AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

LOTS 1, 1.01, & 2 ~ BLOCK 1201 AND LOTS 1 & 2.01 ~ BLOCK 904

SITUATED IN

TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, N.J.

PREPARED FOR

SJM RIVERSIDE, LLC
102 HIGHWAY 70, SUITE 103
BRIELLE, NJ 08730

PREPARED BY

FWH ASSOCIATES, P.A.

CIVIL ENGINEERS LAND SURVEYORS
LANDSCAPE ARCHITECTS SITE PLANNERS
1856 ROUTE 9 TOMS RIVER NEW JERSEY 08755 (732)797-3100

I CONSENT TO THE FILING OF THIS PLAN (OR PLAT) WITH THE PLANNING BOARD OF THE TOWNSHIP OF RIVERSIDE

APPLICANT 5/18/2020 DATE

OWNER 5/18/2020 DATE

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APPROVED AS AN AMENDED MAJOR SITE PLAN BY THE RIVERSIDE TOWNSHIP PLANNING BOARD ON _____ .

ATTEST:

CHAIRMAN DATE

SECRETARY DATE

PLANNING BOARD ENGINEER DATE

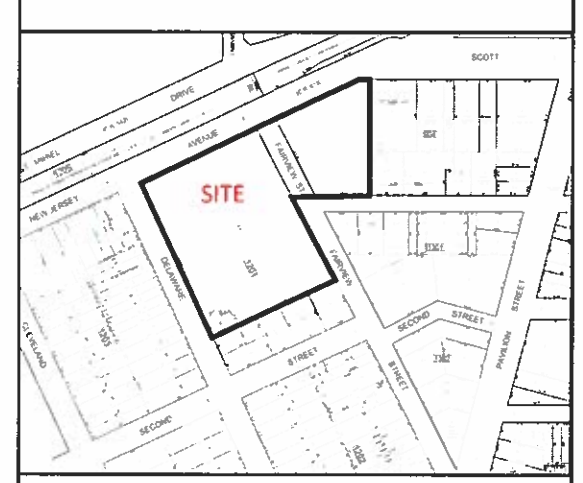
ZONING MAP

SCALE:
N.T.S.

GENERAL LOCATION MAP

SCALE:
N.T.S.

KEY MAP



SCALE:
1"=200'

DATE	REVISION	DRAWN	CHECKED	RELEASED

TITLE SHEET

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN
THE MILL AT RIVERSIDE
LOTS 1, 1.01, & 2 ~ BLOCK 1201 AND LOTS 1 & 2.01 ~ BLOCK 904
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, N.J.

FWH ASSOCIATES P.A.
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
RESERVE SPECIALISTS
ARCHITECTS
FWHASSOCIATES.COM
1856 Rt. 9, Toms River, NJ 08755 T 732.797.3100 F 732.797.3233

Christopher P. Rosati
PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981

DRAWN BY CSM	DATE 05/15/20
REVISED BY JS	SCALE N.T.S
CHECKED BY JS	DRAWING NO. PC-756
RELEASED BY CPR	PROJECT NO. 1074.0050
SHEET NO. 1	OF 32

MARCH 11, 2021 CLIENT DATA 2020
LIST OF ADJOINING PROPERTIES
BLOCK 806 LOTS 1, 2 & 3
BLOCK 1201 LOTS 1, 1.01 & 2

BLOCK 802 LOT 1	BRANDYWINE MITAL & DIAMONDHEAD 4511 BERNARDY ROAD BURLINGTON, NJ 08016	
BLOCK 804 LOT 4	JOHN J NORRIS PO BOX 143 RIVERSIDE, NJ 08075	
BLOCK 805 LOT 16	CORNERSTONE PROPERTIES LLC PO BOX 426 MOORESTOWN, NJ 08057	
BLOCK 805 LOT 21	1600 JERSEY LLC 1600 JERSEY ST RIVERSIDE, NJ 08075	
BLOCK 805 LOT 8	VALTRAKT PRECAST INC 911 FRANKLIN ST NE PO PALMER, PUERTO RICO 00721	
BLOCK 805 LOT 11	DANIEL MARK PROPERTIES LLC 2 L BOOTH ST STE 200 RIVERSIDE, NJ 08075	
BLOCK 805 LOT 14	TOWNSHIP OF RIVERSIDE TOWNSHIP CLERK PO BOX 138 RIVERSIDE, NJ 08075	
BLOCK 805 LOT 15	TOWNSHIP OF RIVERSIDE TOWNSHIP CLERK PO BOX 138 RIVERSIDE, NJ 08075	
BLOCK 805 LOT 1	NEW JERSEY NAMAN 1 PENN PLAZA EAST NEWARK, NJ 07105	
BLOCK 806 LOT 3	TOWNSHIP OF RIVERSIDE TOWNSHIP CLERK PO BOX 138 RIVERSIDE, NJ 08075	
BLOCK 806 LOT 2	NJ NATL CONDUCTOR PO BOX 138 RIVERSIDE, NJ 08075	
BLOCK 806 LOT 8	CONVENIENCE PS OF NJ DEPT REET #: 4 SCOTT STREET RIVERSIDE, NJ 08075	
BLOCK 806 LOT 9	CONVENIENCE OF NJ DEPT REET #: 4 SCOTT STREET RIVERSIDE, NJ 08075	
BLOCK 806 LOT 5	CONVENIENCE OF NJ DEPT REET #: 4 SCOTT STREET RIVERSIDE, NJ 08075	
BLOCK 806 LOT 6	CONVENIENCE OF NJ DEPT REET #: 4 SCOTT STREET RIVERSIDE, NJ 08075	
BLOCK 806 LOT 7	UNITED CHURCH OF CHRIST 5 SCOTT STREET RIVERSIDE, NJ 08075	
BLOCK 806 LOT 7.01	TOWNSHIP OF RIVERSIDE PO BOX 138 RIVERSIDE, NJ 08075	
BLOCK 806 LOT 8.01	SUNNYSIDE 116 E PARK ST REET RIVERSIDE, NJ 08075	
BLOCK 806 LOT 8	CONVENIENCE OF NJ DEPT REET #: 4 SCOTT STREET RIVERSIDE, NJ 08075	
BLOCK 806 LOT 13	AMETCAN WATER CAPITAL CORPORATE PO BOX 1658 DEPT 06 PTC CAMDEN, NJ 08101	
BLOCK 1201 LOT 2.01	LOUIS D CLEMENT CAMPBELL 50 TAYLOR ST DOVER, NJ 07801	
BLOCK 1201 LOT 3	JOSEPH E DENISE CARDELLA 133 BURLINGTON AVENUE RIVERSIDE, NJ 08075	
BLOCK 1201 LOT 3.01	PHILLIP E ANGELFORD 133 HANCOCK DRIVE DR., NJ 08075	
BLOCK 1201 LOT 3.02	MARK AND KATHY LIZ 133 HANCOCK DRIVE RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 1	MANUEL ALFREDO SILVA 203 3 HARVARD ST RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 2	JOSEPH & CAROLYN HOLT 203 3 HARVARD ST RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 3	DAVID HANNAH 206 3 HARVARD ST RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 4	VICTOR & ANGELYN MENDES 206 3 HARVARD ST RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 5	MAX ENTERPRISE MARKETING LLC 208 3 HARVARD ST RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 7.02	MYRONDO LINDSAY 207 BURLINGTON AVENUE RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 8	ALEX FERNANDO & NADIA CAMPOS 209 BURLINGTON AVENUE RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 9	JOSE CARLOS CONTRACTOR INC 201 BURLINGTON STREET RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 10	MICHAEL & MARIA CHAUCO 211 BURLINGTON AVENUE RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 11	JAMES BRIER JR 213 BURLINGTON AVE RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 12	KELLY COHEN 215 BURLINGTON AVE RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 13	GERARD TORSIAN 217 BURLINGTON AVE RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 14	CHRISTOPHER MOSS, ESQ 219 BURLINGTON AVE RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 15	LINDA GAIL MACDONALD 221 BURLINGTON AVE RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 16	FIRST CONNECTION PROPERTIES LLC 1000 SOUTH HIGH ROAD S-W CHERRY HILL, NJ 08003	
BLOCK 1202 LOT 17	TRACY DOUGHERTY 18 STARR LN DELANCO, NJ 08075	
BLOCK 1202 LOT 18	RIVERSIDE TOWNSHIP SEWER & UTILITY 118 DELAWARE AVENUE RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 19	SCOTT S BUCHANAN 66 TOWNSHIP DRIVE LUMBERTON, NJ 08048	
BLOCK 1202 LOT 1	MICHAEL CHEW PO BOX 112 BRIGANTINE, NJ 08203	
BLOCK 1202 LOT 2	JAMES MCDONALD 114 DELAWARE AVENUE RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 3	ANTHONY KARAS 782 KANDAHA AVENUE RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 4	ALVIN & NEAL JAYNE 19 HARTNEY AVENUE WOODBURY, NJ 08096	
BLOCK 1202 LOT 17	ANGEL & BLANCA RIVERSIDE 122 DELAWARE AVENUE RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 18	BARRE PROPERTIES LLC 92 SCOTT STREET SUITE 200 RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 19	TODD & SUSAN LAMPEN 123 DELAWARE AVENUE RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 20	ART TARR LLC 125 DELAWARE AVENUE RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 21	ALEX & ELENA RIVERSIDE 127 DELAWARE AVENUE RIVERSIDE, NJ 08075	
BLOCK 1202 LOT 22	SAYNER DEPEN 3 DIVISIONDOM DR CHERRY HILL, NJ 08088	
BLOCK 1204 LOT 1	THOMAS LEAVER 300 DELAWARE AVENUE RIVERSIDE, NJ 08075	
BLOCK 1205 LOT 1	NEW JERSEY TRANSIT 1 PENN PLAZA EAST NEWARK, NJ 07105	
BLOCK 1301 LOT 1	JOHNNY & MARY PARKER 38 W HANCOCK ST RIVERSIDE, NJ 08075	
BLOCK 1301 LOT 2	ADAM KELLY & JOEANNA BLANKETT 36 W HANCOCK ST RIVERSIDE, NJ 08075	
BLOCK 1301 LOT 3	DAVID & JAYE BOWLIN 30 W HANCOCK ST RIVERSIDE, NJ 08075	
BLOCK 1301 LOT 4	PETER O NEILL 18 W HANCOCK ST RIVERSIDE, NJ 08075	
BLOCK 1301 LOT 5	NOAH & DEBORAH 16 W HANCOCK ST RIVERSIDE, NJ 08075	
BLOCK 1301 LOT 6	ROBERT O NEILL PO BOX 127 ROEBLING, NJ 08554	
BLOCK 1301 LOT 9	PETER O NEILL 13 W HANCOCK ST RIVERSIDE, NJ 08075	
BLOCK 1301 LOT 7	KEVIN NYMON 37 E 9TH AVENUE PENNGTON, NJ 08534	
BLOCK 1301 LOT 8	CARLOS & SHANON DELTANA 10 SEYMOUR DRIVE JACKSON, NJ 08527	
BLOCK 1301 LOT 9	ROBERT & TERESA COBURN PO BOX 1 E 9TH ST HAZLETT, NJ 08830	
BLOCK 1301 LOT 5	SHANE WHITNEY CORP 20 TANNER CREEK BOYNTON, NJ 08120	
BLOCK 1301 LOT 10	W 4th, LLC DEPUTY & PHELPS PO BOX 349 HOBOKEN, NJ 07030	
BLOCK 1301 LOT 11	JANET FERNANDA 1333 FAIRVIEW ST RIVERSIDE, NJ 08075	
BLOCK 1302 LOT 1	LAST COURT PROPERTIES LLC TS 1 195 11 NW 54th VICTORY BLVD LAS VEGAS, NV 89084	
BLOCK 1302 LOT 2	EDWARD & WYNNA KRAUS 202 3 PARK DR EAST UNIT RIVERSIDE, NJ 08075	
BLOCK 1302 LOT 3.01	JUSTIN STEPHEN DAZZANO & LINDSAY 4000 SOFFALE HOUSTON, TX 77034	
	RIVERSIDE TOWNSHIP SEWER & UTILITY PO BOX 138 RIVERSIDE, NJ 08075	
	PUBLIC SERVICE ELECTRIC & GAS COMPANY 80 PARK PLAZA 7A1 DEPT NEWARK, NJ 07102	
	VERIZON PO BOX 152206 IRVING, TX 75015	
	NEW JERSEY NATURAL GAS COMPANY PO BOX 1464 CAD PT CHERRY HILL, NJ 08034	
	COMCAST 1151 HORSESHOE ROAD MARLTON, NJ 08053	
	U.S. POSTAL SERVICE 60 HANCOCK ROAD PO BOX 6000 MOUNT HOLLY, NJ 08060	

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS KNOWN AS LOT(S) 1 AND 2.01 IN BLOCK 806 AND LOT(S) 1, 1.01 AND 2 IN BLOCK 1201 AS SHOWN ON SHEET(S) 9 AND 12 OF THE OFFICIAL TAX MAP OF THE MUNICIPALITY OF RIVERSIDE TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY.
2. THE PROPERTY IS LOCATED IN THE SPECIAL DISTRICT 1 (SD-1) ZONE AND CONTAINS A TOTAL PROJECT AREA OF 4.179 ACRES.
3. EXISTING USE: PREVIOUS TAUBEE'S MILL
4. PROPOSED USE: MULTI FAMILY RESIDENTIAL
5. OWNER: SJM RIVERSIDE, LLC
   102 HIGHWAY 70, SUITE 103
   BRIELLE, NJ 08730

   APPLICANT: SAME AS OWNER
6. OUTBOUND INFORMATION AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY THE MILL AT RIVERSIDE LOTS 1, 1.01 & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904" SITUATED TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY, PREPARED BY FWH ASSOCIATES P.A. DATED MARCH 17, 2020.
7. VERTICAL DATUM: N.A.V.D. 1988

   HORIZONATAL DATUM: N.A.D. 1983
8. BENCHMARK: STORM MANHOLE R.I.M LOCATED IN THE INTERSECTION OF NEW JERSEY AVENUE AND FAIRVIEW STREET
   ELEVATION: 16.97
9. NO FRESHWATER WETLANDS ARE KNOWN ON THE SITE
10. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP FOR THE MUNICIPALITY OF RIVERSIDE, BURLINGTON COUNTY, NJ PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
11. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
    A. RESIDENTIAL SITE IMPROVEMENT STANDARDS (N.J.A.C. 5:21);
    B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS;
    C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
    D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
12. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND TELEPHONE SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
13. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
14. THE SIZE AND LOCATION OF STRUCTURES WITHIN 200' ARE APPROXIMATE.
15. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
16. THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY FWH ASSOCIATES, P.A. IMMEDIATELY AND PRIOR TO THE START OF CONSTRUCTION.
17. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE NEW JERSEY ONE CALL SYSTEM FOR UTILITY MARKOUTS AT LEAST THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. WHERE EXISTING UTILITIES OR FEATURES MAY INTERFERE WITH PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING LOCATIONS AND ELEVATIONS. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE FWH ASSOCIATES, P.A. PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO RESOLVE CONFLICTS.
18. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY FWH ASSOCIATES, P.A.
19. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION
20. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY
21. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS AND BE RESTORED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP OF RIVERSIDE AND THE COUNTY OF BURLINGTON AT THE CONTRACTORS EXPENSE.
22. THE OWNER OR CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
23. THE OWNER OR HIS REPRESENTATIVE SHALL DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR THE CONSTRUCTION SITE SAFETY DURING THE COURSE OF THE SITE IMPROVEMENT PURSUANT TO N.J.A.C. 5:23-2.21(e) OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND CFR 1926.21 (OSHA COMPETENT PERSON).
24. THE CONTRACTOR SHALL PROTECT VEGETATION IN AREAS THAT ARE TO BE LEFT IN THE NATURAL STATE
25. ANY DRAINAGE STRUCTURE THAT IS TO BE LEFT UNCOVERED FOR MORE THAN 8 HOURS SHALL BE PROTECTED WITH BARRICADES IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR OSHA STANDARDS.
26. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA AND OTHER REQUIRED SUBMITTALS FOR REVIEW.
27. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
28. THE CONTRACTOR SHALL DISPOSE OF ALL SOLID WASTE GENERATED BY HIS / HER OPERATION IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS
29. THE CONTRACTORE SHALL CLEAN UP AND REMOVE ALL REFUSE RUBBISH, SCRAP MATERIAL, UNSITABLE MATERIALS AND DEBRIS CAUSED BY HIS / HER OPERATION SO THAT THE WORK SITE SHALL PRESENT A NEAT, ORDERLY AND WORKMANLINE APPERANCE AT ALL TIMES
30. TRASH SHALL BE STORED IN CONTAINERS INSIDE THE BUILDINGS AND SHALL BE PLACED CURBSIDE FOR COLLECTION BY A PRIVATE COMPANY RESPONSIBLE FOR THE COLLECTION OF TRASH AND RECYCLABLE MATERIAL.
31. ALL PROPOSED CURBING WITHIN THE COUNTY AND TOWNSHIP RIGHT OF WAY SHALL BE 6" X 8" X 16" CONCRETE CURB. ALL CURBING WITHIN THE BOUNDARIES OF THE SITE SHALL BE GRANITE BLOCK.
32. ALL IMPORTED FILL SHALL BE ANALYZED FOR ENVIRONMENTAL QUALITY BEFORE IT IS BROUGHT TO THE SITE. THE TEST PROTOCOL FOR THE IMPORTED FILL OR TOPSOIL SHALL BE IN ACCORDANCE WITH NJDEP STANDARDS.
33. THE STORM SEWERS IMMEDIATELY DOWNSTREAM OF THE PROPOSED CONNECTIONS FOR THE PROJECT SHALL BE INSPECTED AND CLEANED AS NECESSARY.
34. GAS SERVICES SHALL HAVE A MINIMUM OF 3 FT OF COVER
35. ALL MAIL SHALL BE DELIVERED TO THE MAILBOX AREAS. PACKAGES SHALL BE DELIVERED TO THE CLUBHOUSE.
36. TEST PITS ARE REQUIRED PRIOR TO ANY PROPOSED CONSTRUCTION AT ALL UTILITY CONNECTIONS TO AN EXISTING FACILITY
37. THE OWNER OF THE SITE SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH RELOCATED UNDERGROUND UTILITIES FOR THE SITE
38. CURB AND SIDEWALK ALONG DELAWARE AVENUE FRONTAGE SHALL BE REMOVED AND REPLACED AS NOTED ON THE SITE PLAN.
39. CURB AND SIDEWALK ALONG NEW JERSEY AVENUE FRONTAGE SHALL BE REMOVED AND REPLACED AS NOTED ON THE SITE PLAN.
40. CURB ALONG FRANKLIN STREET FRONTAGE SHALL BE REMOVED AND REPLACED AS NOTED ON THE SITE PLAN. THE ENTIRE FRONTAGE SHALL HAVE CURB, EVEN SECTIONS THAT ARE NOT CURRENTLY CURBED.
41. CURB AND SIDEWALK ALONG HANCOCK STREET FRONTAGE SHALL BE REMOVED AND REPLACED AS NOTED ON THE SITE PLAN

GRADING AND DRAINAGE NOTES:

1. THE CONTRACTOR SHALL PROTECT VEGETATION IN AREAS THAT ARE TO BE LEFT IN THE NATURAL STATE.
2. ALL STRUCTURES TO BE SET ON A COMPACTED BASE, 6" THICK OF CLEAN CRUSHED STONE CONFORMING TO NJDOT #57 COARSE AGGREGATE.
3. ALL STORM STRUCTURES TO BE PRECAST REINFORCED CONCRETE UNLESS OTHERWISE APPROVED BY THE ENGINEER.
4. ALL STORM SEWER TO BE CLASS III, WALL B, AS PER ASTM C76 WITH RUBBER "O" RING JOINTS CONFORMING TO ASTM C 443 UNLESS OTHERWISE SPECIFIED.
5. ALL PRECAST DRAINAGE STRUCTURES SHALL CONTAIN REINFORCING STEEL AND BE DESIGNED FOR HS-20 LOADING.
6. ANY DRAINAGE STRUCTURE THAT IS TO BE LEFT UNCOVERED FOR MORE THAN 8 HOURS SHALL BE PROTECTED WITH BARRICADES IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR OSHA STANDARDS.
7. HDPE STORM PIPE SHALL COMPLY WITH THE MOST CURRENT AASHTO DESIGNATION M294, TYPE S OR SP, AND SHALL CONFORM TO ASTM D3350 WITH SMOOTH INTERIOR WALLS.
8. ALL JOINTS SHALL BE MORTARED WITH 2:1 SAND MORTAR UNLESS OTHERWISE NOTED ON THE PLANS.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA LAW AND STATE GOVERNING SAFETY CODES.
10. ROOF DRAINS FOR PROPOSED BUILDINGS SHALL CONNECT TO STORM SEWER SYSTEM AND SHALL NOT DISCHARGE ON GRADE.

SANITARY SEWER NOTES

1. THE AUTHORITY SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF SEWER INSTALLATION. NO SEWERS SHALL BE INSTALLED WITHOUT INSPECTION BY THE AUTHORITY'S ENGINEER
2. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY INCLUDING PROVISIONS OF ALL APPROPRIATE SAFETY DEVISED AND TRAINING REQUIRED.
3. SIZE AND MATERIAL OF THE SEWER LATERAL LINES SHALL BE COORDINATED WITH ARCHITECTURAL PLANS.
4. SEWER LATERALS SHALL HAVE A MINIMUM OF 3 FEET OF COVER.
5. 3" WIDE DETECTION TAPE WITH ALUMINUM CORE IS REQUIRED TO BE INSTALLED ABOVE ALL PROPOSED SANITARY SEWER IMPROVEMENTS

WATER DISTRIBUTION NOTES

1. NEW JERSEY AMERICAN WATER COMPANY SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF WATER INSTALLATION.
2. DOMESTIC AND FIRE SERVICE SIZE AND MATERIAL SHALL BE COORDINATED WITH ARCHITECTURAL PLANS.
3. ALL WATER SERVICES SHALL HAVE A MINIMUM FOUR FEET OF COVER
4. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVISED AND TRAINING REQUIRED.
5. 3" WIDE DETECTION TAPE WITH ALUMINUM CORE IS REQUIRED TO BE INSTALLED ABOVE ALL PROPOSED WATERMAINS

ADA ACCESSIBILITY NOTES

1. CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAPPED ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON HANDICAP ACCESSIBLE RAMPS LOCATED ON PUBLIC ROADWAYS AND WHERE OTHERWISE DIRECTED BY A REGULATORY AGENCY HAVING JURISDICTION
2. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE)
3. AN ACCESSIBLE ROUTE FROM THE PARKING AREA TO THE BUILDING ENTRANCE MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%
4. ACCESSIBLE ROUTE SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRATOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES AND SIDEWALKS / CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON-COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

SCHEDULE OF BULK REQUIREMENTS

ZONE: Special District 1 (SD-1) Taubel's Mill Redevelopment Area

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	950 SF	51,229 SF
MINIMUM LOT WIDTH	40 FT	> 40 FT
MINIMUM LOT DEPTH	100 FT	> 100 FT
MINIMUM SETBACK - PRINCIPAL USE		
FRONT	0 FT	0 FT
REAR	0 FT	NA
ONE SIDE	0 FT	11.32 FT
BOTH SIDES	0 FT	NA
MINIMUM SETBACK - ACCESSORY STRUCTURE		
FRONT	1 FT	NA
REAR	1 FT	NA
ONE SIDE	1 FT	NA
BOTH SIDES	1 FT	NA
MAXIMUM DENSITY	58 UNITS / ACRE	45.4 UNITS / ACRE
MAXIMUM DWELLINGS PER BUILDING	64 UNITS	64 UNITS
MAXIMUM BUILDING LENGTH	318 FT	318 FT
MAXIMUM BUILDING HEIGHT - PRINCIPAL USE	4 STORIES / 70 FT	4 STORIES / 70 FT
MAXIMUM BUILDING HEIGHT - PRINCIPAL USE ALONG DELAWARE AVENUE	60 FT	< 60 FT
MAXIMUM BUILDING HEIGHT - ACCESSORY STRUCTURE	1 STORY / 30 FT	NA
MAXIMUM LOT COVERAGE	90%	84.70%
MINIMUM NET HABITAGLE FLOOR AREA	650 SF	>650 SF

PARKING

RSIS N.J.A.C. 7:21 REQUIREMENTS		
TOWNHOUSE - 2 BEDROOM	2.3 SPACE / UNIT	22 UNITS * 50.6 SPACES
APARTMENT - 1 BEDROOM	1.8 SPACE / UNIT	62 UNITS * 111.6 SPACES
APARTMENT - 2 BEDROOM	2 SPACE / UNIT	106 UNITS * 212 SPACES
TOTAL REQUIRED SPACES	374 SPACES	309 SPACES *
PROVIDED SPACES ONSITE		291 SPACES
PROVIDED SPACES ON FRANKLIN STREET		18 SPACES
GUEST PARKING	0.5 SPACE PER UNIT INCLUDED IN UNIT REQUIREM	
ADA ACCESSIBLE PARKING		
TYPE "A" UNIT = 168 UNITS * 0.02	4 SPACES	
GUEST PARKING (0.5 SPACE / UNIT) = 95 SPACES	4 SPACES	
CLUBHOUSE / MAILBOX AREA	2 SPACES	
TOTAL ADA SPACES	10 SPACES	10 SPACES

* RSIS Or minimus exception

DATE	REVISION	DRAWN	CHECKED	RELEASED

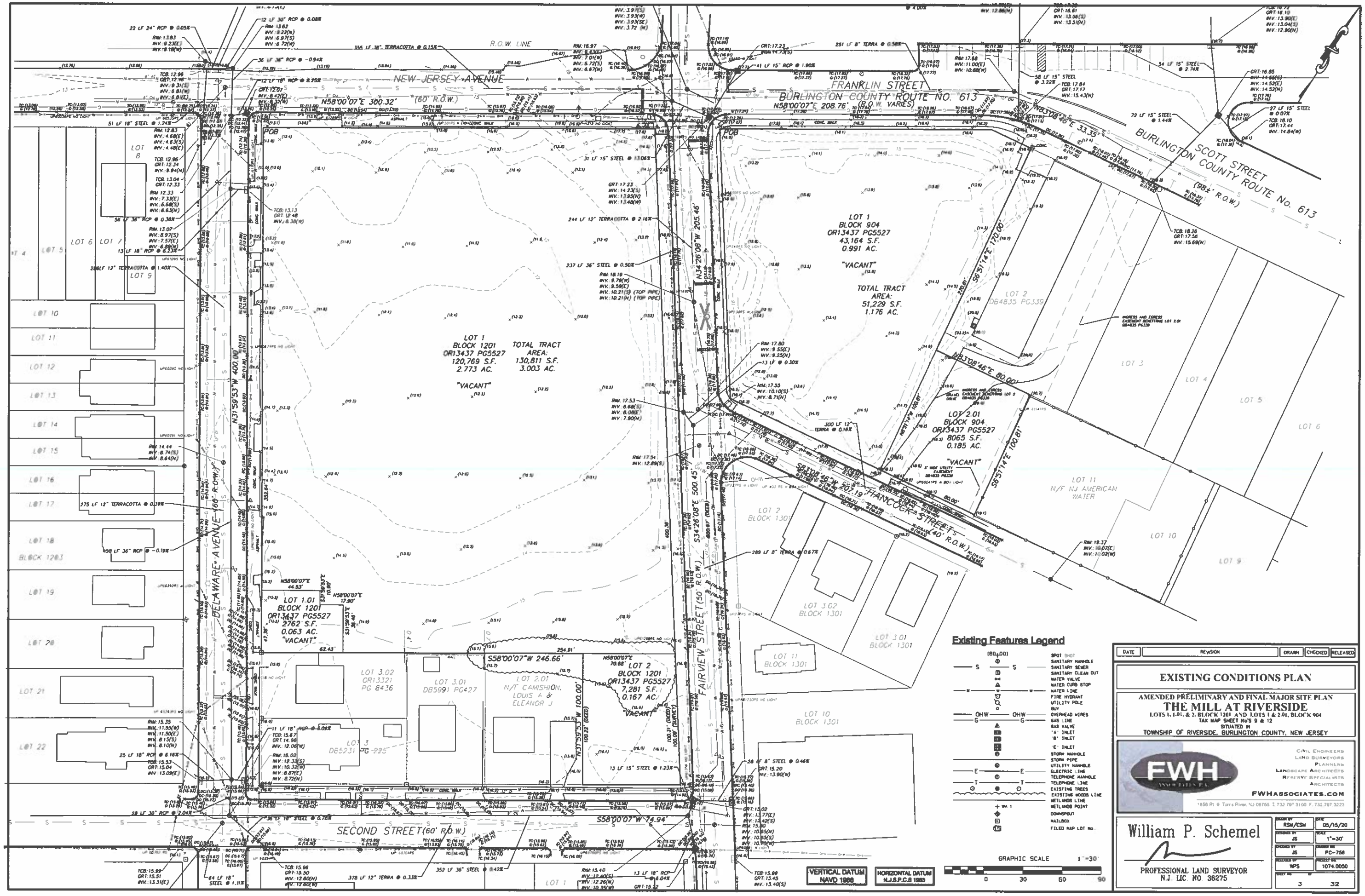
PROJECT NOTES

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN
THE MILL AT RIVERSIDE
LOTS 1, 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
TAX MAP SHEET No'S 9 & 12
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

FWH ASSOCIATES, P.A.
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
REDEAVE SPECIALISTS
ARCHITECTS
FWHASSOCIATES.COM
1856 Rt. 9, Toms River, NJ 08755 T 732.797.3100 F 732.797.3223

Christopher P. Rosati
PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981

DRAWN BY: CSM	DATE: 05/15/20
DESIGNED BY: JS	SCALE: N.T.S.
REVIEWED BY: JS	DRAWING No: PC-756
REVIEWED BY: CPR	PROJECT No: 1074.0050
SHEET No: 2	OF: 32



Existing Features Legend

(80x100)	SPOT SHOT
S	SANITARY MANHOLE
S	SANITARY SEWER
	SANITARY CLEAN OUT
	WATER VALVE
	WATER CURB STOP
W	WATER LINE
	FIRE HYDRANT
	UTILITY POLE
	GUY
OHW	OVERHEAD WIRES
G	GAS LINE
	GAS VALVE
'A'	'A' INLET
'B'	'B' INLET
'E'	'E' INLET
	STORM MANHOLE
	STORM PIPE
	UTILITY MANHOLE
E	ELECTRIC LINE
	TELEPHONE MANHOLE
T	TELEPHONE LINE
O	EXISTING TREES
	EXISTING WOODS LINE
	WETLANDS LINE
WA 1	WETLANDS POINT
	DOWNSPOUT
	MAILBOX
	FILED MAP LOT No.

