

LOCATION MAP

SCALE: $I'' = 2,000' \pm$

PRELIMINARY & FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

FOR CAPODAGLI PROPERTY

PROPOSED 7-STORY MIXED-USE BUILDING & 8-STORY RESIDENTIAL BUILDING

BLOCK 48, LOTS 2, 2.01 & 2.02 101 SOUTH KING STREET (COUNTY ROUTE 631) CITY OF GLOUCESTER CITY, CAMDEN COUNTY, NEW JERSEY **CITY OF GLOUCESTER CITY SIGNATURE BLOCK** FINAL SITE PLAN APPOVAL GRANTED ON BY THE CITY OF GLOUCESTER CITY PLANNING SECRETARY I HEREBY CERTIFY THAT THE ENGINEERING CITY ENGINEER

BLOCK 26

BLOCK 48

APPLICANT

MERIDIA GLOUCESTER CITY 101, URBAN RENEWAL LLC

OWNER

BLOCK 48, LOT 2 **CITY OF GLOUCESTER CITY 512 MONMOUTH STREET GLOUCESTER CITY, NJ 08030**

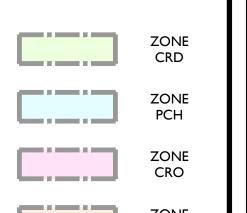
BLOCK 48, LOT 2.01 CITY OF GLOUCESTER CITY C/O HOLT/GLOUC TERM LLC **101 SOUTH KING STREET GLOUCESTER CITY, NJ 08030**

BLOCK 48, LOT 2.02 CITY OF GLOUCESTER CITY 512 MONMOUTH STREET GLOUCESTER CITY, NJ 08030

ATTORNEY

TYLER T. PRIME PRIME & TUVEL LAW **SUITE 500** HACKENSACK, NJ 07601 TYLER@PRIMELAW.COM

ZONING LEGEND



NOT APPROVED FOR CONSTRUCTION

ARTHUR KUYAN, P.E. NEW JERSEY LICENSE No. 55741

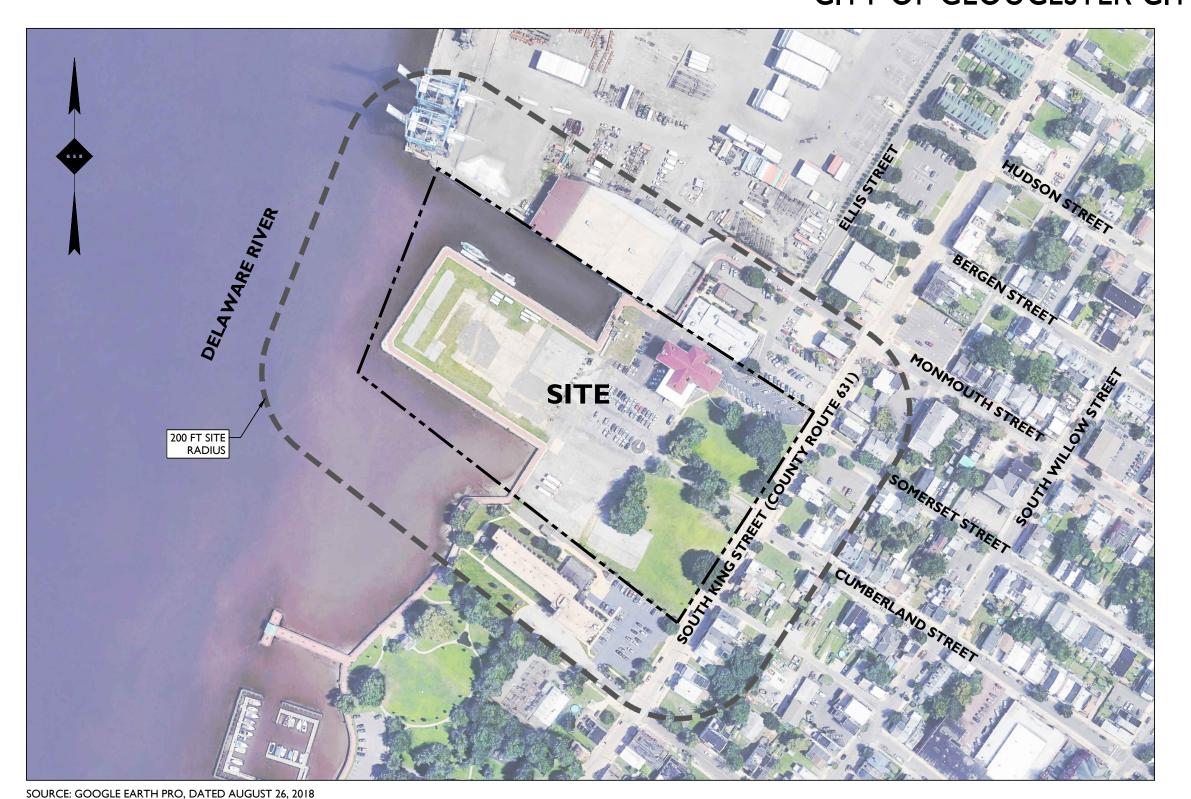


SCALE: AS SHOWN PROJECT ID: RUT-200341

COVER SHEET

DRAWING:

C-I



AERIAL MAP

SCALE: $I'' = 200' \pm$

JTILITY AND LOCATION	CONTACT
PUBLIC SERVICE ELECTRIC & GAS CO. 410 ROUTE 130 SOUTH BORDENTOWN, NJ 08505	(800) 436-7734
COMCAST CABLE 1250 HADDONFIELD -BERLIN ROAD CHERRY HILL, NEW JERSEY 08003	(856)-354-1660
VERIZON 540 BROAD STREET NEWARK NJ 07101	(609) 392-9900
CAMDEN COUNTY UTILITIES AUTHORITY 1645 FERRY AVENUE CAMDEN, NJ 08104	(856) 541-3 700
GLOUCESTER CITY DEPARTMENT OF UTILITIES 100 NORTH JOHNSON BLVD GLOUCESTER CITY, NJ 08030	(856) 456-0169
COLONIAL PIPELINE P.O. BOX 727/MANTUA GROVE ROAD WOODBURY, NJ 08096	(609) 845-8742
TRANSCONTINENTAL GAS PIPELINE P.O. BOX 1481/3200 S. WOOD AVENUE LINDEN, NEW JERSEY 07036	(908) 862-8600

CITY OF GLOUCESTER CITY UTILITIES TO BE NOTIFIED

Know what's **below** Call before you dig.

PLANS PREPARED BY:



Rutherford, NJ · New York, NY · Boston, MA Princeton, NJ · Tampa, FL · Detroit, MI www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070 Phone 201.340.4468 · Fax 201.340.4472

PLAN REFERENCE MATERIALS:

- ALTA/NSPS LAND TITLE SURVEY PREPARED BY STONEFIELD ENGINEERING, DATED MAY 25, 2021. ARCHITECTURAL PLANS PREPARED BY MISTRY DESIGN.
- **DATED APRIL 12, 2023.** ZONING MAP OBTAINED FROM CITY OF GLOUCESTER,
- **NEW JERSEY, DATED MARCH 30, 2006.**
- AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO, LOCATION MAP OBTAINED FROM UNITED STATES GEOLOGICAL SURVEY QUADRANGLE MAP 7.5 MINUTE SERIES, PHILADELPHIA, PENNSYLVANIA & CAMDEN, NEW
- JERSEY, DATED 2019. 2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS

RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND

REVIEW IT THOROUGHLY PRIOR TO THE START OF

SHEET INDEX			
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TAX & ZONING MAP

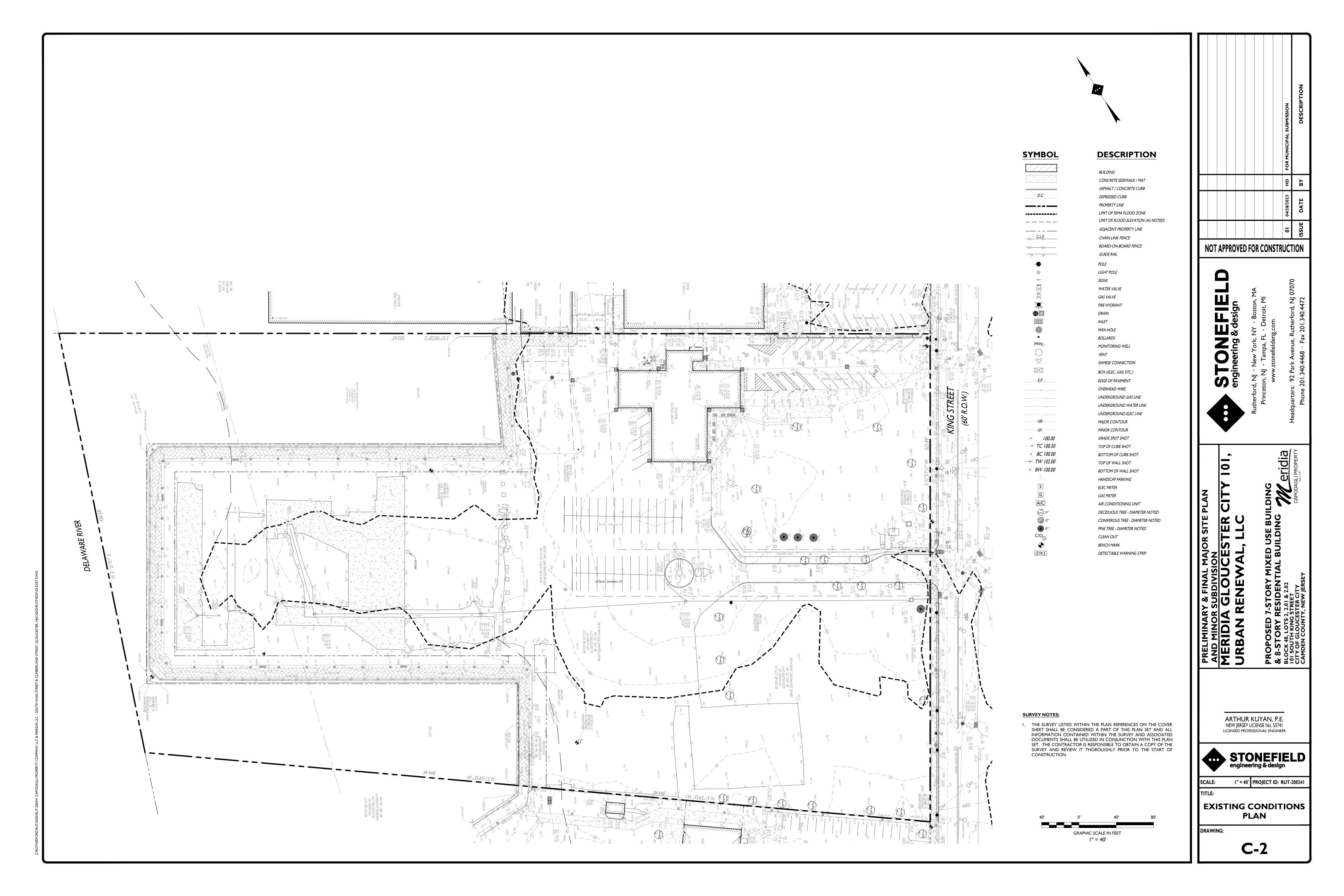
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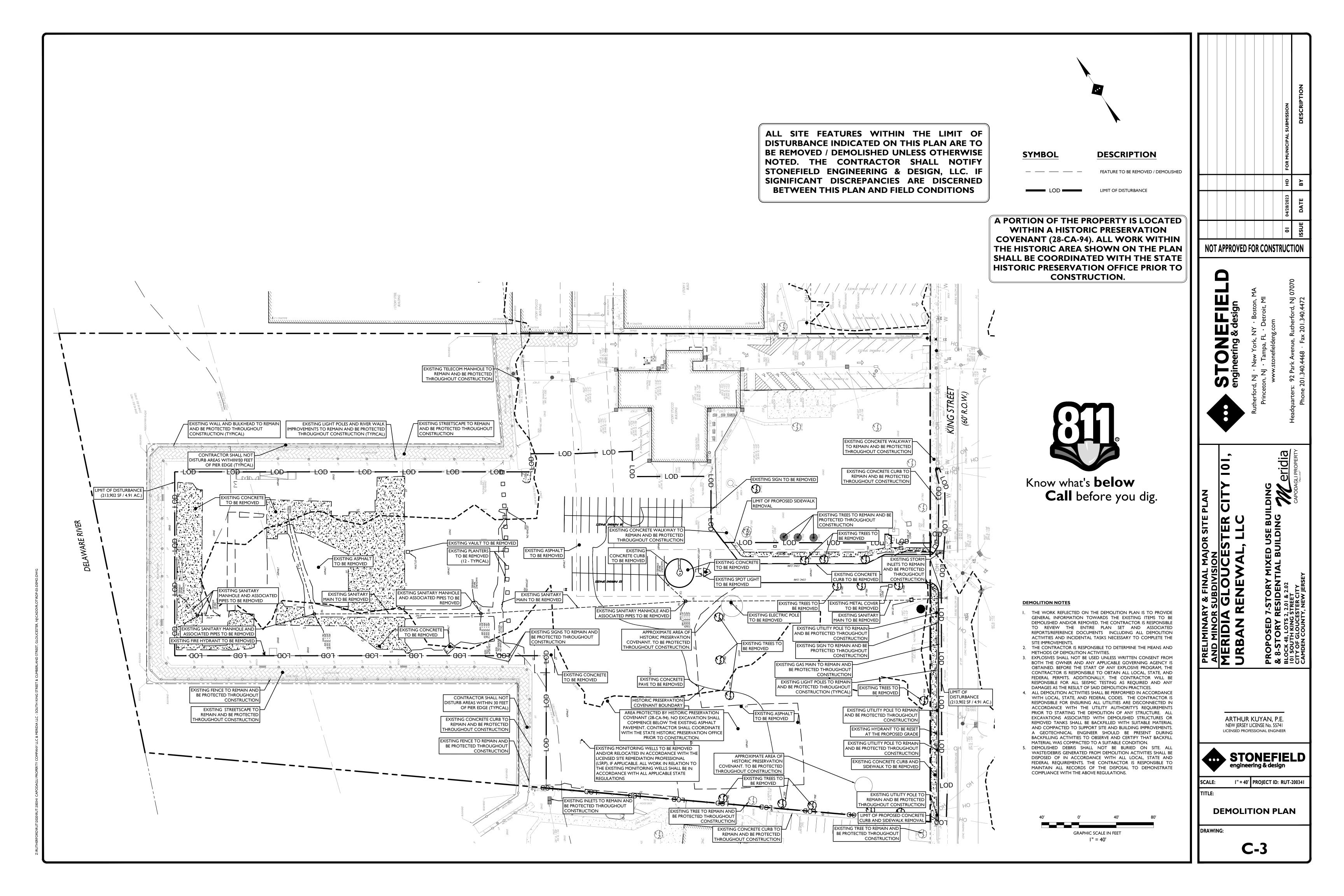
SITE

LOT 1.01

SOURCE: CITY OF GLOUCESTER TAX MAP SHEETS 4, 7, 8, 56 & 57, DATED DECEMBER 11, 2013. CITY OF GLOUCESTER, NEW JERSEY ZONING MAP DATED MARCH 30, 2006

THIS	PLAN	SET	REFERENCES	THE	FOLLOWING	DOCUMENTS
INCLI	IDING	DIIT	NOT LIMITED .	TO.		





