



SCALE: 1" = 2,000'±



SCALE: 1" = 200'±

CITY OF GLOUCESTER CITY UTILITIES TO BE NOTIFIED	
UTILITY AND LOCATION	CONTACT
PUBLIC SERVICE ELECTRIC & GAS CO. 410 ROUTE 130 SOUTH BORDENTOWN, NJ 08050	(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



"*Since 1970*"

CITY OF GLOUCESTER CITY, CAMDEN COUNTY, NEW JERSEY



SCALE: 1" = 200'±

 ZONE CRD
 ZONE PCH
 ZONE CRO
 ZONE R-M
 FREEDOM PIER RDP AREA

CITY ENGINEER _____

DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
DEMOLITION PLAN	C-3
SUBDIVISION LAYOUT PLAN	C-4
SITE PLAN	C-5
GRADING PLAN	C-6
STORMWATER MANAGEMENT PLAN	C-7
UTILITY PLAN	C-8
LIGHTING PLAN	C-9
SOIL EROSION & SEDIMENT CONTROL PLAN	C-10
LANDSCAPING PLAN AND DETAILS	C-11 & C-12
CONSTRUCTION DETAILS	C-13 TO C-17
200' PROPERTY OWNERS LIST	C-18
TRUCK TURNING PLANS	C-19 TO C-22

[illegible]

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

PRELIMINARY & FINAL MAJOR SITE PLAN AND MINOR SUBDIVISION

**AND MINOR SUBDIVISION
MERIDIA GLOUCESTER
URBAN RENEWAL, LLC**

**PROPOSED 7-STORY MIXED USE BUILDING
& 8-STORY RESIDENTIAL BUILDING**
BLOCK 48, LOTS 2, 2.01 & 2.02

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

Meridia
CAPODAGLI PROPERTY GROUP

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
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TITLE:	
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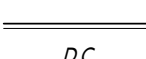


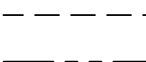
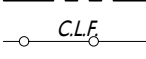
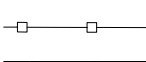
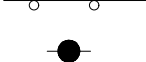




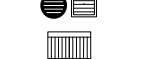


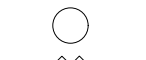
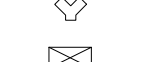

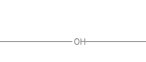


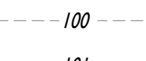
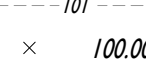
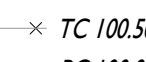
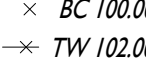


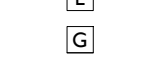



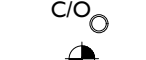















COVER SHEET

DRAWING:

C-1

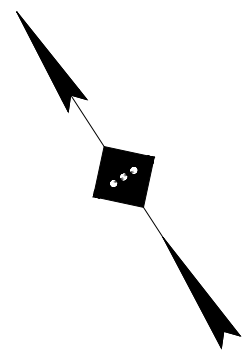
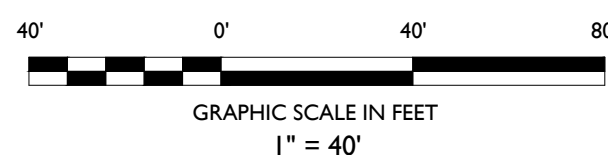
Z:\RUTHERFORD\RT2020\RT-200341 CAPODAGLI PROPERTY COMPANY LLC & MERIDIA LLC - SOUTH KING STREET & CUMBERLAND STREET, GLOUCESTER, NJ\CADD\LOT\RD\01-COVR.DWG






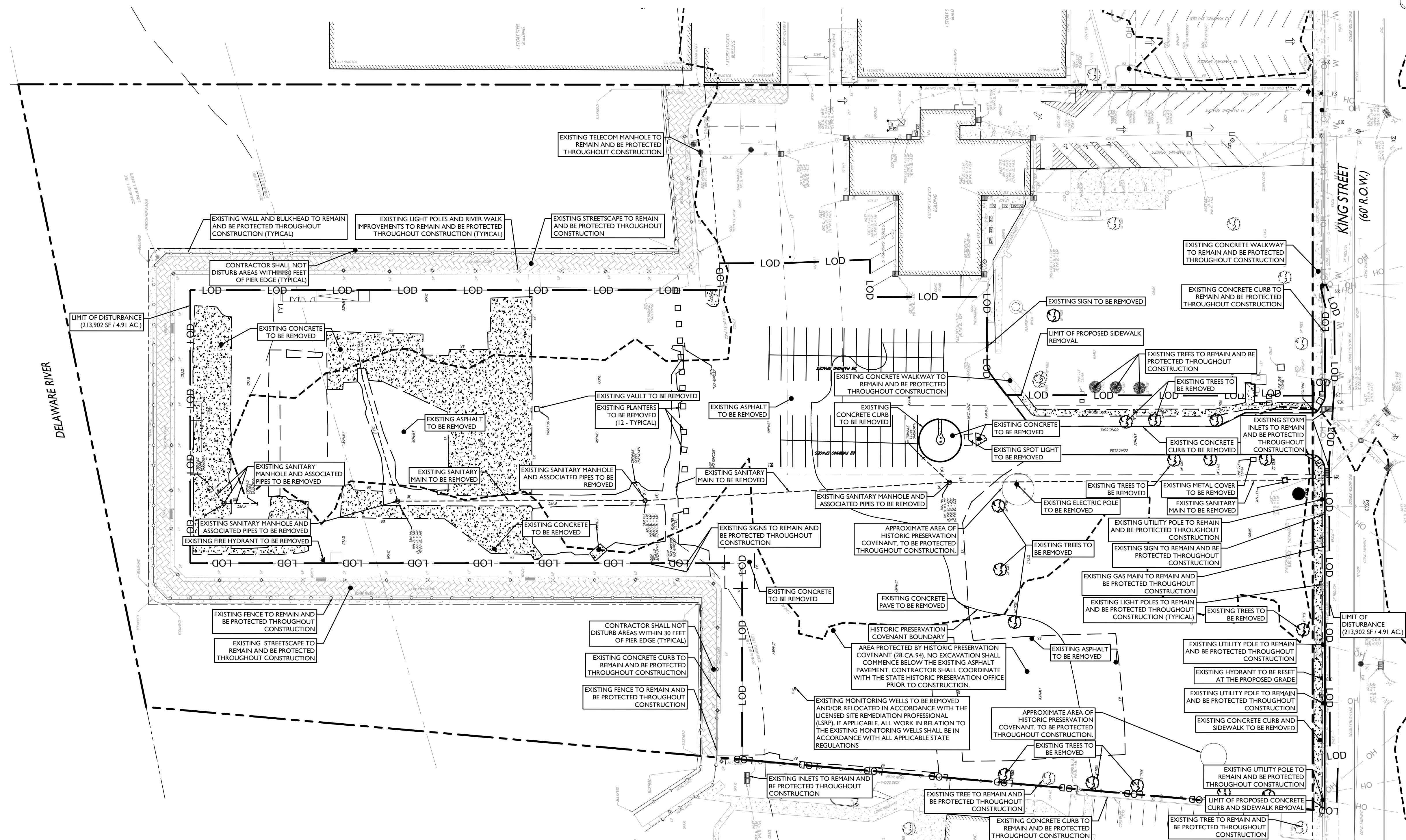
	BUILDING
	CONCRETE SIDEWALK / MAT
	ASPHALT / CONCRETE CURB
	DEPRESSED CURB
	PROPERTY LINE
	LIMIT OF FEMA FLOOD ZONE
	LIMIT OF FLOOD ELEVATION (AS NOTED)
	ADJACENT PROPERTY LINE
	CHAIN LINK FENCE
	BOARD-ON-BOARD FENCE
	GUIDE RAIL
	POLE
	LIGHT POLE
	SIGNS
	WATER VALVE
	GAS VALVE
	FIRE HYDRANT
	DRAIN
	INLET
	MAN HOLE
	BOLLARDS
	MONITORING WELL
	VENT
	SIAMESE CONNECTION
	BOX (ELEC. GAS, ETC.)
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	UNDERGROUND ELEC. LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	GRADE SPOT SHOT
	TOP OF CURB SHOT
	BOTTOM OF CURB SHOT
	TOP OF WALL SHOT
	BOTTOM OF WALL SHOT
	HANDICAP PARKING
	ELEC. METER
	GAS METER
	AIR CONDITIONING UNIT
	DECIDUOUS TREE - DIAMETER NOTED
	CONIFEROUS TREE - DIAMETER NOTED
	PINE TREE - DIAMETER NOTED
	CLEAN OUT
	BENCH MARK
	DETECTABLE WARNING STRIP

SURVEY NOTES:

I. THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



<div><div><div>STONEFIELD engineering & design</div></div><div><p>Rutherford, NJ · New York, NY · Boston, MA Princeton, NJ · Tampa, FL · Detroit, MI www.stonefieldeng.com</p><p>Headquarters: 92 Park Avenue, Rutherford, NJ 07070 Phone 201.340.4468 · Fax 201.340.4472</p></div></div>										<div><div>STONEFIELD engineering & design</div><div><p>Rutherford, NJ · New York, NY · Boston, MA Princeton, NJ · Tampa, FL · Detroit, MI www.stonefieldeng.com</p><p>Headquarters: 92 Park Avenue, Rutherford, NJ 07070 Phone 201.340.4468 · Fax 201.340.4472</p></div></div>										NOT APPROVED FOR CONSTRUCTION										01										04/28/2023										HD										BY										DESCRIPTION																																							
PRELIMINARY & FINAL MAJOR SITE PLAN AND MINOR SUBDIVISION										MERIDIA GLOUCESTER CITY I01, URBAN RENEWAL, LLC										PROPOSED 7-STORY MIXED USE BUILDING & 8-STORY RESIDENTIAL BUILDING										 CAMPDAGLI PROPERTY <small>© 2004 Meridia, Inc.</small>										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. 35741 LICENSED PROFESSIONAL ENGINEER										 <div>STONEFIELD engineering & design</div>										SCALE: 1" = 40'										PROJECT ID: RUT-200341										TITLE: EXISTING CONDITIONS PLAN										DRAWING: C-2									



ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

<u>SYMBOL</u>	<u>DESCRIPTION</u>
— — — — —	FEATURE TO BE REMOVED / DEMOLISHED
— LOD —	LIMIT OF DISTURBANCE

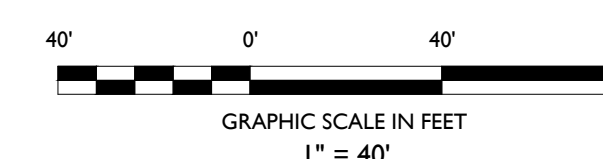
A PORTION OF THE PROPERTY IS LOCATED WITHIN A HISTORIC PRESERVATION COVENANT (28-CA-94). ALL WORK WITHIN THE HISTORIC AREA SHOWN ON THE PLAN SHALL BE COORDINATED WITH THE STATE HISTORIC PRESERVATION OFFICE PRIOR TO CONSTRUCTION.



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

DEMOLITION NOTES

3. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REFERENCE TO DETERMINE ANYTHING TO BE REMOVED. ALL ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
4. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
5. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED BEFORE ANY EXPLOSIVES ARE USED. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT AREAS AND DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
6. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL REMOVED AND ASSOCIATED MATERIALS SHALL BE PROPERLY STORED. REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL, AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
7. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL DEMOLISHED DEBRIS SHALL BE PROPERLY STORED AND SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AND TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

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**PRELIMINARY & FINAL MAJOR SITE PLAN
AND MINOR SUBDIVISION
MERIDIA GLOUCESTER CITY 101,
URBAN RENEWAL, LLC**

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

Meridia
CAPOLIAGI PROPERTY
MANAGEMENT

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



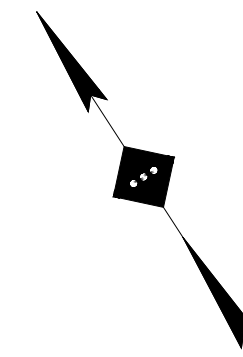
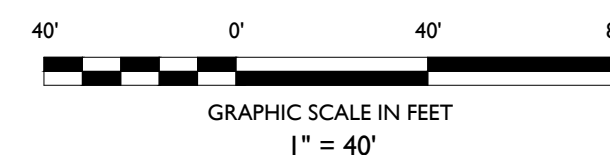
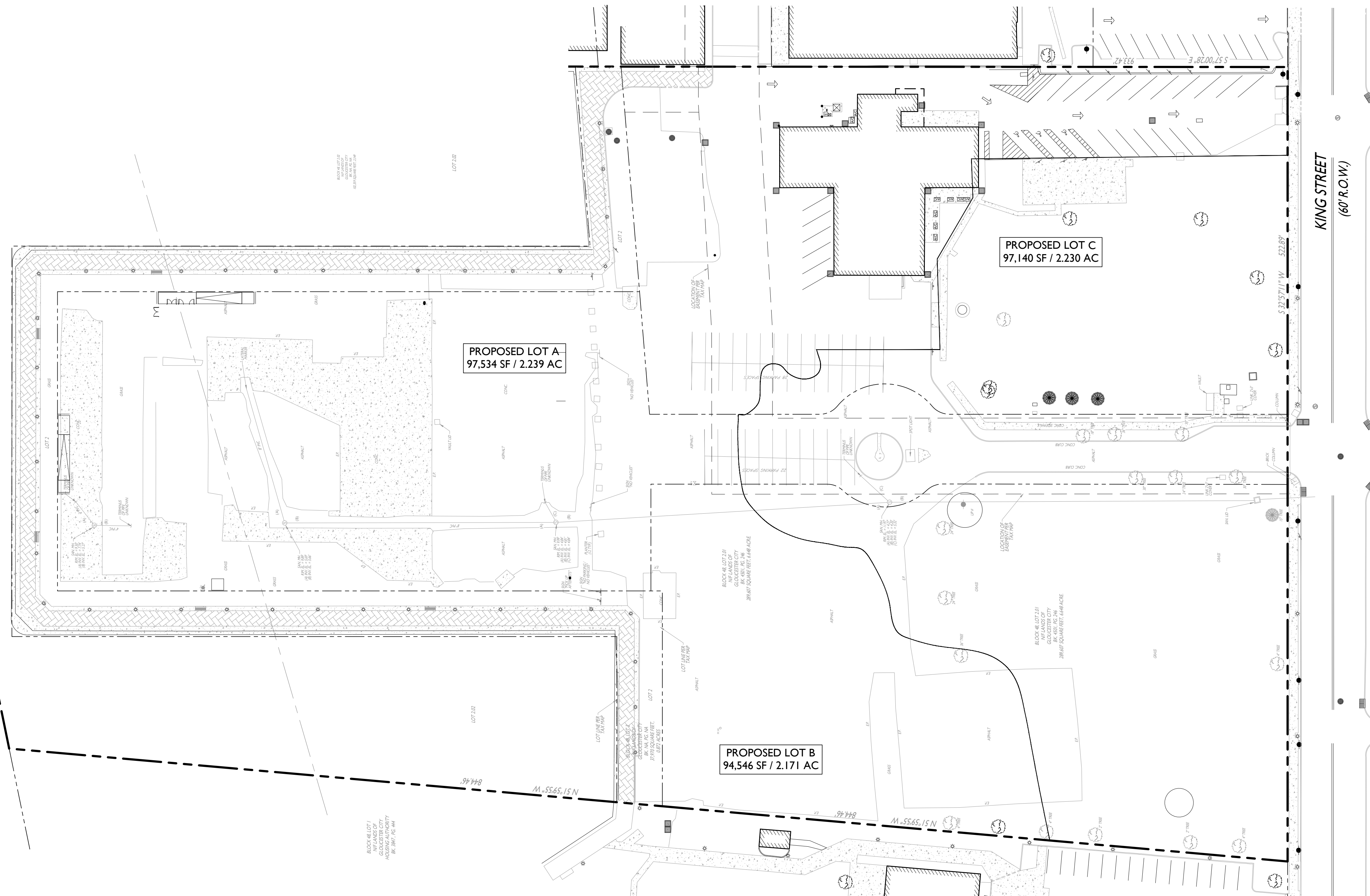
SCALE:	1" = 40'	PROJECT ID: RUT-200341
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TITLE:	
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DEMOLITION PLAN

DRAWING:

C-3



PRELIMINARY & FINAL MAJOR SITE PLAN AND MINOR SUBDIVISION

**AND MINOR SUBDIVISION
MERIDIA GLOUCESTER CITY I01,
URBAN RENEWAL, LLC**

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

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CAPODAGLI PROPERTY

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CITY OF GLOUCESTER CITY

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



SCALE:	1" = 40'	PROJECT ID: RUT-20034
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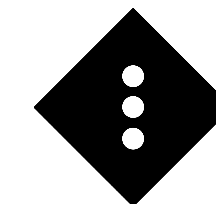
TITLE:

**SUBDIVISION LAYOUT
PLAN**

DRAWING:

