

CERTIFICATIONS/APPROVALS

MUNICIPALITY
THIS PLAN IS HEREBY APPROVED BY THE LAND USE BOARD OF THE TOWNSHIP OF ANDOVER, SUSSEX COUNTY

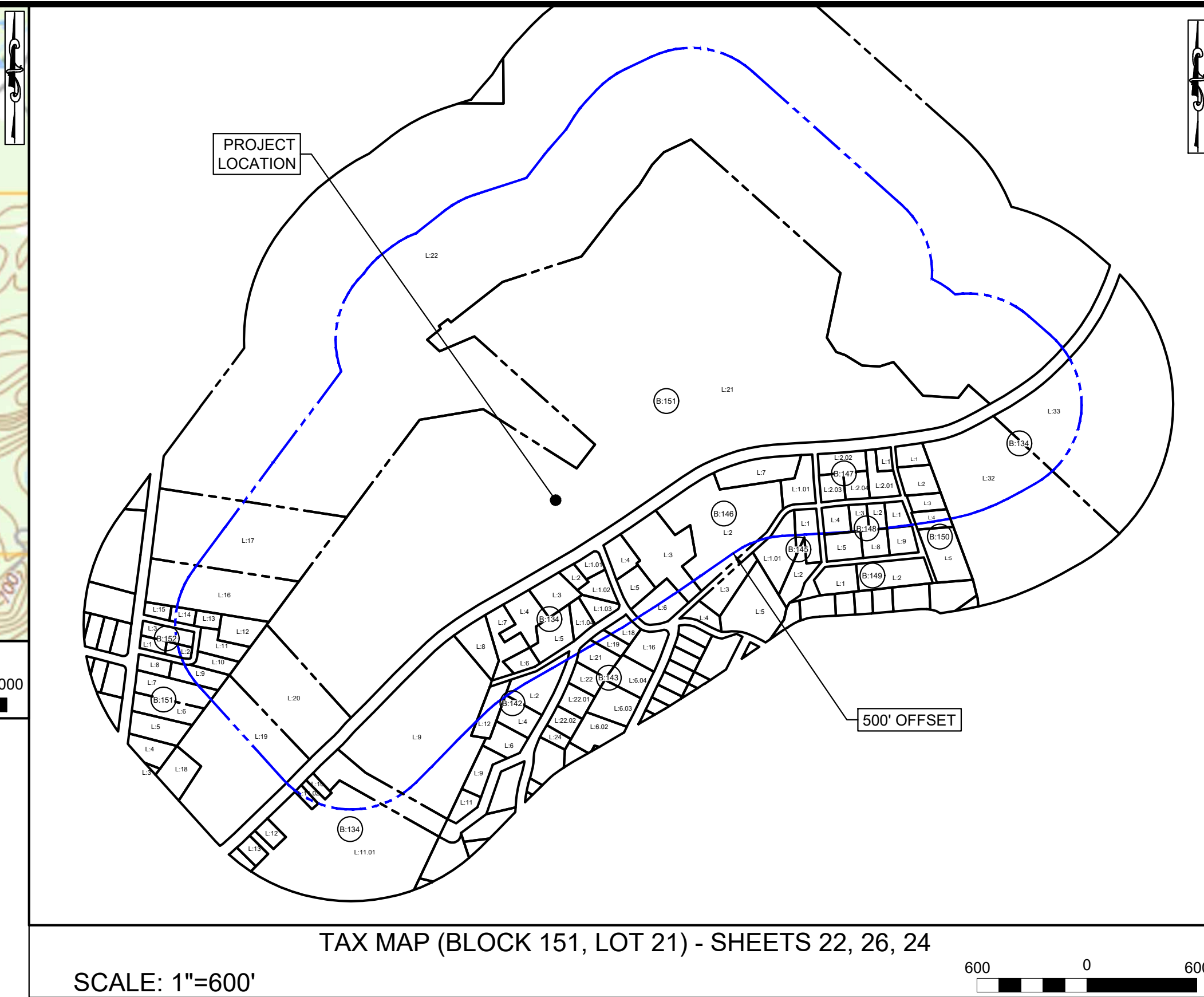
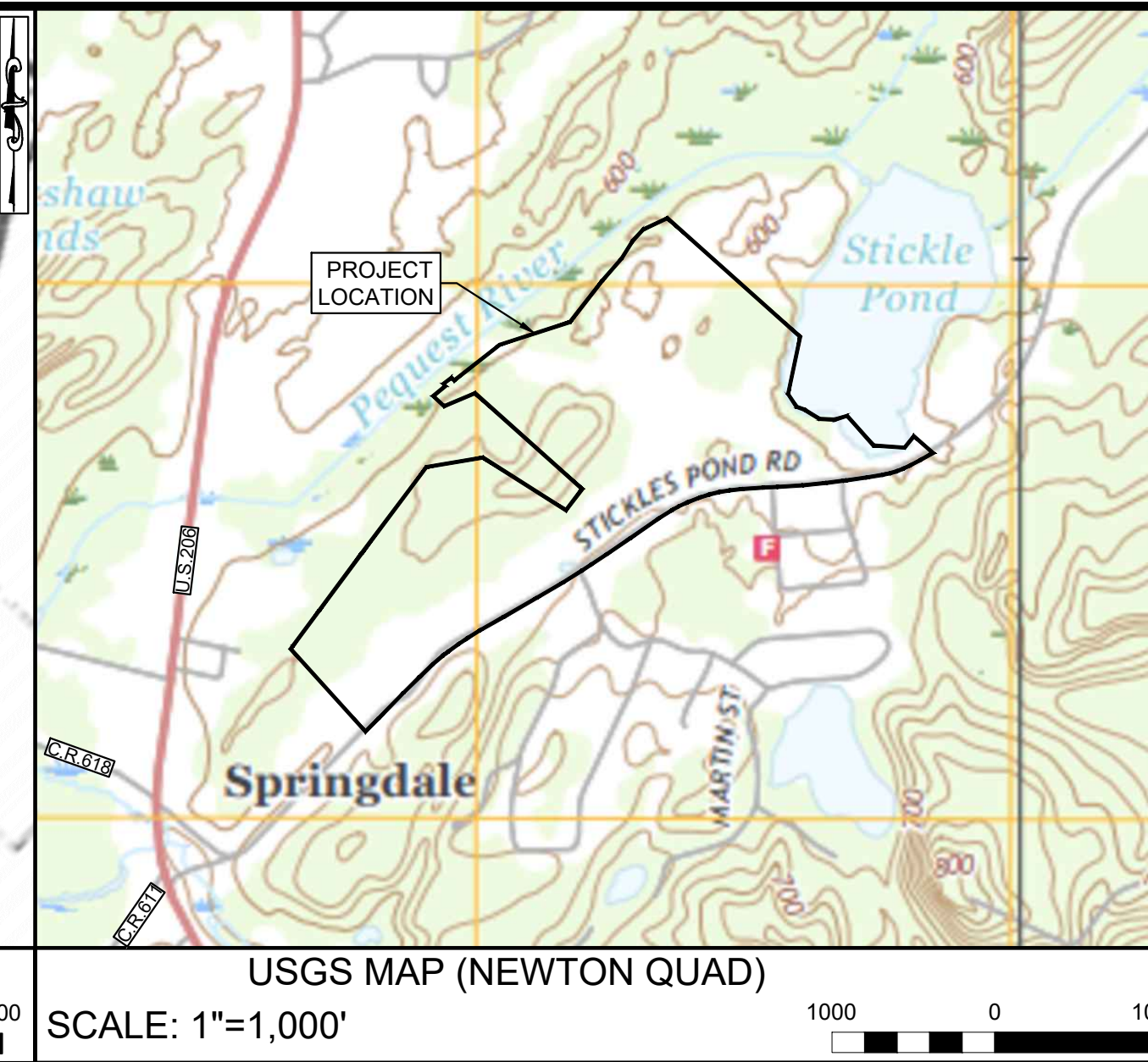
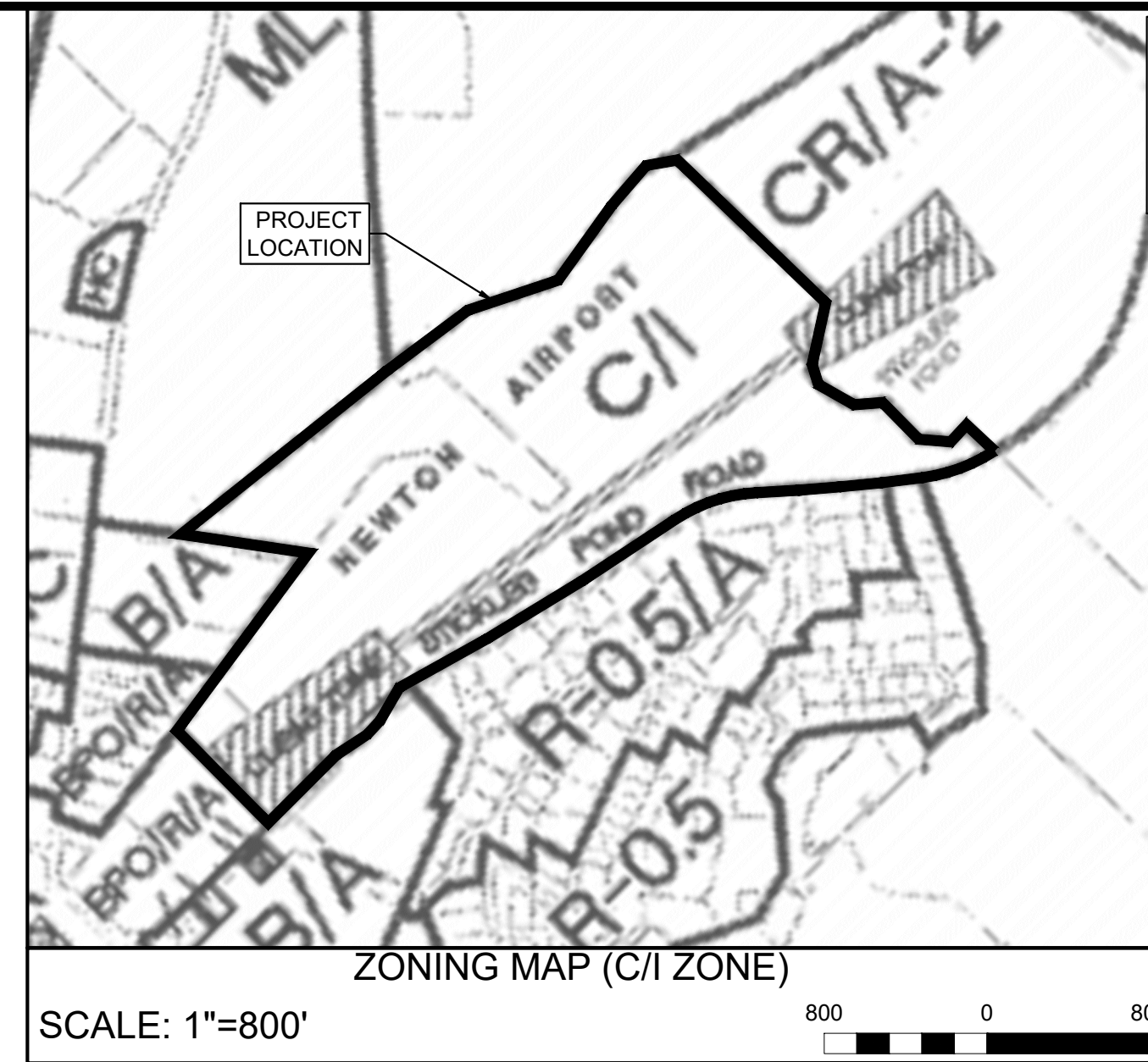
LAND USE BOARD CHAIRPERSON _____ DATE _____

LAND USE BOARD SECRETARY _____ DATE _____

LAND USE BOARD ENGINEER _____ DATE _____

I HEREBY CERTIFY THAT I AM THE PRESENT OWNER OF THE REFERENCED PROPERTY LOT 21 AND THAT I CONSENT TO THE FILING OF THIS MAJOR SITE PLAN WITH THE LAND USE BOARD OF THE TOWNSHIP OF ANDOVER

DATE _____ PUBLIC SERVICE ELECTRIC & GAS CO. (PSE&G)



PRELIMINARY AND FINAL MAJOR SITE PLAN BHT PROPERTIES

BLOCK 151, LOT 21
ANDOVER TOWNSHIP, SUSSEX COUNTY, NEW JERSEY

PREPARED BY
ENGINEERING & LAND PLANNING ASSOCIATES, INC.
140 WEST MAIN STREET, HIGH BRIDGE, NEW JERSEY 08829

GENERAL NOTES:

- OWNER**
PUBLIC SERVICE ELECTRIC & GAS CO.
80 PARK PLAZA, 6B
NEWARK, NJ 07102

APPLICANT
BHT PROPERTIES GROUP, C/O RAM ADAR
5081 SW 48TH STREET, 1023
DAVIE, FL 33314
PHONE: 305-433-7805
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY," PREPARED BY CARROLL ENGINEERING, DATED MAY 02, 2019.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
- HORIZONTAL DATUM IS REFERENCE TO THE NEW JERSEY STATE PLANE COORDINATE GRID SYSTEM NAD 1983 (2011)-UNITS ARE U.S. SURVEY FEET. THE HORIZONTAL COMBINED SCALE FACTOR FOR THIS SITE IS 0.99990592 WITH AN APPROXIMATE SITE CENTROID OF N(Y):798,674.4719, E(X):420,135.1916.
- VERTICAL DATUM IS REFERENCED TO NAVD 1988 (GEOID 12B).
- THE SUBJECT PARCEL, BLOCK 151 LOT 21, CONSISTS OF 4,394,789± S.F. (100.89 AC.); REALIGNED STICKLES POND ROAD RIGHT-OF-WAY LINE CONSISTS OF 156,022± S.F. (3.58 AC.); THE **NET AREA** EXCLUSIVE OF STICKLES POND ROAD CONSISTS OF 4,238,767± S.F. (97.31 AC.).

NOTES:

- SEE ENGINEERING DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
- THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.

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12.	SIGHT TRIANGLE PLAN & PROFILE
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18.	OVERALL SOIL EROSION & SEDIMENT CONTROL PLAN
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OUTSIDE AGENCY APPROVALS:

- SUSSEX COUNTY PLANNING BOARD
- UPPER DELAWARE COUNTY SOIL CONSERVATION DISTRICT
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP):
 - WETLANDS LETTER OF INTERPRETATION
 - WETLANDS GENERAL PERMITS
 - FLOOD HAZARD AREA PERMIT

200' PROPERTY OWNERS LIST
BLOCK 151, LOT 21
TOWNSHIP OF ANDOVER, SUSSEX COUNTY, NJ

BLOCK	LOT	OWNER NAME	STREET ADDRESS
134	1.01	JOSEPH DIETZ	255 STICKLES POND ROAD NEWTON, NJ 07860
134	1.02	ALFONSO PICONE	4 BERNARD DR NEWTON, NJ 07860
134	1.03	JORGE & ALISHA SANTOSA	2 VIVIAN PLZ NEWTON, NJ 07860
134	1.04	CHARLES & PATRICIA A SADOWSKI	4 VIVIAN PLZ NEWTON, NJ 07860
134	2	JOHN J WILLIAMS	257 STICKLES POND RD NEWTON, NJ 07860
134	3	EILEEN IBRANYI	259 STICKLES POND RD NEWTON, NJ 07860
134	7	SUSAN FIORY & KENNETH BURKE	142 LIMECREST RD ANDOVER, NJ 07821
134	8	VINCENT & ROSEMARIE SCARDINO	269 STICKLES POND RD NEWTON, NJ 07860
134	9	ROCK MOUNTAIN, LLC	ONE GREAT MEADOW LN E HANOVER, NJ 07936
134	9.01	JZEIROSKI, NEDZAT, RUZDUA, IREMSA	279 STICKLES POND RD NEWTON, NJ 07936
146	1.01	JUDITH M WILSON	621 ROUTE 945 NEWTON, NJ 07936
146	2	KRISTA RANNOU	22 PEREGRINE PT NEWTON, NJ 07936
146	3	LUCAS KROPYWYCKI	24 HISSLIM RD GREAT MEADOWS, NJ 07838
146	4	GERY WITTRIN	3 BERNARD DR NEWTON, NJ 07860
146	5	DAVID & KRISTIN ROWLAND	5 BERNARD DR NEWTON, NJ 07860
146	6	THOMAS J TESTA	9 BERNARD DR NEWTON, NJ 07860
146	7	KRISTA RANNOU	22 PEREGRINE PT NEWTON, NJ 07936
147	1	LARRY METZGAR	11 ARTHUR AVE NEWTON, NJ 07860
147	2.02	LUKASZ DEBEK	207 STICKLES POND ROAD NEWTON, NJ 07860
147	2.03	JANET C HAPPEL	3 MOUNT NEBO RD NEWTON, NJ 07860
147	2.04	VIVIAN C TABARANZA	6 WESTVIEW TERR NEWTON, NJ 07860
150	1	JOSEPH MULLANEY JR	101 WEST LAKEVIEW RD NEWTON, NJ 07860
150	2	TERESA A & WILLIAM R POST	105 WEST LAKEVIEW RD NEWTON, NJ 07860
151	11	MICHAEL & PEGGY CITRO	109 W SUNSET BLVD NEWTON, NJ 07860
151	12	ANN M NORTON	107 W SUNSET BLVD NEWTON, NJ 07860
151	16	ONEWAY FOCUSED HOLDINGS, LLC	54 FARMBROOK ROAD SPARTA, NJ 07871
151	17	ALEY CABLE INC- ATIN ACCOUNTING	55 SPARTA AVE NEWTON, NJ 07860
151	20.00	290 STICKLES POND ROAD, LLC	25 WILLOUGHBY PATH E NORTHPORT, NJ 11731
151	21.00	PUBLIC SERVICE ELECTRIC & GAS CO	80 PARK PLAZA, 6B NEWARK, NJ 07102
151	22	ST PAULS ABBEY	PO BOX 7 NEWTON, NJ 07860

UTILITIES

CENTURYLINK 101 WALNUT BOTTOM ROAD PO BOX 4000 CARLISLE, PA 17013	UNITED WATER CO. PO BOX 1190 HIGHLAND LAKES, NJ 07422
NJI UTILITIES/ELIZABETH-TOWN GAS 1 ELIZABETH TOWN PLAZA UNION, NJ 07083	JCP&L 300 MADISON AVENUE PO BOX 1911 MORRISTOWN, NJ 07962
FOREST LAKES WATER CO. PO BOX 264 ANDOVER, NJ 07821	SUSSEX PLANNING BOARD ONE SPRING STREET NEWTON, NJ 07860
LAKE LENAPE WATER CO. 85 EAGLE CHASE WOODBURY, NY 11797	STATE OF NJ COMMISSIONER OF TRANSPORTATION PO BOX 600 TRENTON, NJ 08625-0600
SERVICE ELECTRIC CABLE OF NJ 320 SPARTA AVE SPARTA, NJ 07871	

ANDOVER TOWNSHIP ZONING SCHEDULE

C/I - COMMERCIAL INDUSTRIAL ZONE				
	REQUIRED	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA	130,000 S.F.	4,393,962 S.F.	4,393,962 S.F.	-
MIN. LOT WIDTH	250 FT.	3,908± FT.	3,908± FT.	-
SETBACKS (PRINCIPAL)	-	-	-	-
FRONT YARD	70-100 FT.	48.90± FT. (ENC)	215.53 FT.	-
REAR YARD	50 FT.	1,556± FT.	413.93 FT.	-
SIDE YARD (EACH)	30 FT.	450± FT.	386.00 FT.	-
SETBACKS (ACCESSORY)	-	-	-	-
REAR YARD	30 FT.	554± FT.	N/A	-
SIDE YARD	30 FT.	272± FT.	N/A	-
MAX. STRUCTURE LOT COVERAGE	25%	0.3%	0.3%	+
MAX. IMPERVIOUS SURFACE COVERAGE	60%	4.4%	46.0%	-
MAX. BUILDING HEIGHT (STORIES)	2 ½	< 2 ½	< 2 ½	-
MAX. BUILDING HEIGHT (FEET)	35 FT.	< 35 FT.	< 35 FT.	-

(V) INDICATES THAT A VARIANCE IS REQUIRED
(-) INDICATES NO VARIANCE IS REQUIRED
(ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION

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E&LP

140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-5572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2022

3.	PER TWP ENGINEER COMMENTS	EAJ	1/26/2021
2.	PER TWP ENGINEER COMMENTS	EAJ	11/1/2020
1.	PER TWP ENGINEER COMMENTS	EAJ	2/6/2020

NO.	REVISION	BY	DATE

01/26/2021
DATE

WAYNE J. INGRAM
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GB04258200

PROJECT:
248 STICKLES POND ROAD
BLOCK 151, LOT 21
ANDOVER TOWNSHIP

SUSSEX COUNTY NEW JERSEY

TITLE:
COVER SHEET

JOB NO.:	19134	DRAWING NO.:	
SCALE:	N.T.S.		
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	01_COVER.DWG		
DATE:	12/12/2019		

1
27

STANDARD LEGEND

EXISTING		PROPOSED	
---	RIGHT-OF-WAY / PROPERTY	---	
---	SETBACK LINE	---	
---	CURB	---	
---	DEPRESSED CURB	---	
-U.G.E.-	UNDERGROUND ELEC.	-U.G.E.-	
-G-	UNDERGROUND GAS	-G-	
-W-	UNDERGROUND WATER	-W-	
-TELE-	UNDERGROUND TELEPHONE	-TELE-	
-OHW-	OVERHEAD WIRES	-OHW-	
-O-	WOOD FENCE	-O-	
-X-	CHAIN LINK FENCE	-X-	
---	UNDERGROUND PIPE	---	
---	TREE LINE	---	
115	CONTOUR	115	
●	BOLLARD	●	
(P)	P.S.E & G. MANHOLE	(P)	
(S)	SEWER MANHOLE	(S)	
(W)	WATER MANHOLE	(W)	
(B)	MANHOLE	(B)	
(W)	BELL MANHOLE	(W)	
(W)	WATER METER	(W)	
(E)	ELEC. METER	(E)	
(W)	WATER VALVE	(W)	
(G)	GAS VALVE	(G)	
(V)	VALVE	(V)	
(S)	SAN. SEWER VENT	(S)	
(CO)	CLEAN-OUT	(CO)	
(F)	FIRE HYDT.	(F)	
(A)	"A" SEWER INLET	(A)	
(B)	"B" SEWER INLET	(B)	
(D.O.T.)	D.O.T. BOX	(D.O.T.)	
(TL)	TRAFF. LIGHT STANDARD	(TL)	
(TS)	TRAFF. SIGN	(TS)	
(UP)	UTILITY POLE	(UP)	
(OL)	OVERHEAD LIGHT	(OL)	
(RD)	ROOF DRAIN	(RD)	
(HW)	HEADWALL	(HW)	
(HA)	HEADWALL AND APRON	(HA)	
(D)	DITCH	(D)	

STANDARD ABBREVIATIONS

AH., BK.	AHEAD, BACK	J.B.	JUNCTION BOX	RCP, R.C.P.	REINFORCED CONCRETE PIPE
∟, B.L.	BASELINE	LT., RT.	LEFT, RIGHT	RMC, R.M.C.	RIGID NON-METALLIC CONDUIT
B.M.	BENCH MARK	L.O.P.	LIMIT OF PAVEMENT (PAVING)	ROW, R.O.W.	RIGHT OF WAY
B.T.	BELL TELEPHONE	L.O.M.	LIMIT OF MILLING	R.R.	RAILROAD
BIT., BITUM.	BITUMINOUS	M.B.	MAILBOX	RTE., RT.	ROUTE
BLDG.	BUILDING	M.P.	MILE POST	SAN.	SANITARY
. C.L.	CENTERLINE	MAX.	MAXIMUM	SDWK.	SIDEWALK
C.I.P.	CAST IRON PIPE	MIN.	MINIMUM	S.H.D.	STATE HIGHWAY DEPARTMENT
D.I.P.	DUCTILE IRON PIPE	NO.	NUMBER	SHLD.	SHOULDER
CONC.	CONCRETE	N.T.S.	NOT TO SCALE	. S.L.	SURVEY LINE
CULV.	CULVERT	PAVT.	PAVEMENT	S.O.D.	SUBBASE OUTLET DRAIN
D, DIA.	DIAMETER	PERF.	PERFORATED	STY.	STORY
D.C.	DROP CURB	P.G.L.	PROFILE GRADE LINE	T	TANGENT
DE	DITCH EXCAVATION	J, P.L.	PROPERTY LINE, PROFILE LINE	TBA	TO BE ABANDONED
DEP., DP	DEPRESSED CURB	PK	PARKER KAYLON MASONRY NAIL	TBR	TO BE REMOVED
DH	DRILL HOLE	POC, P.O.C.	POINT ON CURVE	TEL.	TELEPHONE
DWY	DRIVEWAY	POL, P.O.L.	POINT ON LINE	TEMP.	TEMPORARY
E.B., W.B.,	EASTBOUND, WESTBOUND	POT, P.O.T.	POINT ON TANGENT	THK., TH.	THICK
N.B., S.B.	NORTHBOUND, SOUTHBOUND	PRC, P.R.C.	POINT OF REVERSE CURVE	TYP.	TYPICAL
EL., ELEV.	ELEVATION	PROP.	PROPOSED	U.D.	UNDERDRAIN
EXIST.	EXISTING	PT, P.T.	POINT OF TANGENCY	UP, U.P.	UTILITY POLE
GR.	GRATE	PVC, P.V.C.	POLYVINYL CHLORIDE PIPE,	VAR.	VARIABLE, VARIES
HT.	HEIGHT	PVI, P.V.I.	POINT OF VERTICAL INTERSECTION	WM	WATER METER
H.W.	HEADWALL	PVT, P.V.T.	POINT OF VERTICAL TANGENCY, PAVEMENT		
HYD.	HYDRANT	R	RADIUS		
INV.	INVERT	RCCP, R.C.C.P.	REINFORCED CONCRETE CULVERT PIPE		
IP	IRON PIN				

