION MATERIAL AS SPECIFIED RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

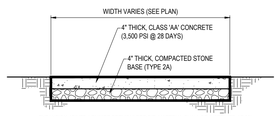
P-2 *TYPICAL FLUSH CONCRETE CURB DETAIL*

NOT TO SCALE



P-3 *TAPERED CURB DETAIL*

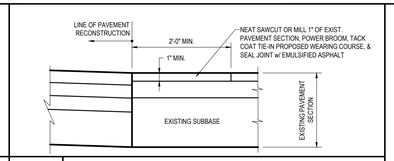
NOT TO SCALE



EXPANSION JOINTS 1/2" WIDE PREMOULDED BIT. MATERIAL SHALL BE INSTALLED AT 30' INTERVALS. CONTRACTION JOINTS TO BE SPACED AT EQUAL INTERVALS, 5' MAXIMUM LENGTH.

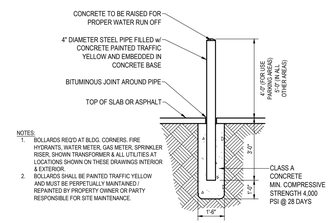
P-21 *CONCRETE SIDEWALK DETAIL*

NOT TO SCALE



P-13 *PAVEMENT TIE-IN DETAIL*

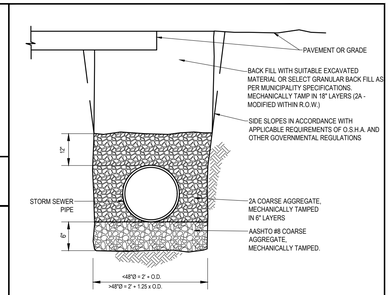
NOT TO SCALE



NOTES:
1. BOLLARDS REQ'D AT BLDG. CORNERS, FIRE HYDRANTS, WATER METER, GAS METER, SPRINKLER RISER, SHOWN TRANSFORMER & ALL UTILITIES AT LOCATIONS SHOWN ON THESE DRAWINGS INTERIOR & EXTERIOR.
2. BOLLARDS SHALL BE PAINTED TRAFFIC YELLOW AND MUST BE PERPETUALLY MAINTAINED / REPAINTED BY PROPERTY OWNER OR PARTY RESPONSIBLE FOR SITE MAINTENANCE.

T-20 *BOLLARD DETAIL*

NOT TO SCALE

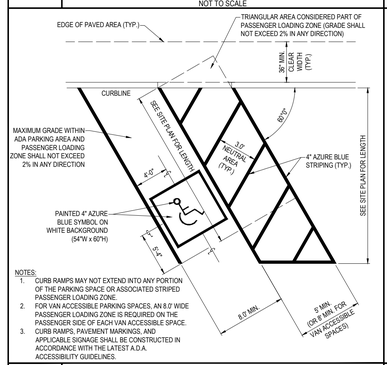


EXCAVATIONS IN EXISTING PAVED ROADWAYS SHALL BE COORDINATED WITH THE LOCAL PERMITTING AGENCY, AND ALL EXCAVATION SHALL BE PAVED WITH TEMPORARY BITUMINOUS PAVEMENT FROM THE DATE OF ORIGINAL EXCAVATION UNTIL PERMANENT PAVEMENT IS INSTALLED. (MINIMUM = 90 DAYS, MAXIMUM = 120 DAYS)

THIS DETAIL IS NOT FOR USE WITHIN A STATE RIGHT-OF-WAY. REFER TO THE LATEST APPROVED DOT SPECIFICATIONS FOR TRENCH BEDDING WITHIN A STATE RIGHT-OF-WAY.

R-11 *TRENCH BEDDING CLASSIFICATION (STORM)*

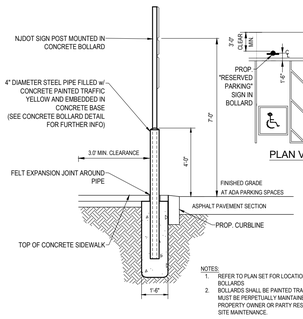
NOT TO SCALE



NOTES:
1. CURB RAMPS MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED PASSENGER LOADING ZONE.
2. FOR VAN ACCESSIBLE PARKING SPACES, AN 8.0' WIDE PASSENGER LOADING ZONE IS REQUIRED ON THE PASSENGER SIDE OF EACH VAN ACCESSIBLE SPACE.
3. CURB RAMPS, PAVEMENT MARKINGS, AND APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

T-17 *60° ANGLED ADA ACCESSIBLE PARKING SPACE STRIPING*

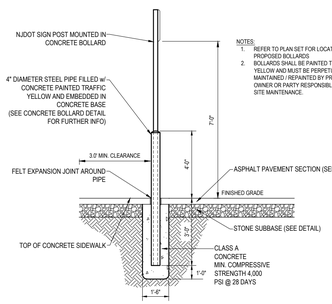
NOT TO SCALE



NOTES:
1. REFER TO PLAN SET FOR LOCATIONS OF PROPOSED BOLLARDS
2. BOLLARDS SHALL BE PAINTED TRAFFIC YELLOW AND MUST BE PERPETUALLY MAINTAINED / REPAINTED BY PROPERTY OWNER OR PARTY RESPONSIBLE FOR SITE MAINTENANCE.

T-18 *RESERVED PARKING SIGN WITHIN BOLLARD DETAIL*

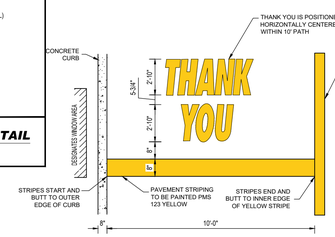
NOT TO SCALE



NOTES:
1. REFER TO PLAN SET FOR LOCATIONS OF PROPOSED BOLLARDS
2. BOLLARDS SHALL BE PAINTED TRAFFIC YELLOW AND MUST BE PERPETUALLY MAINTAINED / REPAINTED BY PROPERTY OWNER OR PARTY RESPONSIBLE FOR SITE MAINTENANCE.

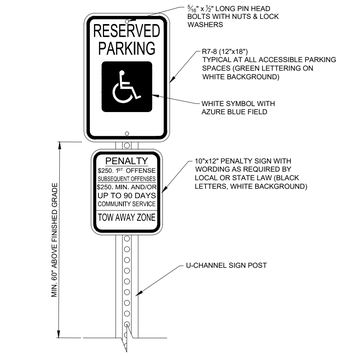
T-19 *SIGN WITHIN BOLLARD IN ASPHALT DETAIL*

NOT TO SCALE



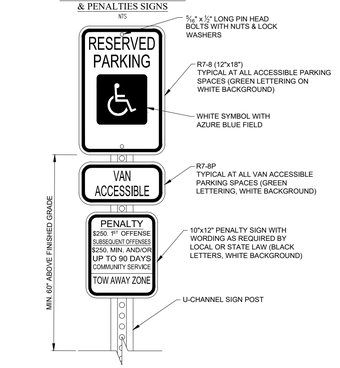
PULL FORWARD STRIPING DETAIL

NO SCALE



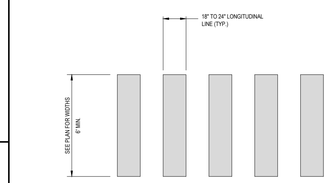
RESERVED PARKING SPACE & PENALTIES SIGNS

NTS



RESERVED PARKING SPACE w/ PENALTIES & VAN ACCESSIBLE SIGNS

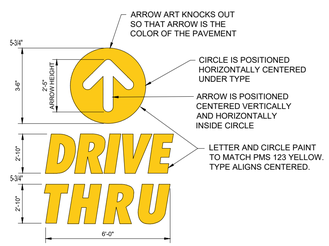
NTS



NOTES:
1. THIS TYPE OF MARKING SHOULD BE USED AT LOCATIONS WHERE SUBSTANTIAL NUMBERS OF PEDESTRIANS CROSS WITHOUT ANY OTHER TRAFFIC CONTROL DEVICE, AT LOCATIONS WHERE PHYSICAL CONDITIONS ARE SUCH THAT ADDED VISIBILITY OF THE CROSSWALK IS NECESSARY, OR AT PLACES WHERE PEDESTRIANS MIGHT NOT BE EXPECTED
2. ALL CROSSWALKS SHALL COMPLY WITH THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS AMENDED.
3. LONGITUDINAL LINES SHALL BE PERPENDICULAR TO TRAVELLED WAY THE EXTEND ACROSS THE FULL WIDTH OF PAVEMENT OR TO THE EDGE OF THE INTERSECTING CROSSWALK TO DISCOURAGE DIAGONAL WALKING BETWEEN CROSSWALKS.
4. ALL CROSSWALK LONGITUDINAL LINES SHALL BE WHITE THERMOPLAST. ALL LINES AND NEUTRAL AREAS SHALL BE OF EQUAL WIDTHS.
5. WARNING SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH MUTCD, AS AMENDED.
6. THE SPACING OF THE LINES SHALL BE SELECTED TO AVOID THE WHEEL PATH.