C-4

NOT APPROVED FOR CONSTRUCTION



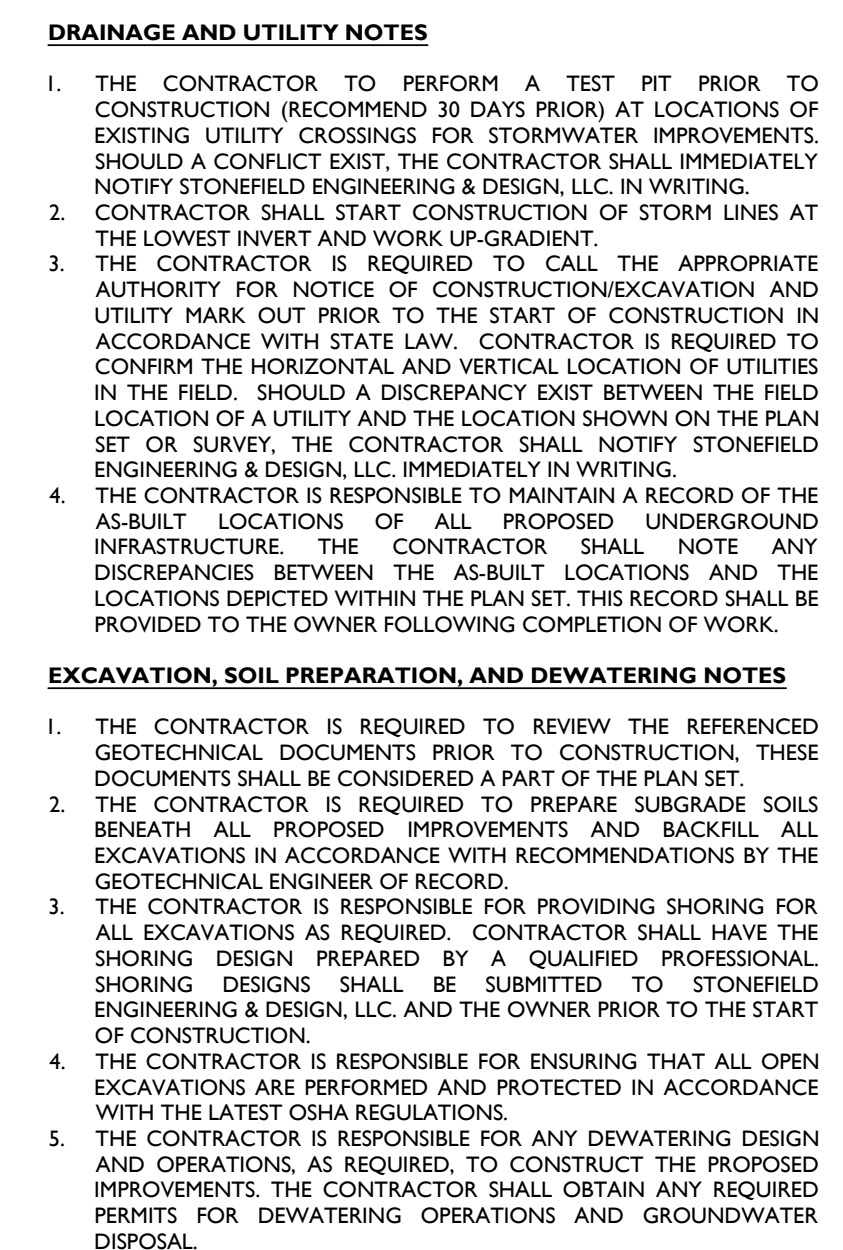
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**MERIDIA GLOUCESTER CITY 101,
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AND 8-STORY RESIDENTIAL BUILDING

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CITY OF GLOUCESTER CITY
CAMDEN COUNTY, NEW JERSEY

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LICENSED PROFESSIONAL ENGINEER



SCALE:	1" = 40'	PROJECT ID: RUT-200341
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TITLE:

STORMWATER MANAGEMENT PLAN

DRAWING:

C-7



FIXTURE 'A'



FIXTURE 'B'



FIXTURES 'C, D & E'



FIXTURE 'F'

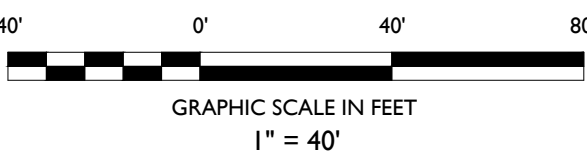
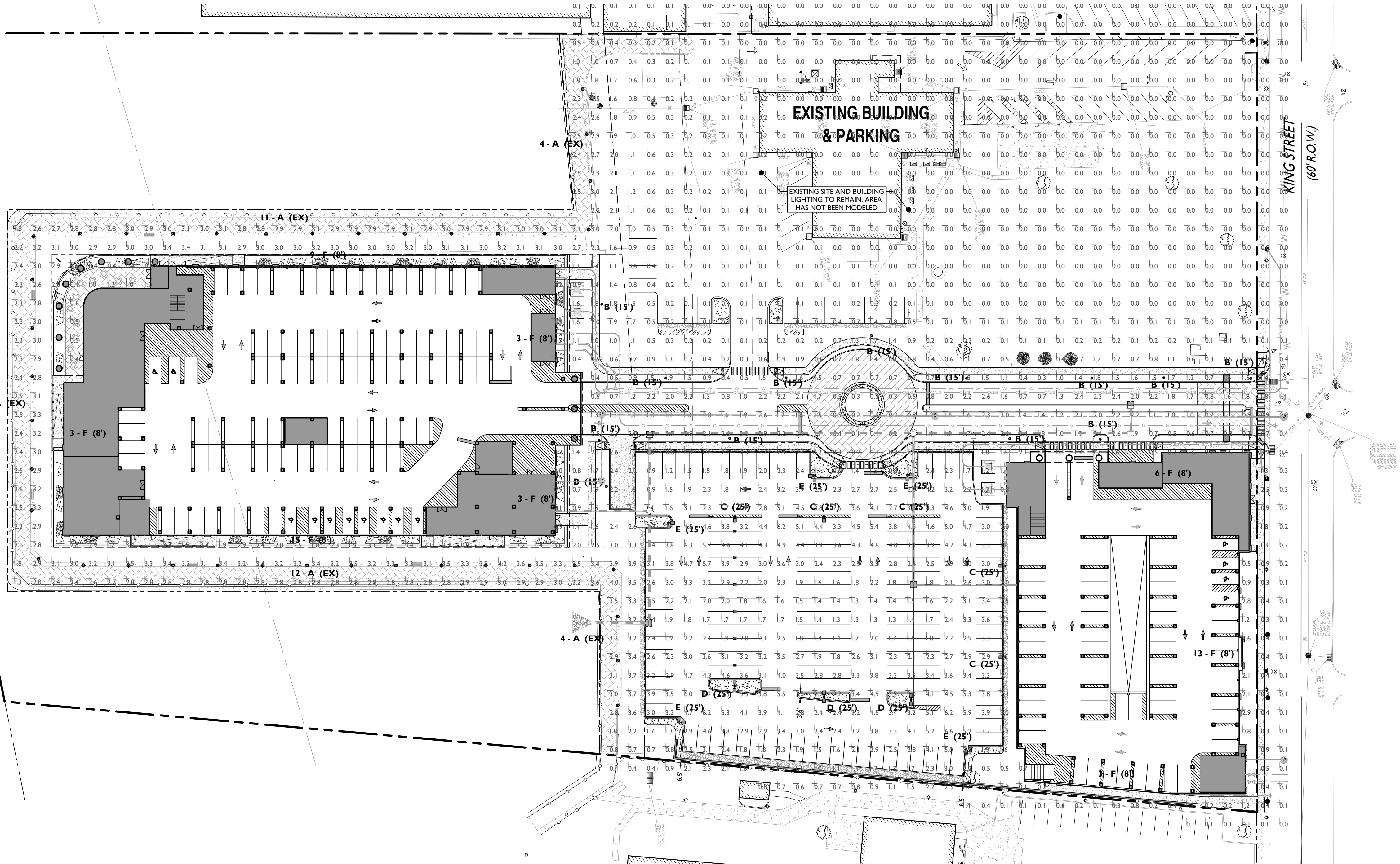
LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
RDP § IV.B.13	LIGHTING FIXTURES, SUCH AS FACADE LIGHTING, STREET LIGHTING, OR DECORATIVE LIGHTING, SHOULD HAVE UNIFYING STYLE AND COMPLEMENT THE BUILDING'S OVERALL DESIGN. STREETS SHALL INCLUDE PEDESTRIAN SCALE STREET LIGHTING.	COMPLIES
RDP § IV.B.13.(A)	A LIGHTING PLAN SHALL BE PROVIDED UPON SITE PLAN REVIEW. LIGHTING PLAN SHALL INCLUDE A MASTER INVENTORY OF ALL EXTERIOR LIGHTING FIXTURES. THIS SHALL INCLUDE FIXTURE TYPES, COUNTS, LOCATIONS, MOUNTING METHODS, HEIGHTS, LIGHT SOURCE TYPES AND THE RATED INITIAL LUMENS OF EACH.	COMPLIES
RDP § IV.B.13.(B)	STREET LIGHTING SHALL BE A MAXIMUM 30-FOOT-HIGH WITH DECORATIVE POLES AND SHALL BE SPACED APPROPRIATELY TO PROVIDE MINIMUM REQUIRED SITE FOOTCANDLES TO PROVIDE SITE SAFETY AND TO THE SATISFACTION OF THE REDEVELOPMENT ENTITY.	25 FT
RDP § IV.B.13.(C)	LIGHTING FEATURES SHALL BE DARK SKY COMPLIANT	COMPLIES

EXISTING LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER
	A	39	HADCO HYDE PARK 2100 POST TOP LIGHT - 35 WATT - HIGH PRESSURE SODIUM 2100 D BLK T D 355 E B N A	TYPE V	0.72	HADCO
IES FILE						
						2870_2100d_type_v_refractor

PROPOSED LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER
	B	14	CREE THE EDGE ROUND LED AREA LIGHT ARE-EDR-4M-R3-04-E-UL-BK-350-30K	TYPE V	0.9	CREE
	C	5	CREE THE EDGE LED AREA LIGHT ARE-EDG-4MB-DA-08-E-UL-BK-525-30K	TYPE IV	0.9	CREE
	D	3	CREE THE EDGE LED AREA LIGHT ARE-EDG-4MB-DA-08-E-UL-BK-525-30K	TYPE IV	0.9	CREE
	E	5	CREE THE EDGE LED AREA LIGHT ARE-EDG-4MB-DA-08-E-UL-BK-525-30K	TYPE IV	0.9	CREE
	F	58	MODERN FORMS PHANTOM WALL MOUNTED LIGHT WS-WI616-3000K-BZ	-	0.9	MODERN FORMS
IES FILE						
						WS-WI616

SYMBOL	DESCRIPTION
	PROPOSED CALCULATION AREA
	PROPOSED ISOMETRIC LINE
	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	EXISTING DECORATIVE LIGHT
	PROPOSED DECORATIVE LIGHT
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

- GENERAL LIGHTING NOTES**
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
 - WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
 - UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
 - THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.



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CAMDEN COUNTY, NEW JERSEY

Meridia
CAPODAGLI PROPERTY

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

STONEFIELD
engineering & design

SCALE: 1" = 40' PROJECT ID: RUT-200341

TITLE:

LIGHTING PLAN

DRAWING:

C-9

CAMDEN COUNTY SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
3. APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
5. ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE NEW JERSEY STANDARDS AND THEIR RATES SHOULD BE INCLUDED IN THE NARRATIVE. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION AND RATES OF APPLICATION AT THE REQUEST OF THE 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 424.39, ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE ALL PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK FOR THE PROJECT MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE AS A PREREQUISITE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
17. MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATION COVER.
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 DISTRICT.
27. DUST IS TO BE CONTROLLED BY AN APPROVED METHOD ACCORDING TO THE NEW JERSEY STANDARDS AND MAY INCLUDE WATERING WITH A SOLUTION OF CALCIUM CHLORIDE AND WATER.
28. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
29. USE STAGED CONSTRUCTION METHODS TO MINIMIZE EXPOSED SURFACES, WHERE APPLICABLE.
30. ALL VEGETATIVE MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF THE NURSERMEN AND IN ACCORDANCE WITH THE NEW JERSEY STANDARDS.
31. NATURAL VEGETATION AND SPECIES SHALL BE RETAINED WHERE SPECIFIED ON THE LANDSCAPE PLAN.
32. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.

SEQUENCE OF CONSTRUCTION

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

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 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 (PA). 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 PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN DEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".

STABILIZATION SPECIFICATIONS:

- 1.A. TEMPORARY SEEDING AND MULCHING:
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11 LBS./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 - PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEEDS, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
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, MULCH NETTING, OR LIQUID MULCH BINDER).
- 1.B. 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./1,000 SF) OR OTHER APPROVED SEEDS, PLANT BETWEEN MARCH 1 AND OCTOBER 1 (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, MULCH NETTING, OR LIQUID MULCH BINDER).

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

DUST CONTROL NOTES

1. MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1.
2. VEGETATIVE COVER - 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.
3. SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON CLAY SOILS). KEEP TRAFFIC OFF THESE AREAS.
4. 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 EFFECT.
5. SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
6. 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.
7. 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 SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
8. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

SOIL CHARACTERISTICS CHART

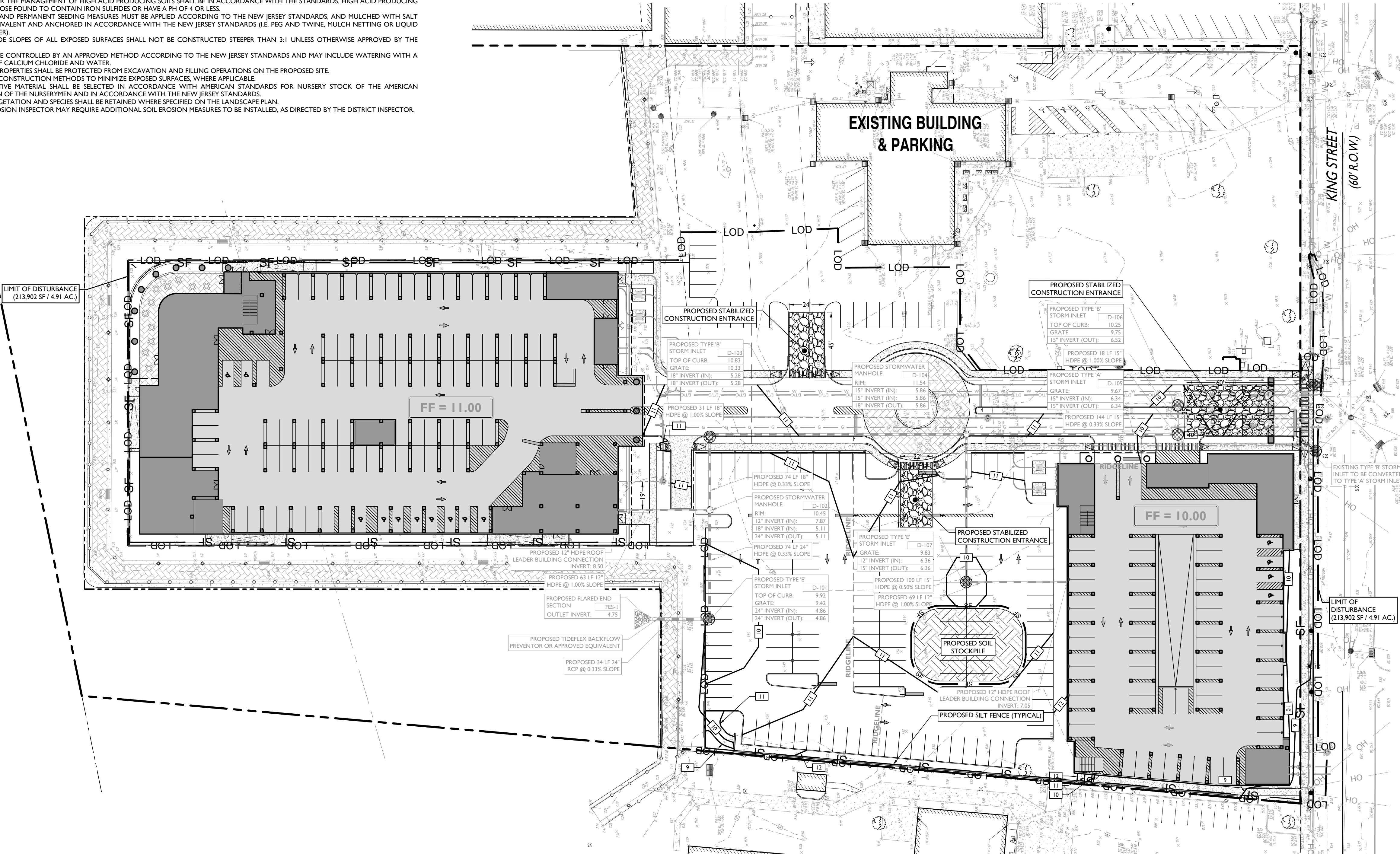
TYPE OF SOIL	URBAN LAND (UR)
PERCENT OF SITE COVERAGE	84.8%
HYDROLOGIC SOIL GROUP	B

SYMBOL

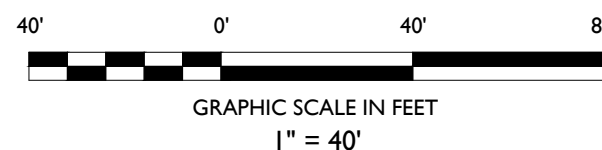
DESCRIPTION

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- LOD
- SF
- TPF
- PROPOSED STOCKPILE & EQUIPMENT STORAGE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED INLET PROTECTION FILTER