DATE	REVISION	DRAWN	CHECKED	RELEASED

EXISTING CONDITIONS PLAN

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

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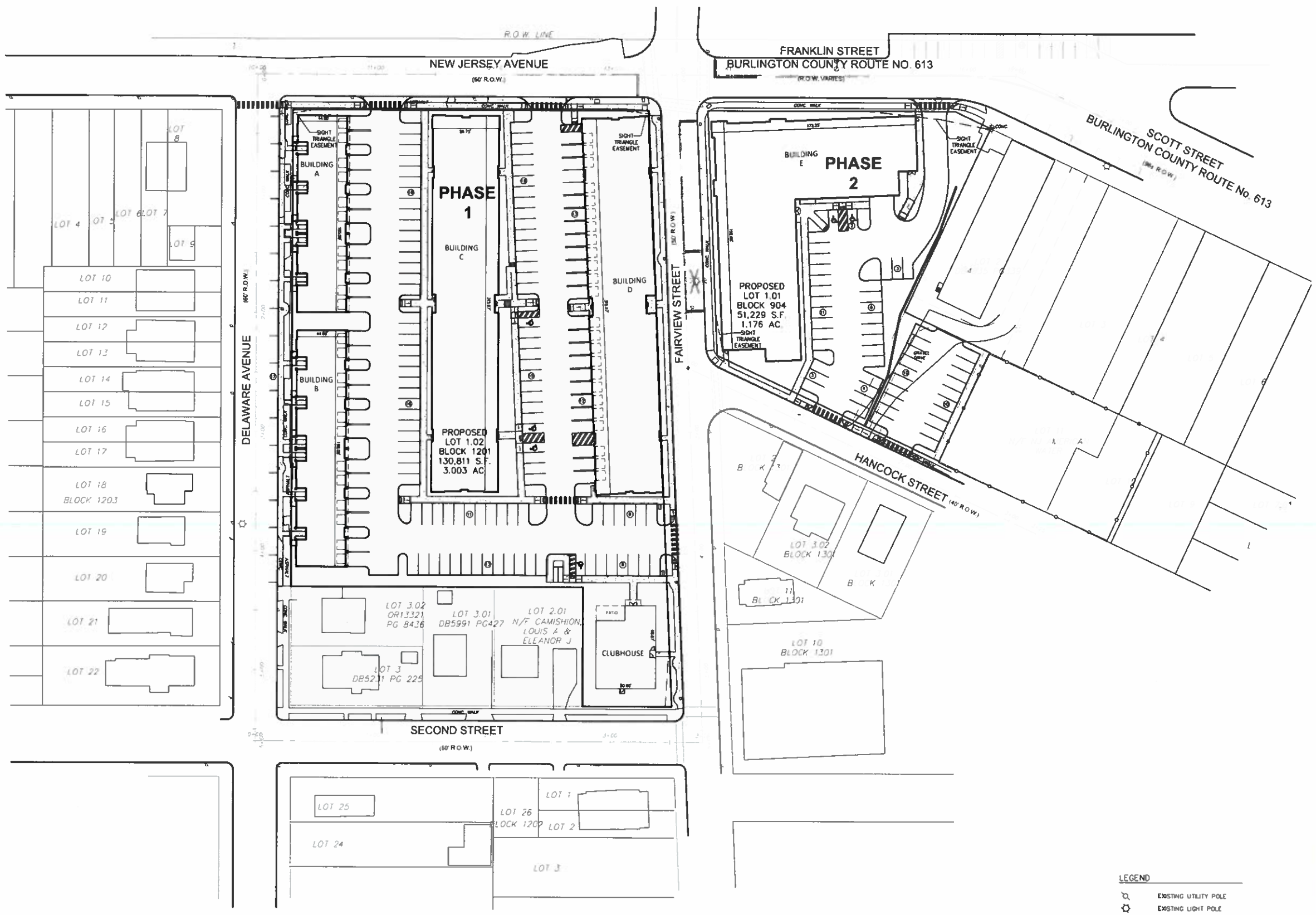
William P. Schemel
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 36275

DRAWN BY RSM/CSM	DATE 05/15/20
DESIGNED BY JS	SCALE 1"=30'
CHECKED BY JS	PROJECT No. PC-756
RELEASED BY WPS	PROJECT No. 1074.0050
SHEET No. 3	OF 32



LEGEND

- EXISTING UTILITY POLE
- EXISTING LIGHT POLE

GRAPHIC SCALE 1 = 40

0 40 80 120

NOTE: SEE SHEET 2 FOR PROJECT NOTES

DATE	REVISION	DRAWN	CHECKED	RELEASED

OVERALL SITE PLAN

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

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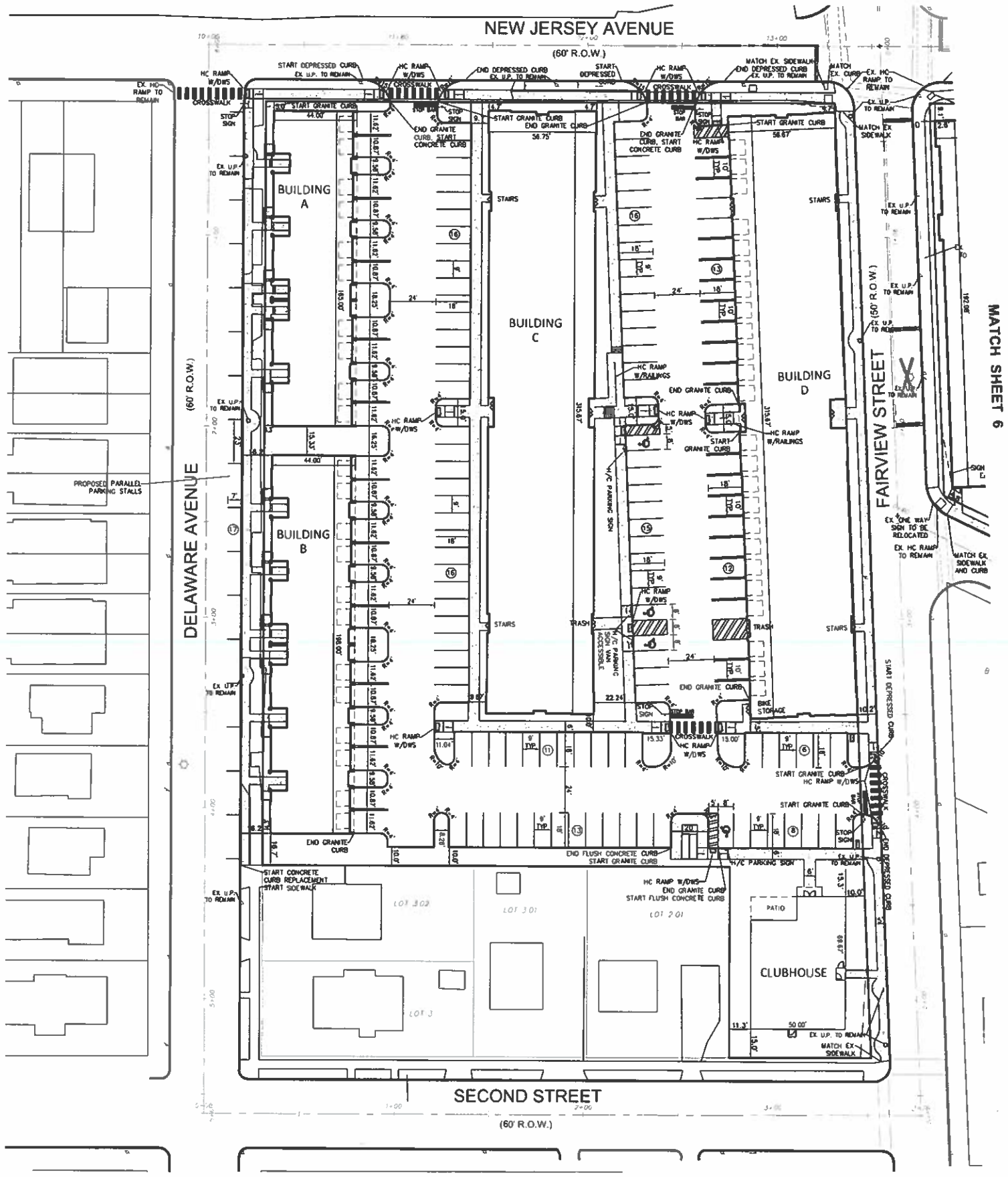
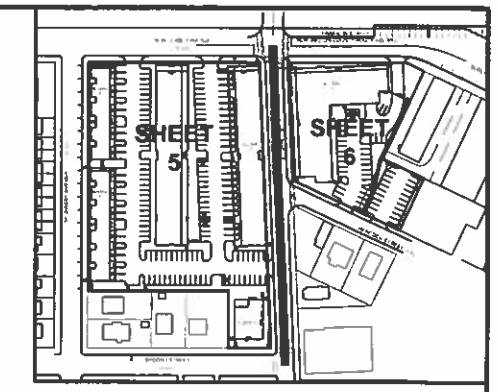
Christopher P. Rosati
PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981

DESIGNED BY CSM	DATE 05/15/20
DRAWN BY JS	SCALE 1"=40'
CHECKED BY JS	CADD FILE PC-756
RELEASED BY CPR	PROJECT NO. 1074.0050
SHEET NO. 5	OF 32





SCHEDULE OF BULK REQUIREMENTS
ZONE: Special District 1 (SD-1) Taubel's Mill Redevelopment Area

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	950 SF	51,229 SF
MINIMUM LOT WIDTH	40 FT	> 40 FT
MINIMUM LOT DEPTH	100 FT	> 100 FT
MINIMUM SETBACK - PRINCIPAL USE		
FRONT	0 FT	0 FT
REAR	0 FT	N/A
ONE SIDE	0 FT	11.32 FT
BOTH SIDES	0 FT	N/A
MINIMUM SETBACK - ACCESSORY STRUCTURE		
FRONT	3 FT	N/A
REAR	3 FT	N/A
ONE SIDE	3 FT	N/A
BOTH SIDES	3 FT	N/A
MAXIMUM DENSITY	58 UNITS / ACRE	45.4 UNITS / ACRE
MAXIMUM DWELLINGS PER BUILDING	64 UNITS	64 UNITS
MAXIMUM BUILDING LENGTH	318 FT	318 FT
MAXIMUM BUILDING HEIGHT - PRINCIPAL USE	4 STORIES / 70 FT	4 STORIES / 70 FT
MAXIMUM BUILDING HEIGHT - PRINCIPAL USE ALONG DELAWARE AVENUE	60 FT	< 60 FT
MAXIMUM BUILDING HEIGHT - ACCESSORY STRUCTURE	1 STORY / 30 FT	N/A
MAXIMUM LOT COVERAGE	90%	84.70%
MINIMUM NET HABITABLE FLOOR AREA	650 SF	>650 SF

PARKING
RSIS / A.C.C.A.R.C.S. REQUIREMENTS

TOWNHOUSE - 2 BEDROOM	2.3 SPACE / UNIT	22 UNITS = 50.6 SPACES
APARTMENT - 1 BEDROOM	1.8 SPACE / UNIT	62 UNITS = 111.6 SPACES
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ADA ACCESSIBLE PARKING

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TOTAL ADA SPACES	10 SPACES	10 SPACES

* RSIS De minimus exception

LEGEND

EXISTING UTILITY POLE
EXISTING LIGHT POLE

GRAPHIC SCALE 1"=30'
0 30 60 90

NOTE: SEE SHEET 2 FOR PROJECT NOTES

DATE	REVISION	DRAWN	CHECKED	RELEASED

SITE PLAN - PHASE 1

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN
THE MILL AT RIVERSIDE
LOTS 1, 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
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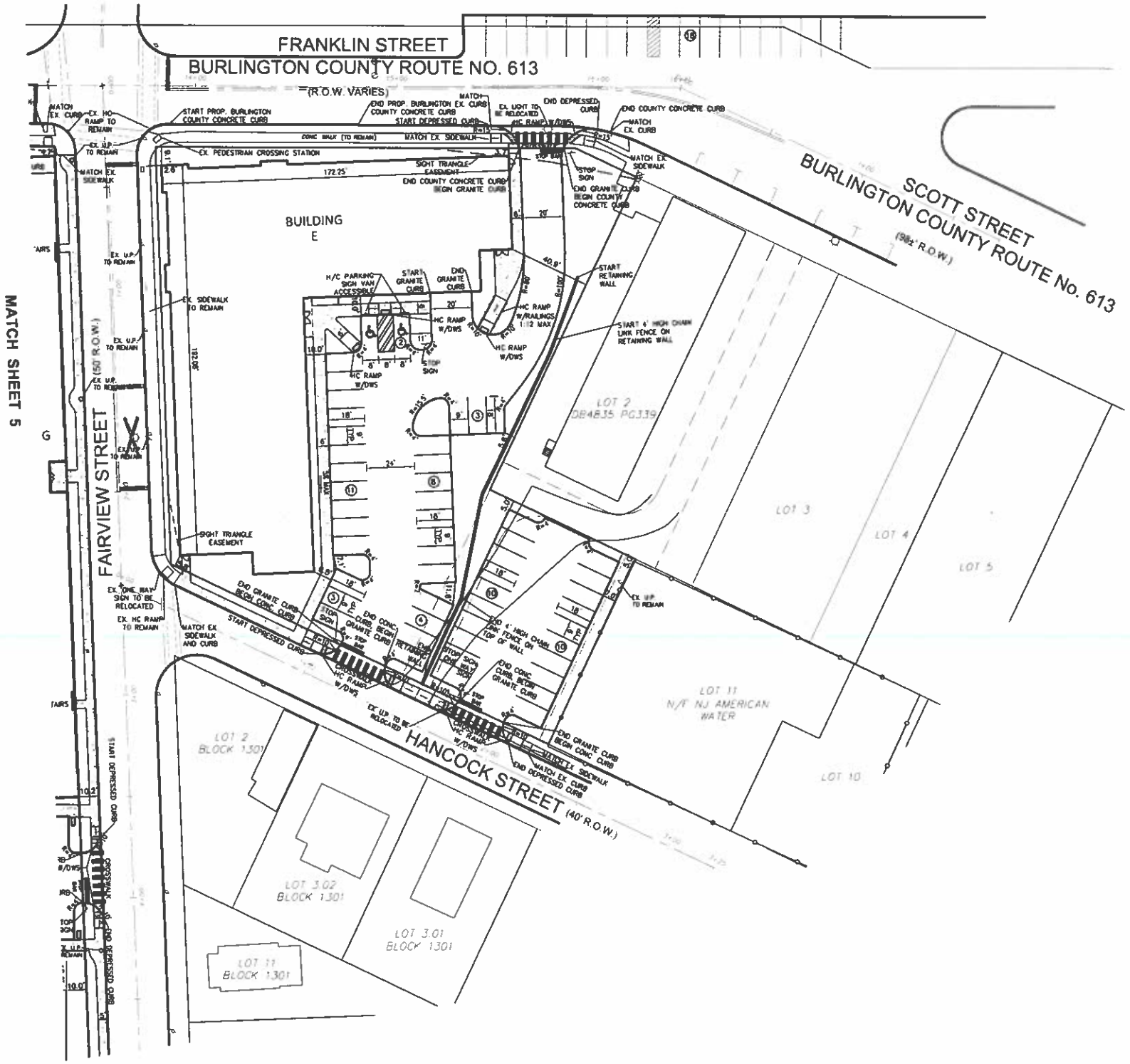
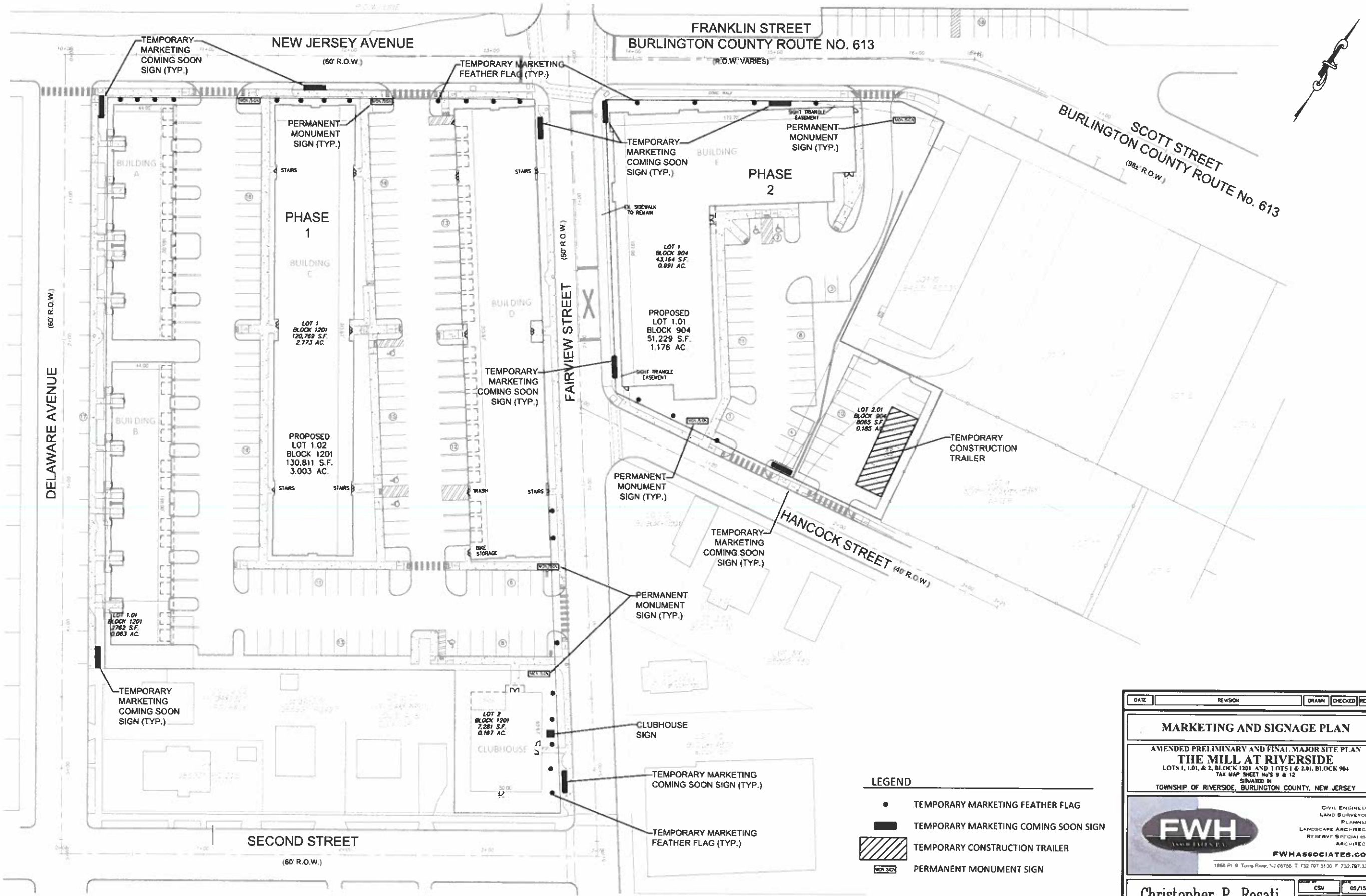
Christopher P. Rosati
PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981

DRAWN BY CSM	DATE 05/15/20
DESIGNED BY JS	SCALE 1"=30'
CHECKED BY JS	DRAWING NO. PC-756
RELEASED BY CPR	PROJECT NO. 1074.0050
SHEET NO. 5	OF 32


FRANKLIN STREET
BURLINGTON COUNTY ROUTE NO. 613
(R.O.W. VARIES)
SCOTT STREET
BURLINGTON COUNTY ROUTE No. 613
(66' R.O.W.)
HANCOCK STREET (40' R.O.W.)
FAIRVIEW STREET
MATCH SHEET 5
BUILDING E
LOT 2 DB4835 PG339
LOT 3
LOT 4
LOT 5
LOT 11 N/F NJ AMERICAN WATER
LOT 10
LOT 2 BLOCK 1301
LOT 3.02 BLOCK 1301
LOT 3.01 BLOCK 1301
LOT 11 BLOCK 1301
SIGHT TRIANGLE EASEMENT
EX. SIDEWALK TO REMAIN
START RETAINING WALL
START 4' HIGH CHAIN LINK FENCE ON RETAINING WALL
START DEPRESSED CURB
END DEPRESSED CURB
MATCH EX. SIDEWALK AND CURB
EX. HC RAMP TO REMAIN
EX. U.P. TO REMAIN
EX. U.P. TO BE RELOCATED
EX. LIGHT TO BE RELOCATED
EX. PEDESTRIAN CROSSING STATION
CONC WALK (TO REMAIN)
HC RAMP W/DWS
HC RAMP W/RAILINGS 1:12 MAX
H/C PARKING SIGN VAN ACCESSIBLE
STOP SIGN
END 4' HIGH CHAIN LINK FENCE ON TOP OF WALL
END CONC. CURB BEGIN GRANITE CURB
END GRANITE CURB BEGIN CONC. CURB
END COUNTY CONCRETE CURB BEGIN GRANITE CURB
END COUNTY CONCRETE CURB BEGIN COUNTY CONCRETE CURB
END PROP. BURLINGTON COUNTY CONCRETE CURB
START PROP. BURLINGTON COUNTY CONCRETE CURB
MATCH EX. CURB
MATCH EX. SIDEWALK
EX. HC RAMP TO REMAIN
EX. U.P. TO REMAIN
EX. CONC. WALK SIGN TO BE RELOCATED
EX. HC RAMP TO REMAIN
172.25'
382.81'
40.8'
20'
24'
18'
16'
9'
8'
6'
2.6'
10.2'
10.0'
10.07'
R=15.5'
R=25'
R=15'
R=13'
R=10'
R=5'
R=4'
R=3'
R=2'
R=1'
R=0.5'
R=0.4'
R=0.3'
R=0.2'
R=0.1'
R=0.0'
R=0.0'
R=0.0



DATE	REVISION	DRAWN	CHECKED	RELEASED

MARKETING AND SIGNAGE PLAN

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

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N.J. LIC. NO. 41981

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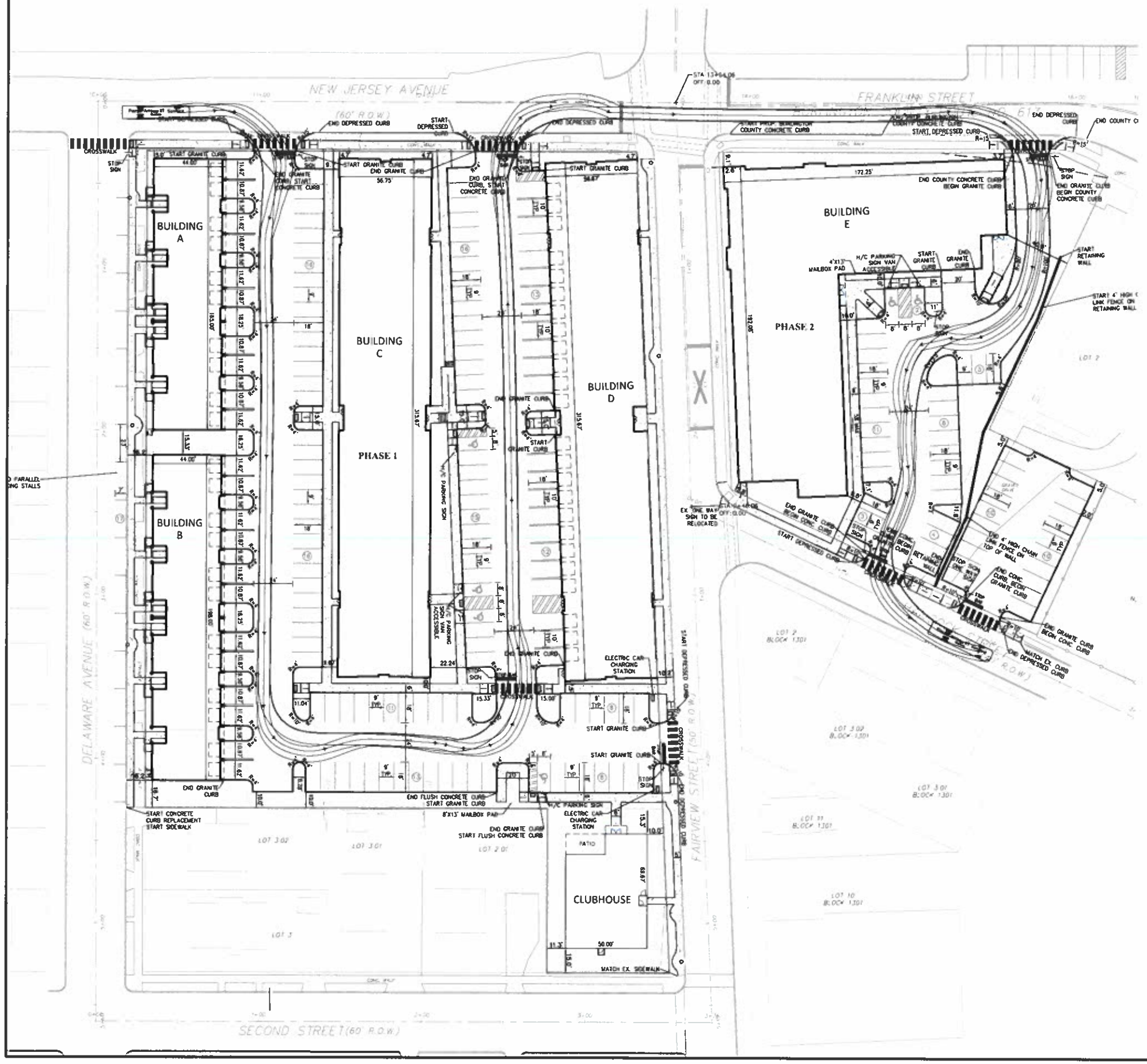
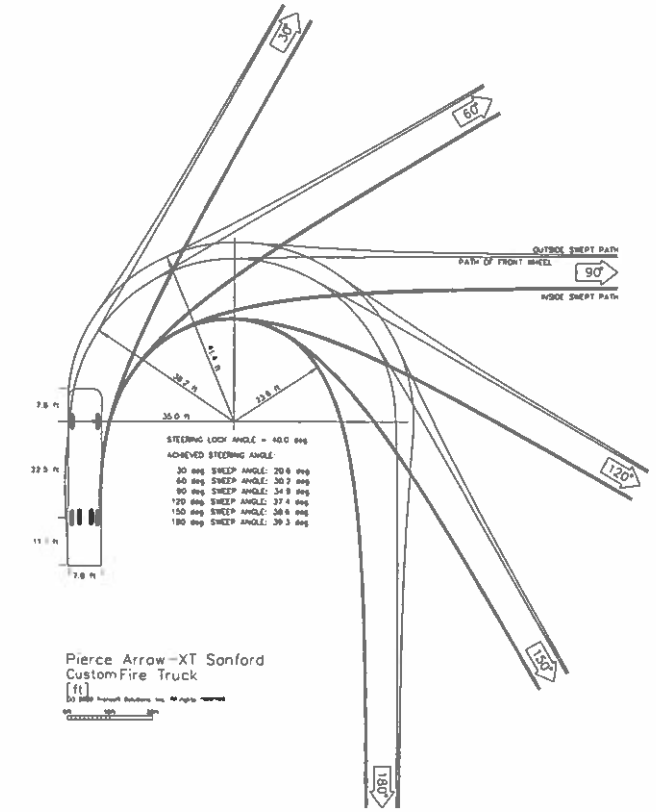
RELEASED BY CPR	PROJECT No. 1074.0050
SHEET No. 7	OF 32





DATE	REVISION	DRAWN	CHECKED	RELEASED

CIRCULATION PLAN

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

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Christopher P. Rosati

PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981

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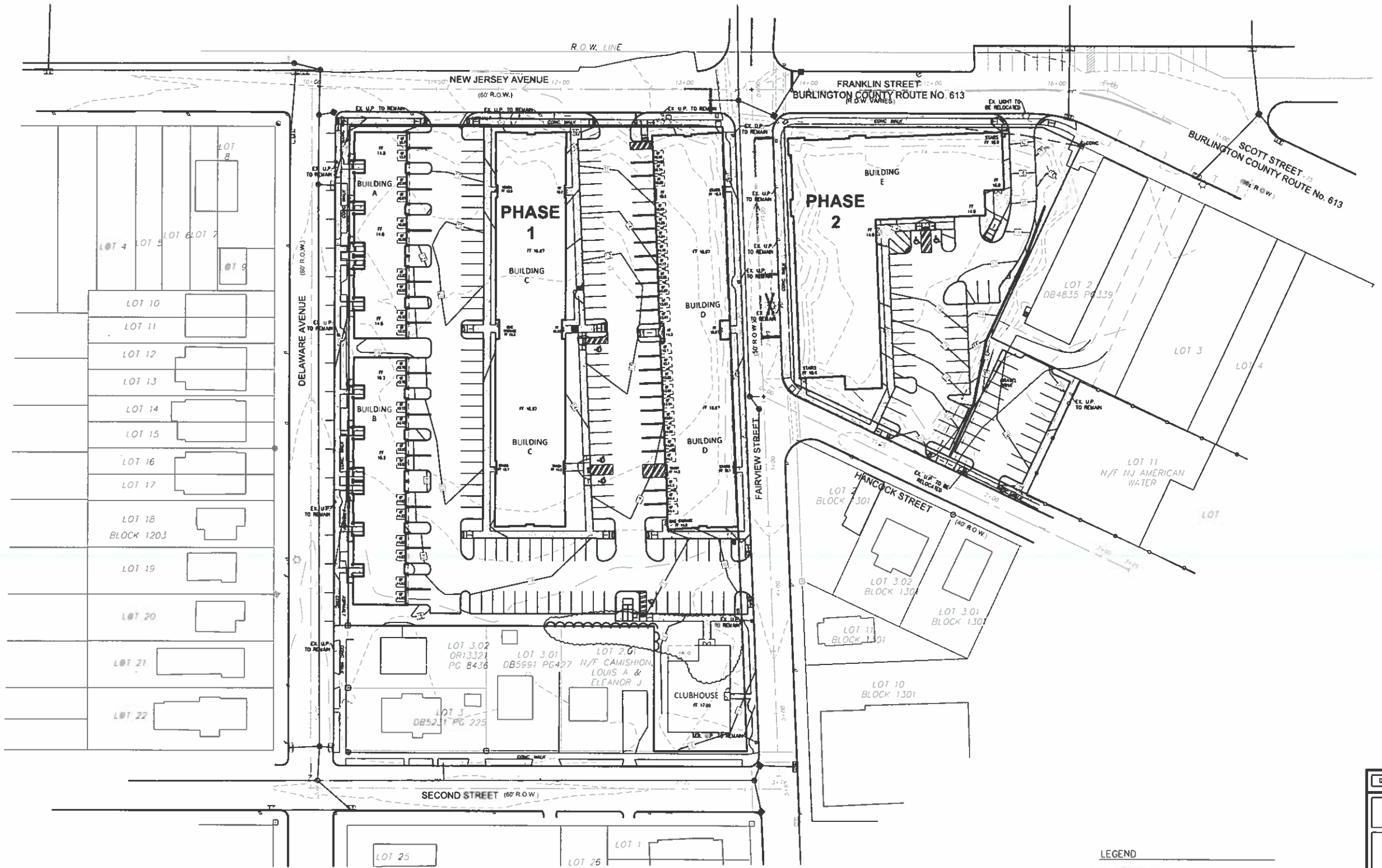
REVIEWED BY JS	SCALE 1"=30'
APPROVED BY JS	DRAWING NO. PC-756
RELEASED BY CPR	PROJECT NO. 1074.0050
SHEET NO. 6	OF 32



NOTE: SITE REMEDIATION TO BE COORDINATED WITH TRIDENT ENVIRONMENTAL.

NOTE: SEE SHEET 2 FOR PROJECT NOTES

LEGEND

75	EXISTING CONTOUR
75	PROPOSED CONTOUR
+ (87.5)	EXISTING SPOT ELEVATION
75.42 x	PROPOSED SPOT ELEVATION
	PROPOSED STORM SEWER
F.F. 75.00	PROPOSED FINISH FLOOR ELEVATION
	DIRECTION OF SURFACE WATER FLOW

GRAPHIC SCALE 1" = 40'

0 40 80 120

DATE	REVISION	DRAWN	CHECKED	RELEASED

OVERALL GRADING PLAN

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

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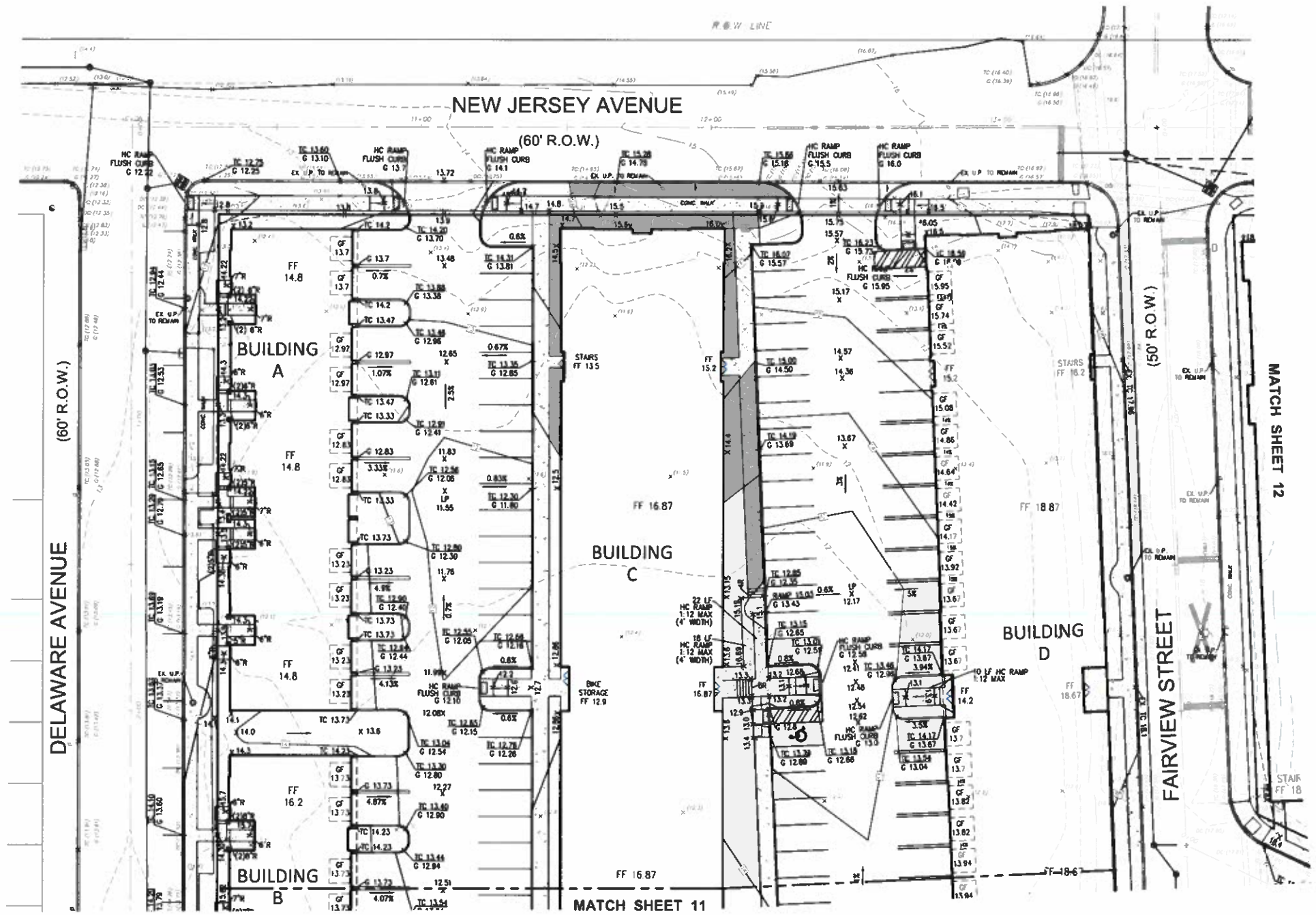
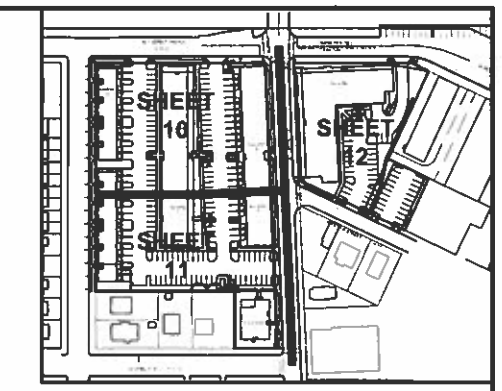
RELEASED BY CPR	PROJECT NO. 1074.0050
SHEET NO. 9	OF 32





LEGEND

75	EXISTING CONTOUR
75	PROPOSED CONTOUR
x (87.5)	EXISTING SPOT ELEVATION
75.42 x	PROPOSED SPOT ELEVATION
	PROPOSED STORM SEWER
F.F. 75.00	PROPOSED FINISH FLOOR ELEVATION
	DIRECTION OF SURFACE WATER FLOW

GRAPHIC SCALE 1"=20'

0 20 40 60

NOTE: SEE SHEET 2 FOR PROJECT NOTES

DATE	REVISION	DRAWN	CHECKED	RELEASED

GRADING PLAN - PHASE 1

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

LOTS 1, 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904

TAX MAP SHEET No's 9 & 12

SITUATED IN

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Christopher P. Rosati

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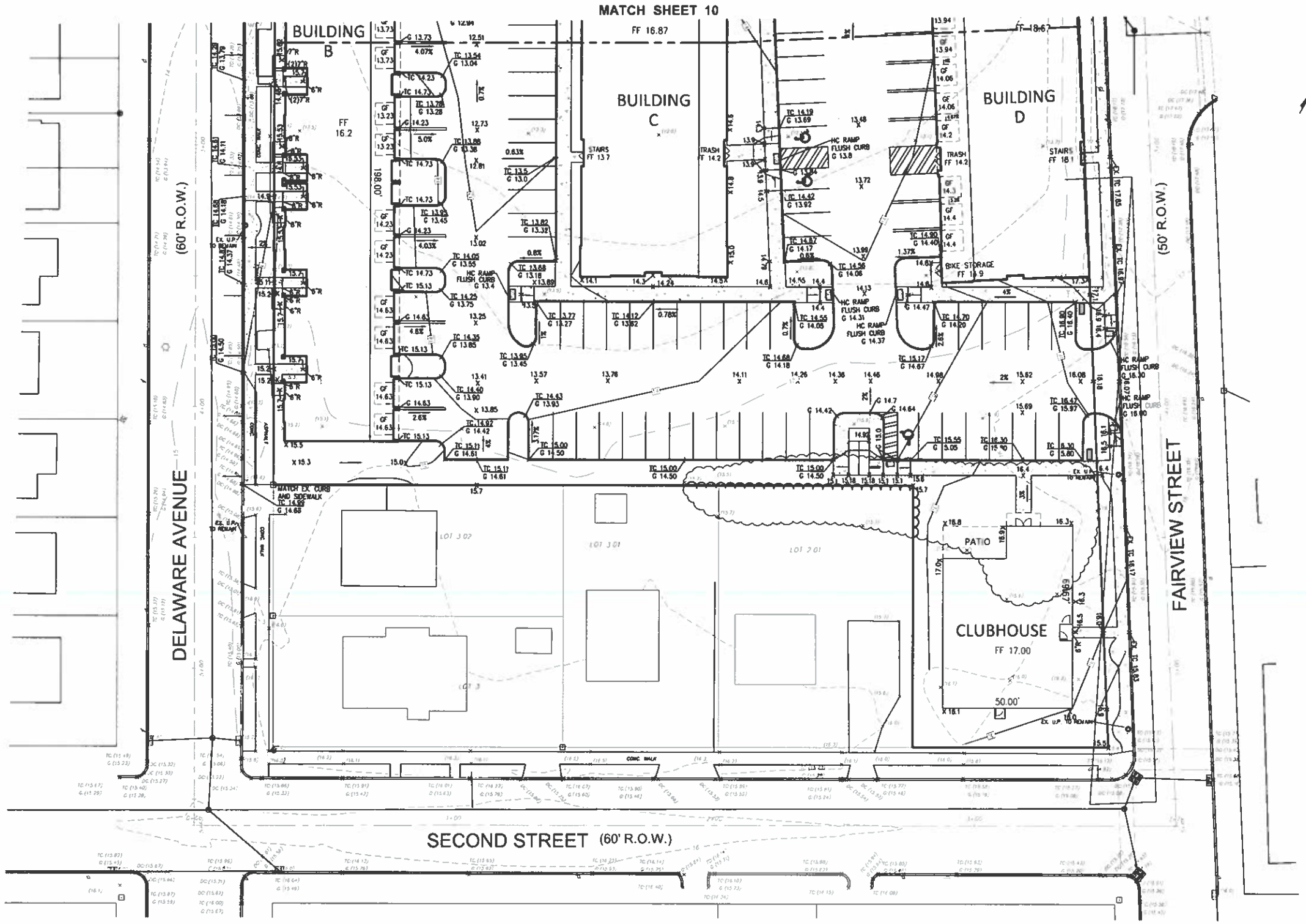
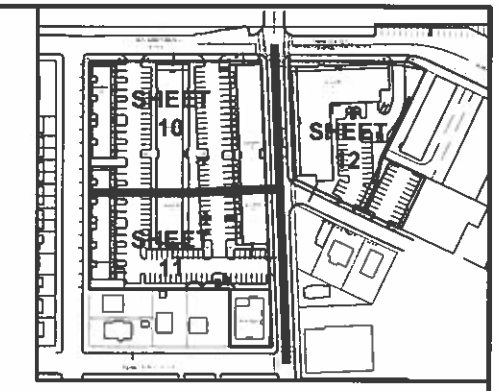
N.J. LIC. NO. 41981