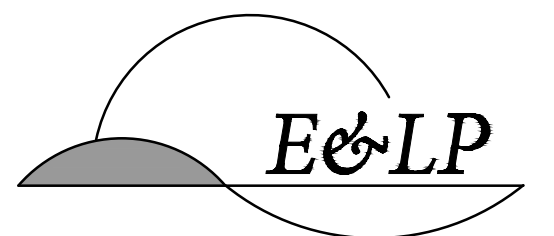
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PUBLIC SERVICE ELECTRIC & GAS CO.
80 PARK PLAZA, 6B
NEWARK, NJ 07102
2. APPLICANT
BHT PROPERTIES GROUP, C/O RAM ADAR
5081 SW 48TH STREET, 1023
DAVIE, FL 33314
PHONE: 305-433-7805
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8. ALL CROSSWALKS, SIDEWALKS, AND CURB RAMPS WITHIN THE PROJECT LIMITS SHALL CONFORM TO ADA RULES AND REGULATIONS.
9. THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION ACTIVITIES TO WITHIN THE LIMIT OF WORK AND/OR THE RIGHT-OF-WAY. ALL DISTURBED AREAS ARE TO BE RESTORED TO EXISTING CONDITIONS OR AS INDICATED IN THE CONTRACT DOCUMENTS.
10. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS WITHIN THE PROJECT LIMITS AND RIGHT-OF-WAY. THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO TREES, SHRUBS, LANDSCAPING, DRIVEWAYS, MAILBOXES, SIGNAGE, CURBING, SIDEWALKS, UTILITIES, JUNCTION BOXES, POLES, LIGHTING, HYDRANTS, VALVE BOXES, AND STRIPPING.
11. THE CONTRACTOR SHALL OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY LOCAL, COUNTY OR STATE JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLICATION, PAYMENT AND APPROVAL OF SAID PERMITS. NO ADDITIONAL PAYMENT SHALL BE MADE BY THE OWNER.
12. THE CONTRACTOR SHALL NOTIFY THE TOWN AND MUNICIPAL ENGINEER'S OFFICE 72 HOURS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
13. HOURS OF WORK SHALL BE BETWEEN 7:00AM AND 5:00PM EASTERN STANDARD TIME, UNLESS OTHERWISE PERMITTED BY THE TOWNSHIP.
14. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
15. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF THE PROJECT SITE, CONTRACTOR PROPERTY, EQUIPMENT, AND WORK.
16. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING STREETS OF CONSTRUCTION DIRT AND DEBRIS AT CLOSE OF EACH WORK DAY.
17. THE CONDITION OF THE ADJACENT ROAD AND/OR RIGHT-OF-WAY, UPON COMPLETION OF THE JOB SHALL BE AS GOOD AS OR BETTER THAN PRIOR TO STARTING WORK.
18. PRIOR TO CONSTRUCTION, THE CONTRACTOR, ALONG WITH CONCURRENCE FROM THE OWNER, SHALL DETERMINE HIS/HER LAY-DOWN AND/OR STAGING AREA LOCATIONS.
19. THE CONTRACTOR SHALL NOTIFY ALL PROPERTY OWNERS A MINIMUM OF 24 HOURS PRIOR TO BLOCKING DRIVEWAYS OR ENTERING UTILITY EASEMENTS.
20. TRAFFIC INGRESS AND EGRESS FOR DRIVEWAYS AND PEDESTRIAN ACCESS FACILITIES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
21. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPLACED WITH LIKE-KIND OR BETTER AT THE CONTRACTOR'S EXPENSE. TREES, BUSHES, SHRUBBERY AND OTHER DAMAGED PLANTINGS TO REMAIN SHALL BE REPLACED WITHIN 72 HOURS OF REMOVAL AND ARE TO BE THOROUGHLY WATERED-IN.
22. PAVED SURFACES, PAVEMENT MARKERS AND MARKINGS SHALL BE PROTECTED FROM DAMAGE BY TRACKED EQUIPMENT.
23. PROPERTY MARKERS DISTURBED DURING CONSTRUCTION ARE TO BE REPLACED BY A REGISTERED PUBLIC LAND SURVEYOR FOR THE ORIGINAL PROPERTY OWNER AT NO SEPARATE PAY.
24. CONSTRUCTION STAKING WILL BE PROVIDED BY THE CONTRACTOR. TWO COPIES OF STAKING NOTES TO BE PROVIDED TO THE ENGINEER PRIOR TO CONSTRUCTION.
25. THE CONTRACTOR SHALL MAINTAIN UPDATED RED-LINED RECORD DRAWINGS ON SITE FOR INSPECTION BY THE ENGINEER.
26. MAINTENANCE AND CLEAN-UP OF THE PROJECT IS REQUIRED FOR THE PROJECT LIMITS AND DURATION, REGARDLESS OF THE CONTRACTOR'S SCOPE OF ACTIVITIES WITHIN THE PROJECT LIMITS.
27. THE REMOVAL OF ANY ABANDONED UTILITIES REQUIRED TO COMPLETE THE WORK SHALL BE INCIDENTAL AND NO SEPARATE PAYMENT SHALL BE MADE.
28. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOCKPILE NECESSARY MATERIAL ON-SITE OR AT A SECURED OFF-SITE LOCATION AT NO ADDITIONAL EXPENSE TO THE OWNER.
29. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE "ON THE JOB" SAFETY FOR HIS EMPLOYEES, EMPLOYEES OF THE OWNER AND ALL OTHER PERSONS HAVING AUTHORIZED OR UNAUTHORIZED ACCESS TO THE WORK AND THE PUBLIC. CONTRACTOR SHALL PERFORM HIS WORK IN A SAFE MANNER AND IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
30. THE LOCATION, TYPE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OPERATING WITHIN THE CONSTRUCTION SITE 3 DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION FOR ACCURATE FIELD LOCATIONS. FOR UTILITY MARKOUT CALL 1-800-272-1000. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ALL DEVIATIONS OF SITE CONDITIONS AND/OR IF DEPARTURES FROM THE APPROVED DESIGN BECOME NECESSARY DUE TO SUCH DEVIATIONS.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LINES, ELEVATIONS, AND MEASUREMENTS, EXERCISING PRECAUTION TO VERIFY ALL DIMENSIONS SHOWN ON DRAWING.
32. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER SHOULD DEPARTURES FROM THE APPROVED DESIGN BECOME NECESSARY DUE TO CIRCUMSTANCES WHICH ARISE DURING CONSTRUCTION.
33. ITEMS NOT SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR THE SAME AS IF SPECIFIED.

SITE/CIVIL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF THE PROJECT SITE AND ALL UPGRADIENT AREAS TO THE SITE.
2. CATCHBASIN GRATE AND HEADERS SHALL BE RESET AS REQUIRED TO MATCH FINISH GRADE ELEVATIONS, UNLESS OTHERWISE NOTED OR DIRECTED BY THE THE ENGINEER. PLACEMENT GRATES AND HEADERS SHALL BE ALIGNED WITH ADJACENT CURBING AND PAVEMENT.
3. MILLINGS, STONE, SOIL, CONSTRUCTION DEBRIS, AND ALL OTHER RELATED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR FOR OFF-SITE DISPOSAL.
4. INADEQUATE INSPECTION OF WORKMANSHIP SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH APPLICABLE PLANS, SPECIFICATIONS AND REGULATIONS AND TO OBTAIN WRITTEN APPROVAL OF MUNICIPAL OFFICIALS, AND ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
5. ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. OR AS REQUIRED BY THE A/E.
6. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING [1-800-272-1000].
7. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE OR USED AS SPOIL, UNLESS DIRECTED BY THE ENGINEER AND IN CONFORMANCE TO AN APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
8. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANIC AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
9. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
10. NO EXCAVATION OR FILL SHALL BE MADE WITH A FACE STEEPER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1) UNLESS A RETAINING WALL, CONSTRUCTED IN ACCORDANCE WITH APPROVED STANDARDS IS PROVIDED TO SUPPORT THE FACE OF SLOPE OF SAID EXCAVATION OR FILL.
11. BURYING OF TREES, STUMPS, OR CONSTRUCTION MATERIAL IS PROHIBITED. TREES AND STUMPS MAY BE CHIPPED OR GROUND AND SPREAD ON THE SITE.
12. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONING PRIOR TO ANY OTHER DISTURBANCE ON THE SITE.
13. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM UTILITY COMPANY AS-BUILTS AND OR FIELD SURVEY AT THE SITE. COMPLETENESS AND/OR ACCURACY CANNOT BE GUARANTEED. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF NEW JERSEY ONE CALL REGARDING NOTIFICATION OF UNDERGROUND UTILITY USERS PRIOR TO EXCAVATION.

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A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2022

NO.	REVISION	BY	DATE
3.	PER TWP ENGINEER COMMENTS	EAJ	1/26/2021
2.	PER TWP ENGINEER COMMENTS	EAJ	11/1/2020
1.	PER TWP ENGINEER COMMENTS	EAJ	2/6/2020

DATE: 01/26/2021
WAYNE J. INGRAM
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GB04258200

PROJECT:
**248 STICKLES POND ROAD
BLOCK 151, LOT 21
ANDOVER TOWNSHIP**

SUSSEX COUNTY NEW JERSEY

LEGEND AND NOTES	
TITLE:	
JOB NO.:	19134
SCALE:	N.T.S.
DESIGNED:	CBR
CHECKED:	JAH
FILENAME:	02_NOTES.DWG
DATE:	12/12/2019

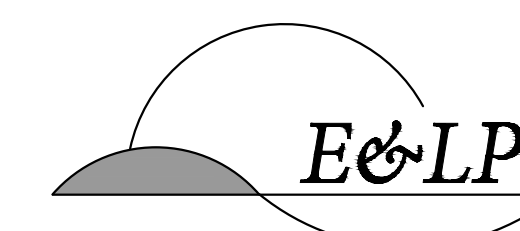
2
27

DEMOLITION NOTES

1. "TBR" DENOTES AN EXISTING STRUCTURE OR ELEMENT THAT IS BEING REMOVED.
2. ALL UTILITY SERVICES SHALL BE CAPPED IN ACCORDANCE WITH THE RESPECTIVE UTILITY PROVIDER PRIOR TO THE DEMOLITION OF ANY BUILDINGS.
3. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
4. REMOVAL OF TREES 6" (CAL.) OR GREATER IS STRICTLY FORBIDDEN BETWEEN APRIL 1 AND SEPTEMBER 30.
5. ALL WELLS AND SEPTIC SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REGULATIONS.



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1.	PER TWP ENGINEER COMMENTS	EAJ	2/6/2020

01/26/2021
 DATE

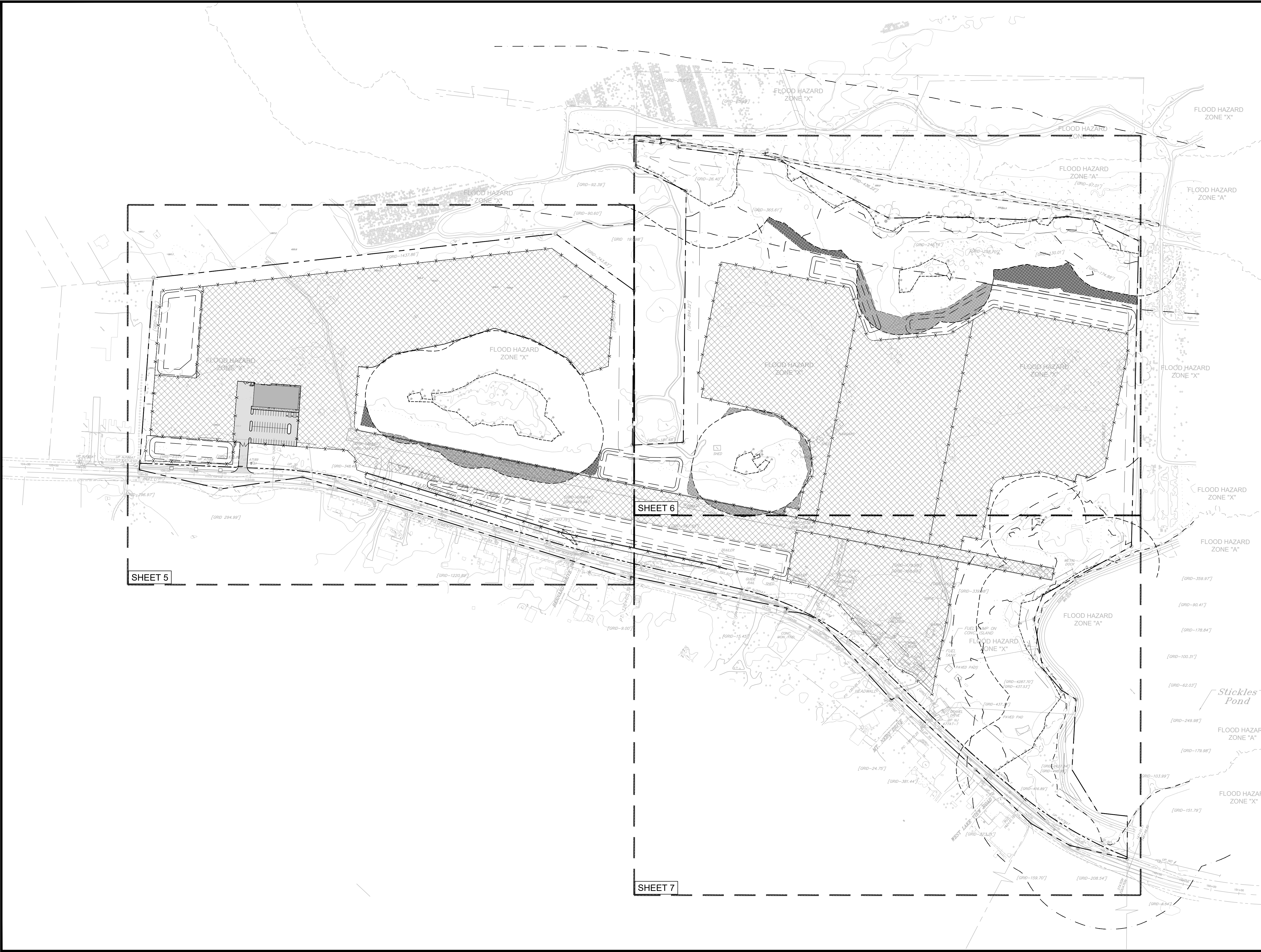
WJ In
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GB04258200

PROJECT:
 248 STICKLES POND ROAD
 BLOCK 151, LOT 21
 ANDOVER TOWNSHIP
 SUSSEX COUNTY NEW JERSEY

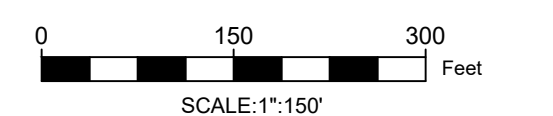
TITLE:
DEMOLITION PLAN

JOB NO.:	19134	3 27
SCALE:	1"=200'	
DESIGNED:	CBR	
CHECKED:	JAH	
FILENAME:	03_DEMO.DWG	
DATE:	12/12/2019	

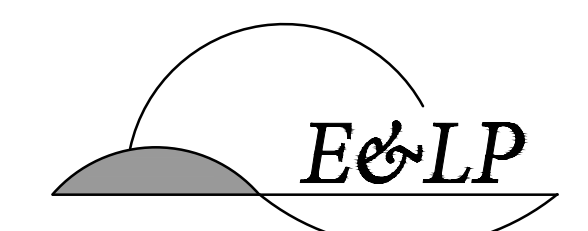




- LEGEND**
- PAVED AREAS
 - CONSTRUCTION EQUIPMENT & MATERIAL STORAGE AREAS PAVED WITH ASPHALT MILLINGS
 - WETLAND BOUNDARY
 - WETLAND TRANSITION AREA
 - WATER/STREAM BOUNDARY
 - RIPARIAN ZONE
 - FLOOD HAZARD AREA
 - PROPERTY LINE
 - PROPOSED PERIMETER FENCE



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PROJECT:
 248 STICKLES POND ROAD
 BLOCK 151, LOT 21
 ANDOVER TOWNSHIP
 SUSSEX COUNTY NEW JERSEY

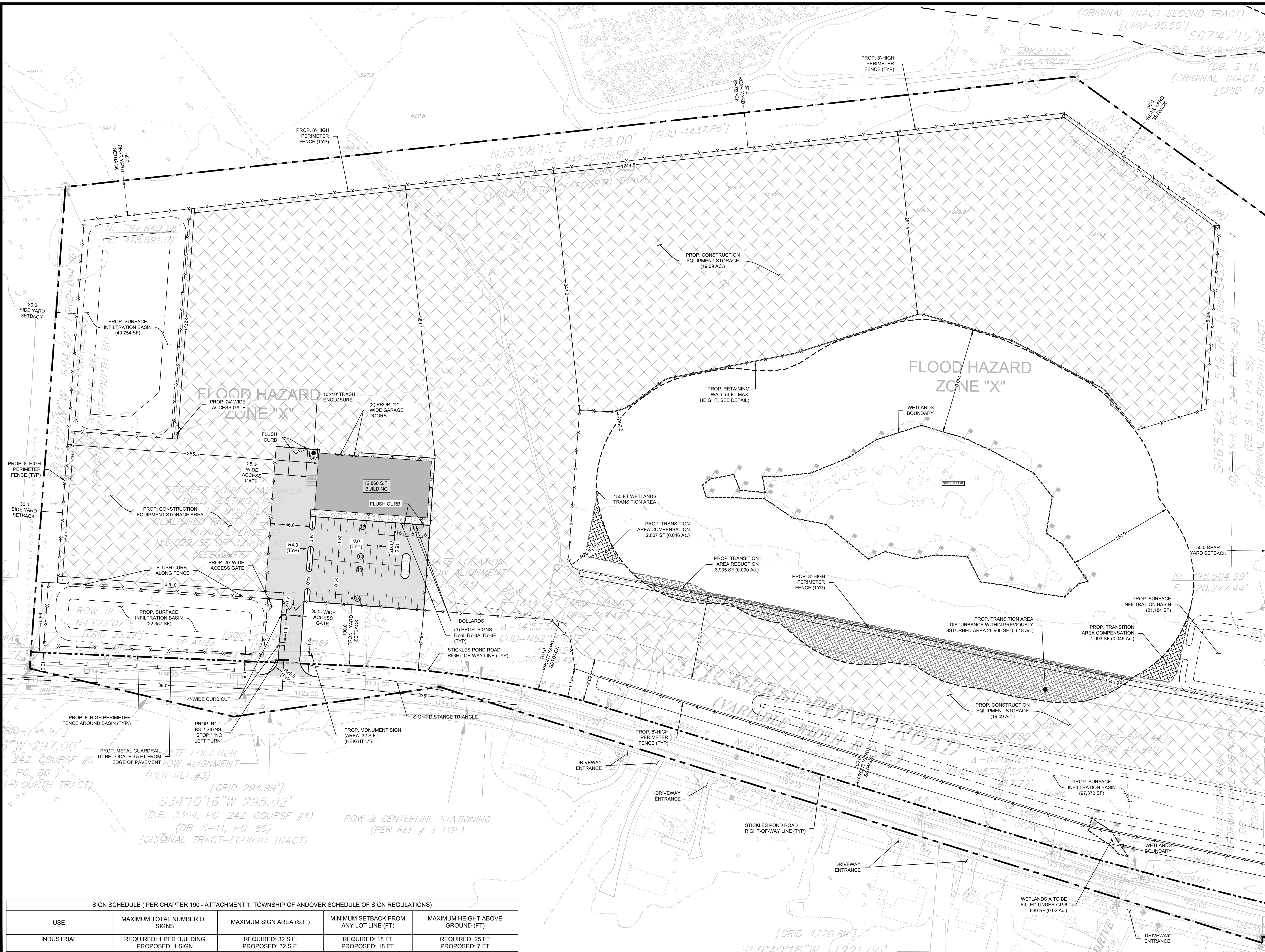
TITLE:
OVERALL SITE PLAN

JOB NO.:	19134	4 27
SCALE:	1"=150'	
DESIGNED:	CBR	
CHECKED:	JAH	
FILENAME:	05-15_SITE.DWG	
DATE:	12/12/2019	

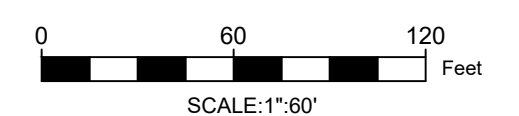
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SHEET 6

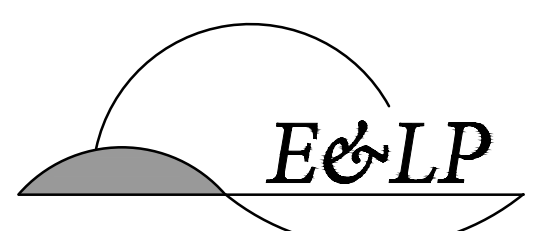
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- LEGEND**
- PAVED AREAS
 - CONSTRUCTION EQUIPMENT & MATERIAL STORAGE AREAS PAVED WITH ASPHALT MILLINGS
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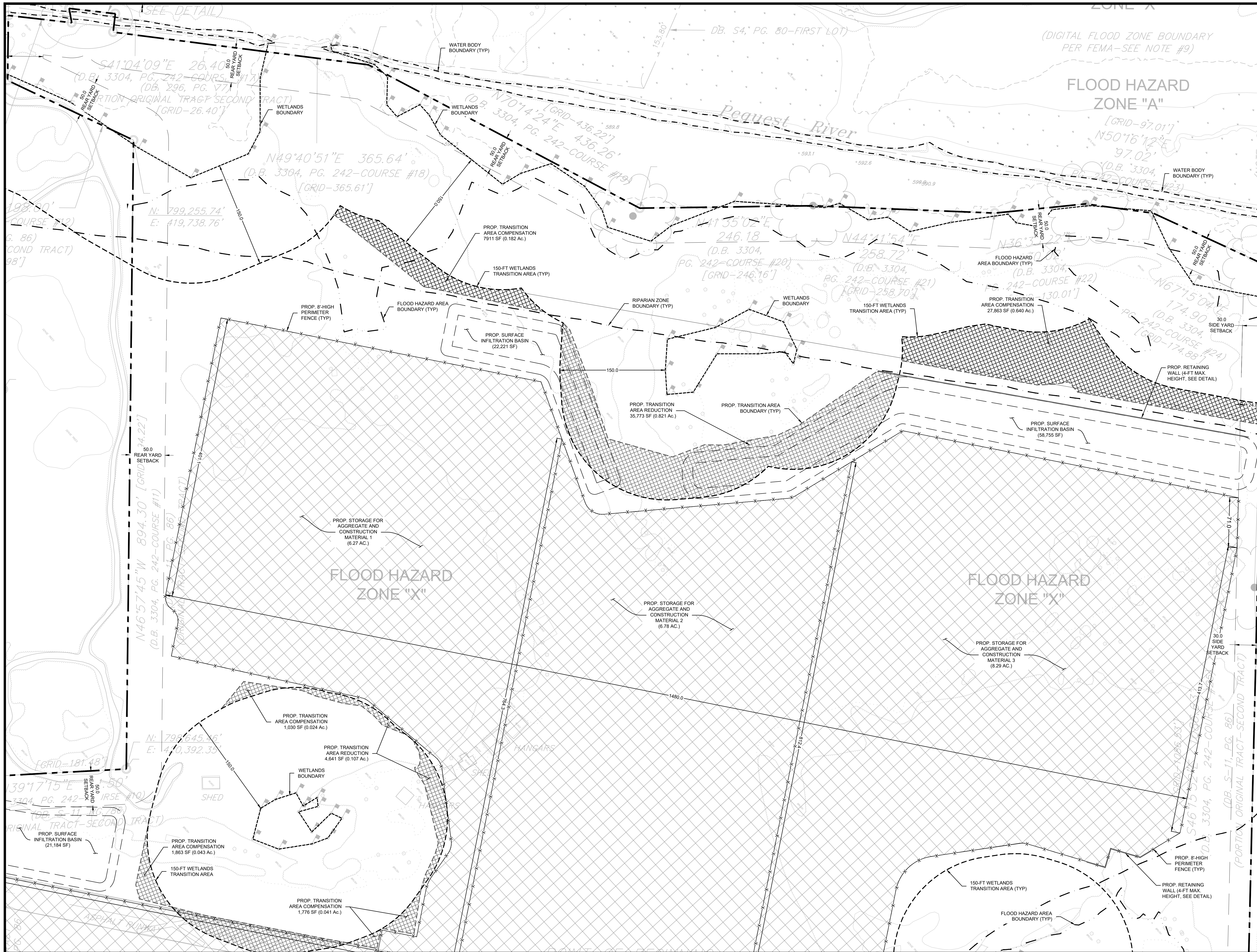
PROJECT: 248 STICKLES POND ROAD
 BLOCK 151, LOT 21
 ANDOVER TOWNSHIP
 SUSSEX COUNTY NEW JERSEY

TITLE: **SITE PLAN**

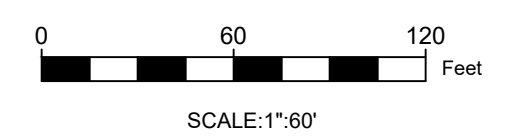
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SCALE:	1"=60'		27
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	05-15_SITE.DWG		
DATE:	12/12/2019		

SIGN SCHEDULE (PER CHAPTER 190 - ATTACHMENT 1: TOWNSHIP OF ANDOVER SCHEDULE OF SIGN REGULATIONS)

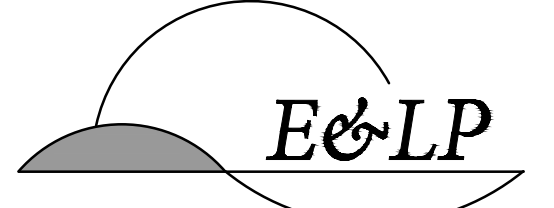
USE	MAXIMUM TOTAL NUMBER OF SIGNS	MAXIMUM SIGN AREA (S.F.)	MINIMUM SETBACK FROM ANY LOT LINE (FT)	MAXIMUM HEIGHT ABOVE GROUND (FT)
INDUSTRIAL	REQUIRED: 1 PER BUILDING PROPOSED: 1 SIGN	REQUIRED: 32 S.F. PROPOSED: 32 S.F.	REQUIRED: 18 FT PROPOSED: 18 FT	REQUIRED: 25 FT PROPOSED: 7 FT



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1.	PER TWP ENGINEER COMMENTS	EAJ	2/6/2020

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 N.J. P.E. NO. 24GB04258200

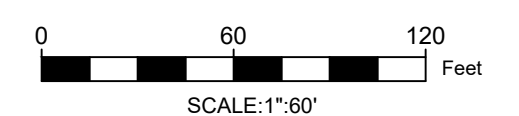
PROJECT:
 248 STICKLES POND ROAD
 BLOCK 151, LOT 21
 ANDOVER TOWNSHIP
 SUSSEX COUNTY NEW JERSEY

TITLE:
SITE PLAN

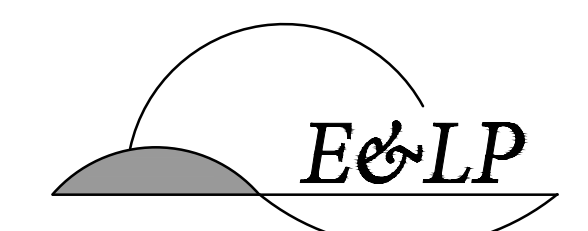
JOB NO.:	19134	DRAWING NO.:	6 27
SCALE:	1"=60'		
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	05-15_SITE.DWG		
DATE:	12/12/2019		



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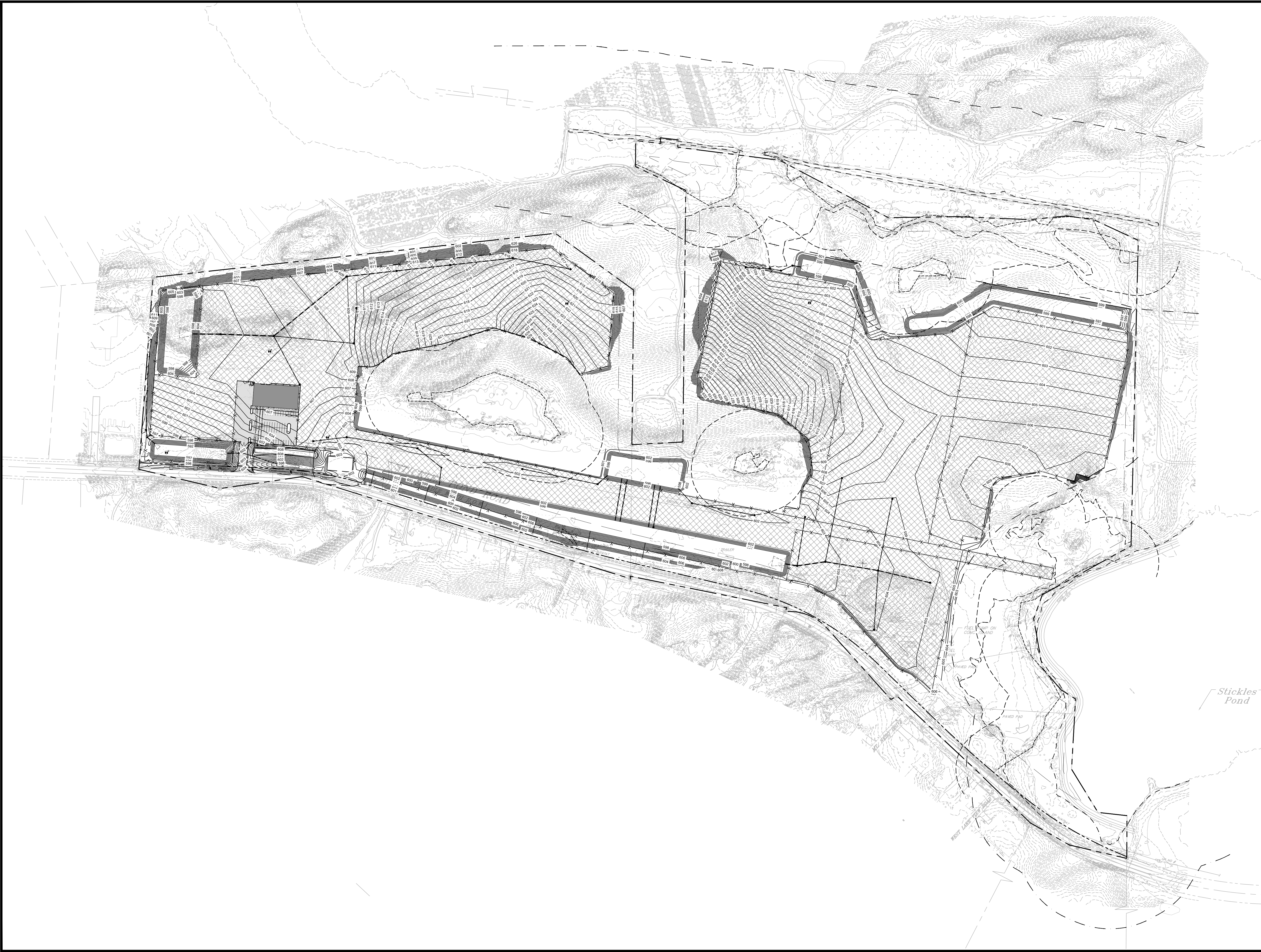
NO.	REVISION	BY	DATE
3.	PER TWP ENGINEER COMMENTS	EAJ	1/26/2021
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1.	PER TWP ENGINEER COMMENTS	EAJ	2/6/2020