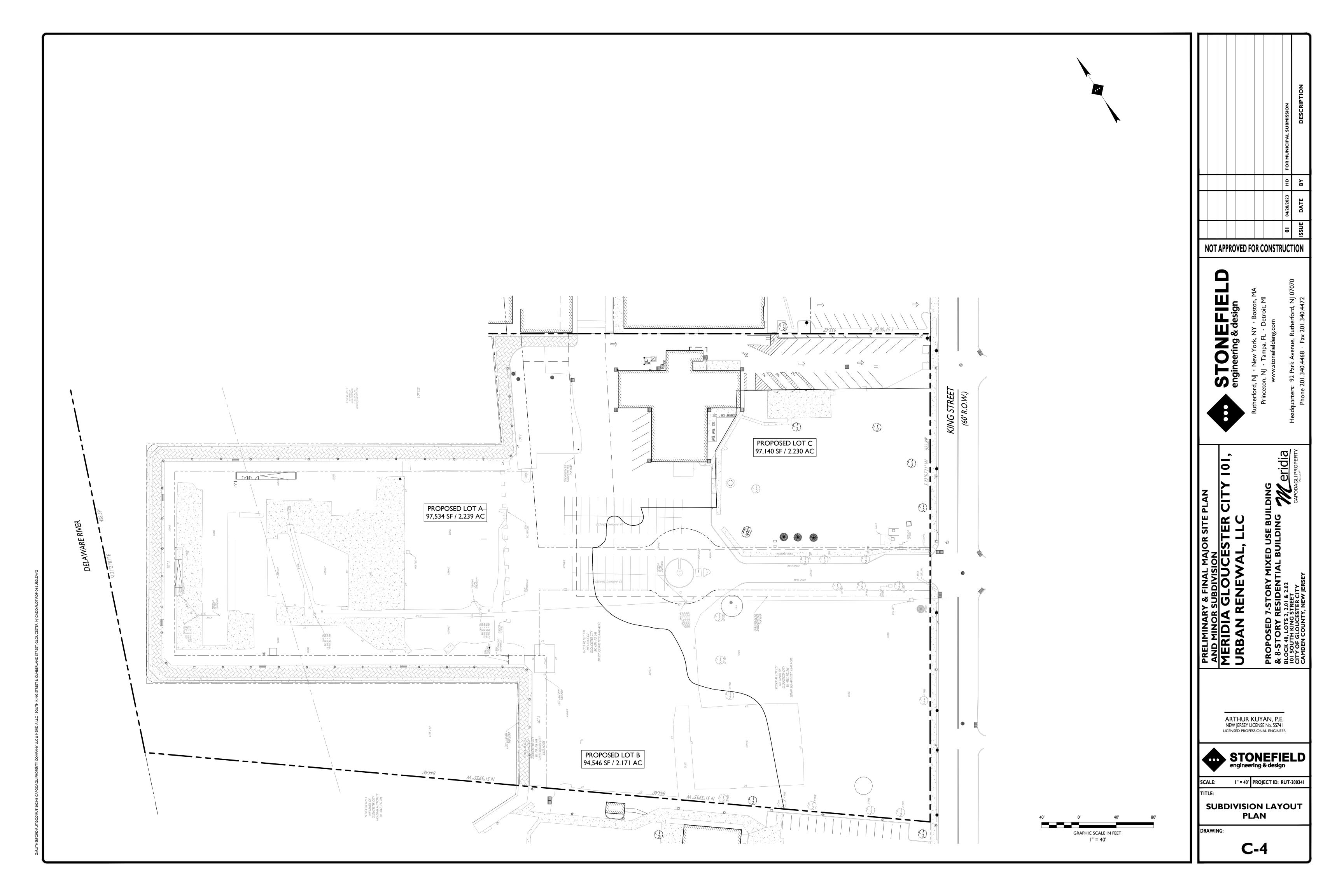
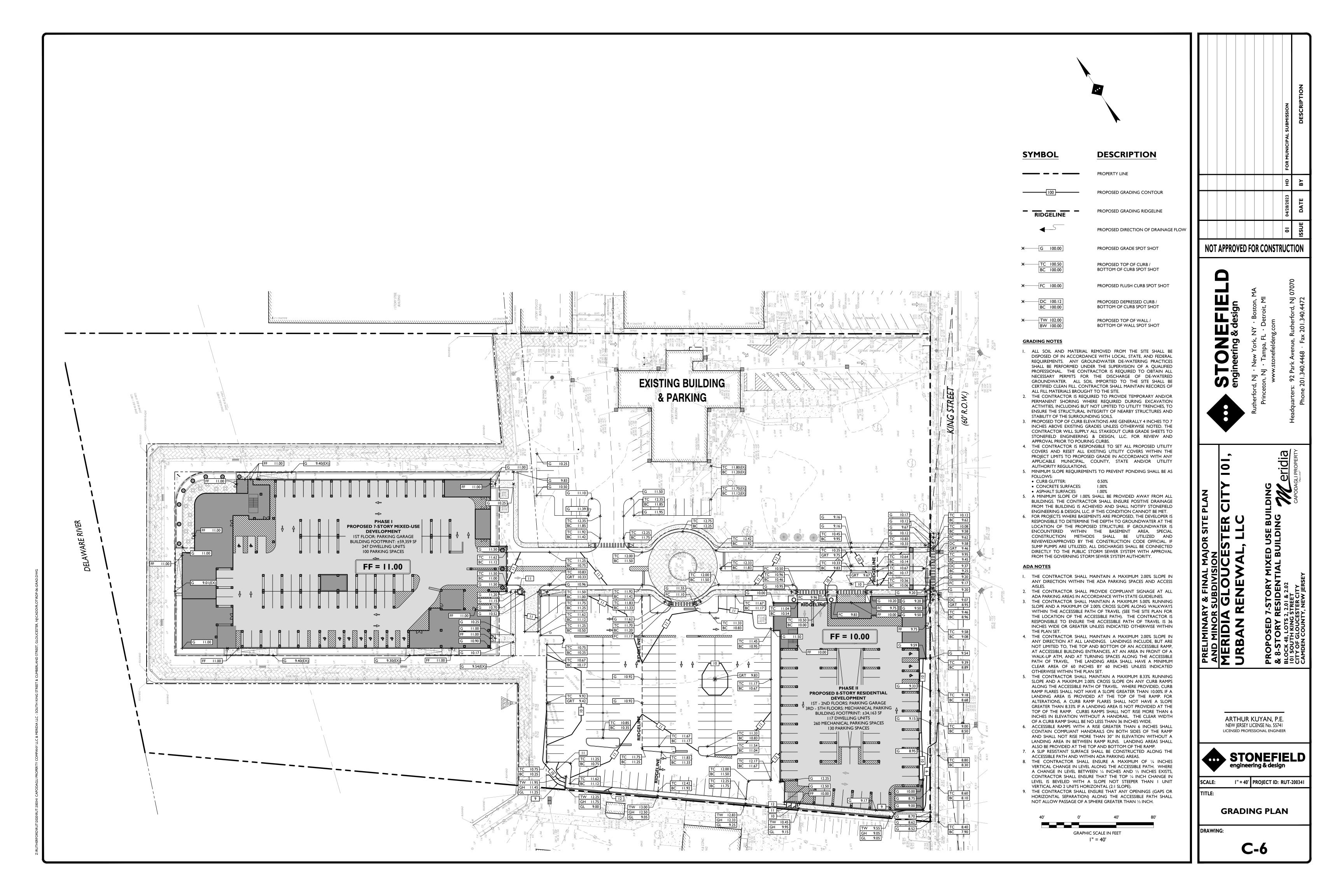
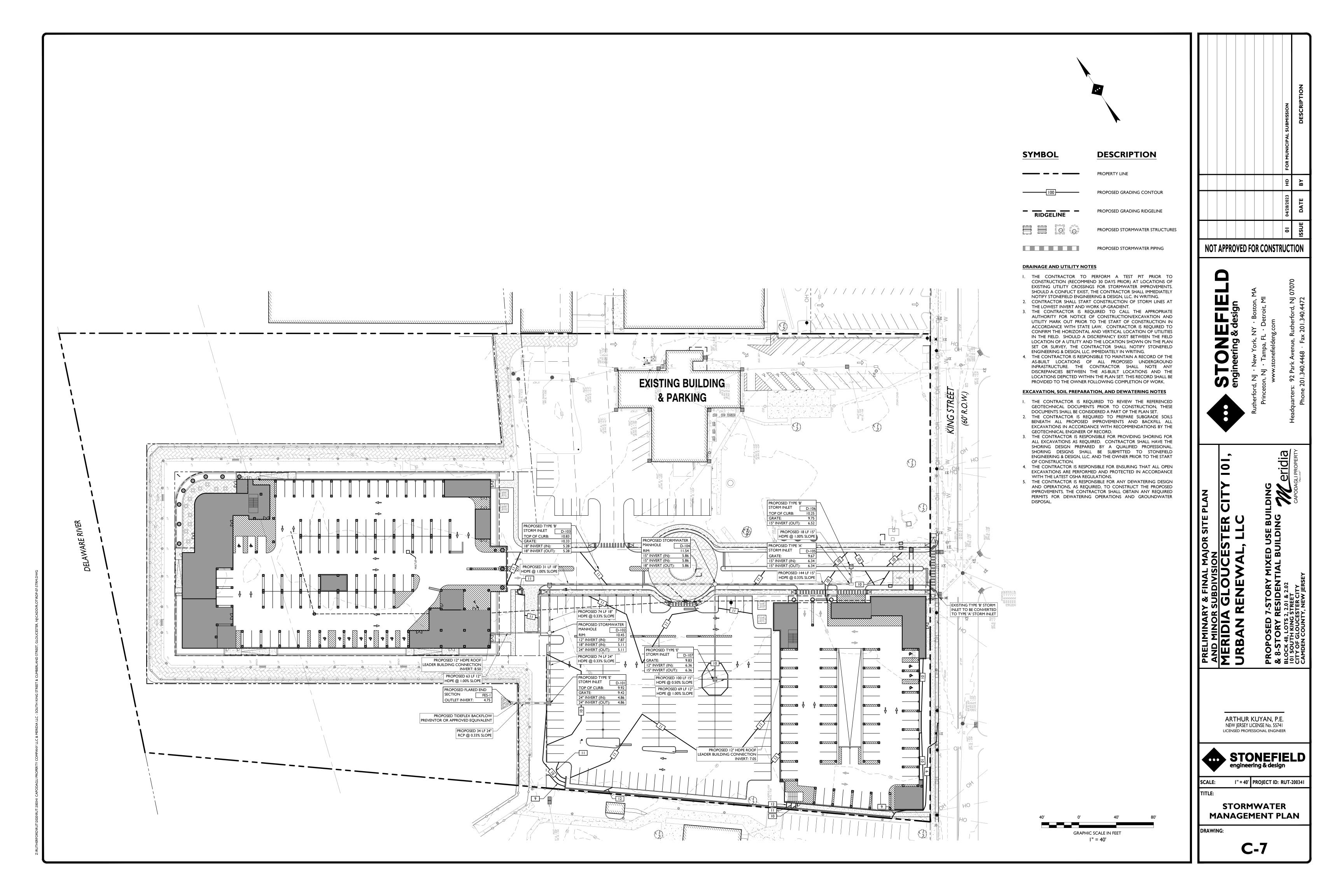
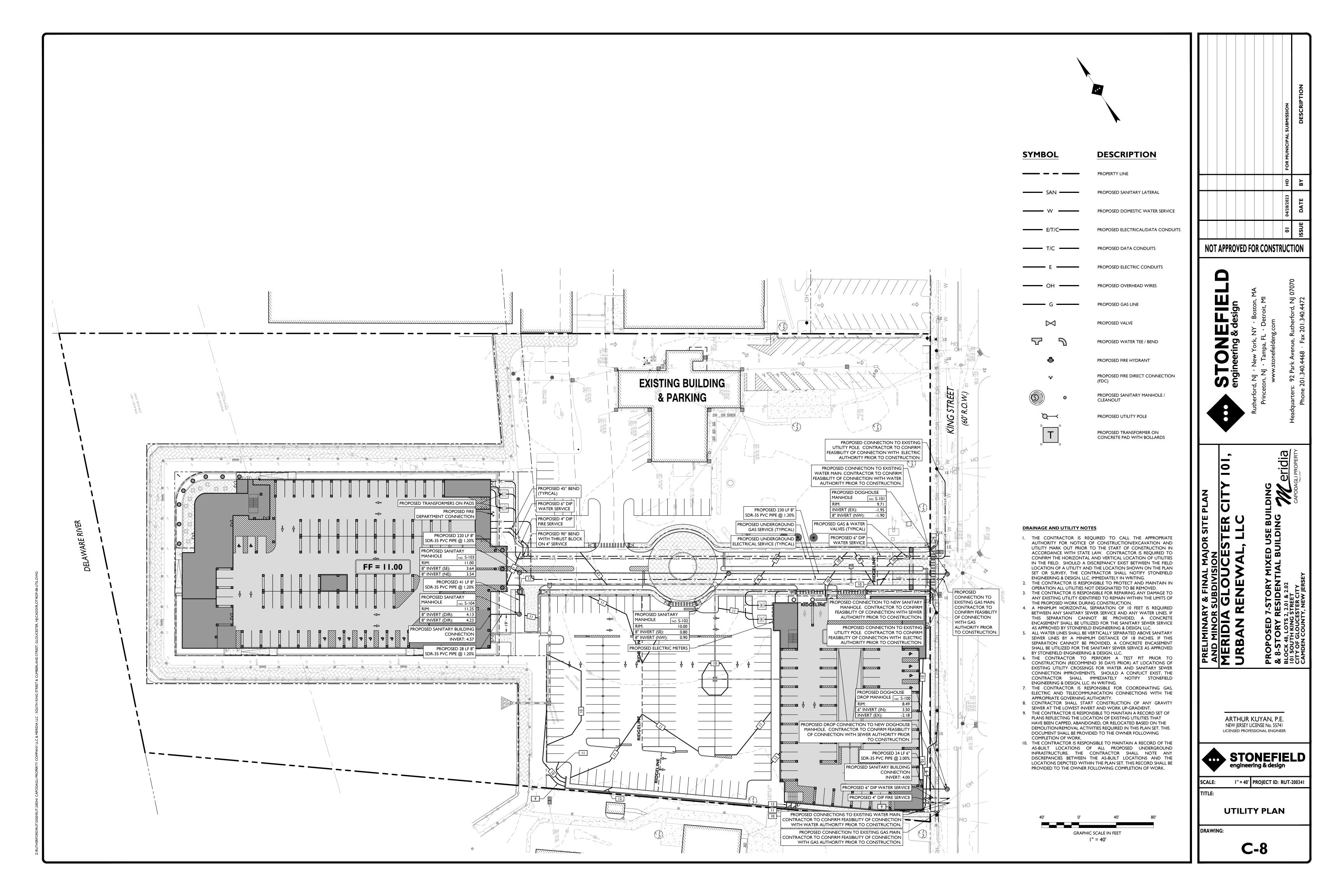