EXISTING BUILDING & PARKING



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PRELIMINARY & FINAL MAJOR SITE PLAN
AND MINOR SUBDIVISION
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PROPOSED 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



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

SCALE: 1" = 40' PROJECT ID: RUT-200341

TITLE:
**SOIL EROSION &
SEDIMENT CONTROL
PLAN**

DRAWING:

C-10

GLOUCESTER CITY DEVELOPMENT ORDINANCE LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ SECTION 23.	<p><u>STREET TREES</u></p> <p>A STREET TREE PLANTING SCHEME SHALL BE PROVIDED</p> <p>STREET TREES SHALL BE MINIMUM 3" CALIPER</p>	<p>PROVIDED</p> <p>COMPLIES</p>
§ NOTE 1.2.2. TABLE 6.1-1	<p><u>BUFFER YARD STANDARDS</u></p> <p>COMMERCIAL PARKING LOT USES SHALL PROVIDE A 5 FT LANDSCAPED BUFFER YARD ALONG REAR AND SIDE YARDS</p> <p>EVERGREEN SHRUBS REQUIRED</p> <p>SOLID 6 FT WOOD FENCE REQUIRED</p>	<p>1.5 FT PROVIDED (W)</p> <p>DOES NOT COMPLY</p> <p>DOES NOT COMPLY</p>
§ NOTE 5.2.c.	<p><u>COMMERCIAL PLANTINGS</u></p> <p>75% OF ALL PERVIOUS AREAS SHALL BE COVERED WITH A COMBINATION OF EVERGREEN SHRUBS, GROUND COVER, AND ORNAMENTAL PLANTING</p> <p>(64.83 SF * (0.75) = 50.126 SF</p>	<p>59,639 SF (89%) PROVIDED</p>
§ NOTE 5.2.d.(1)	<p>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</p>	<p>DOES NOT COMPLY (W)</p>
§ NOTE 5.4.c.(1)(a)	<p><u>PARKING LOT TREES</u></p> <p>1 TREE FOR EVERY 10 PARKING SPACES (147 SPACES) = (1) TREE / 10 SPACES = 15 TREES</p> <p>TREES SHALL BE PLANTED MINIMUM 4 FT INTO AN ISLAND</p>	<p>2 TREES PROPOSED⁽¹⁾ (W)</p> <p>4 FT PROVIDED</p>

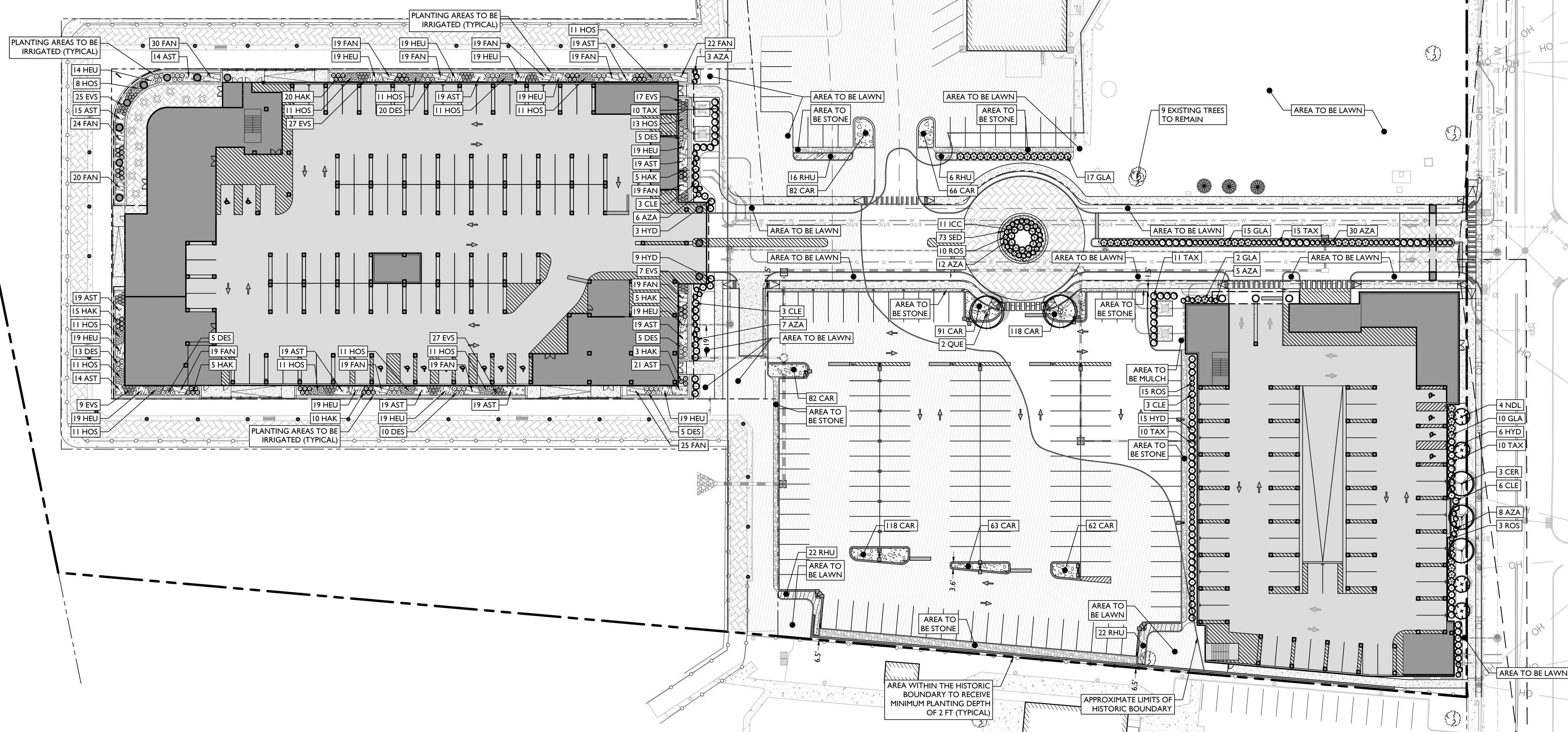
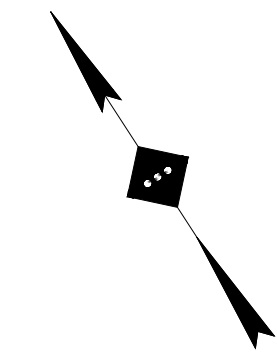
DELAWARE RIVER

(I) DUE TO THE EXTENTS OF THE HISTORIC BOUNDARY ON SITE, PLANTING SPACE IS LIMITED TO THE SOUTHEAST PORTIONS OF THE SITE.