DATE _____ WAYNE J. INGRAM
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GB04258200

PROJECT:
248 STICKLES POND ROAD
BLOCK 151, LOT 21
ANDOVER TOWNSHIP
SUSSEX COUNTY NEW JERSEY

TITLE:
SITE PLAN

JOB NO.:	19134	DRAWING NO.:	7 27
SCALE:	1"=60'		
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	05-15_SITE.DWG		
DATE:	12/12/2019		

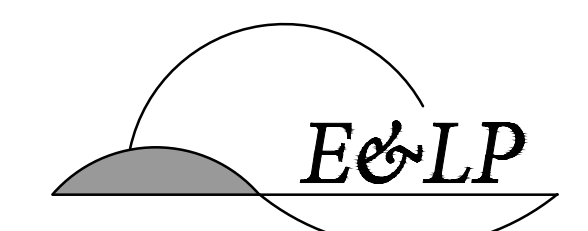


LEGEND

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- FF: FINISHED FLOOR
- FS: FINISHED SURFACE
- FG: FINISHED GROUND
- BC: BOTTOM OF CURB
- TC: TOP OF CURB
- GR: GRATE

0 150 300 001
Feet
SCALE: 1"=150'

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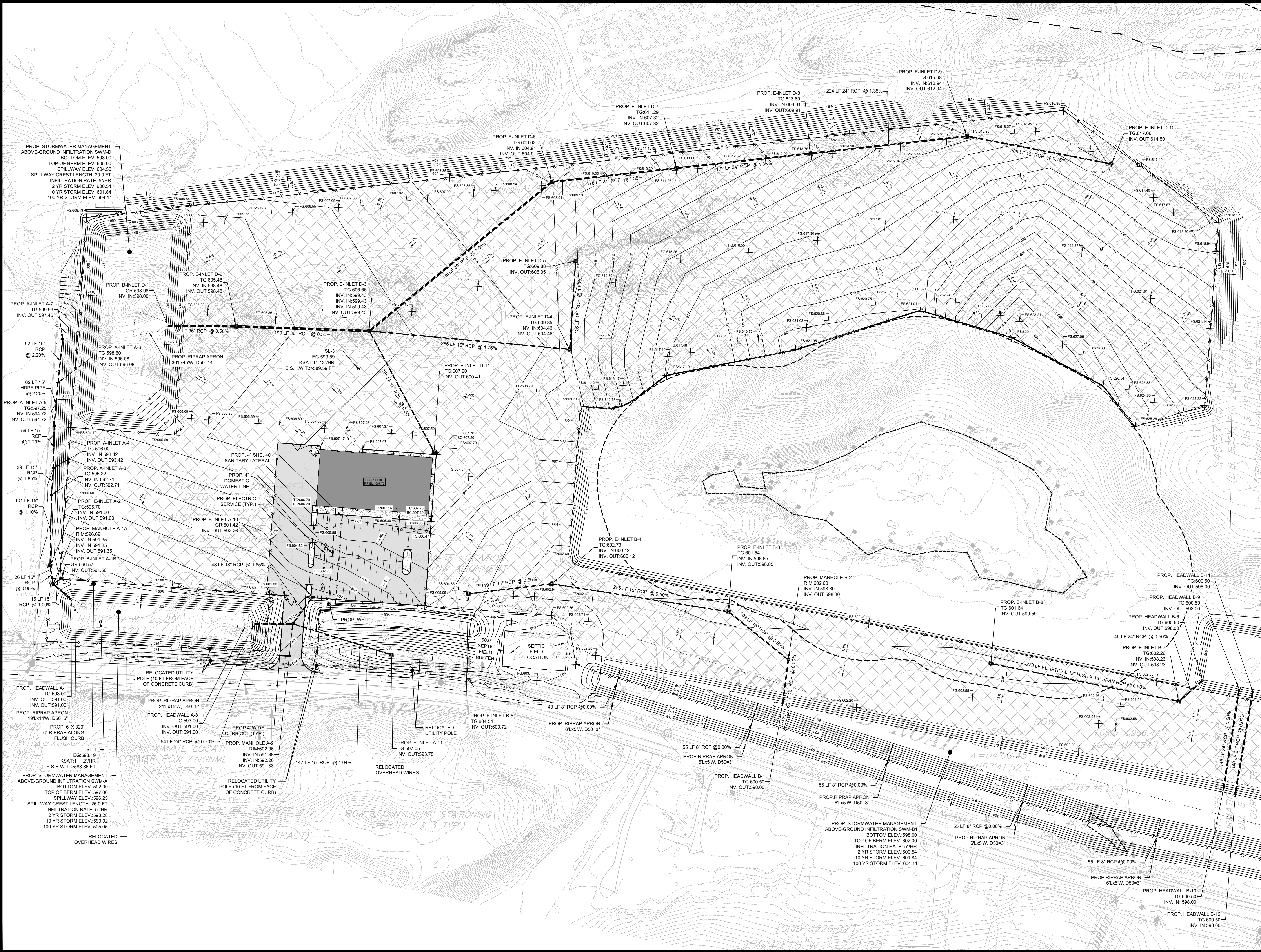
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1.	PER TWP ENGINEER COMMENTS	EAJ	2/6/2020

01/26/2021
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PROJECT:
 248 STICKLES POND ROAD
 BLOCK 151, LOT 21
 ANDOVER TOWNSHIP
 SUSSEX COUNTY NEW JERSEY

TITLE:
**OVERALL UTILITIES,
 GRADING AND
 DRAINAGE PLAN**

JOB NO.:	19134	DRAWING NO.:	8 27
SCALE:	1"=150'		
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	16-26_GDU.DWG		
DATE:	12/12/2019		

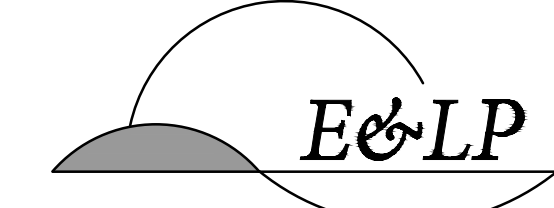


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0 60 120
Feet
SCALE: 1"=60'

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PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GB04258200

PROJECT: 248 STICKLES POND ROAD
BLOCK 151, LOT 21
ANDOVER TOWNSHIP
SUSSEX COUNTY NEW JERSEY

TITLE: UTILITIES, GRADING AND DRAINAGE PLAN

JOB NO.:	19134	DRAWING NO.:	9 27
SCALE:	1"=60'		
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FILENAME:	16-26_GDU.DWG		
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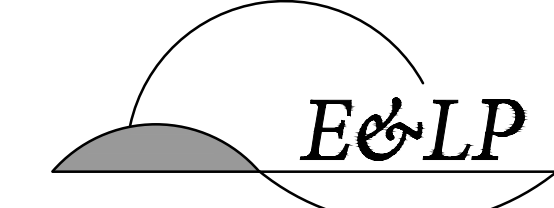


LEGEND

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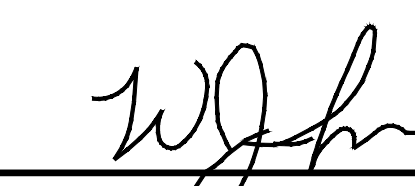
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SCALE: 1"=60'

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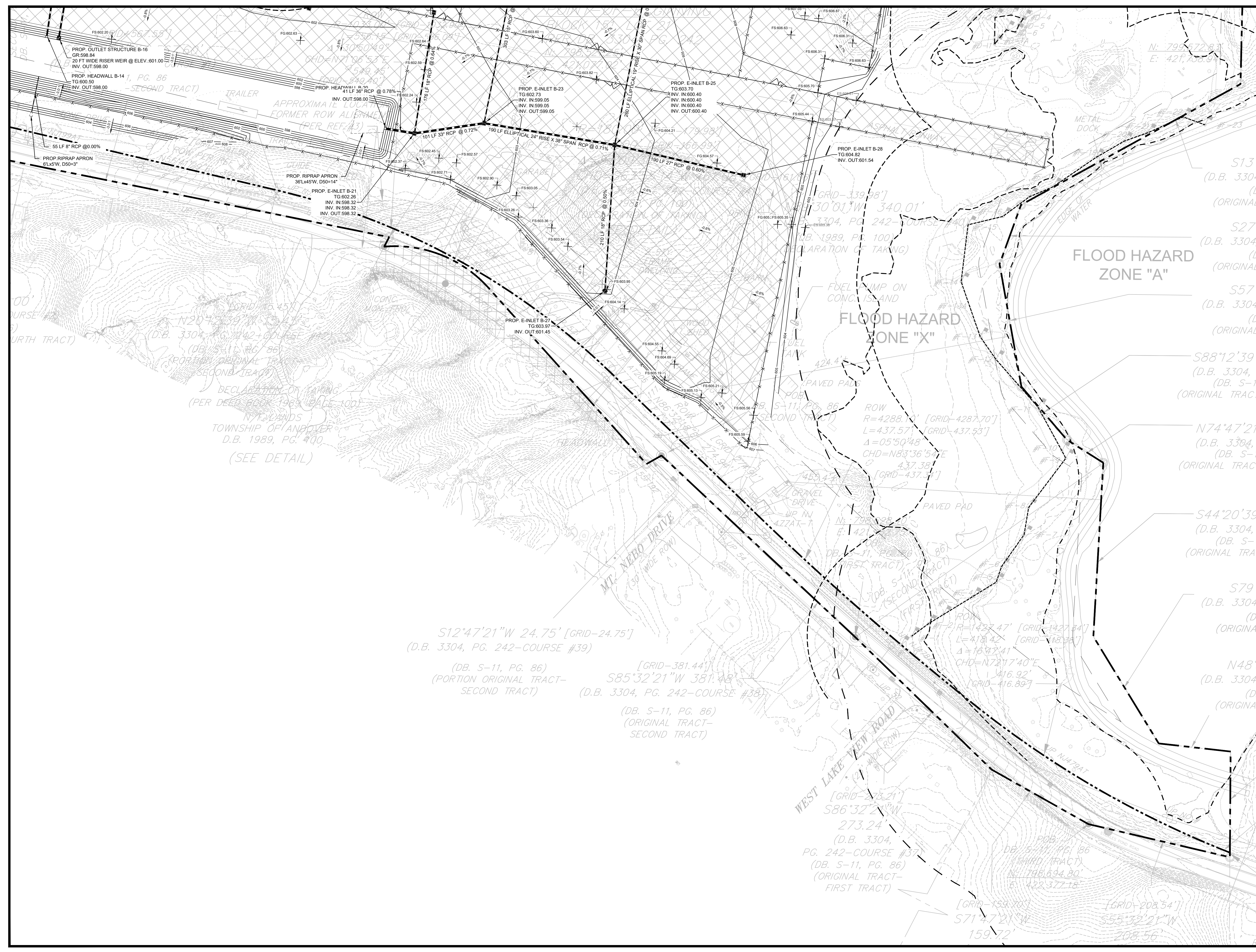
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1.	PER TWP ENGINEER COMMENTS	EAJ	2/6/2020

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 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GB04258200

PROJECT:
 248 STICKLES POND ROAD
 BLOCK 151, LOT 21
 ANDOVER TOWNSHIP
 SUSSEX COUNTY NEW JERSEY

TITLE:
**UTILITIES, GRADING
 AND DRAINAGE PLAN**

JOB NO.:	19134	DRAWING NO.:	10 27
SCALE:	1"=60'		
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	16-26_GDU.DWG		
DATE:	12/12/2019		

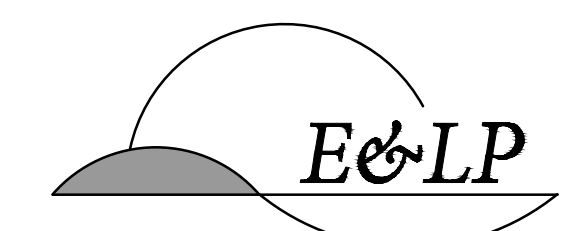


LEGEND

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0 60 120 Feet
SCALE: 1"=60'

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PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO. 24GA28021500 EXP. 8/31/2022

NO.	REVISION	BY	DATE
3.	PER TWP ENGINEER COMMENTS	EAJ	1/26/2021
2.	PER TWP ENGINEER COMMENTS	EAJ	11/1/2020
1.	PER TWP ENGINEER COMMENTS	EAJ	2/6/2020

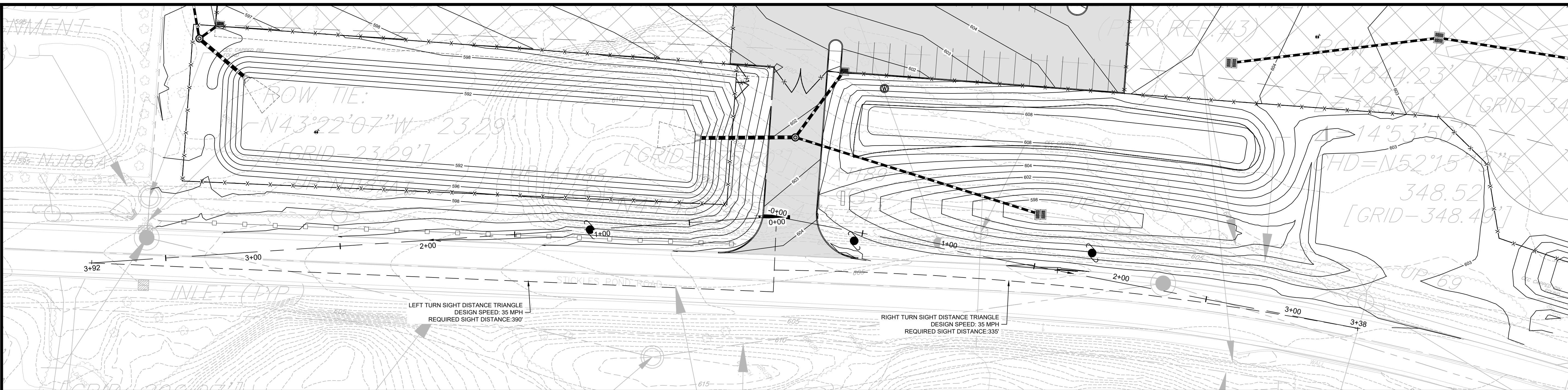
01/26/2021
DATE

WJ
WAYNE J. INGRAM
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GB04258200

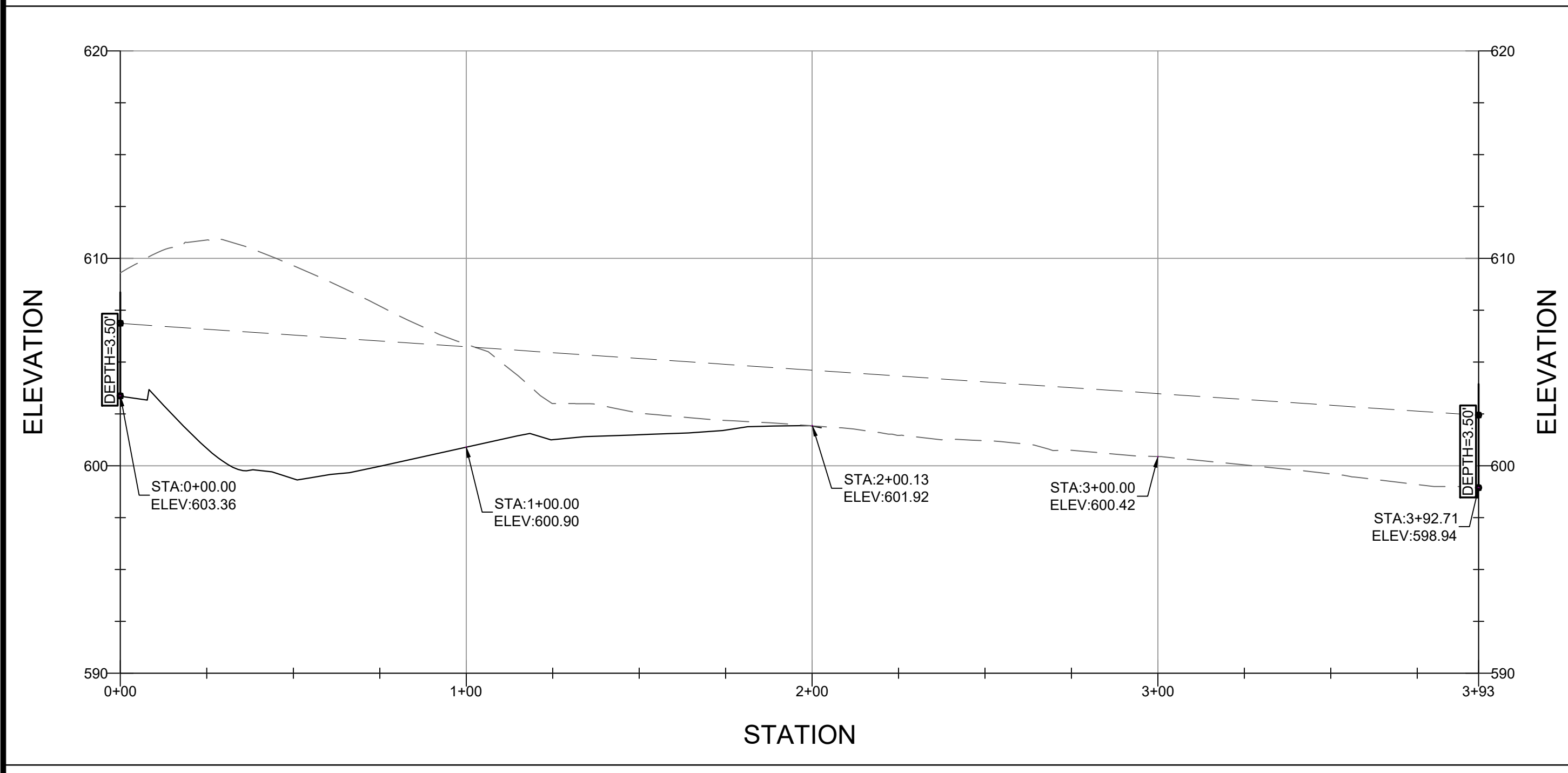
PROJECT:
248 STICKLES POND ROAD
BLOCK 151, LOT 21
ANDOVER TOWNSHIP
SUSSEX COUNTY NEW JERSEY

TITLE:
**UTILITIES, GRADING
AND DRAINAGE PLAN**

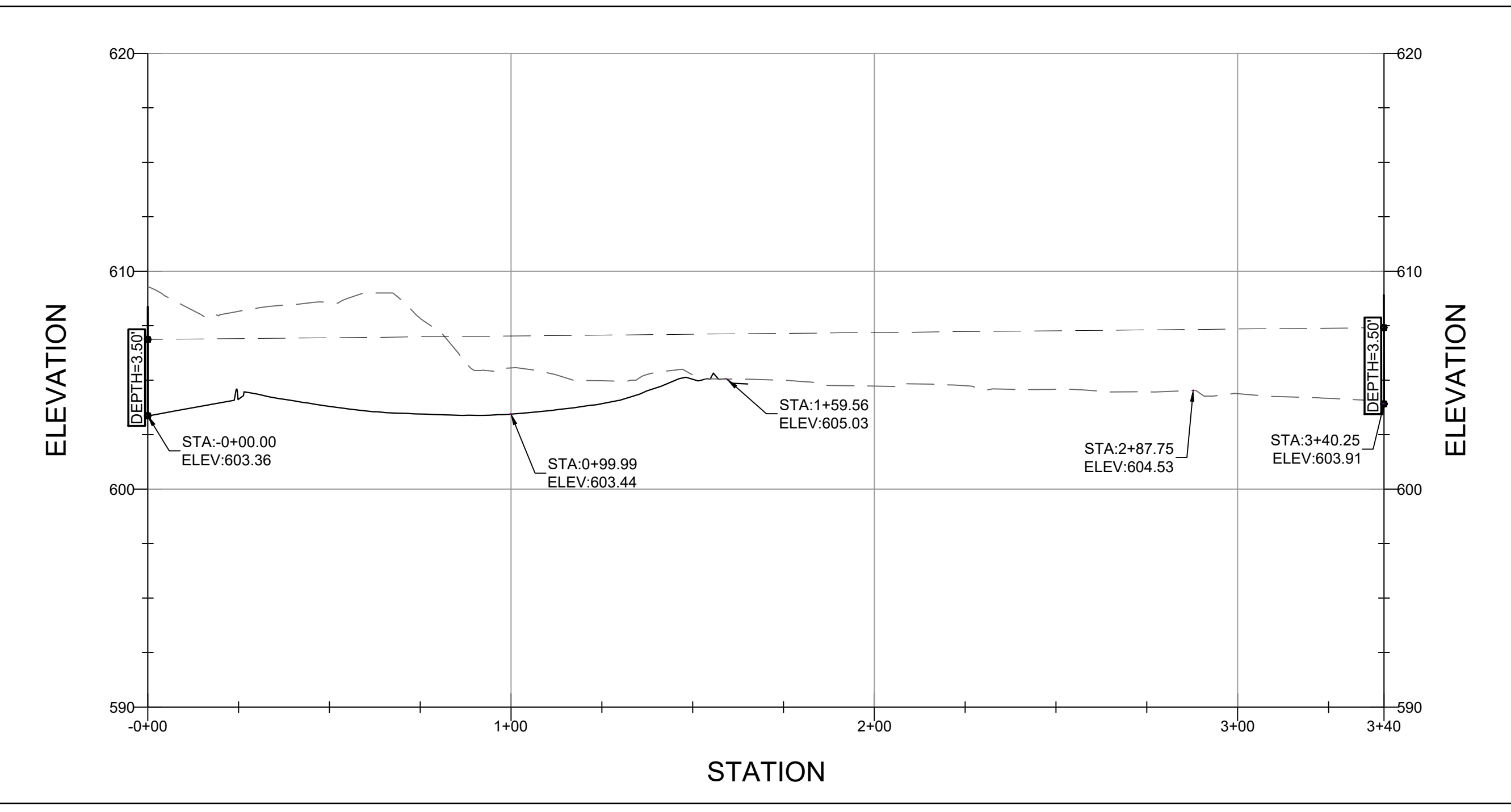
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SCALE:	1"=60'		
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	16-26_GDU.DWG		
DATE:	12/12/2019		



- LEGEND**
- PAVED AREAS
 - CONSTRUCTION EQUIPMENT & MATERIAL STORAGE AREAS PAVED WITH ASPHALT MILLINGS
 - WETLAND BOUNDARY
 - WETLAND TRANSITION AREA
 - WATER/STREAM BOUNDARY
 - RIPARIAN ZONE
 - FLOOD HAZARD AREA
 - PROPERTY LINE
 - PROPOSED PERIMETER FENCE
 - FF: FINISHED FLOOR
 - FS: FINISHED SURFACE
 - FG: FINISHED GROUND
 - BC: BOTTOM OF CURB
 - TC: TOP OF CURB
 - GR: GRATE

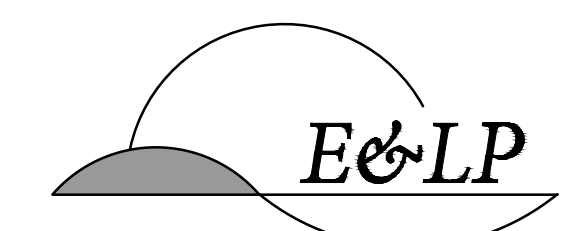


LEFT TURN SIGHT LINE
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=10'
 V.E.:3.0



RIGHT TURN SIGHT LINE
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=10'
 V.E.:3.0

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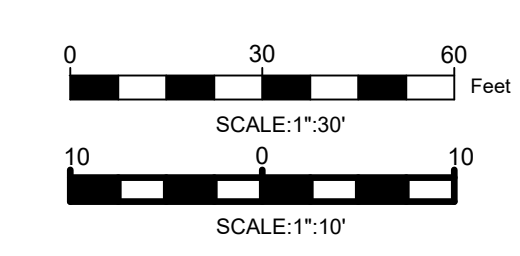
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2.	PER TWP ENGINEER COMMENTS	EAJ	11/1/2020
1.	PER TWP ENGINEER COMMENTS	EAJ	2/6/2020

DATE: 01/26/2021
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GB04258200

PROJECT:
 248 STICKLES POND ROAD
 BLOCK 151, LOT 21
 ANDOVER TOWNSHIP
 SUSSEX COUNTY NEW JERSEY

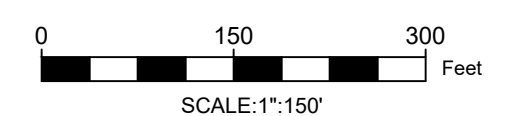
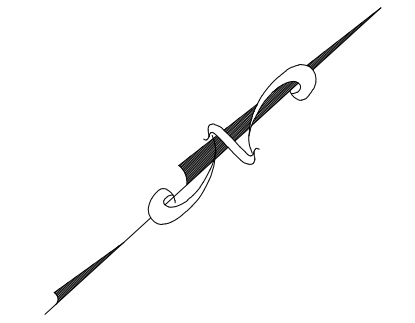
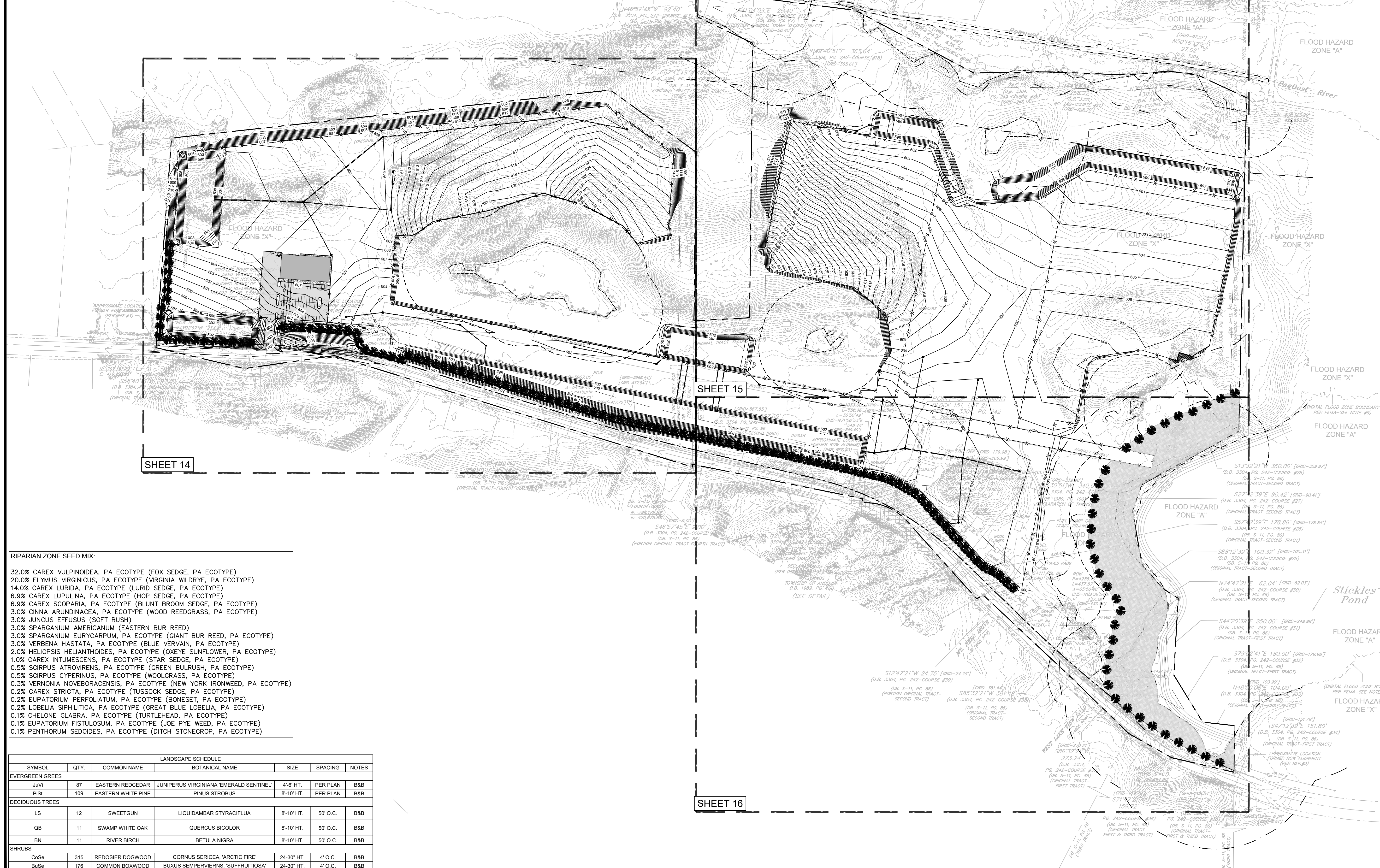
TITLE:
**SIGHT DISTANCE
 PLAN & PROFILE**