TABLE OF LAND USE AND ZONING	SURFACE LOT & PARKING GARAGE CONDITIONAL	SIGNAGE REQUIREMENTS	
BLOCK 48, LOTS 2, 2.01 & 2.02 FREEDOM PIER REDEVELOPMENT PLAN	REQUIREMENTS CODE REQUIRED PROPOSED	CODE SECTION REQUIRED RDP § IV.E. I.(B) PERMANENT SIGNS SHOULD BE CONSTRUCTED OF HIGH-QUALITY MATERIALS SUCH AS METAL, STONE, WOOD, COMPLIES	
PROPOSED USE MULTI-FAMILY RESIDENTIAL PERMITTED USE	RDP THE SURFACE PARKING MUST BE IN SUPPORT OF THE COMPLIES MIXED-USE DEVELOPMENT'S NEEDS.	ACRYLIC, OTHER TRANSLUCENT MATERIALS, OR OTHER HIGH-QUALITY MATERIALS AND SHOULD BE PROFESSIONALLY DESIGNED AND FABRICATED. THE SIGNAGE PROGRAM SHOULD PROVIDE A FRAMEWORK FOR CLEAR, EFFECTIVE, VISIBLE, SAFE, AND AESTHETICALLY PLEASING IDENTIFICATION AND DIRECTIONAL	
RESTAURANT PERMITTED USE RETAIL PERMITTED USE	RDP NO SURFACE PARKING SHALL FRONT SOUTH KING STREET COMPLIES § III.C. I.(B)	COMMUNICATION RDP § IV.E.I.(C) ILLUMINATED RETAIL AND RESTAURANT SIGNS SHOULD BE DESIGNED SO THAT THEY CAN BE REDUCED OR TURNED COMPLIES OFF WHEN THEY ARE NOT NECESSARY OR AFTER BUSINESS HOURS.	
PROPOSED ACCESSORY USE SURFACE PARKING LOT CONDITIONALLY PERMITTED ACCESSORY USE	RDP THE MAXIMUM NUMBER OF SURFACE PARKING SPACES IS 175 147 SPACES \$ III.C.1.(C)	RDP § IV.E.1.(E) ENTRY AND EXIT SIGNAGE SHALL BE PERMITTED AT THE INGRESS AND EGRESS POINTS OF THE PARKING GARAGE COMPLIES RDP § IV.E.2.(A) TOTAL AREA OF FACADE/WALL SIGN SHALL NOT EXCEED 10% OF FACADE AREA	
PARKING GARAGE CONDITIONALLY PERMITTED ACCESSORY USE REQUIRED EXISTING EXISTING FROPOSED LOT A PROPOSED LOT B PROPOSED LOT C PHASE II) PROPOSED LOT B PROPOSED LOT B PROPOSED LOT C	RDP ANY PORTION OF ANY GARAGE STRUCTURE THAT IS COMPLIES § III.C.3.(A) VISIBLE FROM ANY PUBLIC STREET SHALL INCORPORATE	PHASE I BUILDING - 10% * (197 * 76) = 1,497.2 SF PERMITTED PHASE II BUILDING - 10% * (168 * 111.17) = 1,867.6 SF PERMITTED ONE FAÇADE/WALL SIGN ON EACH BUILDING ELEVATION IDENTIFYING THE PRINCIPAL NAME OR BRANDING OF 117 SF (<1%) 77 SF (<1%)	
ZONING REQUIREMENT (LOT 2.01) (LOT 2.02)** (PHASE I) (PHASE II) MINIMUM LOT AREA 74,052 SF (1.7 AC) (EN) 74,052 SF (1.7 AC) (EN) (EN) 74,052 SF (1.7 AC) (EN) (EN) (EN) (EN) (EN) (EN) (EN) (EN	ARCHITECTURAL DESIGN TREATMENTS AND LANDSCAPING THAT WILL LARGELY SCREEN AND/OR VISUALLY DIMINISH THE SIZE, SCALE, AND FUNCTION OF THE STRUCTURE AND	THE DEVELOPMENT IS PERMITTED. THE SIGN SHALL NOT EXTEND ABOVE THE ROOFLINE AND PROJECT MORE THAN 12 INCHES FROM THE BUILDING SURFACE. EACH SIGN SHALL NOT EXCEED 200 SQUARE FEET PROJECTION FAÇADE/WALL SIGNS MAY BE BACKLIT, EXTERNALLY ILLUMINATED, OR INTERNALLY ILLUMINATED BACK LIT	GIPAL.
MINIMUM LOT WIDTH 195 FT 109 FT (EN) 522.9 FT 458.6 FT 197 FT 248 FT 228.5 FT MINIMUM LOT DEPTH 390 FT 30 FT (EN) 809.4 FT 401.3 FT 811 FT 413.5 FT 419.7 FT	WHICH ARE COMPATIBLE AND COMPLIMENTARY TO EXISTING OR PROPOSED ADJOINING STRUCTURES. RDP A DETAILED TRAFFIC ANALYSIS HAS BEEN PERFORMED BY A COMPLIES	RDP § IV.E.2.(B) GATEWAY SIGN SHALL NOT OBSTRUCT ROADWAY SIGHT DISTANCE FOR THE MOTORISTS. COMPLIES GATEWAY SIGN WITH OVERHEAD ELEMENT, SUCH AS ARCHWAYS, SHALL HAVE A MINIMUM OF 14 FEET OF VERTICAL 17.67 FT	SYMBOL DESCRIPTION
MAXIMUM IMPERVIOUS COVERAGE 95.0% 22,741 SF (59.9%) 171,346 SF (50.2%) 0% 89.3% (87,158 SF) 90.0% (85,058 SF) 51.7% (50,151 SF) MAXIMUM BUILDING COVERAGE 90.0% 0% 9,685 SF (3.3%) 0% 60.9% (59,359 SF) 36.1% (34,163 SF) 9.7% (9,418 SF)	§ III.C.3.(B) LICENSED TRAFFIC ENGINEER VERIFYING THE ADEQUACY OF ACCESS AND CIRCULATION TO THE GARAGE AND THAT THE LOCATION AND ACCESSES OF THE GARAGE	CLEARANCE MEASURED FROM THE ROADWAY TO THE LOWEST PART OF THE ARCHWAY. THE MATERIALS OF THE SUPPORTING VERTICAL STRUCTURE SHALL BE DESIGNED WITH MATERIALS CONSISTENT COMPLIES WITH THE ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDINGS.	PROPERTY LINE
MAXIMUM BUILDING COVERAGE 90.0% 0% 9,685 SF (3.3%) 0% 60.9% (59,359 SF) 36.1% (34,163 SF) 9.7% (9,418 SF) MAXIMUM BUILDING HEIGHT 150.0 FT* N/A 4 STORIES / 56 FT N/A 7 STORIES / 76 FT 8 STORIES / 111.2 FT 4 STORIES / 56 FT	WILL NOT HAVE A DELETERIOUS EFFECT ON PEDESTRIAN OR VEHICULAR CIRCULATION IN ADJOINING STREETS OR ROADWAYS.	GRAPHICS, SUCH AS BANNERS, LETTERING, DECORATIVE, LOGO, OR BRANDING SIGN, IDENTIFYING THE DEVELOPMENT MAY BE INCORPORATED ON THE GATEWAY FEATURE. THE SIGN MAY BE BACKLIT, EXTERNALLY ILLUMINATED, OR INTERNALLY ILLUMINATED. EXTERNAL ILLUMINATION SHALL BE SHIELDED TO NOT CAUSE ANY	SUBDIVISION LINE 및 기계
MINIMUM SETBACK FROM SOUTH KING STREET 0 FT N/A 203.4 FT N/A 455.0 FT 4.5 FT 203.4 FT MINIMUM SETBACK FROM DELAWARE RIVER 30.0 FT N/A 128.4 FT N/A 30.0 FT 280.4 FT 127.5 FT	RDP MULTI-LEVEL PARKING IS ALLOWED IN SUPPORT OF COMPLIES MIXED-USE DEVELOPMENT'S PARKING NEEDS.	GLARE TO PEDESTRIANS OR MOTORISTS. MOUNTED PROJECTING ELEMENTS ON THE SUPPORTING VERTICAL STRUCTURE, SUCH AS DECORATIVE LIGHTING OR ARCHITECTURAL DESIGN ELEMENTS, SHALL BE PLACED NO LOWER THAN 8.5 FEET FROM THE GRADE. DESIGN	
MINIMUM SIDE YARD SETBACK 5.0 FT N/A 14.4 FT N/A 34.1 FT 6.2 FT 14.4 FT MINIMUM BUILDING STEPBACK (PHASE II) 10.0 FT N/A N/A N/A N/A 10 FT N/A		AND CONSTRUCTION OF THE PROJECTING DECORATIVE ELEMENTS SHOULD BE CONSISTENT WITH THE ARCHITECTURE AND DESIGN OF THE GATEWAY. GATEWAY SIGN SHALL NOT INCORPORATE ANY DISTRACTIVE EFFECTS. ADDITIONALLY, SUCH SIGNS SHALL NOT COMPLIES	= = PROPOSED FLUSH CURB
MINIMUM LANDSCAPING COVERAGE 5.0% 40.1% 40.8% 100% 10.7% (10,385 SF) 10.0% (9,488 SF) 48.3% (46,962 SF) MAXIMUM NON-RESIDENTIAL TENANT SPACE 10,000 SF 0 SF N/A 0 SF 10,000 SF 0 SF N/A		CONTAIN ANY ADVERTISING, SPONSORSHIP, OR ANY DYNAMIC MESSAGES AND SHALL NOT RESEMBLE A TRAFFIC CONTROL DEVICE. UPRIGHT SUPPORTS AND SPAN SHALL BE APPROPRIATELY DESIGNED AND SEALED BY A STRUCTURAL ENGINEER FOR COMPLIES	
(*) BUILDING HEIGHT TO ALLOW FOR PARAPETS AND DECORATIVE ELEMENTS WHICH OCCUPY LESS THAN 15% OF THE PERIMETER OF THE ROOF TO PROJECT UP TO 25 FEET HIGHER THAN THE ADJACENT ROOF SURFACE.		APPROVAL BY THE CITY. RDP § IV.E.2.(C) ONE SIGN IS PERMITTED FOR EACH ESTABLISHMENT, EVEN IF SUCH ESTABLISHMENT HAS MORE THAN ONE AWNING. COMPLIES COMPLIES	PROPOSED SIGN NOT APPROVED FOR CONSTRUCTION
(**) NO CHANGES ARE PROPOSED TO THE BULK STANDARDS OF LOTS 2 & 2.02 GENERAL NOTES		§ IV.E.Z.(C) AVVINING STRUCTURE SHALL NOT EXTEND ABOVE THE FIRST LEVEL.	PROPOSED BUILDING
I. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACT NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.			PROPOSED CONCRETE
 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIR AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AG 			
DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE. 4. THE CONTRACTOR IS RESPONSIBLE TO PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGNATION OF CONTRACTOR IS RESPONSIBLE TO PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGNATION OF CONTRACTOR IS RESPONSIBLE TO PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGNATION OF CONTRACTOR IS RESPONSIBLE TO PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGNATION OF CONTRACTOR IS RESPONSIBLE TO PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED WITHIN THE PLAN SET UNLESS APPROVED WITHIN THE PLAN SET UNLESS APPROVED WITHIN THE PLAN SET UNLESS APPROVED W		OI	FF-STREET PARKING & LOADING REQUIREMENTS
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION. 6. 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 WITH WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY. 7. 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 MA	TRIVICTO	SECTION RDP	ON REQUIRED PARKING SPACES: 637 SPACES
 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 MA RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. W THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET. 	5' SIDE YARD BUILDING SE	TBACK # 94.C.I	MULTIFAMILY DWELLING: 1.5 SPACES PER UNIT (1.5 SPACES / UNIT) * (364 UNITS)
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. 10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBL PROCUREMENT OF STREET OPENING PERMITS.	FOR THE	203.4'	= 546 PARKING SPACES 61 SPACE EV CREDIT RESTAURANT: 1 SPACE PER 3 SEATS
 THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONDED FOR THE PROPERTY OF THE PROPERTY OF THE RESPONDED FOR THE PROPERTY OF THE PROPERT	NSIBILITIES EXISTIN	IG BUILDING	(I SPACE / 3 SEATS)*(I50 SEATS) = 50 PARKING SPACES
PROPOSED EDGE O PAVEMENT		PARKING PARKING	RETAIL BUSINESS: 4 SPACES PER 1,000 SF GFA
FUTURE CONNECTION TO PIER WALKWAY TO BE COORDINATED STATION (TYPICAL) PROPOSED 4" WHITE STRIPING ALONG WATERFRON	97.5	APPROXIMATE LIMITS OF HISTORIC BOUNDARY	(4 SPACES / I,000 SF GFA)*(2,000 SF GFA) = 20 PARKING SPACES 616 TOTAL REQUIRED PARKING SPACES
PROPERTY TO REMAIN PROPOSED OUTDOOR PROPOSED DIRECTIONA	PROPOSED 4" WHITE	ADA C TABLE	CODE MINIMUM REQUIRED ADA SPACES: 14 SPACES
DINING AREA ARROW (TYPICAL) PROPOSED TRANSFORME	STRIPING (TYPICAL)		501-1000 TOTAL PROPOSED PARKING SPACES: 2% OF TOTAL PROPOSED (637 PROPOSED SPACES)(0.02) = 13 ADA SPACES
PROPOSED FLAG POLE PROPOSED OUTDOOR 30' DELAWARE RIVER SETBACK		290' SIGHT TRIANGLE OPENION SPEED: 20 MPH II	2021 MINIMUM REQUIRED MAKE-READY ELECTRIC 92 SPACES VEHICLE SPACES: 92 SPACES
FURNITURE (TYPICAL)	PROPOSED MILL AND OVERLAY PROPOSED CR	PROPOSED CURB RAMP	15% OF REQUIRED OFF-STREET PARKING (616 REQUIRED SPACES)(0.15) = 92 MAKE-READY
	UTILITY ACCESS DRIVE	CONCRETE CURB PROPOSED STOP BAR AND 'STOP' SIGN (RI-I)	SPACES 92 TOTAL MAKE-READY SPACES
CAP'S RESTAURANT (5,000 SF)	UIMIT OF PROPE CONCRETE CU		MINIMUM REQUIRED ACCESSIBLE MAKE-READY 5 SPACES ELECTRIC VEHICLE SPACES:
PHASE I PROPOSED 7-STORY MIXED-USE DEVELOPMENT	UTL. I I I I I I I I I I I I I I I I I I I	PROPOSED CONCRETE SIDEWALK (TYPICAL) PROPOSED BRICK PAVERS (TYPICAL) SIDEWALK	5% OF TOTAL MAKE-READY SPACES (92 MAKE-READY SPACES)(0.05) = 5 ACCESSIBLE MAKE-READY SPACES 5 TOTAL ACCESSIBLE MAKE-READY SPACES
ST FLOOR: PARKING GARAGE BUILDING FOOTPRINT: ±59,359 SF 247 DWELLING UNITS	34.0 5	454.0 YAR SUILDING SETBACK RDP	
PROPOSED 'DO NOT ENTI-		PROPOSED LOADING PROPOSED LANDSCAPED CURB ISLAND (TYPICAL)	.e MINIMUM PARKING STALL DIMENSIONS: 9.0 FT X 18.0 FT MAXIMUM ALLOWED COMPACT PARKING STALLS: 0 SPACES
COLUN	N PROPOSED STOP BAR,	5' SIDE YARD BUILDING SETBACK	NO MORE THAN 10% OF THE TOTAL SPACES (637 TOTAL SPACES)(0.10) = 63 COMPACT SPACES THE NUMBER OF DRIVEWAYS PROVIDED FROM A > 300 FT OF SITE
	'STOP' (R.I-I) SIGN, AND 'NO LEFT TURN' (R3-2) SIGN 35.00 SIGN SISTOP YARD BUILDING SETRACK	SECTION 18.B.2.2	on site directly to any public road should frontage 🚍 👝 🔀 🚞 🚾 🛗 혖 🔀
CAP WORKS/ SOCIAL ROOM	13 13 14 15 15 15 15 15 15 15	TRASH LOBBY	I SHARED BETWEEN 151 FT - 300 FT OF SITE FRONTAGE: 2 DRIVEWAYS I SHARED DRIVEWAY DRIVEWAY I SHARED DRIVEWAY
(2,000 SF)	250.9	UTILITY -15' - 15' - 15' - 15' - ORDIN	
FUTURE CONNECTION TO PIER WALKWAY TO BE COORDINATED WITH GREEN ACRES	TRASH Z PROPO	PROPOSED TRANSFORMER ON CONCRETE PAD (TYPICAL)	
		TOP' (RI-I) SIGN ORDIN	ON WIDTH FOR RESIDENTIAL AND RETAIL USES: 25.0 FT
	♥ ÎÎ 2	RDP § IV.C.:	OFF-STREET LOADING AREA SHALL BE PROVIDED I LOADING
		PHASE II PROPOSED 8-STORY RESIDENTIAL	SHALL HAVE A MINIMUM 15 FEET OF VERTICAL CLEARANCE. LOADING AREA(S) SHOULD BE LOCATED AWAY FROM KING STREET.
FUTURE CONNECTION TO PIER WALKWAY TO BE COORDINATED WITH GREEN ACRES FUTURE CONNECTION TO PIER WALKWAY TO BE COORDINATED WITH GREEN ACRES		DEVELOPMENT S S S S S S S S S S S S S S S S S S S	MONITORING WELLS ON SITE SHALL BE BELOCATED
\	PROPOSED 14 FT BY 50 FT LOADING AREA	— 117 DWELLING UNITS TO A STATE OF THE PARKING SPACES TO THE PARKING SPACES	MONITORING WELLS ON-SITE SHALL BE RELOCATED S REQUIRED. THE APPLICANT SHALL COORDINATE ARTHUR KUYAN, P.E. NEW JERSEY LICENSE No. 55741
	FT LOADING AREA WITH REINFORCED 6" CONCRETE PAD	I30 PARKING SPACES	TH THE LSRP AS NEEDED TO DETERMINE THE EXTENT OF MONITORING WELL MODIFICATIONS
	EXISTING IMPROVEMENTS ALONG WATERFRONT PROPERTY TO REMAIN		STONEFIELD
		280.4'	STORIC PRESERVATION COVENANT (28-CA-94). ALL
	——————————————————————————————————————	SH	IK WITHIN THE HISTORIC AREA SHOWN ON THE PLAN HALL BE COORDINATED WITH THE STATE HISTORIC TITLE
	PROPOSED RETAINING WALL		RESERVATION OFFICE PRIOR TO CONSTRUCTION.
		APPROXIMATE LIMITS OF HISTORIC APPROXIMATE AREA OF HISTORIC SIGNIFICANCE TO BE VERIFIED BY PROPOSED SIDEMAN TO THE	40' 0' 40' 80' SITE PLAN
		SIGNIFICANCE TO BE VERIFIED BY PROPOSED SIDEWALK TO TIE INTO EXISTING SIDEWALK	GRAPHIC SCALE IN FEET I" = 40' DRAWING:
	[A * . A	19 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	C-5