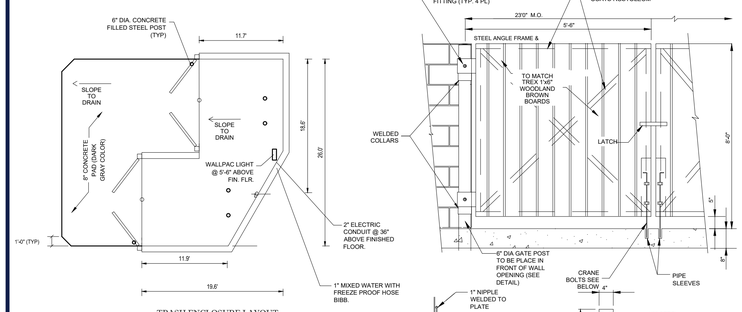
T-22 *HIGH VISIBILITY CROSSWALK (PERPENDICULAR TO INTERSECTION)*

NOT TO SCALE



PAINTED TRAFFIC ARROWS & LETTERS DETAIL

NO SCALE



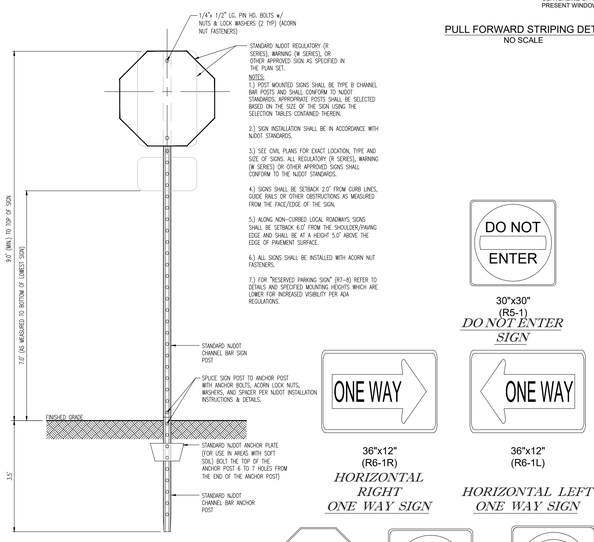
TRASH ENCLOSURE LAYOUT

TRASH ENCLOSURE GATE & MOUNTING

GATE POST DETAILS

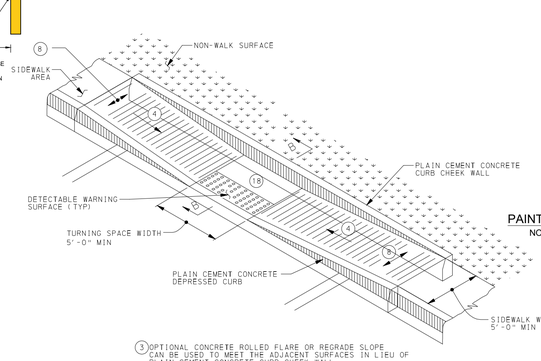
TYPICAL WALL ELEVATION

M 7 *MASONRY TRASH ENCLOSURE DETAILS*
SCALE: N.T.S.



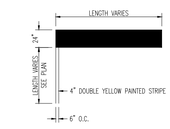
STANDARD POLE MOUNTED SIGN INSTALLATION DETAIL

NTS



3 OPTIONAL CONCRETE ROLLED FLARE OR REGRADE SLOPE CAN BE USED TO MEET THE ADJACENT SURFACES IN LIEU OF PLAIN CEMENT CONCRETE CURB CHEEK WALL.
4 8.33% MAX RAMP SLOPE
8 SLOPE: ZERO ±2.00%
18 CURB RAMPS REQUIRE A TURNING SPACE WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS.

P 24 *TYPICAL A.D.A. CURB RAMP DETAIL*
SCALE: N.T.S.



T 6 *WHITE PAINTED STOP BAR DETAIL*
SCALE: N.T.S.
REV.: 2016.09.29

30"x30" (R5-1) *DO NOT ENTER SIGN*

36"x12" (R6-1R) *HORIZONTAL RIGHT ONE WAY SIGN*

36"x12" (R6-1L) *HORIZONTAL LEFT ONE WAY SIGN*

24"x24" (R1-1) *STOP SIGN*

24"x24" (R3-1) *NO RIGHT TURN SIGN*

24"x24" (R3-2) *NO LEFT TURN SIGN*

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BLOCK 58 LOT 11

PRELIMINARY / FINAL MAJOR SITE PLANS

PLAN SCALE: AS NOTED

STREET ADDRESS
ROUTE 130 & DUTCH NECK ROAD

TOWNSHIP: EAST WINDSOR
STATE: NJ
COUNTY: MERCER

REGIONAL DWG. NO: LC #29-0273
PLAN DESCRIPTION: **DETAILS**
CAD FILE: PY170093-CND-0

STATUS	DATE	BY
PRELIMINARY	07/31/2020	APM
PLAN CHECKED	07/31/2020	MEJ
AS-BUILT	XXXX	XXXX

C-13
OF 17

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. ____ G.C. ____ O/O ____

PLAN APPROVALS
SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR. / CONST. MGR.
CO-SIGN SIGNATURES
OPERATIONS DEPT. / REAL ESTATE DEPT.
CONTRACTOR / OWNER

McDonald's®
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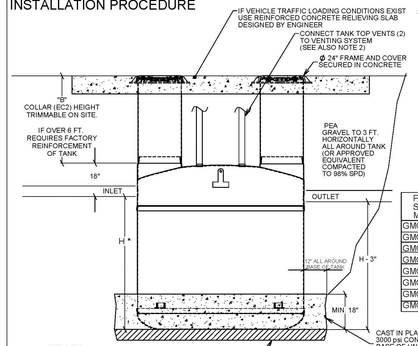
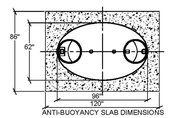
R:\PY170093\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-0\PY170093-CND-0.dwg—LAYOUT: C-13 DETAILS

GMC 500 - 1500 UPC FOR UPC/IAPMO INSTALLATIONS
GMC 750, 1000, 1250 FL FOR FLORIDA INSTALLATIONS
INSTALLATION PROCEDURE

NOTES:

1. REFER TO INSTALLATION PROCEDURE AND INSTALLATION CHECKLIST.
2. PROCEPTOR SEPARATORS MUST BE INSTALLED IN ACCORDANCE WITH ALL RELEVANT FEDERAL, PROVINCIAL/STATE, AND LOCAL CODES AND REGULATIONS. US PATENT #5,498,326 US PATENT #5,746,912, CDN PATENT # 2,195,922
3.





ANTI-BUOYANCY SLAB DIMENSIONS

TABLE 2

PROCEPTOR SEPARATOR MODEL	INLET INVERT TO TANK BOTTOM (H*)	DRY WEIGHT OF TANK
GMC 500 UPC	33"	565 lbs
GMC 750 UPC	46"	645 lbs
GMC 1000 UPC	60"	720 lbs
GMC 1300 UPC	75"	815 lbs
GMC 1500 UPC	86"	875 lbs
GMC 750 FL	46"	645 lbs
GMC 1000 FL	60"	720 lbs
GMC 1250 FL	75"	815 lbs

TABLE 1

BURIAL DEPTH	B
Max.	6 ft.
Min.with Traffic	18"
Min. no Traffic	** 12"

** ESTIMATED SPACE REQUIRED TO FIT VENT ELBOWS UNDER FLOOR

TITLE: PROCEPTOR F.O.G. SEPARATOR INSTALLATION FOR GMC 500, 750, 1000, 1300, 1500 UPC 750, 1000, 1250 FL

PROJECT: WO:

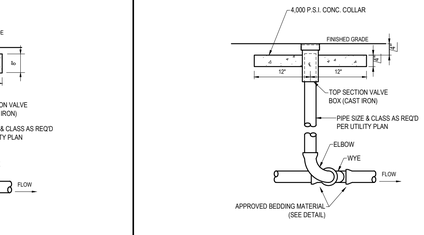
AVAILABLE OPTIONS (CHECKED IF REQUIRED)

REV	DATE	DRAWN
D1	SEPTEMBER 7, 2012	L. SWINK
D2	AUGUST 31, 2013	L. SWINK
D3	FEBRUARY 12, 2015	L. MAGGAT
E	MAY 27, 2015	L. MAGGAT
F	JULY 30, 2015	
G		
H		
J1	APRIL 04, 2016	
J2	MAY 16, 2017	
K	MARCH 8, 2020	L. SWINK

DRAWN BY: F CHANDLER
REVIEWED BY: R.ROSA

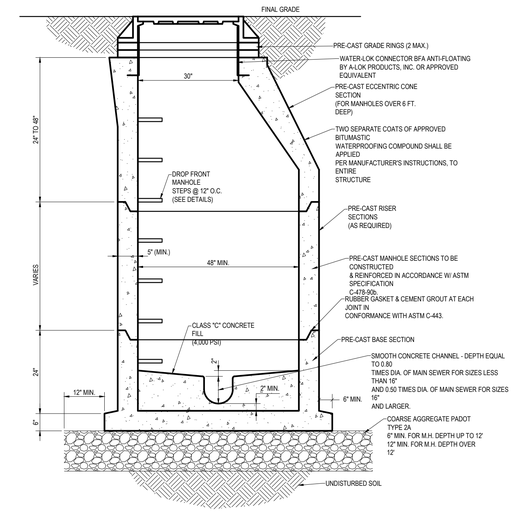
Proceptor® ZURN.