DRAWN BY CSM	DATE 05/15/20
DESIGNED BY JS	SCALE 1"=20'
CHECKED BY JS	DRAWING NO. PC-756
RELEASED BY CPR	PROJECT NO. 1074.0050
SHEET NO. 10	OF 32





LEGEND

75	EXISTING CONTOUR
75	PROPOSED CONTOUR
× (87.5)	EXISTING SPOT ELEVATION
75.42 ×	PROPOSED SPOT ELEVATION
	PROPOSED STORM SEWER
F.F. 75.00	PROPOSED FINISH FLOOR ELEVATION
	DIRECTION OF SURFACE WATER FLOW

GRAPHIC SCALE 1"=20'

0 20 40 60

NOTE: SEE SHEET 2 FOR PROJECT NOTES

DATE	REVISION	DRAWN	CHECKED	RELEASED

GRADING PLAN - PHASE 1

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

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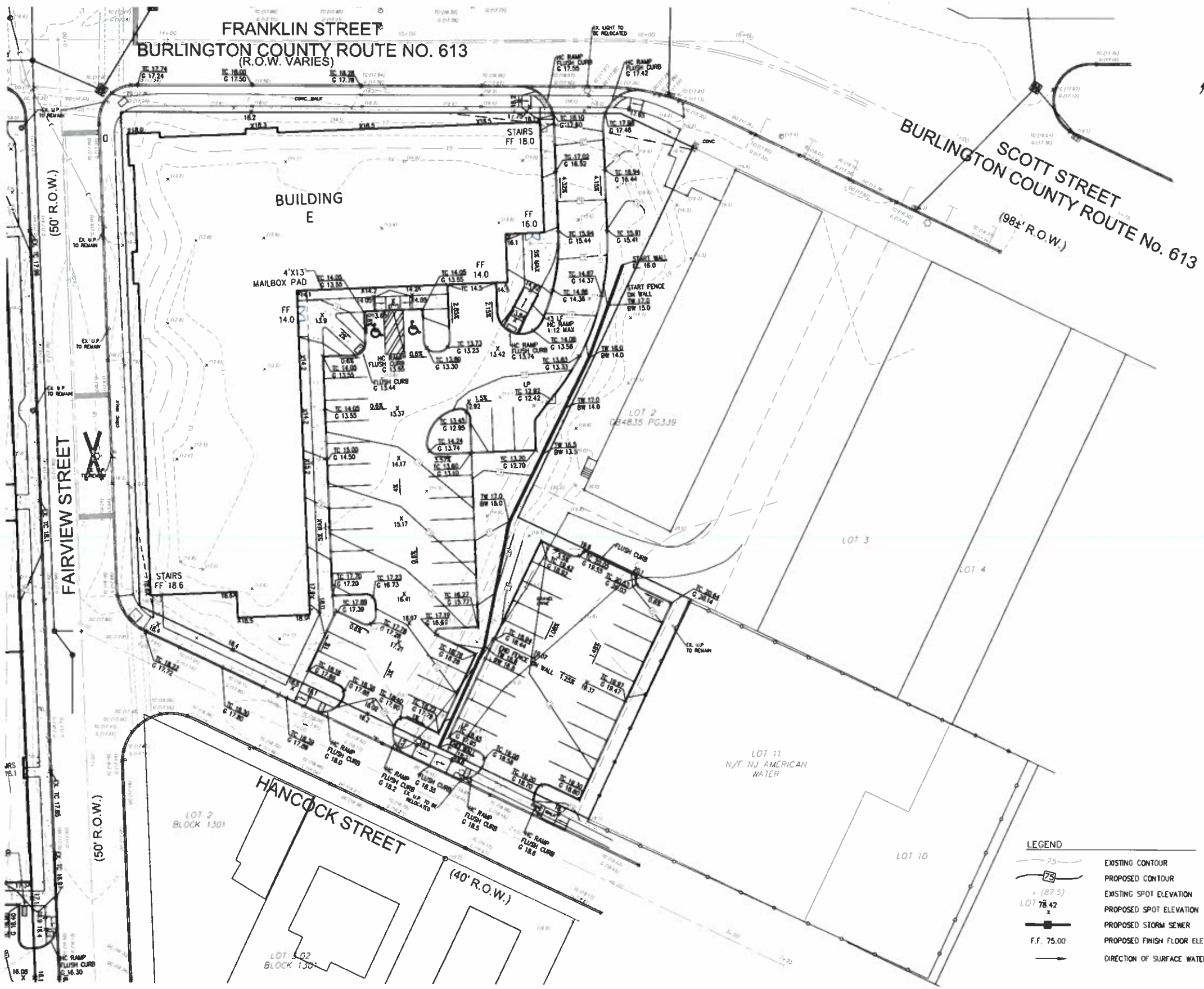
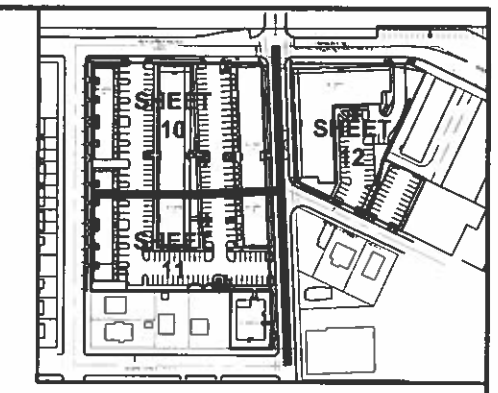
Christopher P. Rosati
PROFESSIONAL ENGINEER
N.J. LIC. NO. 41961

DRAWN BY CSM	DATE 05/15/20
DESIGNED BY JS	SCALE 1"=20'
CHECKED BY JS	DRAWING NO. PC-756
RELEASED BY CPR	PROJECT NO. 1074.0050
SHEET NO. 11	OF 32





LEGEND

75	EXISTING CONTOUR
75	PROPOSED CONTOUR
x (87.5)	EXISTING SPOT ELEVATION
LOT 78.42 x	PROPOSED SPOT ELEVATION
	PROPOSED STORM SEWER
F.F. 75.00	PROPOSED FINISH FLOOR ELEVATION
	DIRECTION OF SURFACE WATER FLOW

GRAPHIC SCALE 1"=20'

0 20 40 60

NOTE: SEE SHEET 2 FOR PROJECT NOTES

DATE	REVISION	DRAWN	CHECKED	RELEASED

GRADING PLAN - PHASE 2

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

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DRAWN BY CSM	DATE 05/15/20
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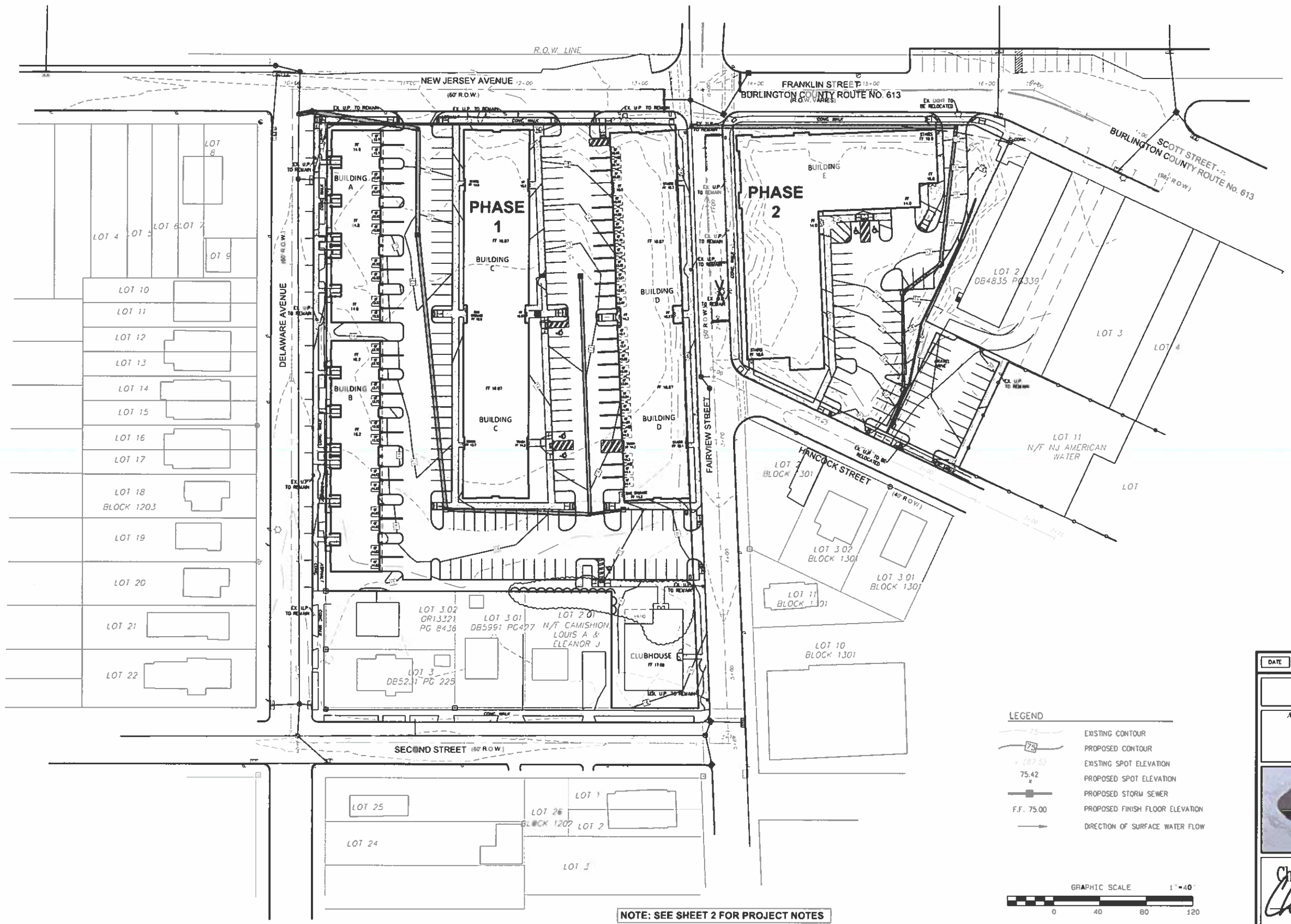
RELEASED BY CPR	PROJECT No. 1074.0050
SHEET No. 12	OF 32



NOTE: SEE SHEET 2 FOR PROJECT NOTES

DATE	REVISION	DRAWN	CHECKED	RELEASED

OVERALL DRAINAGE PLAN

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

LOTS 1, 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
TAX MAP SHEET No'S 9 & 12
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

FWH ASSOCIATES P.A.

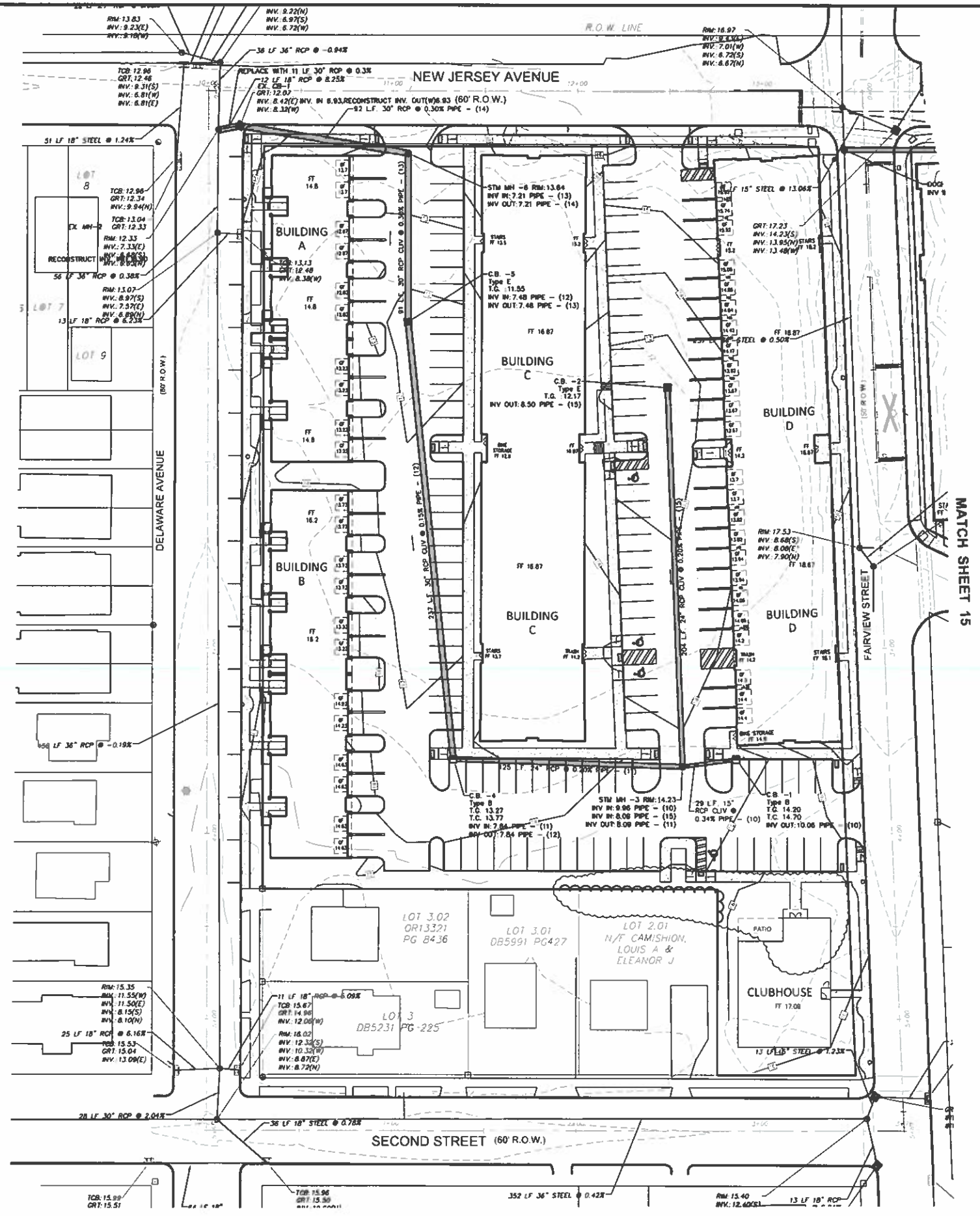
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
RESERVE SPECIALISTS
ARCHITECTS

FWHASSOCIATES.COM

1856 Rt. 9 Toms River, NJ 08755 T 732 797 3100 F 732 797 3223

Christopher P. Rosati
PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981

DRAWN BY CSM	DATE 05/15/20
DESIGNED BY JS	SCALE 1"=40'
REVIEWED BY JS	REVISION NO. PC-756
CHECKED BY CPR	PROJECT NO. 1074.0050
SHEET NO. 13	OF 32



NOTE: SEE SHEET 2 FOR PROJECT NOTES

LEGEND

72	EXISTING CONTOUR
75	PROPOSED CONTOUR
x (87.5)	EXISTING SPOT ELEVATION
75.42 x	PROPOSED SPOT ELEVATION
	PROPOSED STORM SEWER
F.F. 75.00	PROPOSED FINISH FLOOR ELEVATION
	DIRECTION OF SURFACE WATER FLOW

GRAPHIC SCALE 1"=30'

0 30 60 90

DATE	REVISION	DRAWN	CHECKED	RELEASED

DRAINAGE PLAN - PHASE 1

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

LOTS 1, 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
TAX MAP SHEET No'S 9 & 12
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

FWH ASSOCIATES, P.A.
CIVIL ENGINEERS
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PLANNERS
LANDSCAPE ARCHITECTS
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Christopher P. Rosati
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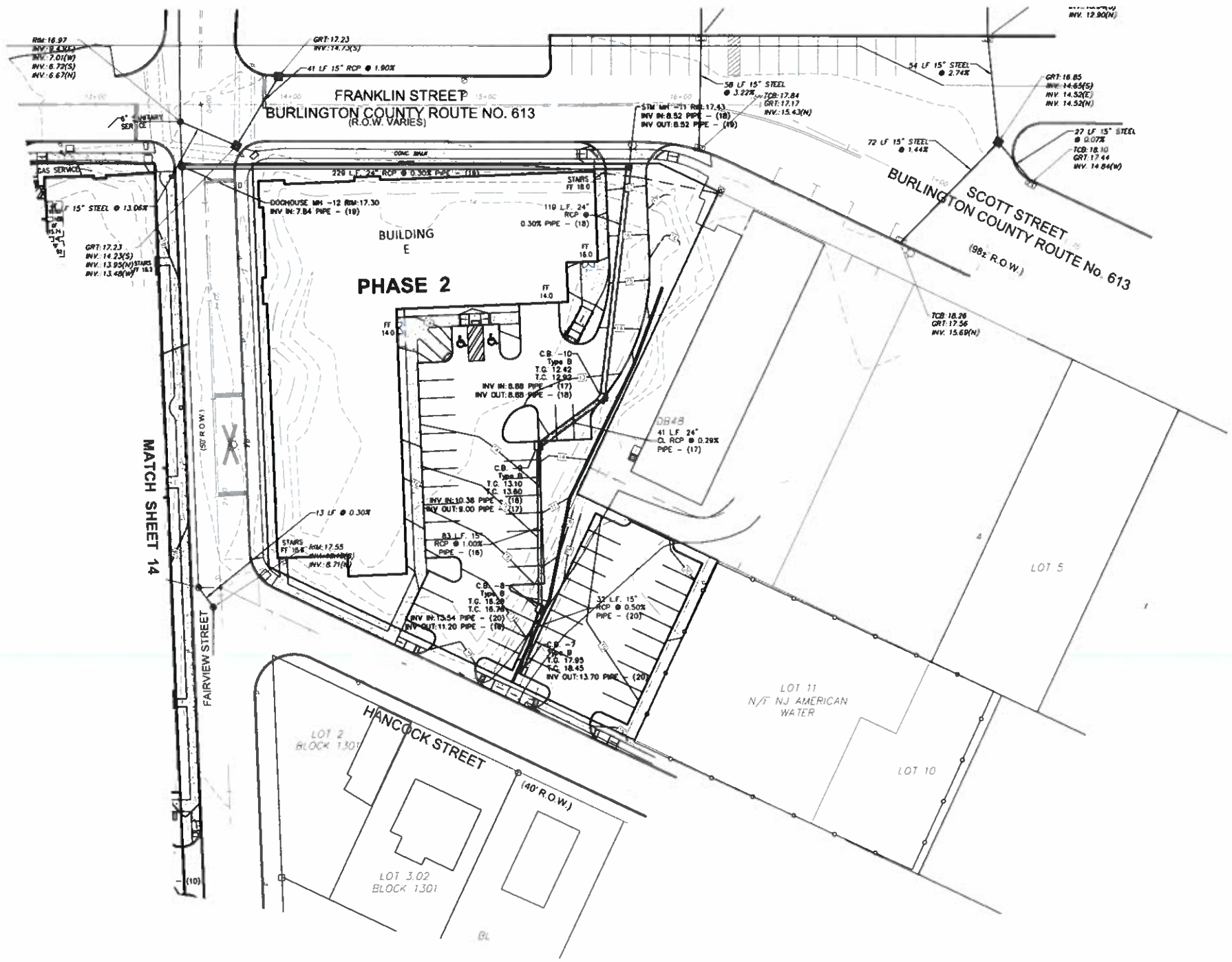
N.J. LIC. NO. 41981

DRAWN BY CSM	DATE 05/15/20
DESIGNED BY JS	SCALE 1"=30'
CHECKED BY JS	CHECKED NO. PC-756
RELEASED BY CPR	PROJECT NO. 1074.0050
SHEET NO. 14	OF 32



LEGEND

75	EXISTING CONTOUR
75	PROPOSED CONTOUR
x 87.5	EXISTING SPOT ELEVATION
75.42 x	PROPOSED SPOT ELEVATION
	PROPOSED STORM SEWER
F.F 75.00	PROPOSED FINISH FLOOR ELEVATION
	DIRECTION OF SURFACE WATER FLOW

GRAPHIC SCALE 1" = 30'

0 30 60 90

NOTE: SEE SHEET 2 FOR PROJECT NOTES

DATE	REVISION	DRAWN	CHECKED	RELEASED

DRAINAGE PLAN - PHASE 2

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

LOTS 1, 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
TAX MAP SHEET No'S 8 & 12
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

FWH ASSOCIATES, P.A.
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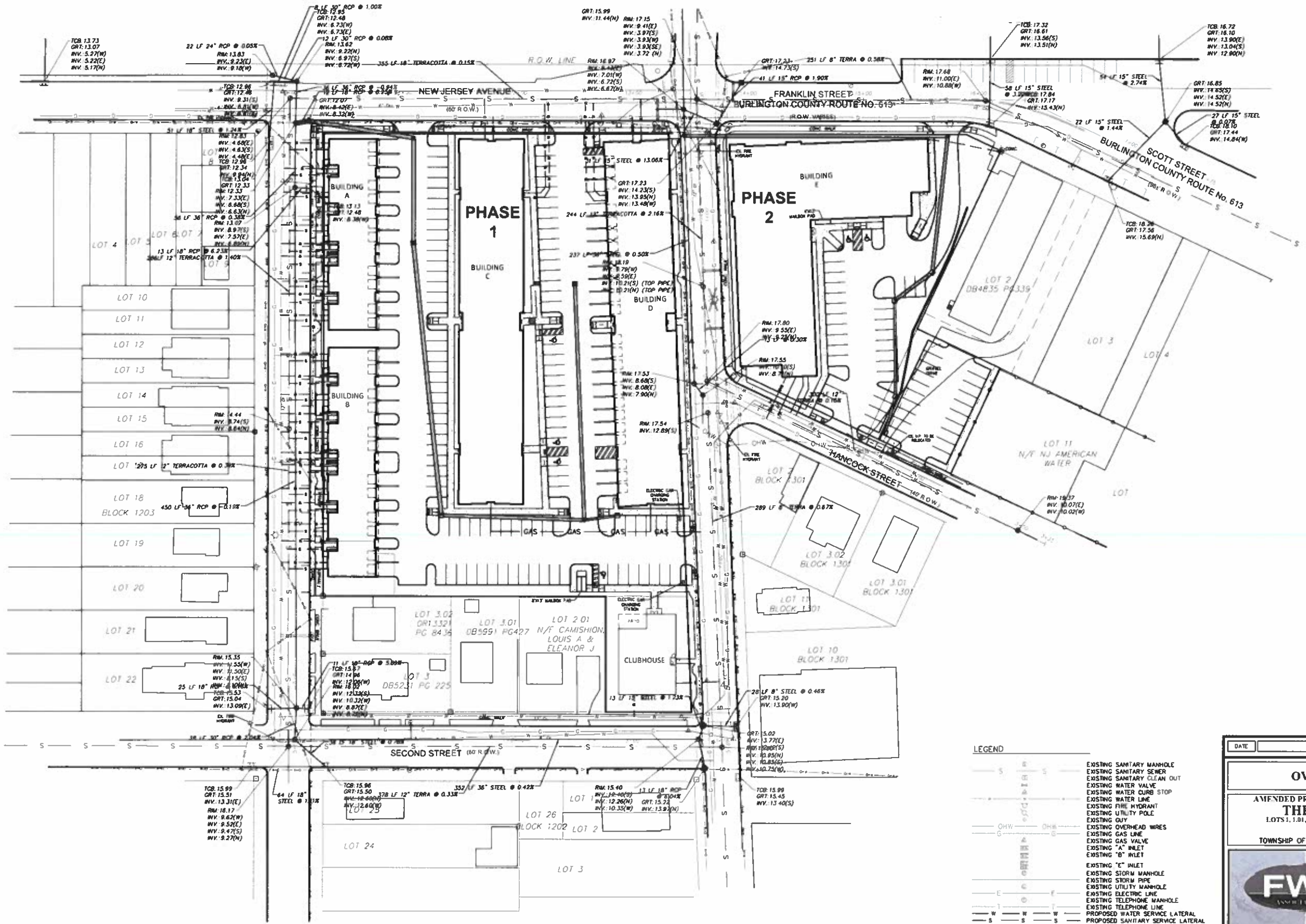
Christopher P. Rosati
PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981

DRAWN BY CSM	DATE 05/15/20
DESIGNED BY JS	SCALE 1"=30'
CHECKED BY JS	DRAWING No. PC-756
RELEASED BY CPR	PROJECT No. 1074.0050
SHEET No. 15	OF 32



NOTE: SEE SHEET 2 FOR PROJECT NOTES

LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- EXISTING SANITARY CLEAN OUT
- EXISTING WATER VALVE
- EXISTING WATER CURB STOP
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GUY
- EXISTING OVERHEAD WIRES
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING "A" INLET
- EXISTING "B" INLET
- EXISTING "E" INLET
- EXISTING STORM MANHOLE
- EXISTING STORM PIPE
- EXISTING UTILITY MANHOLE
- EXISTING ELECTRIC LINE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE LINE
- PROPOSED WATER SERVICE LATERAL
- PROPOSED SANITARY SERVICE LATERAL
- PROPOSED GAS SERVICE

GRAPHIC SCALE 1" = 40'

0 40 80 120

DATE	REVISION	DRAWN	CHECKED	RELEASED

OVERALL UTILITY PLAN

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

LOTS 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
TAX MAP SHEET No'S 9 & 12
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

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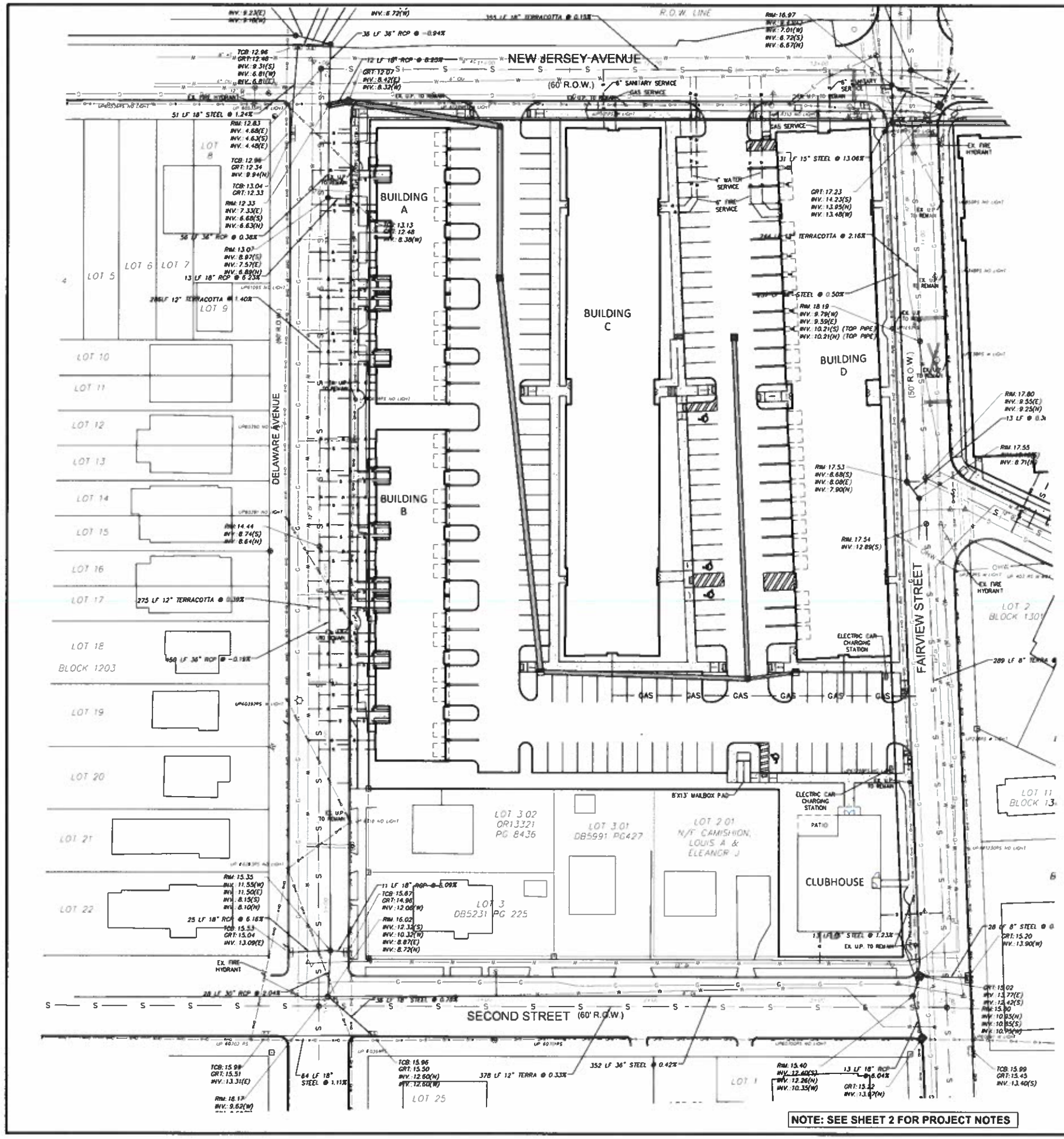
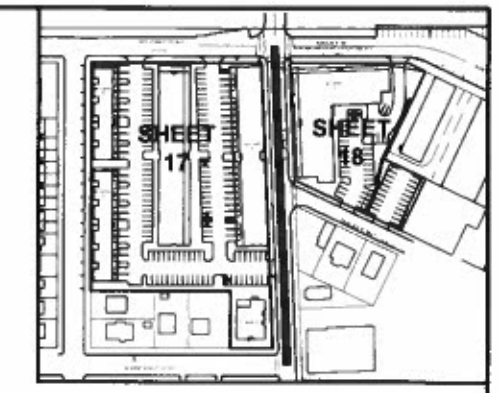
Christopher P. Rosati

PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981

DRAWN BY CSM	DATE 05/15/20
DESIGNED BY JS	SCALE 1"=40'
CHECKED BY JS	PROJECT NO. PC-756
RELEASED BY CPR	DRAWING NO. 1074.0050
SHEET NO. 16	OF 32





LEGEND

S	EXISTING SANITARY MANHOLE
S	EXISTING SANITARY SEWER
	EXISTING SANITARY CLEAN OUT
	EXISTING WATER VALVE
	EXISTING WATER CURB STOP
W	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
	EXISTING GUY
OHW	EXISTING OVERHEAD WIRES
G	EXISTING GAS LINE
	EXISTING GAS VALVE
	EXISTING "A" INLET
	EXISTING "B" INLET
	EXISTING "E" INLET
	EXISTING STORM MANHOLE
	EXISTING STORM PIPE
	EXISTING UTILITY MANHOLE
E	EXISTING ELECTRIC LINE
	EXISTING TELEPHONE MANHOLE
T	EXISTING TELEPHONE LINE
W	PROPOSED WATER SERVICE LATERAL
S	PROPOSED SANITARY SERVICE LATERAL
GAS	PROPOSED GAS SERVICE

GRAPHIC SCALE 1"=30'

0 30 60 90

NOTE: SEE SHEET 2 FOR PROJECT NOTES

DATE	REVISION	DRAWN	CHECKED	RELEASED

UTILITY PLAN - PHASE 1

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

LOTS 1.1.01. & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
TAX MAP SHEET No'S 9 & 12
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

FWH ASSOCIATES P.A.
CIVIL ENGINEERS
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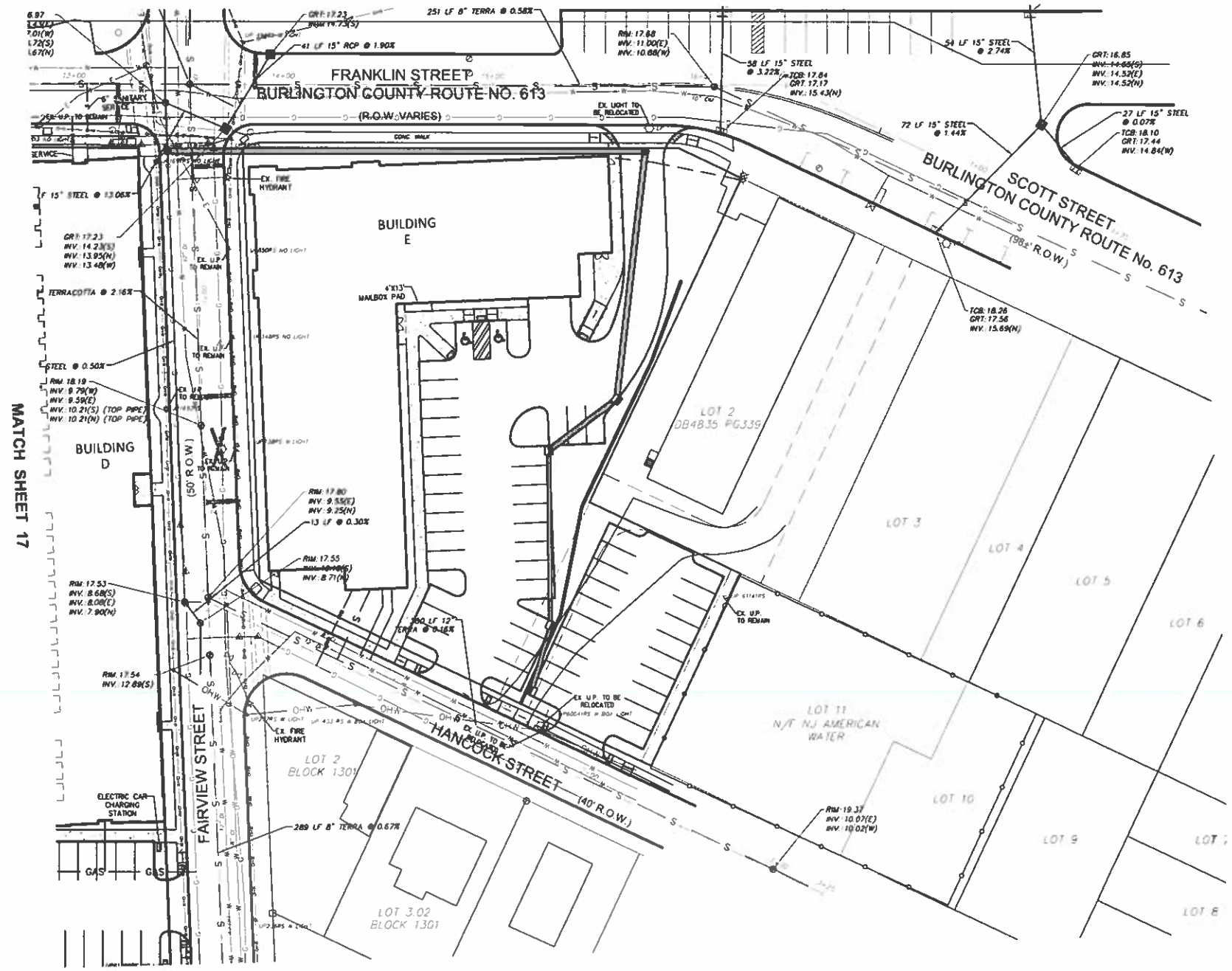
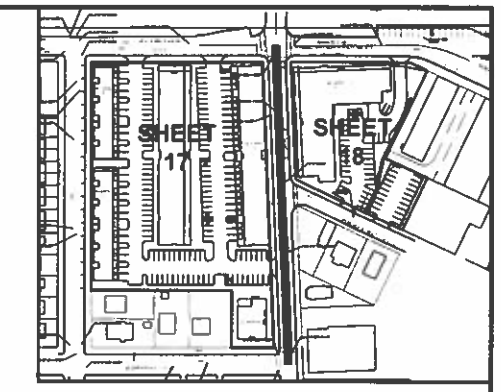
Christopher P. Rosati
PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981