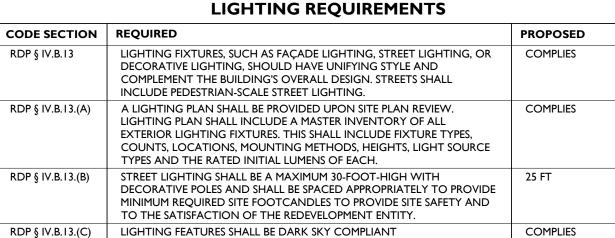


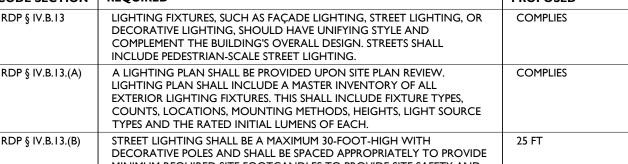


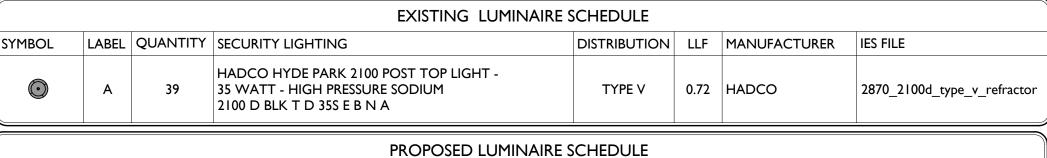




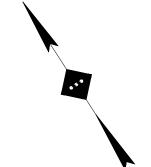
FIXTURE 'B'





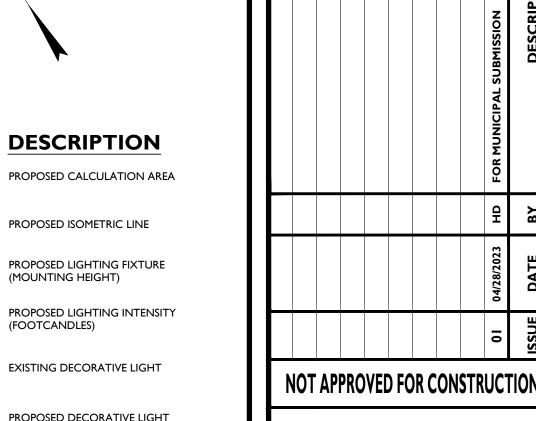


			PROPOSED LUMINAIRE	SCHEDULE			
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
©	В	14	CREE THE EDGE ROUND LED AREA LIGHT ARE-EDR-4M-R3-04-E-UL-BK-350-30K	TYPE V	0.9	CREE	EDGE-4M-E_EDITABLE
	С	5	CREE THE EDGE LED AREA LIGHT ARE-EDG-4MB-DA-08-E-UL-BK-525-30K	TYPE IV	0.9	CREE	EDGE-4MB-E_EDITABLE
	D	3	CREE THE EDGE LED AREA LIGHT ARE-EDG-4MB-DA-08-E-UL-BK-525-30K	TYPE IV	0.9	CREE	EDGE-4MB-E_EDITABLE
	E	5	CREE THE EDGE LED AREA LIGHT ARE-EDG-4MB-DA-08-E-UL-BK-525-30K	TYPE IV	0.9	CREE	EDGE-4MB-E_EDITABLE
	F	58	MODERN FORMS PHANTOM WALL MOUNTED LIGHT WS-W1616-3000K-BZ	-	0.9	MODERN FORMS	WS-W1616



SYMBOL

A (**XX**')



STER , LLC

ARTHUR KUYAN, P.E. NEW JERSEY LICENSE No. 55741 LICENSED PROFESSIONAL ENGINEER



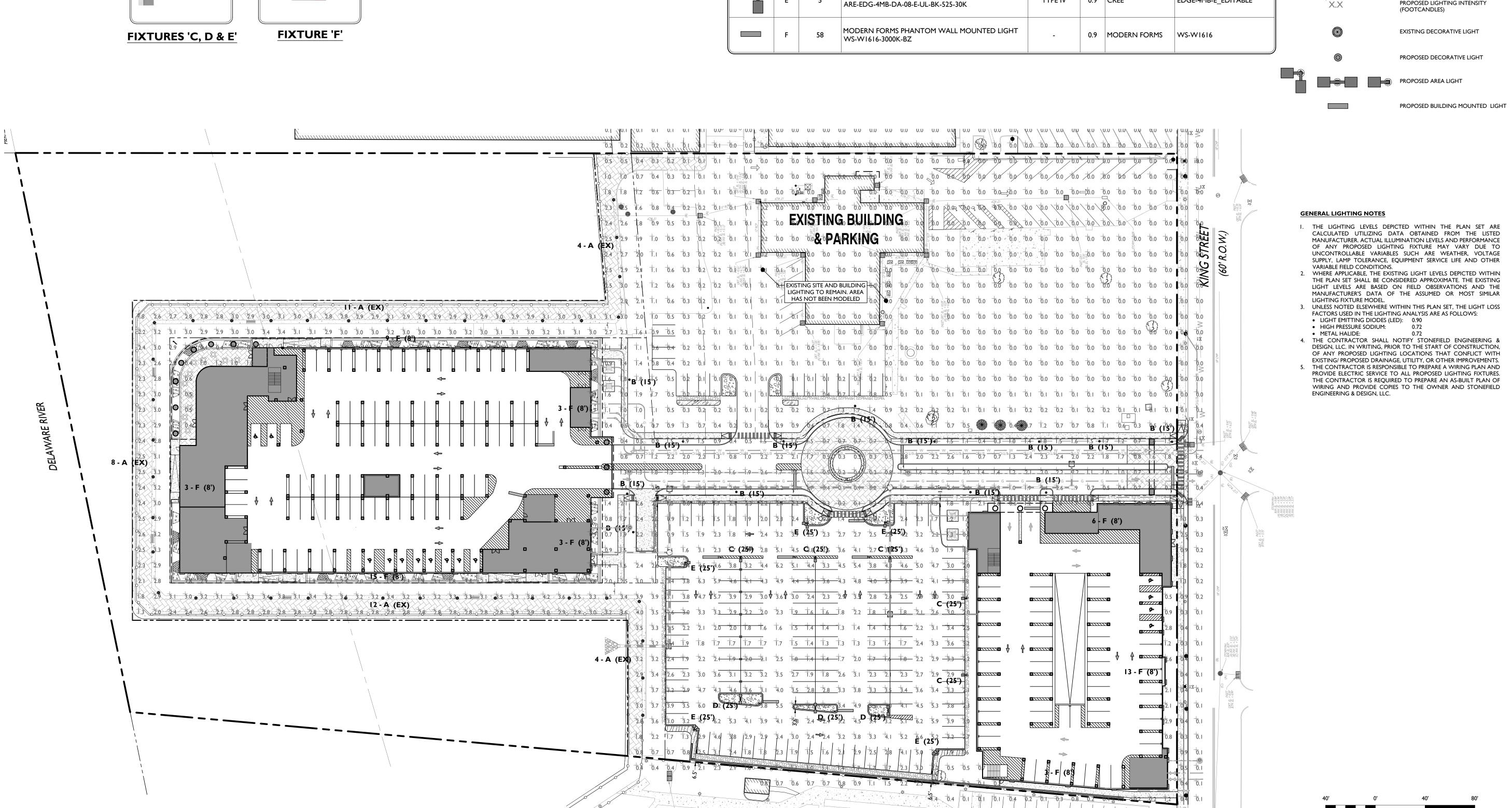
I" = 40' PROJECT ID: RUT-200341

LIGHTING PLAN

DRAWING:

GRAPHIC SCALE IN FEET I" = 40'

C-9



CAMDEN COUNTY SOIL EROSION AND SEDIMENT CONTROL NOTES I. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES. 2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL FROSION AND SEDIMENT CONTROL IN NEW IERSEY. 3. APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS 4. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE. 5. ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE NEW JERSEY STANDARDS AND THEIR RATES SHOULD BE INCLUDED IN THE NARRATIVE. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER). 6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION AND RATES OF APPLICATION AT THE REQUEST OF THE CAMDEN COUNTY SOIL CONSERVATION DISTRICT. 7. ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NEW JERSEY STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING. 8. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES. 9. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT. 10. A CRUSHED STONE, TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE STABILIZED PAD WILL BE INSTALLED ACCORDING TO THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS 11. ALL DRIVEWAYS MUST BE STABILIZED WITH 2 1/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION. 12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. 13. ALL CATCH BASIN INLETS WILL BE PROTECTED ACCORDING TO THE CERTIFIED PLAN. 14. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL. 15. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC. (SEE DETAIL) THE BASIN MUST BE DEWATERED TO NORMAL POOL WITHIN 10 DAYS OF THE DESIGN STORM. 16. NJSA 4:24-39, ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE ALL PROVISIONS OF THE CERTIFIED SOIL EROSION AND SÉDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK FOR THE PROJECT MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE AS A PREREQUISITE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY. 17. MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATION 18. OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE EROSION CONTROL INSPECTOR. 19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION. 20. THE CAMDEN COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 72 HOURS PRIOR TO ANY LAND DISTURBANCE. 21.ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS. 22.IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPILING OF TOPSOIL, THE STOCKPILE MUST BE STABILIZED ACCORDING TO THE STANDARD FOR TEMPORARY VEGETATIVE COVER. STABILIZE TOPSOIL PILE WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING. ALL SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY AND THE BASE MUST BE PROTECTED WITH A SEDIMENT BARRIER. 23. ANY CHANGES TO THE SITE PLAN WILL REQUIRE THE SUBMISSION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE CAMDEN COUNTY SOIL CONSERVATION DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. 24.METHODS FOR THE MANAGEMENT OF HIGH ACID PRODUCING SOILS SHALL BE IN ACCORDANCE WITH THE STANDARDS. HIGH ACID PRODUCING SOILS ARE THOSE FOUND TO CONTAIN IRON SULFIDES OR HAVE A PH OF 4 OR LESS. 25. TEMPORARY AND PERMANENT SEEDING MEASURES MUST BE APPLIED ACCORDING TO THE NEW JERSEY STANDARDS, AND MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER). 26.MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE SOLUTION OF CALCIUM CHLORIDE AND WATER. (213,902 SF / 4.91 AC.)

SEQUENCE OF CONSTRUCTION

- INSTALL SOIL EROSION AND SEDIMENT CONTROL DEVICES.
- INSTALL UNDERGROUND UTILITIES. INSTALL PERMANENT DRAINAGE STRUCTURES AND STORMWATER CONVEYANCE SYSTEMS BEGINNING DOWNSTREAM AND WORKING UPSTREAM. INSTALL INLET FILTER PROTECTION AS INLETS ARE INSTALLED. PROVIDE TEMPORARY AND PERMANENT STABILIZATION AS REQUIRED. BEGIN CONSTRUCTION OF THE PROPOSED BUILDING (PHASE I).
- COMMENCE FINE GRADING AND PAVING OF SITE. INSTALL PERMANENT VEGETATION INCLUDING ALL LANDSCAPING AND
- UPON COMPLETION OF SITE WORK INCLUDING GRADING, UTILITIES, LANDSCAPING, CONCRETE WORK, ETC. INSTALL FINAL PAVEMENT WEARING COURSE.

SOIL EROSION AND SEDIMENT CONTROL NOTES

- I. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL
- REOUIREMENTS. 2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY
- 3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN I INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

SOIL COMPACTION EXEMPTION NOTE

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PAI). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON-WOODY VEGETATED PAI AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN DEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".

STABILIZATION SPECIFICATIONS:

- I.A. TEMPORARY SEEDING AND MULCHING: GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER - APPLY 11LBS./1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50%
 - WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4". SEED - PERENNIÁL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEEDS: PLANT BETWEEN MARCH I AND MAY IS OR BETWEEN AUGUST 15 AND OCTOBER 1. MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./I,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL
 - BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, | MULCH NETTING, OR LIQUID MULCH BINDER). PERMANENT SEEDING AND MULCHING: TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED). GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST
 - RECOMMENDATIONS. FERTILIZER - APPLY 11 LBS./1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4". SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRE (8 LBS./I,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH I AND OCTOBER I (SUMMER SEEDINGS REQUIRE IRRIGATION) MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE,

TOTAL LIMIT OF DISTURBANCE = 213,902 SF (4.91 AC)

MULCH NETTING, OR LIQUID MULCH BINDER).

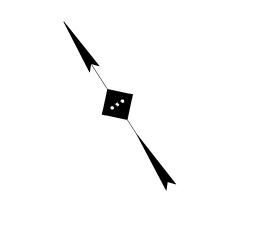
DUST CONTROL NOTES

- MULCHES SEE STANDARD OF STABILIZATION WITH MULCHES SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PG. 7-1, PERMANENT VEGETATIVE COVER FOR
- SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION WITH SOD, PG. 6-1 SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS, BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE
- EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
- BARRIERS SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP
 - PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE

SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.

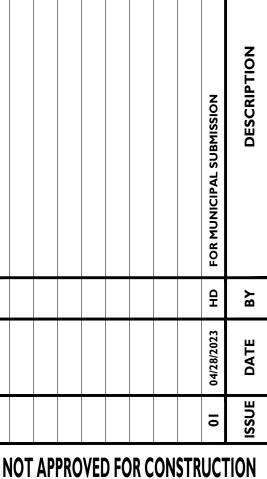
IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO

SOIL CHARACTE	RISTICS CHART
TYPE OF SOIL	URBAN LAND (UR)
PERCENT OF SITE COVERAGE	84.8%
HYDROLOGIC SOIL GROUP	В



SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
LOD —	PROPOSED LIMIT OF DISTURBANCE
——— SF ———	PROPOSED SILT FENCE
TPF	PROPOSED TREE PROTECTION FENCE
	PROPOSED STOCKPILE & EQUIPMENT STORAGE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE

PROPOSED INLET PROTECTION FILTER



ARTHUR KUYAN, P.E. NEW JERSEY LICENSE No. 55741

LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

I" = 40' PROJECT ID: RUT-200341

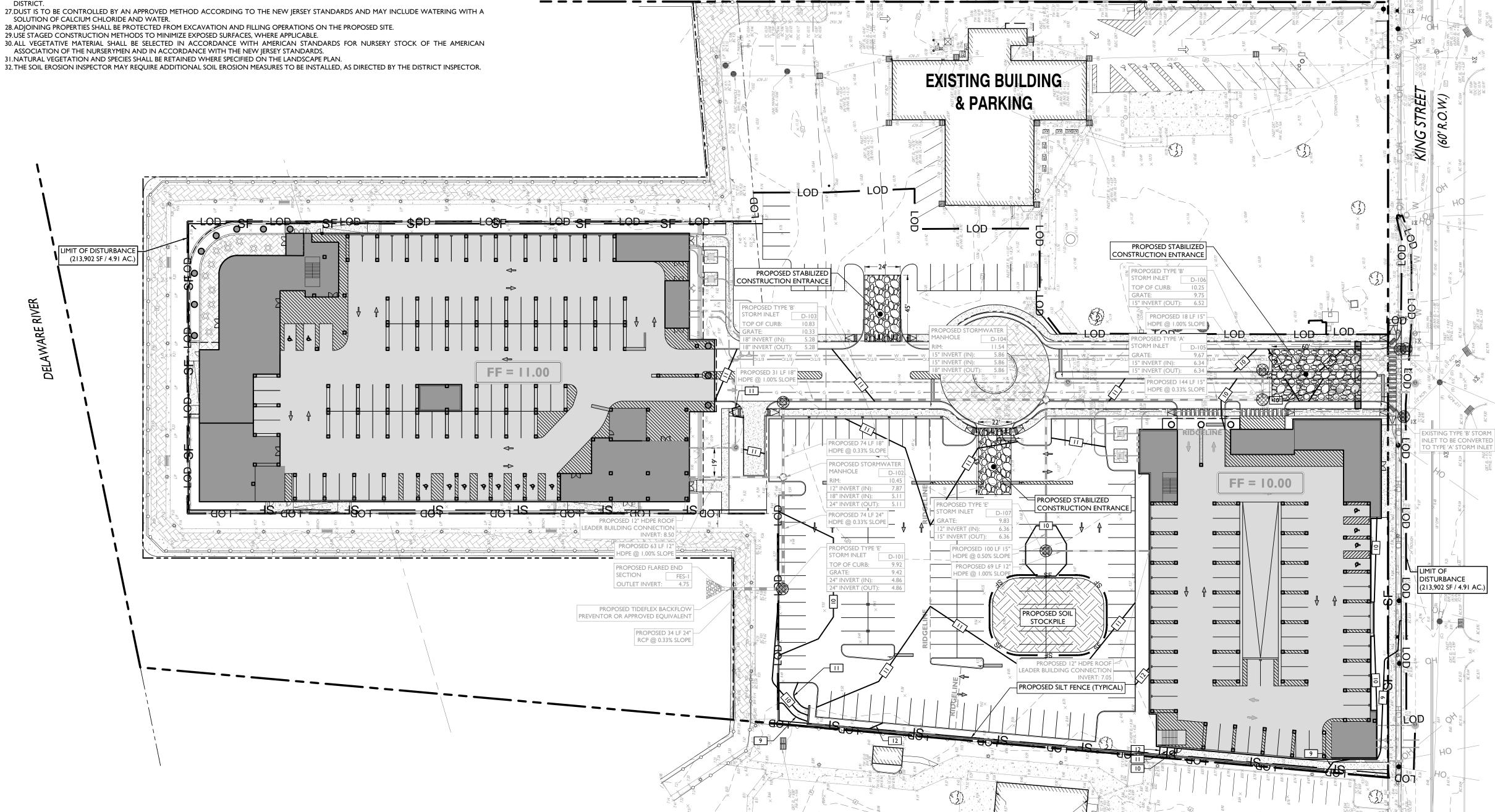
SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING: **C-10**

Know what's **below** Call before you dig.



GRAPHIC SCALE IN FEET I" = 40'



FREEDOM PIER REDEVELOPMENT PLAN LANDSCAPING REQUIREMENTS						
CODE SECTION REQUIRED PROPOSE						
	STREET TREES					
§ REDEVELOPMENT PLAN - IV.D.I.	STREET TREES SHALL BE PROVIDED ALONG ALL ROAD FRONTAGES	PROVIDED				
	LANDSCAPING STANDARDS					
§ REDEVELOPMENT PLAN - IV.D.3.	ALL AREAS NOT COVERED BY BUILDINGS, ROADWAYS, PEDESTRIAN WALKWAYS, OR OTHER IMPROVEMENTS SHALL BE LANDSCAPED	COMPLIES				
§ REDEVELOPMENT PLAN - IV.D.7.	WHERE SCREENING IS REQUIRED IT SHALL BE MINIMUM 75% OPAQUE THROUGHOUT THE YEAR AND SHALL BE SATISFIED BY FENCING, WALL, HEDGE, CONTINUOUS LANDSCAPED AREA OR COMBINATION THEREOF	COMPLIES				
§ REDEVELOPMENT PLAN - IV.D.8.	FENCING SHALL BE MAXIMUM 6 FT HIGH	COMPLIES				
§ REDEVELOPMENT PLAN - IV.D.9.	FENCING VISIBLE FROM THE PUBLIC STREET SHALL COMBINE SHRUBS OR TREES TO SOFTEN THE APPEARANCE OF THE FENCE LINE	COMPLIES				

GLOUCESTER CITY DEVELOPMENT ORDINANCE LANDSCAPING AND BUFFER REQUIREMENTS			
CODE SECTION	REQUIRED	PROPOSED	
	STREET TREES		
§ SECTION 23.	A STREET TREE PLANTING SCHEME SHALL BE PROVIDED	PROVIDED	
	STREET TREES SHALL BE MINIMUM 3" CALIPER	COMPLIES	
	BUFFER YARD STANDARDS		
§ NOTE 1.2.2. TABLE 6.1-1	COMMERCIAL PARKING LOT USES SHALL PROVIDE A 5 FT LANDSCAPED BUFFER YARD ALONG REAR AND SIDE YARDS	I.5 FT PROVIDED (W)	
	EVERGREEN SHRUBS REQUIRED	DOES NOT COMPLY	
	SOLID 6 FT WOOD FENCE REQUIRED	DOES NOT COMPLY	
	COMMERCIAL PLANTINGS		
§ NOTE 5.2.c.	75% OF ALL PERVIOUS AREAS SHALL BE COVERED WITH A COMBINATION OF EVERGREEN SHRUBS, GROUNDCOVER, AND ORNAMENTAL PLANTING		
	(66,835 SF) * (0.75) = 50,126 SF	59,639 SF (89%) PROVIDED	
§ NOTE 5.2.d.(I)	OFF-STREET PARKING AREAS EXCEEDING 100 SPACES SHALL BE DIVIDED INTO (4) SECTIONS SEPARATED BY A CONCRETE DIVIDED STRIP MINIMUM 15 FT WIDE LANDSCAPED WITH CANOPY TREES	DOES NOT COMPLY (W)	
	PARKING LOT TREES		
§ NOTE 5.4.c.(1)(a)	I TREE FOR EVERY 10 PARKING SPACES		
	(147 SPACES) * (1 TREE / 10 SPACES) = 15 TREES	2 TREES PROPOSED ⁽¹⁾ (W)	
	TREES SHALL BE PLANTED MINIMUM 4 FT INTO AN ISLAND	4 FT PROVIDED	