SIZE A | INSTALL GMC 500-1500 UPC FL | REV. 19
CAGE/SIZE | DO NOT SCALE DRAWING | SHEET 1 OF 1



S-12 | ***TYPICAL CLEANOUT DETAIL (PAVED AREAS)*** | NOT TO SCALE

S-13 | ***TYPICAL CLEANOUT DETAIL (LANDSCAPE AREAS)*** | NOT TO SCALE

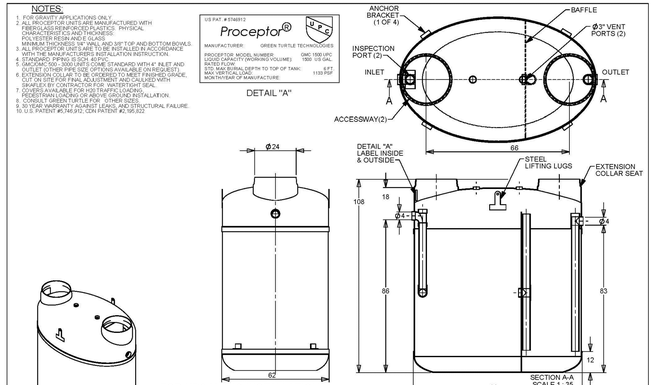


S-3 | ***PRECAST SANITARY MANHOLE DETAILS*** | NOT TO SCALE

NOTES:

1. FOR GRAVITY APPLICATIONS ONLY.
2. ALL PROCEPTOR UNITS ARE MANUFACTURED WITH FIBERGLASS REINFORCED PLASTICS. PHYSICAL PROPERTIES OF THE REINFORCED POLYESTER RESIN AND E GLASS MINIMUM THICKNESS 1/8" WALL AND 3/8" TOP AND BOTTOM BOWLS.
3. INSTALL THE GMC 500 - 1500 UPC SERIES SEPARATOR IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION.
4. STANDARD PIPING IS SCH. 40 PVC.
5. GMC/FMC 500 - 3000 UNITS COME STANDARD WITH 4" INLET AND OUTLET (OTHER PIPE SIZE OPTIONS AVAILABLE ON REQUEST).
6. PROCEPTOR UNITS ARE SHIPPED WITH FLOATING DEBRIS BARRIER. CUT ON SITE FOR FINAL ADJUSTMENT AND CALLED WITH SKAFLEX BY CONTRACTOR FOR WATERTIGHT SEAL.
7. UNITS ARE DESIGNED TO WITHSTAND HS20 VEHICLE PEDESTRIAN LOADING OR ABOVE GROUND INSTALLATION.
8. CONSULT GREEN TURTLE FOR OTHER SIZES.
9. 30 YEAR WARRANTY AGAINST LEAKS AND STRUCTURAL FAILURE.
10. U.S. PATENT #5,746,912; CDN PATENT #2,195,922

US PAT. # 5746912
Proceptor® GTS
MANUFACTURER: GREEN TURTLE TECHNOLOGIES
PROCEPTOR MODEL NUMBER: GMC 1500 UPC
LIQUID CAPACITY (WORKING VOLUME): 1500 US GAL.
SKID WIDTH: 1133 MM
SKID WIDTH: 44.6 IN
MAX. DEPTH: 1133 MM
MAX. VERTICAL LOAD: 4.5 T
MONTH/YEAR OF MANUFACTURE:



TITLE: PROCEPTOR F.O.G. SEPARATOR GMC 1500 UPC - CARLON INTERCEPTOR 4" INLET & OUTLET ACCESSWAY

PROJECT: WO:

AVAILABLE OPTIONS (CHECKED IF REQUESTED)

- GREASE SENSOR ALARM
- SUCTION BELOW FOR INDOOR INSTALLATION
- ABOVE GROUND INSTALLATION

REV	DATE	DRAWN
A	DECEMBER 19, 2007	L. SWINK
B	JUNE 20, 2008	L. SWINK
C	NOVEMBER 14, 2008	L. SWINK
D	OCTOBER 23, 2012	L. MAGGAT
E	NOVEMBER 13, 2012	L. MAGGAT
F	NOV. 11, 2014	
G		
H		
J		
K		

DRAWN BY: L.SWINK
DATE DRAWN: AUG. 24, 2006

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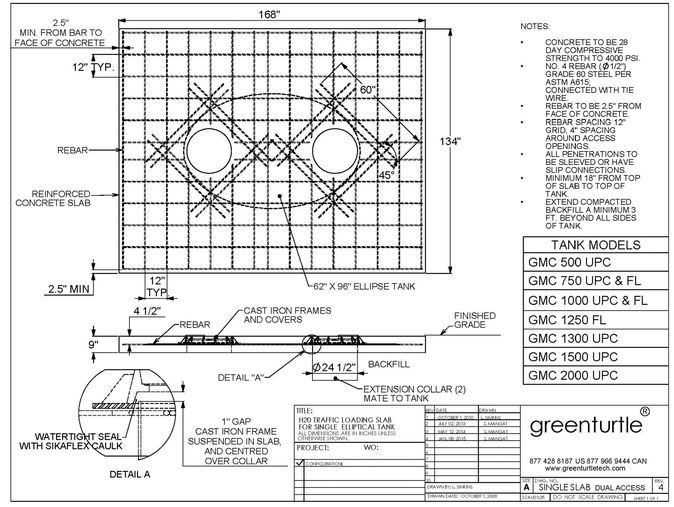
SIZE A | GMC 1500 UPC | REV. 7
SCALE:NTS | DO NOT SCALE DRAWING | SHEET 1 OF 1



NOTES:

- CONCRETE TO BE 28 DAY COMPRESSIVE STRENGTH TO 4000 PSI.
- NO. 4 REBAR (Ø1/2") GRADE 60 STEEL PER ASTM A615. CONNECTED WITH TIE WIRE.
- REBAR TO BE 2.5" FROM FACE OF CONCRETE.
- REBAR SPACING 12" GRID, 4" SPACING AROUND ACCESS OPENINGS.
- ALL PENETRATIONS TO BE SLEEVED OR HAVE SLIP CONNECTIONS.
- MINIMUM 18" FROM TOP OF SLAB TO TOP OF TANK.
- EXTEND COMPACTED BACKFILL A MINIMUM 3 FT. BEYOND ALL SIDES OF TANK.

TANK MODELS
GMC 500 UPC
GMC 750 UPC & FL
GMC 1000 UPC & FL
GMC 1250 FL
GMC 1300 UPC
GMC 1500 UPC
GMC 2000 UPC

TITLE: 1000 TRAFFIC LOADING SLAB FOR SINGLE ELLIPTICAL TANK
ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.

PROJECT: WO:

✓ CONFIGURATION:

REV	DATE	DRAWN
A	OCTOBER 1, 2008	L. SWINK
B	JULY 02, 2010	L. MAGGAT
C	MAY 10, 2014	L. MAGGAT
D	JULY 30, 2015	L. MAGGAT
E		
F		
G		
H		
J		
K		

DRAWN BY: L. SWINK
DRAWN DATE: OCTOBER 1, 2008

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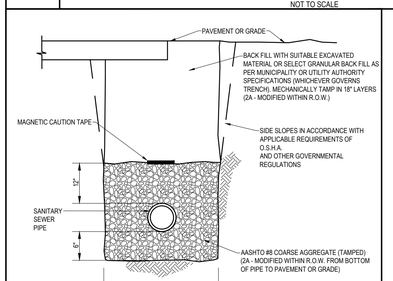
SIZE A | SINGLE SLAB DUAL ACCESS | REV. 4
SCALE:NTS | DO NOT SCALE DRAWING | SHEET 1 OF 1

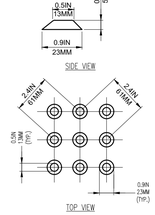
S-8 | ***TRENCH BEDDING CLASSIFICATION (SANITARY MAIN)*** | NOT TO SCALE



EXCAVATIONS IN EXISTING PAVED ROADWAYS SHALL BE COORDINATED WITH THE LOCAL PERMITTING AGENCY, AND ALL EXCAVATION SHALL BE PAVED WITH TEMPORARY BITUMINOUS PAVEMENT FROM THE DATE OF ORIGINAL EXCAVATION UNTIL PERMANENT PAVEMENT IS INSTALLED. (MINIMUM = 90 DAYS, MAXIMUM = 120 DAYS)

THIS DETAIL IS NOT FOR USE WITHIN A STATE RIGHT-OF-WAY. REFER TO THE LATEST APPROVED DOT SPECIFICATIONS FOR TRENCH BEDDING WITHIN A STATE RIGHT-OF-WAY.