DRAWN BY CSM	DATE 05/15/20
DESIGNED BY JS	SCALE 1"=30'
REVIEWED BY JS	PROJECT NO. PC-756
RELEASED BY CPR	PROJECT NO. 1074.0050
SHEET NO. 17	OF 32





LEGEND

	EXISTING SANITARY MANHOLE
—— S —— S ——	EXISTING SANITARY SEWER
	EXISTING SANITARY CLEAN OUT
	EXISTING WATER VALVE
	EXISTING WATER CURB STOP
—— W —— W —— W ——	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
	EXISTING GUY
—— OHW —— OHW ——	EXISTING OVERHEAD WIRES
—— G —— G ——	EXISTING GAS LINE
	EXISTING GAS VALVE
	EXISTING "A" INLET
	EXISTING "B" INLET
	EXISTING "E" INLET
	EXISTING STORM MANHOLE
	EXISTING STORM PIPE
	EXISTING UTILITY MANHOLE
—— E —— E ——	EXISTING ELECTRIC LINE
	EXISTING TELEPHONE MANHOLE
—— T —— T ——	EXISTING TELEPHONE LINE
—— W —— W —— W ——	PROPOSED WATER SERVICE LATERAL
—— S —— S —— S ——	PROPOSED SANITARY SERVICE LATERAL
—— GAS —— GAS —— GAS ——	PROPOSED GAS SERVICE

NOTE: SEE SHEET 2 FOR PROJECT NOTES

GRAPHIC SCALE 1"=30'

0 30 60 90

DATE	REVISION	DRAWN	CHECKED	RELEASED

UTILITY PLAN - PHASE 2

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

LOTS 1, 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
TAX MAP SHEET No'S 9 & 12
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

FWH ASSOCIATES, P.A.
CIVIL ENGINEERS
LAND SURVEYORS
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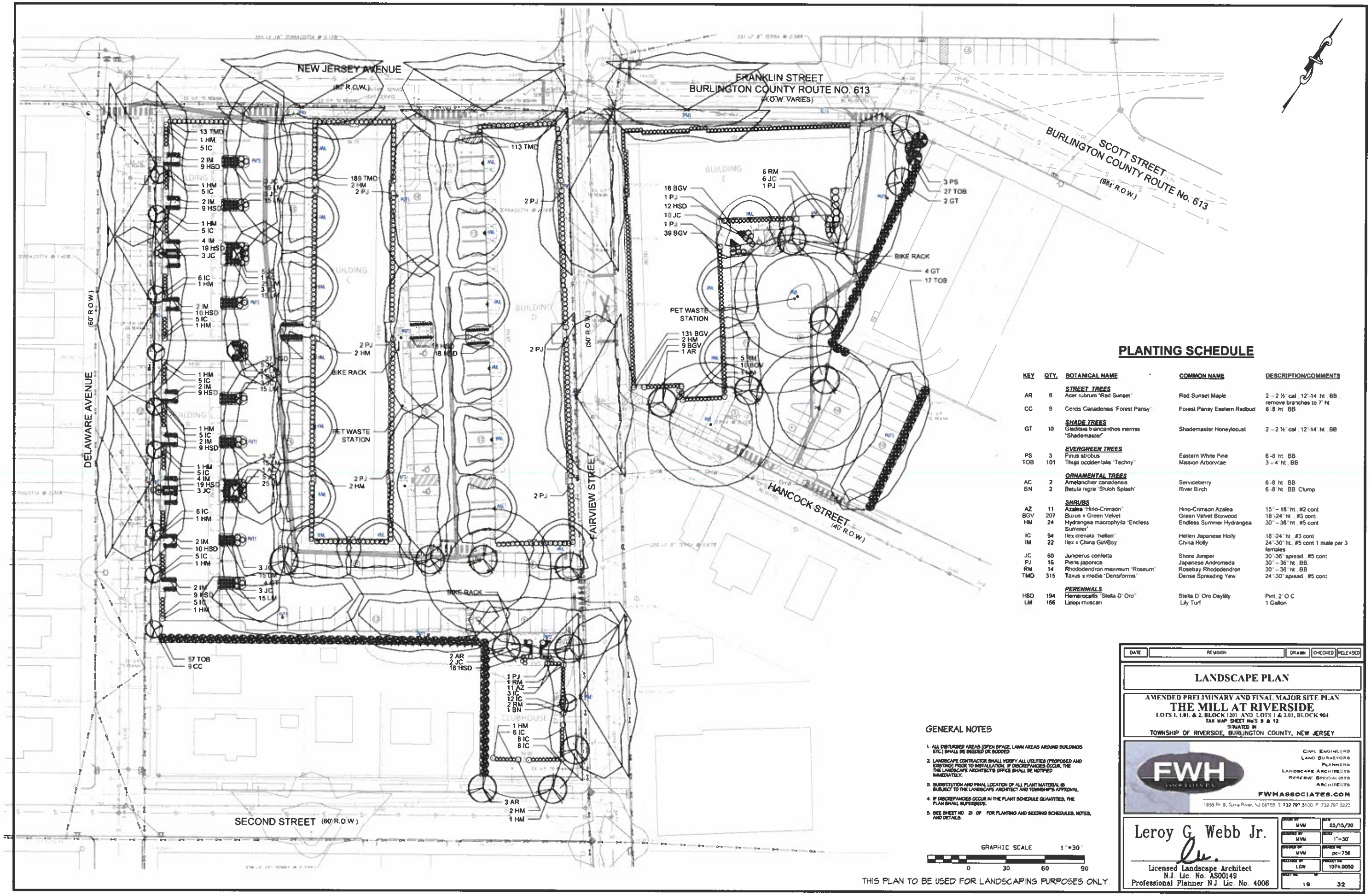
Christopher P. Rosati
PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981

DRAWN BY CSM	DATE 05/15/20
DESIGNED BY JS	SCALE 1"=30'
REVIEWED BY JS	DRAWING NO. PC-756
RELEASED BY CPR	PROJECT NO. 1074.0050
SHEET NO. 18	OF 32



PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	DESCRIPTION/COMMENTS
		STREET TREES		
AR	6	Acer rubrum 'Red Sunset'	Red Sunset Maple	2 – 2 ½" cal., 12'-14' ht., BB, remove branches to 7' ht
CC	9	Cercis Canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	6'-8' ht., BB
		SHADE TREES		
GT	10	Gleditsia triancanthos inermis "Shademaster"	Shademaster Honeylocust	2 – 2 ½" cal., 12'-14' ht., BB
		EVERGREEN TREES		
PS	3	Pinus strobus	Eastern White Pine	6'-8' ht., BB
TOB	101	Thuja occidentalis 'Techny'	Mission Arborvitae	3 – 4' ht., BB
		ORNAMENTAL TREES		
AC	2	Amelanchier canadensis	Serviceberry	6'-8' ht., BB
BN	2	Betula nigra 'Shiloh Splash'	River Birch	6'-8' ht., BB, Clump
		SHRUBS		
AZ	11	Azalea 'Hino-Crimson'	Hino-Crimson Azalea	15" – 18" ht., #2 cont.
BGV	207	Buxus x Green Velvet	Green Velvet Boxwood	18"-24" ht., #3 cont.
HM	24	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	30" – 36" ht., #5 cont
IC	94	Ilex crenata 'hellen'	Hellen Japanese Holly	18"-24" ht., #3 cont
IM	22	Ilex x China Girl/Boy	China Holly	24"-30" ht., #5 cont 1 male per 3 females
JC	60	Juniperus conferta	Shore Juniper	30"-36" spread., #5 cont
PJ	16	Pieris japonica	Japanese Andromeda	30" – 36" ht., BB.
RM	14	Rhododendron maximum 'Roseum'	Rosebay Rhododendron	30" – 36" ht., BB
TMD	315	Taxus x media 'Densiformis'	Dense Spreading Yew	24"-30" spread., #5 cont
		PERENNIALS		
HSD	194	Hemerocallis 'Stella D' Oro'	Stella D' Oro Daylily	Pint, 2' O.C.
LM	166	Liriopi muscari	Lily Turf	1 Gallon

GENERAL NOTES

1. ALL DISTURBED AREAS (OPEN SPACE, LAWN AREAS AROUND BUILDINGS ETC.) SHALL BE SEEDED OR SODDED.
2. LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES (PROPOSED AND EXISTING) PRIOR TO INSTALLATION. IF DISCREPANCIES OCCUR, THE THE LANDSCAPE ARCHITECT'S OFFICE SHALL BE NOTIFIED IMMEDIATELY.
3. SUBSTITUTION AND FINAL LOCATION OF ALL PLANT MATERIAL IS SUBJECT TO THE LANDSCAPE ARCHITECT AND TOWNSHIP'S APPROVAL.
4. IF DISCREPANCIES OCCUR IN THE PLANT SCHEDULE QUANTITIES, THE PLAN SHALL SUPERSEDE.
5. SEE SHEET NO. 21 OF FOR PLANTING AND SEEDING SCHEDULES, NOTES, AND DETAILS.

GRAPHIC SCALE 1"=30'

0 30 60 90

THIS PLAN TO BE USED FOR LANDSCAPING PURPOSES ONLY

DATE	REVISION	DRAWN	CHECKED	RELEASED

LANDSCAPE PLAN

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

LOTS 1, 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
TAX MAP SHEET No'S 9 & 12
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

FWH ASSOCIATES P.A.

CIVIL ENGINEERS
LAND SURVEYORS
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ARCHITECTS

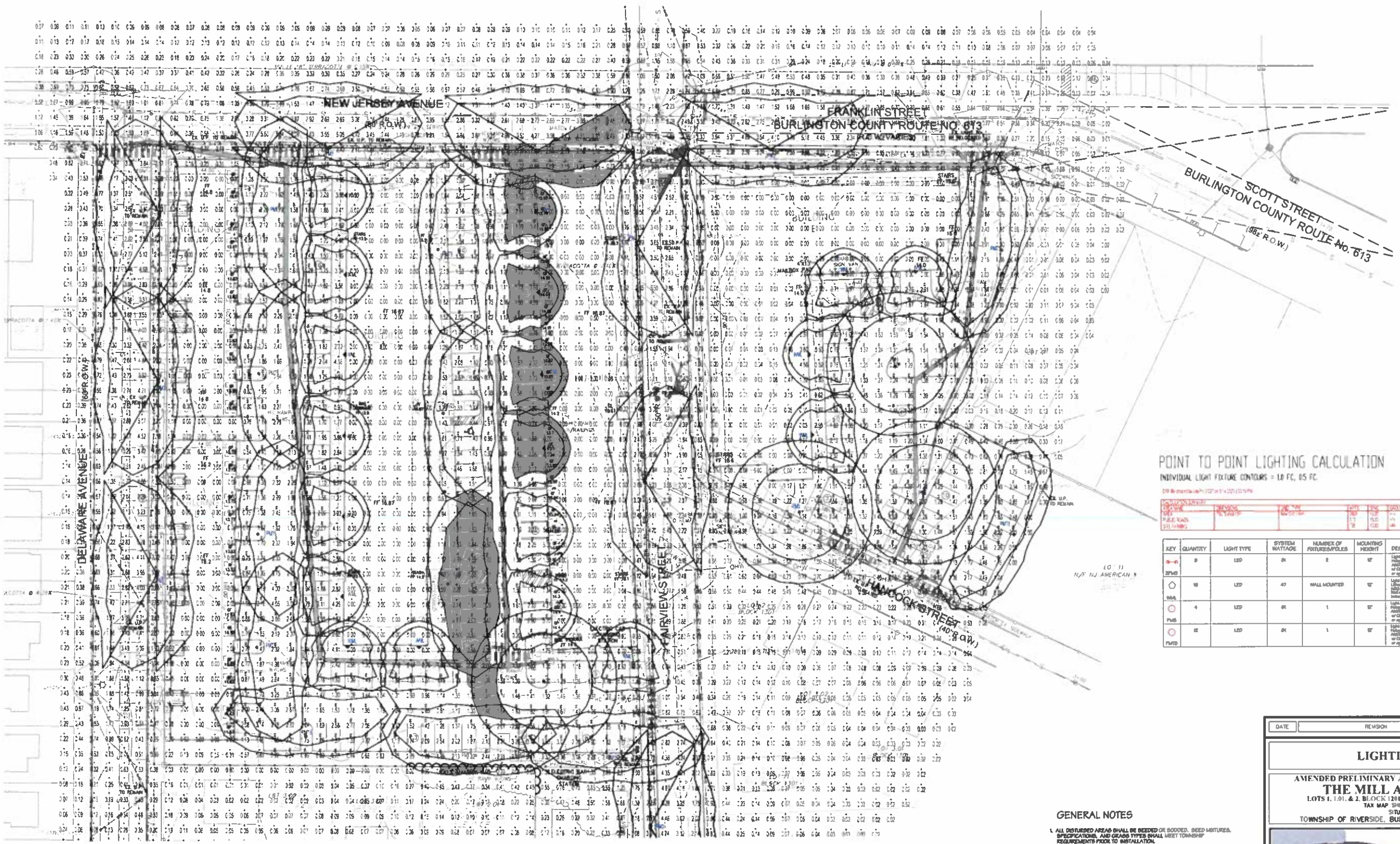
FWHASSOCIATES.COM

1856 Rt. 9, Toms River, NJ 08755 T. 732 797 5100 F. 732 797 3223

Leroy G. Webb Jr.

Licensed Landscape Architect
N.J. Lic. No. AS00149
Professional Planner N.J. Lic. No. 4006

DRAWN BY MVM	DATE 05/15/20
DESIGNED BY MVM	SCALE 1"=30'
CHECKED BY MVM	DRAWING NO. pc-756
RELEASED BY LGW	PROJECT NO. 1074.0050
SHEET NO. 19	OF 32



POINT TO POINT LIGHTING CALCULATION

INDIVIDUAL LIGHT FIXTURE CONTOURS = 1.0 FC, 0.5 FC.

CALCULATION SUMMARY										
LABEL	CALCULATION TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	MIN/MAX	SUMMARY	LOCATION
PARKING	Point to Point	Fc	1.80	10.0	0.0	N/A	N/A	0.00	1,0	1,0
PUBLIC ROADS	Point to Point	Fc	1.72	15.00	0.0	N/A	N/A	0.00	90,72	22,17
SITE LIGHTING		Fc	1.80	15.00	0.0	N/A	N/A	0.00	1,0	1,0

KEY	QUANTITY	LIGHT TYPE	SYSTEM WATTAGE	NUMBER OF FIXTURES/POLES	MOUNTING HEIGHT	DESCRIPTION
25PMS	9	LED	84	2	12'	Light fixture as manufactured by Philips/Lumec Lighting, Catalog # ARM152 P40 NW, Ref ds 3 b 0 ds w/ CRC50-CA-RR, and BF50 B7 P 0 1 2 or approved equal.
18WL	18	LED	47	WALL MOUNTED	12'	Light fixture as manufactured by Lithonia Lighting, Catalog # WDGE3 P3 40K 80CRI VW DDBXD R PE, DDBXD Wall mounted lights to be placed below and between windows or approved equal.
PM5	4	LED	84	1	12'	Light fixture as manufactured by Philips/Lumec Lighting, Catalog # ARM152 P40 NW, Ref ds 3 b 0 ds w/ CRC50-CA-RR, and BF50 B7 P 0 1 2 or approved equal.
PM10	12	LED	84	1	12'	Light fixture as manufactured by Philips/Lumec Lighting, Catalog # ARM152 P40 NW, Ref ds 3 b 0 ds w/ CRC50-CA-RR, and BF50 B7 P 0 1 2 or approved equal.

GENERAL NOTES

1. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED. SEED MIXTURES, SPECIFICATIONS, AND GRASS TYPES SHALL MEET TOWNSHIP REQUIREMENTS PRIOR TO INSTALLATION.
2. LIGHTING CONTRACTOR SHALL VERIFY ALL UTILITIES (PROPOSED AND EXISTING) PRIOR TO INSTALLATION. IF DISCREPANCIES OCCUR, THE ENGINEER'S OFFICE SHALL BE NOTIFIED IMMEDIATELY.
3. SUBSTITUTION AND FINAL LOCATION OF ALL LIGHTING IS SUBJECT TO TOWNSHIP'S APPROVAL.
4. IF DISCREPANCIES OCCUR IN THE SCHEDULE QUANTITIES, THE PLAN SHALL SUPERSEDE.
5. SEE SHEET 21 OF FOR LIGHTING DETAILS

GRAPHIC SCALE 1"=30'

0 30 60 90

THIS PLAN TO BE USED FOR LIGHTING PURPOSES ONLY.

DATE	REVISION	DRAWN	CHECKED	RELEASED

LIGHTING PLAN

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

LOTS 1, 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
TAX MAP SHEET Nos 5 & 12
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

FWH ASSOCIATES P.A.

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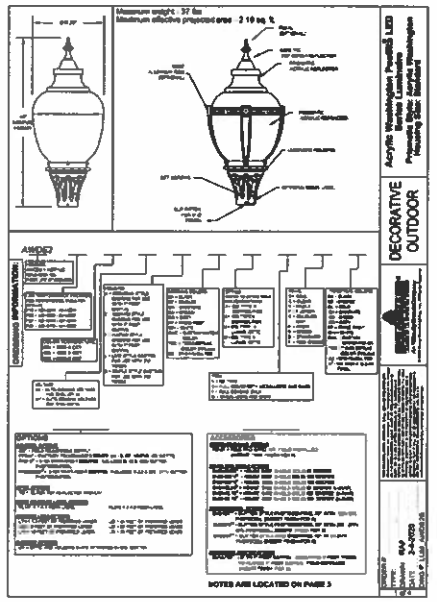
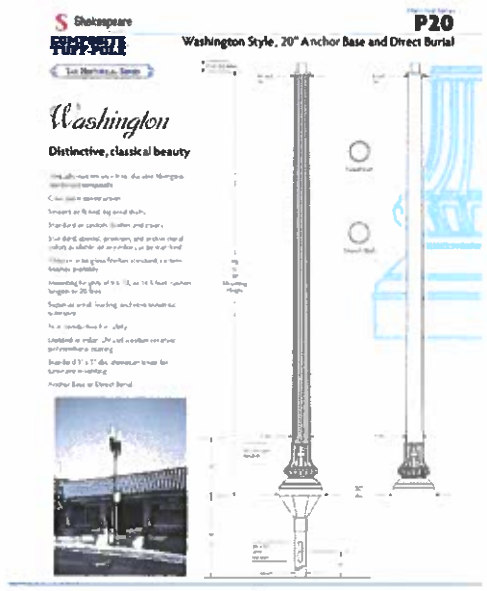
Leroy G. Webb Jr.

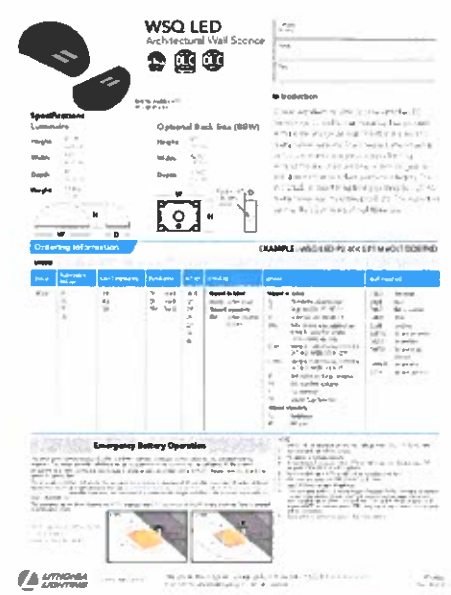
Licensed Landscape Architect
N.J. Lic. No. AS00149
Professional Planner N.J. Lic. No. 4006

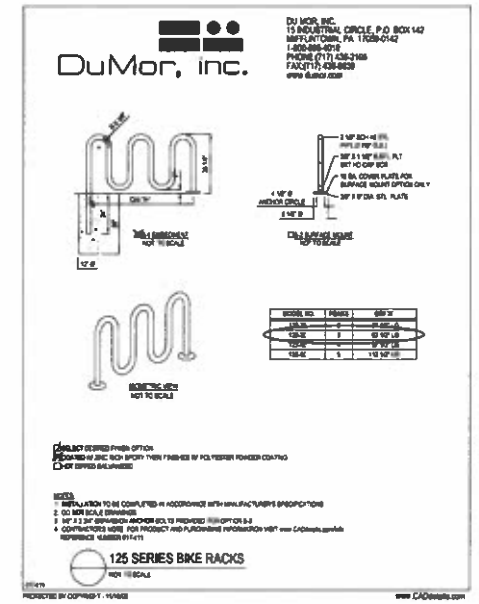
DRAWN BY MW	DATE 05/15/20
DESIGNED BY MW	SCALE 1"=30'
CHECKED BY MW	CHECKED BY Webb
RELEASED BY LGW	PROJECT NO. 1074.0050
SHEET NO. 20	OF 32

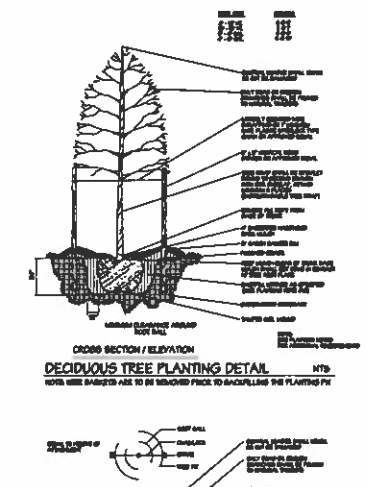


27M3/7M5/7MT5 LIGHT DETAIL









PLANTING NOTES

1. Plant material shall be furnished and installed as indicated including all labor, materials, plants, equipment, backstock, and clean up.
2. The Contractor shall be responsible for planting in correct grades and alignment.
3. Plants shall be typical of their species and variety have normal growth habits, well developed branches, densely foliated vigorous root systems and be free from defects and injuries.
4. Contractor shall report any soil or drainage conditions considered detrimental to the growth of plant material.
5. All plant material shall be guaranteed by the Contractor to be in vigorous growing condition. Provision shall be made for a growth guarantee of at least two (2) years for trees and shrubs. Replacements shall be made at the beginning of the first succeeding planting season. All replacements shall have a guarantee equal to that stated above.
6. Insofar as is is practical, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect shrubs not planted from drying. Plants shall not remain unplanted for longer than a three (3) day period after delivery.
7. Quality and size of plants, spread of roots, and size of balls shall be in accordance with ANSI Z60 (Rev. 1980) "American Standard for Nursery Stock" as published by the American Association of Nurserymen, Inc.
8. All plants shall be planted in topsoil that is thoroughly watered and tamped as backfilling progresses. Nothing but suitable topsoil, free of dry soil, stiff clay, litter, etc. shall be used for planting.
9. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be handled from the bottom of the ball only.
10. Planting operations shall be performed during periods within the planting seasons when weather and soil conditions are suitable and in accordance with accepted best practice. Planting seasons are defined as "Spring Planting Season" March 15 through May 15, "Fall Planting Season" Sept. 15 through Nov. 15. Planting is acceptable during other periods if weather permits, the ground is not frozen and supplemental watering is provided in the summer.
11. No plant, except ground covers, shall be planted less than two (2) feet from existing structures and sidewalks.
12. Street trees shall be field adjusted to be a minimum distance of 15' from proposed street lighting.
13. Set all plants plumb and straight. Set at such level that, after settlement, a normal or natural relationship to the ground is obtained. Plant with the ground surface will be established. Locate plants in the center of the pit.
14. Top pruning should be restricted to removing broken and damaged branches and developing a good tree structure. Main leader of tree trunk not to be cut back. All pruning shall be done on the nursery prior to transporting or transporting.
15. Each tree and shrub shall be pruned in accordance with standard horticultural practice to preserve natural character of plant. Pruning shall be done with clean, sharp tools. All pruning cuts will be made to natural targets.
16. Trees shall be supported immediately after planting. All trees six (6) inches and over in caliper shall be guyed, unless otherwise noted. Smaller trees shall be staked and supported as indicated.
17. All planting beds shall receive 4" of shredded hardwood bark mulch treated with a pre emergent herbicide. Mulch shall not be placed against the root collar.
18. Topsoil mixture for backfilling planted areas shall consist of 3 parts by volume loamy topsoil thoroughly mixed with one part peat moss. Fertilizer will not be used for one year after planting.
19. The following "Fall Hatsord Planting", tree species (bare root or B&B) will be planted during the Spring planting season only.

Acer rubrum	Liriodendron tulipifera
Betula nigra.	Malus in leaf
Carpinus caro.	Nyssa Sylvatica
Celtis caro.	Ostrya
Cercidiphyllum vara.	Pistacia x acerifolia
Crataegus vara.	Populus vara.
Fagus vara.	Prunus All stone fruits
Nyssa vara.	Pyrus vara.
Ilex opaca var	Quercus (All oaks except Q. palustris)
All broadleaf evergreen tree vara.	
Liquidambar vara.	Tilia cordata vara.
	Tilia tomentosa vara.
	Zelkova vara.

SEEDING SCHEDULE

All areas not occupied by buildings, paving or other plant material shall be naturally seeded.

The Seed Mixture shall be seed mixture #13 per the Standards for Soil Erosion and Sediment Control in New Jersey, Permanent Vegetation Mixtures, Planting Rates and Planting Dates Table by the NJ Soil Conservation District.

The seed mixture consist of the following.

Common Name	Proportion by Weight
Hard Fescue	120 lbs./acre
Perennial Ryegrass	40 lbs./acre
Kentucky Bluegrass	45 lbs./acre

Application Rates:

Hard Fescue	4 lbs./1000 sf
Perennial Ryegrass	1 lbs./1000 sf
Kentucky Bluegrass	1 lbs./1000 sf

Mulch

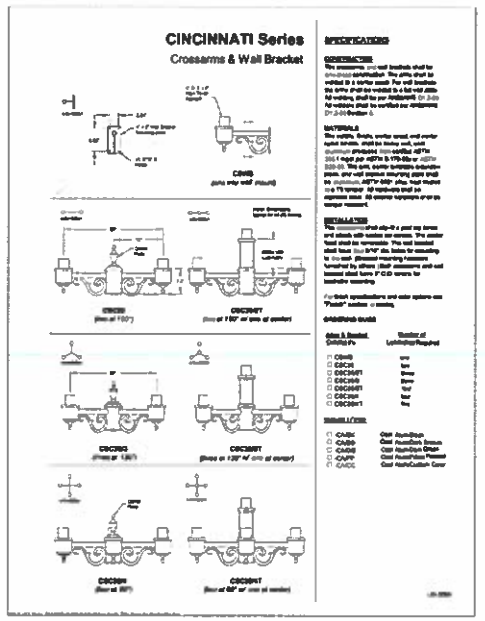
Straw/Hay Mixture 1 ½ - 2 tons/acre

Seeding dates:

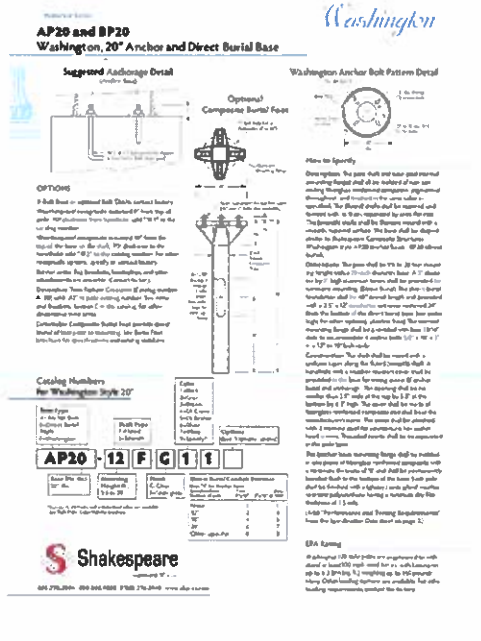
Optimal seeding dates: Aug. 15 - Oct. 30

Acceptable seeding dates: Feb. 1 - April 30

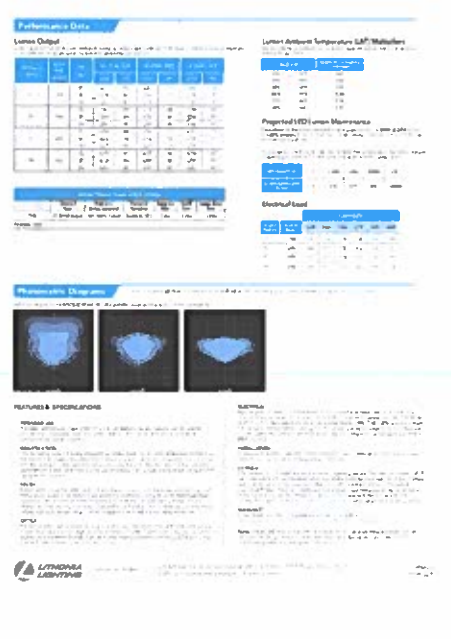
May 5 - Aug. 14



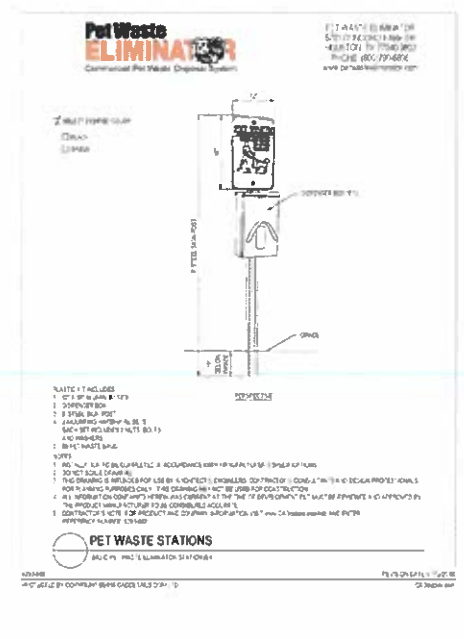
27M3 ARM DETAIL



27M3/7M5/7MT5 POLE LIGHT DETAIL



WML LIGHT DETAIL



PET WASTE DETAIL

GENERAL NOTES

1. ALL DISTURBED AREAS (OPEN SPACE, LAWN AREAS AROUND BUILDINGS ETC.) SHALL BE SEEDED OR SODDED.
2. LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES (EXISTING AND PROPOSED) PRIOR TO INSTALLATION. IF DISCREPANCIES OCCUR, THE THE LANDSCAPE ARCHITECT'S OFFICE SHALL BE NOTIFIED IMMEDIATELY.
3. SUBSTITUTION AND FINAL LOCATION OF ALL PLANT MATERIAL IS SUBJECT TO THE LANDSCAPE ARCHITECT AND TOWNSHIP'S APPROVAL.
4. IF DISCREPANCIES OCCUR IN THE PLANT SCHEDULE QUANTITIES, THE PLAN SHALL SUPERSEDE.
5. SEE THIS SHEET FOR PLANTING AND SEEDING SCHEDULES, NOTES, AND DETAILS.

THIS PLAN TO BE USED FOR LANDSCAPE AND LIGHTING PURPOSES ONLY.

DATE	REVISION	DRAWN	CHECKED	RELEASED

LANDSCAPE AND LIGHTING DETAILS

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

LOTS 1, 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 984

TAX MAP SHEET No'S 9 & 12

SITUATED IN

TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

FWH ASSOCIATES P.A.

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
RESERVE SPECIALISTS
ARCHITECTS

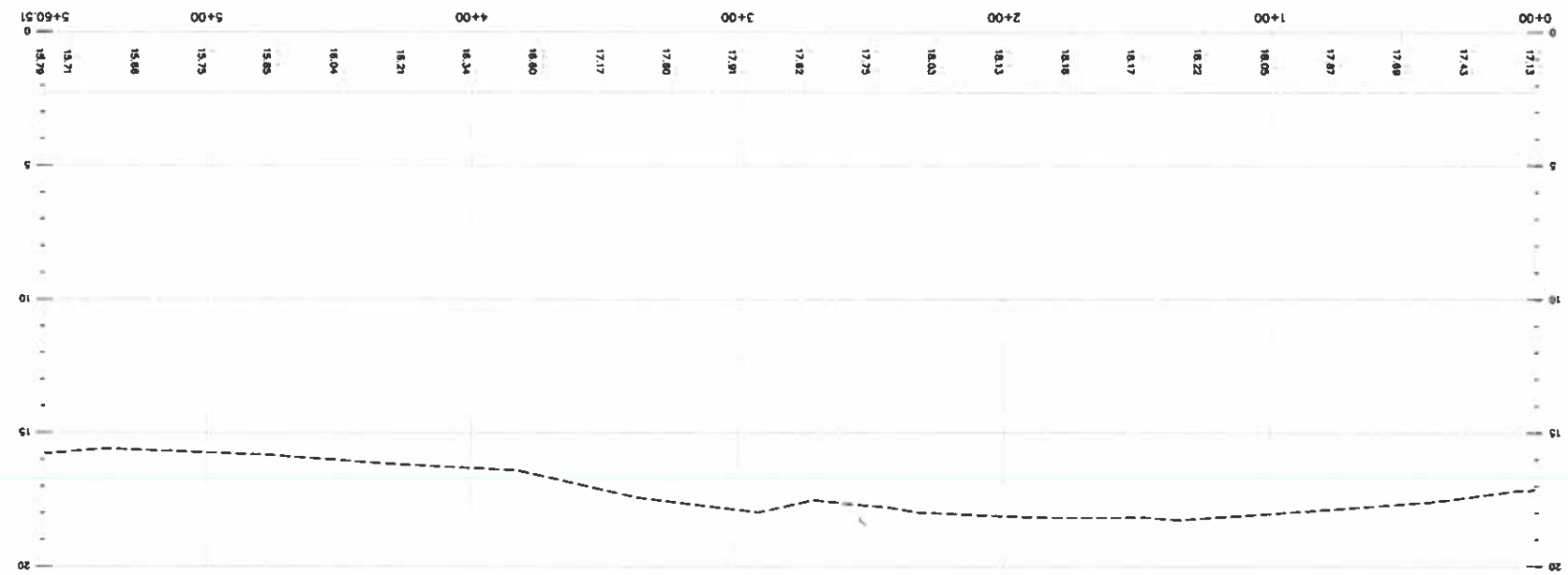
FWHASSOCIATES.COM

1856 Rt. 9, Toms River, NJ 08755 T 732.797.3100 F 732.797.3223

Leroy G. Webb Jr.