CODE SECTION REQUIRED PROPOSED						
		TROTOSED				
	PARKING LOT LANDSCAPING					
§ NOTE 5.4.c.(1)(b)	OVERHANG AREAS SHALL BE A HARD SURFACE FOR 3 FT BEYOND PARKING STALL	3 FT WIDE STONE AREA PROVIDED				
§ NOTE 5.4.c.(2)	THE AREA BETWEEN DWELLING UNIT AND EDGE OF PARKING SHALL BE LANDSCAPED TO ACHIEVE VISUAL SEPARATION	COMPLIES				
§ NOTE 5.4.c.(3)	THE AREA BETWEEN DWELLING UNIT AND STREET EDGE SHALL BE LANDSCAPED TO ACHIEVE VISUAL SEPARATION	COMPLIES				
	WILDLIFE HABITAT PRESERVATION					
§ NOTE 5.4.c.(7)	PLANT MATERIAL SELECTION SHALL PROVIDE FOOD AND SHELTER FOR FAUNA	COMPLIES				
	HABITAT VALUE OF UNDEVELOPED OPEN SPACE SHALL BE PROTECTED AND AUGMENTED	COMPLIES				
	UTILITY SCREENING					
§ NOTE 5.4.c.(9)	TRANSFORMERS SHALL BE SCREENED WITH FENCING AND LANDSCAPING	COMPLIES				
	PARKING LOT LANDSCAPING					
§ NOTE 9.8.a.	MINIMUM 15% OF ALL PARKING AREAS SHALL BE LANDSCAPED					
	(46,421 SF) * (0.15) = 6,963 SF	7,426 (16%) SF PROVIDED				
§ NOTE 9.8.b.	A BUFFER STRIP SHALL BE PROVIDED BETWEEN PARKING AREAS AND ADJACENT LAND USES	PROVIDED				
	LANDSCAPING ISLANDS					
§ NOTE 9.8.c.(I)	LANDSCAPED ISLANDS SHALL BE PLACED MINIMUM BETWEEN EVERY 10 PARKING SPACES	DOES NOT COMPLY (W)				
	ISLANDS SHALL BE PLACED AT THE END OF EVERY ROW OF PARKING	DOES NOT COMPLY				
§ NOTE 9.8.c.(2)	MINIMUM WIDTH: 10 FT	3.6 FT PROVIDED (W)				
§ NOTE 9.8.c.(3)	I TREE FOR EVERY LANDSCAPED ISLAND					
	8 ISLANDS = 8 TREES	2 TREES PROPOSED ⁽¹⁾ (W)				
	ISLANDS SHALL BE LANDSCAPED WITH SHRUBS AND GROUD COVER MAXIMUM 3 FT HIGH	COMPLIES				

	ISLANDS SHALL BE LANDSCAPED WITH SHRUBS AND GROUD COVER MAXIMUM 3 FT HIGH	COMPLIES
(1)	DUE TO THE EXTENTS OF THE HISTORIC BOUNDARY ON SITE, PLANTING SF	PACE IS LIMITED TO THE
(W)	SOUTHEAST PORTIONS OF THE SITE. WAIVER	

		TRE	E & SHRUB SCHE	DULE		
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAIN
	QUE	2	QUERCUS PALUSTRIS	PIN OAK	2.5" - 3" CAL	B&B
\oplus	NDL	4	QUERCUS X WAREI 'NADLER'	KINDRED SPIRIT OAK	2.5" - 3" CAL	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINE
\bigcirc	CER	3	CERCIS CANADENSIS	EASTERN REDBUD	2.5" - 3" CAL	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINE
0	CLE	15	CLETHRA ALNIFOLIA `RUBY SPICE`	RUBY SPICE CLETHRA	18" - 24"	РОТ
•	HYD	33	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	BAILMER HYDRANGEA	18" - 24"	РОТ
()	ROS	28	ROSA X `DOUBLE KNOCKOUT`	ROSE	18" - 24"	РОТ
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINE
O	AZA	71	AZALEA X 'DELAWARE VALLEY WHITE'	VALLEY WHITE AZALEA	24" - 30"	РОТ
0	ICC	11	ILEX CRENATA `COMPACTA`	DWARF JAPANESE HOLLY	18" - 24"	B&B
⊗	GLA	44	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	24" - 30"	РОТ
<u> </u>	TAX	56	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	24" - 30"	POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN	AND WITHIN THE
PLANT LIST, THE PLAN SHALL DICTATE.	

GROUND	CO	/ER	, PERENNIALS & G	RASSES SCHE	DUL	E
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
And the second	EVS	112	CAREX OSHIMENSIS 'CARFIT01'	EVERCOLOR EVEREST JAPANESE SEDGE	I GAL.	POT
	DES	63	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	I GAL.	POT
SANGE SANGE	HAK	63	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	I GAL.	POT
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RHU	66	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	I GAL.	POT
PERENNIALS AND GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	CONTAINER
**************************************	AST	226	ASTILBE X 'CAPPUCCINO'	CAPPUCCINO ASTILBE	18" o.c.	I GAL. POT
	FAN	290	ASTILBE X ARENDSII 'FANAL'	FANAL ASTILBE	18" o.c.	I GAL. POT
	CAR	682	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	18" o.c.	I GAL. POT
	HEU	223	HEUCHERA X 'FOREVER PURPLE'	FOREVER PURPLE CORAL BELLS	18" o.c.	I GAL. POT
	HOS	142	HOSTA X 'PATRIOT'	PATRIOT HOSTA	I GAL.	POT
	SED	73	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	18" o.c.	I GAL. POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

NOT APPROVED FOR CONSTRUCTION

TORY MIXED USE BUIIDENTIAL BUILDING PRELIMINARY & FINAL MAJOR S AND MINOR SUBDIVISION MERIDIA GLOUCESTE URBAN RENEWAL, LI

CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

I. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.

NO PLANT SUBSTITUTION SHALL BE MADE WITHOUT APPROVAL FROM TOWNSHIP

BEFORE YOU BREAK GROUND FOR A PROJECT AROUND YOUR YARD, SUCH AS A FENCE, IN-GROUND POOL, OR HOME ADDITION, YOU MUST CALL NEW JERSEY ONE

ELECTRIC=RED, GAS/OIL=YELLOW,
BLUE, SEWER=GREEN, TEMPORARY
EXCAVATION=WHITE

BLUE, SEWER=GREEN, TEMPORARY
SURVEY MARKINGS=MAGENTA, PROPOSED

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS,

OF NEW JERSEY REQUIRES THAT SO THAT YOU CAN IDENTIFY UTILITIES ARE LOCATES (SUCH

PHONE, CABLE, ETC.) ONCE
"MARKED OUT", YOU CAN DIG
INTERRUPTING SERVICE FROM
DAMAGING PROPERTY OR

WORK FOR YOU, THEY ARE CONTACT ONE CALL. UTILITY OUT WITH PAINT OR A FLAG. THE

ARE UNDERGROUND. IT IS BEFORE YOU DIG. THE STATE YOU CALL "BEFORE" YOU DIG

WHERE THE UNDERGROUND

AS WATER, GAS, ELECTRIC, THE SERVICES ARE
WITHOUT THE RISK OF
ONE OF THESE UTILITIES,

SERVICES ARE MARK

IRRIGATION NOTE:

2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED. 3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM

3 INCH LAYER OF MULCH. 4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. 5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO

CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE. 6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT

CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING

GRAPHIC SCALE IN FEET I" = 40'

ARTHUR KUYAN, P.E. NEW JERSEY LICENSE No. 55741 LICENSED PROFESSIONAL ENGINEER



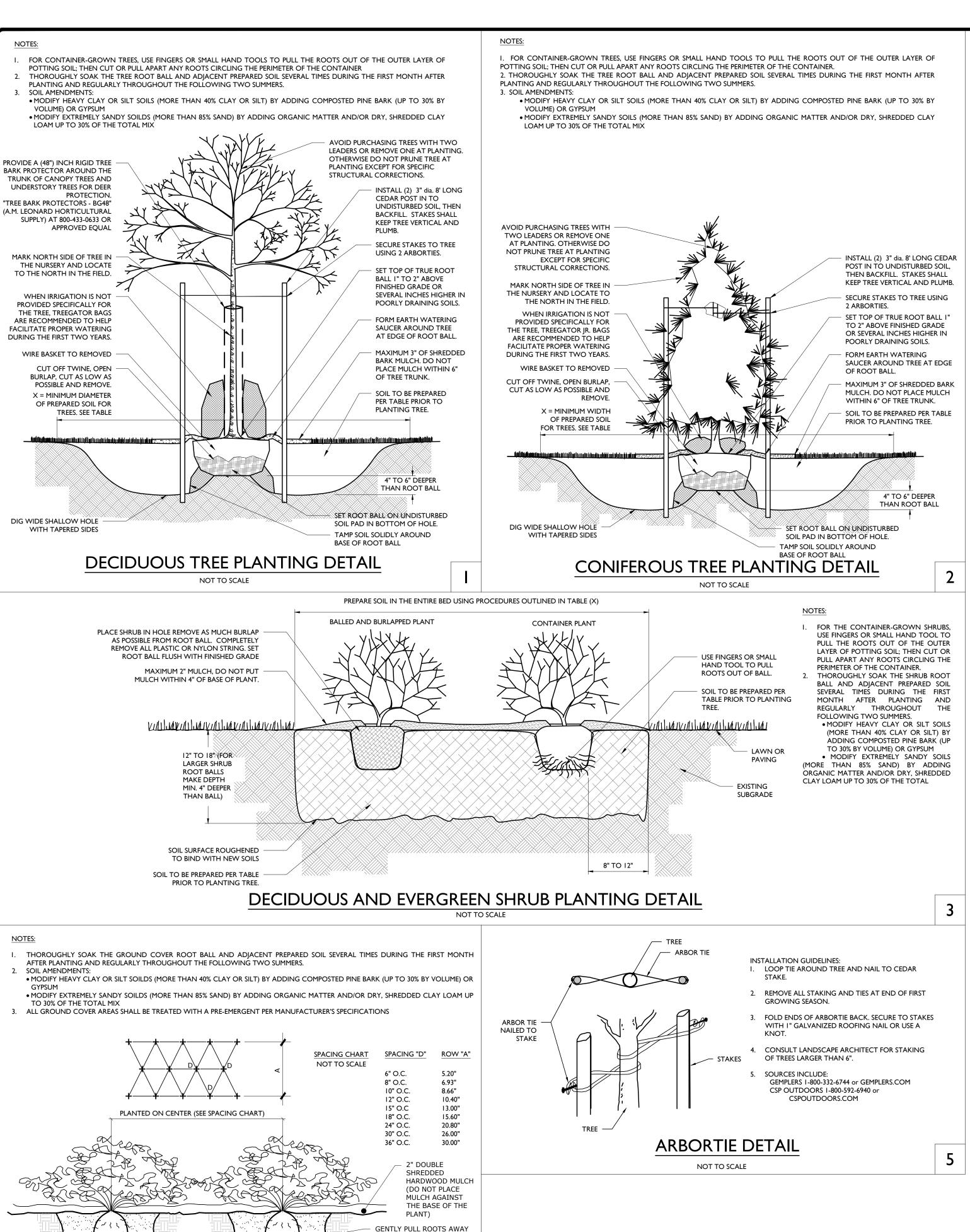
I" = 40' PROJECT ID: RUT-200341

LANDSCAPING PLAN

DRAWING:

C-II

	(66,835 SF) * (0.75) = 50,126 SF	59,639 SF (89%) PROVIDED						
§ NOTE 5.2.d.(1)	OFF-STREET PARKING AREAS EXCEEDING 100	DOES NOT COMPLY (W)						
	SPACES SHALL BE DIVIDED INTO (4) SECTIONS SEPARATED BY A CONCRETE DIVIDED STRIP			1 - R				
	MINIMUM 15 FT WIDE LANDSCAPED WITH							
	CANOPY TREES PARKING LOT TREES				· • • • • • • • • • • • • • • • • • • •			
§ NOTE 5.4.c.(1)(a)	I TREE FOR EVERY 10 PARKING SPACES						//////////////////////////////////////	
§ NOTE 5.4.C.(1)(a)	(147 SPACES) * (1 TREE / 10 SPACES) = 15 TREES	2 TREES PROPOSED ⁽¹⁾ (W)						
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	TREES SHALL BE PLANTED MINIMUM 4 FT INTO AN ISLAND	4 FT PROVIDED			mill. Amminiming	40 40 40 40 40 40 40 40 40 40 40 40 40 4		CA CA
(I) DUE TO THE EXTE	ENTS OF THE HISTORIC BOUNDARY ON SITE, PLANTING	SPACE IS LIMITED TO THE			EVICTING DIT			
SOUTHEAST PORT	TIONS OF THE SITE.	SPACE IS EII ITED TO THE			EXISTING BUI	LDING N N N N		
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					AREA WITHIN THE HISTORIC BOUNDARY TO RECEIVE MINIMUM PLANTING DEPTH OF 2 FT (TYPICAL)	APPROXIMATE LIMITS OF	HD HD	
					OF 2 FT (TYPICAL)	HISTORIC BOUNDARY		
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FROM TOPSOIL MASS WITH

1 PART SOIL AMENDMENT

(BASED ON SOIL TEST)

3 PARTS NATIVE TOPSOIL

FINGERS

GROUND COVER/PERENNIAL/ANNUAL

PLANTING DETAIL

BACKFILL SOIL

GENERAL LANDSCAPING NOTES

- I. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE I. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND
- INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY. . WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
- 3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS. TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
- 4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
- 5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING
- DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL 6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE

PROTECTION OF EXISTING VEGETATION NOTES

- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION
- ACTIVITIES HAVE BEEN COMPLETED. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT. 3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE
- WORK SHALL BE PERFORMED AS FOLLOWS: • TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN THE TREE ROOTS SHALL NOT BE CLIT. BLIT. THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
- RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY FARTH FILL IS PLACED. NEW FARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
- LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED. SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION. NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

- I. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS
- 2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS
- MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
- MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS,
- ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1"). 4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT 5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT
- THE PROJECT SITE. . CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
- UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS
- REOUIRED TOPSOIL). IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN 9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE
- PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL IO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE
- II. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF
- 2. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING. 13. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE
- GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE 14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL 15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING
- MYCRO® TREE SAVER A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA. TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING. AND
- SELECTED ORGANIC MICROBIAL NUTRIENTS • DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION. MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND
- SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.