S-8 | ***TRENCH BEDDING CLASSIFICATION (SANITARY MAIN)*** | NOT TO SCALE

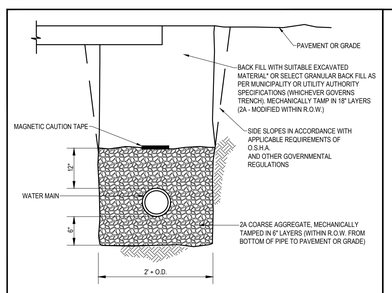


NOTES:
1.) DETECTABLE WARNINGS SHALL BE A PRE-MANUFACTURED ARMOUR-TILE TACTILE SYSTEM OR APPROVED EQUIVALENT.

2.) CONTRACTOR TO COORDINATE SPECIFIC SYSTEM AND MATERIALS TO BE UTILIZED WITH THE ENGINEER TO ENSURE LOCAL, STATE AND A.D.A. COMPLIANCE PRIOR TO CONSTRUCTION.

T 14 *TRUNCATED DOME PATTERN FOR A.D.A. DETECTABLE WARNING SURFACES (FOR USE ON SITE)*
SCALE: N.T.S.

M 10 *EXTERIOR UNDERGROUND 1,300 GALLON GREASE INTERCEPTOR*
SCALE: N.T.S.

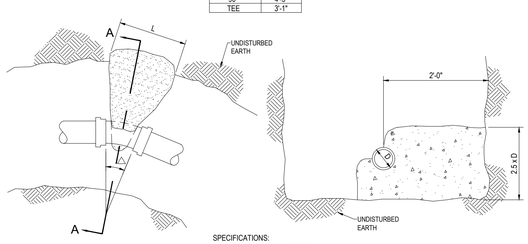


EXCAVATIONS IN EXISTING PAVED ROADWAYS SHALL BE COORDINATED WITH THE LOCAL PERMITTING AGENCY, AND ALL EXCAVATION SHALL BE PAVED WITH TEMPORARY BITUMINOUS PAVEMENT FROM THE DATE OF ORIGINAL EXCAVATION UNTIL PERMANENT PAVEMENT IS INSTALLED. (MINIMUM = 90 DAYS, MAXIMUM = 120 DAYS)

THIS DETAIL IS NOT FOR USE WITHIN A STATE RIGHT-OF-WAY. REFER TO THE LATEST APPROVED DOT SPECIFICATIONS FOR TRENCH BEDDING WITHIN A STATE RIGHT-OF-WAY.

W-3 | ***TRENCH BEDDING CLASSIFICATION (WATER)*** | NOT TO SCALE

△	L
11-1/4°	0'-8"
22-1/2°	1'-3"
45°	2'-5"
90°	4'-5"
TEE	3'-1"

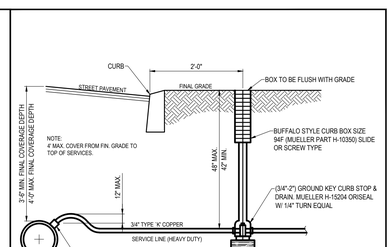


PLAN OF HORIZONTAL BEND

SPECIFICATIONS:
CONCRETE MINIMUM STRENGTH (4,000 PSI @ 28 DAYS)

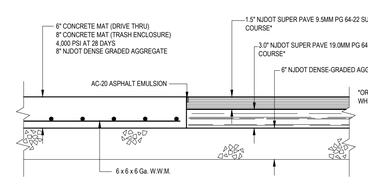
SECTION A-A

W-1 | ***THRUST BLOCK DETAILS*** | NOT TO SCALE

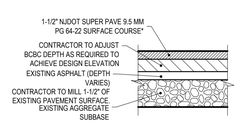


NOTE:
MODIFIED 2A STONE (8" LIFTS) SHALL BE PLACED WHEN BACKFILLING WATER SERVICE CONNECTION FROM MAIN TO BEHIND CURB.

W-2 | ***WATER SERVICES CONNECTION DETAIL*** | NOT TO SCALE



CONCRETE & PAVEMENT SECTIONS (ON-SITE)
NO SCALE



* OR MATCH EXISTING DEPTH, WHICHEVER IS GREATER

MILL & OVERLAY DETAIL
N.T.S

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BLOCK 58 LOT 11

PRELIMINARY / FINAL MAJOR SITE PLANS

PLAN SCALE: AS NOTED

STREET ADDRESS
ROUTE 130 & DUTCH NECK ROAD

TOWNSHIP: EAST WINDSOR
STATE: NJ
COUNTY: MERCER

REGIONAL DWG. NO: LC #29-0273
PLAN DESCRIPTION: ***DETAILS***
CAD FILE: PY170093-CND-0

STATUS	DATE	BY
PRELIMINARY	07/31/2020	APM
PLAN CHECKED	07/31/2020	MEJ
AS-BUILT	XXXX	XXXX

C-14
OF 17

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. G.C. O/O

PLAN APPROVALS
SIGNATURE (2 REQUIRED) | DATE
REGIONAL MGR. CONST. MGR. OPERATIONS DEPT. REAL ESTATE DEPT.
CO-SIGN SIGNATURES
CONTRACTOR OWNER

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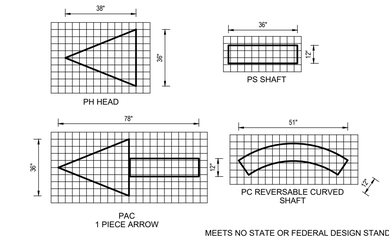
R:\PY\PY170093\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-D\PY170093-CND-D.----\LAYOUT: C-14 DETAILS

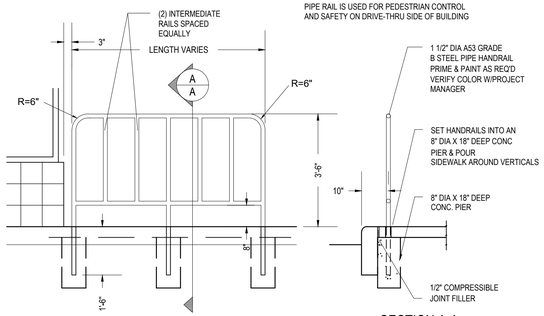


MEETS NO STATE OR FEDERAL DESIGN STANDARDS.

DOUBLE HEADED ARROW DETAIL

NO SCALE

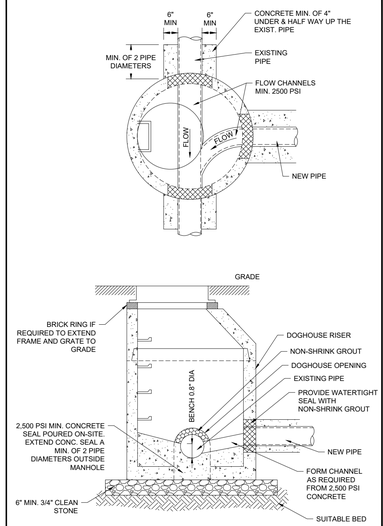
PIPE RAIL IS USED FOR PEDESTRIAN CONTROL AND SAFETY ON DRIVE-THRU SIDE OF BUILDING



SECTION A-A

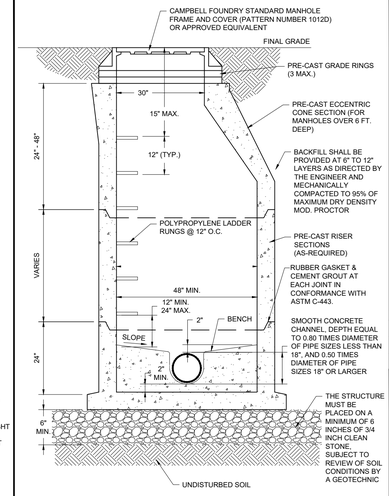
PROPOSED FREE STANDING RAIL WITH EDGE PROTECTION

P-S 28 SCALE: N.T.S.



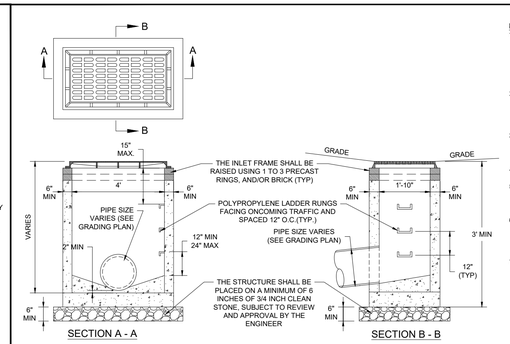
NOTES:
1. REMOVE EXISTING PIPE CROWN AFTER FLOW CHANNEL IS INSTALLED.
2. EXCAVATE LOCATION FOR MANHOLE AROUND & UNDER EXISTING PIPE.
3. PLACE STONE BED IF REQUIRED.
4. SET DOGHOUSE RISER WITH DOGHOUSE OPENING OVER EXISTING PIPE, CHECKING LEVEL AND LOCATION.
5. FORM CHANNEL AS NEEDED.
6. CUT OFF TOP HALF OF EXISTING PIPE INSIDE MANHOLE.
7. MORTAR & BRICK /BLOCK SHALL NOT BE USED TO CLOSE THE MANHOLE OPENING AROUND PIPE.