Licensed Landscape Architect
N.J. Lic. No. AS00149
Professional Planner N.J. Lic. No. 4008

DRAWN BY MVM	DATE 05/15/20
CHECKED BY MVM	SCALE AS NOTED
REVISED BY MVM	REVISED NO. Varies
RELEASED BY LGW	PROJECT NO. 1074.0050
SHEET NO. 21 OF 32	


FAIRVIEW ST
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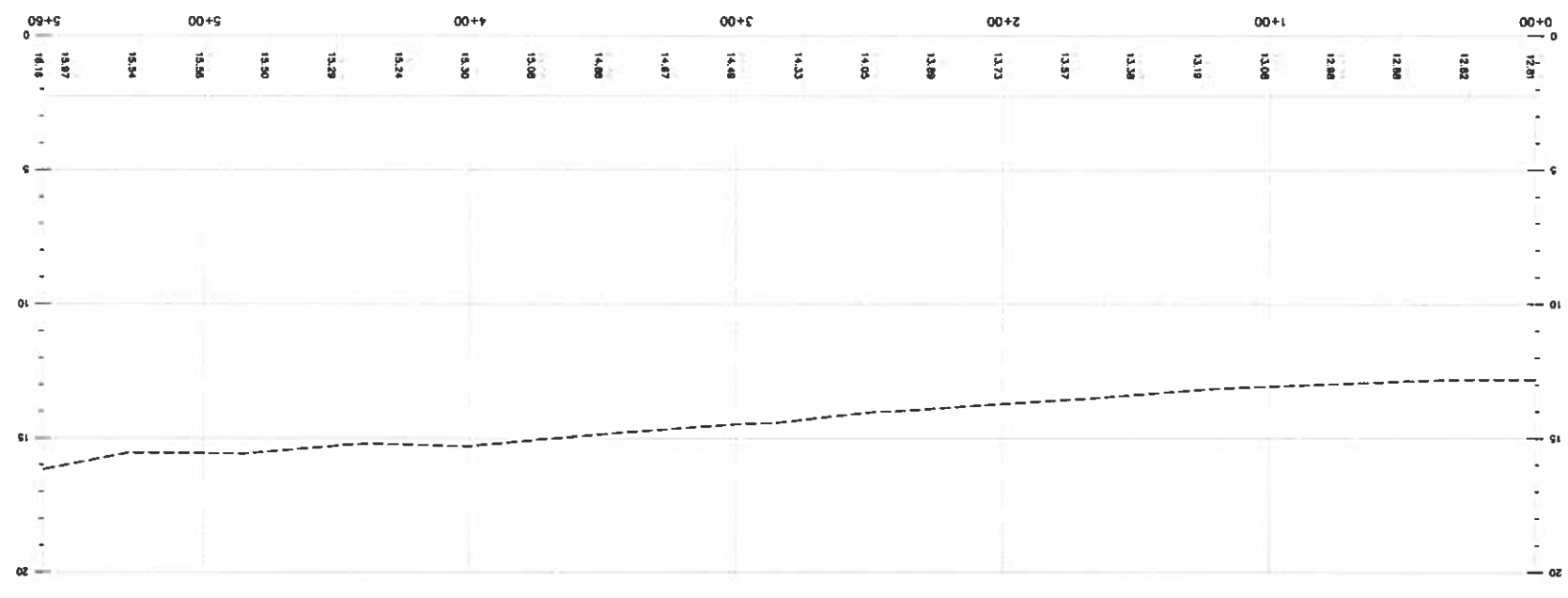
17.13
17.43
17.69
17.87
18.05
18.22
18.17
18.16
18.13
18.03
17.75
17.82
17.91
17.80
17.17
16.40
16.34
15.85
15.75
15.68
15.71
15.79
0+00
1+00
2+00
3+00
4+00
5+00
5+60.51


DELAWARE AVE
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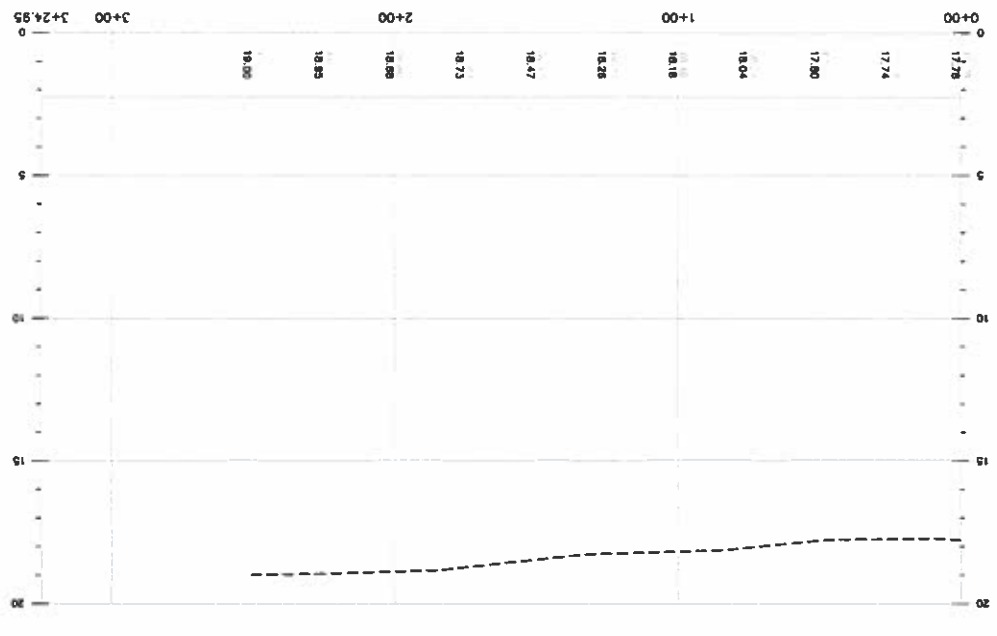
12.82
12.82
12.80
13.08
13.10
13.38
13.57
13.73
13.89
14.05
14.33
14.48
14.67
14.88
15.08
15.30
15.24
15.29
15.50
15.54
15.57
15.60
16.16
0+00
1+00
2+00
3+00
4+00
5+00
5+60


HANCOCK ST
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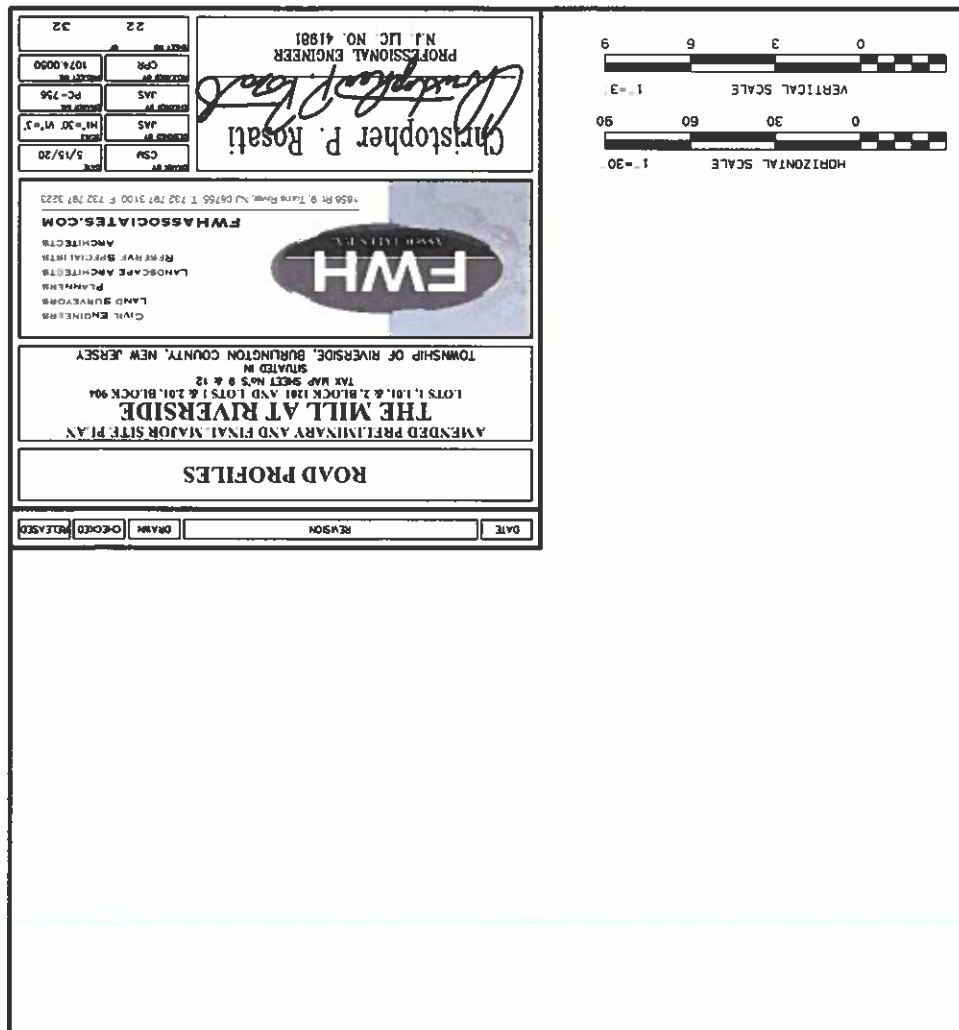
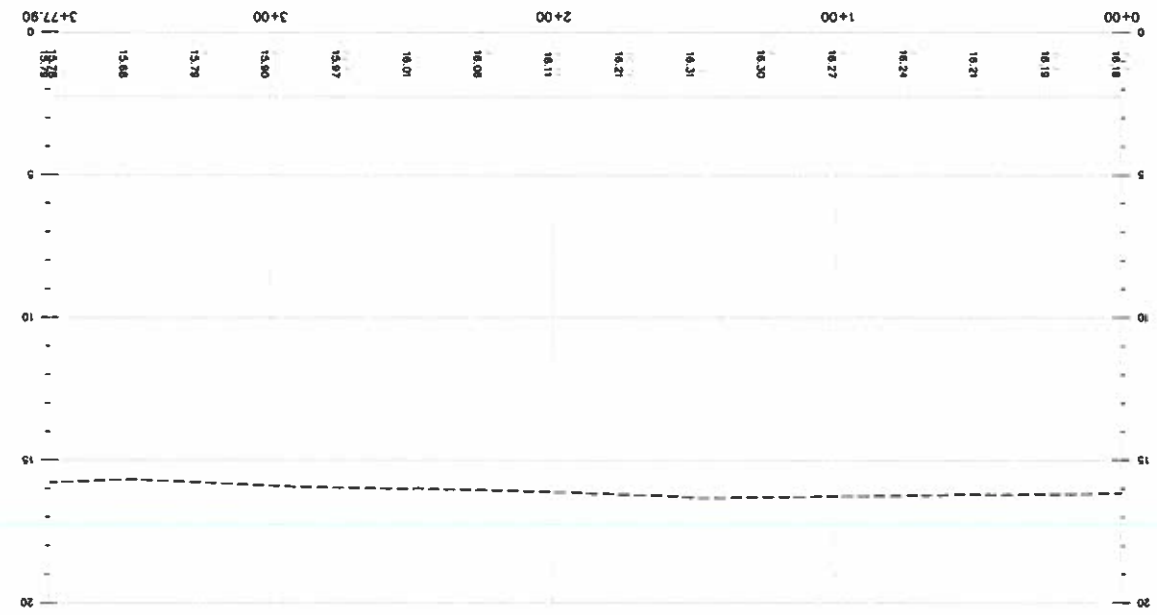
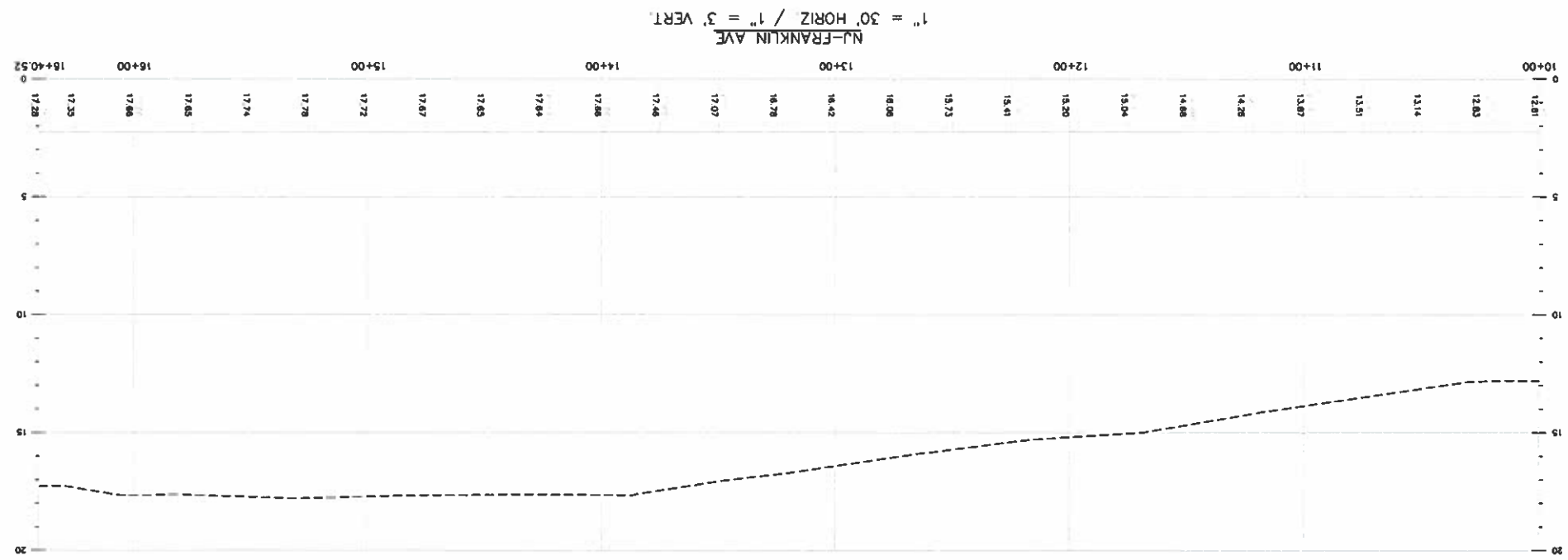
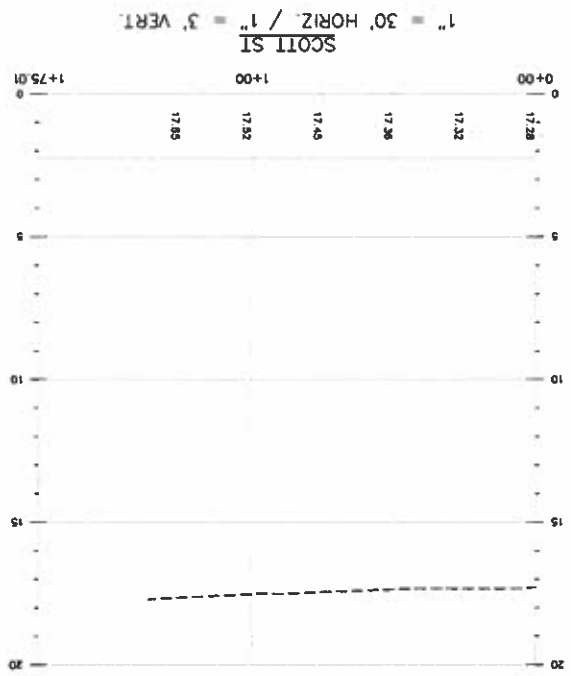
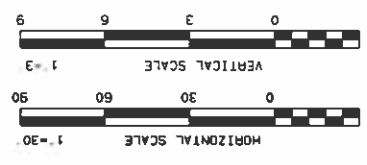
17.74
17.80
18.04
18.18
18.28
18.47
18.73
18.88
18.85
19.00
0+00
1+00
2+00
3+00
3+24.95


DATE
REVISION
DRAWN
CHECKED
RELEASED
ROAD PROFILES
AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN
THE MILL AT RIVERSIDE
LOTS 1, 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
TAX MAP SHEET NO'S 9 & 12
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
ARCHITECTS
FWH ASSOCIATES.COM
1850 Rt 9, Toms River, NJ 08755 T 732 797 3100 F 732 797 3223
5/15/20
CSW
DESIGNED BY
1"=30' V1"=3'
JAS
DRAWN BY
PC-756
JAS
CHECKED BY
CPR
1074.0050
22
32
Christopher P. Rosati
PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981
HORIZONTAL SCALE 1"=30'
0 30 60 90
VERTICAL SCALE 1"=3'
0 3 6 9









DATE	REVISION	DRAWN	CHECKED	RELEASED

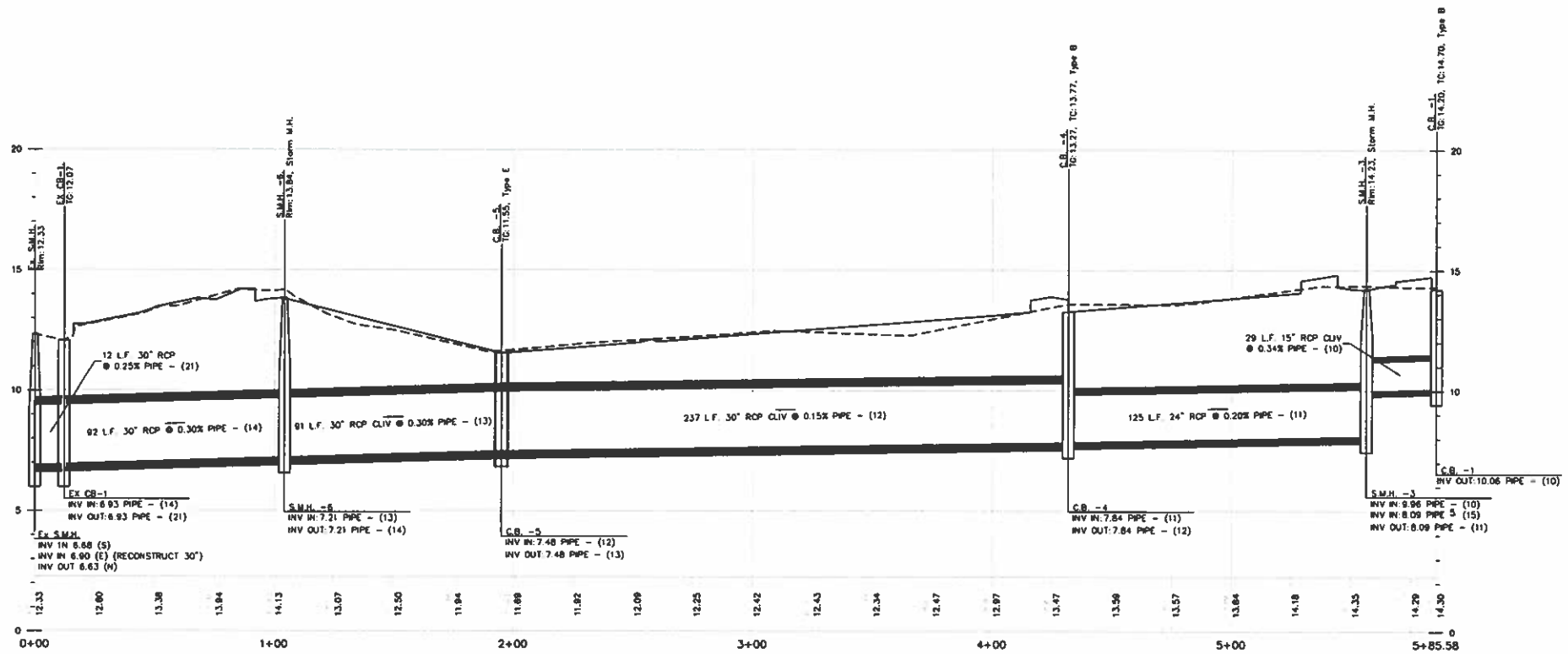
ROAD PROFILES

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN
THE MILL AT RIVERSIDE
LOTS 1.19 & 2 BLOCK 1201 AND LOTS 1 & 2.01 BLOCK 904
TAX MAP SHEET NOS 9 & 12
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
REFINE SPECIALISTS
ARCHITECTS
FWHASSOCIATES.COM
1850 Rt 9 Toms River, NJ 08755 T 732 797 3100 F 732 797 3223

DRAWN BY CSW	DATE 3/13/20
DESIGNED BY JS	SCALE H:1"=30' V:1"=3'
REVIEWED BY JS	PROJECT NO. PC-756
PROJECT MGR. CPR	PROJECT NO. 1074.0050
SHEET NO. 23	OF 32

Christopher P. Rosati
PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981



EX. MH ~ CB-1
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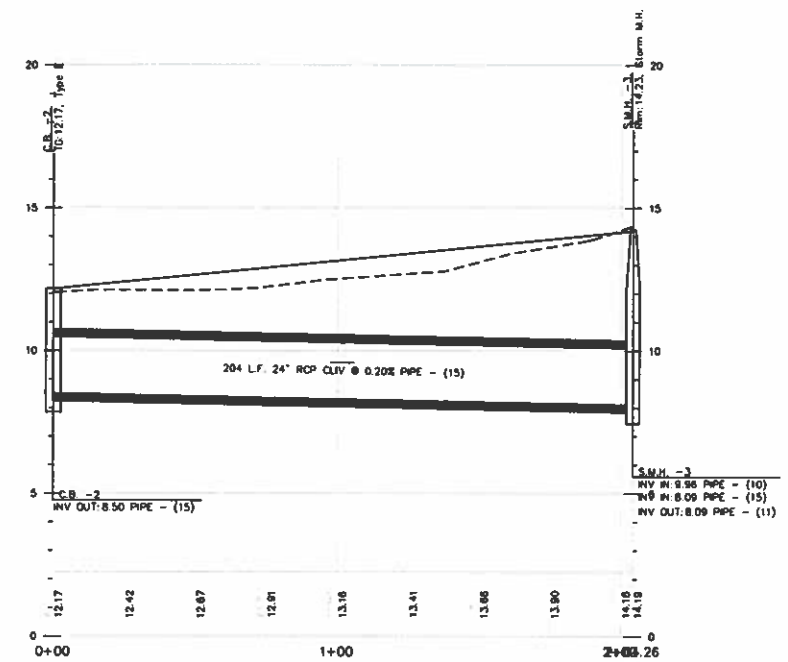
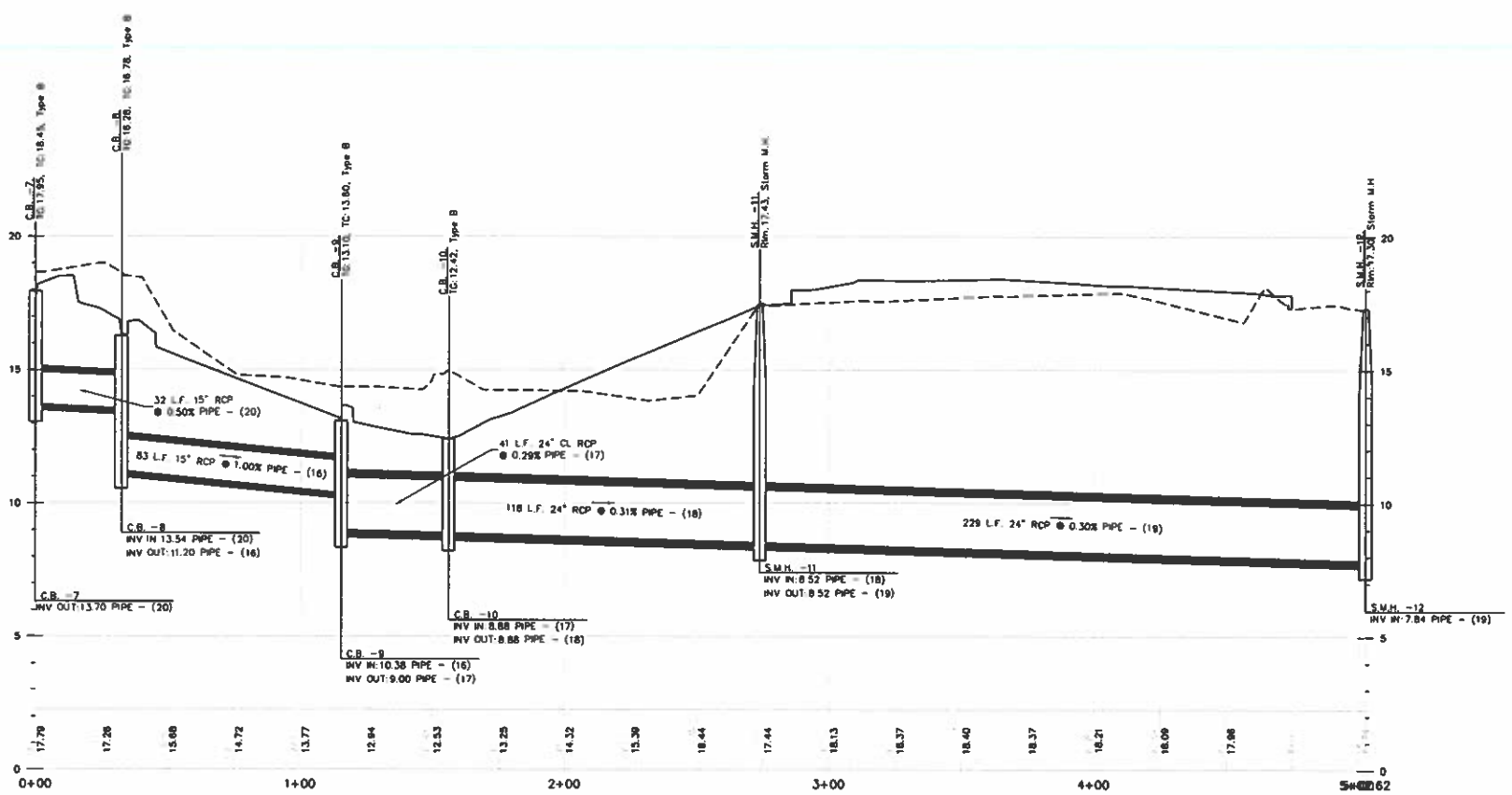


SMH-3 ~ CB-2
1" = 30' HORIZ. / 1" = 3' VERT.



SMH-12 ~ CB-7
1" = 30' HORIZ. / 1" = 3' VERT.

HORIZONTAL SCALE 1"=30'
0 30 60 90

VERTICAL SCALE 1"=3
0 3 6 9

DATE	REVISION	DRAWN	CHECKED	RELEASED

OFF ROAD PROFILES

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN
THE MILL AT RIVERSIDE
LOTS 1, 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
TAX MAP SHEET No'S 9 & 12
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

FWH ASSOCIATES, P.A.
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
RESERVE SPECIALISTS
ARCHITECTS
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1856 Rt. 9, Toms River, NJ 08755 T 732.797.3100 F 732.797.3223

Christopher P. Rosati
PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981

DESIGN BY CSM	DATE 05/15/20
DRAWN BY JS	SCALE H1"=30' V1"=3'
CHECKED BY JS	DRAWING NO. PC-756
RELEASED BY CPR	PROJECT NO. 1074.0050
SHEET NO. 24	OF 32

GENERAL NOTES

1. CHECK WALLS
- CHECK WALLS ARE PROHIBITED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY FLARES OR GRADING.

2. CROSSWALKS
- FOR CURB RAMPS THAT LEAD TO A SINGLE CROSSWALK, THE RAMP (EXCLUDING FLARES) TO BE FULLY INSIDE OF MARKED CROSSWALK LINES.
-SHOULD BE PLACED A MINIMUM DISTANCE OF 4'-0" FROM STOP AND YIELD LINES.
-FOR NON-SIGNALIZED AREAS, CROSSWALKS SHOULD BE PLACED A MINIMUM DISTANCE OF 30'-0" AWAY FROM ON ROAD PARKING SPACE. FOR SIGNALIZED AREAS, CROSSWALKS SHOULD BE PLACED A MINIMUM DISTANCE OF 30'-0" FROM ON ROAD PARKING SPACE WHERE SIGNS.
-PEDESTRIAN CROSSWALK IS 6'-0" MINIMUM
-SEE LONGITUDINAL LINES 37 & 40 LONG AND 2' WIDE WITH A SPACING OF 2' APART. SPACING SHOULD BE DESIGNED SO THE PAINTED AREAS AVOID THE WHEEL PATHS

3. CURB RAMPS
-CONSTRUCT CURB RAMPS WITH A MINIMUM 4'-0" X 4'-0" CLEAR SPACE BEFORE THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK.
-SLOPES THAT EXCEED 8.00% ON CONTRACT DOCUMENTS AS APPLICABLE, WILL NOT BE ACCEPTED AND WILL BE RECONSTRUCTED.
-PROVIDE SLIP RESISTANT FEATURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS
-DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR PEDESTRIAN ACCESSIBLE ROUTE (MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL)
-CURB RAMP WIDTH IS 4'-0" MINIMUM
-ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF RAMP IS NOT SOLELY DEPENDENT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6'-0" FOR A 12:1 SLOPE)
-THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJACENT ROAD SURFACE IS NOT TO EXCEED AN ALGEBRAIC DIFFERENCE OF 11.00%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.00% AND IT NOT NECESSARY TO HAVE THE LENGTH GREATER THAN 48"-4".
-FOR BLENDED TRANSITION CURB RAMPS (TYPE 3), THE MAXIMUM RUNNING SLOPE IS 5% WITH A MAXIMUM 5% CROSS SLOPE.

4. FLUSH CURB
-CONSTRUCT TOP OF FLUSH CEMENT CONCRETE FLUSH CURB TO BE FLUSH WITH ADJACENT SURFACES (RAMPS, SIDEWALKS, FLARES)
-CONSTRUCT FLUSH CURB FOR CURB RAMPS FLUSH TO ADJACENT ROADWAY SPACE EDGE OF ROAD ELEVATIONS ALIGN PLUS LINE TO ENSURE POSITIVE DRAINAGE AND PROPER RUNOFF. THE VERTICAL ALIGNMENT OF A CURB RAMP INCLUDING FLARES, SHALL BE PLANAR. GRADE BREAKS SHALL BE FLUSH AND PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. RAMP RUN TRANSITIONS BETWEEN SALES, BETWEEN RUNNING SPACES, ON STREETS SHALL BE FLUSH AND FREE OF JOINTS. VERTICAL CHANGES (1/4" MAXIMUM)
-FOR TYPE 3 RAMPS AND BLENDED TRANSITIONS, THE FLUSH CURB MUST EXTEND FROM THE OUTER MOST EDGE OF EACH CROSSWALK

5. DETECTABLE WARNING SURFACES
-NO SEPARATION BETWEEN DETECTABLE WARNING SURFACES FOR MEDIANS LESS THAN 4'-0" BETWEEN BACK OF CURBS
-PROVIDE DETECTABLE WARNING SURFACES (DWS) AT MINIMUM ON THE DIRECTION OF PEDESTRIAN TRAVEL) ACROSS FULL WIDTH OF RAMP AT THE GRADE BREAK NEAR STREET EDGE. PROVIDE DWS THAT CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP
-ALIGN DETECTABLE WARNING SURFACE TRUNCATED DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB WHEN APPROPRIATE
-THE PUBLIC SIDEWALK CURB RAMP, DETECTABLE WARNING SURFACES (DWSD) (REQ) SHALL BE SAFETY RED COLOR, EXCEPT IF THE MUNICIPALITIES HAVE ESTABLISHED AN ALTERNATIVE COLOR DESIGN
-FOR TYPE 3 RAMPS AND BLENDED TRANSITIONS, THE DETECTABLE WARNING SURFACE MUST BE PLACED ALONG THE ENTIRE FLUSH CURB AND THE EDGES MUST BE PLACED IN SUCH A WAY THAT THE DIRECTION OF TRAVEL IS ORIENTED INTO THE CROSSWALK

6. GUTTERWAYS
-6.00% MAXIMUM SLOPE FOR THE GUTTERWAY APRON
-1-1/2" MAXIMUM VERTICAL CHANGE IN HEIGHT
BETWEEN THE ROAD SURFACE AND THE DEPRESSED CURB AT THE BREAKAWAY APRON.

7. JOINTS
-PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMP ABUTS ANY ROADWAY PAVEMENT, SIDEWALK OR STRUCTURE WITH ONE TOP OF JOINT 1/2" BELOW FLUSH WITH ADJACENT CONCRETE SURFACE
-SEAL JOINTS WITH AN APPROVED SEALING MATERIAL

8. TURNING SPACES
-TURNING SPACE APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS, UNLESS AN EXCEPTION IS GRANTED
-DO NOT EXCEED 2.00% FOR RUNNING AND CROSS SLOPES
-TURNING SPACE SHOULD BE 4'-0" X 4'-0" MINIMUM CLEAR SPACE. IF THE TURNING SPACE IS CONSTRUCTED ON 2 OR MORE SIDES, IT MUST BE 4'-0" WITH THE 8'-1 LENGTH ALONG THE UNOBSTRUCTED SIDE. FOR TYPE 3 RAMPS AND BLENDED TRANSITIONS, THE TURNING SPACE MUST HAVE A MINIMUM OF 4'-0" DEPTH CONSIDERING THE DETECTABLE WARNING SURFACE) ALONG THE FLUSH CURB/GRADIENT.
-4'-0" TURNING SPACES ARE REQUIRED AT EVERY ACCESSIBLE PEDESTRIAN SIGNAL/PUSH BUTTON LOCATION
-TURNING SPACES SHALL BE CONSTRUCTED AT THE TOP OF EVERY PERPENDICULAR RAMP AND AT THE BOTTOM OF EVERY PARALLEL RAMP.

9. NON-WALK SURFACES
-NON-WALK AREA IS AN OBSTRUCTION OR BARRIER-PAVED AREA ADJACENT TO THE PEDESTRIAN ACCESS ROUTE THAT IS NOT USED BY THE PEDESTRIAN FOR ACCESS.

10. PEDESTRIAN PUSH BUTTONS
- THE DETAILS REFLECT PEDESTRIAN PUSH BUTTON POLES TO ILLUSTRATE THE RECOMMENDED PLACEMENT OF PEDESTRIAN PUSH BUTTONS. FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSH BUTTONS TO THE MAXIMUM EXTENT FEASIBLE. INSTALL PEDESTRIAN PUSH BUTTONS STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS
-PUSH BUTTON LOCATION SHALL BE COORDINATE WITH THE CURRENT DUTCO
-ADJACENT TO A LEVEL, NON-SLIP SURFACE TO PROVIDE ACCESS FROM A WHEELCHAIR, AND WHERE THERE IS A NON-SLIP WHEELCHAIR ACCESSIBLE ROUTE TO THE RAMP
-WITHIN 5'-0" OF THE CROSSWALK EXTENDED
-WITHIN 1'-0" TO 2'-0" OF THE EDGE OF CURB, SHOULDER OR PAVEMENT
-WITHIN 1'-0" OF THE CURB FACE TO BE ADJACENT
-ADJACENT PEDESTRIAN PUSH BUTTON 40" ABOVE THE SIDEWALK OR FINISHED GRADE TO THE CENTER OF THE PUSH BUTTON AND 40" MAXIMUM LATERALLY FROM THE TURNING SPACE IN ADDITION TO PEDESTRIAN PUSH BUTTON MUST ALSO BE 5'-0" MINIMUM DISTANCE FROM THE CURB RAMP AND 2'-0" MINIMUM DISTANCE BETWEEN A CATCH BASIN AND THE PEDESTRIAN PUSH BUTTON

11. SIDE FLARES
- ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF RAMP IS NOT SOLELY DEPENDANT ON THE HEIGHT OF CURB (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6'-0" FOR A 12:1 SLOPE)
-SIDE FLARES AS MUCH MAXIMUM SLOPE WHERE THE PEDESTRIAN PATH CROSSES THE CURB RAMP
-SIDE FLARES MUST BE PARALLEL TO THE CURB LINE
-WHICH SPACE AREAS OR OTHER NON-WALK AREAS AT 2:1 11.30 MAXIMUM. DO NOT INSTALL CHECK WALLS THAT INTERRUPT THE PEDESTRIAN ACCESS ROUTE.
-SIDE FLARES WIDTH IS TYPICALLY 24" AND A MINIMUM OF 12".

12. SIDEWALKS
-HAVE THE AREA CONSIDERED TO BE THE "PEDESTRIAN ACCESSIBLE ROUTE"
-THE MAXIMUM SIDEWALK CROSS SLOPE IS 2.00% MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL. THE MAXIMUM GRADE IS 5.00% FOR SIDEWALKS ALONG STREETS. HOWEVER, THE LONGITUDINAL GRADE OF THE SIDEWALK SHOULD BE CONSISTENT WITH THE GRADE OF THE ADJACENT ROADWAY. IF THE 5.00% GRADE IS NOT FEASIBLE DUE TO TOPOGRAPHY AND OTHER PHYSICAL CONSTRAINTS, THE LONGEST PRACTICAL GRADE GREATER THAN 5.00% SHOULD BE USED
-SIDEWALK WIDTH MAY BE REDUCED TO 4'-0" WHEN PARALLEL AREAS 5'-0" X 5'-0" ARE PROVIDED EVERY 200'

13. TRAVEL LANES
-THE TRAVEL LANE IS DEFINED BY THE OUTSIDE EDGE OF THE WHITE PAVEMENT MARKING LINE. IF A WHITE PAVEMENT MARKING LINE DOES NOT EXIST, THE TRAVEL LINE IS DEFINED BY THE CONTRACT DOCUMENTS.