(W) WAIVER

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

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



NO PLANT SUBSTITUTION SHALL BE MADE WITHOUT
APPROVAL FROM TOWNSHIP

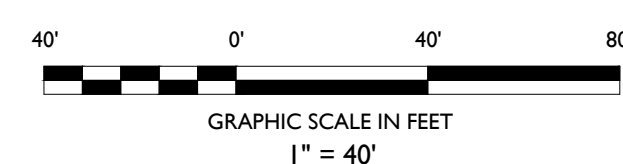


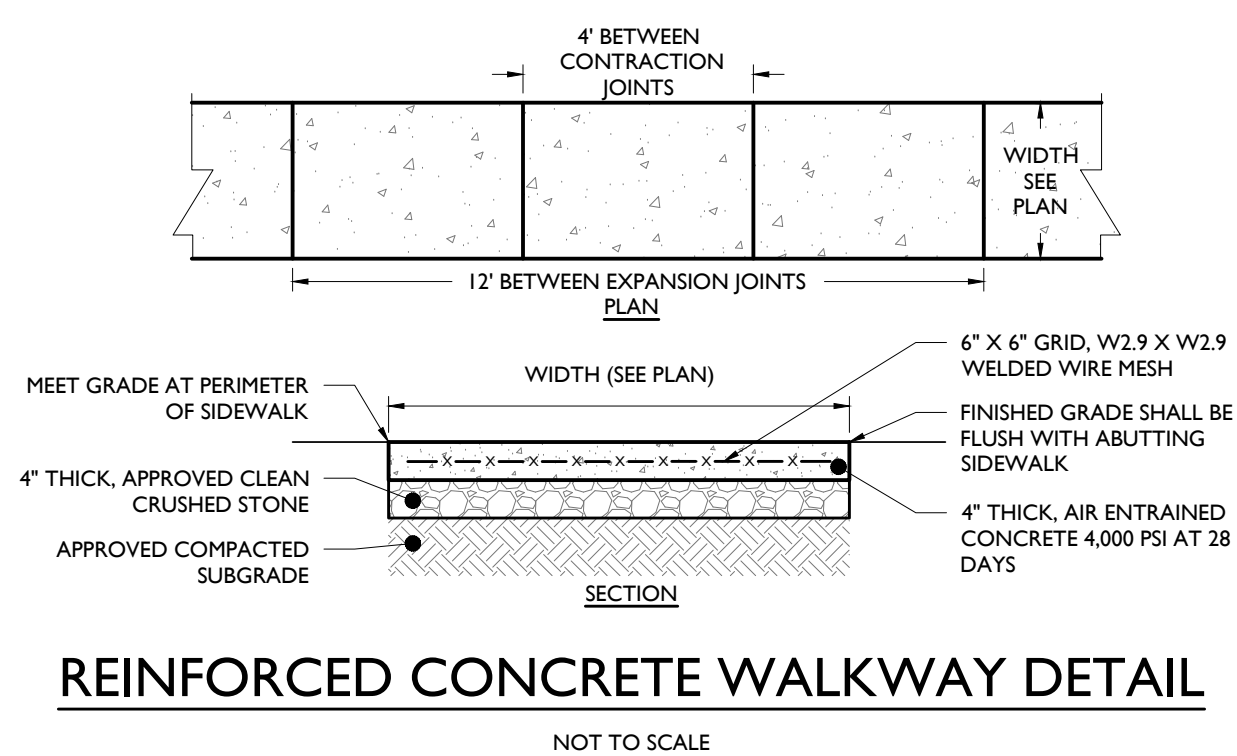
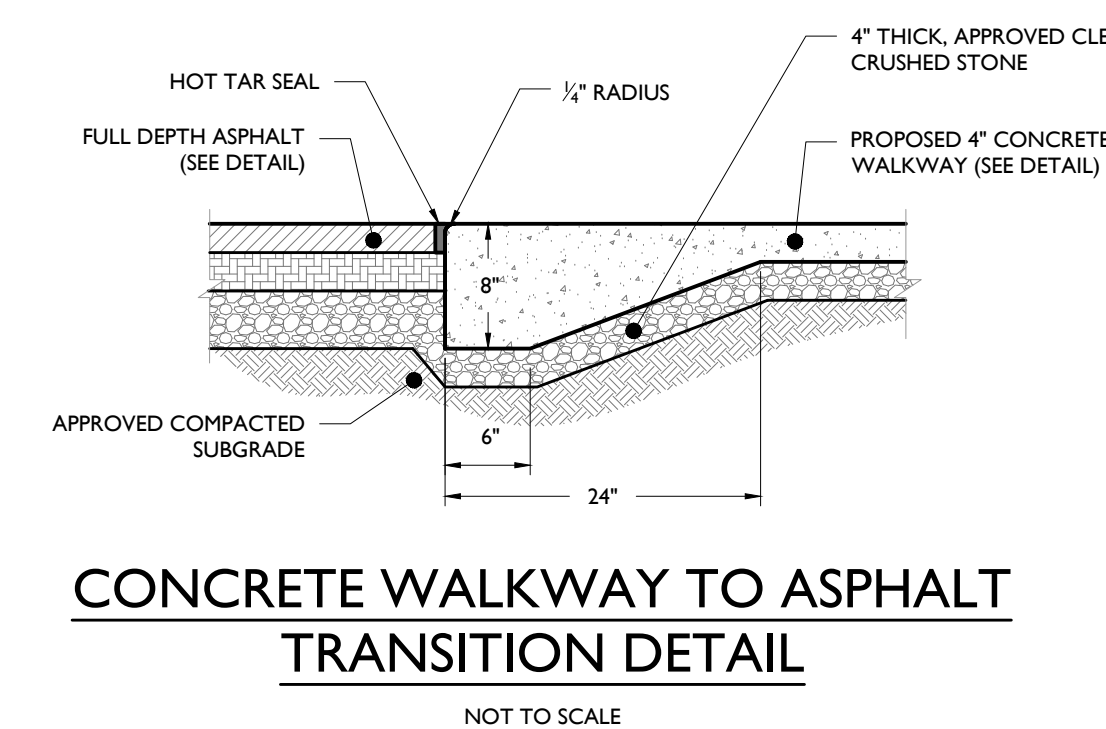
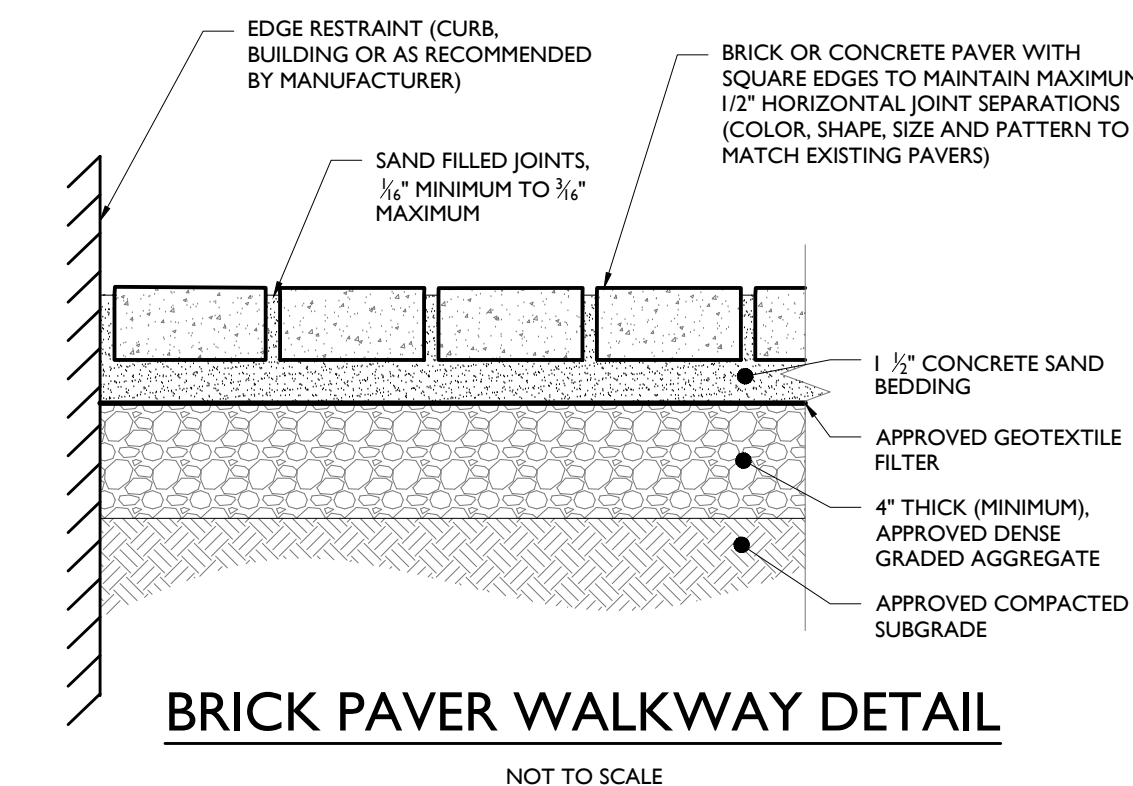
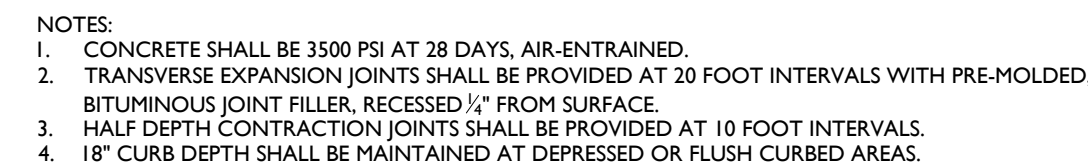
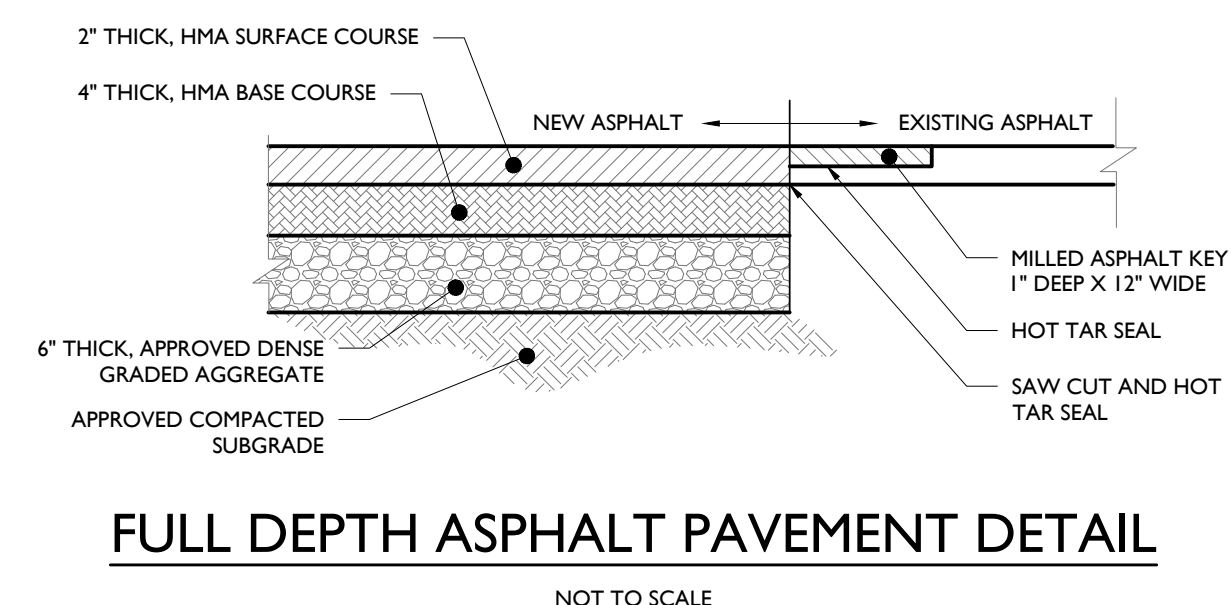
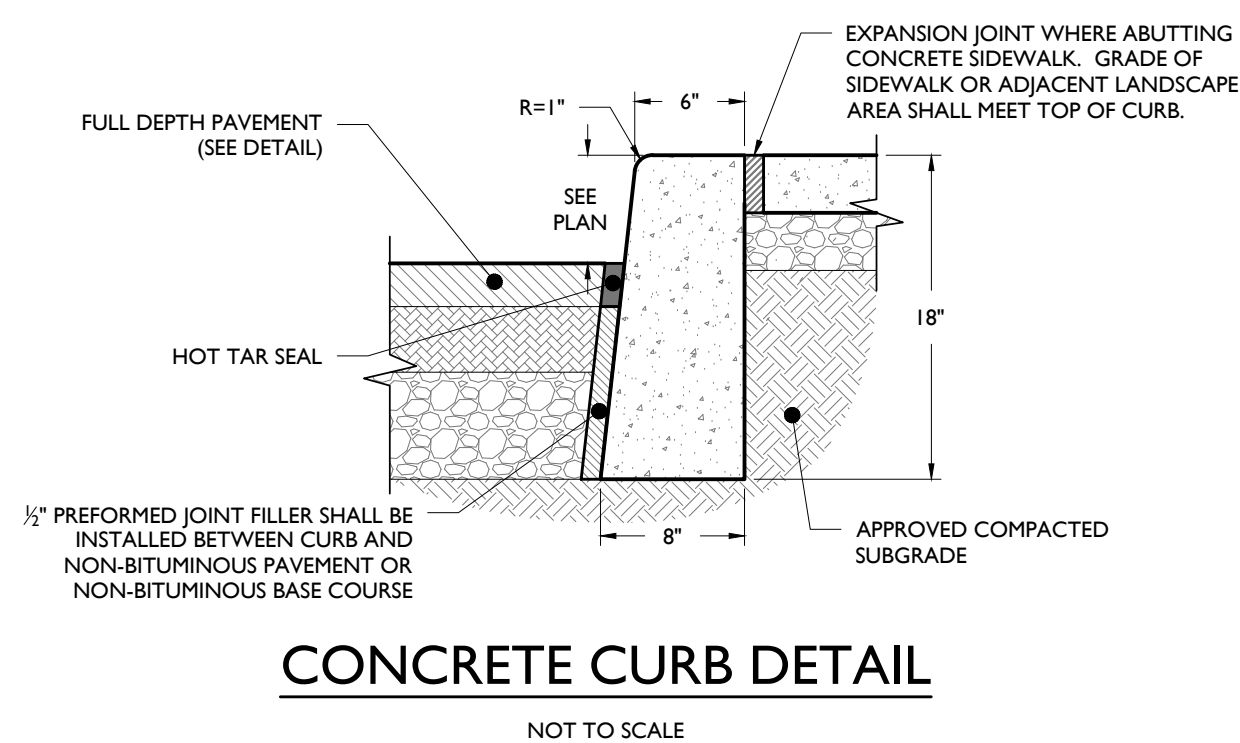
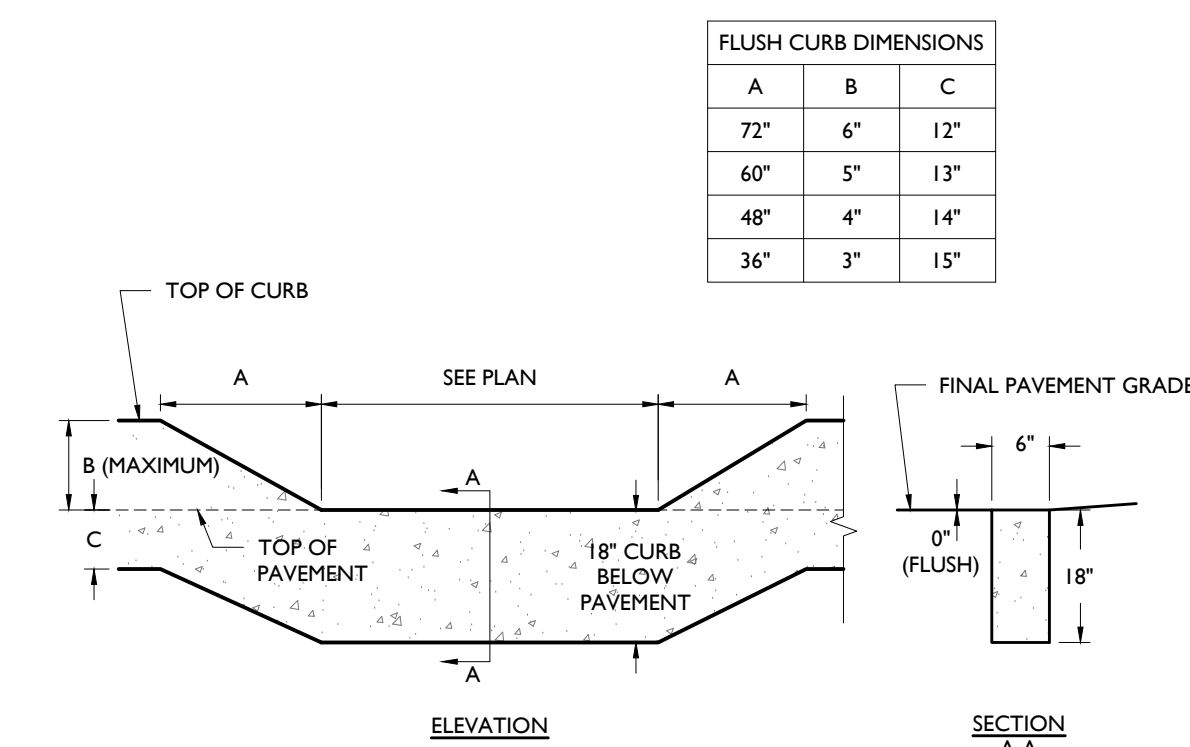
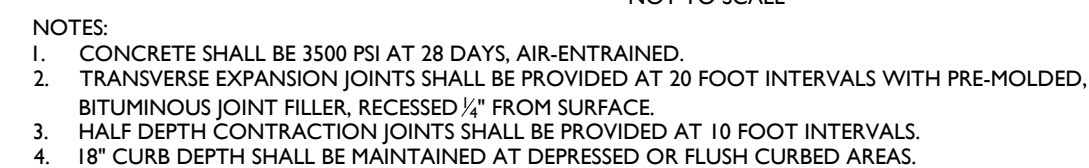
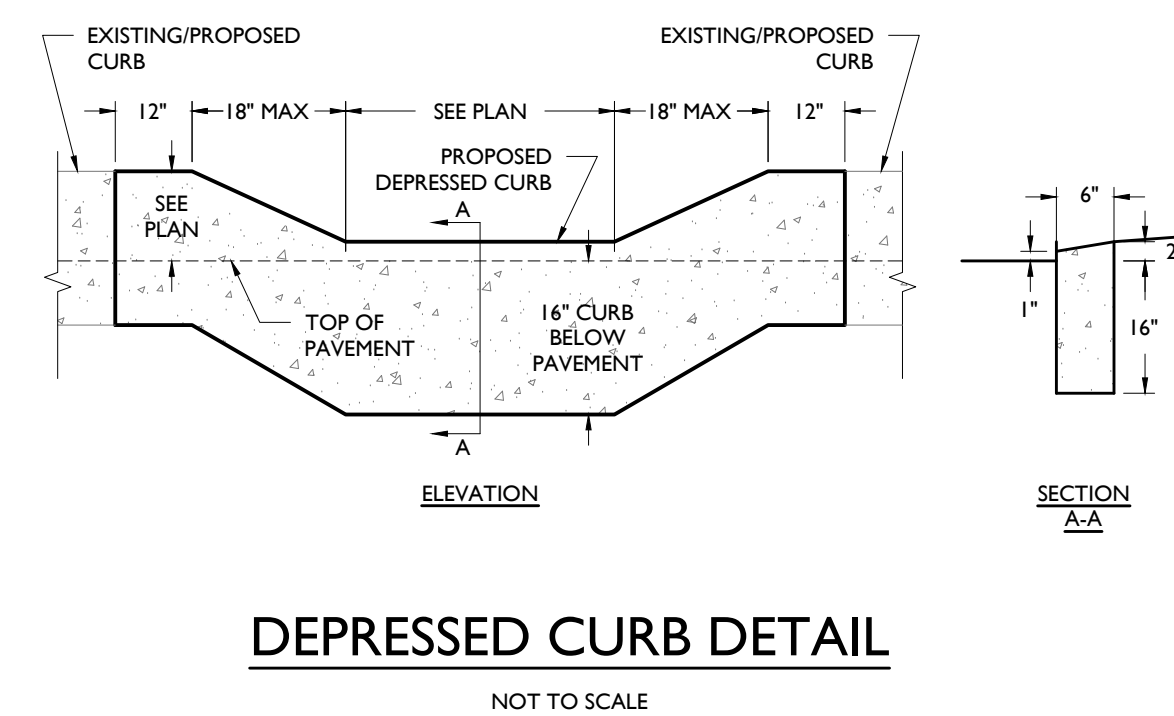
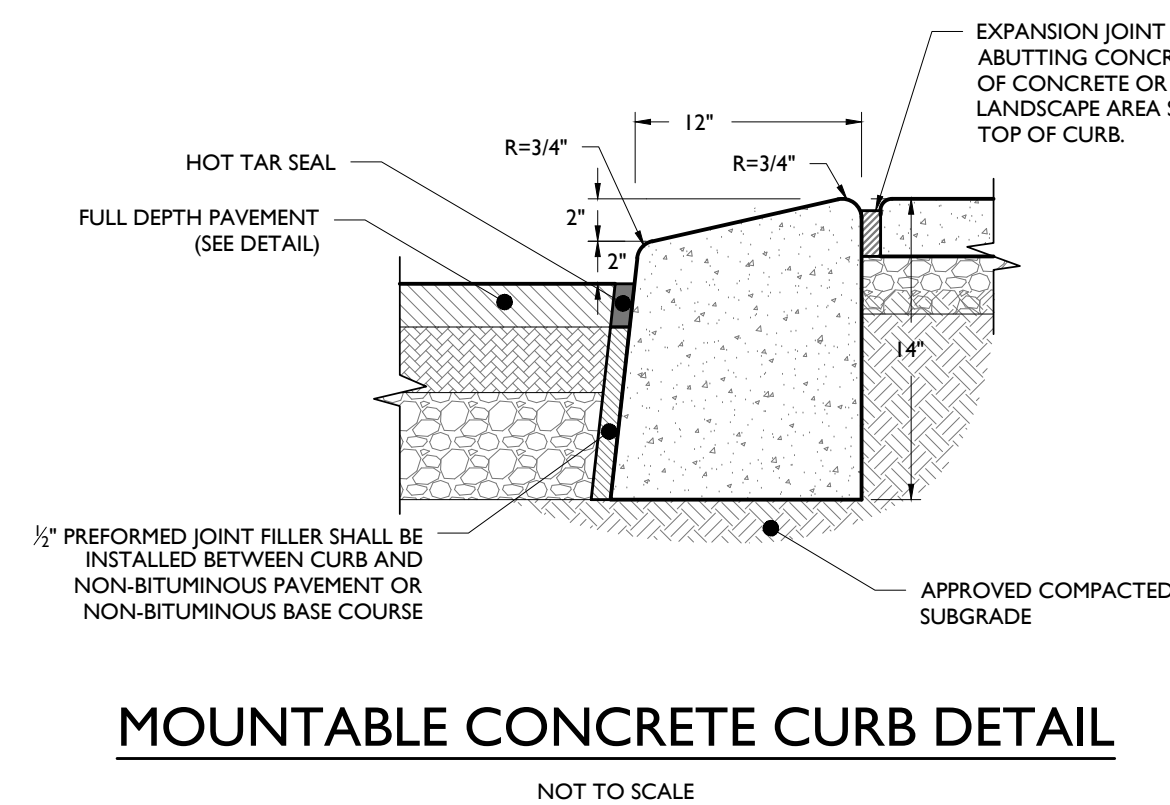
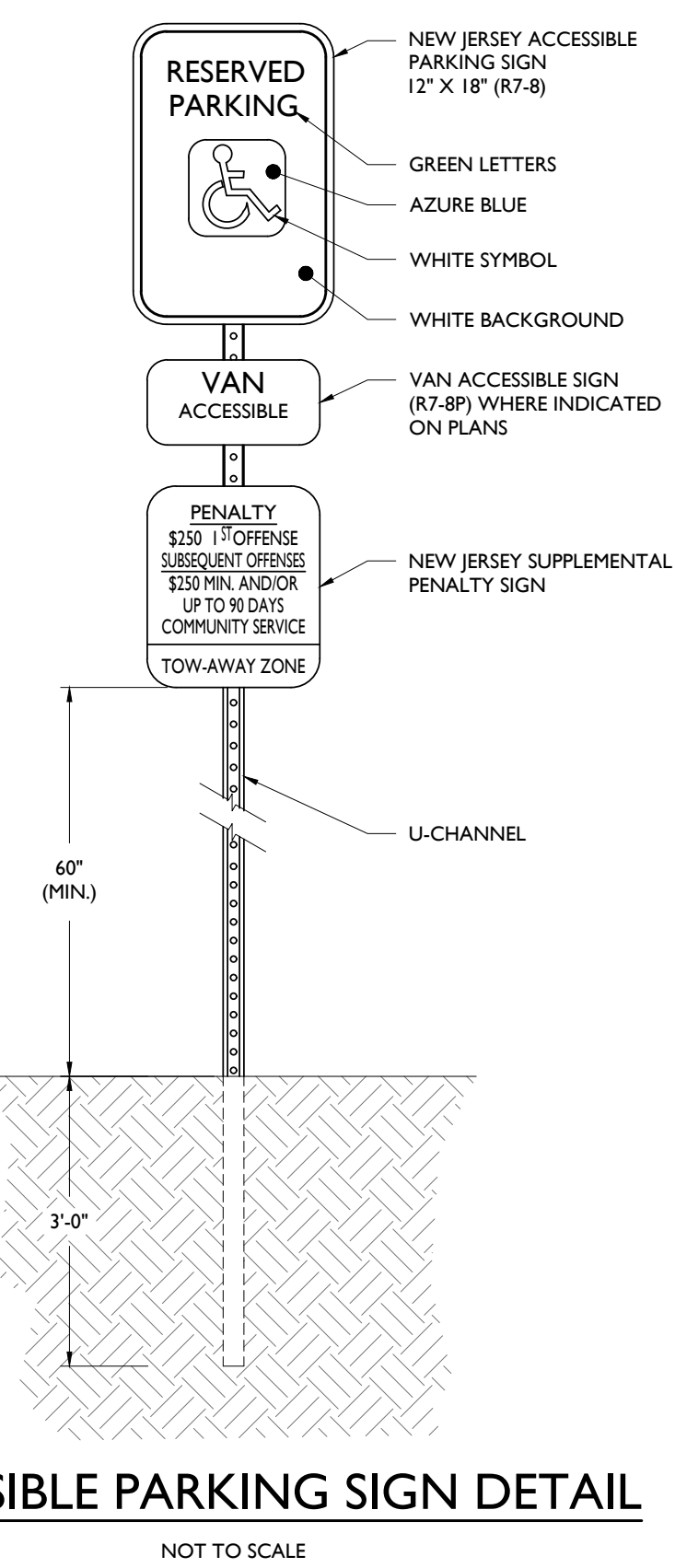
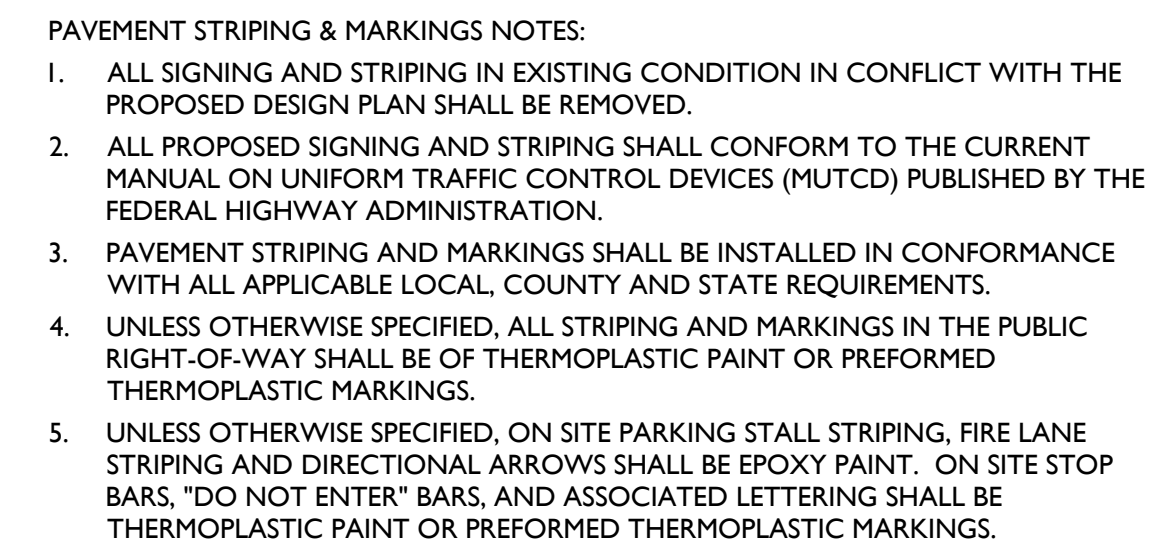
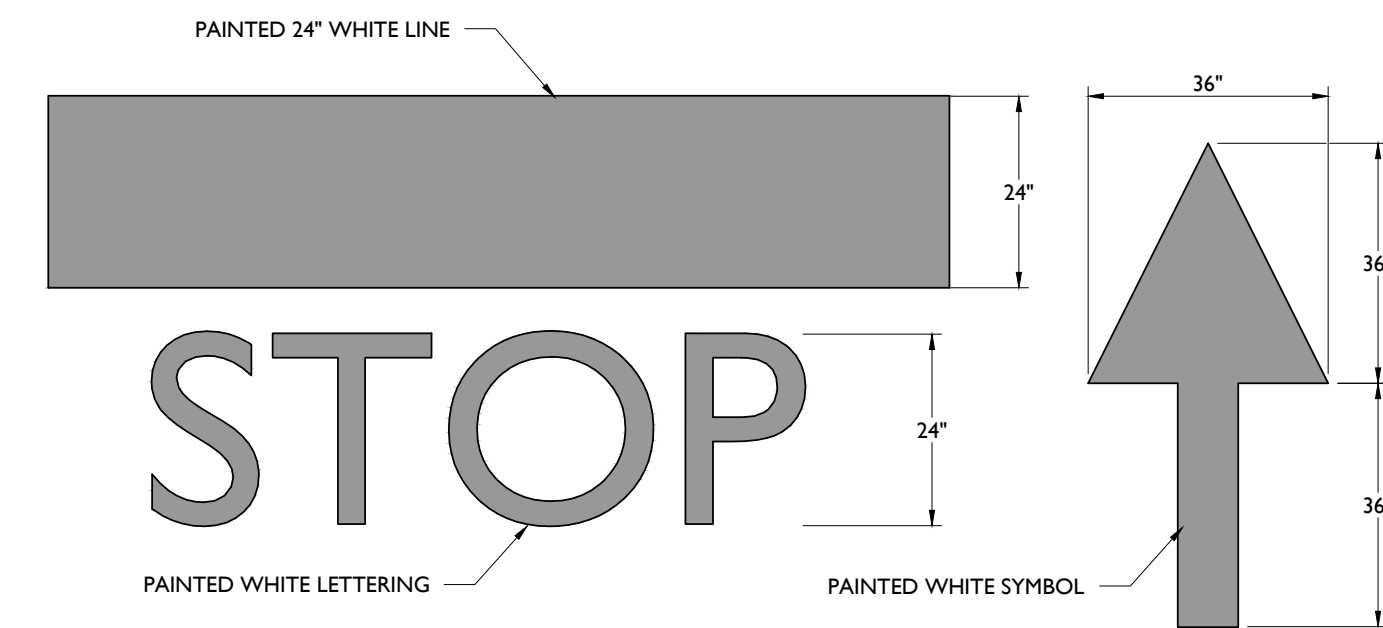
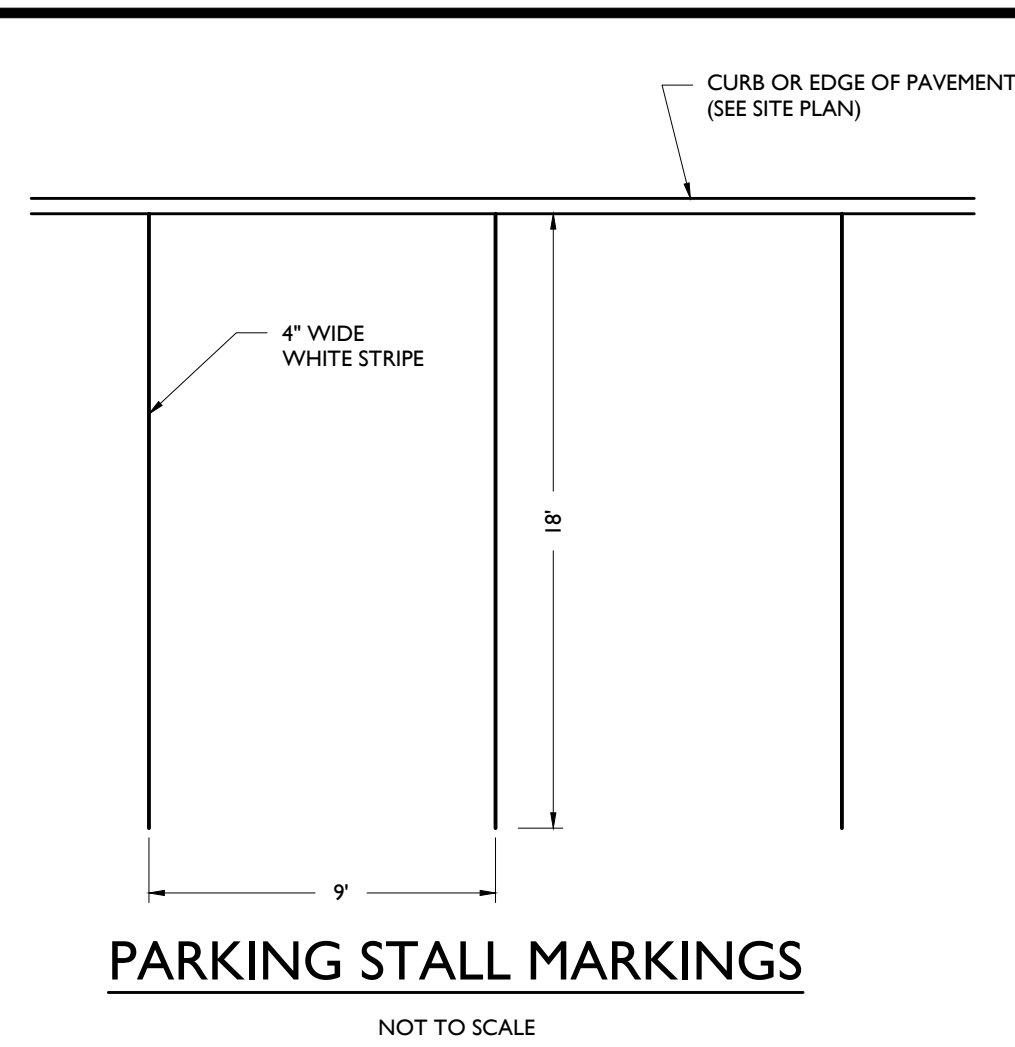
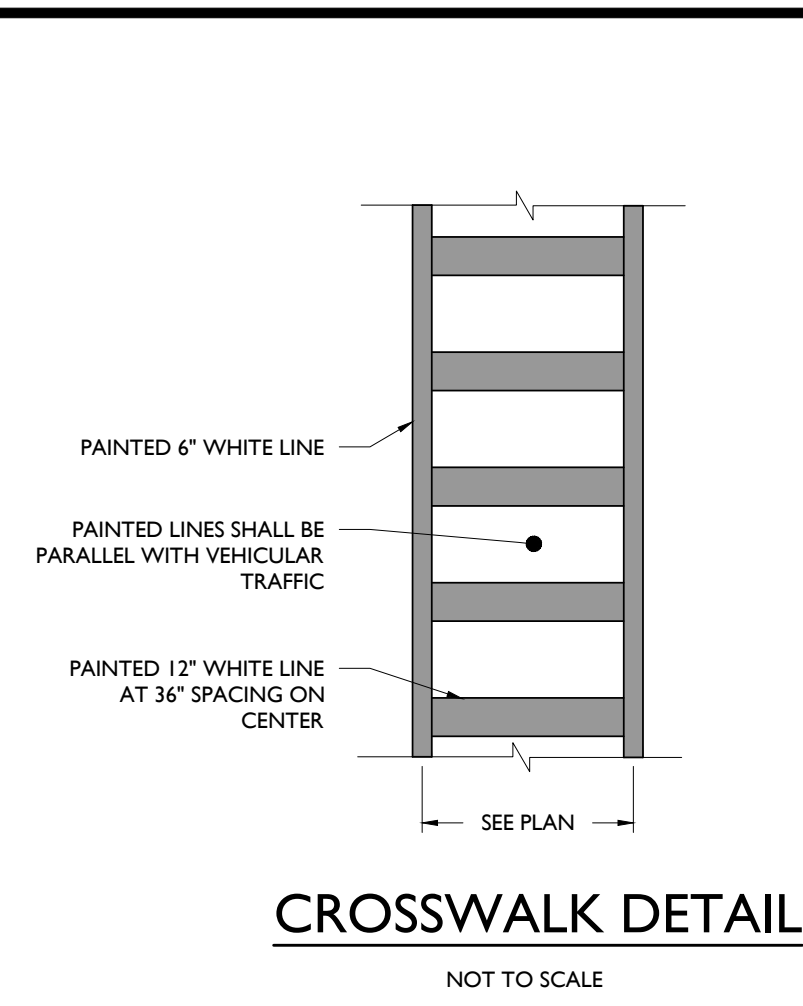
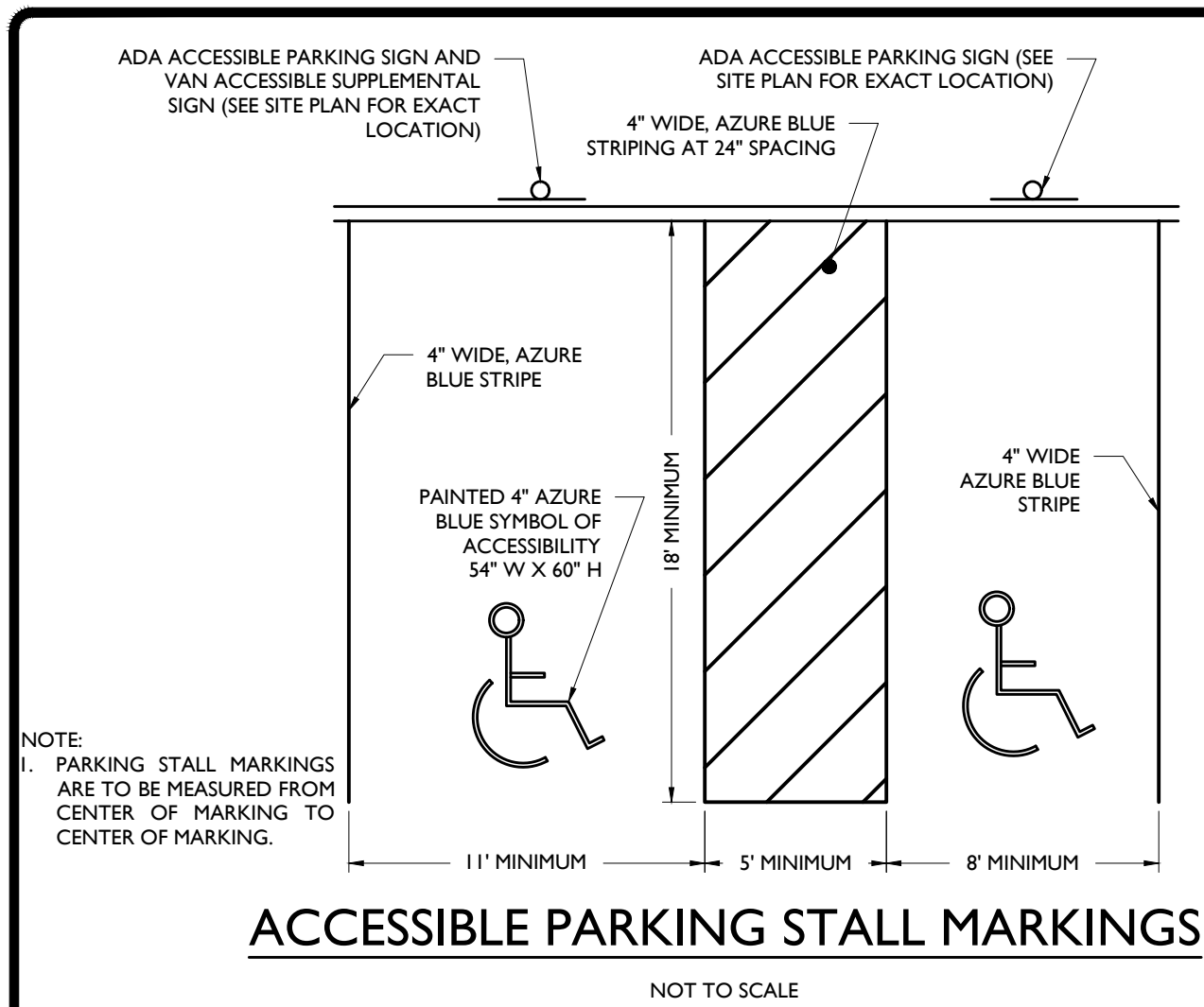
IRRIGATION NOTE:




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, DUE 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, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING UNLESS OTHERWISE INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 1/4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. ALL SLOPES SHALL BE 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 SHALL BE RESPONSIBLE FOR ALL TREE HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS TO MAINTAIN DISTANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED GRASS AND AREAS ARE GRADED TO MEET THE FINISH 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 AREA.

[illegible]



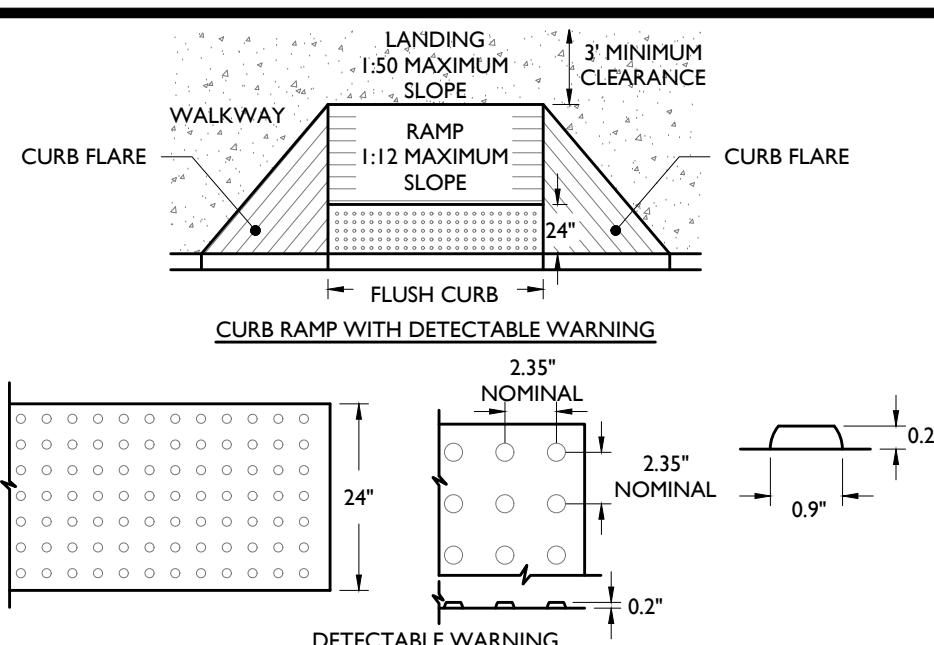
M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)		WHITE	RED	36"x36"	GROUND
DO NOT ENTER (R5-1)		RED	WHITE	30"x30"	GROUND
NO LEFT TURN (R3-2)		CIRCLE AND DIAGONAL: RED LEGEND: BLACK	WHITE	24"x24"	GROUND

NOTE:

1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

SIGN DATA TABLE

Z:\RTH\THORNTON\7203041\7203041.DWG CAMDEN COUNTY, NEW JERSEY PROJECT: RUT-200341



CURB RAMP WITH FLARES DETAIL

NOTES:

- CROSS SLOPE ON RAMP SHALL NOT EXCEED 1:50 SLOPE.
- DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
- VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
- DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
- WHERE A 60" X 60" LANDING EXISTS AT THE TOP OF RAMP, RAMP FLARE SHALL NOT EXCEED 1:12 SLOPE. WHERE LANDING IS NOT PROVIDED RAMP FLARE SHALL NOT EXCEED 1:12 SLOPE.
- A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
- RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.