S-20 **DOGHOUSE MANHOLE DETAIL**



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

R-20 **STORM MANHOLE DETAIL**



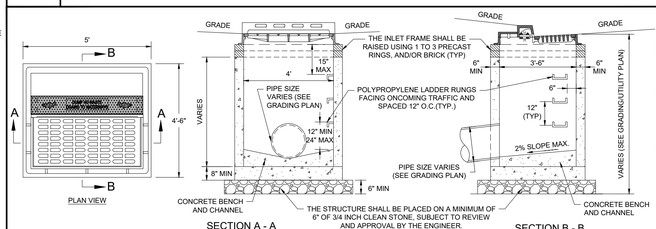
SECTION A - A

SECTION B - B

NOTES:
1. THE TYPE A INLET CONCRETE STRUCTURE SHALL BE PRECAST CONCRETE TO MEET A MINIMUM OF H-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, NJPDES, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT.
2. THE INLET GRATE SHALL BE BICYCLE SAFE WITH A CURB PIECE OF TYPE "N-ECO" AS DEFINED BY CAMPBELL FOUNDRY COMPANY PATTERN NO. 2618, OR EQUIVALENT. CONTRACTOR TO VERIFY WITH MUNICIPALITY THE TYPE OF ECO CURB PIECE AND GRATE TO BE USED.
3. THE INLET FRAME AND GRATE/COVER SHALL BE FABRICATED TO MEET A MINIMUM OF H-25 LOADING, UNLESS PRE-APPROVED IN WRITING BY THE ENGINEER, OR UNLESS NOTED ON THE INDIVIDUAL STRUCTURE NOTES.
4. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
5. A 4000 PSI MIN. CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE
6. DETAIL IS FOR CAST IRON CLASS 30B ONLY. ANY OTHER CLASS OF CAST IRON OR TYPE OF MATERIAL MUST BE ON THE BUREAU OF MATERIALS APPROVED PRODUCTS LIST OR NEW TECHNOLOGY'S AND PRODUCTS APPROVED PRODUCTS LIST.
7. LADDER RUNGS SHOULD NOT BE INSTALLED OVER PIPE OPENINGS.

INSTRUCTIONS TO DESIGNER:
1. CHECK ORIENTATION AND MAKE SURE PIPE FITS, NO MORE THAN 18" PIPE FITS ON NARROW WALL.
2. NOTES NEED NOT BE INCLUDED HERE IF GENERAL INLET NOTES ARE ALREADY ON DETAIL SHEET

R-21 **TYPE 'A' INLET DETAIL**



SECTION A - A

SECTION B - B

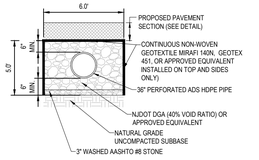
INSTRUCTIONS TO DESIGNER:
1. WHEN INLET NOTES ARE PROVIDED SEPARATELY, THE ABOVE NOTES ARE NOT NECESSARY.
2. DESIGNER TO CHECK WITH MUNICIPALITY FOR TYPE OF ECO CURB PIECE TO BE USED.
3. THIS DETAIL INTENDED FOR NJ PROJECTS CHECK IF APPROPRIATE FOR USE IN OTHER STATES.

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

R-22 **TYPE 'B' INLET WITH ECO CURB PIECE DETAIL**

NOT TO SCALE

STORMWATER INFILTRATING PIPES SPECIFICATIONS:



1.) UTILIZE A UNIFORMLY GRADED CRUSHED STONE (28), PROVIDED THAT THE STONE IS PROPERLY CLEANED AND THAT A MINIMUM VOID RATIO OF 40% IS PROVIDED. HIGHER VOID THE RATIOS MAY BE SELECTED BY THE DESIGN ENGINEER, AND IF SO, THE DESIGN VOID RATIO SHALL GOVERN. IN ORDER TO INSURE THAT THE STONE USED IS PROPERLY CLEANED, IN ADDITION TO AASHTO DESIGNATION: M43-88 GRADATION, THE PERCENT PASSING THE NO. 200 SIEVE SHALL NOT EXCEED 0.2%

2.) A CERTIFICATION FROM THE MANUFACTURER DOCUMENTING THE FULL GRADATION AND VOID RATIO SHALL BE OBTAINED.

3.) WHEN IN THE OPINION OF THE TOWNSHIP INSPECTOR OR THE GEOTECHNICAL ENGINEER THE STONE IS NOT CONSISTENT WITH THE APPROVED SAMPLE, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE STONE RETESTED AND CERTIFIED BEFORE ANY ADDITIONAL STONE IS INSTALLED OR DELIVERED.

4.) ALL STONE SAMPLES AND CERTIFICATIONS SHALL BE SUBMITTED TO THE TOWNSHIP 14 DAYS PRIOR TO THE START OF STORMWATER DETENTION BASIN CONSTRUCTION.

5.) EXCAVATION OF THE INFILTRATION FACILITIES SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE BED.

6.) THE BOTTOM OF THE EXCAVATION SHALL BE SCARIFIED PRIOR TO THE PLACEMENT OF AGGREGATE.

7.) ONLY CLEAN AGGREGATE, FREE OF DEBRIS, SHALL BE ALLOWED.

8.) THE TOP AND SIDES OF THE BEDS SHALL BE COVERED WITH CONTINUOUS NON-WOVEN GEOTEXTILE, MIRAFI 140N, AMOCO 4547, GEOTEX 451, OR APPROVED EQUIVALENT.

9.) CONSTRUCTION OF THE FACILITY SHALL PREVENT SILT FROM CLOGGING THE AGGREGATE BACKFILL.

10.) CONTRACTOR TO REVIEW AND IMPLEMENT PIPE BEDDING AND BACKFILL REQUIREMENTS RECOMMENDED BY THE SPECIFIC PIPE MANUFACTURER.

11.) THE BEDS SHALL BE BACKFILLED WITH CLEAN WASHED AGGREGATE AND SHALL BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS CONTAMINATED THESE ITEMS, THE MATERIALS SHALL BE REPLACED AND/OR CLEANED AS NECESSARY.

B-3 **CROSS SECTION OF INFILTRATING PIPES**

NOT TO SCALE

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES

P.M. _____ G.C. _____ O/O _____

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PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES

CONTRACTOR	
OWNER	

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NEW JERSEY LICENSE No. 24GE04493300
DELAWARE LICENSE No. 18313