14. CONSTRUCTION MUST MEET THE STANDARDS CONTAINED HEREIN UNLESS OTHERWISE NOTED ON CONTRACT

15. ALL HANDICAP RAMPS CONSTRUCTED IN THIS CONTRACT SHALL MEET ACCESSIBILITY REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES

16. GRADE BREAKS
-GRADE BREAKS AT THE TOP AND BOTTOM OF THE CURB RAMP SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN
-GRADE BREAKS ARE NOT PERMITTED ON THE SURFACE OF THE RAMP RUNS OR TURNING SPACES.
-SURFACE SLOPES THAT MEET THE AT THE GRADE BREAK SHALL BE FLUSH.

17. ALL VERTICAL SURFACE DISCONTINUITIES SHALL NOT EXCEED 1/4" IN HEIGHT. ANY VERTICAL SURFACE DISCONTINUITY BETWEEN 1/4" AND 1/2" SHALL BE BEVELED AT A SLOPE NO GREATER THAN 50% ACROSS THE ENTIRE DISCONTINUITY

18. HORIZONTAL OPENINGS IN GRATES AND JOINTS SHALL NOT EXCEED 1/2" IN DIAMETER AND THE GRATES SHALL BE PLACED SO THE LONG DIMENSION IS PERPENDICULAR TO THE DIRECTION OF TRAVEL.

19. THE CROSS SLOPE FOR CURB RAMPS, BLENDED TRANSITIONS AND PARKING SPACES SHALL BE 2% MAXIMUM. AT PEDESTRIAN STREET CROSSINGS WITHOUT YIELD OR STOP CONTROL, THE CROSS SLOPES SHALL BE PERMITTED TO MATCH THE STREET GRADE PEDESTRIAN STREET CROSSINGS WITHOUT YIELD OR STOP CONTROL ARE CROSSINGS WHERE THERE IS NO YIELD OR STOP SIGN, OR WHERE THERE IS A TRAFFIC SIGNAL THAT IS DESIGNED FOR THE GREEN PHASE

DETECTABLE WARNING SURFACE (DWS) INSTALLATION INSTRUCTIONS

1. LAY OUT AND PROPERLY FIT EACH UNIT PRIOR TO SETTING IN WET CONCRETE.
2. CUT UNITS AS NECESSARY ALONG PERIMETER OF DETECTABLE
3. PLACE UNITS ACROSS THE ENTIRE WIDTH OF THE CURB RAMP SURFACE WHERE THE CURB IS FLUSH.
4. PRESS UNITS INTO FULL CONTACT WITH THE FRESH CONCRETE
5. ADJUST THE HEIGHT OF EACH UNIT EDGE TO BE LEVEL WITH ADJACENT RAMP SURFACES.
6. ONLY TRUNCATED DOMES SHOULD BE ABOVE THE ADJACENT FINISHED CONCRETE.
7. FILL ANY SAW CUT GAPS WITH APPROVED JOINT SEALANT MATERIAL

DWS NOTES

-THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.

DETECTABLE WARNING UNIT DIMENSIONS

-THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUSIVE OF SIDE FLARES

DOME ALIGNMENT

-THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP TURNING SPACE OR CURB RAMP AND THE STREET.
-WHERE DOMES ARE ARRANGED RADIALLY, THEY MAY BUFFER IN DOME DIAMETER AND CENTER-TO- CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET

COLOR REQUIREMENTS

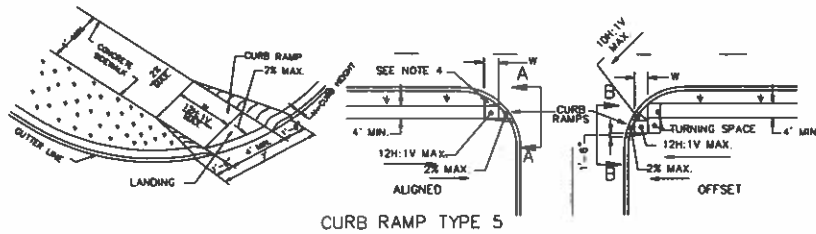
-THE DETECTABLE WARNING FIELD SHALL BE THE COLOR "SAFETY RED" UNLESS NOTED OTHERWISE IN THE CONTRACT DOCUMENTS AND MUST MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.

DETECTABLE WARNING LOCATIONS

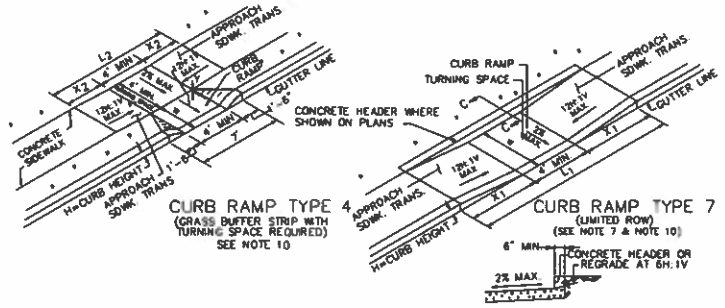
-DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 6'-10.5" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE
(6.0" WHERE TRAVERSIBLE CURB IS USED)
-THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'-0" MINIMUM AND 15'-0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL

SIDEWALK SLOPES

PERCENT SLOPE	EQUIVALENT SLOPE
10.000	10:1
8.333	12:1
7.143	14:1
5.000	20:1
2.000	50:1
1.000	100:1

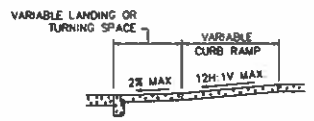


CURB RAMP TYPE 5



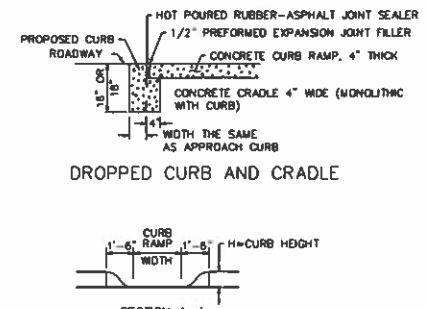
CURB RAMP TYPE 4 (GRASS BUFFER STRIP WITH TURNING SPACE REQUIRED) SEE NOTE 10

CURB RAMP TYPE 7 (LIMITED ROW) (SEE NOTE 7 & NOTE 10)

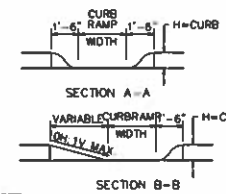


SECTION THROUGH CURB RAMPS 5 AND 6

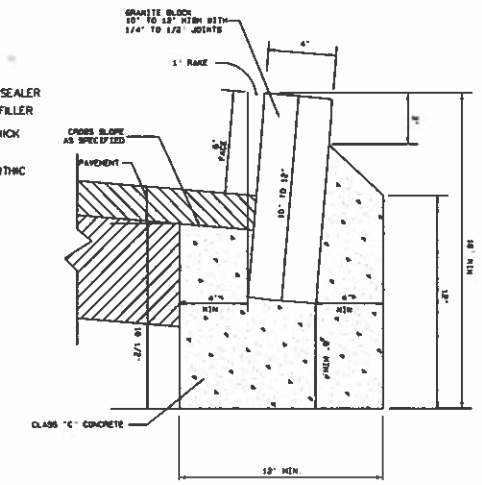
NOTES:
1. KEEP TURNING SPACE, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP CLEAR OF OBSTRUCTIONS THAT PROTRUDE ABOVE THE SURFACE.
2. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT THE ENTIRE WIDTH OF THE RAMP (4 FEET MIN.) AT ALL CURB RAMPS.
3. FOR CURB RAMP TYPES 5 AND 6, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
4. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, USE CURB RAMP TYPE 7, INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
5. CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED. SEE PLANS.
6. THE 12H:1V MAX SLOPE IS THE RUNNING SLOPE FOR CURB RAMPS, BUT ONLY THE 12H:1V SLOPE MEASURED AS X IS THE RUNNING SLOPE FOR TYPE 3 AND TYPE 4 CURB RAMPS. ENSURE THE RUNNING SLOPE OF CURB RAMPS DOES NOT REQUIRE ITS LENGTH TO EXCEED 15 FEET. THE RUNNING SLOPE MAY EXCEED THE 12H:1V MAX SLOPE SO AS NOT TO EXCEED THE 15 FEET MAXIMUM LENGTH.
7. CURB RAMP TYPE 1 THROUGH 7 ARE NORMALLY PLACED ON THE RADIUS RETURN AT THE INTERSECTION AND ON A TANGENT SECTION AS DRAWN.



DROPPED CURB AND CRADLE

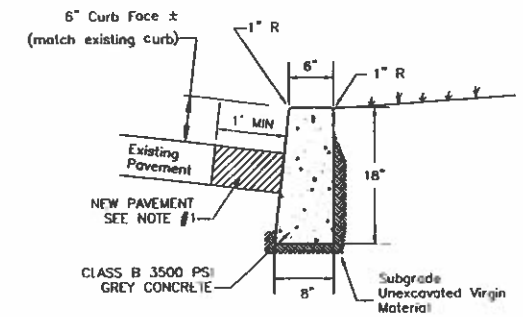


NOTE:
CURB RAMP OPENING TO BE FLUSH WITH ROADWAY PAVEMENT (CURB RAMP TYPES 5 & 6).



VERTICAL GRANITE BLOCK CURB
NTS

NOTE:
GRANITE CURB IS PROHIBITED AT ALL ADA CURB RAMPS. CONCRETE CURB SHALL BE PROVIDED ALONG ALL ADA AREAS FROM THE START OF CURB DEPRESSION THROUGH THE FULLY DEPRESSED FLUSH CURB AND BACK UP TO FULL CURB HEIGHT.



CROSS SECTION

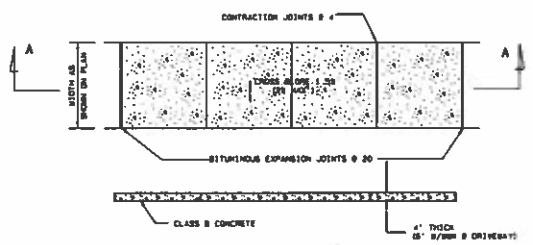
Notes:
1. When new curb is installed along an existing paved area, the existing pavement shall be cut in a straight line with a sharp tool and the new pavement shall be tacked & butted to existing pavement.
2. Transverse joints ½" wide shall be installed in the curb 20'-0" apart and shall be filled with preformed bituminous impregnated fiber joint filler, complying with the requirements of AASHO Spec. M-213, recessed ¼" in from front face and top of curb.
3. A 6" curb face can be used where there is existing curb on both sides of the proposed curb with 6" face or less.

Riverside Township & Burlington County Curb

not to scale

General Paving Notes

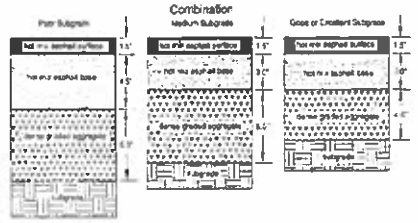
1. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER IN WRITING 48 HOURS PRIOR TO PAVING.
2. ON THE DAY OF PAVING, THE SUBGRADE SHALL BE PROOF ROLLED WITH A 10 TON, THREE WHEELED ROLLER AND APPROVED BY THE TOWNSHIP ENGINEER. THE SUBGRADE SHALL BE WELL FREE OF LARGE ROCKS AND ORGANIC MATERIALS, AND SHALL BE COMPACTED. THE TOWNSHIP ENGINEER MAY REQUEST THAT A DENSE GRADED AGGREGATE SUBBASE BE INSTALLED IF CONDITIONS WARRANT THE SAME.
3. ALL SUBGRADES SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. ALL CURBING SHALL BE INSTALLED AND APPROVED PRIOR TO THE INSTALLATION OF ANY PAVING.
5. INSTALLATION METHODS AND MATERIALS FOR ALL BITUMINOUS CONCRETE SHALL FOLLOW THE PROCEDURES AND SPECIFICATIONS OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION
6. PAVING SHALL NOT TAKE PLACE WHILE RAINING.
7. ALL BITUMINOUS STABILIZED BASE MATERIAL SHALL BE HOT MIX I-2 CONFORMING TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1983, AS AMENDED OR SUPPLEMENTED.
8. ALL F.A.B.C. WEARING SURFACE (TOP COURSE) MATERIAL SHALL BE HOT MIX I-5 CONFORMING TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1983, AS AMENDED OR SUPPLEMENTED.
9. PRIOR TO THE PLACEMENT OF THE TOP COURSE, THE PAVEMENT SHALL BE SWEPT. ANY AREAS OF DISTRESSED PAVEMENT SHALL BE REPLACED AT THE DIRECTION OF THE TOWNSHIP ENGINEER, AND A TACK COAT OF 0.10 GALLONS PER SQUARE YARD OR AS CONDITIONS WARRANT SHALL BE APPLIED.
10. WHEN AN EXISTING PAVEMENT IS TO BE OVERLAYED, ALL DISTRESSED AREAS OF THE EXISTING PAVEMENT SHALL BE REPLACED AS DESCRIBED IN No. 8 ABOVE. THE EXISTING PAVEMENT SHALL BE SWEPT, TACKED WITH 0.10 GALLONS OF TACK OIL PER SQUARE YARD AND RECEIVE A LEVELING COURSE OF STABILIZED BITUMINOUS BASE MIX I-2. THE TOP COURSE SHALL BE APPLIED IMMEDIATELY FOLLOWING THE LEVELING COURSE TO ASSURE A GOOD BONDING OF THE SURFACES.



SECTION "A-A"

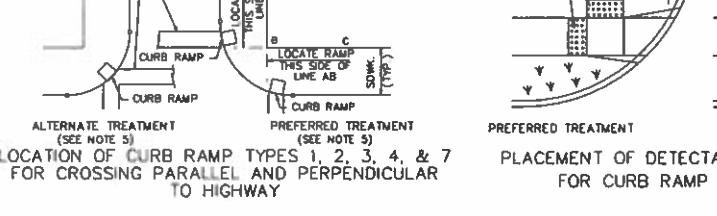
SIDEWALK NOTES:
1. A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE, AND EXTENDING THE FULL WIDTH OF THE WALK UNDERNEATH, SHALL BE INSTALLED EVERY 20 FEET. CONTRACTION JOINTS SHALL BE INSTALLED EVERY MAXIMUM 4 FEET THE FULL WALK WIDTH
2. THERE SHALL BE A BROOM FINISH TO ENSURE A SLIP RESISTANT WEARING SURFACE IN ACCORDANCE WITH ADA

SIDEWALK DETAIL
N.T.S.



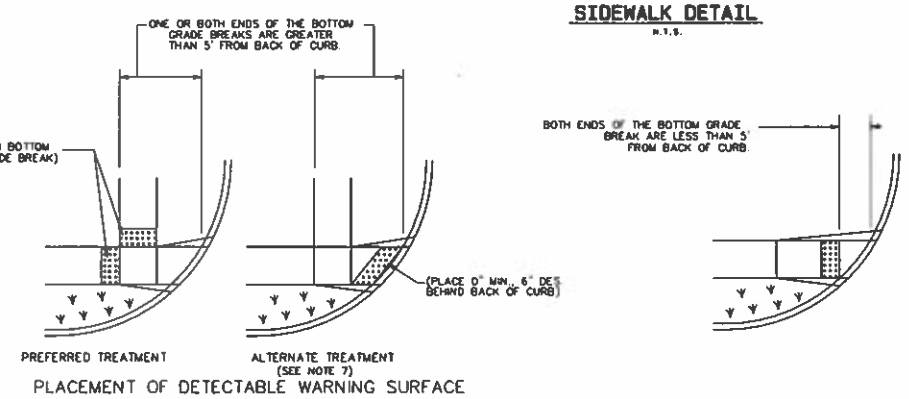
ONSITE PAVEMENT DETAIL
NTS

NOTES
1. Materials for the hot mix asphalt (HMA) surface course shall be HMA 9.5M64 or HMA 9.5M64 conforming to Section 401 of the New Jersey Department of Transportation's Standard Specifications for Road and Bridge Construction
2. Materials for the hot mix asphalt base course shall be HMA 19M64 or HMA 19M64 conforming to Section 401 of the New Jersey Department of Transportation's Standard Specifications for Road and Bridge Construction
3. The densities may have to be constructed in multiple lifts based on equipment capabilities
4. The dense graded aggregate base shall conform to Section 302 of the New Jersey Department of Transportation's Standard Specifications for Road and Bridge Construction
5. All subgrades shall be considered "poor" unless the applicant proves otherwise through CBR testing or field evaluation of soil classification. Test results shall be reviewed by the municipal engineer
6. Subgrade compaction shall be approved by the municipal engineer
7. Pavement thickness designs assume a staged construction process. The life of the road is 20 years. The pavement base course is designed to withstand construction traffic during an assumed three-year construction period. Throughout which time the hot asphalt surface course has not been placed. At the end of the construction period the base course must have an expected remaining life of 17 years. During the time when the surface course is not in place, the base course must carry the entire anticipated traffic loading.



ALTERNATE TREATMENT (SEE NOTE 5) — PREFERRED TREATMENT (SEE NOTE 5)

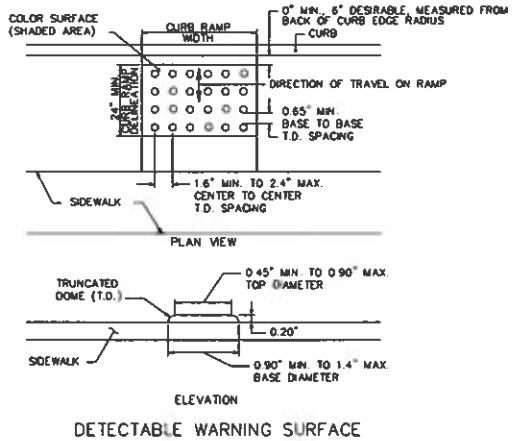
LOCATION OF CURB RAMP TYPES 1, 2, 3, 4, & 7 FOR CROSSING PARALLEL AND PERPENDICULAR TO HIGHWAY



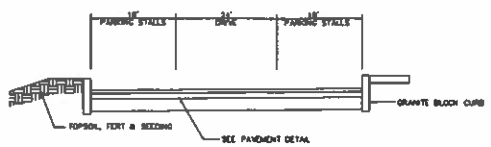
PREFERRED TREATMENT — ALTERNATE TREATMENT (SEE NOTE 7)

PLACEMENT OF DETECTABLE WARNING SURFACE FOR CURB RAMP TYPE 5 AND 6

NOTES:
1. KEEP TURNING SPACE, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP CLEAR OF OBSTRUCTIONS THAT PROTRUDE ABOVE THE SURFACE.
2. CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED. SEE PLANS.
3. CONSTRUCT CURB RAMP TYPES 1, 2, 3, 4, & 7 PERPENDICULAR TO CURBLINE, AS SHOWN.
4. IF A CURB RAMP IS REQUIRED, THE LOCATION OF THE DETECTABLE WARNING SURFACE MUST BE AT THE BOTTOM OF THE RAMP AND WITHIN THE REQUIRED DISTANCE FROM THE RAIL.
5. A STANDARD DETECTABLE WARNING (DWS) SURFACE IS NOT AVAILABLE TO FIT THIS APPLICATION, AND THEREFORE ONE WILL NEED TO BE CUSTOMIZED. THE DWS SHOULD COVER THE ENTIRE WIDTH OF THE RAMP. THE ROWS OF DOMES ON THE DWS SHOULD FOLLOW THE DIRECTION OF TRAVEL OF THE RAMP, SO PEDESTRIANS WHO USE MOBILE DEVICES CAN TRACK BETWEEN THE DOMES.



DETECTABLE WARNING SURFACE



PARKING LOT & ON SITE PAVEMENT SECTION
N.T.S.

4" PATCH CONC. PAD (3,000 PSI) (WITH REINFORCED 6,000 PSI)

PATIO DETAIL
N.T.S.

DATE	REVISION	DRAWN	CHECKED	RELEASED

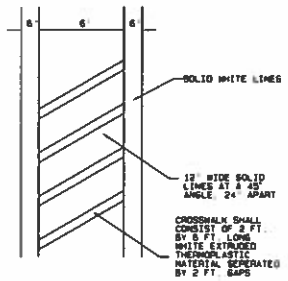
CONSTRUCTION DETAILS

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN
THE MILL AT RIVERSIDE
LOTS 1.101, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
TAX MAP SHEET No'S 8 & 12
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

FWH ASSOCIATES, P.A.
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
RESERVE SPECIALISTS
ARCHITECTS
FWHASSOCIATES.COM
1856 Rt 9 Toms River NJ 08755 T. 732 797 3100 F. 732 797 3223

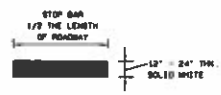
Christopher P. Rosati
PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981

DRAWN BY CSN	DATE 05/15/20
DESIGNED BY JS	SCALE N.T.S.
CHECKED BY JS	DRAWING NO. PC-756
RELEASED BY CPR	PROJECT NO. 1074.0050
SHEET NO. 25	OF 32



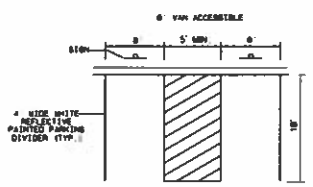
CROSSWALK STRIPING DETAIL

N.T.S.



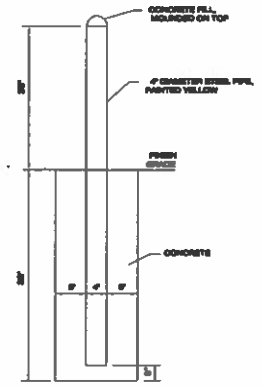
STOP BAR DETAIL

N.T.S.



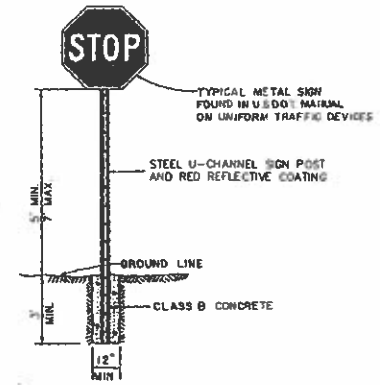
HANDICAP PARKING SPACE STRIPING DETAIL

N.T.S.

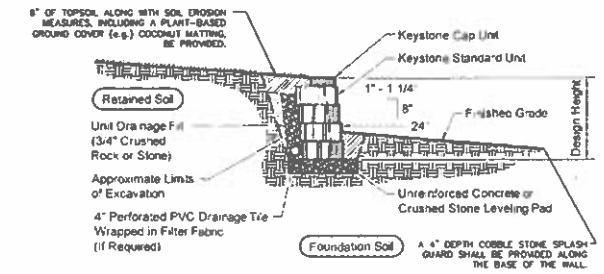


BOLLARD DETAIL

N.T.S.



TRAFFIC CONTROL SIGN DETAIL

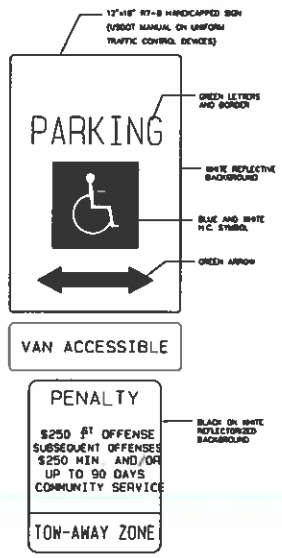


Typical Gravity Wall Section

Standard Unit - 1" Setback

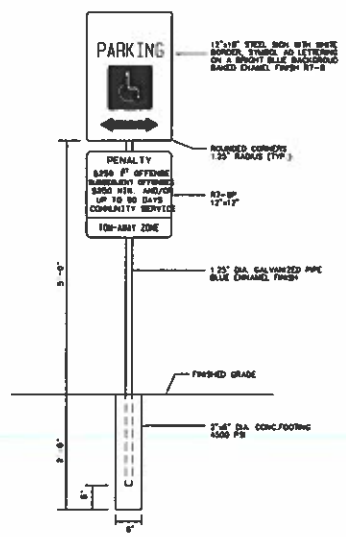
NOTES:
SHOP DRAWINGS FOR THE RETAINING WALL SYSTEM SHOULD BE PROVIDED TO ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION

DRAWINGS SHALL INCLUDE A SEPERATE REINFORCED WALL DESIGN PLAN PREPARED BY A LICENSED ENGINEER IN THE STATE OF NEW JERSEY., DEPICTING PROFILES AND ELEVATIONS, GRID DESIGN, FOUNDATION DESIGN, COLOR AND TEXTURE OF THE WALL FOR REVIEW BY THE BOROUGH ENGINEER PRIOR TO CONSTRUCTION.



HANDICAPPED SIGN DETAIL

N.T.S.



HANDICAP SIGN MOUNTING DETAIL

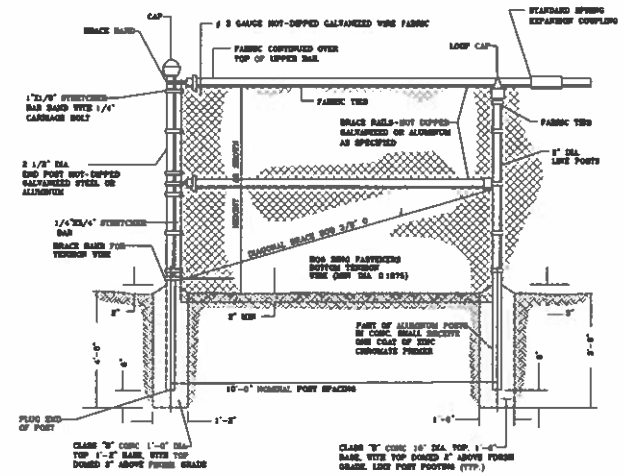
N.T.S.

STOP SIGN DETAIL

N.T.S.

NO RIGHT TURN SIGN DETAIL

N.T.S.



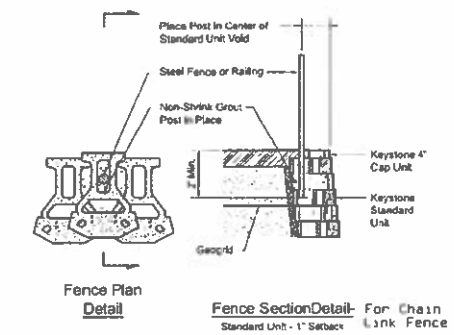
NOTES:

1.- FENCE FABRIC SHALL BE #9 GAUGE HOT-DIPPED GALVANIZED WIRE

2.- UNLESS OTHERWISE PROVIDED, FENCE DETAILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO, M181 LATEST EDITION

CHAIN LINK FENCE DETAIL

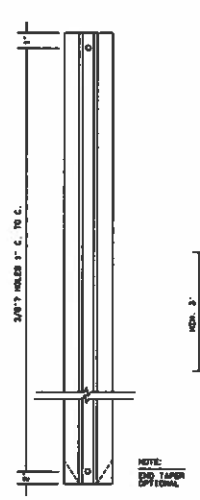
N.T.S.



Fence Plan Detail

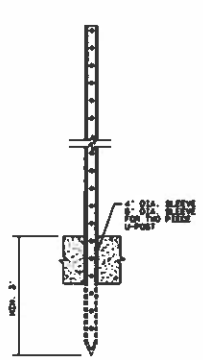
Fence SectionDetail- For Chain Link Fence

Standard Unit - 1" Setback

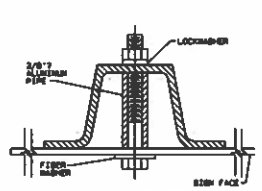


POST DETAIL

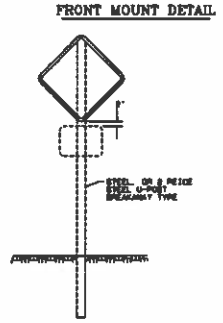
NOTE: MOUNTING HEIGHT OF 7' ALL POSTS SHALL BE BREAKAWAY TYPE.



CONCRETE INSTALLATION DETAIL



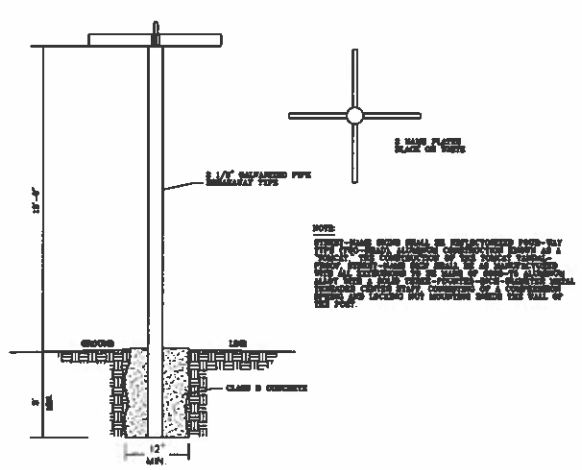
FRONT MOUNT DETAIL



30"x30" OR SMALLER

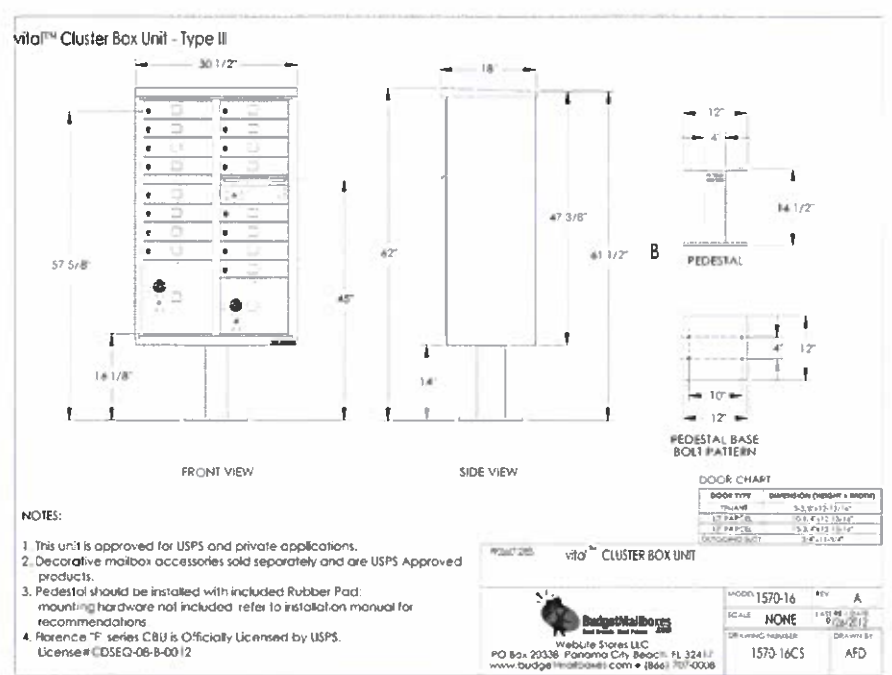
SIGN POST DETAIL

N.T.S.



STREET SIGN DETAIL

N.T.S.



DATE	REVISION	DRAWN	CHECKED	RELEASED

CONSTRUCTION DETAILS

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

LOTS 1, 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
TAX MAP SHEET No'S 9 & 12
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

FWH ASSOCIATES, P.A.