MOUNTAIN LAUREL. WHICH REQUIRE ERICOID MYCORRHIZAE.

- FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION. OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL
- DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.
- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS. • TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY
- WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT I TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

,	IRRIGATION DURING ESTABLIS	SHMENT
SIZE AT PLANTING	IRRIGATION FOR VITALITY	IRRIGATION FOR SURVIVAL
< 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS
2"-4 CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS
4 >" CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR FOUR TO FIVE MONTHS

- I. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.
- 2. WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.
- 3. WHEN IRRIGATION FOR SURVIVAL TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION MAY BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

PLANT QUALITY AND HANDLING NOTES

- REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. 2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER
- COMMON NAMES. 3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.
- ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND. HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
- 4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (I-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE
- 5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
- 6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
- 7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
- 8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS securely fastened to the body of the vehicle to prevent iniury to the plants. Closed vehicles shall be ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARFLESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.

9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING

- 10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS HALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED
- II. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL. 12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INIURED PLANTS SHALL BE REMOVED.
- 13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT. 14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET
- (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2") ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR
- 15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS: PLANTS (MARCH 15 - DECEMBER 15)

ARIES CONCOLOR

LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1) 16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15)

OSTRYA VIRGINIANIA

ILS CONCOLOR	COMMOS VAINETIES	OSTRIA VIRGINIANA
ER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
ER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
ER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
ΓULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
RPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
DRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
LTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
RCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES
RCIS CANIADENISIS	LIOLIDAMBAR VARIETIES	TAXLIX R REPANDENS

IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.

CORNI IS VARIETIES

- **CORNUS VARIETIES** LIRIODENDRON VARIETIES TILIA TOMENTOSA VARIETIES **CRATAEGUS VARIETIES** MALUS IN LEAF **ULMUS PARVIFOLIA VARIETIES** NYSSA SYLVATICA ZELKOVA VARIETIES
- 17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION. 18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY
- AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED. 19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION
- AS APPROVED BY THE LOCAL MUNICIPALITY. 20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED. 21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALI REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND
- PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION. 2. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE underlying turf. Mow grass areas in such a manner as to prevent clippings from blowing on paved areas, and sidewalks. Cleanup after mowing shall include sweeping or blowing of paved areas and sidewalks to
- CLEAR THEM FROM MOWING DEBRIS. 23. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL RE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND
- 24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE
- CONTRACT SHALL BE ESTABLISHED. 25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY
- MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER. 26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT
- INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL. 27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED. IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER. FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND

PLANT MATERIAL GUARANTEE NOTES

- the Landscape Contractor shall guarantee all plant material for a period of one year (1 yr.) from approval OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S
- I. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS. 3. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, vandalism, physical damage by animals, vehicles, etc., and losses due to curtailment of water by local AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
- 4. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

LAWN (SEED OR SOD) NOTES:

- . SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
- . SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION." 3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDED OR LAID WITH SOD.
- 4. SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION.'
- 5. PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS. EROSION. WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