PAVEMENT MARKING LEGEND

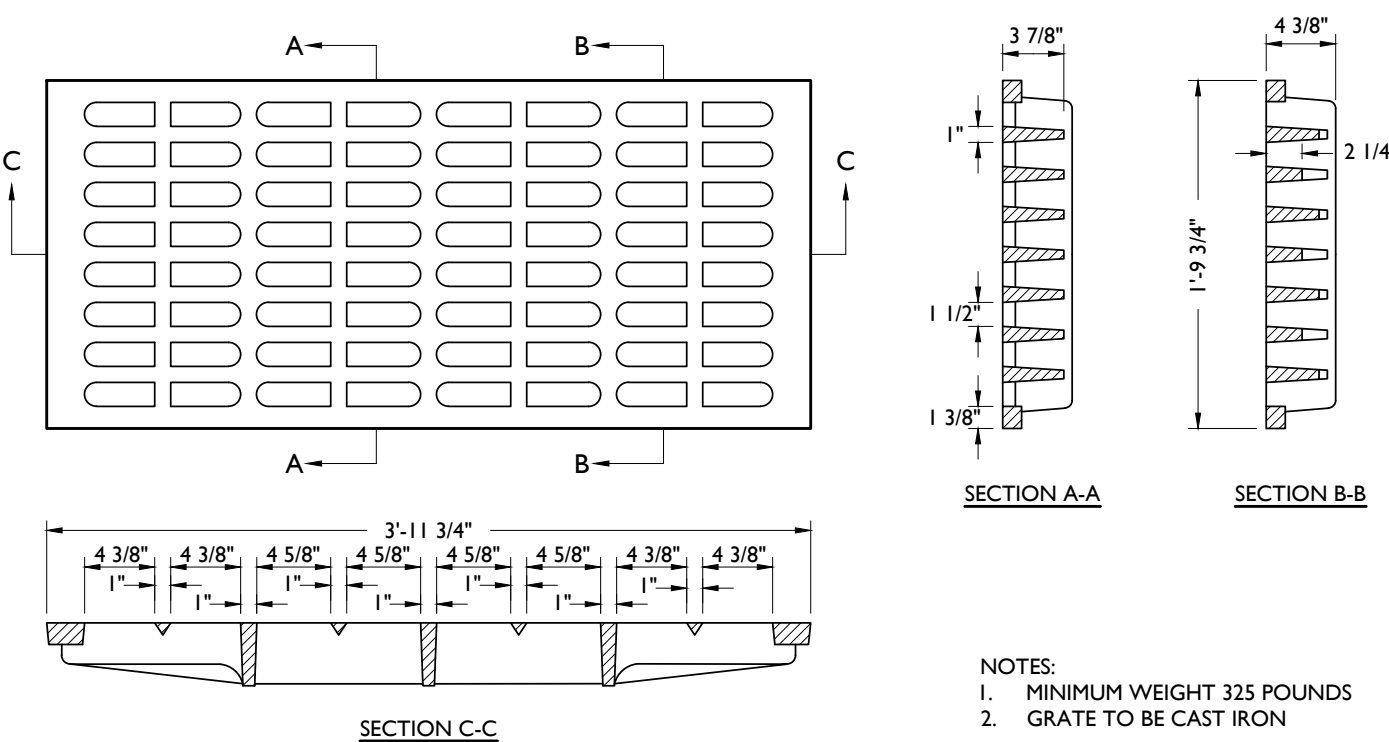
UNLESS OTHERWISE SHOWN, PAVEMENT MARKINGS SHALL CONFORM TO THE FOLLOWING:

- STOP LINE (24" SWL)
CENTER LINE (4" CL)
TWO WAY LEFT TURN LANE LINES (4" SYL)
(4" DYL)
DASHED LANE LINE (4" DWL)
LANE EXTENSION GUIDE LINES
SOLID LANE LINE-EXCLUSIVE MOVEMENT (8" SWL)
SOLID LANE LINE- ALL OTHERS (4" SWL)
CROSSWALK LINES (6" SWL)
MEDIAN CROSS HATCH LINES (24" CHL)
GORE CROSS HATCH LINES (24" CHL)
ISLAND CHANNELIZATION LINE
RIGHT SHOULDER LINE
LEFT SHOULDER LINE
- 24" WIDE WHITE LINE
2-4" WIDE YELLOW LINES
4" WIDE YELLOW LINE
4" WIDE WHITE LINE, 10' LONG AT 30' INTERVALS
4" WIDE WHITE LINE, 10' LONG AT 30' INTERVALS
4" WIDE WHITE LINE, 2' LONG AT 4' INTERVALS
8" WIDE WHITE LINE
4" WIDE WHITE LINE
6" WIDE WHITE LINES
24" WIDE YELLOW LINES
AT 45' SPACED 12' O.C.
24" WIDE WHITE LINES
AT 45' SPACED 12' O.C.
8" WIDE WHITE LINE
4" WIDE WHITE LINE
8" WIDE YELLOW LINE

- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE 2009 EDITION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- NEAREST CROSSWALK LINE IS TO BE LOCATED A MINIMUM OF 4' FROM THE STOP LINE.
- W = WHITE STRIPE
Y = YELLOW STRIPE
- ALL DIMENSIONS SHOWN ARE FROM THE CENTER OF ALL PAVEMENT MARKING LINES.

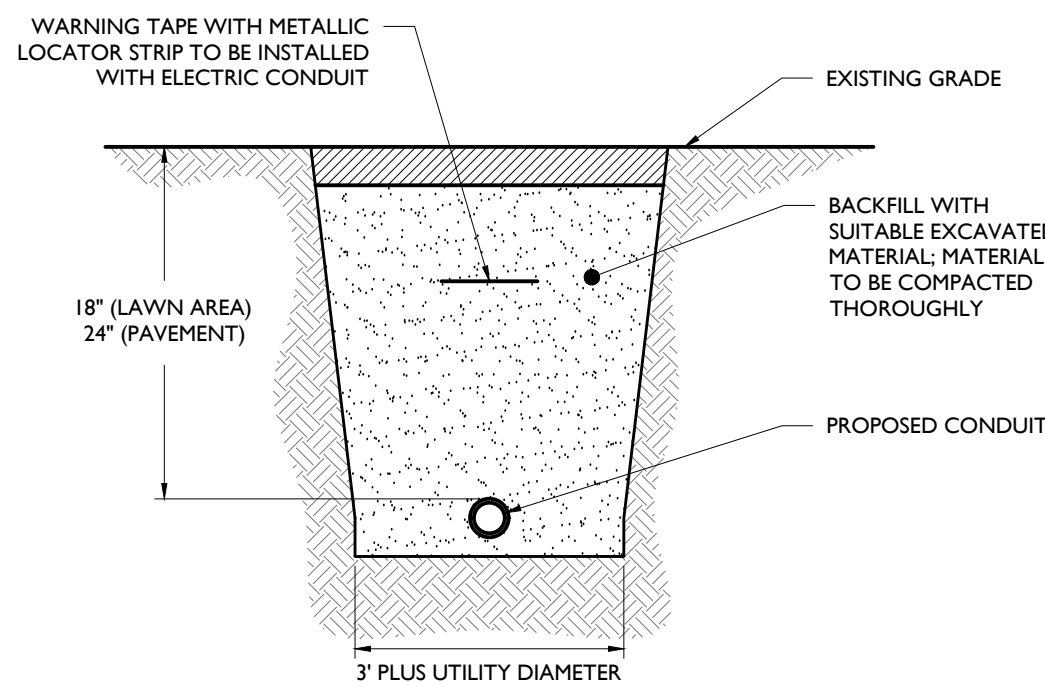
CAMDEN COUNTY PAVEMENT MARKING LEGEND

NOT TO SCALE



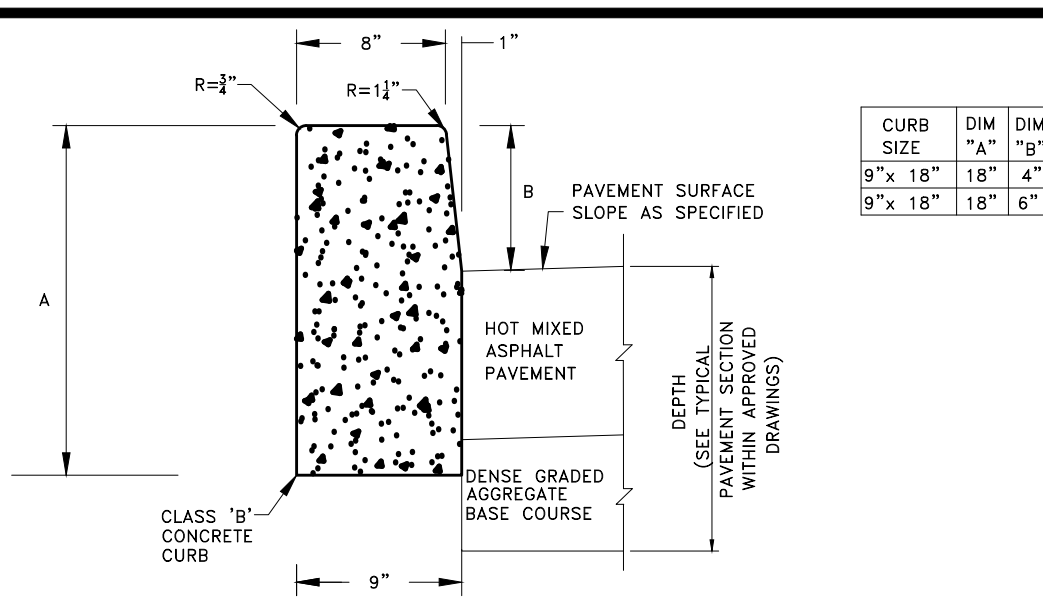
BICYCLE SAFE GRATE

NOT TO SCALE



ELECTRICAL CONDUIT TRENCH DETAIL

NOT TO SCALE

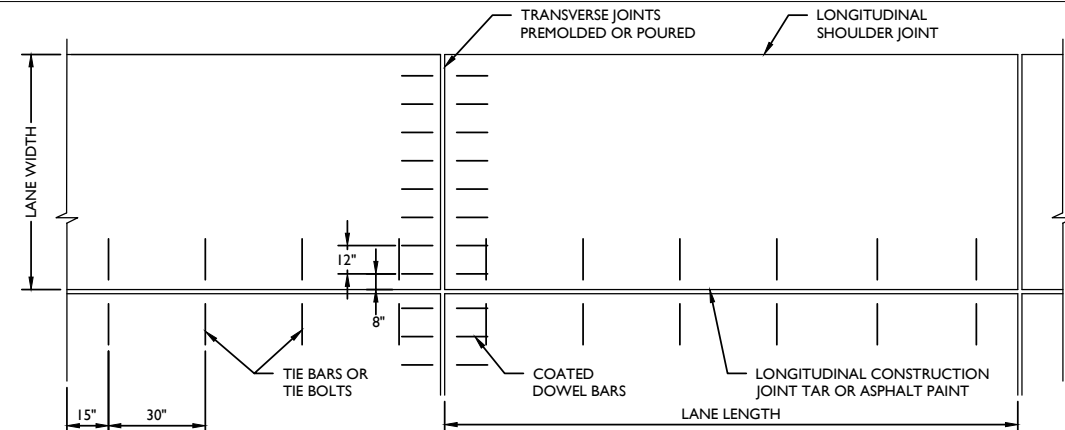


NOTES:

- EXPANSION JOINTS 1/2" WIDE IN THE CURB SHALL BE PROVIDED AT APPROXIMATELY EQUAL DISTANCES OF NOT MORE THAN 20' BETWEEN THE JOINTS.
- THE COST OF EXPANSION JOINTS IN THE CURB AND DENSE GRADED AGGREGATE BEDDING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE CURB.
- CONCRETE SHALL BE CLASS B WITH 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI, AND 6% ±1.5 AIR ENTRAINMENT.

CAMDEN COUNTY 8" X 9" X 8" CURB DETAIL

NOT TO SCALE

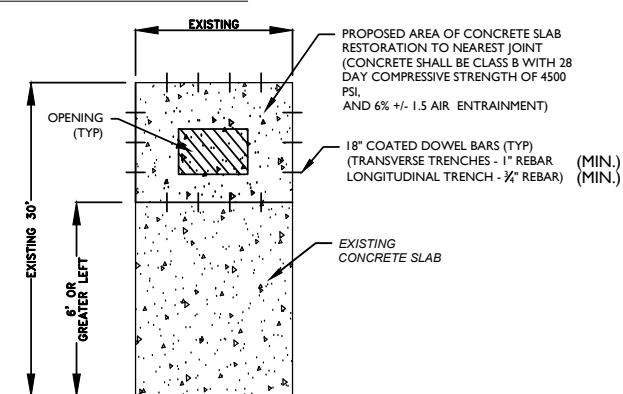


CONCRETE SLAB DOWEL ARRANGEMENT

N.T.S.

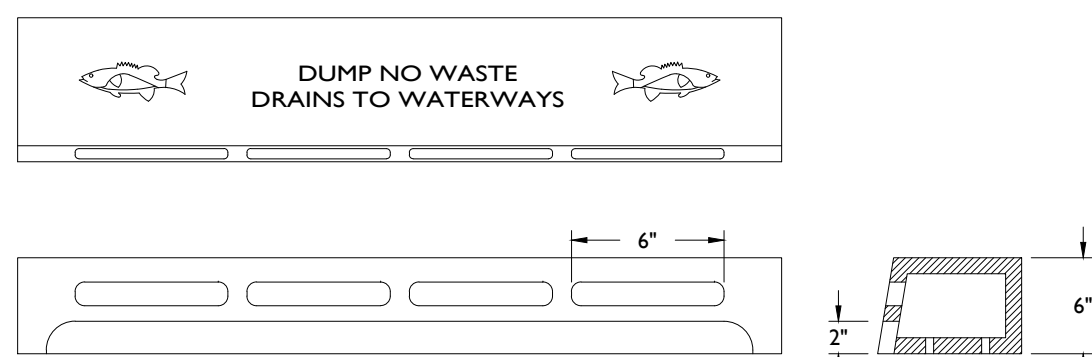
REBAR BAR SIZE	NOMINAL DIAMETER (INCH)	BAR SIZE	REBAR BAR SIZE	NOMINAL DIAMETER (INCH)	BAR SIZE
#3	0.375 = 3/8"	#8	1.000 = 1"		
#4	0.500 = 1/2"	#9	1.128 = 1 1/8"		
#5	0.625 = 5/8"	#10	1.27		
#6	0.750 = 3/4"	#11	1.41		
#7	0.875 = 7/8"	#14	1.693		