JOB NO.:	19134	DRAWING NO.:	12 27
SCALE:	1"=30'		
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	16-26_GDU.DWG		
DATE:	12/12/2019		

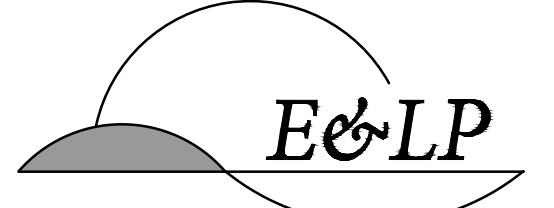


LANDSCAPE NOTES:

- ALL PLANT MATERIALS SHALL BE OF NURSERY STOCK AND SHALL BE OF SYMMETRICAL GROWTH, FREE OF INSECTS, PESTS AND DISEASE. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND APPROVE ALL PLANT MATERIALS AND REJECT ANY PLANTS FOUND TO BE UNACCEPTABLE.
- COORDINATE ALL TREE LOCATIONS WITH SITE LIGHTING AND DRAINAGE STRUCTURES. ALL PLANTINGS TO BE KEPT 4' MIN. AWAY FROM ANY DRAINAGE STRUCTURE.
- DAMAGE TO EXISTING OR NEW WORK BY CONTRACTOR SHALL BE REPAIRED AT HIS EXPENSE.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO THE SUBMISSION OF BIDS.
- REFER TO MECHANICAL AND SITE DRAWINGS FOR UTILITY INFORMATION. CONTRACTOR SHALL VERIFY PLANT LIST QUANTITIES INDICATED ON PLANS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN QUANTITIES PRIOR TO SUBMISSION OF BIDS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY WITH REGARDS TO THE CARTING, STORING AND PLANTING OF MATERIALS TO PROTECT ADJACENT PAVEMENT AREAS.
- PLANT MATERIALS SHALL BE MAINTAINED BEFORE, DURING AND AFTER IN THE BEST HORTICULTURAL CONDITION. CONTRACTOR SHALL PRUNE ALL DEAD OR DISEASED LIMBS, BRANCHES AND CANES FROM EXISTING DECIDUOUS AND CONIFEROUS TREES. METHODS SHALL REFLECT BEST HORTICULTURAL PRACTICES AS OUTLINED IN THE AMERICAN NURSERYMEN ASSOCIATION CERTIFICATION AND STANDARDS LATEST EDITION. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH ROOT BALL AND BURLAP INTACT.
- THE CONTRACTOR SHALL REMOVE ALL DEAD AND BROKEN CANES AND BRANCHES. GRADE NEW PLANTING AREAS TO MAINTAIN THE EXISTING DRAINAGE PATTERN.
- ALL TOPSOIL SHALL BE PER SPECIFICATIONS.
- THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIALS PER THE PLANTING DETAILS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIALS WITHIN ONE GROWING SEASON FOR PLANT MATERIALS THAT ARE NO LONGER VIABLE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE HORTICULTURAL STANDARDS AS SET FORTH BY THE AMERICAN NURSERYMEN AND LANDSCAPING ASSOCIATION (ANLA 2000). CONTRACTOR SHALL REMOVE ALL NON-BIODEGRADABLE ROOT WRAPPING PRIOR TO PLANTING.
- TOPSOIL AND SEED ALL DISTURBED AREAS AS A RESULT OF ANY AND ALL CONSTRUCTION OR AREAS OF EQUIPMENT STORAGE. EQUIPMENT CONTRACTOR SHALL FIELD VERIFY AREAS OF SEEDING. PROVIDE TOPSOIL TO 6" DEPTH IN ALL LAWN AREA AND 20" DEPTH IN SHRUB BEDS AND GARDEN.
- ALL REMAINING DISTURBED AREAS SHALL BE SEEDED UNLESS NOTED OTHERWISE. SEE SEEDING PREPARATION NOTES. ALL LAWN AREAS TO BE FERTILIZED PRIOR TO FINAL SEEDING WITH A 10-6-4 FERTILIZER AT THE RATE OF 20 LBS/1000 SF. IN TWO APPLICATIONS.
- LANDSCAPE SYMBOL SIZES ARE NOT INDICATIVE OF THE PLANT DIAMETER AND SHOULD NEVER BE SCALED FOR SIZE.



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DATE: 01/26/2021
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER
 N.J.P.E. NO. 24GB04258200

PROJECT:
 248 STICKLES POND ROAD
 BLOCK 151, LOT 21
 ANDOVER TOWNSHIP
 SUSSEX COUNTY NEW JERSEY

TITLE:
**OVERALL LANDSCAPE
 & LIGHTING PLAN**

JOB NO.:	19134	DRAWING NO.:	13
SCALE:	1"=150'		27
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	27-33 L&L.DWG		
DATE:	12/12/2019		

RIPARIAN ZONE SEED MIX:

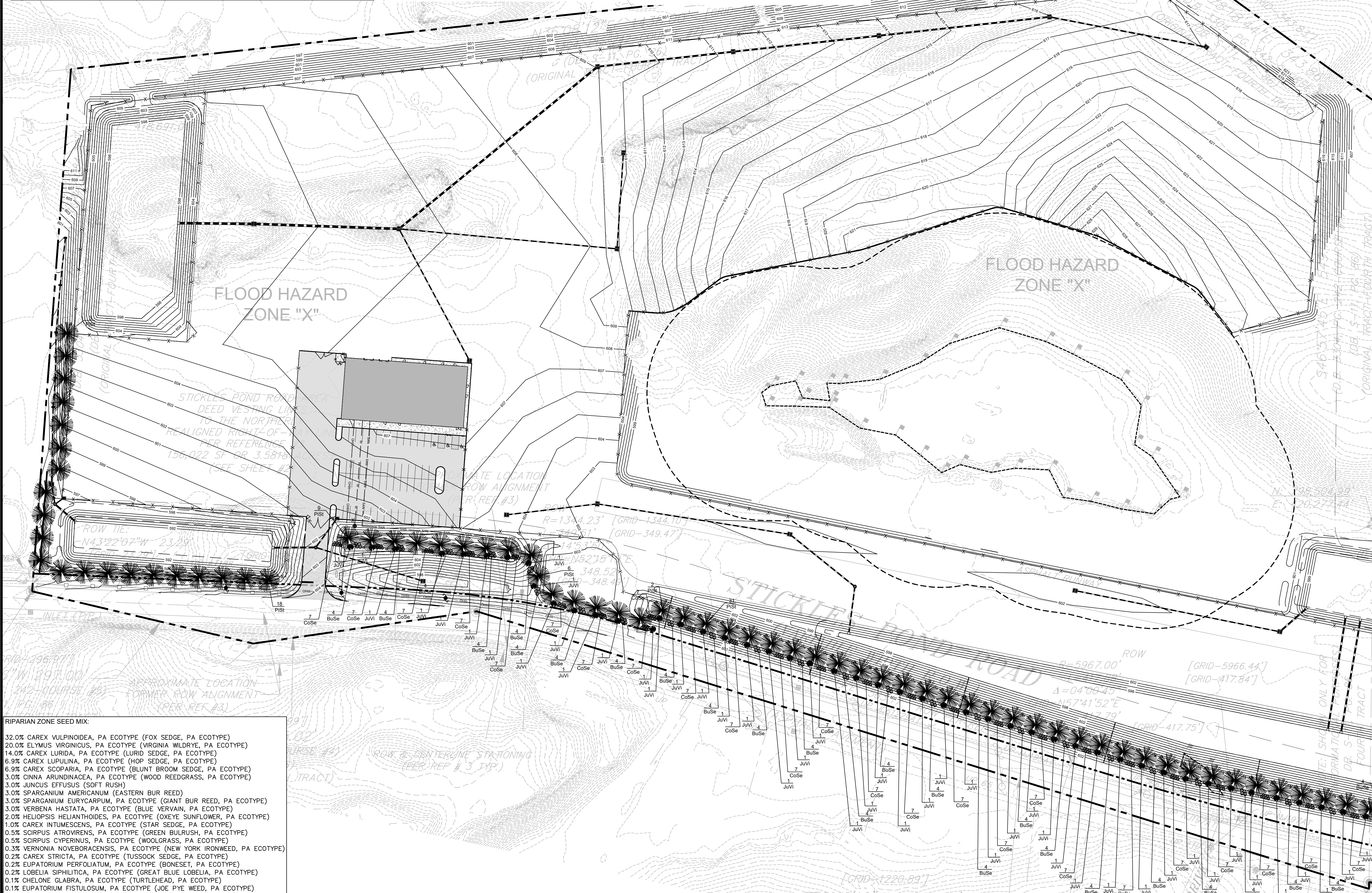
- 32.0% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
- 20.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE)
- 14.0% CAREX LURIDA, PA ECOTYPE (LURID SEDGE, PA ECOTYPE)
- 6.9% CAREX LUPULINA, PA ECOTYPE (HOP SEDGE, PA ECOTYPE)
- 6.9% CAREX SCOPARIA, PA ECOTYPE (BLUNT BROOM SEDGE, PA ECOTYPE)
- 3.0% CINNA ARUNDINACEA, PA ECOTYPE (WOOD REEDGRASS, PA ECOTYPE)
- 3.0% JUNCUS EFFUSUS (SOFT RUSH)
- 3.0% SPARGANIUM AMERICANUM (EASTERN BUR REED)
- 3.0% SPARGANIUM EURYCARPUM, PA ECOTYPE (GIANT BUR REED, PA ECOTYPE)
- 3.0% VERBENA HASTATA, PA ECOTYPE (BLUE VERVAIN, PA ECOTYPE)
- 2.0% HELIOPSIS HELIANTHOIDES, PA ECOTYPE (OXEYE SUNFLOWER, PA ECOTYPE)
- 1.0% CAREX INTUMESCENS, PA ECOTYPE (STAR SEDGE, PA ECOTYPE)
- 0.5% SCIRPUS ATROVIRENS, PA ECOTYPE (GREEN BULRUSH, PA ECOTYPE)
- 0.5% SCIRPUS CYPERINUS, PA ECOTYPE (WOOLGRASS, PA ECOTYPE)
- 0.3% VERNONIA NOVEBORACENSIS, PA ECOTYPE (NEW YORK IRONWEED, PA ECOTYPE)
- 0.2% CAREX STRICTA, PA ECOTYPE (TUSSOCK SEDGE, PA ECOTYPE)
- 0.2% EUPATORIUM PERFOLIATUM, PA ECOTYPE (BONESET, PA ECOTYPE)
- 0.2% LOBELIA SIPHERLITICA, PA ECOTYPE (GREAT BLUE LOBELIA, PA ECOTYPE)
- 0.1% CHELONE GLABRA, PA ECOTYPE (TURTLEHEAD, PA ECOTYPE)
- 0.1% EUPATORIUM FISTULOSUM, PA ECOTYPE (JOE PYE WEED, PA ECOTYPE)
- 0.1% PENTHORUM SEDOIDES, PA ECOTYPE (DITCH STONECROP, PA ECOTYPE)

LANDSCAPE SCHEDULE						
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
EVERGREEN TREES						
JVI	87	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	4'-6" HT.	PER PLAN	B&B
PSI	109	EASTERN WHITE PINE	PINUS STROBUS	8'-10" HT.	PER PLAN	B&B
DECIDUOUS TREES						
LS	12	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	8'-10" HT.	50' O.C.	B&B
OB	11	SWAMP WHITE OAK	QUERCUS BICOLOR	8'-10" HT.	50' O.C.	B&B
BN	11	RIVER BIRCH	BETULA NIGRA	8'-10" HT.	50' O.C.	B&B
SHRUBS						
CuSe	315	REDSIER DOGWOOD	CORNUS SERICEA 'ARCTIC FIRE'	24-30" HT.	4' O.C.	B&B
BuSe	176	COMMON BOXWOOD	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	24-30" HT.	4' O.C.	B&B

LANDSCAPE SCHEDULE						
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
EVERGREEN TREES						
JuV	84	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	4'-6" HT.	PER PLAN	B&B
PiS	107	EASTERN WHITE PINE	PINUS STROBUS	8'-10" HT.	PER PLAN	B&B
DECIDUOUS TREES						
LS	12	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	8'-10" HT.	50' O.C.	B&B
QB	11	SWAMP WHITE OAK	QUERCUS BICOLOR	8'-10" HT.	50' O.C.	B&B
BN	11	RIVER BIRCH	BETULA NIGRA	8'-10" HT.	50' O.C.	B&B
SHRUBS						
CoSe	315	REDOSIER DOGWOOD	CORNUS SERICEA 'ARCTIC FIRE'	24-30" HT.	4' O.C.	B&B
BuSe	168	COMMON BOXWOOD	BUXUS SEMPERVERNS 'SUFFRUTIOSA'	24-30" HT.	4' O.C.	B&B

LANDSCAPE NOTES:

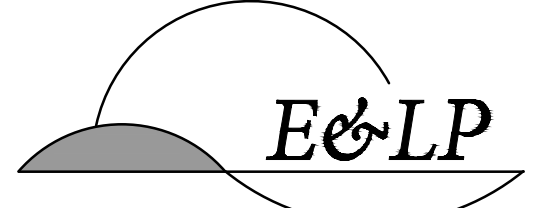
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RIPARIAN ZONE SEED MIX:

32.0%	CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
20.0%	ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE)
14.0%	CAREX LURIDA, PA ECOTYPE (LURID SEDGE, PA ECOTYPE)
6.9%	CAREX LUPULINA, PA ECOTYPE (HOP SEDGE, PA ECOTYPE)
6.9%	CAREX SCOPARIA, PA ECOTYPE (BLUNT BROOM SEDGE, PA ECOTYPE)
3.0%	CINNA ARUNDINACEA, PA ECOTYPE (WOOD REEDGRASS, PA ECOTYPE)
3.0%	JUNCUS EFFUSUS (SOFT RUSH)
3.0%	SPARGANIUM AMERICANUM (EASTERN BUR REED)
3.0%	SPARGANIUM EURYCARPUM, PA ECOTYPE (GIANT BUR REED, PA ECOTYPE)
3.0%	VERBENA HASTATA, PA ECOTYPE (BLUE VERVAIN, PA ECOTYPE)
2.0%	HELIOPSIS HELIANTHOIDES, PA ECOTYPE (OXEYE SUNFLOWER, PA ECOTYPE)
1.0%	CAREX INTUMESCENS, PA ECOTYPE (STAR SEDGE, PA ECOTYPE)
0.5%	SCIRPUS ATROVIRENS, PA ECOTYPE (GREEN BULRUSH, PA ECOTYPE)
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0.2%	CAREX STRICTA, PA ECOTYPE (TUSSOCK SEDGE, PA ECOTYPE)
0.2%	EUPATORIUM PERFOLIATUM, PA ECOTYPE (BONESET, PA ECOTYPE)
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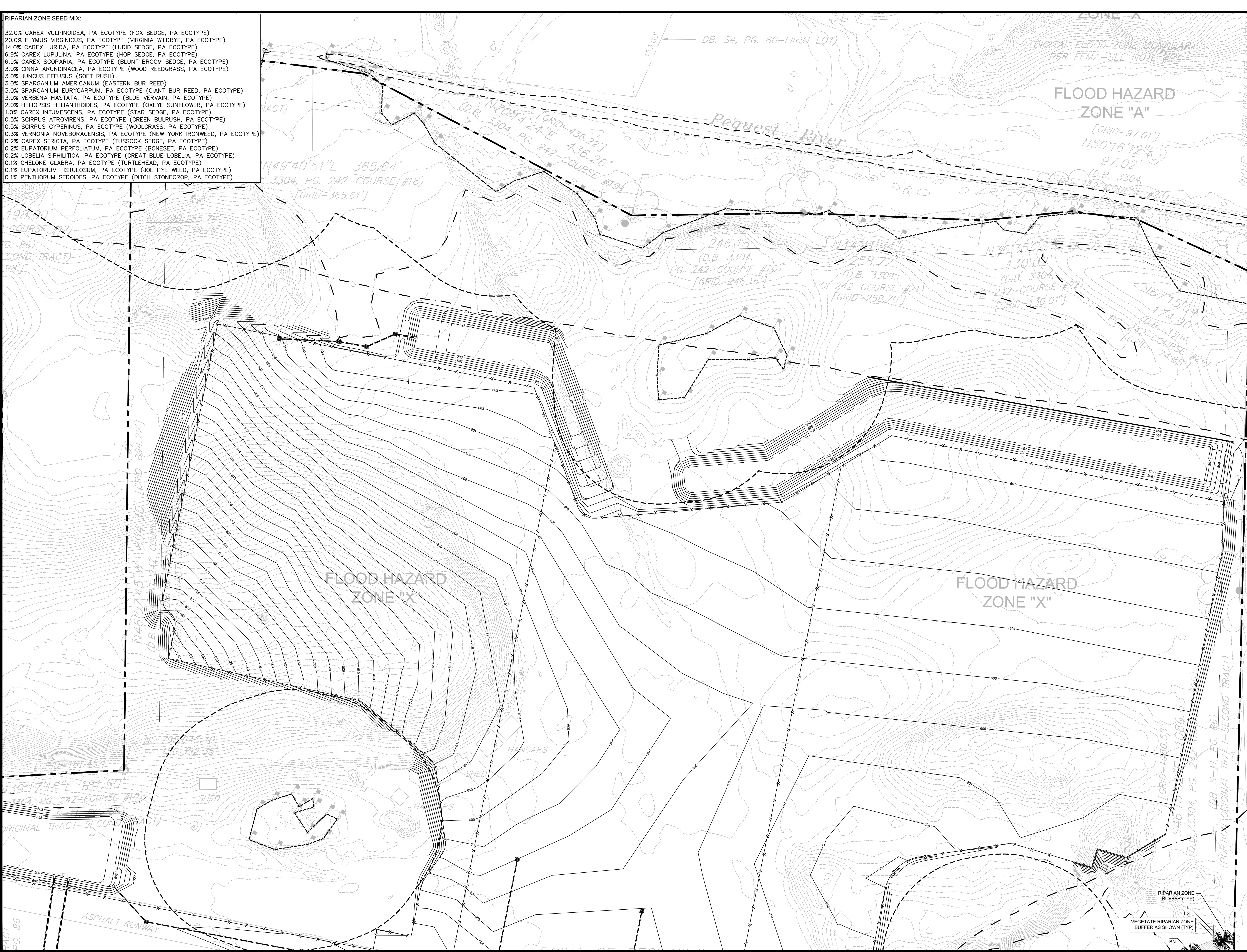
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 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GB04258200

PROJECT:
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 SUSSEX COUNTY NEW JERSEY

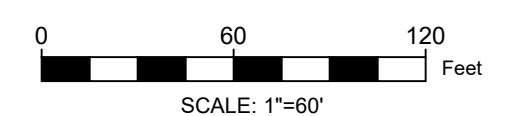
TITLE:
LANDSCAPE PLAN

JOB NO.:	19134	DRAWING NO.:	14
SCALE:	1"=60'		27
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	27-33 L&L.DWG		
DATE:	12/12/2019		

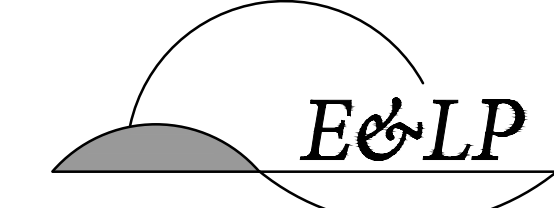
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 - 0.1% PENTHORUM SEDOIDES, PA ECOTYPE (DITCH STONECROP, PA ECOTYPE)



NOTE: SHOWN ONLY FOR INFORMATION



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 PH. 908-238-0544 FAX. 908-238-9572
 A PROFESSIONAL ASSOCIATION
 CERTIFICATE OF AUTHORIZATION NO. 24GA28021500 EXP. 8/31/2022

NO.	REVISION	BY	DATE
3.	PER TWP ENGINEER COMMENTS	EAJ	1/26/2021
2.	PER TWP ENGINEER COMMENTS	EAJ	11/1/2020
1.	PER TWP ENGINEER COMMENTS	EAJ	2/6/2020

01/26/2021
 DATE

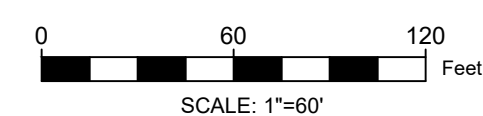
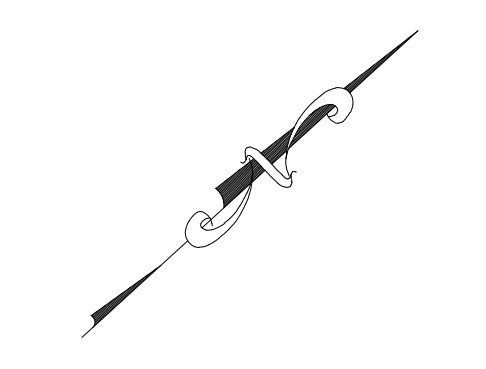
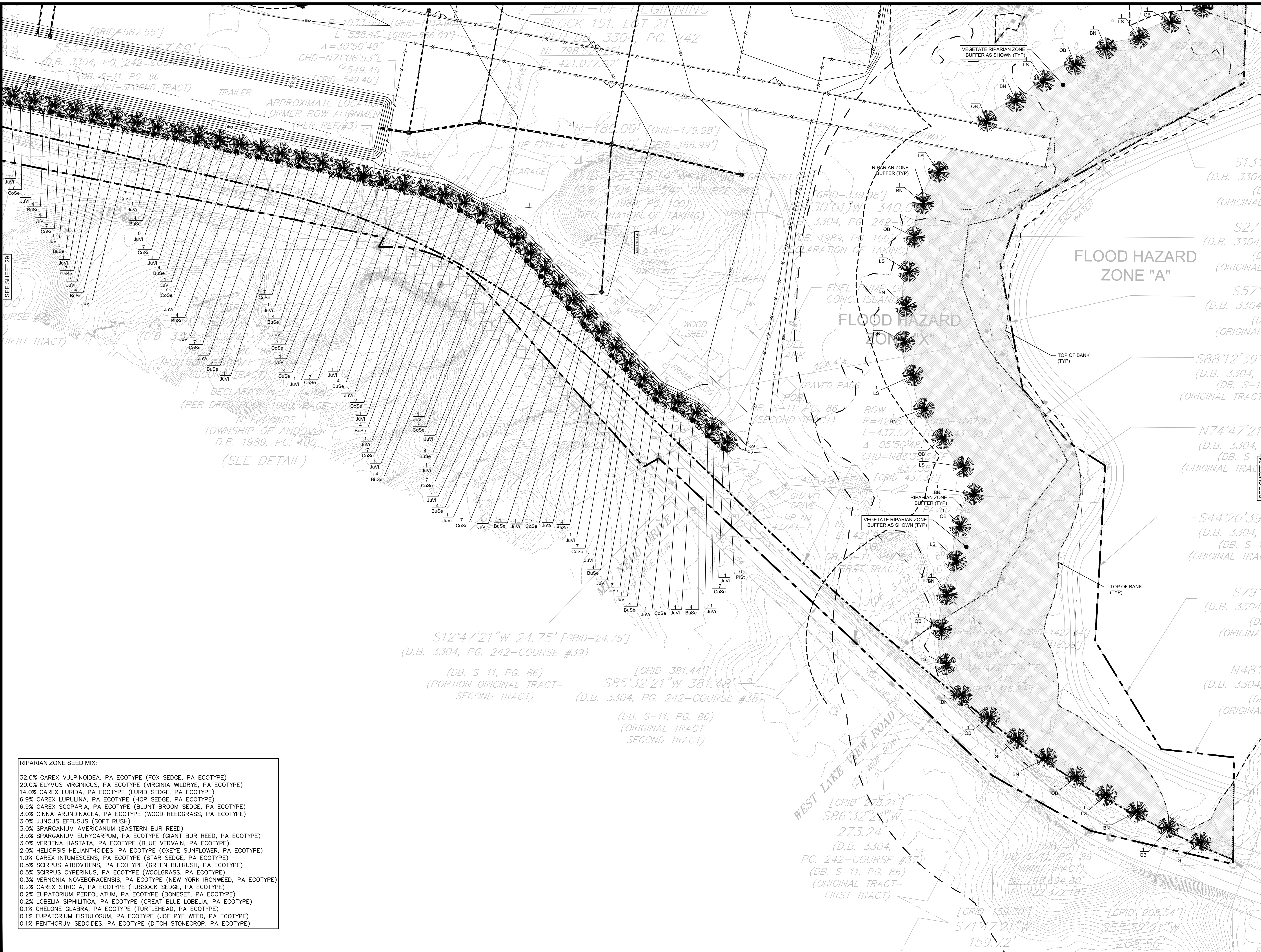
WJ
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GB04258200

PROJECT:
 248 STICKLES POND ROAD
 BLOCK 151, LOT 21
 ANDOVER TOWNSHIP

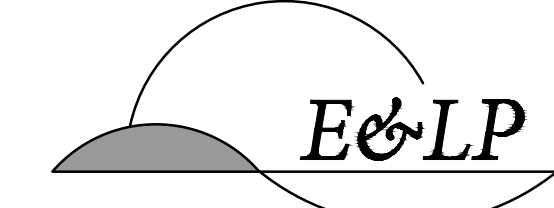
SUSSEX COUNTY NEW JERSEY

TITLE:
LANDSCAPE PLAN

JOB NO.:	19134	DRAWING NO.:	15 27
SCALE:	1"=60'		
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	27-33 L&L.DWG		
DATE:	12/12/2019		