CIVIL ENGINEERS
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FWHASSOCIATES.COM

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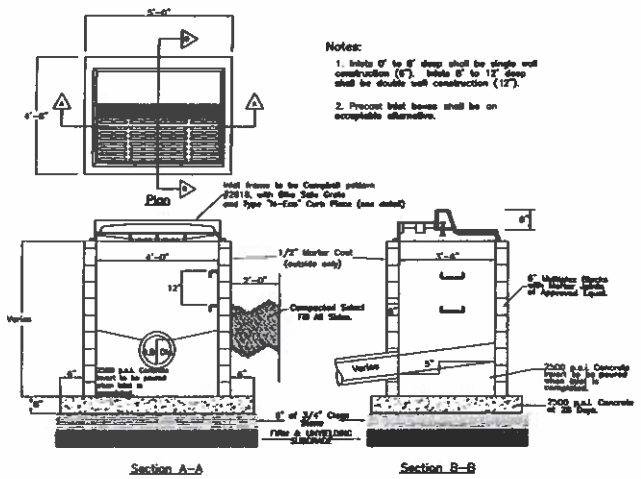
Christopher P. Rosati

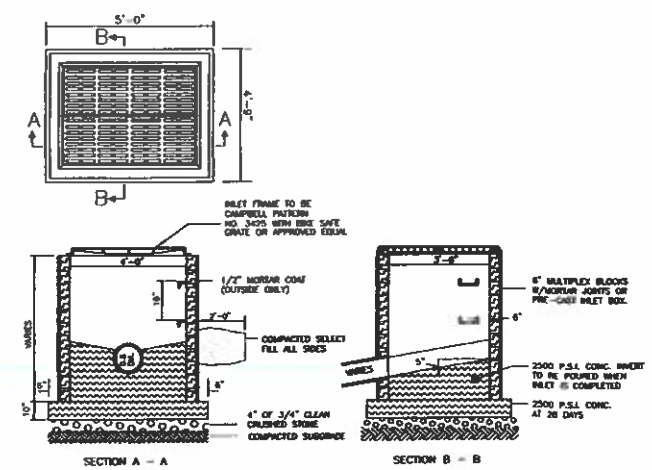
PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981

DRAWN BY CSM	DATE 05/15/20
DESIGNED BY JS	SCALE N.T.S.
CHECKED BY JS	PROJECT NO. PC-756
RELEASED BY CPR	FILE NO. 1074.0050
SHEET NO. 26	OF 32



Type "B" Inlet

not to scale



Type "E" Inlet

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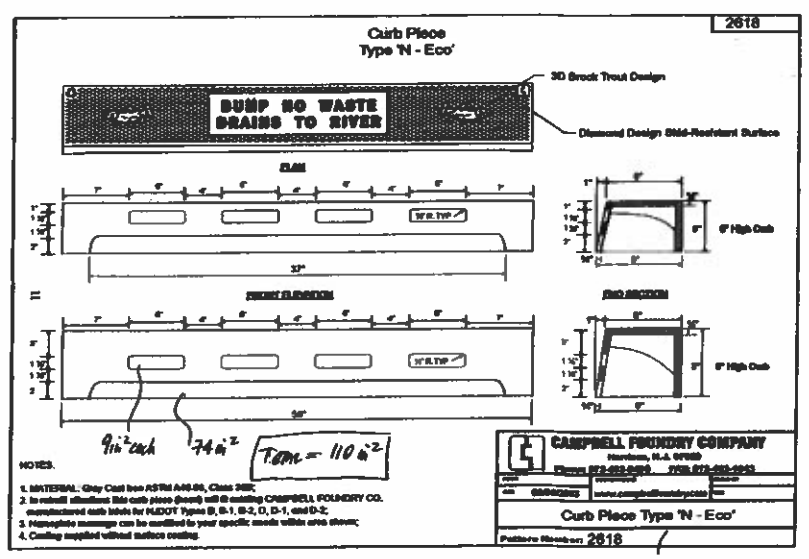
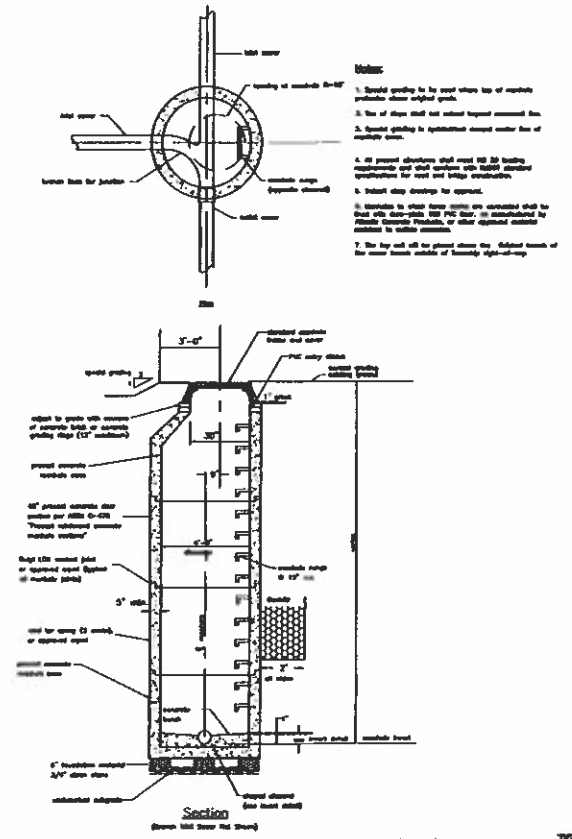


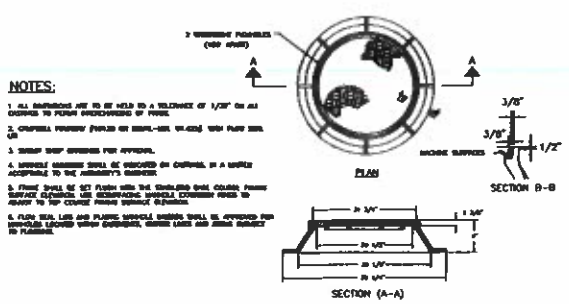
B Inlet Curb Piece N-ECO

not to scale



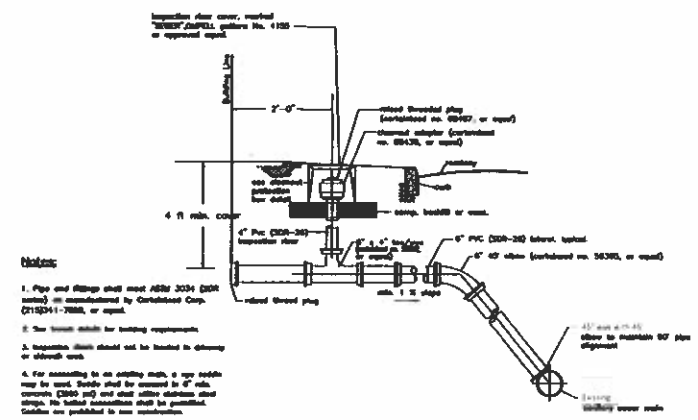
Precast Sanitary Sewer Manhole

not to scale



Standard Frame and Cover

not to scale



Sanitary Sewer Lateral Connection

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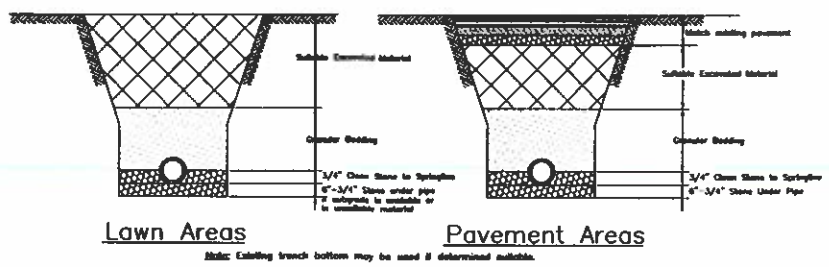
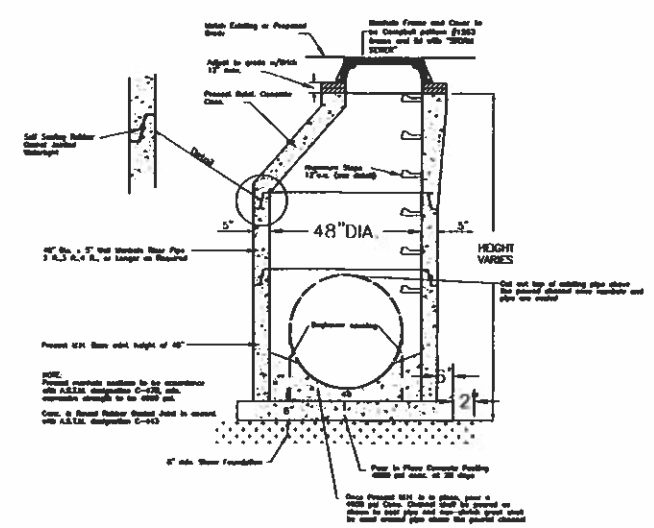


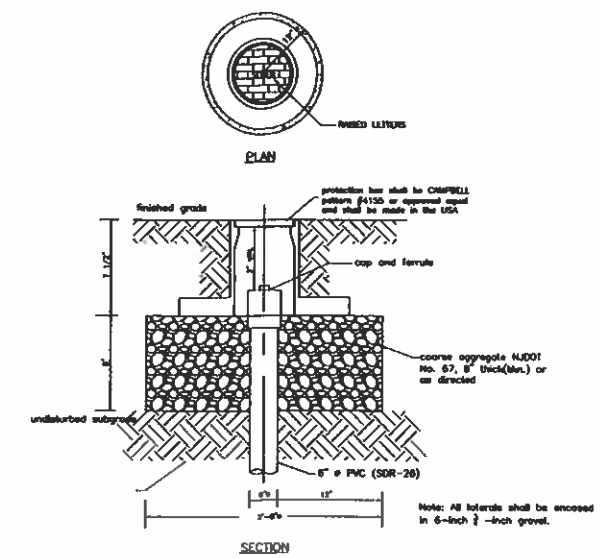
Typical Sanitary Sewer Trench

not to scale



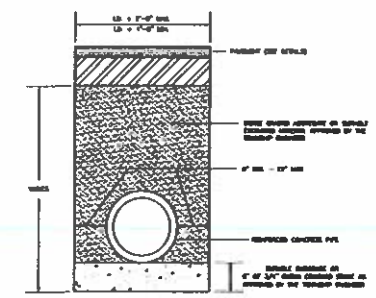
Precast Doghouse Manhole

not to scale



Cleanout Protection Box

not to scale



Typical Storm Sewer Trench

not to scale

DATE	REVISION	DRAWN	CHECKED	RELEASED

CONSTRUCTION DETAILS

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN
THE MILL AT RIVERSIDE
LOTS 1.101 & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
TAX MAP SHEET No'S 9 & 12
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TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

FWH ASSOCIATES P.A.
Civil Engineers
Land Surveyors
Planners
Landscape Architects
Reserve Specialists
Architects
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Christopher P. Rosati
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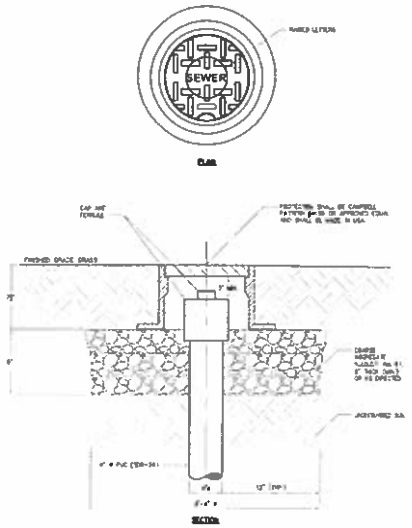
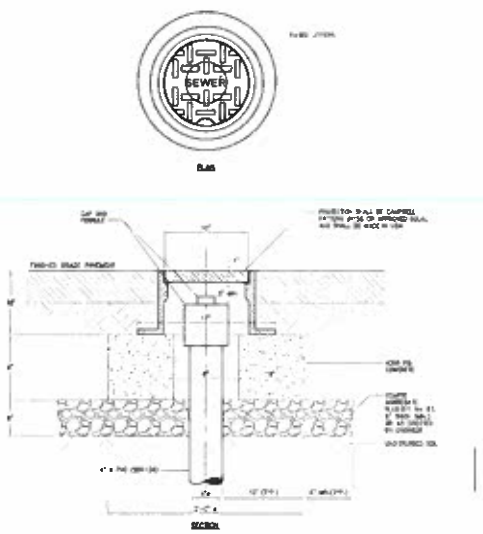
N.J. LIC. NO. 41981

DRAWN BY CSM	DATE 05/15/20
DESIGNED BY JS	SCALE N.T.S.
CHECKED BY JS	DRAWING No. PC-756
RELEASED BY CPR	PROJECT No. 1074.0050
SHEET No. 27	OF 32



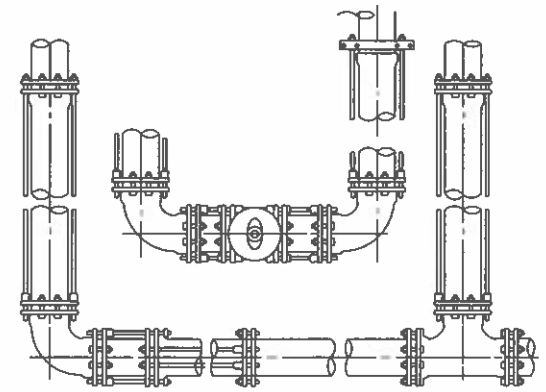
CLEANOUT PROTECTION BOX DETAIL IN UNPAVED AREA

N.T.S.



CLEANOUT PROTECTION BOX DETAIL IN PAVED AREA

N.T.S.



LENGTH OF RESTRAINED PIPE

BASED ON 150 PSI INTERNAL PRESSURE

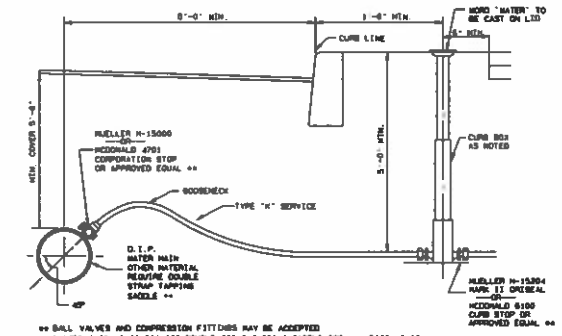
PIPE SIZE	4"			6"			8"			12"			16"			20"			24"		
	D	L	G	D	L	G	D	L	G	D	L	G	D	L	G	D	L	G	D	L	G
TEE OR VALVE	3/4"	6.0	H.S	3/4"	13.0	H.S	3/4"	22.0	H.S	3/4"	40	H.S	3/4"	50	H.S	1"	60	H.S.	-	155	-
PLUG OR 90° BEND	3/4"	6.0	H.S	3/4"	13.0	H.S	3/4"	22.0	H.S	3/4"	40	H.S	3/4"	50	H.S	1"	60	H.S.	-	155	-
45° BEND	3/4"	2.0	H.S	3/4"	4.0	H.S	3/4"	6.0	H.S	3/4"	11.0	H.S	1"	18	H.S	3/4"	24	H.S	-	45	-
22 1/2° BEND	3/4"	1.0	H.S	3/4"	2.0	H.S	3/4"	2.0	H.S	3/4"	3.0	H.S	3/4"	5.0	H.S	3/4"	6.0	H.S	-	12	-
11 1/4° BEND	3/4"	0.0	H.S	3/4"	0.0	H.S	3/4"	1.0	H.S	3/4"	1.0	H.S	3/4"	1.0	H.S	3/4"	2.0	H.S.	-	3.0	-

D = DIAMETER H.S = MILD STEEL ROD A.S.T.M. STANDARD DESIGNATION A-36
L = LENGTH H.S = HIGH STRENGTH ROD A.S.T.M. STANDARD DESIGNATION 193, GRADE B-7
G = GRADE

1 LENGTH MEASURED EACH DIRECTION FROM THE CENTER OF THE VALVE OR BEND.
2 ALL RODS AND CLAMPS MUST BE COATED WITH TWO COATS OF COAL TAR EPOXY PAINT - 18 MIL. MIN.
3 NUTS SHALL BE A.S.T.M. STANDARD DESIGNATION A-307, GRADE A OR B, MEASURE HEAVY SERIES.
4 RODS MAY BE CONNECTED TO FITTINGS BY MEANS OF TIE BOLTS SUCH AS THE SUPER STAR TIE BOLTS AS MANUFACTURED BY STAR NATIONAL PRODUCTS OR EQUAL.
5 SEE CLAMP DETAIL FOR INFORMATION ON CLAMPS AND WASHERS.

RESTRAINED PIPE STANDARDS

N.T.S.



** BALL VALVES AND COMPRESSION FITTINGS MAY BE ACCEPTED
** 1 1/2" & 2" LINES REQUIRE DOUBLE STRAP TAPPING SADDLE FOR ALL SIZE LINES
SADDLES REQUIRED ON ALL TAPS FOR LINES LESS THEN 8" IN DIAMETER

LINE DIA	MUELLER		MCDONALD	
	CURB BOX	LID	CURB BOX	LID
1"	H-10314 W/ ROD	89982	5601	56[illegible]L
1-1/2"	H-10314 W/ ROD	89982	5601	56[illegible]L
2"	H-10310 W/ ROD	89980	5603	56[illegible]L

1. CURB BOX SHALL NOT BE LOCATED IN THE SIDEWALK, ROADWAY OR CURB.
2. CURB BOX SHALL BE LOCATED BEHIND THE SIDEWALK FOR INTERNAL CURB AND SIDEWALK.
3. IN GENERAL, THE CURB BOX SHOULD BE LOCATED BETWEEN THE CURB AND SIDEWALK.
4. DESIGNER MUST RESEARCH ANY PROPOSED WIDENING OF EXISTING ROADWAYS AND LOCATE BOXES TO COMPLY WITH NOTES 1, 2 AND 3.
5. FOR PUBLIC RIGHTS-OF-WAY, THE AUTHORITY'S RESPONSIBILITY FOR MAINTENANCE SHALL BE LIMITED TO THE WATER MAIN, CORPORATION STOP, SERVICE LINE TO AND INCLUDING THE CURB STOP. THE MAINTENANCE OF THE CONNECTION OF THE SERVICE FROM THE CURB STOP TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. FOR PRIVATE ROADWAYS, MAINTENANCE OF THE SERVICE LINE FROM ITS CONNECTION TO THE CORPORATION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND NOTIFICATION OF ALL APPROPRIATE AGENCIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE AUTHORITY AND THE TOWNSHIP PLUMBING DEPARTMENT FOR INSPECTION AT LEAST 48 HOURS IN ADVANCE OF THE WORK BEING PERFORMED.
8. SERVICE CONNECTION LARGER THAN 2 INCHES SHALL BE DUCTILE IRON PIPE WITH STANDARD GATE VALVE AND BOX.
9. SERVICE LINE SHALL BE A MINIMUM OF 1 INCH TYPE "K" COPPER FROM THE WATER MAIN TO THE OUTLET SIDE OF THE CURB STOP. FOR OUTSIDE METER PITS, SEE DETAIL.

HOUSE SERVICE CONNECTION DETAIL

N.T.S.

DATE	REVISION	DRAWN	CHECKED	RELEASED

CONSTRUCTION DETAILS

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THE MILL AT RIVERSIDE
LOTS 1, 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
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SITUATED IN
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Christopher P. Rosati
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N.J. LIC. NO 41981

DRAWN BY CSM	DATE 05/15/20
DESIGNED BY JS	SCALE N.T.S.
CHECKED BY JS	DRAWING No PC-756
RELEASED BY CPR	PROJECT No 1074.0050
SHEET No 26	OF 32

SIEMENS

Siemens Industry, Inc.
Norcross, Georgia U.S.A.

For use with VC30GRYU and VCSG30GRYUW

Installation Instructions for VersiCharge Electric Vehicle Charging Station Post

Catalog Number: VCPOST

NOTE: This instruction outlines the recommended general procedure for installation by a qualified person, as defined by all local electrical codes and/or the National Electrical Code ®.

PERMITS: Be aware that many areas require special permits and/or utility approvals to install EV charging equipment. Contact your local electrical inspector's office and your local utility prior to beginning work to understand local requirements.

WARRANTY: See Siemens' standard terms and conditions below with regards to warranty of purchase.

www.usa.siemens.com/VersiChargeWarranty

TOUCH UP PAINT: See link below for replacement paint if needed for aesthetic restoration throughout life of post:

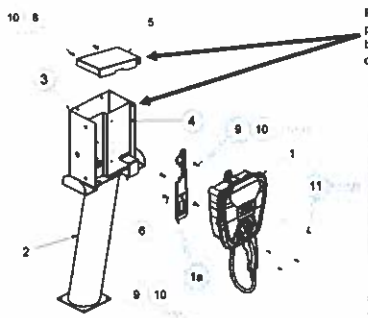
http://www.towvolumepowder.com/RAL7035-Color-Plate

DANGER Hazardous voltage. Will cause death or serious injury. Disconnect before working on this equipment. This indicates a situation where the present voltage could cause injury or death. Extreme caution is required when servicing or installing the equipment referenced.

DANGER Explosion hazard. This equipment has arcing or sparking parts that should not be exposed to flammable vapors. Use extreme caution and follow instructions carefully.

WARNING! This indicates a situation where failure to follow instructions may be a safety hazard or cause equipment malfunction. Use extreme caution and follow instructions carefully.

Applications include any public or private place where Electric Vehicle charging is required. These places may include homes, both single and multi-family, places of business, commercial institutions, etc.



Provision for Padlock (sold separately) optional padlock is used to supplement the connection between the enclosure top and enclosure base at designated location

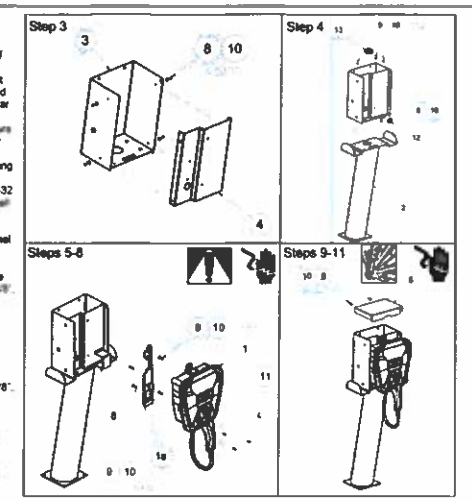
QTY	DESCRIPTION	ITEM
1	PLASTIC BUSHING, 1 - 0.75"	13
1	PLASTIC BUSHING, 1 - 1.00"	12
4	#8-32 x 3/4", TAMPER-RESISTANT SCREW	11
12	#10 STAINLESS SPIN-LOK WASHER	10
8	#10-32 x 3/8", BUTTON HEAD SOCKET CAP SCREW	9
2	#10-32 x 3/8", TAMPER-RESISTANT SCREW	8
1	3/8" SECURITY HEX LOCK	7
1	U-BRACKET	6
1	ENCLOSURE TOP	5
1	ASSEMBLY, MID-PANEL	4
1	SPACER - ENCLOSURE	3
1	ENCLOSURE - POST	2
1	WALL MOUNT BRACKET (INCLUDES ALL NECESSARY HARDWARE)	1a
1	VERSICHARGE (SEE SEPARATE INSTRUCTIONS)	1

NOTE: All tamper resistant and button head socket cap screw locations are called out on the image to the left and in the images on page 2. Every location requires a washer to be used under the bolt head. Mounting screw torques are as follows:
Material # 8&9: 12 ± 5 lb-ins
Material # 11: 18 ± 5 lb-ins

SIEMENS

Assembly Instructions

1. Make sure power to the circuit is off before beginning assembly.
2. See last page for mounting the post and leveling instructions below, feed wiring through the post out of circular cutout.
3. Attach the mid-panel to the enclosure using qty 4 x #10-32 X 3/8", tamper resistant screws.
4. Attach the enclosure to the post using qty 3 x #10-32 X 3/8", button head socket cap screws and qty 1 x #10-32 X 3/8", tamper resistant screw, metal bushing, feed wiring into the enclosure and out of the mid-panel.
5. Attach the U-bracket to the mid-panel using qty 2 x #10-32 X 3/8", button head socket cap screws.
6. Attach the wall mount bracket to the mid-panel using qty 2 x #10-32 X 3/8", button head socket cap screws.
7. Hardwire VersiCharge (see "VersiCharge Wiring Instructions" below).
8. Slide the VersiCharge into the wall mount bracket.
9. Attach the enclosure top to the enclosure using qty 2 x #10-32 X 3/8", tamper resistant screws, a padlock (sold separately) may be used to supplement connection.
10. Replace four cover Phillips closure screws with qty 4 x #8-32 X 3/4", tamper resistant screws.
11. Restore power, charger will turn on.

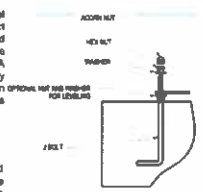


VersiCharge Wiring Instructions

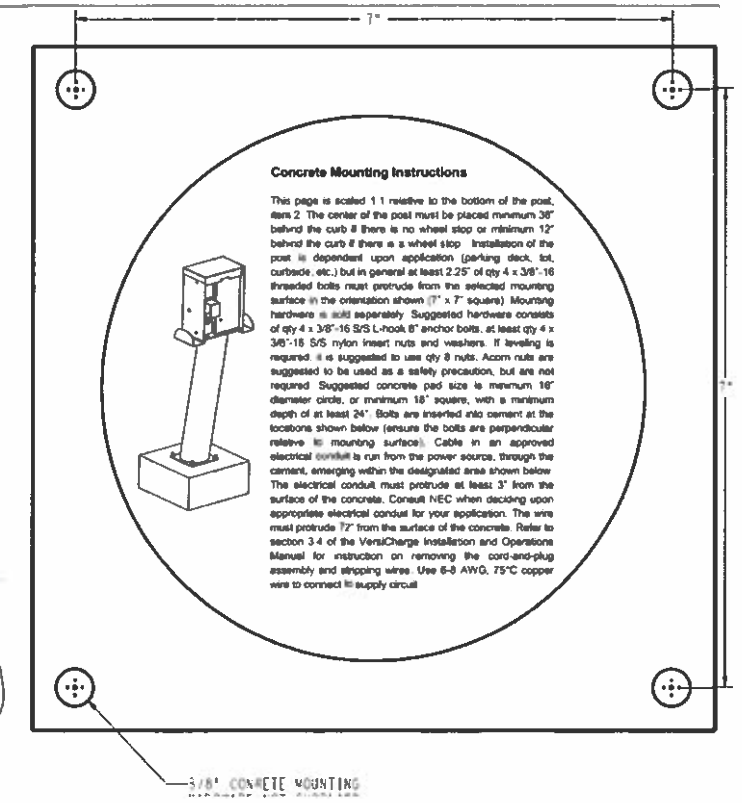
Please consider all safety warnings in the VersiCharge Installation and Operation manual (document # 613776) prior to wiring. The post product is compatible with the VC30GRYU product and the VCSG30GRYUW product. To reduce the risk of fire, connect only to a circuit provided with 40 amperes maximum branch circuit overcurrent protection in accordance with the ANSI/NFPA 70 National Electrical Code. VersiCharge EV charging stations can draw up to 30A at 240 VAC, 50/60 Hz (7.2KW of power). Use 6-8 AWG, 75°C copper wire to connect to supply circuit. Refer to section 3.4 of the VersiCharge Installation and Operations Manual for instruction on removing the cord-and-plug assembly and stripping wires. Use 6-8 AWG, 75°C copper wire to connect to supply circuit. Ensure breaker is off during all electrical work.

Leveling

Should the concrete pad not be level, hex nuts and washers may be placed between post and concrete pad. This method will cause a gap between the base of the post and cement, increase conduit height above cement accordingly (minimum of 3"). See next page for post mounting instructions.



SIEMENS



Concrete Mounting Instructions

This page is scaled 1:1 relative to the bottom of the post, item 2. The center of the post must be placed minimum 36" behind the curb if there is no wheel stop or minimum 12" behind the curb if there is a wheel stop. Installation of the post is dependent upon application (parking deck, lot, curbside, etc.) but in general at least 2.25" of qty 4 x 3/8"-16 threaded bolts must protrude from the selected mounting surface in the orientation shown (7" x 7" square). Mounting hardware is sold separately. Suggested hardware consists of qty 4 x 3/8"-16 S/S L-hook 8" anchor bolts, at least qty 4 x 3/8"-16 S/S nylon insert nuts and washers. If leveling is required, it is suggested to use qty 8 nuts. Acorn nuts are suggested to be used as a safety precaution, but are not required. Suggested concrete pad size is minimum 16" diameter circle, or minimum 16" square, with a minimum depth of at least 24". Bolts are inserted into cement at the locations shown below (ensure the bolts are perpendicular relative to mounting surface). Cable in an approved electrical conduit is run from the power source, through the cement, emerging within the designated area shown below. The electrical conduit must protrude at least 3" from the surface of the concrete. Consult NEC when deciding upon appropriate electrical conduit for your application. The wire must protrude 72" from the surface of the concrete. Refer to section 3.4 of the VersiCharge Installation and Operations Manual for instruction on removing the cord-and-plug assembly and stripping wires. Use 6-8 AWG, 75°C copper wire to connect to supply circuit.

SIEMENS

Scan QR Code for more information

VersiCharge™ Electric Vehicle Charging Stations

Data Sheet

All VersiCharge devices feature:

Easy to install
The included mounting bracket is easily attached to many surfaces with the included screws. Universal VersiCharge units can either be plugged in below or behind the unit. Hardwire installation is possible with all VersiCharge models.

Cost effective option available
For installations which do not require the unit to be plugged into the wall, the VersiCharge hardwire (HW) model is a very cost effective option without sacrificing any convenience.

Delay button
A simple, multi-setting delay timer has been built into the Siemens VersiCharge to allow the user to delay charging up to 8 hours with the press of a button. Charging sessions automatically start after the delay timer has completed.

Charging status indicating halo
An LED halo on every VersiCharge makes reading the charging status of the unit from a distance seem like second nature.

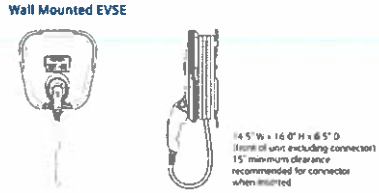
Maximum power adjustment switch
Installing electrical vehicle chargers into older homes can be a challenge. With the Siemens VersiCharge, the EVSE power output can be adjusted to match facility capability. Increments range from a maximum power setting of 7.2 kW down to 1.8 kW.

Designed for the user and the environment
Integrated holster keeps dirt and debris out of plug. 60% recycled material with matte finish is rugged, durable, and easy to clean. The SAE J1772 connector is ergonomically designed for user comfort. The 20' cord is easily stored with the integrated cord management system.

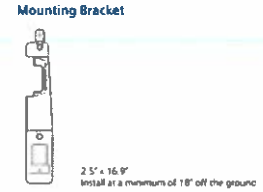
Flexible demand response profile
To support advanced demand response programs, all VersiCharge models feature variable amperage demand response and allow consumers to take advantage of utility rate programs. This feature ensures the energy demand from the EVSE can be curtailed with a reduced impact to the end user.

www.usa.siemens.com/VersiCharge

Wall Mounted EVSE



Mounting Bracket



VersiCharge Electric Vehicle Chargers

Part Number	Model	Output Amperage	Color	Feeder Location
VC30XXXUU*	Universal VersiCharge	30 A	Grey	Rear/Bottom/Hardwired
VC30XXXHW*	Hardwired VersiCharge	30 A	Grey	Hardwired

*XXX denotes color (e.g. pearl white or black). Currently, a light gray color is available (LGF).

Accessories

Part Number	Description	Color
VCSPARBRK	Spare Parts Mounting Bracket	Black

Parameters

	Attribute	Universal Model	Hardwired Model
Electrical	Part Number	VC30XXXUU	VC30XXXHW
	Amperage	30 Amps	
	Input voltage	208 - 240 V_{ac}	
	Cord Length	20 ft	14 ft
	Unit Weight	14.5 lbs	12.5 lbs
	Dimensions	14.5" W x 16.0" H x 8.5" D	
	Output power	1.8 kW to 7.2 kW	
	Enclosure	NEMA 4	NEMA 1
	Plug in installations	Yes (below or behind unit)	No
	Permanent installation	Yes	Yes
Electrical	Circuit requirement	40 A required*	
	Input power connections	Line 1, Line 2, Earth Ground	
	Recommended branch breaker	40 Ampere double pole (Siemens Q240 plug in type, Q240 bolt on type)	
Mechanical	Connector	SAE J1772	
Safety and Operational	Standards Compliance	UL 598 J1772, NEC® 625	
	EMC	FCC Part 15 Class B	
	Operating temperature	-30°C to +50° C	
	Storage temperature	-40°C to +60°C	
	Operation humidity	Maximum 95% non-condensing	

*Adjustment of amperage output potential via dial on the unit, will affect the power output of charger.

Siemens Industry, Inc.
5400 Triangle Parkway
Norcross, GA 30092

1-800-241-4453
info.us@siemens.com

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www.usa.siemens.com/VersiCharge

DATE	REVISION	DRAWN	CHECKED	RELEASED

CONSTRUCTION DETAILS

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN
THE MILL AT RIVERSIDE
LOTS 1, 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
TAX MAP SHEET No'S 9 & 12
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

FWH ASSOCIATES, P.A.
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
RESERVE SPECIALISTS
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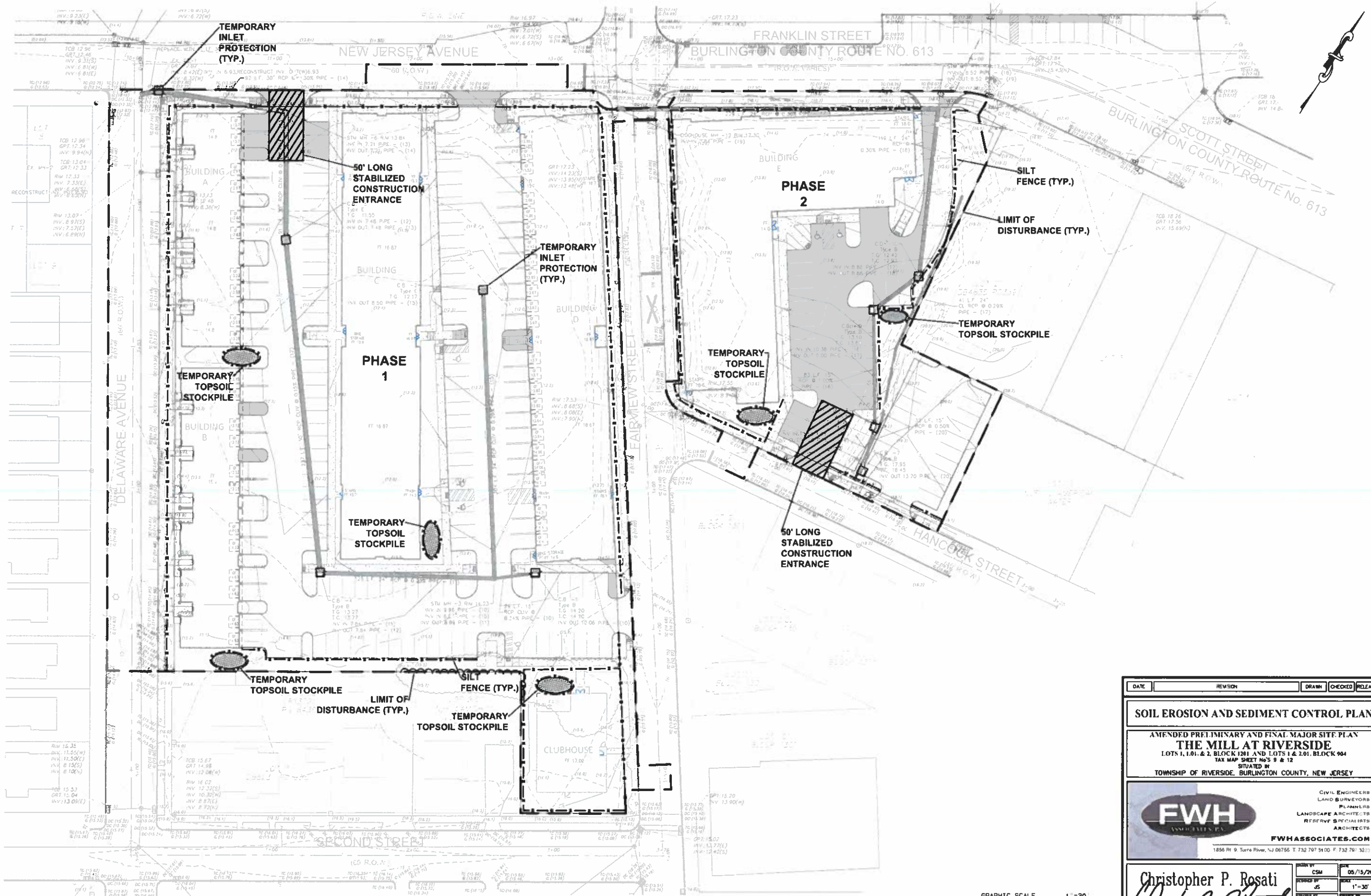
1856 Rt. 9, Toms River, NJ 08755 T. 732.797.3100 F. 732.797.3223

Christopher P. Rosati
PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981

DRAWN BY CSM	DATE 05/15/20
DESIGNED BY JS	SCALE N.T.S.
CHECKED BY JS	DRAWING NO. PC-756
RELEASED BY CPR	PROJECT NO. 1074.0050
SHEET NO. 29	OF 32



DATE	REVISION	DRAWN	CHECKED	RELEASED

SOIL EROSION AND SEDIMENT CONTROL PLAN

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

THE MILL AT RIVERSIDE

LOTS 1, 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
TAX MAP SHEET No'S 9 & 12
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

FWH ASSOCIATES, P.A.

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Christopher P. Rosati

PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981

DESIGN BY CSM	DATE 05/15/20
DRAWN BY JS	SCALE 1"=30'
CHECKED BY JS	DRAWING NO. PC-756
RELEASED BY CPR	PROJECT NO. 1074.0050
SHEET NO. 30	OF 32

Standard For Temporary Vegetative Cover For Soil Stabilization

1. Site Preparation

A. Grade as needed and feasible to permit the use of conventional equipment for seeded preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading, pg. 19-1.

B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, slope stabilization measures, sediment basins, and waterways. See Standards 11 through 42.

C. Immediately prior to seeding, the surface should be scarified 6" to 12" where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).

2. Seedbed Preparation

A. Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Cooperative Extension. Soil sample mailers are available from the local Rutgers Cooperative Extension offices. Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise. Apply limestone at the rate of 2 tons/acre unless soil testing indicates otherwise. Calcium carbonate is the equivalent and standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium and magnesium to grasses and legumes. Table 7-1 is a general guideline for limestone application.

TABLE 7-1

Limestone[1] Application Rate by Soil Texture		
SOIL TEXTURE	TONS/ACRE	LBS./1000 SQ. FT.
Clay, clay loam, and high organic soil	3	135
Sandy loam, loam, silt loam	2	90
Loamy sand, sand	1	45

1. Pulverized dolomitic limestone is preferred for most soils south of the New Brunswick-Trenton line.

B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonably uniform seedbed is prepared.

C. Immediately prior to seeding, the surface should be scarified 6" to 12" where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).

D. High acid producing soil

Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seedbed preparation. See Standard for Management of High Acid Producing Soils, pg. 1-1.

3. Seeding

A. Select seed from recommendations in Table 7-2.

TABLE 7-2

TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES, AND DEPTH				
SEED SELECTIONS	SEEDING RATE[1] (pounds)		OPTIMUM SEEDING DATE[2] Based on Plant Hardiness Zone[3] ZONE 6b	OPTIMUM SEED DEPTH[4] (inches)
	Per Acre	Per 1000 sq. ft.		
COOL SEASON GRASSES				
1. Perennial Ryegrass	100	1.0	March 1 – May 15 August 15 – October 7	0.5
2. Spring Oats	86	2.0	March 1 – May 15 August 15 – October 1	1.0
3. Winter Barley	96	2.2	August 15 – October 1	1.0
4. Winter Cereal Rye	112	2.6	August 1 – November 15	1.0
WARM SEASON GRASSES				
5. Pearl Millet	20	0.5	May 15 – August 15	1.0
6. Millet (German or Hungarian)	30	0.7	May 15 – August 15	1.0
7. Sleeping Lovegrass	5	0.1	May 15 – August 15	0.25

1. Seeding rate for warm season grass selections 5-7 shall be adjusted to reflect the amount of Pure Live Seed (PLS) as determined by a germination test report. The adjustment is required for cool season grasses.
2. May be planted throughout summer if soil moisture is adequate or seeded and can be irrigated.
3. Plant Hardiness Zone Map Figure 7-1, pg. 7-42.
4. Take the depth for sandy soils.