BLOCK 58 LOT 11

PRELIMINARY / FINAL MAJOR SITE PLANS

PLAN SCALE: AS NOTED

STREET ADDRESS: ROUTE 130 & DUTCH NECK ROAD

TOWNSHIP: EAST WINDSOR

STATE: NJ

COUNTY: MERCER

REGIONAL DWG. NO: LC #29-0273

PLAN DESCRIPTION: *DETAILS*

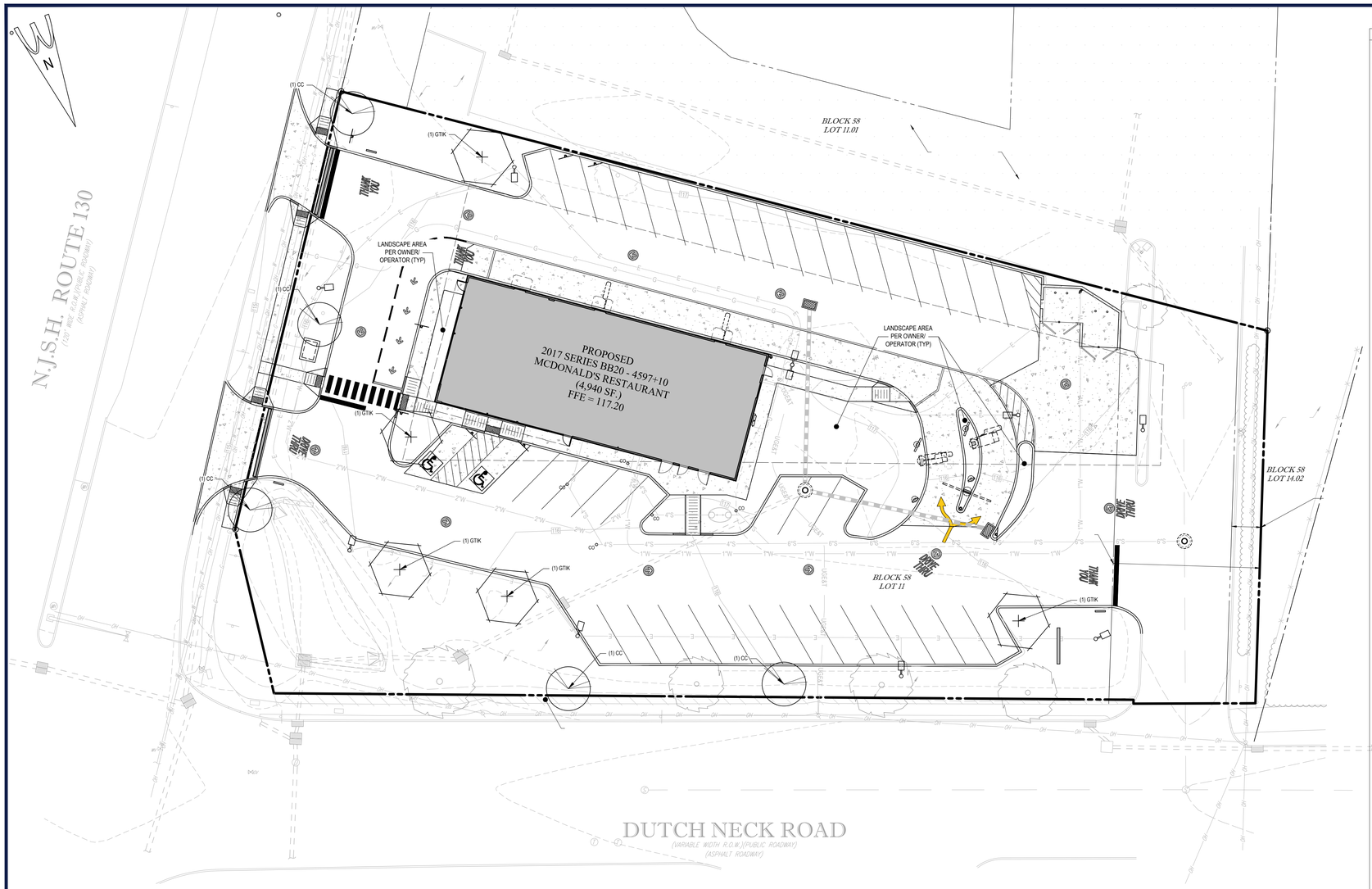
CAD FILE: PY170093-CND-0

STATUS	DATE	BY
PRELIMINARY	07/31/2020	APM
PLAN CHECKED	07/31/2020	MEJ
AS-BUILT	XXXX	XXXX

C-15

OF 17

R:\PY170093\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-0\PY170093-CND-0----LAYOUT: C-15 DETAILS



COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
CHAPTER XXII TECHNICAL STANDARDS: 22-27 LANDSCAPE ARCHITECTURAL GUIDELINES	.3 STREETSCAPE a.1. SHADE TREES SHALL BE PROVIDED WITHIN THE RIGHT-OF-WAY OR EASEMENT GRANTED TO THE TOWNSHIP BY THE OWNER OR APPLICANT FOR THE PLANTING AND MAINTENANCE OF TREES ALONG BOTH SIDES OF A STREET IN THE PLANTING AREA PROVIDED BETWEEN THE STREET CURB AND THE SIDEWALK AS PER SUBSECTION 22-4.3, AND AT A SPACING OF BETWEEN 35 AND 50 FEET BETWEEN TREES. THE TREES SHALL BE PLANTED SO AS NOT TO INTERFERE WITH UTILITIES, ROADWAYS, SIDEWALKS, STREET LIGHTS, SIGHT DISTANCES, DRIVEWAY APRONS, AND SHALL BE PLANTED CLOSER THAN EIGHT FEET TO FIRE HYDRANTS.	TOTAL LENGTH ALONG ROUTE 130 = 165± LF (EXCLUDING DRIVEWAY WIDTHS) REQUIRED: 165 / 50 = 3.3 OR 3 TREES PROVIDED: 3 CC (3 TREES)	COMPLIES
		TOTAL LENGTH ALONG DUTCH NECK ROAD = 302± LF (EXCLUDING DRIVEWAY WIDTH) REQUIRED: 302 / 50 = 6.04 OR 6 TREES PROVIDED: 4 EXISTING PLUS 2 CC (6 TREES)	COMPLIES
	.5 STORMWATER AREAS a.2. PROVIDE PLANTING ALONG THE PERIMETER OF THE AREA TO REINFORCE THE DESIGN CONCEPT. AS A GENERAL GUIDELINE TEN TREES FOR EVERY 100 LINEAR FEET OF PERIMETER LENGTH SHOULD BE PROVIDED. THESE TREES SHALL HAVE A MINIMUM INSTALLED SIZE OF; TWO AND ONE-HALF TO THREE INCHES CALIPER FOR SHADE TREES, EIGHT TO TEN FOOT HEIGHT FOR EVERGREEN TREES, AND SIX TO EIGHT FOOT HEIGHT/ ONE TO ONE AND ONE-HALF INCHES CALIPER FOR ORNAMENTAL TREES. THE MAJORITY OF TREES SHOULD BE SHADE TREES UNLESS OTHERWISE REQUIRED BY THE BOARD OF JURISDICTION. THE BRANCHING HABIT OF ALL PLANTS SHALL BE FULL FORM AND SHALL CONFORM TO THE AMERICAN STANDARD OF NURSERY STOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (ANSI Z60.1-1986, OR LATER REVISION). ALL TREES SHALL BE BALLED AND BURLAPED, NURSERY GROWN, TRUE TO SPECIES AND VARIETY. ALL VARIETIES SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP SHADE TREE COMMISSION AND/OR TOWNSHIP LANDSCAPE ARCHITECT.	TOTAL PERIMETER OF DRAINAGE DITCH =158± LF REQUIRED: (158 / 100) x 10 = 15, OR 16 TREES PROVIDED: NONE. EXISTING NON-CONFORMITY.	EXISTING NON-CONFORMITY
	.6 OPEN SPACE b.2. LANDSCAPE IMPROVEMENTS, GRADING AND PLANTINGS SHALL BE PROVIDED IN CONJUNCTION WITH THESE AREAS. THESE IMPROVEMENTS SHALL REMAIN CONSISTENT WITH THE OVERALL LANDSCAPE DESIGN. IN GENERAL, PLANTS SHALL BE PROVIDED AT THE FOLLOWING RATE: SHADE OR ORNAMENTAL TREES — 15 PER ACRE EVERGREEN TREES — 10 PER ACRE SHRUBS — 30 PER ACRE *THESE QUANTITIES DO NOT INCLUDE PLANTS WHICH MAY BE NECESSARY TO ACHIEVE BUFFERS OR SCREENING AS REQUIRED BY SUBSECTION 22-27.7.	TOTAL LANDSCAPE AREA ON SITE = 0.467± Ac REQUIRED: 0.467 x 15 = 7 SHADE OR ORNAMENTAL TREES 0.467 x 10 = 4.67 OR 5 EVERGREEN TREES 0.467 x 30 = 14.01 OR 14 SHRUBS PROVIDED: NONE.	VARIANCE
	.7 LANDSCAPE AND BUFFER STRIPS a. 3. AREAS VOID OF SIGNIFICANT VEGETATION SHALL RECEIVE LANDSCAPE ARCHITECTURAL TREATMENT INCLUDING PLANTING, BERMING, FENCES, OR WALLS AS APPROPRIATE. BERMS, FENCES OR WALLS SHALL BE PROVIDED AT A HEIGHT OF FOUR TO EIGHT FEET OR AS NECESSARY TO PROVIDE A VISUAL SCREEN WITH THE APPROVAL OF THE BOARD OF JURISDICTION. THE GENERAL DESIGN, FORM, AND MATERIALS OF FENCES, WALLS AND BERMS SHOULD RELATE TO THE OVERALL DESIGN. THE MATERIALS UTILIZED FOR OTHER STRUCTURES ON THE SITE, AND BE AESTHETICALLY PLEASING FROM ALL SIDES. PLANTING SHOULD BE PROVIDED IN CONJUNCTION WITH BERMING, FENCING, OR WALLS OR MAY BE PROVIDED SOLELY TO PROVIDE A COMPLETE VISUAL SCREEN, AND VISUALLY INTERESTING AND PLEASING AREA. THE FOLLOWING QUANTITIES AND MINIMUM SIZE GUIDELINES ARE PROVIDED. IF BERMS, FENCING, OR WALLS ARE PROVIDED A DECREASED QUANTITY OF PLANTING MAY BE PROVIDED AT THE DISCRETION OF THE BOARD OF JURISDICTION BASED UPON RECOMMENDATIONS FROM THE TOWNSHIP SHADE TREE COMMISSION AND/OR TOWNSHIP LANDSCAPE ARCHITECT. FOR EVERY 100 LINEAR FEET OF LANDSCAPE BUFFER AREA OR LANDSCAPE STRIP, MEASURED AT THE LONGEST LINE, THE FOLLOWING MUST BE PROVIDED; TYPE — QUANTITY — SIZE EVERGREEN TREES — 12 — 8' - 10' HEIGHT SHADE TREES — 3 — 2.5" - 3" CALIPER ORNAMENTAL TREES — AS REQD. — 6' - 7' HEIGHT 1" - 1.5" CALIPER SHRUBS — AS REQD. — 2' - 2.5' HEIGHT	LENGTH ALONG NORTHEAST PROPERTY LINE ADJACENT TO RESIDENTIAL = 127± LF REQUIRED: 127 / 100 = 1.27 1.27 x 12 = 15.24 OR 15 EVERGREEN TREES 1.27 x 3 = 3.81 OR 4 SHADE TREES PROVIDED: EXISTING EVERGREEN TREES TO REMAIN. EXISTING NON-CONFORMITY.	EXISTING NON-CONFORMITY
	b. 3. AREAS VOID OF SIGNIFICANT VEGETATION SHALL RECEIVE LANDSCAPE ARCHITECTURAL TREATMENT INCLUDING PLANTING, BERMING, FENCES, OR WALLS AS APPROPRIATE. BERMS, FENCES OR WALLS SHALL BE PROVIDED AT A HEIGHT OF TWO TO FOUR FEET OR AS NECESSARY TO PROVIDE AN APPROPRIATE BUFFER. THE GENERAL DESIGN, FORM, AND MATERIALS OF FENCES, WALLS AND BERMS SHOULD RELATE TO THE OVERALL DESIGN. THE MATERIALS UTILIZED FOR OTHER STRUCTURES ON THE SITE, AND BE AESTHETICALLY PLEASING FROM ALL SIDES. PLANTING SHOULD BE PROVIDED IN CONJUNCTION WITH BERMING, FENCING, OR WALLS OR MAY BE PROVIDED SOLEY TO PROVIDE AN APPROPRIATE SCREEN, AND A VISUALLY INTERESTING AND PLEASING AREA EMPHASIZING APPROPRIATE VIEWS. PARKED VEHICLES SHALL BE BUFFERED AS VIEWED FROM ALL AREAS OUTSIDE OF THE PARKING AREA. THE FOLLOWING QUANTITIES AND MINIMUM SIZE GUIDELINES ARE PROVIDED; IF BERMS, FENCING, OR WALLS ARE PROVIDED, A DECREASED QUANTITY OF PLANTING MAY BE PROVIDED AT THE DISCRETION OF THE BOARD OF JURISDICTION. FOR EVERY 100 LINEAR FEET OF BUFFER AREA, MEASURED AT THE LONGEST LINE, THE FOLLOWING MUST BE PROVIDED: TYPE — QUANTITY — SIZE EVERGREEN TREES — AS REQD. — 8' - 10' HEIGHT SHADE TREES — 4 — 2.5" - 3"CALIPER ORNAMENTAL TREES — AS REQD. — 6' - 7' HEIGHT 1" - 1.5" CALIPER SHRUBS — 55 — 2' - 2.5' HEIGHT	PERIMETER OF PARKING LOT ALONG SOUTHWEST PROPERTY LINE = 214± LF REQUIRED: 214 / 100 = 2.14 2.14 x 4 = 8.56 OR 9 SHADE TREES 2.14 x 55 = 117.7 OR 118 SHRUBS PROVIDED: NONE.	VARIANCE
		PERIMETER OF PARKING LOT ALONG NORTHEAST PROPERTY LINE = 147± LF REQUIRED: 147 / 100 = 1.47 1.47 x 4 = 5.88 OR 6 SHADE TREES 1.47 x 55 = 80.85 OR 81 SHRUBS PROVIDED: NONE.	VARIANCE
	.8 PARKING AREAS a.SHADE TREES WITHIN THE PARKING AREA SHALL BE PROVIDED AT A MINIMUM RATE OF TWO TREES FOR EVERY TEN PARKING SPACES, OR FRACTION THEREOF. PRESERVATION OR RELOCATION OF EXISTING TREES GREATER THAN THREE INCHES CALIPER IS ENCOURAGED TO MEET THIS REQUIREMENT. LANDSCAPE BUFFER AREA PLANTINGS ARE NOT TO BE CONSIDERED TO SATISFY THIS REQUIREMENT.	TOTAL PARKING SPACES = 41 REQUIRED: (41 / 10) x 2 = 8.2 OR 8 TREES PROVIDED: 1 EXISTING PLUS 5 GTIK (6 TREES)	VARIANCE
	.9 GREEN SPACE b.TO PROVIDE IMMEDIATE BUFFERING, VISUAL RELIEF, AND SCALE FOR LARGE OFFICE, COMMERCIAL, AND INDUSTRIAL BUILDINGS LARGER SIZE TREES SHALL BE PROVIDED NEAR THE BUILDING PERIMETER (WITHIN 75 FEET). THE QUANTITY OF TREES SHALL BE EQUAL TO ONE TREE FOR EVERY 40 FEET OF GENERAL BUILDING PERIMETER. THE TREE SIZE SHALL BE BASED UPON THE HEIGHT OF THE BUILDING AS FOLLOWS: BLDG. STORIES — TREE SIZE 1 - 2 — 4" - 4.5" CALIPER THESE TREES SHALL BE LOCATED IN A MANNER CONSISTENT WITH ARCHITECTURAL AND SITE DESIGN AND SHALL PROVIDE MAXIMUM VISUAL IMPACT. PRESERVED OR RELOCATED EXISTING VEGETATION MAY BE UTILIZED TO MEET THIS REQUIREMENT. THE BRANCHING HABIT OF ALL PLANTS SHALL BE FULL FORM AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (ANSI Z60.1-1986, OR LATER REVISION). ALL TREES SHALL BE BALLED AND BURLAPED, NURSERY GROWN, TRUE TO SPECIES AND VARIETY. ALL VARIETIES SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP SHADE TREE COMMISSION AND/OR TOWNSHIP LANDSCAPE ARCHITECT.	TOTAL LENGTH OF BUILDING PERIMETER = 302± LF REQUIRED: 302 / 40 = 7.5 OR 8 TREES 4"-4.5" CALIPER PROVIDED: NONE.	VARIANCE