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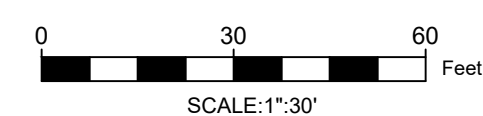
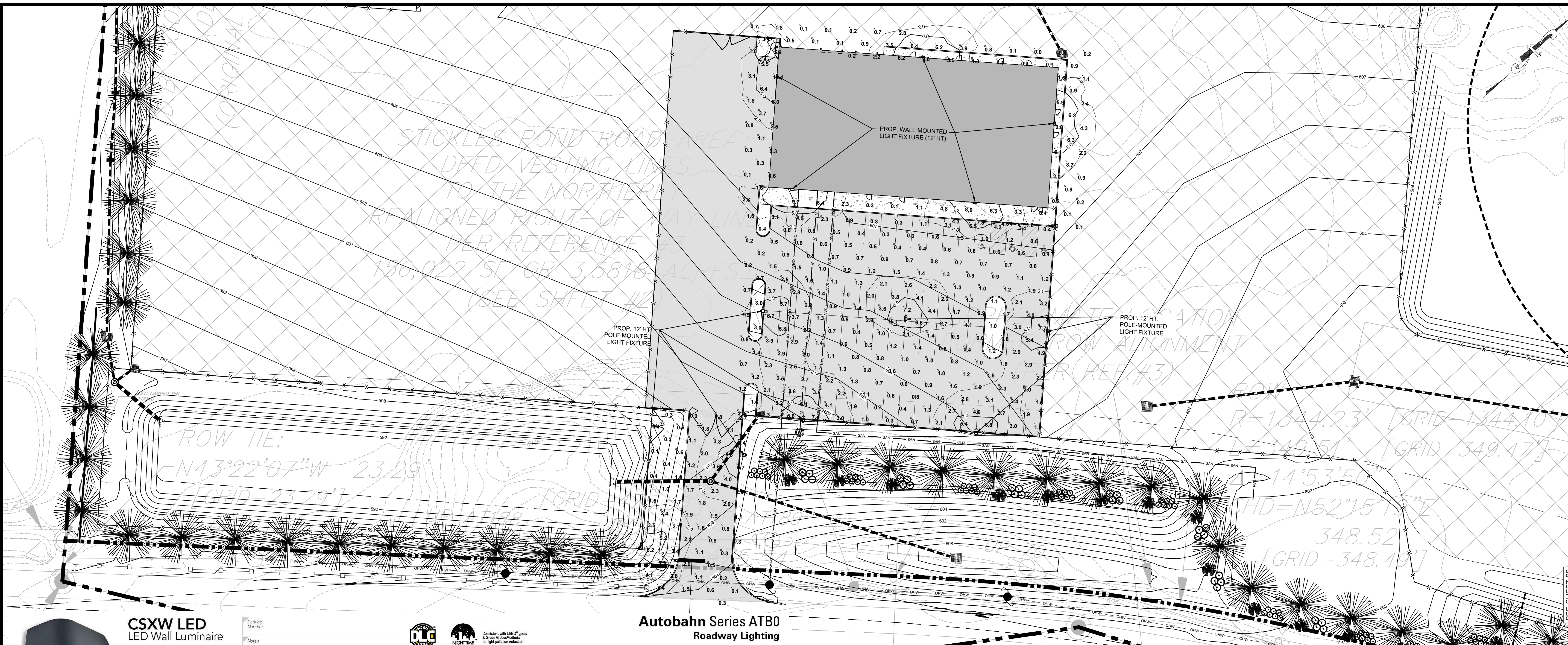
01/26/2021
DATE
WJ
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PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GB04258200

PROJECT:
248 STICKLES POND ROAD
BLOCK 151, LOT 21
ANDOVER TOWNSHIP
SUSSEX COUNTY NEW JERSEY

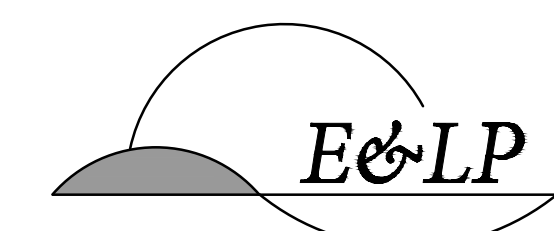
TITLE:
LANDSCAPE PLAN

JOB NO.:	19134	DRAWING NO.:	16
SCALE:	1"=60'		27
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	27-33 L&L.DWG		
DATE:	12/12/2019		

- RIPIARIAN ZONE SEED MIX:
- 32.0% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
 - 20.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE)
 - 14.0% CAREX LURIDA, PA ECOTYPE (LURID SEDGE, PA ECOTYPE)
 - 6.9% CAREX LUPULINA, PA ECOTYPE (HOP SEDGE, PA ECOTYPE)
 - 6.9% CAREX SCOPARIA, PA ECOTYPE (BLUNT BROOM SEDGE, PA ECOTYPE)
 - 3.0% CINNA ARUNDINACEA, PA ECOTYPE (WOOD REEDGRASS, PA ECOTYPE)
 - 3.0% JUNCUS EFFUSUS (SOFT RUSH)
 - 3.0% SPARGANIUM AMERICANUM (EASTERN BUR REED)
 - 3.0% SPARGANIUM EURYCARPUM, PA ECOTYPE (GIANT BUR REED, PA ECOTYPE)
 - 3.0% VERBENA HASTATA, PA ECOTYPE (BLUE VERVAIN, PA ECOTYPE)
 - 2.0% HELIOPSIS HELIANTHOIDES, PA ECOTYPE (OXEYE SUNFLOWER, PA ECOTYPE)
 - 1.0% CAREX INTUMESCENS, PA ECOTYPE (STAR SEDGE, PA ECOTYPE)
 - 0.5% SCIRPUS ATROVIRENS, PA ECOTYPE (GREEN BULRUSH, PA ECOTYPE)
 - 0.5% SCIRPUS CYPERINUS, PA ECOTYPE (WOOLGRASS, PA ECOTYPE)
 - 0.3% VERNONIA NOVEBORACENSIS, PA ECOTYPE (NEW YORK IRONWEED, PA ECOTYPE)
 - 0.2% CAREX STRICTA, PA ECOTYPE (TUSsock SEDGE, PA ECOTYPE)
 - 0.2% EUPATORIUM PERFOLIATUM, PA ECOTYPE (BONESET, PA ECOTYPE)
 - 0.2% LOBELIA SIPHILITICA, PA ECOTYPE (GREAT BLUE LOBELIA, PA ECOTYPE)
 - 0.1% CHELONE GLABRA, PA ECOTYPE (TURTLEHEAD, PA ECOTYPE)
 - 0.1% EUPATORIUM FISTULOSUM, PA ECOTYPE (JOE PYE WEED, PA ECOTYPE)
 - 0.1% PENTHORUM SEDOIDES, PA ECOTYPE (DITCH STONECROP, PA ECOTYPE)



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1.	PER TWP ENGINEER COMMENTS	EAJ	2/6/2020

DATE: 01/26/2021
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GB04258200

PROJECT:
 248 STICKLES POND ROAD
 BLOCK 151, LOT 21
 ANDOVER TOWNSHIP
 SUSSEX COUNTY NEW JERSEY

TITLE:
 LIGHTING PLAN

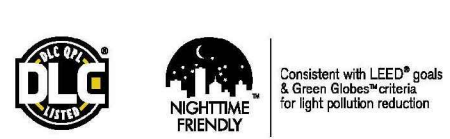
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SCALE:	1"=30'		27
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	27-33_L&L.DWG		
DATE:	12/12/2019		



CSXW LED
LED Wall Luminaire

Specifications
 Height: 7-1/8" (21.2cm)
 Width: 15-3/8" (41.2cm)
 Depth: 9-5/16" (23.8cm)
 Weight (max): 30 lbs (13.4 kg)

Catalog Number: _____
 Notes: _____
 Type: _____

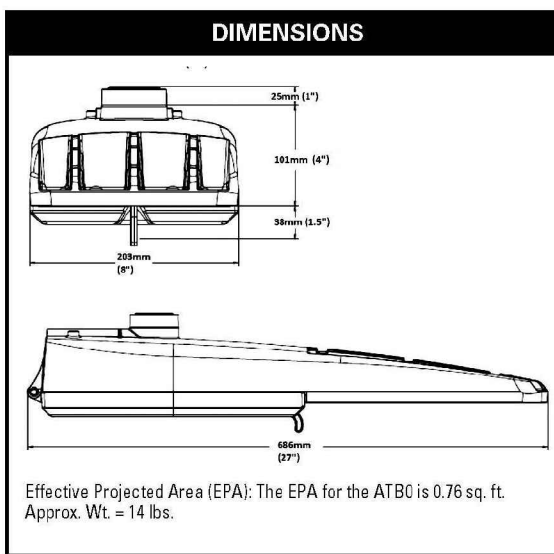


PRODUCT OVERVIEW

Introduction
 The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications. The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.



Applications:
 Roadways
 Off ramps
 Residential streets
 Parking lots



STANDARDS
 DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified. Color temperatures of ≤ 3000K must be specified for International Dark-Sky Association certification. Rated for -40° to 40° Celsius. CSA Certified to U.S. and Canadian standards. Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

Autobahn Series ATB0
Roadway Lighting

Features:
OPTICAL
 Same Light: Performance is comparable to 70-250W HPS roadway luminaires. White Light: Correlated color temperature - 4000K, 70 CRI minimum, 3000K, 70 CRI minimum or optional 5000K, 70 CRI minimum. Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.
ELECTRICAL
 Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient. Lower Energy: Saves an expected of 40-60% over comparable HID luminaires. Robust Surge Protection: Three different surge protection options provide a minimum of ANSI C136.2 10kV/50A protection. 20kV/100kA protection is also available.
MECHANICAL
 Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easy leveling at installation. Rugged die-cast aluminum housing and door are polyester powder coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117). Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. Provides a 3G vibration rating per ANSI C136.31. Wildlife shield is cast into the housing (not a separate piece).
CONTROLS
 NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available. Premium solid state locking style photocontrol - PCSS (10 year rated life) Extreme long life solid state locking style photocontrol - PCLL (20 year rated life). Multi-level dimming available to provide scheduled dimming as specified by the customer. Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

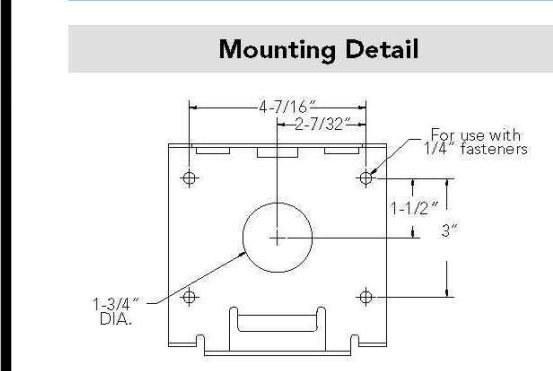
LIGHTING NOTES
 1. TIME OF ILLUMINATION: DUSK TO 10 PM. (LIGHTS TO BE DIMMED FOR SECURITY AFTER 10 PM.)

Symbol	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
[Symbol]	5	LITHONIA LIGHTING	CSXW LED 30C 700 40K T2M	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEDS OPERATED AT 700 MA AND PRECISION MOLDED ACRYLIC TYPE II LENS	LED	1	Absolute	0.90	69
[Symbol]	7	AUTOBAHN SERIES ATB0	ATB0 20BLEDE13 XXXXX R4 4K/5K	ATB0 SERIES LED 1300MA TYPE 4 4000K/5000K CCT	LED ARRAY	1	Absolute	0.90	87

	LUMINAIRE CALCULATIONS		
	AVERAGE	MAX.	MIN.
BUILDING AREA	2.7 FC	10.1 FC	0.0 FC
ENTRANCE	2.0 FC	8.2 FC	0.1 FC
PARKING LOT	1.9 FC	8.7 FC	0.2 FC

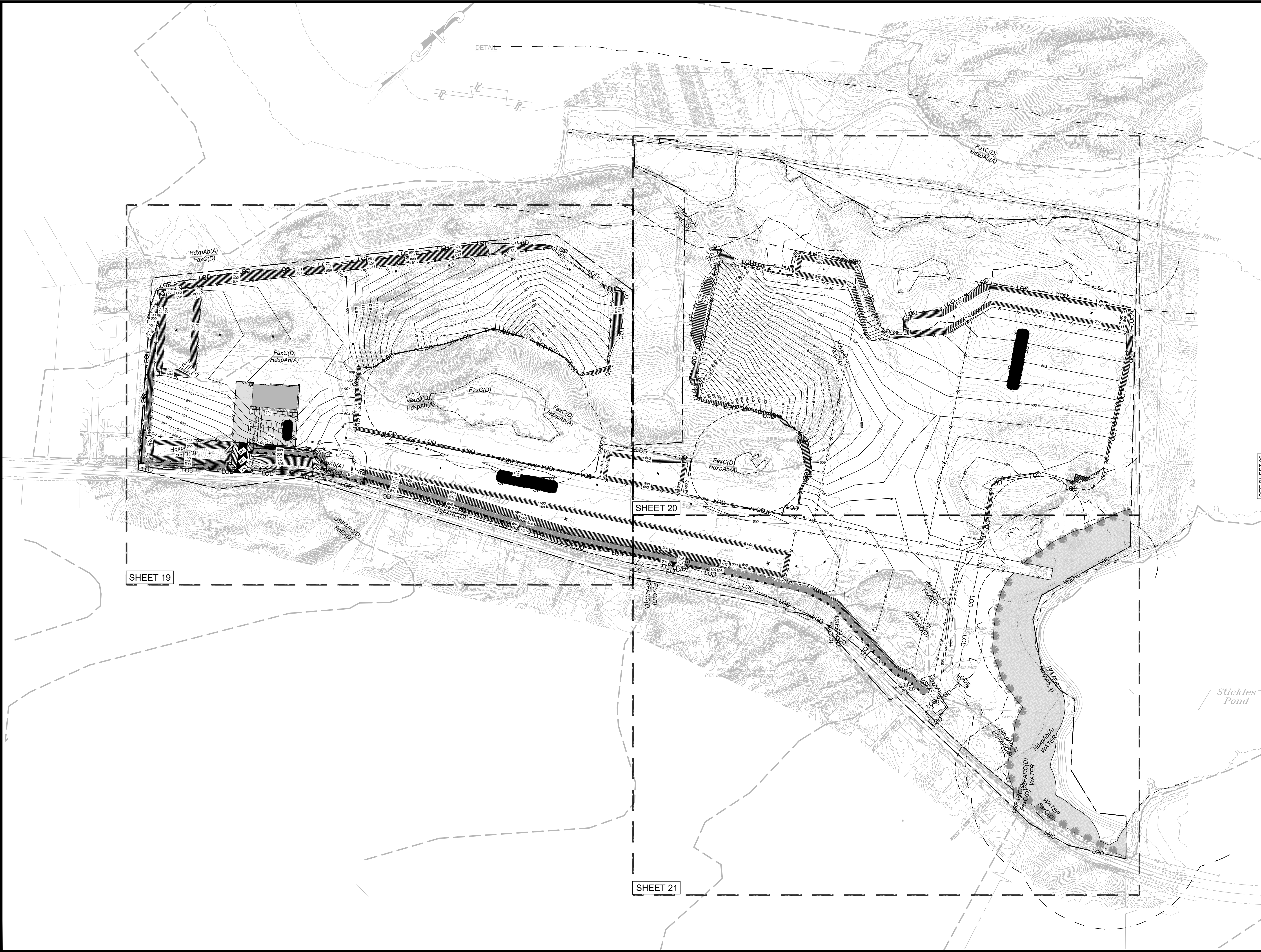
Ordering Information EXAMPLE: CSXW LED 30C 700 40K T3M MVOLT DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Mounting	Voltage	Options	Field/Accessories
CSXW LED	3K 30 LEDs	700 700mA 1000 1000mA	40K 4000K 50K 5000K	T2M Type II, medium T3M Type III, medium T4M Type IV, medium T7TII Type forward throw, medium	MVOLT I Surface mount BBW Surface-mounted back box (for conduit entry)* SF Single face (DLC 277, 347V) DF Double face (208, 240, 480V)	120V 208V 277V 347V 480V	Shipped included (blank) Surface mount PE Photoelectric cell, built-in type** DMS On-Off dimming wire-pulled outside. Mount for use with an external control, wired separately. SF Single face (DLC 277, 347V) DF Double face (208, 240, 480V) Shipped separately* Wind guard	Dark bronze Black Natural aluminum White Textured dark bronze Textured black Textured natural aluminum Textured white.



Accessories
 Check out related accessories:
 CSXW-R 0000-B Back box accessory (w/exit fin)
 CSXW-G 0000-B Lateral guard accessory

NOTES
 1. Configured with 4000K (40K) provides the shortest lead times. Consult factory for 5000K (50K) lead times.
 2. MVOLT driver operates on any line voltage from 120V-277V (500V Max). Specify 120, 208, 240 or 277 options only when ordering with fixing DF, DF optional or photocontrol (PC) control.
 3. Available with 700 mA options only (COC 700). Also available as a separate accessory line.
 4. Accessories information at left.
 5. Photocontrol (PC) requires 120, 208, 240, 277 or 347 voltage option.
 6. Must be ordered with fixture; cannot be field installed.
 7. Single face (SF) requires 120, 277 or 347 voltage option. Double face (DF) requires 208, 240 or 480 voltage option.

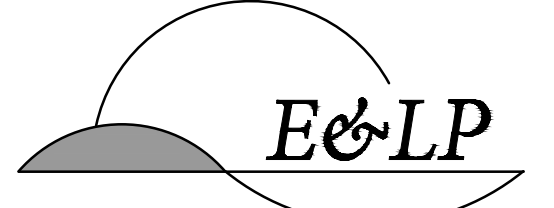


LEGEND

- LIMIT OF DISTURBANCE — LOD —
- SILT FENCE — SF — SF —
- WETLAND BOUNDARY - - - - -
- WETLAND TRANSITION AREA - - - - -
- WATER/STREAM BOUNDARY - - - - -
- RIPARIAN ZONE - - - - -
- FLOOD HAZARD AREA - - - - -
- PROPERTY LINE ————
- INLET PROTECTION ●

0 150 300 0 1' = 150'

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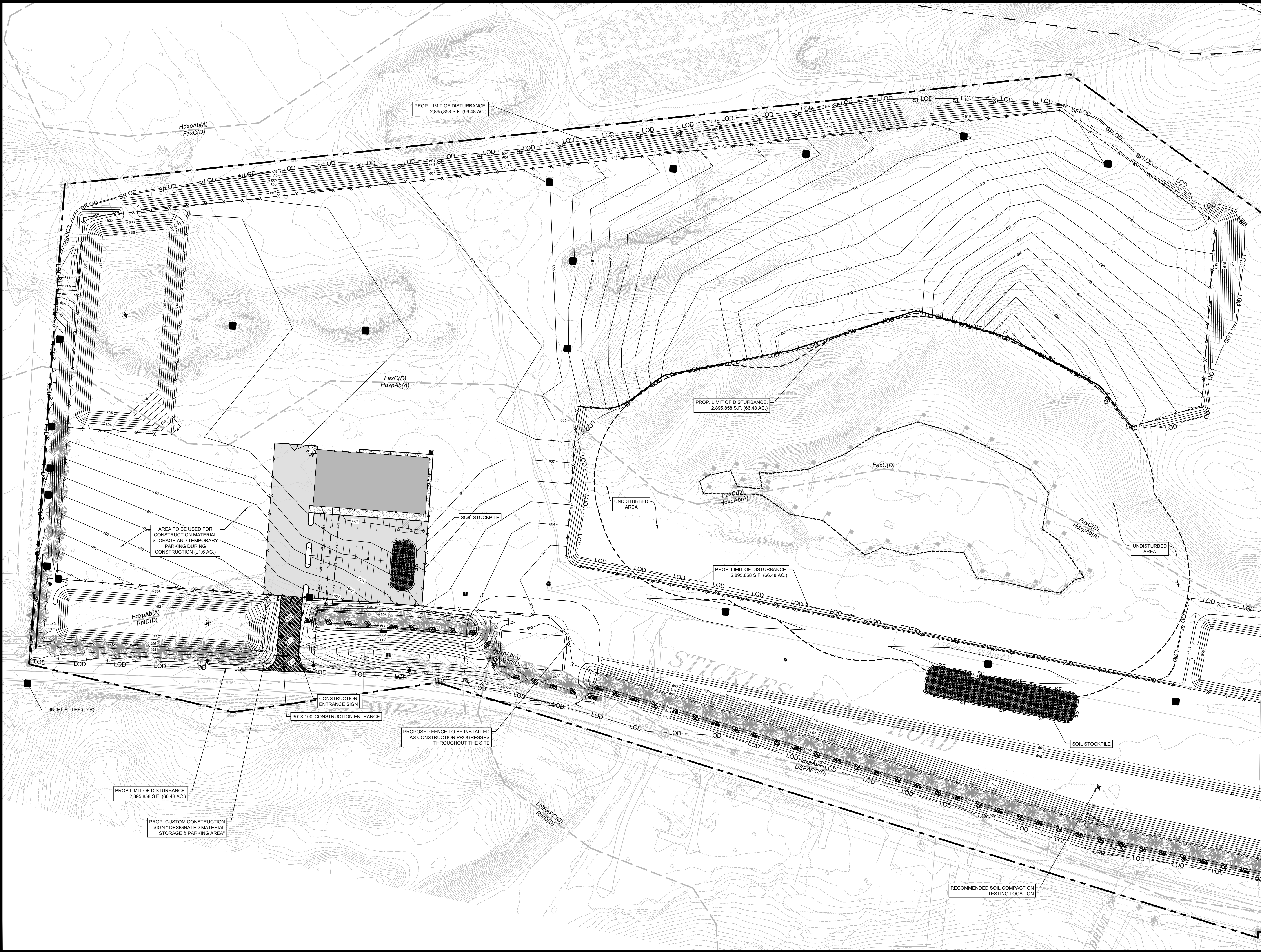
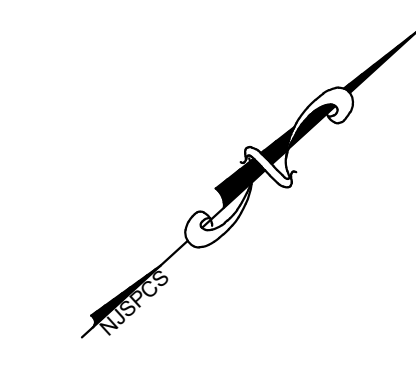
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1.	PER TWP ENGINEER COMMENTS	EAJ	2/6/2020

01/26/2021 DATE 
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 PROFESSIONAL ENGINEER
 N.J. P. E. NO. 24GB04258200

PROJECT:
 248 STICKLES POND ROAD
 BLOCK 151, LOT 21
 ANDOVER TOWNSHIP
 SUSSEX COUNTY NEW JERSEY

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

JOB NO.:	19134	DRAWING NO.:	18 27
SCALE:	1"=150'		
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	34-44_SESC.DWG		
DATE:	12/12/2019		



LEGEND

- LOD —
- SF — SF
- WETLAND BOUNDARY
- WETLAND TRANSITION AREA
- WATER/STREAM BOUNDARY
- RIPARIAN ZONE
- FLOOD HAZARD AREA
- PROPERTY LINE
- INLET PROTECTION

0 60 120 Feet
SCALE: 1"=60'

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E&LP

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01/26/2021
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PROJECT:
248 STICKLES POND ROAD
BLOCK 151, LOT 21
ANDOVER TOWNSHIP
SUSSEX COUNTY NEW JERSEY

TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

JOB NO.:	19134	DRAWING NO.:	19 27
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DESIGNED:	CBR		
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FILENAME:	34-44_SESC.DWG		
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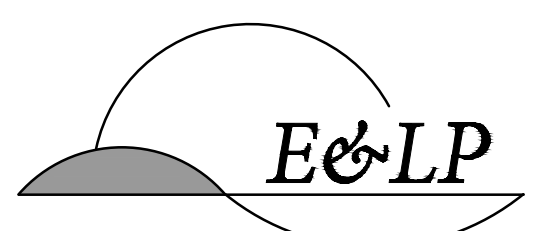


LEGEND

- LIMIT OF DISTURBANCE — LOD —
- SILT FENCE — SF —
- WETLAND BOUNDARY - - - - -
- WETLAND TRANSITION AREA - - - - -
- WATER/STREAM BOUNDARY - - - - -
- RIPIARIAN ZONE - - - - -
- FLOOD HAZARD AREA - - - - -
- PROPERTY LINE ————
- INLET PROTECTION [Symbol]

0 60 120 Feet
SCALE: 1"=60'

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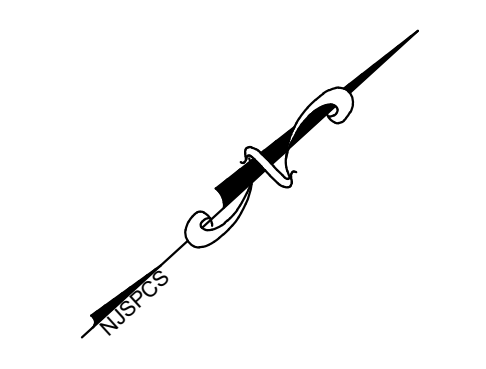
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PROJECT:
248 STICKLES POND ROAD
BLOCK 151, LOT 21
ANDOVER TOWNSHIP

SUSSEX COUNTY NEW JERSEY

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

JOB NO.:	19134	DRAWING NO.:	20 27
SCALE:	1"=60'		
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	34-44_SESC.DWG		
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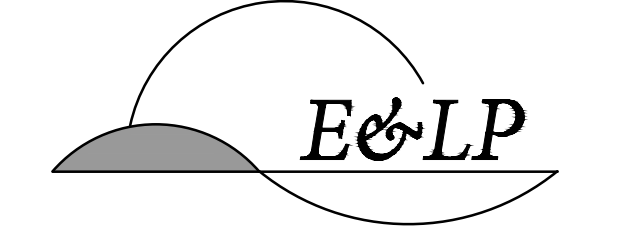


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- SILT FENCE — SF — SF —
- WETLAND BOUNDARY - - - - -
- WETLAND TRANSITION AREA - - - - -
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- PROPERTY LINE ————
- INLET PROTECTION ●

0 60 120 Feet
SCALE: 1"=60'

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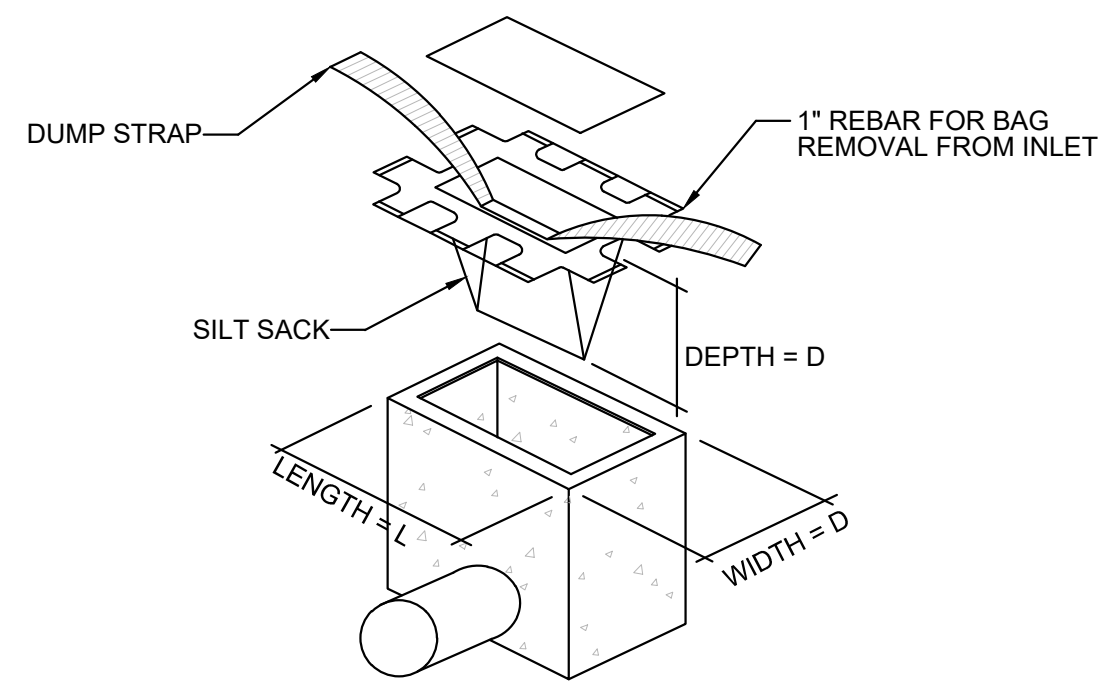
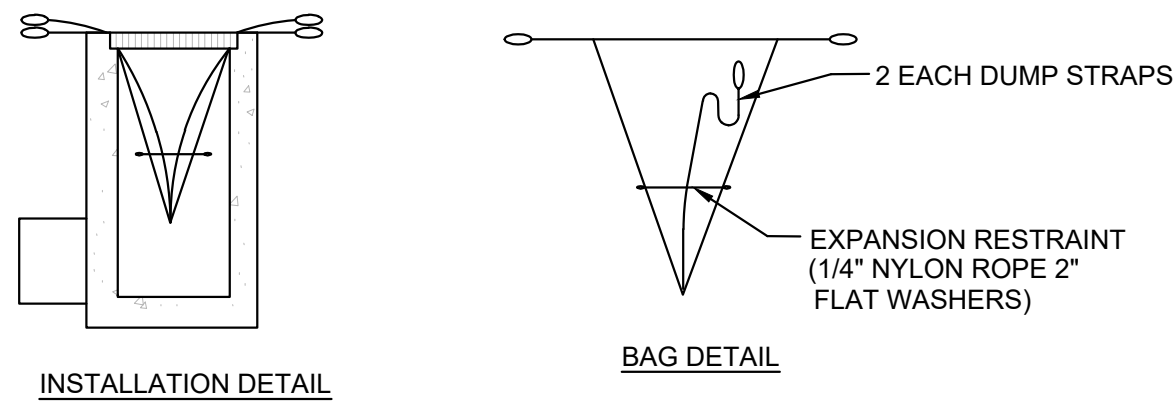
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1 INLET PROTECTION DETAIL