B. Conventional Seeding: Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil to a depth of 1/4 to 1/2 inch, by raking or dragging. Depth of seed placement may be 1/4 inch deeper on coarse textured soil.

C. Hydroseeding is a broadcast seeding method usually involving a truck or trailer mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short fibered mulch may be applied with a hydroseeder following seeding. (See Section IV Mulching below) Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and are not incorporated into the soil. Peat pots do not contact mature reducing seed germination and growth. Hydroseeding may be used for areas too steep for conventional equipment to traverse or be obstructed with rocks, stumps, etc.

D. After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improve seedling emergence. This is the preferred method when practical. Seed in the center of the roller, sheep's foot or cultipacker will be minimized and water conservation on site will be maximized.

4. Mulching

Mulching is required on all seeding. Mulch will insure against erosion before grass is established and will promote faster and surer establishment. The existence of vegetation sufficient to control soil erosion shall be deemed compliance with this mulching requirement.

A. Straw or Hay. Unrotted small grain straw, hay free of weeds, or salt hay to be applied at the rate of 1-1/2 to 2 tons per acre (70-90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch-binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed.

Application: Spread mulch uniformly by hand or mechanically so that approximately 85% of the soil surface will be covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 – 90 pounds within each section.

Anchoring: Anchor the mulch immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, slopes, availability of labor, and costs.

1. Peg and Twine: Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a crisscross and a square pattern. Secure twine around each peg with two or more round turns.
2. Mulch Netting: Staple paper, jute, cotton, or plastic netting to the soil surface. Use a degradable netting in areas to be mowed.
3. Crimper (mulch anchoring coulter tool): A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. Its tackifying or adhesive agent is required.
4. Liquid Mulch Binders: May be used to anchor oat hay, hay or straw mulch.

B. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of berms. The remainder of the area should be uniform in appearance.

D. Use one of the following:

(1) Emulsified asphalt – (SS-1, CSS-1, CSS-1h, CMS-2, MS-1, RS-1, MS-2, CRS-1, and CRS-2) Apply 0.04 gal/sq. yd. or 194 gal./acre on flat areas, and on slopes less than 8 feet or more high, use 0.075 gal./sq. yd. or 363 gal./acre. These materials may be difficult to apply uniformly and will discolor surfaces.

(2) Organic and Vegetable Based Binders – Naturally occurring powder based, hydrophilic materials also mixed with water formulation & gel and when applied to mulch under satisfactory curing conditions will form reinforced networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impact growth of turfgrass. Use at rates and weather conditions as recommended by the manufacturer to anchor mulch. Materials, binder resin products are available, some of which may need further evaluation for use on this state.

(3) Synthetic Binders – High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates and weather conditions recommended by the manufacturer and remain tacky until germination of grass.

Note: All trademark grass names are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.

B. Wood-fiber or paper fiber mulch. Shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 pounds per acre (or as recommended by the product manufacturer) and may be applied by a hydromulcher. This mulch shall not be mixed in the tank with seed. Use as limited to flatter slopes and during optimum seeding periods in spring and fall.

C. Polyfiber mulch. Compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers and coloring agents. The dry pellets, when applied in accordance with the manufacturer's recommendations, mulch may be applied by hand or mechanical sprayer at the rate of 60-75 lb./1,000 square feet and activated with 0.7 to 0.4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas, seeded areas where weed-seed free mulch is desired or on sites where straw mulch and tackifier agent are not practical or available.

Applying the full 0.7 to 0.4 inches of water after spreading pulverized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.

Standard For Permanent Vegetative Cover For Soil Stabilization

1. Site Preparation

A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading, pg 19-1.

B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, slope stabilization measures, sediment basins, and waterways. See Standards 11 through 42.

C. Immediately prior to seeding, the surface should be scarified 6" to 12" where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).

2. Seedbed Preparation

A. Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Cooperative Extension. Soil sample mailers are available from the local Rutgers Cooperative Extension offices. Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise. Apply limestone at the rate of 2 tons/acre unless soil testing indicates otherwise. Calcium carbonate is the equivalent and standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium and magnesium to grasses and legumes. Table 7-1 is a general guideline for limestone application.

TABLE 4-1

Limestone[1] Application Rate by Soil Texture		
SOIL TEXTURE	TONS/ACRE	LBS./1000 SQ. FT.
Clay, clay loam, and high organic soil	3	135
Sandy loam, loam, silt loam	2	90
Loamy sand, sand	1	45

1. Pulverized dolomitic limestone is preferred for most soils south of the New Brunswick-Trenton line.

B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonably uniform seedbed is prepared.

C. Immediately prior to seeding, the surface should be scarified 6" to 12" where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).

D. High acid producing soil

Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seedbed preparation. See Standard for Management of High Acid Producing Soils, pg. 1-1.

3. Seeding

A. Seed mixture shall be Cox-Lawn™ comprised of the following fine fescue grasses.

Shoulder Slender Fescue
Navigator Creeping Red Fescue
Brightstar Slender Fescue
Jasper II Creeping Red Fescue
Longfellow II Chewings Fescue
Horizon Hard Fescue
Chariot Hard Fescue

Seed shall be sown at a rate of 5 lbs per 1000 sq ft in accordance with the manufacturer's specifications.

1. Seeding rates specified are required when a report of compliance is required prior to actual establishment of permanent vegetation. Up to 50% reduction in rates may be used when permanent vegetation is established prior to a report of compliance inspection. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative coverage with the specified seed mixture for the needed area and exposed area.

2. Warm season mixtures are grasses and legumes which increase growth at high temperatures, generally 85°F and above. See Table 4-2 pg 4D-7, Mixtures 1 to 7. Planting rates for warm season mixtures shall be the amount of Pure Live Seed (PLS) as determined by germination testing results.

3. Cool Season Mixtures are grasses and legumes which increase growth at temperatures below 85°F. Many grasses become active at 55°F. See Table 3, mixtures 8-20 Adjustment of planting rates to compensate for the amount of Pure Live Seed is not required for cool season grasses.

B. Conventional Seeding is performed by applying seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil within 24 hours of seedbed preparation to a depth of 1/4 to 1/2 inch, by raking or dragging. Depth of seed placement may be 1/4 inch deeper on coarse textured soil.

C. Hydroseeding is a broadcast seeding method usually involving a truck or trailer mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short fibered mulch may be applied with a hydroseeder following seeding. (See Section IV Mulching below) Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and are not incorporated into the soil. Peat pots do not contact mature reducing seed germination and growth. Hydroseeding may be used for areas too steep for conventional equipment to traverse or be obstructed with rocks, stumps, etc.

D. After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improve seedling emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.

4. Mulching

Mulching is required on all seeding. Mulch will insure against erosion before grass is established and will promote faster and surer establishment. The existence of vegetation sufficient to control soil erosion shall be deemed compliance with this mulching requirement.

A. Straw or Hay. Unrotted small grain straw, hay free of weeds, or salt hay to be applied at the rate of 1-1/2 to 2 tons per acre (70-90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch-binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed.

Application: Spread mulch uniformly by hand or mechanically so that approximately 85% of the soil surface will be covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 – 90 pounds within each section.

Anchoring: Anchor the mulch immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, slopes, availability of labor, and costs.

1. Peg and Twine: Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine around each peg with two or more round turns.
2. Mulch Netting: Staple paper, jute, cotton, or plastic netting to the soil surface. Use a degradable netting in areas to be mowed.
3. Crimper (mulch anchoring coulter tool): A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. Its tackifying or adhesive agent is required.
4. Liquid Mulch Binders – May be used to anchor oat hay, hay or straw mulch.

B. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of berms. The remainder of the area should be uniform in appearance.

D. Use one of the following:

(1) Emulsified asphalt – (SS-1, CSS-1, CSS-1h, CMS-2, MS-1, RS-1, MS-2, CRS-1, and CRS-2) Apply 0.04 gal/sq. yd. or 194 gal./acre on flat areas, and on slopes less than 8 feet or more high, use 0.075 gal./sq. yd. or 363 gal./acre. These materials may be difficult to apply uniformly and will discolor surfaces.

(2) Organic and Vegetable Based Binders – Naturally occurring powder based, hydrophilic materials also mixed with water formulation & gel and when applied to mulch under satisfactory curing conditions will form reinforced networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impact growth of turfgrass. Use at rates and weather conditions as recommended by the manufacturer to anchor mulch. Materials, binder resin products are available, some of which may need further evaluation for use on this state.

(3) Synthetic Binders – High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates and weather conditions recommended by the manufacturer and remain tacky until germination of grass.

Note: All trademark grass names are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.

B. Wood-fiber or paper fiber mulch. Shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 pounds per acre (or as recommended by the product manufacturer) and may be applied by a hydromulcher. This mulch shall not be mixed in the tank with seed. Use as limited to flatter slopes and during optimum seeding periods in spring and fall.

C. Polyfiber mulch. Compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers and coloring agents. The dry pellets, when applied in accordance with the manufacturer's recommendations, mulch may be applied by hand or mechanical sprayer at the rate of 60-75 lb./1,000 square feet and activated with 0.7 to 0.4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas, seeded areas where weed-seed free mulch is desired or on sites where straw mulch and tackifier agent are not practical or available.

Applying the full 0.7 to 0.4 inches of water after spreading pulverized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.

Standard For Stabilization With Mulch Only

1. Site Preparation

A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulching. All grading should be done in accordance with Standards for Land Grading.

B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, slope stabilization measures, sediment basins, and waterways.

2. Protective Materials

A. Unrotted small grain straw, hay free of weeds, or salt hay to be applied at the rate of 1-1/2 to 2 tons per acre (70-90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed.

Application: Spread mulch uniformly by hand or mechanically so that approximately 85% of the soil surface will be covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 – 90 pounds within each section.

Anchoring: Anchor the mulch immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, slopes, availability of labor, and costs.

1. Peg and Twine: Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine around each peg with two or more round turns.
2. Mulch Netting: Staple paper, jute, cotton, or plastic netting to the soil surface. Use a degradable netting in areas to be mowed.
3. Crimper (mulch anchoring coulter tool): A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. Its tackifying or adhesive agent is required.
4. Liquid Mulch Binders – May be used to anchor oat hay, hay or straw mulch.

B. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of berms. The remainder of the area should be uniform in appearance.

D. Use one of the following:

(1) Emulsified asphalt – (SS-1, CSS-1, CSS-1h, CMS-2, MS-1, RS-1, MS-2, CRS-1, and CRS-2) Apply 0.04 gal/sq. yd. or 194 gal./acre on flat areas, and on slopes less than 8 feet or more high, use 0.075 gal./sq. yd. or 363 gal./acre. These materials may be difficult to apply uniformly and will discolor surfaces.

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(3) Synthetic Binders – High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates and weather conditions recommended by the manufacturer and remain tacky until germination of grass.

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B. Wood-fiber or paper fiber mulch. Shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 pounds per acre (or as recommended by the product manufacturer) and may be applied by a hydromulcher. This mulch shall not be mixed in the tank with seed. Use as limited to flatter slopes and during optimum seeding periods in spring and fall.

C. Polyfiber mulch. Compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers and coloring agents. The dry pellets, when applied in accordance with the manufacturer's recommendations, mulch may be applied by hand or mechanical sprayer at the rate of 60-75 lb./1,000 square feet and activated with 0.7 to 0.4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas, seeded areas where weed-seed free mulch is desired or on sites where straw mulch and tackifier agent are not practical or available.

Applying the full 0.7 to 0.4 inches of water after spreading pulverized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.

Standard For Topsoiling

Methods and Materials

1. Materials

A. Topsoil should be friable, loamy, free of debris, objectionable weeds and stones, and contain no toxic substances or adverse chemical or physical properties that may be harmful to plant growth. Soluble salts should not be excessive (conductivity less than 0.5 millimhos per centimeter). More than 0.5 millimhos may damage sensitive seedlings and adversely impact growth. Topsoil removed in from virgin woods should have a minimum organic matter content of 2.75%. Organic matter content may be increased by amendment.

B. Topsoil substitute is a soil material which may have been amended with sand, silt, clay, organic matter, fertilizer or lime and may be the equivalent of topsoil. Topsoil substitutes may be utilized on sites with insufficient topsoil for establishing permanent vegetation. All topsoil substitute materials shall meet the requirements of topsoil noted above. Soil tests shall be performed to determine the components of sand, silt, clay, organic matter, soluble salts and pH level.

2. Stripping and Stockpiling

A. Field inspection should be made to determine whether quality and/or quantity of surface soil justifies stripping.

B. Stripping should be confined to the immediate construction area.

C. Where feasible, time topsoil stripping after stripping of a site determined by soil tests to bring the soil pH to approximately 6.5

D. A 4-6 inch stripping depth is common, but may vary depending on the particular soil.

E. Stockpiles of topsoil should be situated so as not to obstruct natural drainage or cause offsite environmental damage.

F. Stockpiles should be vegetated in accordance with standards previously described herein, see Standards for Permanent (pg. 4-1) or Temporary (pg. 7-1) Vegetative Cover for Soil Stabilization. Shrubs should not be allowed to grow on stockpiles.

3. Site Preparation

A. Grade at the onset of the optimal seeding period so as to minimize the duration and area of exposure of disturbed soil to erosion. Immediately proceed to establish vegetative cover in accordance with the specified seed mixture. Time is of the essence.

B. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance. See the Standard for Land Grading, pg. 19-1.

C. As guidance for seed conditioner, subsoil should be tested for lime requirement. Limestone, if needed, should be applied in lumps and in amounts of approximately 0.5 and incorporated into the soil as nearly as practical to a depth of 4 inches.

D. Prior to topsoiling, the subsoil shall be in compliance with the Standard for Land Grading, pg. 19-1.

E. Employ needed erosion control practices such as diversions, grade stabilization structures, slope stabilization measures, sediment basins, and waterways. See Standards 11 through 42.

4. Applying Topsoil

A. Topsoil should be handled only when it is dry enough to work without damaging soil structure; i.e., less than field capacity (see glossary).

B. A uniform application to an average depth of 5.0 inches, minimum of 4 inches, spread in place is required. Alternative depths may be considered where special regulatory and/or industry design standards are appropriate such as golf courses, athletic fields, landscaping, cropping, etc. Soils with a pH of 4.0 or less or containing iron sulfide shall be covered with a minimum depth of 12 inches of soil having a pH of 5.0 or more. In accordance with the Standard for Management of High Acid Producing Soil (pg. 1-1).

C. Pursuant to the requirements in Section III of the Standard for Permanent Vegetative Stabilization, the contractor is responsible to ensure that permanent vegetative cover becomes established and at least 85% of the soil is stabilized with vegetation. Failure to achieve the minimum coverage may require additional work to be performed by the contractor to include some or all of following: supplemental seeding, re-application of lime and fertilizers, and/or the addition of organic matter (i.e. compost) as a top dressing. Such additional measures are based on and tests such as those offered by Rutgers Cooperative Extension Service or other approved laboratory facilities qualified to test soil samples for agronomic properties.

Standards for Dust Control

The following methods should be considered for controlling dust

Mulching: See standards for stabilization with mulches only.

Vegetative Coverage: See standards for Temporary Vegetative Cover, Permanent Vegetative Cover, and Stabilization with Mulches only. See Table 4-1 (pg. 4-1).

Spray-On Adhesives: On inherently erosion resistant soils, spray-on adhesives may be used to secure soil particles to provide temporary wind erosion control. Some of these products may require a period of ultraviolet light activation to form a durable film. Application of these products may require multiple applications to achieve the required results. Some may be water soluble and may require reapplication after rainfall. Care must be taken so that the product does not become a pollutant. Refer to manufacturer's literature for information on product characteristics and application rates.

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GAL./ACRE
Anionic asphalt emulsion	7:1	Coarse Spray	1200
Latex emulsion	12.5:1	Fine Spray	330
Resin in water	7:1	Fine Spray	300
Polyvinylacetate (PVA)–spray on Polyvinylacetate (PVA)–dry spread	Apply according to manufacturer's instructions. Use less or not at all in areas to prevent harm to livestock and provide adequate buffer zones to surface water.		
Acrylated Soy Bean Soap Base	None	Coarse Spray	1200

Tillage: To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin tillage on windward side of tight. Chisel-type plows spaced about 12" apart, and spring-loaded harrows are examples of equipment which may produce the desired effect.

Sprinkling: Site is sprinkled until surface is wet.

Barriers: Solid fence fences, snow fences, burlap fences, brush walls, bales of hay, and similar implements can be used to control air currents and soil blowing.

Calcium Chloride: Shall be in the form of brine, dry prowder or flake the crystals to feed through commonly used spreaders at the rate that will keep surface moist but not cause pollution or plant damage. It also an energy source that may alter other properties to prevent crusting the surface or stimulate growth plants.

Stone: Cover surface with crushed stone or gravel.

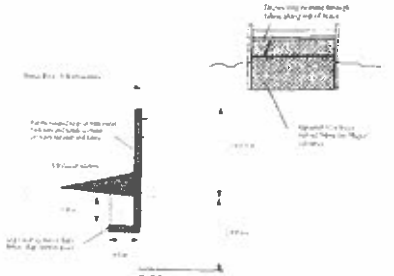
Standard For Management Of High Acid Producing Soils

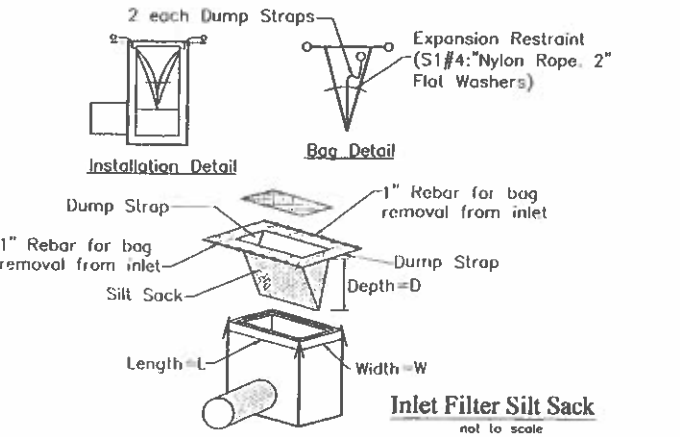
Methods and Materials

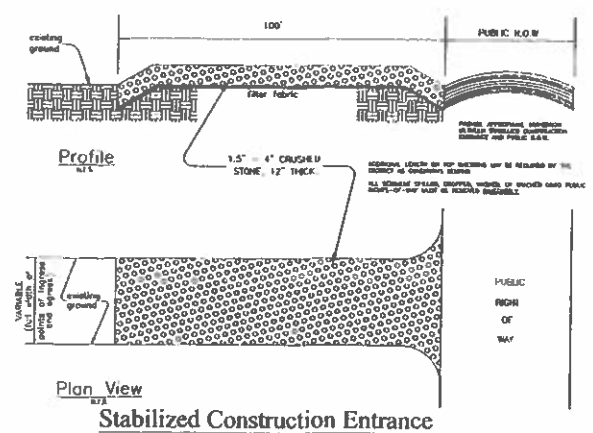
1. Limit the excavation area and exposure time when high acid producing soils are encountered.
2. Topsoil stripped from the site shall be stored separately from temporarily stockpiled high acid producing soils.
3. Stockpiles of high acid producing soil should be located on level land to minimize its movement, especially when this material has a high clay content.
4. Temporarily stockpiled high acid producing soil material to be exposed more that 30 days should be covered with properly anchored, heavy grade polyethylene sheeting or equivalent where possible. If not possible, stockpiles shall be covered with a minimum of 12 inches of non-acid clays to minimize oxidation of the stockpile. Site cover shall be located at the toe of slope to contain movement of the stockpiled material. Topsoil shall not be applied to the stockpile to prevent topsoil contamination with high acid producing soil.
5. High acid producing soils with a pH of 4 or less, or containing iron sulfide, (including barrow borrow soils) shall be ultimately placed or buried with freeboard applied to the rate of 6 tons per acre (or 272 pounds per 1,000 square feet of surface area) and covered with a minimum of 12 inches of limed soil with a pH of 5 or more except as follows:
   a. Areas where trees or shrubs are to be planted shall be covered with a minimum of 24 inches of soil and shall a pH of 5 or more.
   b. Depressed areas shall not be farmed within 24 inches of any surface of a slope or bank, such as berms, stream banks, ditches and others to prevent potential lateral leaching damages.
6. Equipment used for movement of high acid producing soils should be cleaned at the end of each day to prevent spreading of high acid soil materials to other parts of the site, into streams or stormwater conveyances and to protect machinery from accelerated rusting.
7. Post vegetative erosion control practices such as straw bales, temporarily placed fabricated check dam, silt fence, wood chips) should be installed to limit the movement of high acid material off the site.
8. Following burial or removal of high acid producing soil, topsoiling and seeding of the site. (See Temporary Vegetative Cover for Soil Stabilization, pg. 7-1, Permanent Vegetative Cover for Soil Stabilization, pg. 4-1 and Topsoiling, pg. 8-1.) Monitoring should continue for approximately 6 to 12 months to ensure there is adequate stabilization and that no high acid soil problems emerge. If problems still exist the affected area must be treated as indicated above to correct the problem.
9. Monitoring of areas where high acid producing soil has been placed or buried should be performed for at least 2 years or longer if problems occur, to ensure there is no migration of potential acid leachate.

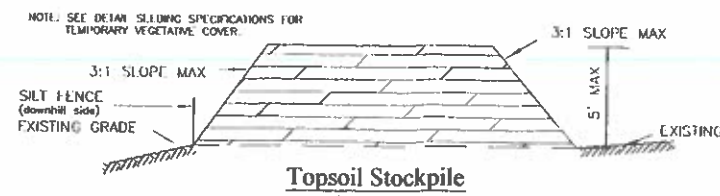
Soil Erosion & Sediment Control Notes

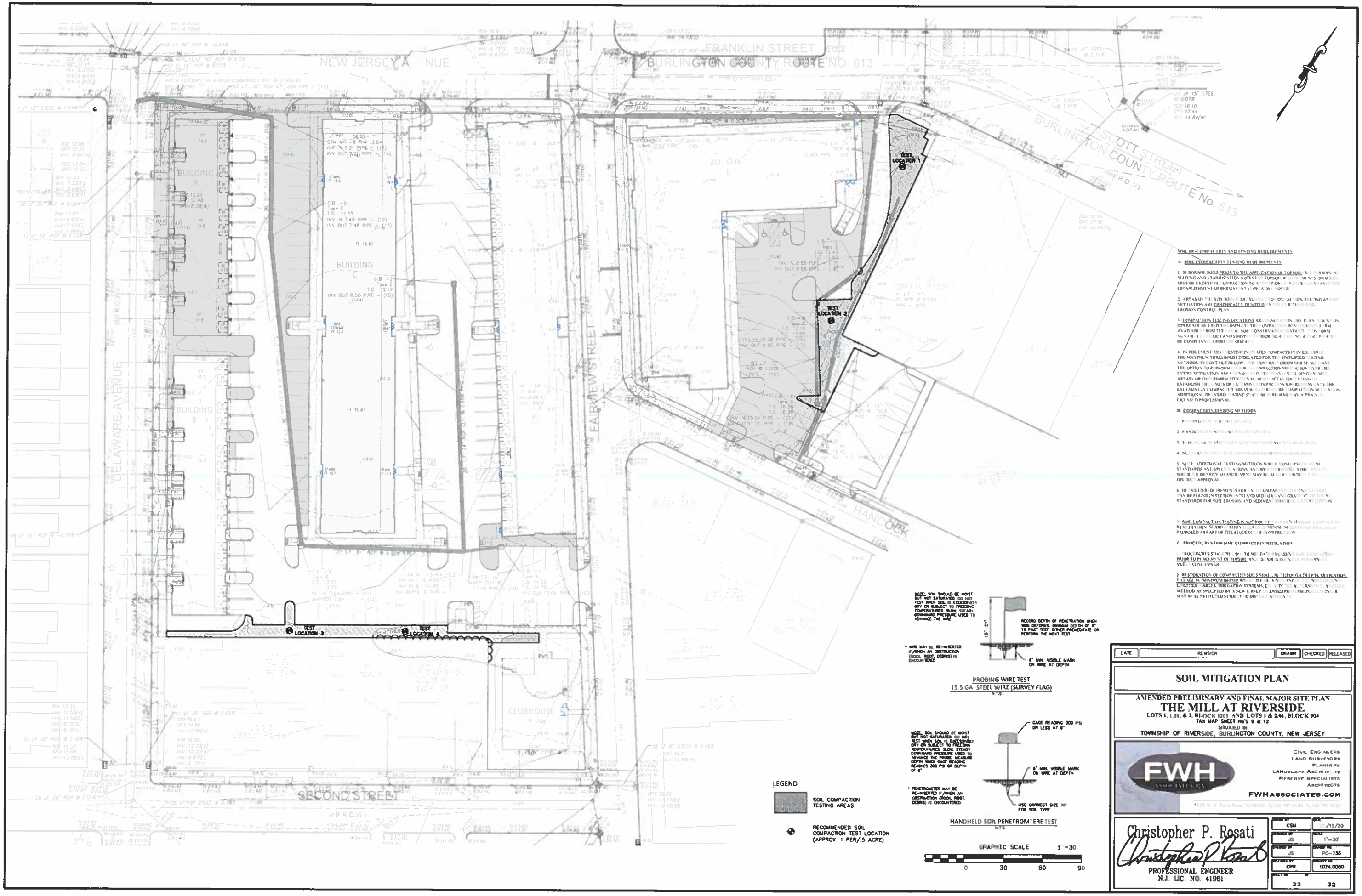
1. All Soil Erosion and Sediment Control Practices shall be installed prior to any major soil disturbance, or in their proper sequence, and maintained until permanent protection is established.
2. Any disturbance areas which will remain exposed more than 30 days and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of a temporary cover, the disturbed areas shall be mulched with straw, or equivalent material, at a rate of two tons per acre according to State Standards.
3. Permanent vegetation shall be seeded or sodded on all exposed areas within two days after final grading, which to be done as necessary for protection until seeding is established.
4. All work shall be done in accordance with the State Standards for Soil Erosion and Sediment Control in New Jersey.
5. A tack-base course will be applied immediately following rough grading and installation of stormwater drains 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.
6. Immediately following initial disturbance or rough grading all critical areas subject to erosion (i.e. steep slopes and drainage conveyances) shall receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of two tons per acre, according to State Standards.
7. Any steep slopes receiving pipeline installations shall be terraced and stabilized daily as the installation proceed (i.e. slopes greater than 3:1)
8. A crushed stone fire entrance pad will be installed wherever a construction access exists. The rip rap pad must be 100 feet in length and the stone must be 1.5"-4" in size, placed 12" thick and the full width of the entrance. It should be underlain with a suitable synthetic filter fabric and maintained.
9. In accordance with the Standard for Permanent Vegetative Cover for Soil Stabilization, any area having a PH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a PH of 5 or more prior to seed bed preparation.
10. The Burlington County Soil Conservation District shall be notified 72 hours in advance of any land disturbing activity.
11. At the time when the site preparation for Permanent Vegetative Stabilization is going to be accomplished, any soil which will not provide a suitable environment to support adequate vegetative ground cover, shall be removed or treated in accordance with the Standards. If it is determined that the soil conditions and render it suitable for vegetation ground cover. If the removal or treatment of soil will not provide suitable conditions for vegetation means of permanent stabilization shall be employed.
12. In that it is A.A. 424-20 et. seq. requires that no Certificates of Occupancy be issued before the provisions of the certified plan for soil erosion and sediment control have been complied with for permanent measures, all site work for all site plans and all work around individual lots in subdivisions must be completed prior to the distribution of reports of compliance for the municipality. Consult local jurisdiction regarding the issuance of a certificate of occupancy by the municipality.
13. Consult local jurisdiction must be installed at all required outlets prior to the drainage system becoming operational.
14. Any changes to certified Soil Erosion and Sediment Control Plans will require the submission of revised Soil Erosion and Sediment Control Plans to the District for Re-certification. The revised plans must meet all current State Soil Erosion and Sediment Control Standards.
15. The Burlington County Soil Conservation District must be notified of any changes in ownership.
16. Inspections by the Standards is required for obtaining a conditional report of compliance. Conditionals are only issued where the season prohibits seeding.
17. Contractor is responsible for keeping all adjacent roads clean during construction of project.
18. The developer shall be responsible for remediating any erosion of sediment problems that may arise as a result of ongoing construction at the request of the Burlington County Soil Conservation District.
19. Hydroseeding is a two step process. The first step includes seed, fertilizer, lime ect. along with minimal amounts of mulch to provide consistency, seed bed to seed contact, and give a visual indication of coverage. Upon completion of seeding operations, a second hydro mulching should be applied at a rate of 1,500 lbs per acre in a second step. The use of hydro-mulch, as opposed to straw, is limited to optimum seeding dates as listed in the standards.
20. Erosion Control matting such as curlex (or approved equal) shall be installed at all construction entrances as directed by the district.
21. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to sed erosion and sediment control facilities.
22. All erosion and sediment control structures will be inspected and maintained on a regular basis and after every storm event.
23. Soil stockpiles are not to be located within fifty (50 feet of a floodplain, slope, roadway or drainage facility. The base of all stockpiles should be protected by a hay bale barrier or sediment fence. Proposed locations must be indicated on the plans.
24. All catch basin inlets will be protected during construction (filter details appear on the plan)
25. All driveways must be stabilized with 2 1/2 inch crushed stone or sub base prior to individual building construction.
26. Paved roadways must be kept clean at all times.
27. All dewatering operations discharge directly into a sediment filtration device. The sediment filter must be placed so as not to cause erosion of the downstream area. Field placement and use of the structure must be approved by the District Erosion Control Inspector prior to commencement of dewatering activities.
28. It shall be the responsibility of the developer to provide confirmation of lime, fertilizer and seed application rates at the request of the Burlington County Soil Conservation District.
29. A copy of the certified soil erosion and sediment control plan must be maintained on the project site during construction.
30. Any commencement of this project prior to the completion of transfer full responsibility for compliance with the certified plan to all subsequent owners.
31. Immediately after completion of stripping and stockpiling topsoil, the stockpile shall be seeded with temporary vegetation. Stockpile topsoil stockpiles with straw mulch for protection if the season does not permit the establishment of temporary seed.
32. Maximum side slopes of all exposed surfaces shall not be constructed steeper than 3:1.
33. The District Erosion Control Inspector may require additional measures to be installed
34. NJAC 4:24-39, et seq. requires that upon permanent site stabilization and completion of construction the contractor shall apply to the Soil Conservation District for a final compliance inspection to check that all the provisions of the certified soil erosion and sediment control plan have been complied with for permanent stabilization.
35. Off-site soil disturbance may require additional control measures to be determined by the District Erosion Control Inspector








NOTE: SEE DETAIL SEEDING SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER.
3:1 SLOPE MAX
3:1 SLOP



SOIL PRE-COMPACTION AND TESTING REQUIREMENTS

A. SOIL COMPACTION TESTING REQUIREMENTS

1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL, SOD OR PERMANENT SEEDING AND STABILIZATION NOTED ON THE TOPSOIL PLAN, SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 8" TO ENSURE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DEPICTED ON THE CURRENT SOIL EROSION CONTROL PLAN.

3. COMPACTION TESTING LOCATIONS ARE DESIGNATED ON THE PLAN AND LOCATION ESTIMATE HAS BEEN PROVIDED TO COMPLETE THE COMPACTION TESTING. FIRM AVAILABILITY FROM THE LOCAL SOIL CONSERVATION DISTRICT TO PERFORM MEASUREMENTS AND SURVEYING FROM LOCATIONS NOT ACCESSIBLE OR COMPLIANT FROM THE DISTRICT.

4. IN THE EVENT THE TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR OR OWNER SHALL HAVE THE OPTION TO PERFORM THE MORE COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA AS NOTED ON THE PLAN, OR TO PERFORM MORE EXTENSIVE TESTING OF AREAS OR ZONES WITHIN A SUBAREA TO ESTABLISH THE LIMITS OF COMPACTION WHICH REQUIRE MITIGATION AND EXCLUDE COMPACTED AREAS WHICH DO NOT IMPACT THE MITIGATION. ADDITIONAL DETAILED TESTING STUDIES MAY BE PERFORMED BY A TRAINED EXPERT OR PROFESSIONAL.

B. COMPACTION TESTING METHODS

1. PROBING (SEE DETAILS BELOW)

2. HANDHELD PENETROMETER (SEE DETAILS)

3. DENSOMETER (NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL REQUIRED))

4. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL REQUIRED)

5. NOTE: ADDITIONAL TESTING METHODS MAY BE CONSIDERED UPON STANDARDS AND SPECIFICATIONS AND WHERE REQUIRED, SAND DENSITY, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

6. DETAILED REQUIREMENTS FOR ACCEPTED COMPACTION TESTING METHODS CAN BE FOUND IN SECTION 4 "STANDARDS AND GRADING CRITERIA" STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.

C. SOIL COMPACTION TESTING IS NOT REQUIRED WHEN MASSIVE COMPACTION REMEDIATION/MITIGATION IS ALREADY PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION

D. PROCEDURES FOR SOIL COMPACTION MITIGATION

1. CONTRACTORS SHALL PROCEED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND SOD AND SEEDING OF PERMANENT VEGETATIVE COVER.

2. RESTORATION OF COMPACTED SOILS SHALL BE THEIR GRADE DEPESCARIFICATION THEY MUST AT MINIMUM REPEATED WITH THE TILLER NOT AND BETWEEN UTILITIES, AREAS, IRRIGATION SYSTEMS, ETC. IN THE ALTERNATIVE, OTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

NOTE: SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY, DOWNWARD PRESSURE USED TO ADVANCE THE WIRE.

* WIRE MAY BE RE-INSERTED IF/WHEN AN OBSTRUCTION (ROCK, ROOT, DEBRIS) IS ENCOUNTERED

PROBING WIRE TEST
15.5 GA. STEEL WIRE (SURVEY FLAG)
N.T.S.

NOTE: SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY, DOWNWARD PRESSURE USED TO ADVANCE THE PROBE. MEASURE DEPTH WHEN GAGE READING REACHES 300 PSI OR DEPTH OF 8"

* PENETROMETER MAY BE RE-INSERTED IF/WHEN AN OBSTRUCTION (ROCK, ROOT, DEBRIS) IS ENCOUNTERED

HANDHELD SOIL PENETROMTERE TEST
N.T.S.

DATE	REVISION	DRAWN	CHECKED	RELEASED

SOIL MITIGATION PLAN

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN
THE MILL AT RIVERSIDE
LOTS 1, 1.01, & 2, BLOCK 1201 AND LOTS 1 & 2.01, BLOCK 904
TAX MAP SHEET Nos. 9 & 12
SITUATED IN
TOWNSHIP OF RIVERSIDE, BURLINGTON COUNTY, NEW JERSEY

FWH ASSOCIATES
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
RESERVE SPECIALISTS
ARCHITECTS
FWHASSOCIATES.COM
1456 Rt. 9, Toms River, NJ 08755 T.732 797 3100 F.732 797 3023

Christopher P. Rosati
PROFESSIONAL ENGINEER
N.J. LIC. NO. 41981

DRAWN BY CSM	DATE /15/20
DESIGNED BY JS	SCALE 1"=30'
REVIEWED BY JS	FILE NO. PC-756
RELEASED BY CPR	PROJECT NO. 1074.0050
SHEET NO. 32	OF 32