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL.	B&B
GTIK	5	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE`	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL.	B&B

GENERAL NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
4. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
5. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
6. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.

20 10 5 0 20
1"= 20'

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BLOCK 58 LOT 11

PRELIMINARY / FINAL MAJOR SITE PLANS

PLAN SCALE: AS NOTED

STREET ADDRESS
ROUTE 130 & DUTCH NECK ROAD

TOWNSHIP: EAST WINDSOR
STATE: NJ
COUNTY: MERCER

REGIONAL DWG. NO: LC #29-0273
PLAN DESCRIPTION: LANDSCAPE PLAN
CAD FILE: PY170093 LND-0

STATUS	DATE	BY
PRELIMINARY	07/31/2020	APM
PLAN CHECKED	07/31/2020	MEJ
AS-BUILT	XXXX	XXXX

C-16
OF 17

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. ____ G.C. ____ O/O ____

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PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES
CONTRACTOR ____ OWNER ____

R:\PY\PY170093\DRAWING\SP\PLAN SETS\LAND DEVELOPMENT\REV-0\PY170093 LND-0.----=LAYOUT, C-16 LSCP

LANDSCAPE SPECIFICATIONS:

1. SCOPE OF WORK:
THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%. A PH RANGE BETWEEN 5.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - LAWN AREAS SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. FOR SOIL BED PREPARATIONS, REFER TO ITEM E BELOW.
I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
II. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
I. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY AMERICAN HORT (FORMERLY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION).
II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
IV. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1½", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VISI-FENCE", OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 8-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AND LAWN AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY (SEE SPECIFICATION E.4.)):
I. 20 POUNDS GRO-POWER OR APPROVED EQUAL SOIL CONDITIONER/FERTILIZER
II. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
I. PLANTS: MARCH 15TH TO DECEMBER 15TH
II. LAWN AND SEED MIXES: MARCH 1ST TO MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH

PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

H. PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, WITH THE WIDTH THREE TIMES THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
I. 1 PART PEAT MOSS
II. 1 PART COMPOSTED COW MANURE BY VOLUME
III. 3 PARTS TOPSOIL BY VOLUME
IV. 21 GRAMS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
A) 2 TABLETS PER 1 GALLON PLANT
B) 3 TABLETS PER 5 GALLON PLANT
C) 4 TABLETS PER 15 GALLON PLANT
D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.

L. GROUND COVER AREAS SHALL RECEIVE A ½" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. (SEE SPECIFICATION 2.F. ABOVE)

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10TH AND JUNE 30TH.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN-KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION. A PLANT SHALL BE CONSIDERED "DEAD OR DYING" IF MORE THAN 30% OF ITS BRANCHES ARE DEAD.