NTS

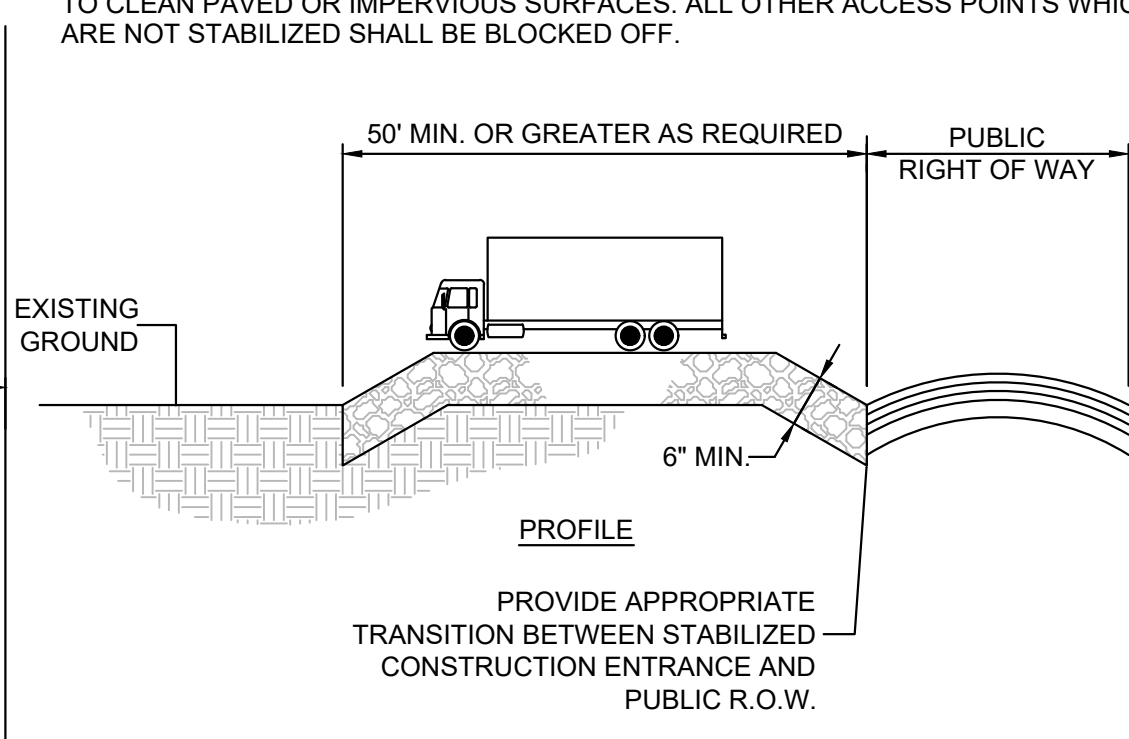
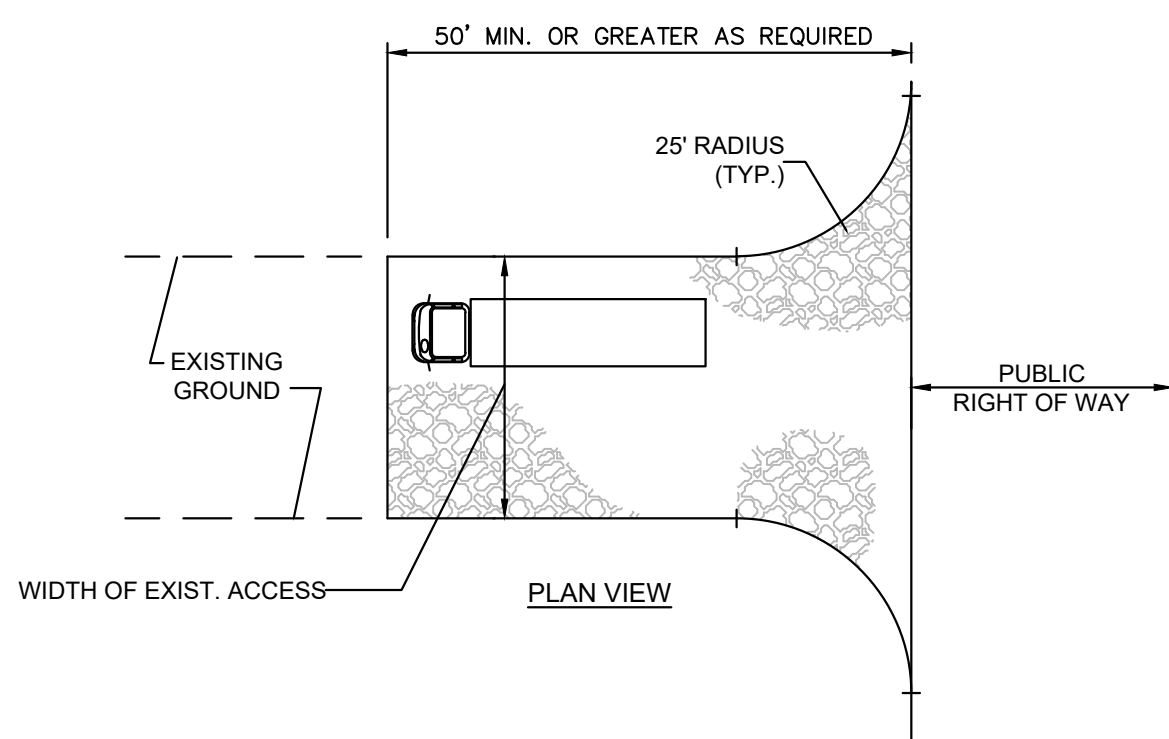
DESIGN CRITERIA

STONE SIZE - USE ASTM C-33, SIZE No. 2 (2 1/2 TO 1 1/2") OR 3 (2 TO 1"). USE CLEAN CRUSHED ANGULAR STONE. CRUSHED CONCRETE OF SIMILAR SIZE MAY BE SUBSTITUTED BUT WILL REQUIRE MORE FREQUENT UPGRADING AND MAINTENANCE. THICKNESS-NOT LESS THAN SIX (6) INCHES. WIDTH-NOT LESS THAN FULL WIDTH OF POINTS OF INGRESS OR EGRESS.

MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY.

WHERE ACCUMULATION OF DUST/SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.



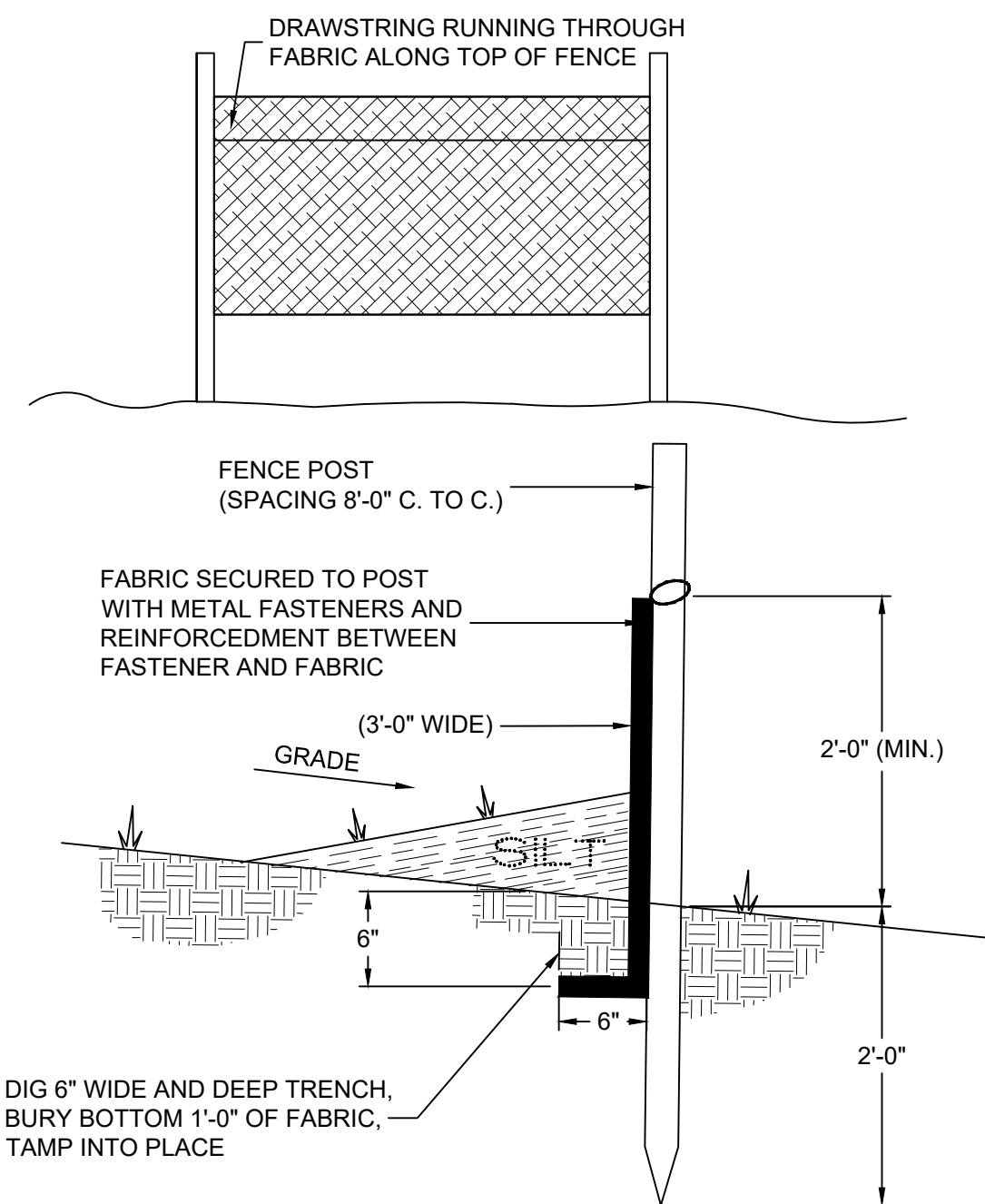
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
2 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE ¹	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

4 STABILIZED CONSTRUCTION ACCESS DETAIL

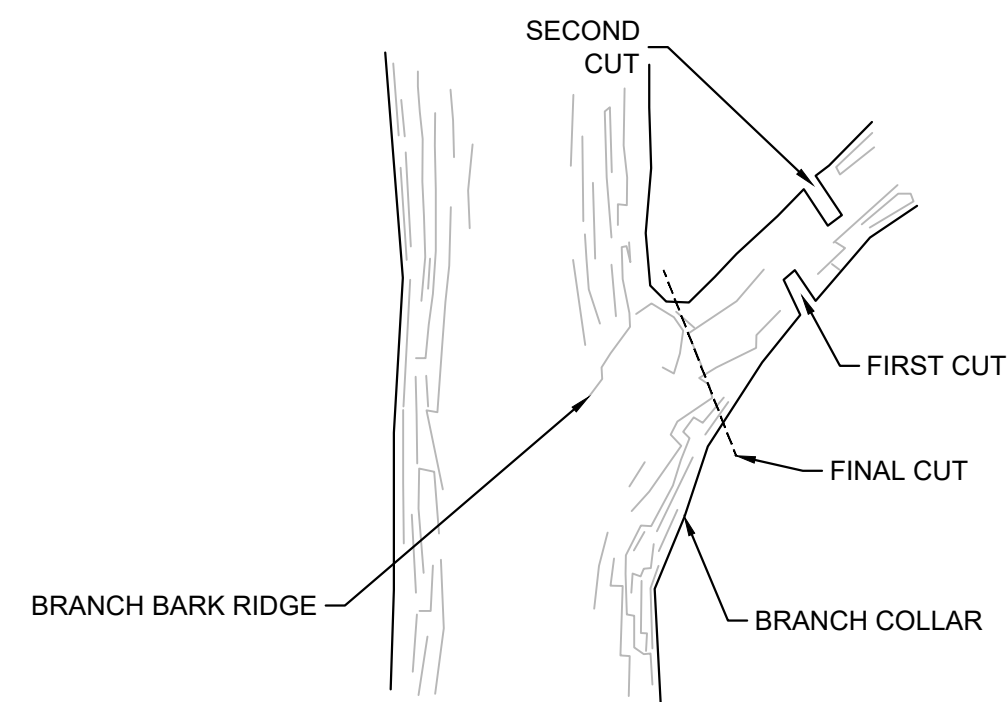
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DIG 6" WIDE AND DEEP TRENCH. BURY BOTTOM 1'-0" OF FABRIC. TAMP INTO PLACE

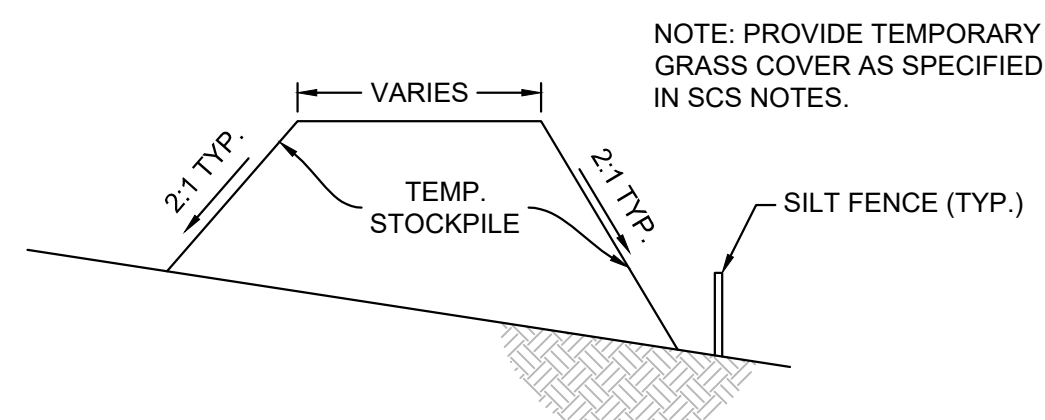
6 SILT FENCE DETAIL

NTS



2 TREE PROTECTION FENCE DETAIL

NTS



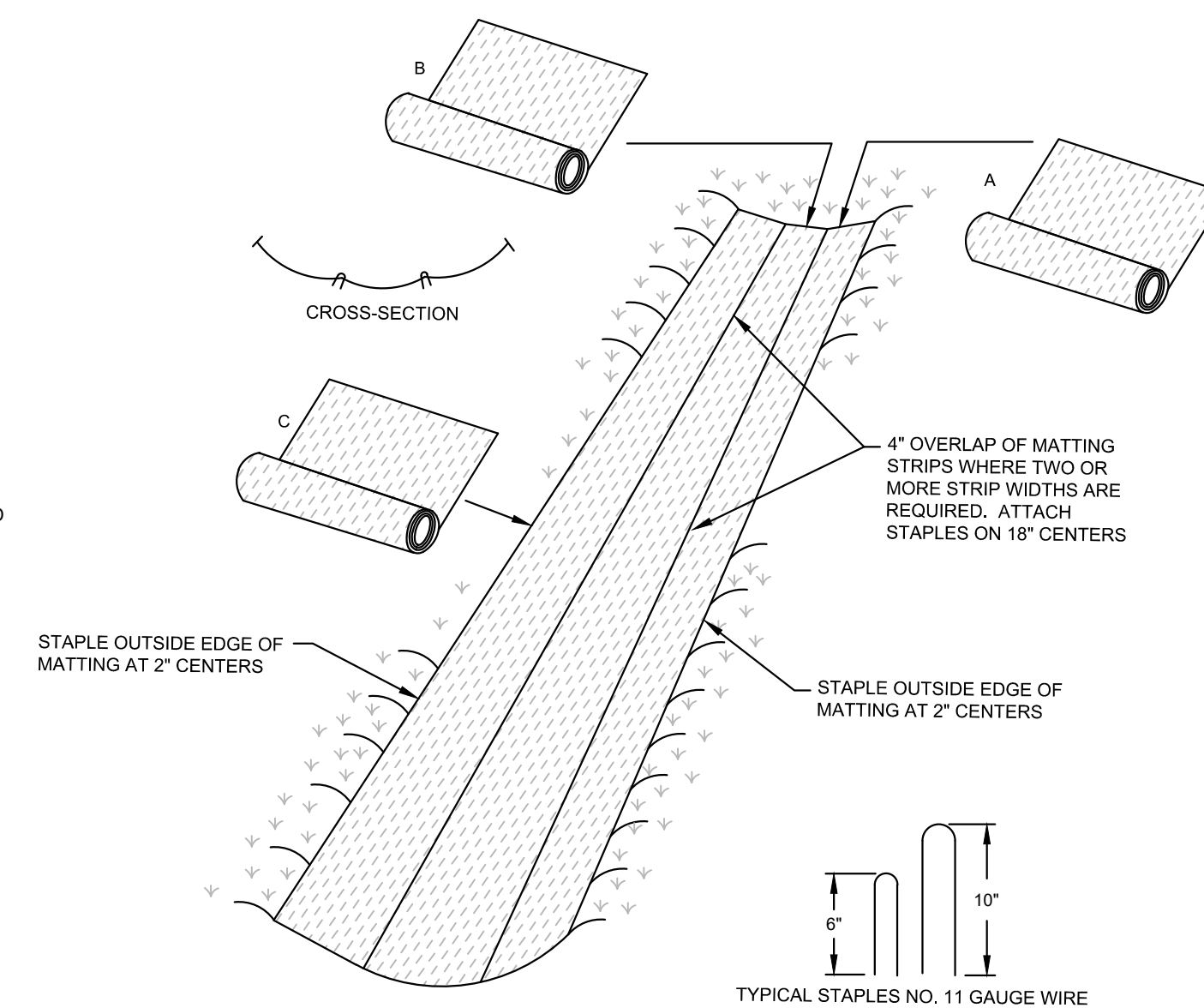
NOTE: PROVIDE TEMPORARY GRASS COVER AS SPECIFIED IN SCS NOTES.

5 TEMPORARY STOCKPILE DETAIL

NTS

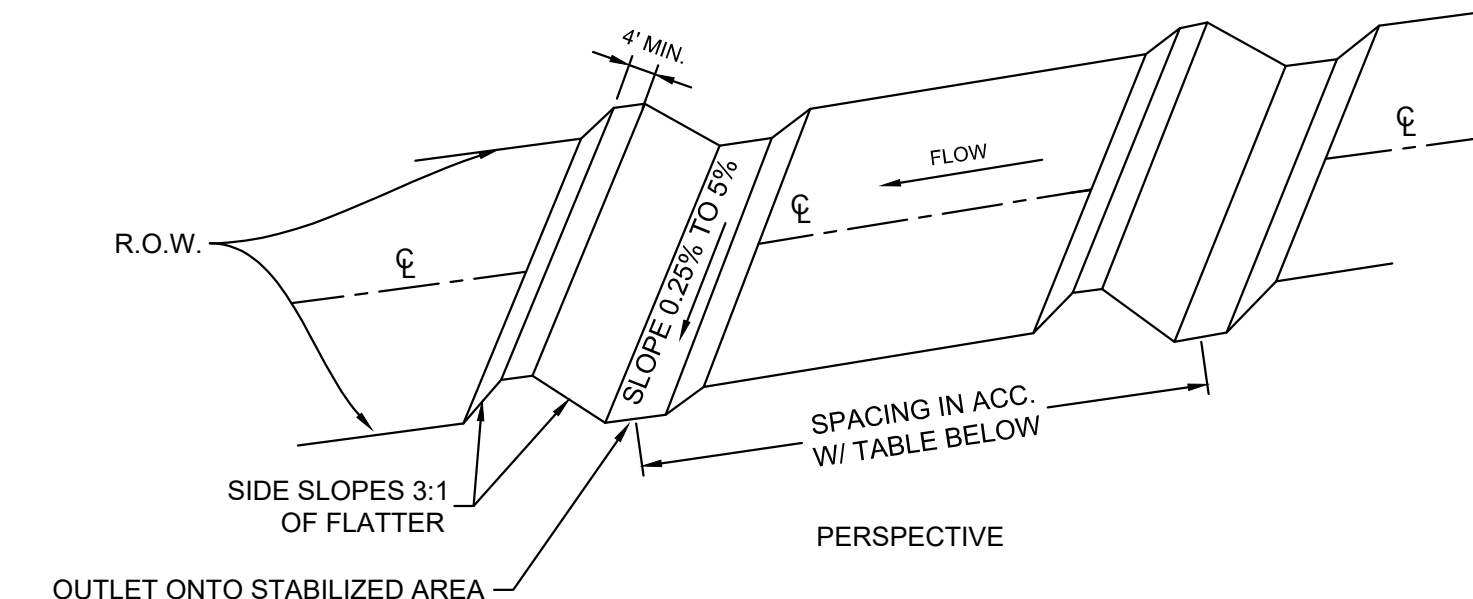
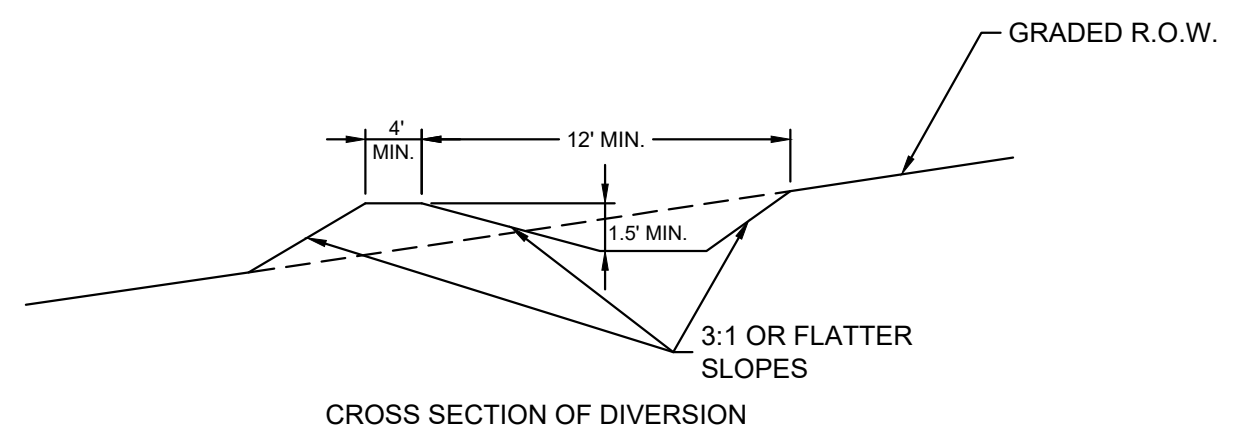
NOTES:

- KEY-IN THE MATTING BY PLACING THE TOP ENDS OF THE MATTING IN A NARROW TRENCH, 6" IN DEPTH. BACKFILL THE TRENCH AND TAMP FIRMLY TO CONFORM TO THE CHANNEL CROSS-SECTION. SPACING BETWEEN STAPLES IS 6"
- STAPLE THE 4" OVERLAP IN THE CHANNEL CENTER USING AN 18" SPACING BETWEEN STAPLES.
- BEFORE STAPLING THE OUTER EDGES OF THE MATTING, MAKE SURE THE MATTING IS SMOOTH AND IN FIRM CONTACT WITH THE SOIL.
- STAPLES SHALL BE PLACED 2' APART WITH 4 ROWS FOR EACH STRIP, 2 OUTER ROWS, AND 2 ALTERNATING ROWS DOWN THE CENTER.
- WHEN ONE ROLL OF MATTING ENDS AND ANOTHER BEGINS, THE END OF THE TOP STRIP SHALL OVERLAP THE UPPER END OF THE LOWER STRIP BY 4". REINFORCE THE OVERLAP WITH A DOUBLE ROW OF STAPLES SPACED 6' APART IN A STAGGERED PATTERN ON EITHER SIDE.
- THE DISCHARGE END OF THE MATTING LINER SHOULD BE SIMILARLY SECURED WITH 2 DOUBLE ROWS OF STAPLES.
- IF FLOW WILL ENTER FROM THE EDGE OF THE MATTING THEN THE AREA EFFECTED BY THE FLOW MUST BE KEYED-IN.