NOT APPROVED FOR CONSTRUCTION

ARTHUR KUYAN, P.E. NEW JERSEY LICENSE No. 55741

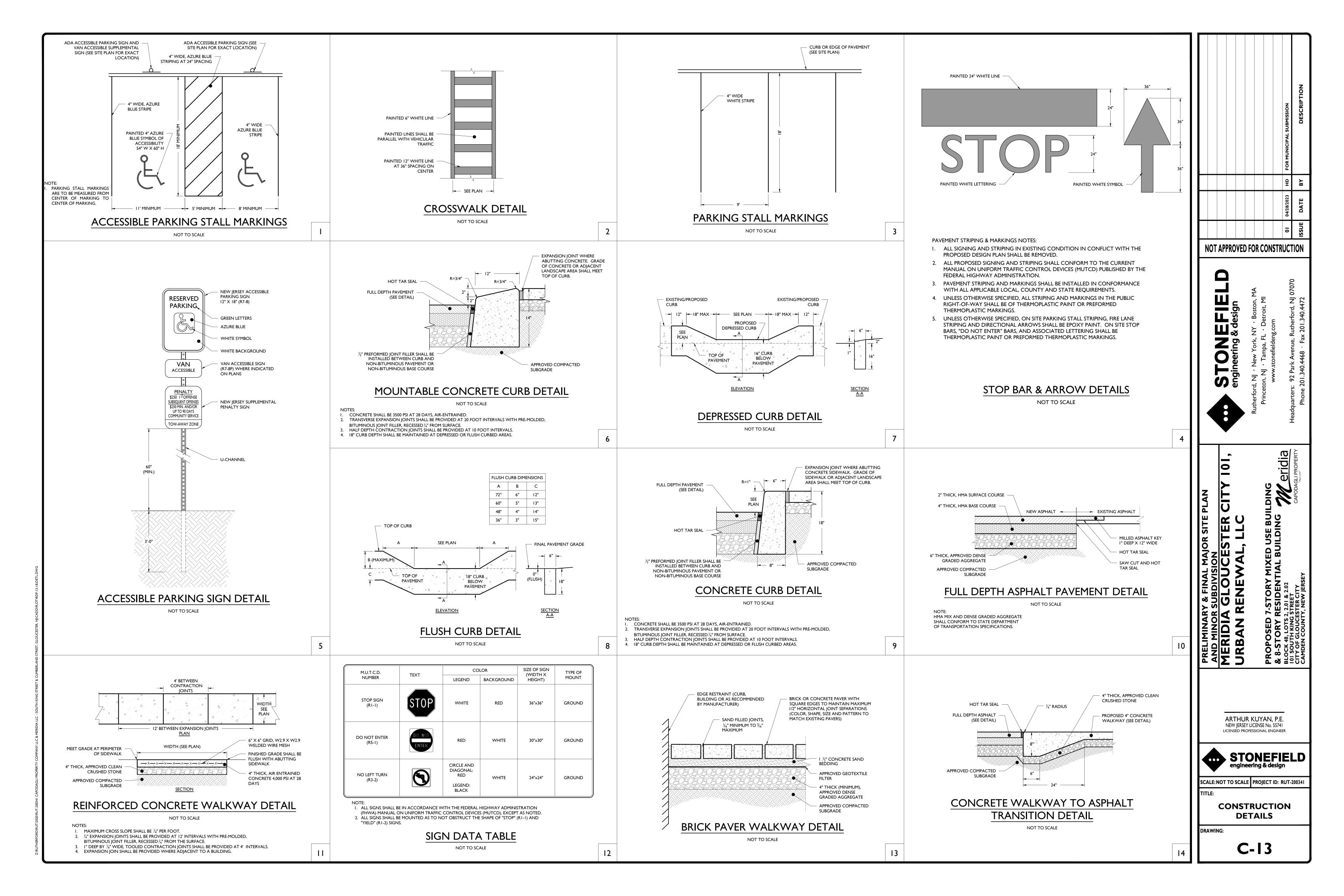
LICENSED PROFESSIONAL ENGINEER

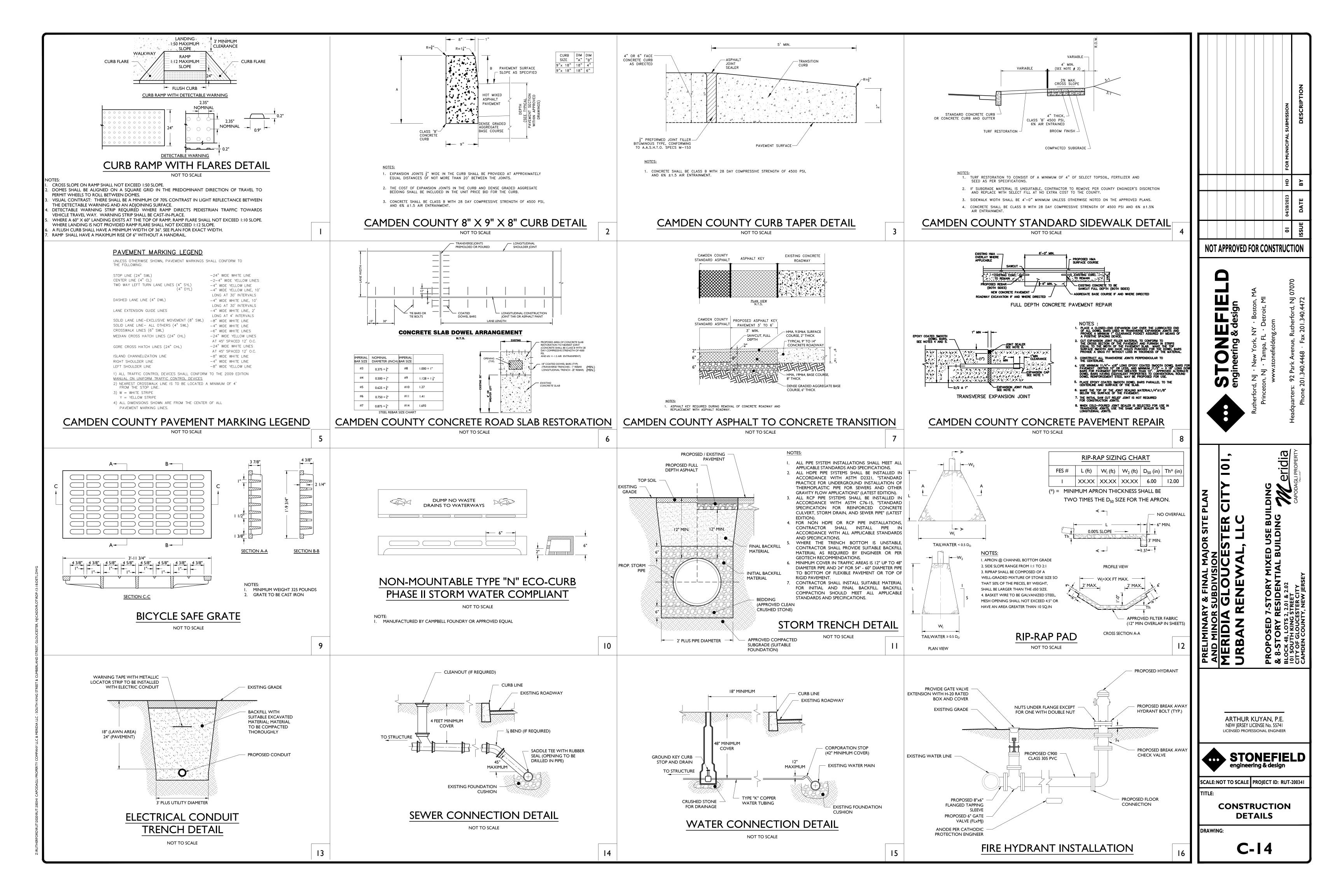


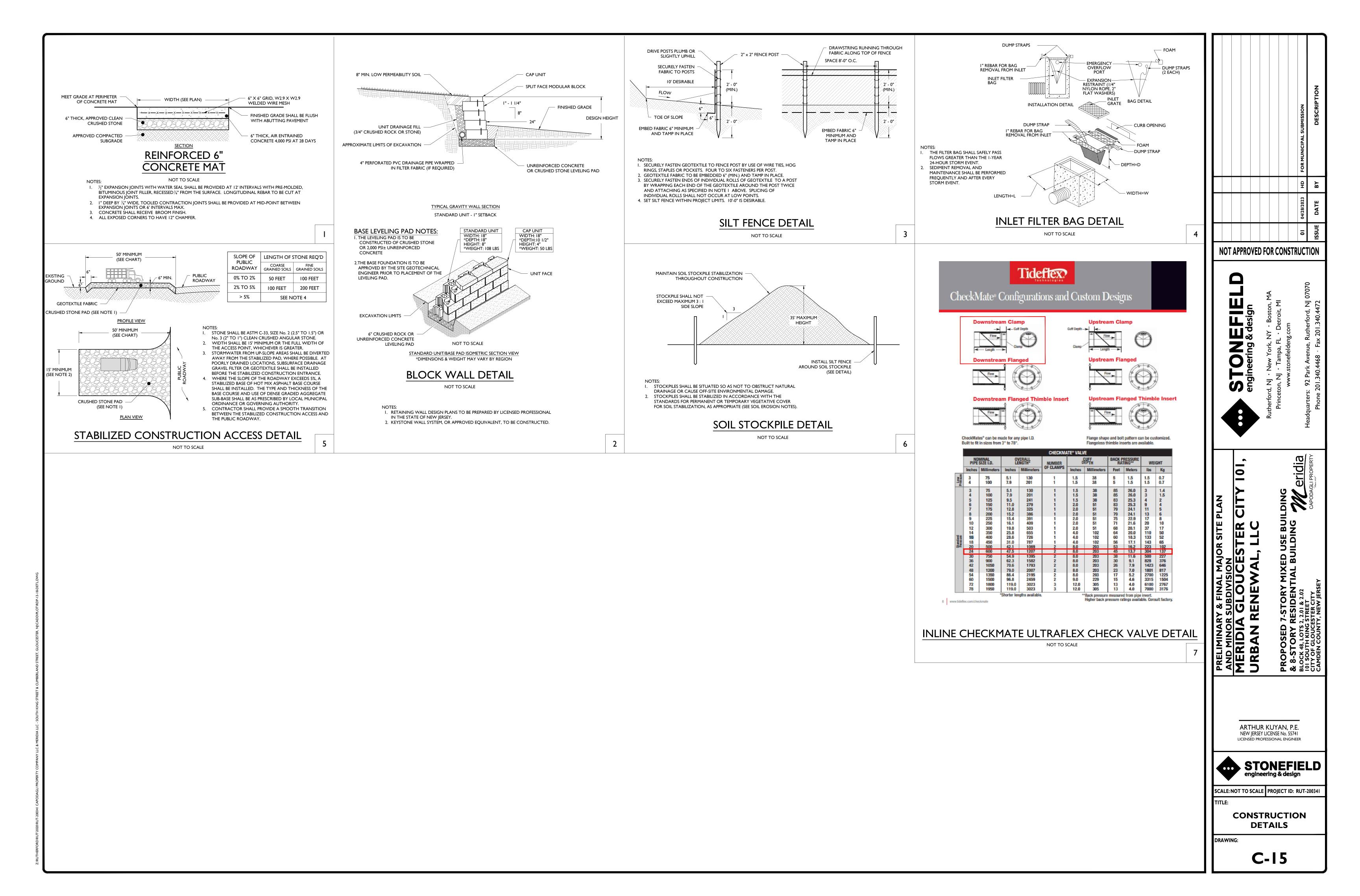
SCALE: AS SHOWN PROJECT ID: RUT-20034

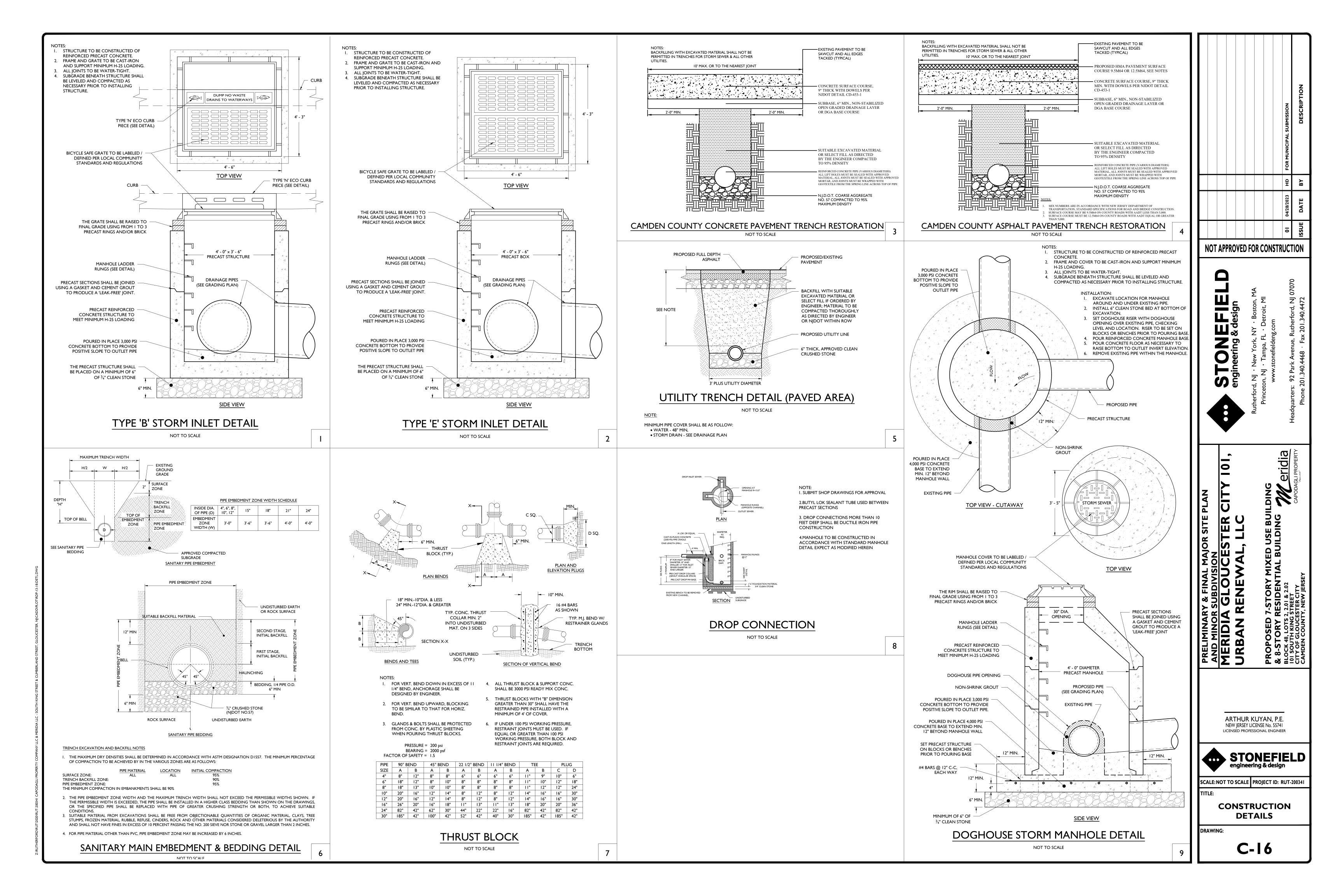
LANDSCAPING DETAILS

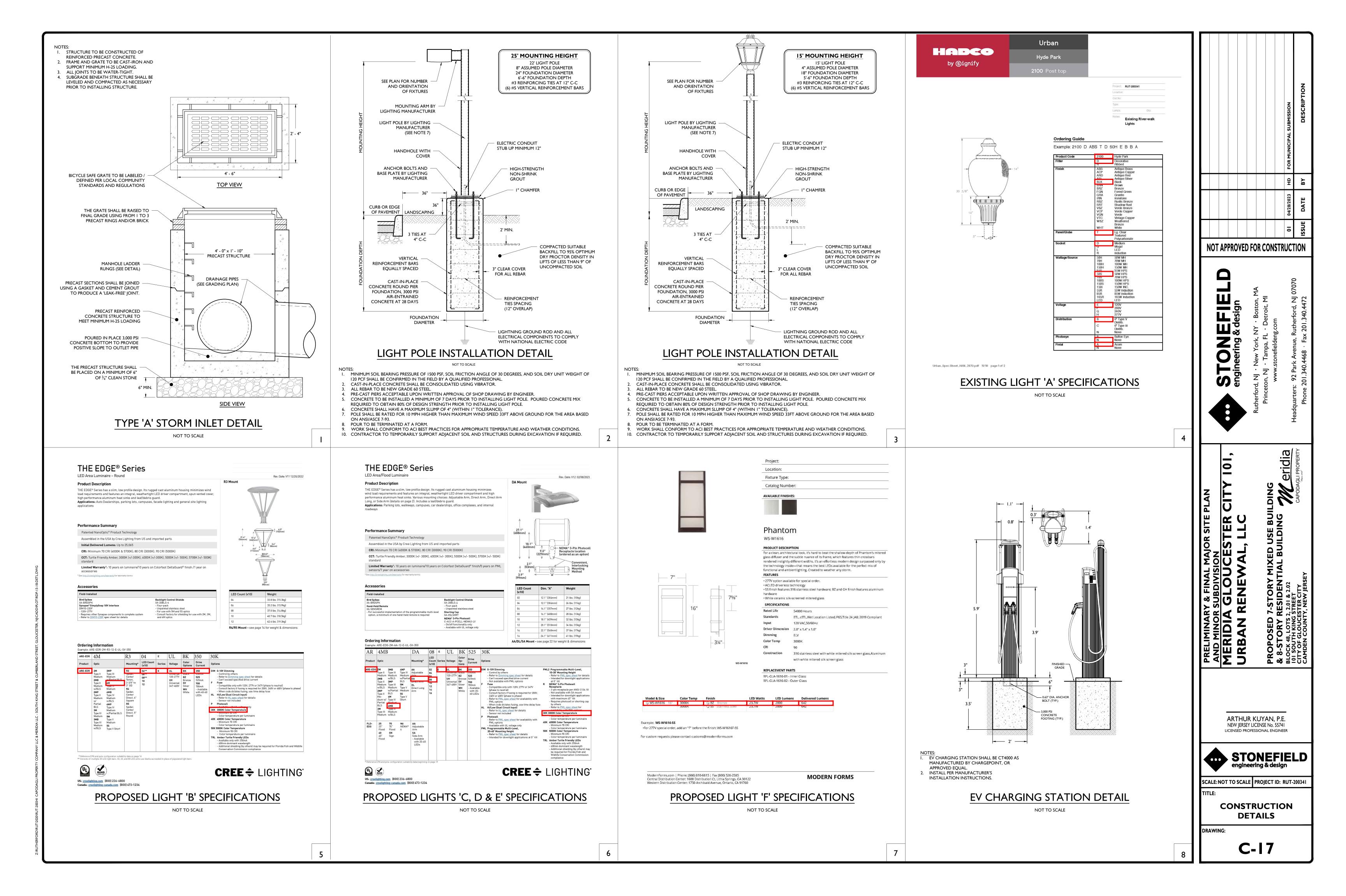
DRAWING:











BLOCK	LOT	OWNER	OWNER'S ADDRESS
48	1 & 1.01	GLOUCESTER CITY HOUSING AUTHORITY	IOI MARKET ST GLOUCESTER CITY, NI
48	3	RLH 2323 LLC	110 MONMOUTH ST
48	3.01	SBJ LLC	GLOUCESTER CITY, NJ 36A NORTH BROADW
48	3.02	RLH 2323 LLC	GLOUCESTER, NJ
48	4	HOLT C/O PASSAIC	GLOUCESTER CITY, NJ
48	5	PROPERTIES LLC GMT REALTY LLC	GLOUCESTER CITY, NJ
49	1,2,3,4,&	GLOUCESTER CITY	GLOUCESTER CITY, NJ 512 MONMOUTH ST
49	7	BELLWEATHER NH LLC	GLOUCESTER CITY, NJ 4613 WOODLAND AV
49	9	GLOUCESTER CITY	PHILADELPHIA, PA 1914
49	10	HOUSING AUTHORITY SMEDILE MICHAEL	GLOUCESTER CITY, NJ 17 LIBERTY TRAIL
49	11	GILBOY, MICHAEL L &	DELRAN, NJ 08075 41 WILLOW RIDGE RC
49	12	THERESA PIERCE HAVEN PROPERTIES	MARLTON, NJ 08053 3 LIGHT HORSE COUR
49	13	SERVICES LLC CCC REAL ESTATE	MARLTON NJ 08053 1981 MARCUS AVENUE
49	14	HOLDING CO LLC HAGAN III, WILLIAM R	LAKE SUCCESS, NY 110
49	14.01	DAVIS, CHARLES & ALICE A	ASBURY PARK, NJ 0771
50	19	TOTEM REAL ESTATE LLC	GLOUCESTER CITY, NJ
54	1, 2 & 3	GLOUCESTER CITY	PHILADELPHIA, PA 1912 512 MONMOUTH ST
54	4	FLEXONI MARILYN A	GLOUCESTER CITY, NJ
54	5, 11, 12	GLOUCESTER CITY	GLOUCESTER CITY, NJ
54	& 13	SALVINO, THOMAS	GLOUCESTER CITY, NJ 35 E MADISON AVE
54	7	O'SHEA, THOMAS K	COLINGSWOOD, NJ 08
54	8	211 CUMBERLAND LLC	GLOUCESTER CITY, NJ
54	9	MCCAFFERTY, STEVEN	GIBBSBORO, NJ 08026 209 CUMBERLAND ST
54	10	26 S KING STREET LLC	GLOUCESTER CITY, NJ 459 ROUTE 38 W
54	14	GORMAN ROBERT T	MAPLE SHADE, NJ 0805
54	16	22 SOUTH KING STREET	MOORESTOWN, NJ 080
54	17	LLC DI BERARDI NOA LOUIS D	MEDFORD, NJ 08055 207 CUMBERL ND ST
55	17	& JUDITH A KIRINCICH, MARK	GLOUCESTER CITY, NJ 1040 MAIN ST #206
55	23	GRENZ, DAWN M	DUNEDIN FL 34698 215 CUMBERLAND ST
59	1 & 2	CAPOOAGLI PROPERTY	GLOUCESTER CITY, NJ 201 S WOOD AVENUE
59	3, 4 & 5	CO LLC ROSKO FAMILY LLC	LINDEN NJ 07036 PO BOX 766
59.01	12	OWENS, AUDRIANA	MONSEY NY 10952 212 CUMBERLAND STR
59.01	13	ZEARFOSS, CHARLES M &	GLOUCESTER CITY NJ 210 CUMBERLAND ST
59.01	20	KATHLEEN A GLOUCESTER CITY	GLOUCESTER CITY, NJ 512 MONMOUTH ST
59.01	21	GLOUCESTER CITY	GLOUCESTER CITY, NJ 512 MONMOUTH ST
59.01	22	GLOUCESTER CITY	GLOUCESTER CITY, NJ 512 MONMOUTH ST
63	15, 16,	KNAPP PROPERTIES LLC	GLOUCESTER CITY, NJ 121 CHARLES ROAD
	17,18, 19, 20 & 22		MAGNOLIA NJ 08049
63	21	LUDWICK DAVID	7 BREHON WAY MOUNT LAUREL NJ 080
63	25, 26 & 27	MENDEZ MICHELLE & VAZQUEZ EDWIN	219 MARKET ST GLOUCESTER CITY, NJ
63	29	BLAIR DEBORA & CUEVAS NICOLE	116 S KING STREET GLOUCESTER CITY, NJ
63	30	SZOLLOSY MARYLYN & UEBELE DREW	118 S KING STREET GLOUCESTER CITY NJ
63	31	120S KING STREET LLC	62 CHURCH ROAD MORGANVILLE, NJ 077
63	32	MCKERNAN, JOANNE T	PO BOX 100 LANGHORNE, PA 1904
63	33	WELSH, KRISTAL & SHAWN J	124 S KING STREET 124 S KING ST
63	34 & 35	126 ·128 S KING STREET LLC	GLOUCESTER CITY, NJ
63	36 & 37	132 S KING STREET LLC	GLOUCESTER CITY, NJ 459 ROUTE 38 W
	38	GOMEZ-DELACRUZ	520 COLLINGS AVE #86
63	1	EVELYN	COLLINGSWCDD NJ D
63	39	KAIN, STEPHEN K	1356 THDMPSDN AVE
	39 40 & 41	HERNANDEZ HECTOR & BERTELE FRANCIS	GLOUCESTER CITY, NJ 115 E Mill ROAD MAPLE SHADE NJ 08052



NOT APPROVED FOR CONSTRUCTION

PRELIMINARY & FINAL MAJOR SITE PLAN AND MINOR SUBDIVISION
MERIDIA GLOUCESTER CITY
URBAN RENEWAL, LLC

ROPOSED 7-STORY MIXED USE BUILDING
& 8-STORY RESIDENTIAL BUILDING
BLOCK 48, LOTS 2, 2.01 & 2.02
101 SOUTH KING STREET
CITY OF GLOUCESTER CITY
CAMDEN COUNTY, NEW JERSEY

ARTHUR KUYAN, P.E. NEW JERSEY LICENSE No. 55741 LICENSED PROFESSIONAL ENGINEER



SCALE: AS SHOWN PROJECT ID: RUT-200341

200' PROPERTY OWNERS LIST

DRAWING:

C-18