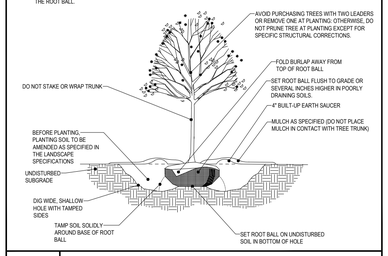
C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

NOTES:
1.) NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2.) REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD OR CUT BURLAP BACK FROM TOP 1/3 OF ROOT BALL.
3.) PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4.) THOUROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5.) THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE SCARIFIED TO AVOID MATTING OF SOIL
6.) THE MINIMUM DIAMETER OF THE TREE PIT SHALL BE 3 TIMES THE DIAMETER OF THE ROOT BALL.



L-1 **DECIDUOUS TREE PLANTING DETAIL**

NOT TO SCALE

BOHLER™
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone:(610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

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

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
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D.T. NORTH
LICENCED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00106300

BLOCK 58 LOT 11

PRELIMINARY / FINAL MAJOR SITE PLANS

PLAN SCALE: AS NOTED

STREET ADDRESS
ROUTE 130 & DUTCH NECK ROAD

TOWNSHIP: EAST WINDSOR
STATE: NJ
COUNTY: MERCER

REGIONAL DWG. NO: LC #29-0273
CAD FILE: PY170093 LND-0

PLAN DESCRIPTION: **LANDSCAPE DETAILS**

ISSUE REF	BY	DESCRIPTION	DATE	REV

FINAL PLAN SIGNATURES
P.M. ____ G.C. ____ O/O ____

McDonald's®

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LIBERTY FET - PHILADELPHIA REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MD 20817

PLAN APPROVALS
SIGNATURE (2 REQUIRED) | DATE
REGIONAL MGR.
CONST. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.

CO-SIGN SIGNATURES
OFFICE
ADDRESS
CONTRACTOR
OWNER

STATUS	DATE	BY
PRELIMINARY	07/31/2020	APM
PLAN CHECKED	07/31/2020	MEJ
AS-BUILT	XXXX	XXXX

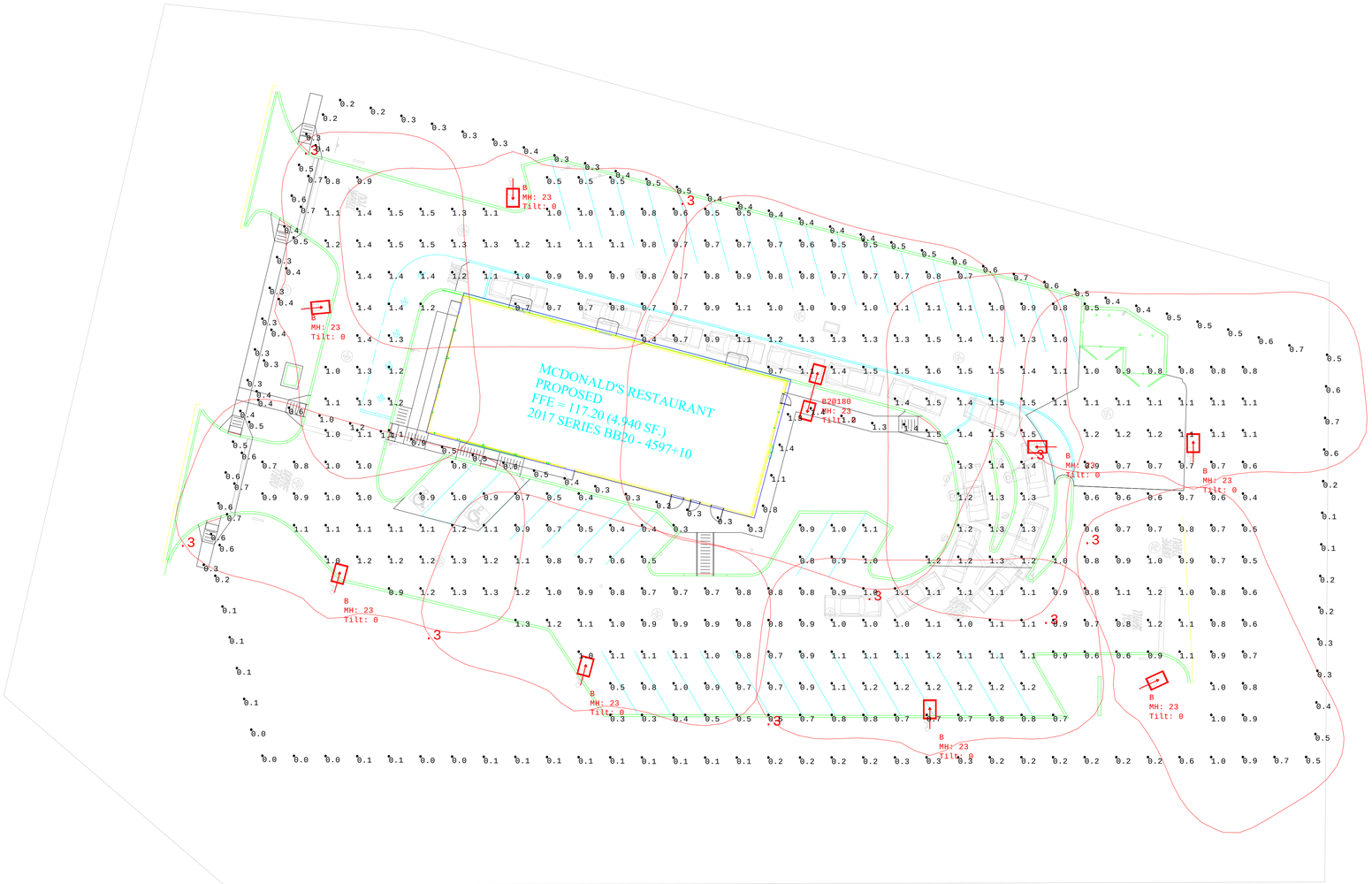
C-17
OF 17

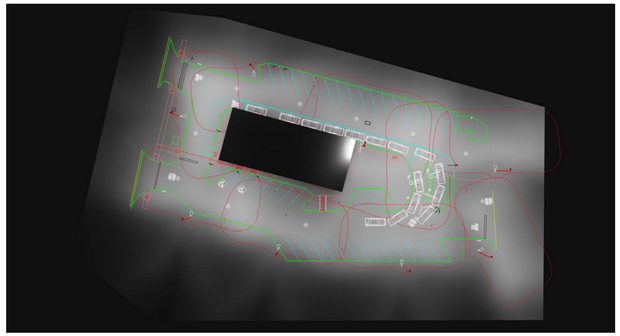
R:\TYPY170093\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-0\PY170093 LND-0——LAYOUT: C-17 LSCP DETAILS

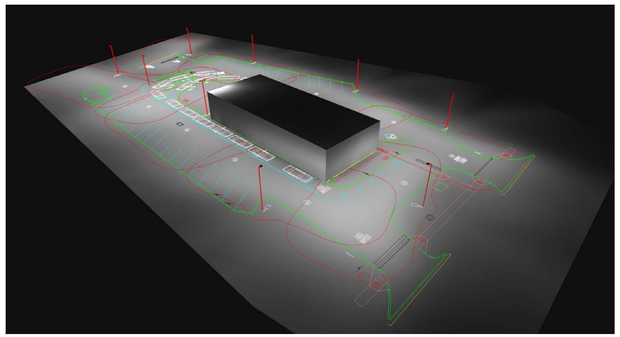
NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.

2. DISTANCE BETWEEN READINGS 10'







23' Mounting Height (20' Pole + 3' Base)
Tilt=0
Fixtures Are Full Cutoff (No Light Above 90°)
Red Lines Are Isolux Curves At 0.3fc
Calculation Grids Are At Grade (Z=0)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	0.97	1.6	0.3	3.23	5.33
PROPERTY LINE READINGS	Illuminance	Fc	0.35	1.0	0.0	N.A.	N.A.
WALKWAYS	Illuminance	Fc	0.64	1.4	0.3	2.13	4.67
INTERSECTIONS-ENTRANCES	Illuminance	Fc	0.65	1.00	0.50	1.30	2.00

** - SPECIFY COLOR

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	8	B	SINGLE	0.900	RAR1-80L-50-5K7-4W	49.8	.55	23	SES-20-40-1-GL-TA-xx (4")
	1	B2@180	BACK-BACK	0.900	RAR1-80L-50-5K7-4W	49.8	1.1	23	SES-20-40-1-GL-TA-xx (4")

* PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL

Allowed EPA 10.9 @
Wind Load 90MPH

THIS DRAWING MEETS OR EXCEEDS McDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

Regional Drawing
029-0273

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

SECURITY LIGHTING™
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008
1-800-544-4848

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1"=25' 0"

DRAWN BY BV

POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALDS
ROUTE 130 & DUTCH NECK RD
EAST WINDSOR, NJ

NATIONAL STORE NUMBER

DATE	DRAWING NUMBER
7/31/2020	SL2007008-Rev1.AGI