STEEL REBAR SIZE CHART



CAMDEN COUNTY CONCRETE ROAD SLAB RESTORATION

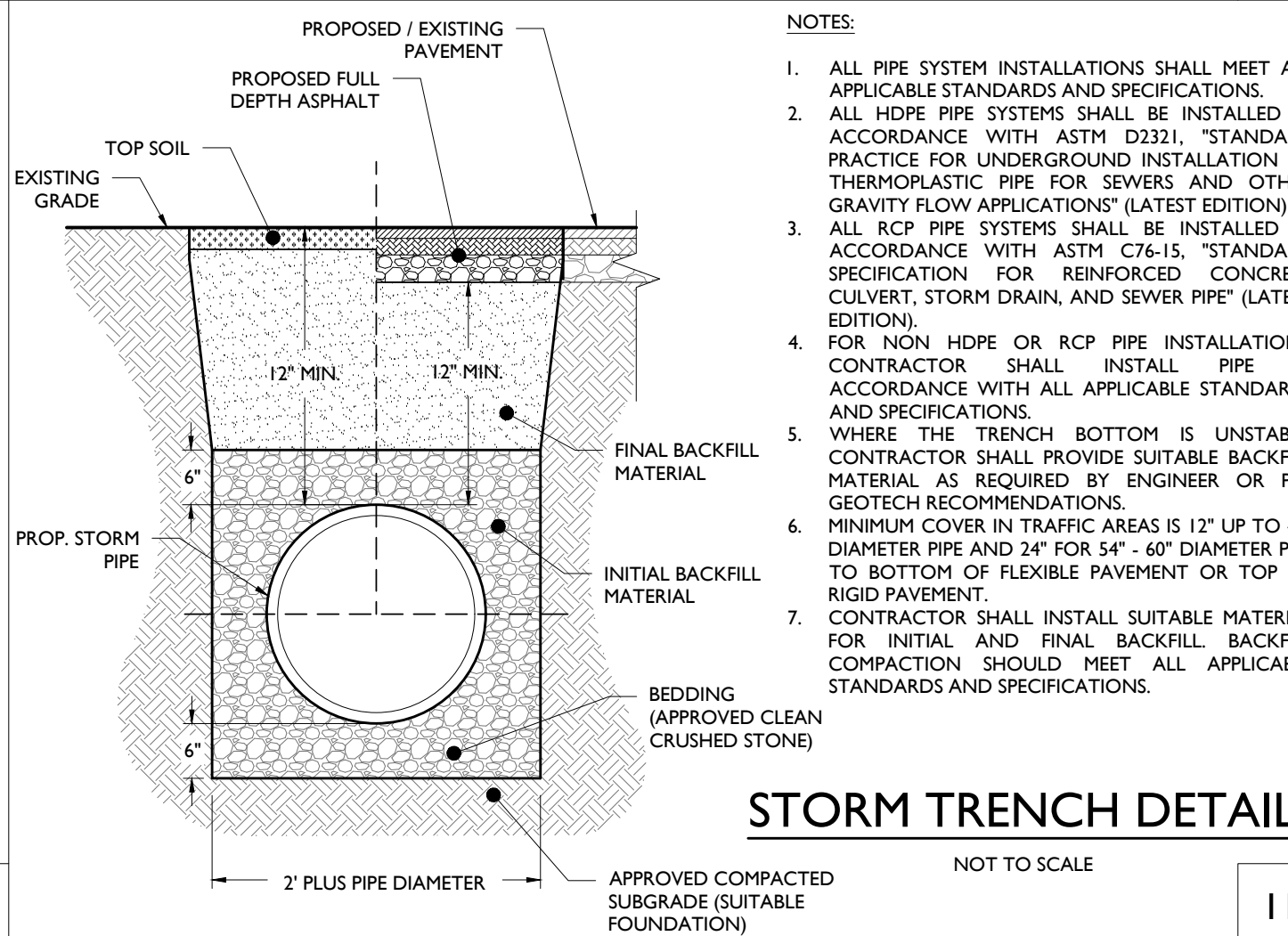
NOT TO SCALE



NON-MOUNTABLE TYPE "N" ECO-CURB PHASE II STORM WATER COMPLIANT

NOT TO SCALE

- NOTE:
- MANUFACTURED BY CAMPBELL FOUNDRY OR APPROVED EQUAL

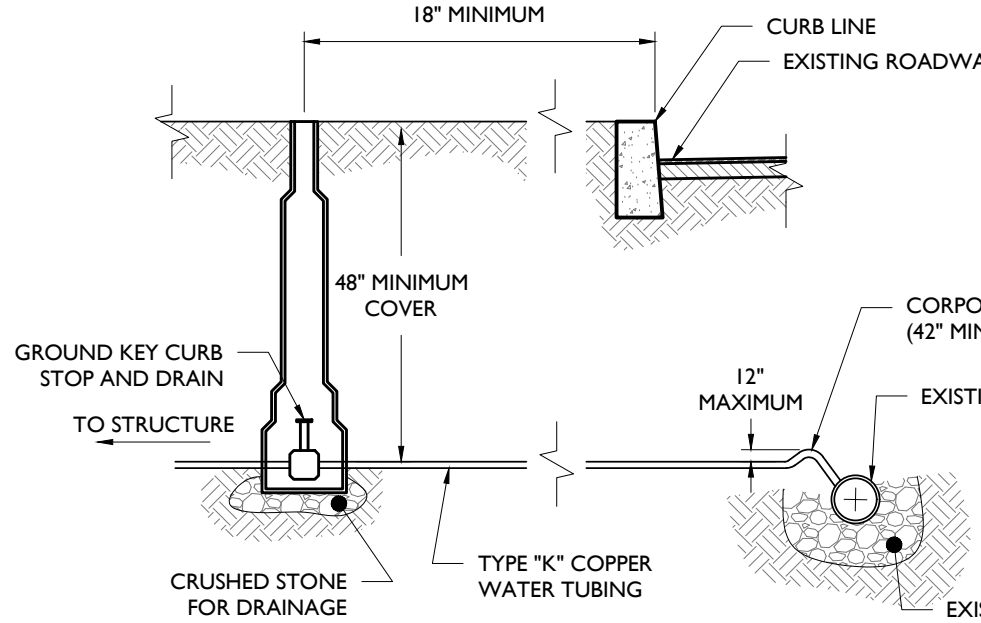


STORM TRENCH DETAIL

NOT TO SCALE

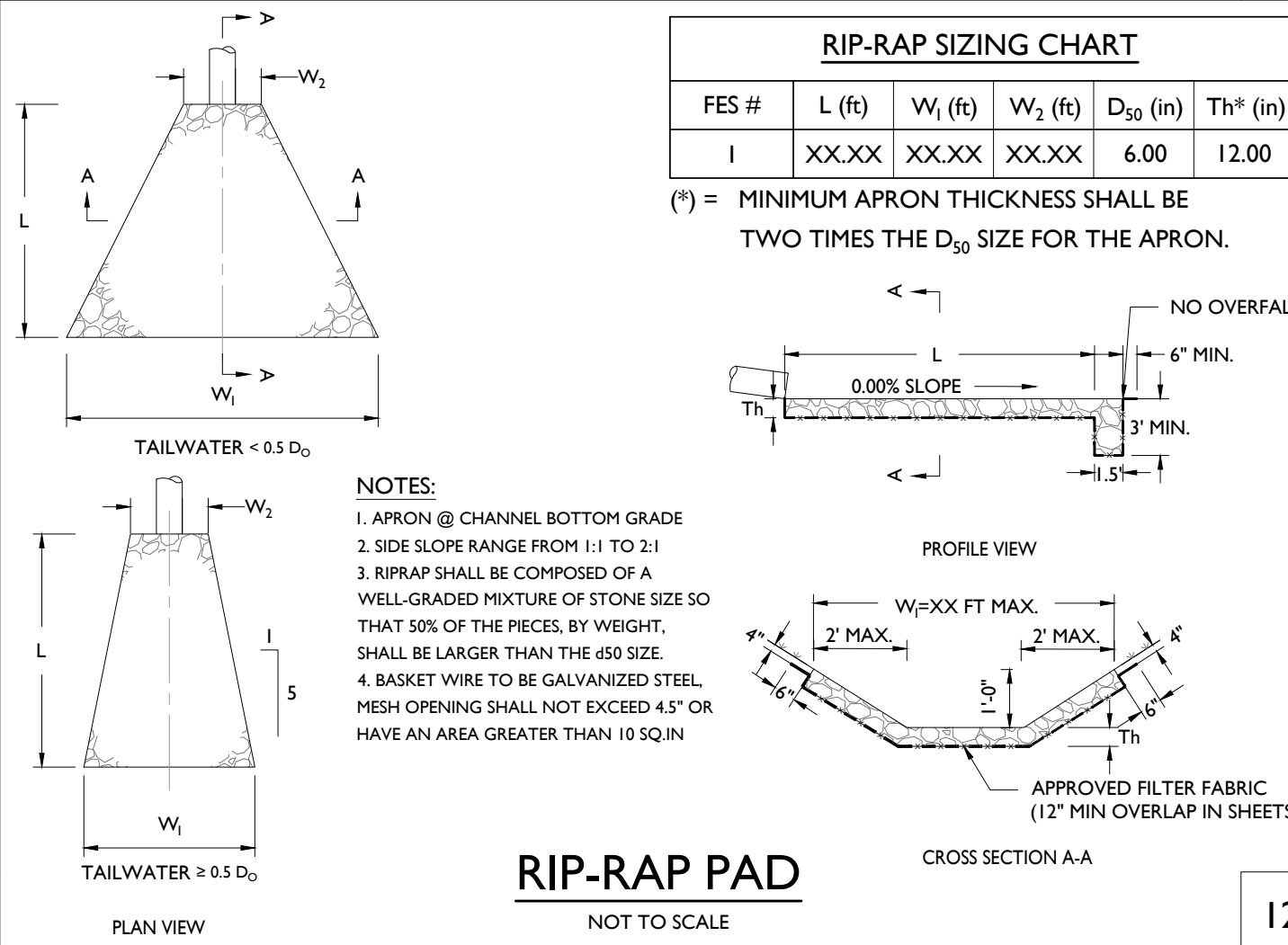
NOTES:

- ALL PIPE SYSTEM INSTALLATIONS SHALL MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
- ALL HDPE PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS" (LATEST EDITION).
- ALL RCP PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C7615, "STANDARD SPECIFICATION FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE" (LATEST EDITION).
- FOR NON HDPE OR RCP PIPE INSTALLATIONS, CONTRACTOR SHALL PROVIDE SUITABLE BACKFILL MATERIAL AS REQUIRED BY ENGINEER OR PER GEOTECH RECOMMENDATIONS.
- WHERE THE TRENCH BOTTOM IS UNSTABLE, CONTRACTOR SHALL PROVIDE SUITABLE BACKFILL MATERIAL AS REQUIRED BY ENGINEER OR PER GEOTECH RECOMMENDATIONS.
- MINIMUM COVER IN TRAFFIC AREAS IS 12" UP TO 48" DIAMETER PIPE AND 24" FOR 54" - 60" DIAMETER PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.
- CONTRACTOR SHALL INSTALL SUITABLE MATERIAL FOR INITIAL AND FINAL BACKFILL. BACKFILL COMPACTION SHOULD MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.



WATER CONNECTION DETAIL

NOT TO SCALE



RIP-RAP PAD

NOT TO SCALE

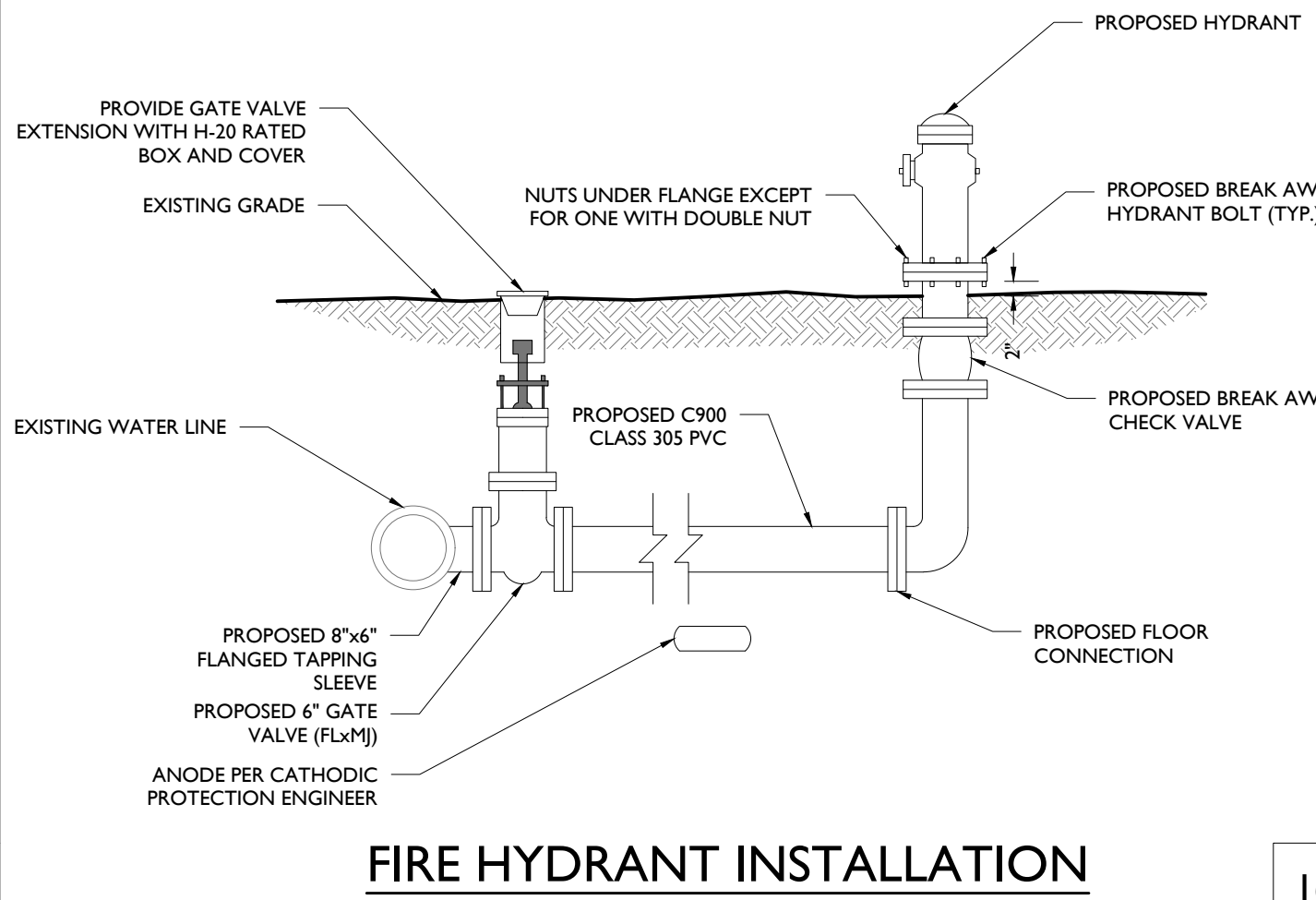
RIP-RAP SIZING CHART

FES #	L (ft)	W1 (ft)	W2 (ft)	D20 (in)	Th* (in)
1	XXX-XX	XX-XX	XX-XX	6.00	12.00

(*) = MINIMUM APRON THICKNESS SHALL BE TWO TIMES THE D20 SIZE FOR THE APRON.

NOTES:

- APRON @ CHANNEL BOTTOM GRADE
- SIDE SLOPE RANGE FROM 1:1 TO 2:1
- RIPRAP SHALL BE COMPOSED OF A WELL-GRADED MIXTURE OF STONE SIZE SO THAT 50% OF THE PIECES, BY WEIGHT, SHALL BE LARGER THAN THE #50 SIZE
- BASKET WIRE TO BE GALVANIZED STEEL MESH OPENING SHALL NOT EXCEED 4.5" OR HAVE AN AREA GREATER THAN 10 SQ. IN.

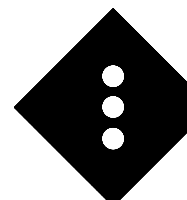


FIRE HYDRANT INSTALLATION

16

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Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN
AND MINOR SUBDIVISION

**MERIDIA GLOUCESTER CITY 101,
URBAN RENEWAL, LLC**

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

Meridia
CAPODAGLI PROPERTY

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

STONEFIELD
engineering & design

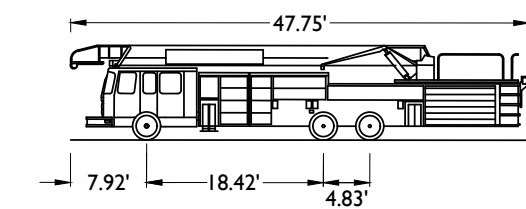
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TITLE:

**CONSTRUCTION
DETAILS**

DRAWING:

C-14

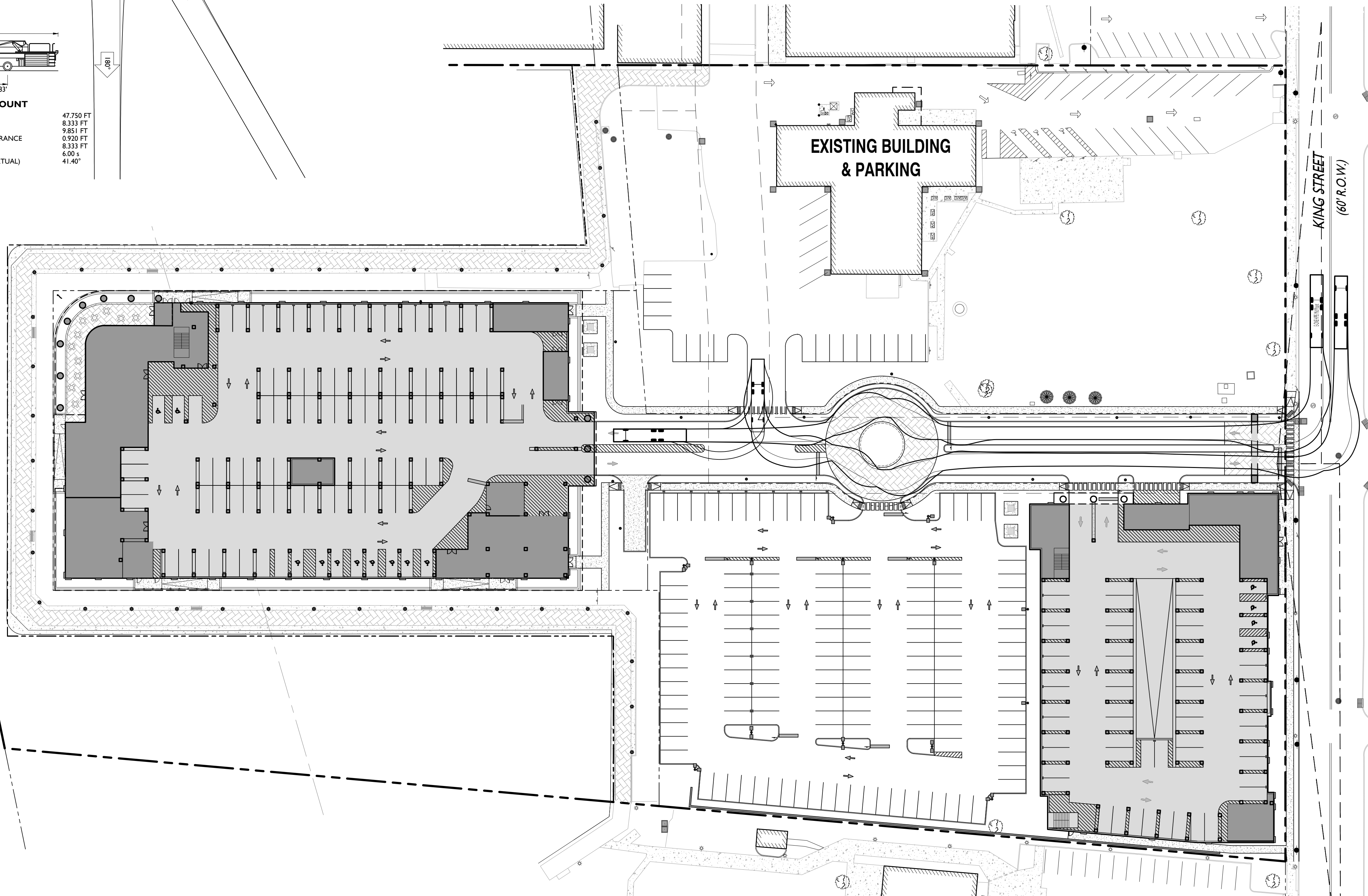


E-ONE HP95 MID MOUNT

E-ONE HP95 MID MOUNT

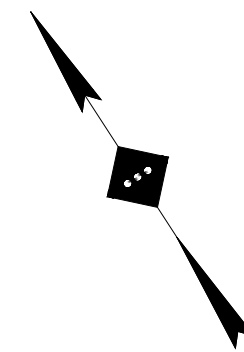
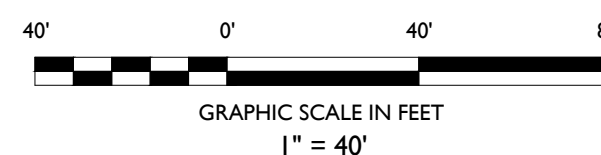
OVERALL LENGTH
OVERALL WIDTH
OVERALL BODY HEIGHT
MIN BODY GROUND CLEARANCE
TRACK WIDTH
LOCK-TO-LOCK TIME
MAX STEERING ANGLE (VIRTUAL)

47.750 FT
8.333 FT
9.851 FT
0.920 FT
8.333 FT
6.00 s
41.40°



EXISTING BUILDING & PARKING

(60' R.O.W.)