7 EROSION CONTROL MATTING DETAIL

NTS



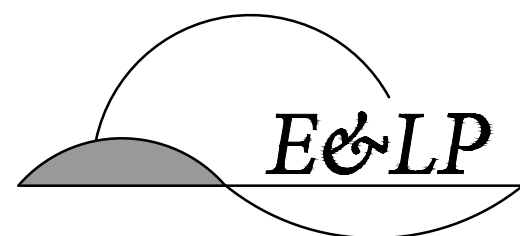
DISTRIBUTION OF DIVERSIONS ON SLOPES

ROAD GRADE (PERCENT)	APPROXIMATE DISTANCE BETWEEN DIVERSIONS (FT)
1	400
2	245
5	125
10	78
15	58
20	47
25	40
30	35

3 TEMPORARY DIVERSION DETAIL

NTS

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 A PROFESSIONAL ASSOCIATION
 CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2022

NO.	REVISION	BY	DATE
3.	PER TWP ENGINEER COMMENTS	EAJ	1/26/2021
2.	PER TWP ENGINEER COMMENTS	EAJ	11/1/2020
1.	PER TWP ENGINEER COMMENTS	EAJ	2/6/2020

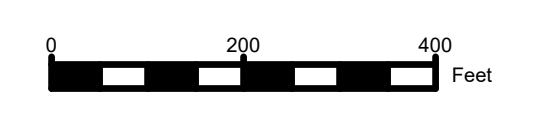
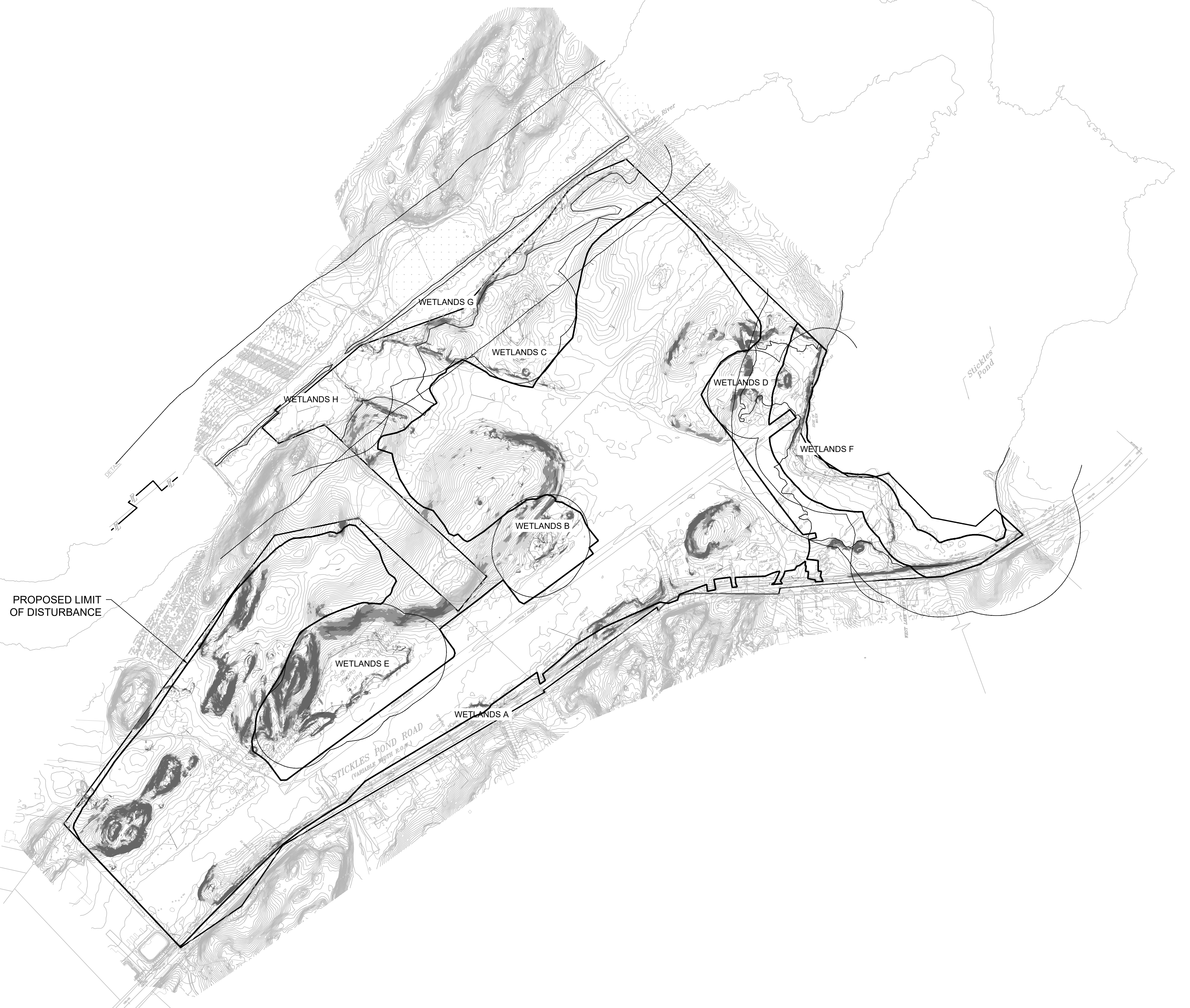
01/26/2021 DATE
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GB04258200

PROJECT:
 248 STICKLES POND ROAD
 BLOCK 151, LOT 21
 ANDOVER TOWNSHIP

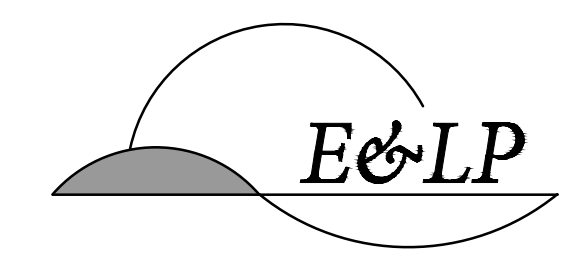
SUSSEX COUNTY NEW JERSEY

SOIL EROSION & SEDIMENT CONTROL DETAILS

JOB NO.:	19134	DRAWING NO.:	23 27
SCALE:	N.T.S.		
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	45-46_SE-DETAILS.DWG		
DATE:	12/12/2019		

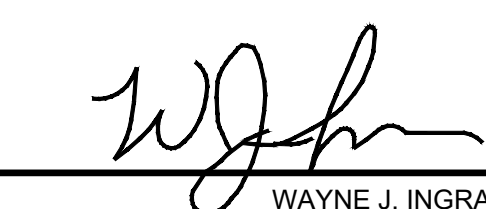


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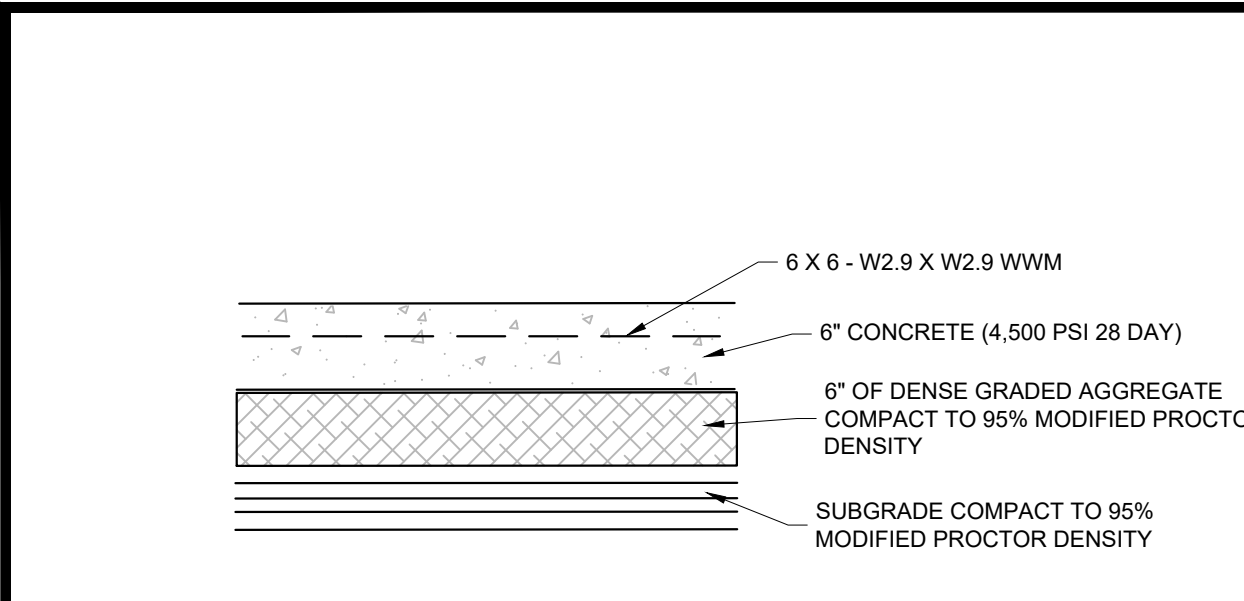
01/26/2021
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 N.J. P.E. NO. 24GB04258200

PROJECT:
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 BLOCK 151, LOT 21
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 SUSSEX COUNTY NEW JERSEY

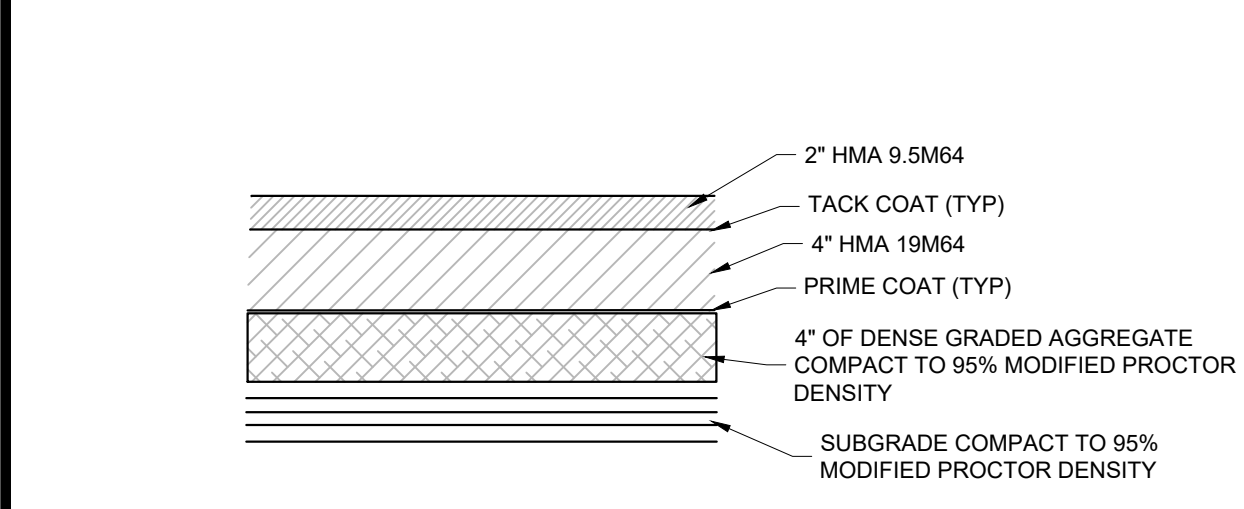
TITLE:
STEEP SLOPE PLAN

JOB NO.:	19134	DRAWING NO.:	24 27
SCALE:	1"=200'		
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	47_SLOPES.DWG		
DATE:	12/12/2019		

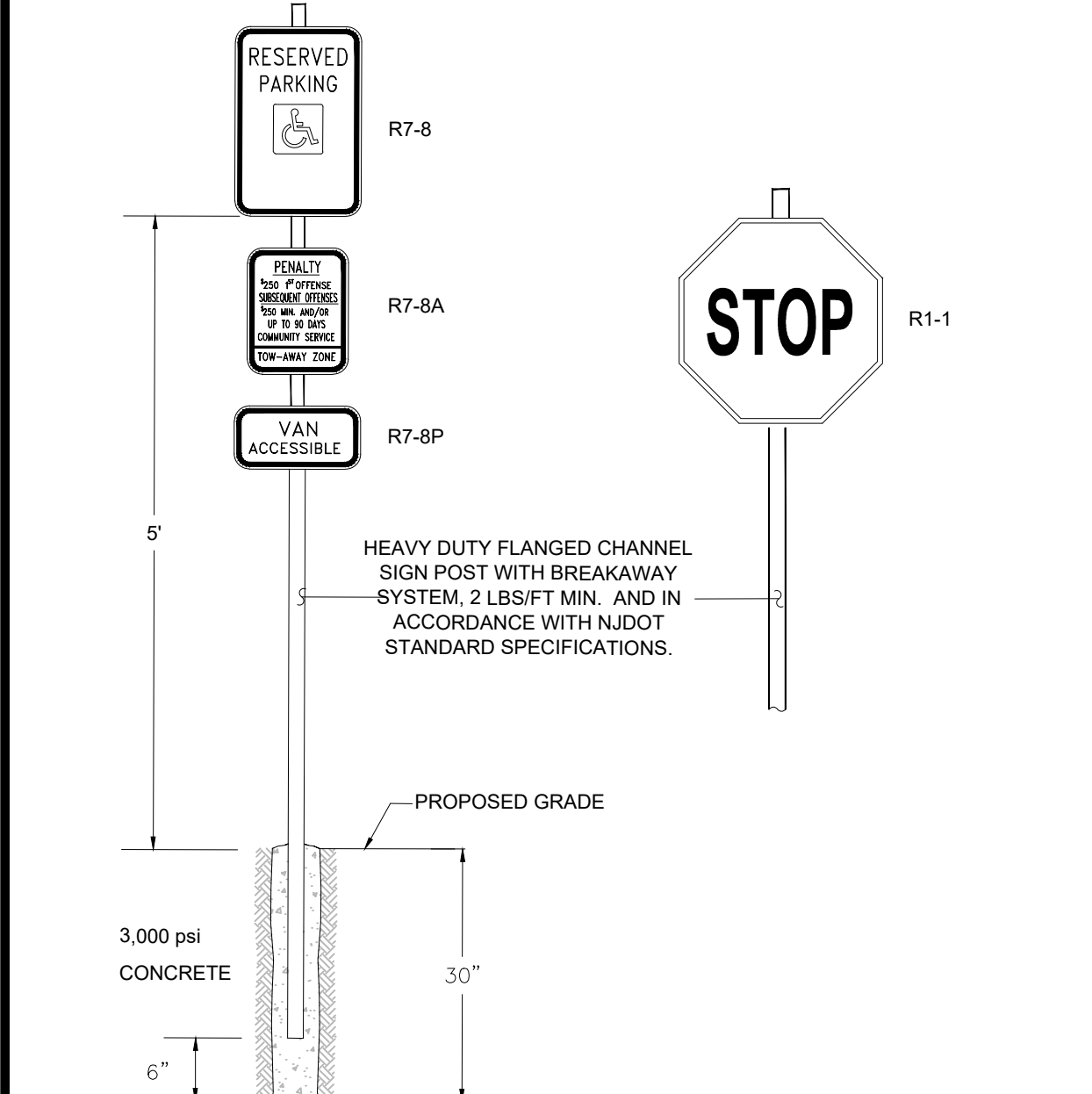
NUMBER	MIN. SLOPE	MAX. SLOPE	COLOR	AREA (S.F.)	PROPOSED DISTURBANCE (S.F.)	PERCENTAGE OF DISTURBANCE
1	20.00%	24.99%		146,976.40 S.F.	76,000 S.F.	51.70%
2	25.00%	34.99%		157,679.70 S.F.	80,083 S.F.	50.79%
3	35.00%	100.00%		177,538.09 S.F.	95,952 S.F.	54.04%



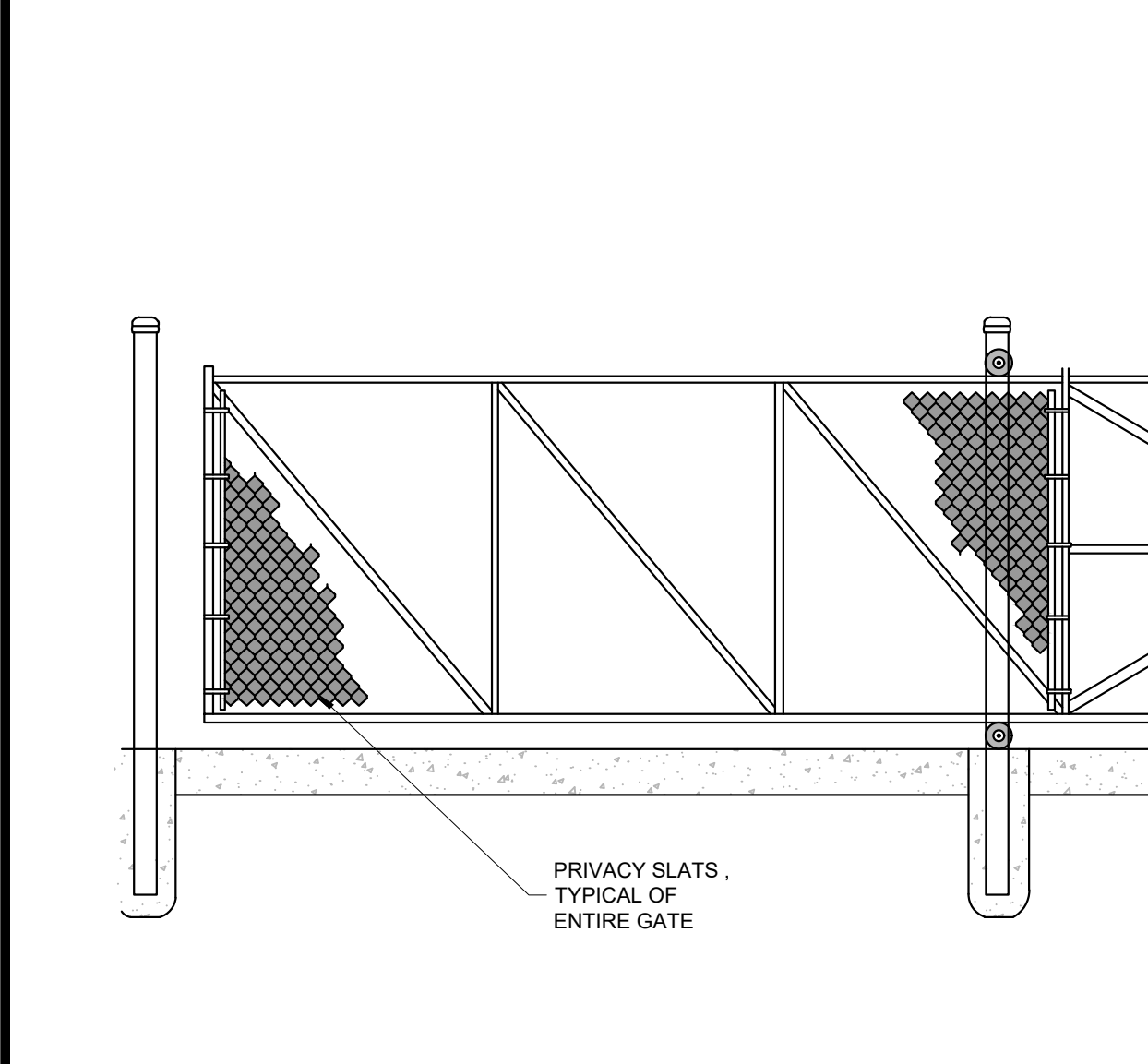
1 CONCRETE PAD DETAIL NTS



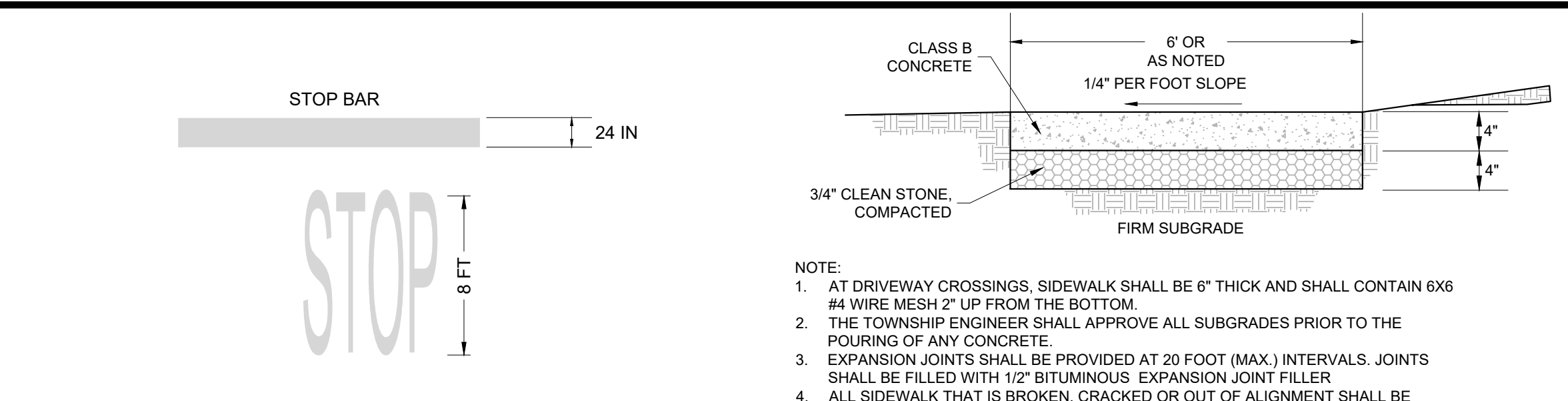
5 ASPHALT DRIVEWAY DETAIL NTS



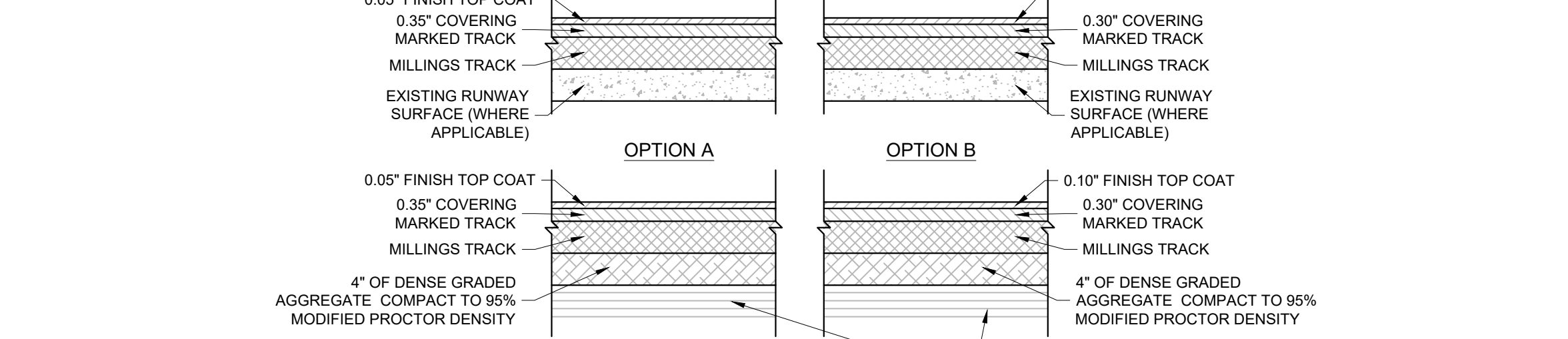
8 SIGN DETAIL NTS



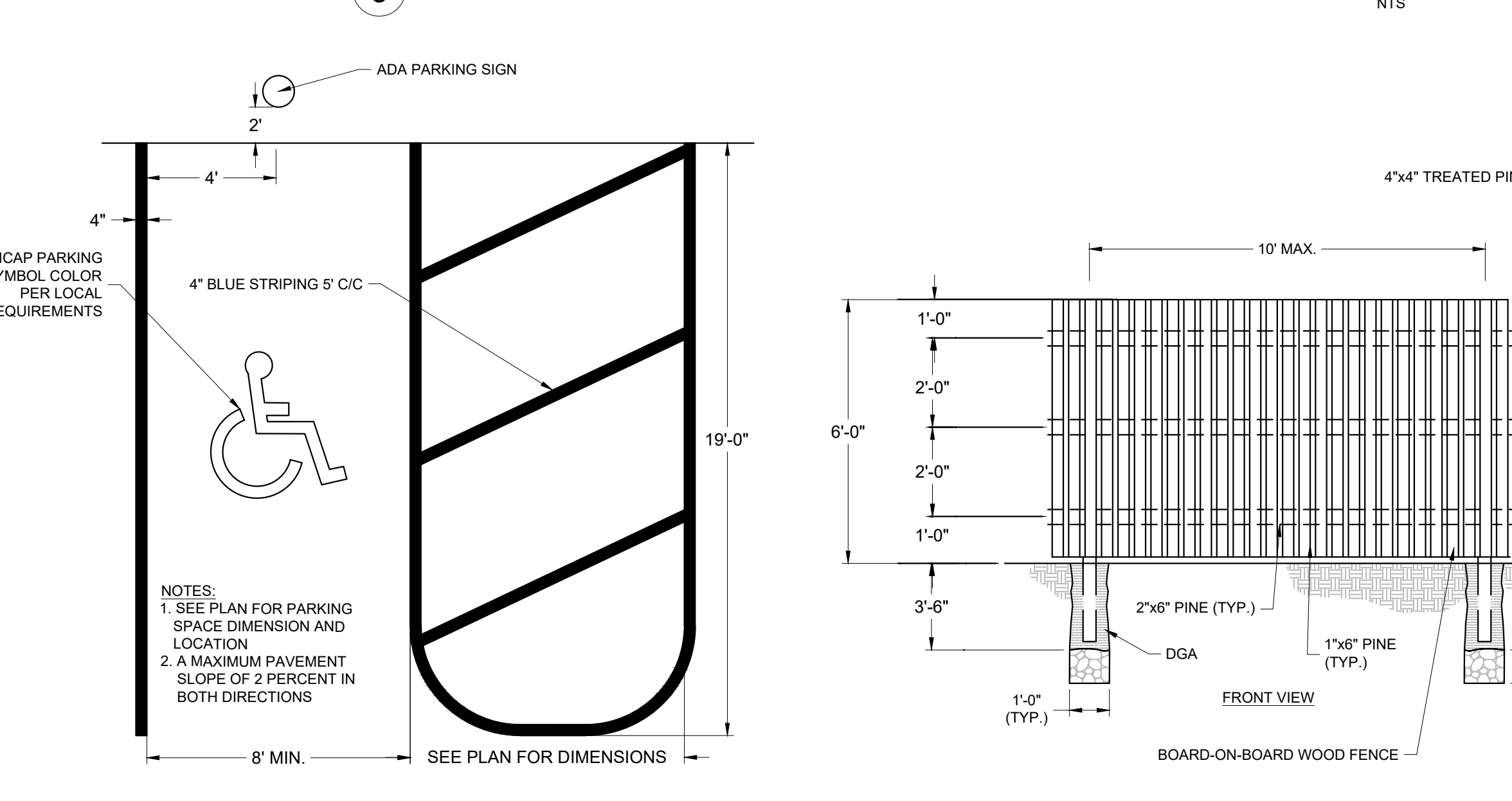
11 CANTILEVER GATE CHAIN LINK FENCE SLIDE GATE, WELDED WITH CANTILEVER ROLLERS NTS