[illegible]

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PRELIMINARY & FINAL MAJOR SITE PLAN AND MINOR SUBDIVISION

**AND MINOR SUBDIVISION
MERIDIA GLOUCESTER CITY 101,
URBAN RENEWAL, LLC**

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

& 8-STORY RESIDENTIAL
BLOCK 48, LOTS 2, 2.01 & 2.02
101 SOUTH KING STREET
CITY OF GLOUCESTER CITY

Meridia
CAPODAGLI PROPERTY

ARTHUR KUYAN, P.E.
NEW JERSEY LICENSE No. 5574
LICENSED PROFESSIONAL ENGINEER



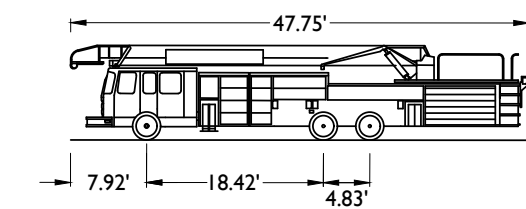
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TITLE

FIRE TRUCK TURN PHASE I

DRAWING:

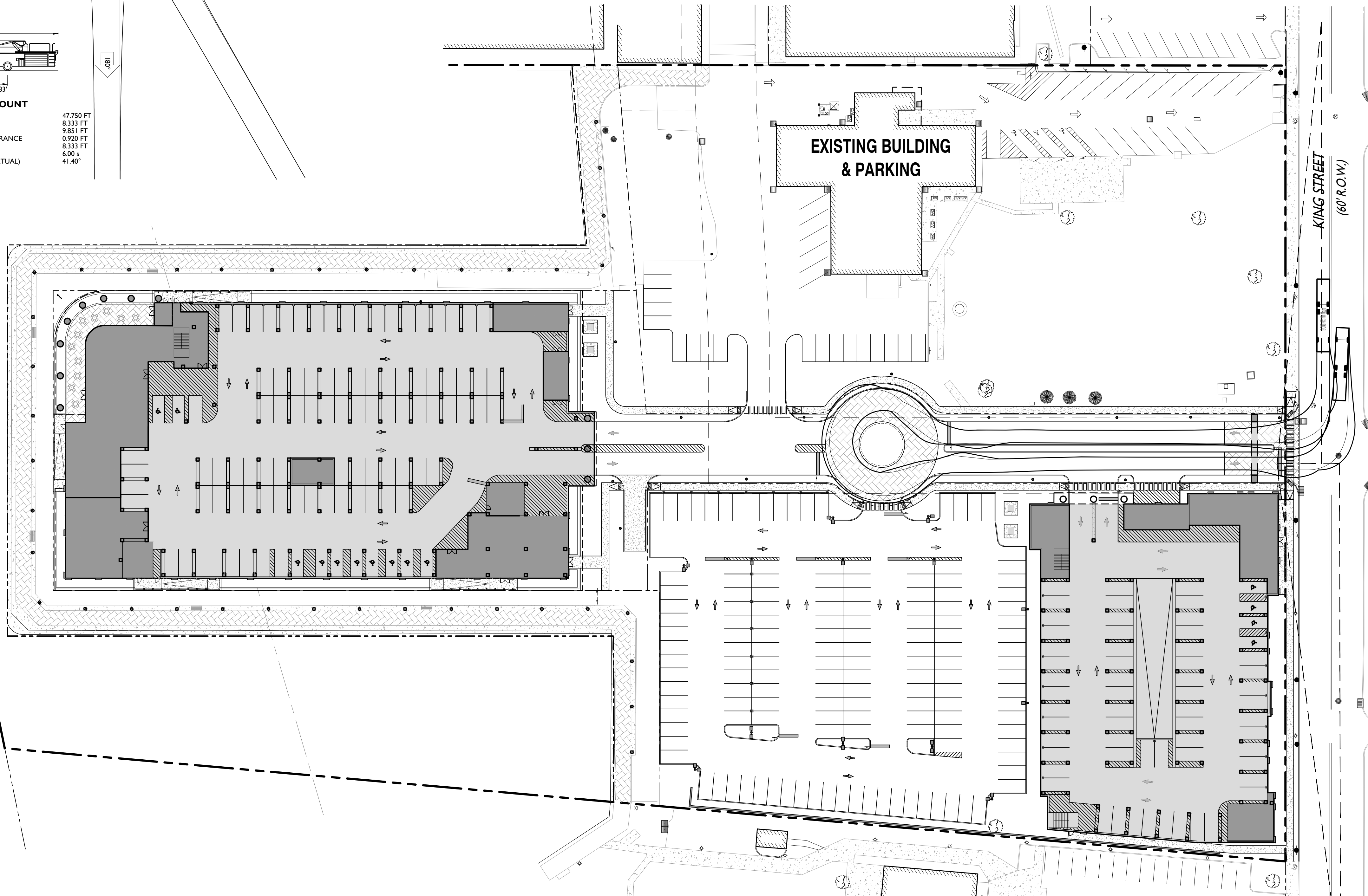
C-19



E-ONE HP95 MID MOUNT

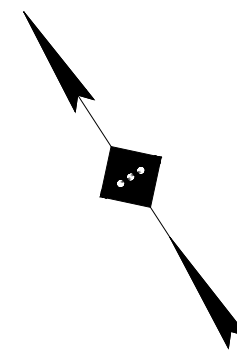
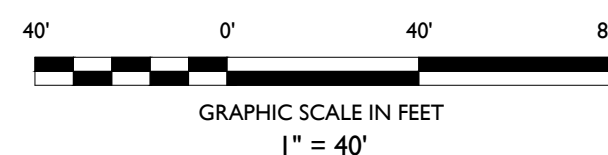
OVERALL LENGTH
OVERALL WIDTH
OVERALL BODY HEIGHT
MIN BODY GROUND CLEARANCE
TRACK WIDTH
LOCK-TO-LOCK TIME
MAX STEERING ANGLE (VIRTUAL)

47.750 F
8.333 FT
9.851 FT
0.920 FT
8.333 FT
6.00 s
41.40°



EXISTING BUILDING & PARKING

KING STREET
(60' R.O.W.)

[illegible]

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PRELIMINARY & FINAL MAJOR SITE PLAN AND MINOR SUBDIVISION

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MERIDIA GLOUCESTER CITY I01,
URBAN RENEWAL, LLC**

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



CAPODAGLI PROPERTY
"Jazz 1977"

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



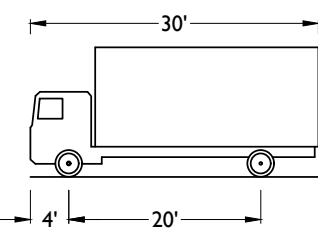
SCALE:	1" = 40'	PROJECT ID: RUT-200341
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TITLE:

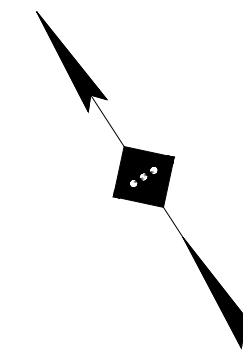
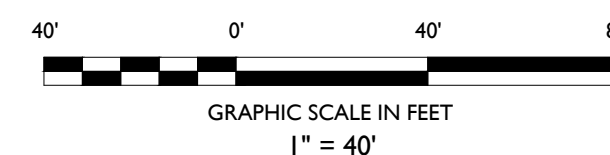
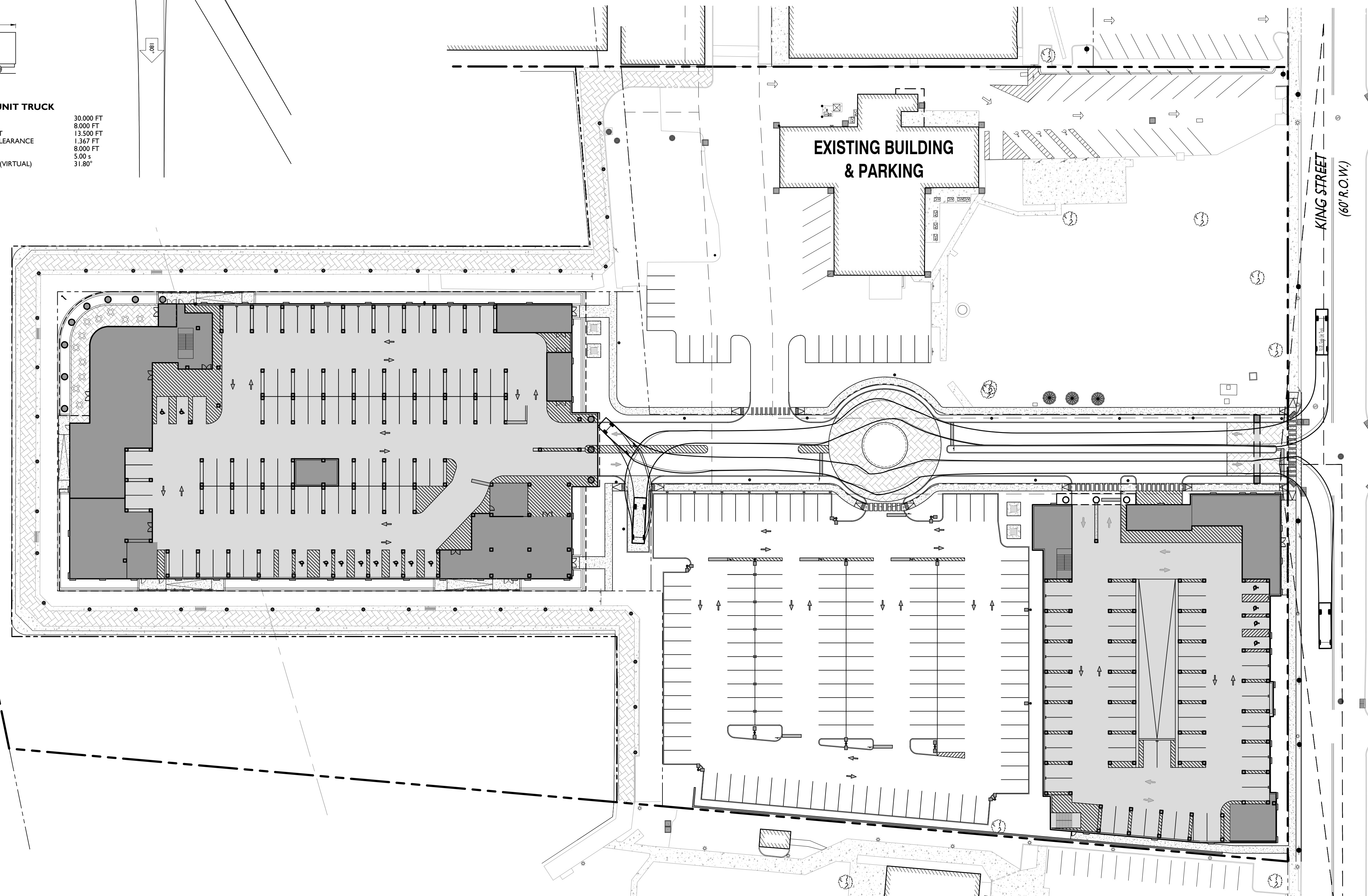
**FIRE TRUCK TURN
PHASE II**


DRAWING:

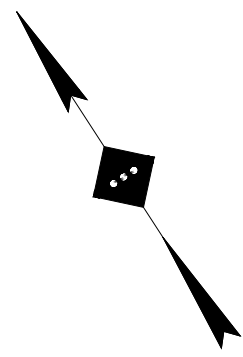
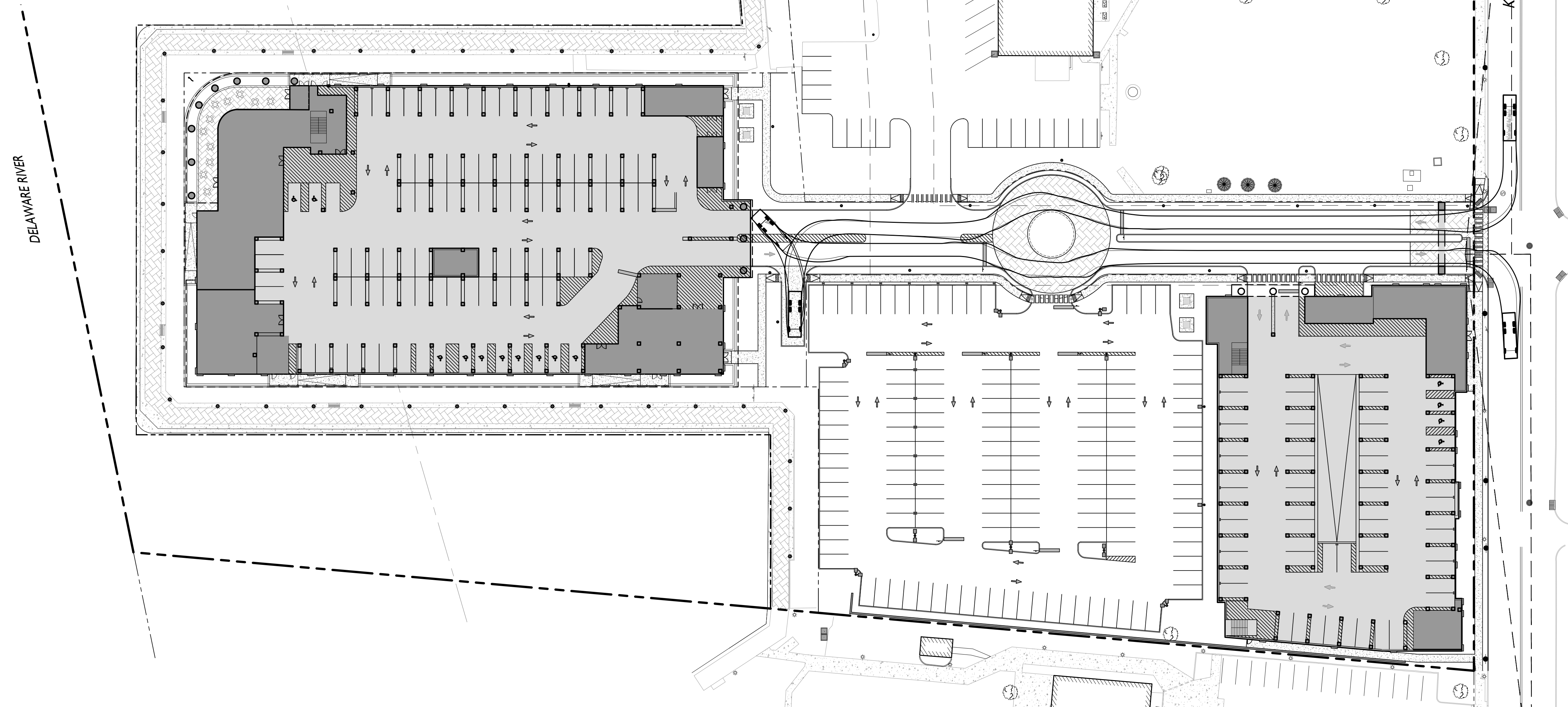
C-20




OVERALL LENGTH	30.000 FT
OVERALL WIDTH	8.000 FT
OVERALL BODY HEIGHT	13.500 FT
MIN BODY GROUND CLEARANCE	1.367 FT
TRACK WIDTH	8.000 FT
LOCK-TO-LOCK TIME	5.000 s
MAX STEERING ANGLE (VIRTUAL)	31.80°



PRELIMINARY & FINAL MAJOR SITE PLAN AND MINOR SUBDIVISION					
MERIDIA GLOUCESTER CITY I01, URBAN RENEWAL, LLC					
PROPOSED 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. 35741 LICENSED PROFESSIONAL ENGINEER					
 STONEFIELD engineering & design					
SCALE:		1" = 40'			
TITLE:		PROJECT ID: RUT-200341			
DELIVERY TRUCK TURN					
DRAWING: C-2I					



 STONEFIELD engineering & design	SCALE: 1" = 40'		PROJECT ID: RUT-200341	
	TITLE:			
REFUSE TRUCK TURN				
DRAWING:				
C-22				