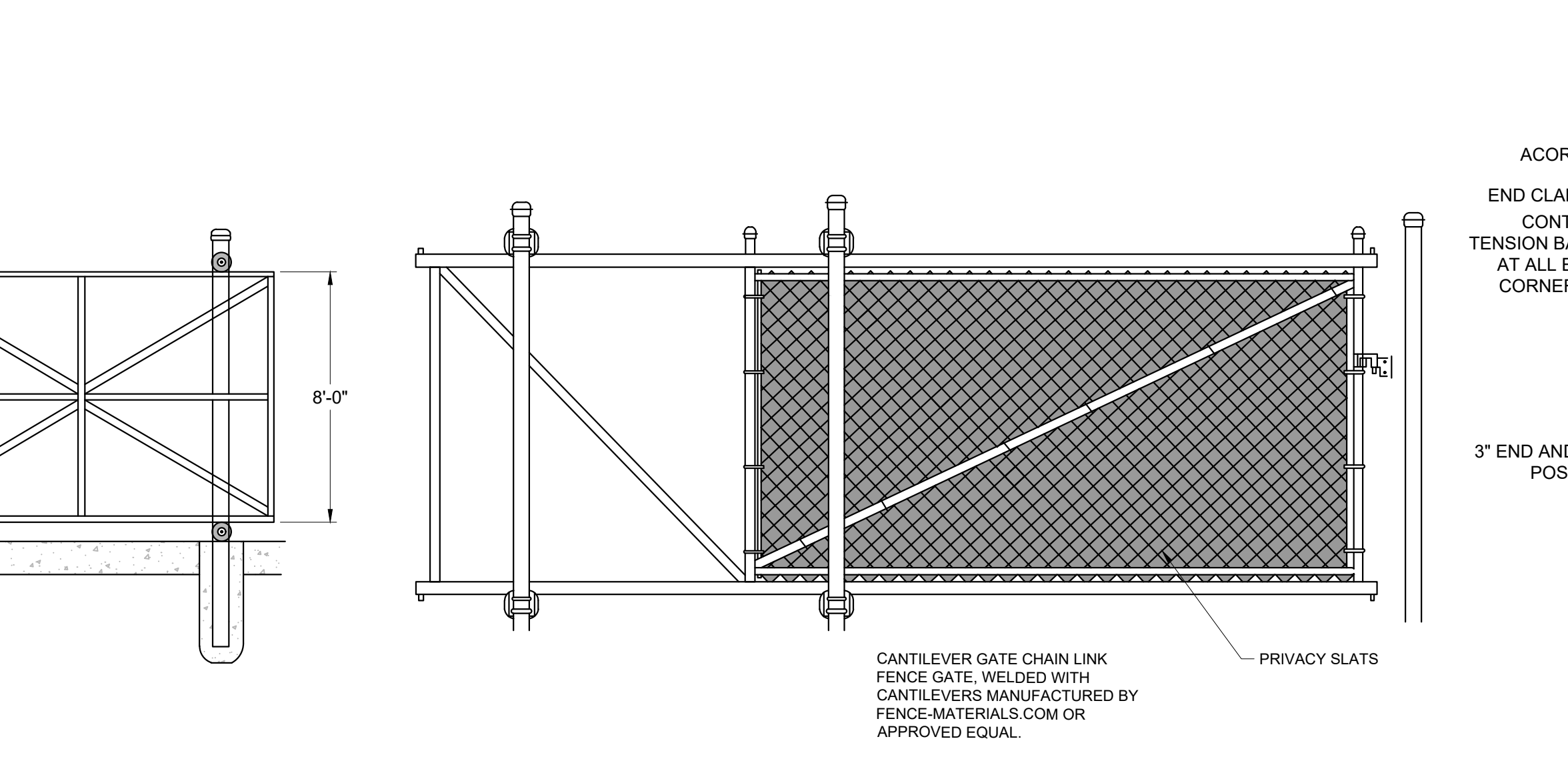
2 STOP BAR DETAIL NTS



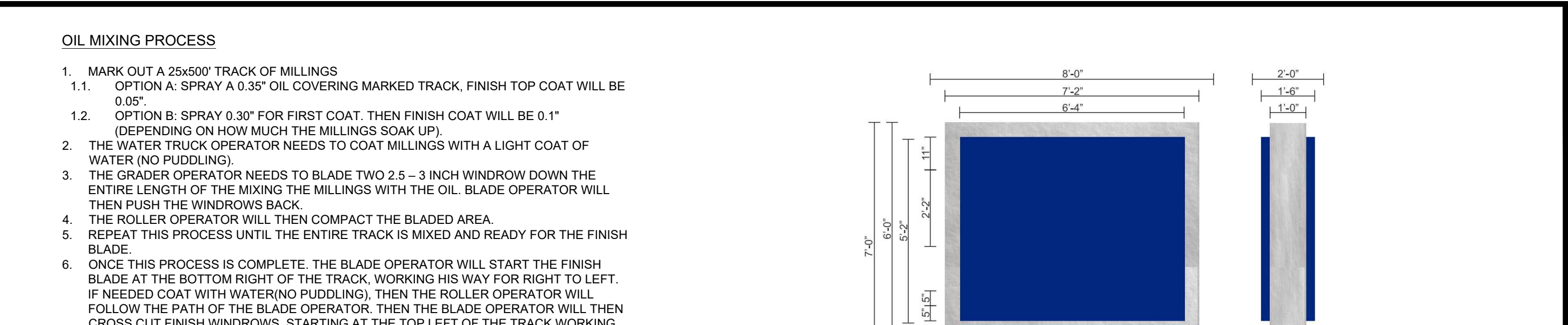
3 CONCRETE SIDEWALK DETAIL NTS



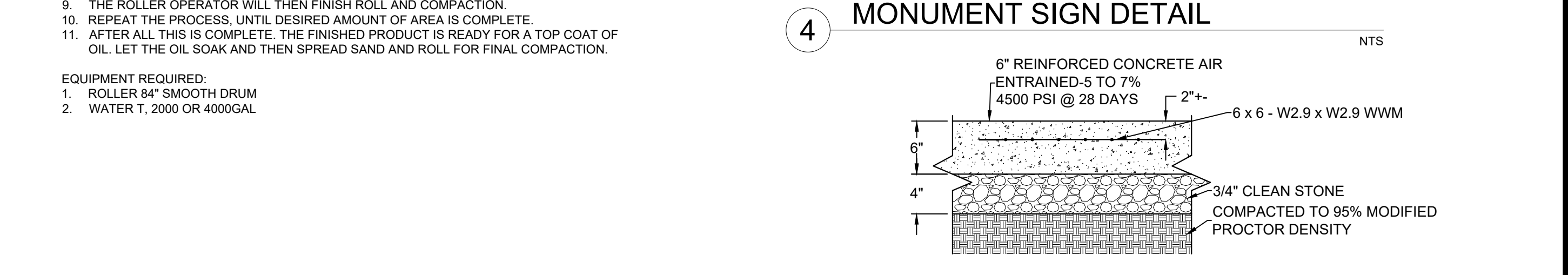
6 CONSTRUCTION STORAGE AREAS PAVEMENT DETAILS NTS



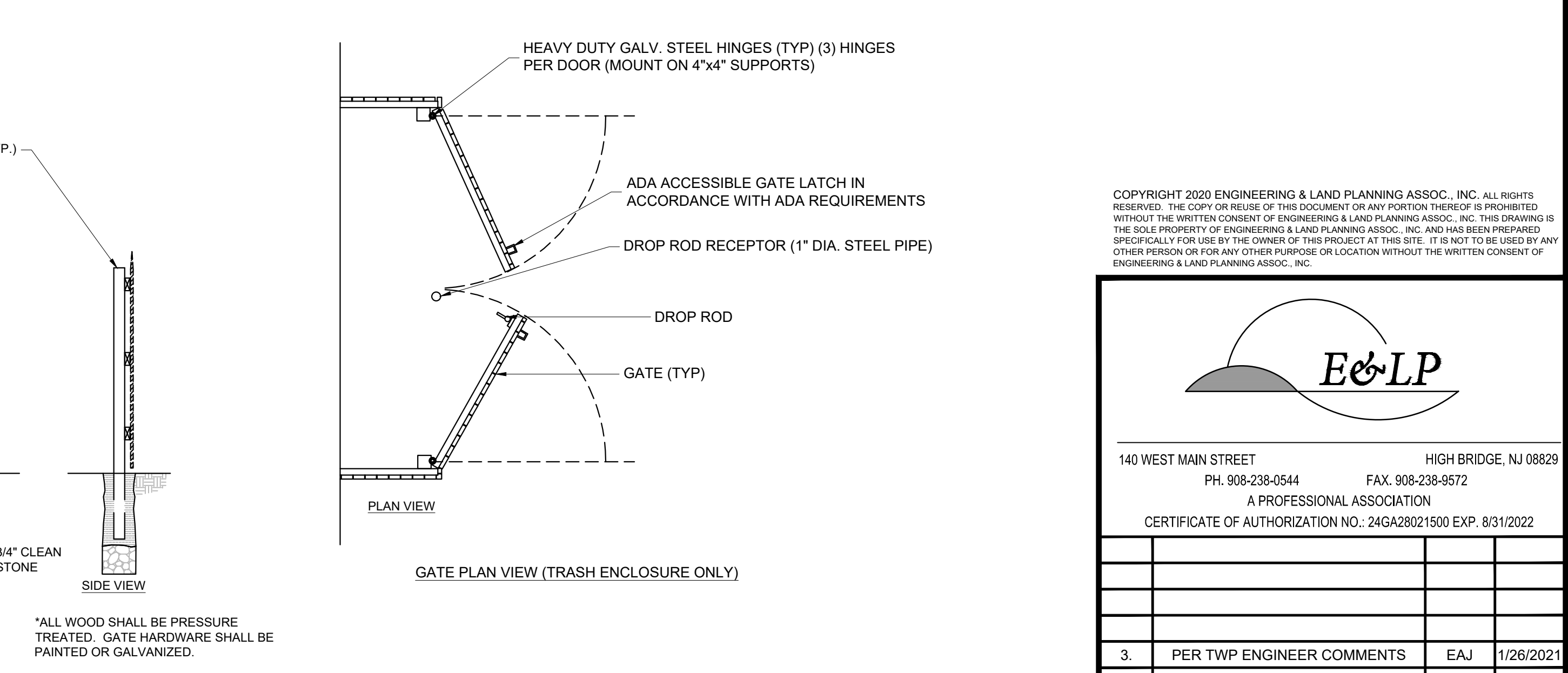
10 6' BOARD-ON-BOARD FENCE & TRASH ENCLOSURE DETAIL NTS



4 MONUMENT SIGN DETAIL NTS



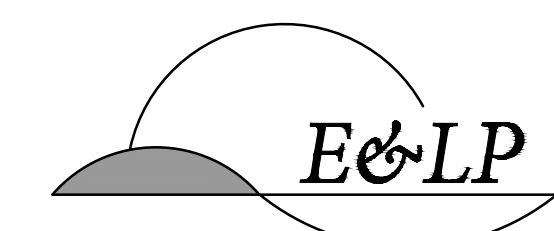
7 TRASH ENCLOSURE CONCRETE PAD DETAIL NTS



12 CANTILEVER GATE CHAIN LINK GATE DETAIL NTS

- OIL MIXING PROCESS**
- MARK OUT A 25x500' TRACK OF MILLINGS
 - OPTION A: SPRAY A 0.35" OIL COVERING MARKED TRACK, FINISH TOP COAT WILL BE 0.05"
 - OPTION B: SPRAY 0.30" FOR FIRST COAT, THEN FINISH COAT WILL BE 0.1" (DEPENDING ON HOW MUCH THE MILLINGS SOAK UP)
 - THE WATER TRUCK OPERATOR NEEDS TO COAT MILLINGS WITH A LIGHT COAT OF WATER (NO PUDDLING)
 - THE GRADER OPERATOR NEEDS TO BLADE TWO 2.5 - 3" INCH WINDROW DOWN THE ENTIRE LENGTH OF THE MIXING THE MILLINGS WITH THE OIL. BLADE OPERATOR WILL THEN PUSH THE WINDROWS BACK.
 - THE ROLLER OPERATOR WILL THEN COMPACT THE BLADED AREA.
 - REPEAT THIS PROCESS UNTIL THE ENTIRE TRACK IS MIXED AND READY FOR THE FINISH BLADE.
 - ONCE THIS PROCESS IS COMPLETE, THE BLADE OPERATOR WILL START THE FINISH BLADE AT THE BOTTOM RIGHT OF THE TRACK, WORKING HIS WAY FOR RIGHT TO LEFT. IF NEEDED COAT WITH WATER (NO PUDDLING), THEN THE ROLLER OPERATOR WILL FOLLOW THE PATH OF THE BLADE OPERATOR, THEN THE BLADE OPERATOR WILL THEN CROSS CUT FINISH WINDROWS, STARTING AT THE TOP LEFT OF THE TRACK WORKING HIS WAY DOWN TO THE BOTTOM RIGHT OF THE TRACK. AGAIN WATER IF NEEDED, THEN ROLLER OPERATOR WILL FOLLOW THE SAME PATH.
 - THEN REPEAT THE PROCESS OF STARTING WINDROWS FROM BOTTOM LEFT RUNNING FINISH WINDROWS UP THE TRACK FROM RIGHT TO LEFT.
 - AFTER THE FINISH BLADE IS COMPLETED, DAMPEN THE MILLINGS AS NEEDED WITH THE WATER TRUCK.
 - THE ROLLER OPERATOR WILL THEN FINISH ROLL AND COMPACTION.
 - REPEAT THE PROCESS, UNTIL DESIRED AMOUNT OF AREA IS COMPLETE.
 - AFTER ALL THIS IS COMPLETE, THE FINISHED PRODUCT IS READY FOR A TOP COAT OF OIL. LET THE OIL SOAK AND THEN SPREAD SAND AND ROLL FOR FINAL COMPACTION.
- EQUIPMENT REQUIRED:**
- ROLLER 84" SMOOTH DRUM
 - WATER T, 2000 OR 4000GAL

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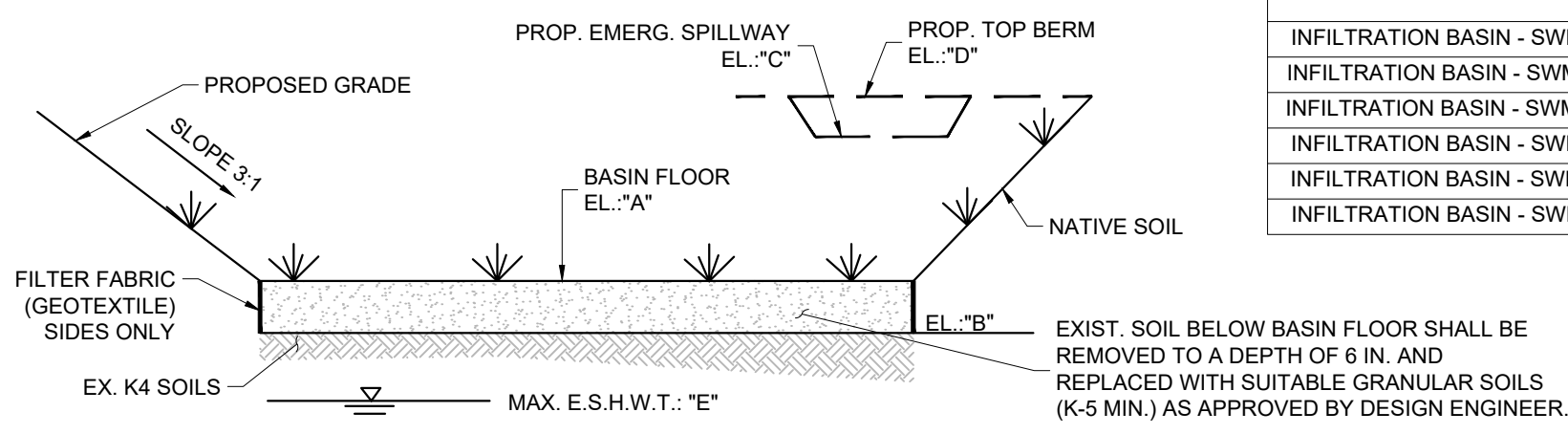
01/26/2021 DATE
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER
 N.J. P. E. NO. 24GB04258200

PROJECT:
 248 STICKLES POND ROAD
 BLOCK 151, LOT 21
 ANDOVER TOWNSHIP
 SUSSEX COUNTY NEW JERSEY

TITLE:
CONSTRUCTION DETAILS

JOB NO.:	19134	DRAWING NO.:	25 27
SCALE:	N.T.S.		
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	48-50_DETAILS.DWG		
DATE:	12/12/2019		

INFILTRATION BASIN DESIGN INFORMATION					
INFILTRATION BASIN NAME	BASIN FLOOR ELEVATION "A" (FT)	SUITABLE GRANULAR SOIL ELEVATION "B" (FT)	EMERGENCY SPILLWAY ELEVATION "C" (FT)	TOP OF BERM ELEVATION "D" (FT)	MAX. E.S.H.W.T. (FT)
INFILTRATION BASIN - SWM-A	592.00 FT	591.50 FT	596.25 FT	597.00 FT	GREATER THAN 2 FT
INFILTRATION BASIN - SWM-B1	598.00 FT	597.50 FT	601.00 FT	602.00 FT	GREATER THAN 2 FT
INFILTRATION BASIN - SWM-B2	598.00 FT	597.50 FT	601.00 FT	602.00 FT	GREATER THAN 2 FT
INFILTRATION BASIN - SWM-D	598.00 FT	597.50 FT	604.50 FT	605.00 FT	GREATER THAN 2 FT
INFILTRATION BASIN - SWM-G	596.00 FT	595.50 FT	600.70 FT	601.00 FT	GREATER THAN 2 FT
INFILTRATION BASIN - SWM-H	596.00 FT	595.50 FT	599.75 FT	600.00 FT	GREATER THAN 2 FT



INFILTRATION BASIN NOTES PER NEW JERSEY STORMWATER BEST MANAGEMENT PRACTICES (NJ BMP) MANUAL CHAPTER 9.5

CONSTRUCTION NOTES:

- DURING CLEARING AND GRADING OF THE SITE, MEASURES MUST BE TAKEN TO ELIMINATE SOIL COMPACTION AT THE LOCATION OF THE PROPOSED INFILTRATION BASIN.
- THE LOCATION OF THE PROPOSED INFILTRATION BASIN MUST BE CORRODED OFF DURING CONSTRUCTION TO PREVENT COMPACTION OF THE SUBSOIL BY CONSTRUCTION EQUIPMENT OR STOCKPILES.
- THE USE OF THE LOCATION PROPOSED FOR AN INFILTRATION BASIN TO PROVIDE SEDIMENT CONTROL DURING CONSTRUCTION IS DISCOURAGED; HOWEVER, WHEN UNAVOIDABLE, EXCAVATION FOR THE SEDIMENT CONTROL BASIN MUST BE AT LEAST 2 FEET ABOVE THE FINAL DESIGN ELEVATION OF THE BASIN BOTTOM.
- EXCAVATION AND CONSTRUCTION OF AN INFILTRATION BASIN MUST BE PERFORMED USING EQUIPMENT PLACED OUTSIDE THE LIMITS OF THE BASIN. THE EXCAVATION TO THE FINAL DESIGN ELEVATION OF THE INFILTRATION BASIN BOTTOM MAY ONLY OCCUR AFTER ALL CONSTRUCTION WITHIN ITS DRAINAGE AREA IS COMPLETED AND THE DRAINAGE AREA IS STABILIZED. IF CONSTRUCTION OF THE INFILTRATION BASIN CANNOT BE DELAYED, BERMS MUST BE PLACED AROUND THE PERIMETER OF THE BASIN DURING ALL PHASES OF CONSTRUCTION TO DIVERT ALL FLOWS AWAY FROM THE BASIN. THE BERMS MAY NOT BE REMOVED UNTIL ALL CONSTRUCTION WITHIN THE DRAINAGE AREA IS COMPLETED, AND THE AREA IS STABILIZED.
- THE CONTRIBUTING DRAINAGE AREA MUST BE COMPLETELY STABILIZED PRIOR TO INFILTRATION BASIN USE.
- POST-CONSTRUCTION TESTING MUST BE PERFORMED ON THE AS-BUILT

INFILTRATION BASIN IN ACCORDANCE WITH THE CONSTRUCTION AND POST-CONSTRUCTION OVERSIGHT AND SOIL PERMEABILITY TESTING SECTION IN APPENDIX E: SOIL TESTING CRITERIA OF THE BMP MANUAL WHERE AS-BUILT TESTING SHOWS A LONGER DRAIN TIME THAN DESIGNED, CORRECTIVE ACTION MUST BE TAKEN. THE DRAIN TIME IS DEFINED AS THE TIME IT TAKES TO FULLY INFILTRATE THE MAXIMUM DESIGN STORM RUNOFF VOLUME THROUGH THE MOST HYDRAULICALLY RESTRICTIVE LAYER.

SAND LAYER NOTES AND SPECIFICATIONS:

- TO ENSURE THAT THE DESIGN PERMEABILITY RATE IS MAINTAINED OVER TIME, A SAND LAYER IS REQUIRED AT THE BOTTOM OF EVERY SURFACE TYPE INFILTRATION BASIN.
- THE MINIMUM DEPTH OF SAND IS 6 INCHES.
- THE SAND MUST MEET ALL THE SPECIFICATIONS FOR CLEAN, MEDIUM-AGGREGATE CONCRETE SAND IN ACCORDANCE WITH AASHTO M-6 OR ASTM C-33, AS CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW JERSEY.
- THE MAXIMUM PERCENTAGE OF FINES IS 15%.
- THE MINIMUM TESTED PERMEABILITY RATE IS 20 INCHES/HOUR.
- THE USE OF TOP SOIL AND VEGETATION IS PROHIBITED.
- FILTER FABRIC IS REQUIRED ALONG THE SIDES OF THE INFILTRATION BASIN TO PREVENT THE MIGRATION OF FINE PARTICLES FROM THE SURROUNDING SOIL; FILTER FABRIC MAY NOT BE USED ALONG THE BOTTOM OF THE BASIN BECAUSE IT MAY RESULT IN A LOSS OF PERMEABILITY.

GENERAL PLANTING NOTES AND PLANT/TREE ESTABLISHMENT & MAINTENANCE PLANS:

- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK, FREE FROM OBJECTIONABLE DISFIGUREMENTS AND DISEASE, TRUE TO VARIETY, AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE.
- PLANTING PITS ARE TO BE DUG NO DEEPER AND 3X WIDER THAN THE PLANT BALL, AND ARE TO BE BACKFILLED WITH PREPARED PLANTING SOIL CONSISTING OF EQUAL PARTS NATIVE SOIL AND HUMUS.
- ALL TREES ARE TO BE STAKED WITH TWO 6-FT CEDAR STAKES, GUYED WITH HOSE COVERED WIRE.
- ALL PLANTINGS ARE TO BE MULCHED WITH A MINIMUM 2 INCH DEPTH OF SHREDDED HARDWOOD BARK.
- WATERING SAUCERS SHALL BE PROVIDED AROUND EACH TREE.
- ALL PLANTING MATERIALS ARE TO BE GUARANTEED BY THE INSTALLER FOR TWO YEARS TO BE IN HEALTHY AND VIGOROUS CONDITION, AND THEREAFTER BY OWNER. NECESSARY WATERING AND OTHER MAINTENANCE DURING THE GUARANTEE PERIOD IS THE RESPONSIBILITY OF THE APPLICANT. PROPER MULCHING TECHNIQUES SHALL BE MAINTAINED THROUGHOUT THE REQUIRED TWO YEAR WARRANTY PERIOD.
- NO MACHINERY SOIL OR CONSTRUCTION MATERIALS MAY BE STORED WITHIN 6 FEET OF TREES TO REMAIN.
- PLANTING TO TAKE PLACE IMMEDIATELY AFTER BUILDING CONSTRUCTION AND PRIOR TO REMOVAL OF SOIL EROSION AND SEDIMENT CONTROLS.
- MINIMUM TOPSOIL DEPTH SHALL BE AS FOLLOWS: 18" FOR ALL PLANTING ISLANDS (FULL DEPTH BEHIND CURBS); 12" FOR ALL LAWN OR MEADOW AREAS.
- ALL PLANT MATERIAL SHALL CONFORM AT MINIMUM WITH THE STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1" LATEST EDITION.
- BURLAP AND EXCESS SOIL ON TOP OF THE ROOT BALL SHALL BE REMOVED FOR EXPOSE THE ROOT FLARE. THE BASE OF THE ROOT FLARE SHALL BE SET EVEN WITH THE SURROUNDING GRADE.
- LANDSCAPING IS TO BE PLANTED FROM MARCH 15TH THROUGH JUNE 15TH OR FROM SEPTEMBER 1ST THROUGH NOVEMBER 15TH.

ADDITIONAL MAINTENANCE PLAN NOTES:

- TREES AND PLANTS TO BE CONTINUOUSLY MONITORED FOR HEALTH AND VIGOR. INSPECT TREES FOR DISEASE AND INSECT PROBLEMS.
- ADD MULCH TO LANDSCAPED AREAS.
- REMOVE STAKES FROM TREES PLANTED THE PREVIOUS YEAR.
- BEGIN CORRECTIVE PRUNING OF TREES ONE YEAR AFTER THEY ARE PLANTED.
- CONTINUE WATERING AS NEEDED.
- REPLACE DEAD PLANTINGS AS NEEDED.
- IMPLEMENT FERTILIZING SCHEDULE AFTER FIRM ESTABLISHMENT IN ACCORDANCE WITH NURSERY RECOMMENDATIONS.

IMPORTANT PRE-CONSTRUCTION AND CONSTRUCTION NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO SCHEDULE AND ATTEND AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE TOWNSHIP LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY LANDSCAPED WORK.
- ALL PLANT MATERIAL IS SUBJECT TO INSPECTION BY THE TOWNSHIP LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN PLANT MATERIAL IS READY FOR INSPECTION. ANY PLANS REJECTED AT THE INSPECTION BY THE LANDSCAPE ARCHITECT MUST BE IMMEDIATELY REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR.
- FINAL LAYOUT OF THE MEADOW PLANTING, SEED MIXTURES AND BASIN PLANTING TO BE REVIEWED AND APPROVED IN THE FIELD BY THE TOWNSHIP LANDSCAPE ARCHITECT, BASED ON SITE CONDITIONS.

LANDSCAPING AND TEMPORARY STABILIZATION NOTES:

- TURF GRASS MIXTURES SHOULD NOT BE USED FOR TEMPORARY STABILIZATION IN AREAS DESIGNATED FOR MEADOW PLANTING. TEMPORARY SEEDING MIXTURES AND METHODS FOR MEADOW AREAS, INCLUDING STORMWATER BASINS, MUST BE APPROVED BY THE TOWNSHIP LANDSCAPE ARCHITECT AND THE SUSSEX COUNTY SOIL CONSERVATION DISTRICT.

BASIN SIDESLOPES UPLANDS AND DRIEST PORTIONS OF THE BASIN BOTTOM & MEADOW AREA

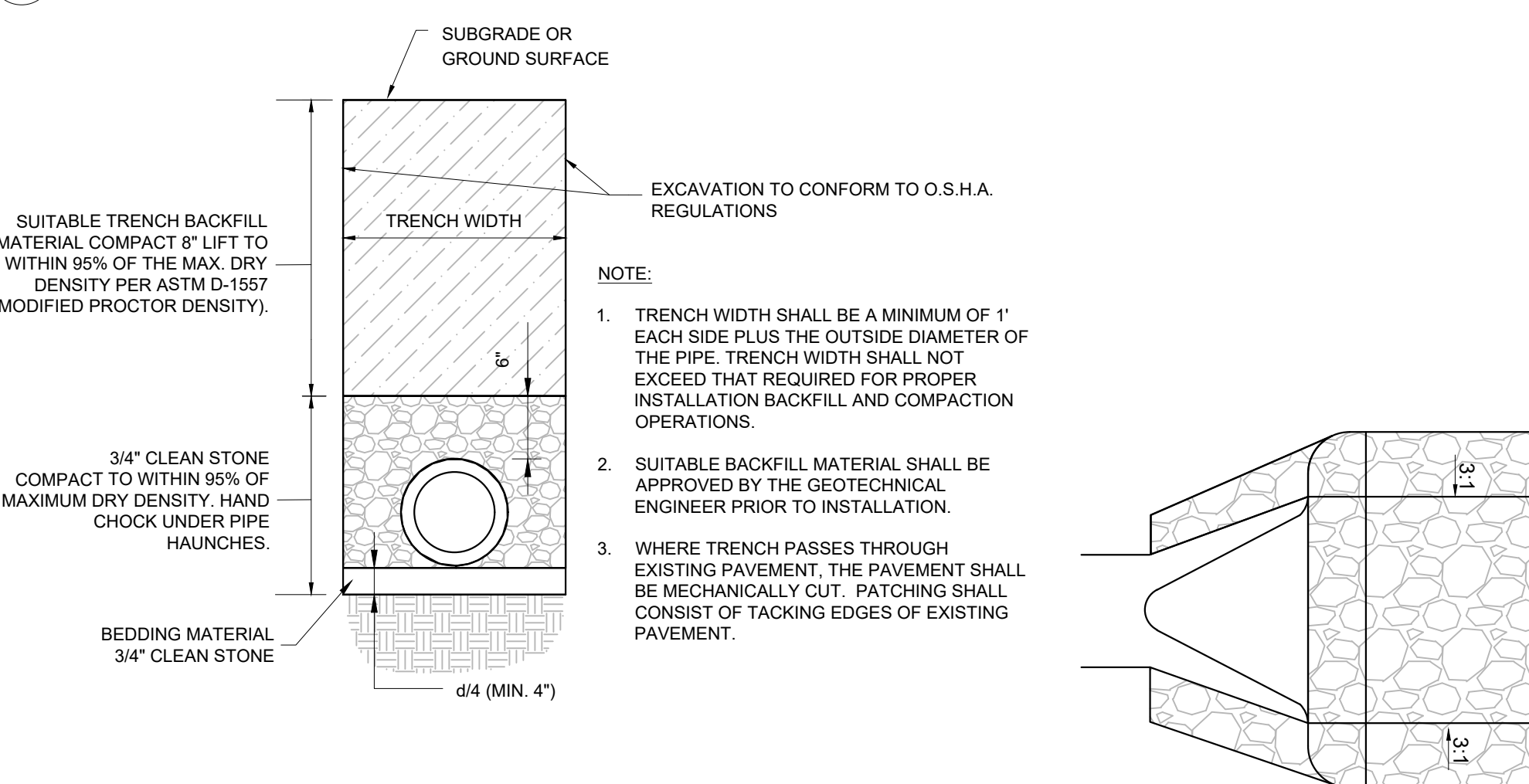
GRASSES				
SCIENTIFIC NAME	COMMON NAME	VARIETY	QTY (BULK)	
<i>Andropogon virginicus</i>	Broomsedge		0.5 lb/acre	
<i>Bouteloua curtipendula</i>	Side Oats Grama	Trailway	2 lb/acre	
<i>Bouteloua gracilis</i>	Blue Grama		2 lb/acre	
<i>Festuca lanifolia</i>	Hard Fescue	SR 3100	1 lb/acre	
<i>Festuca ovina</i>	Sheep's Fescue		5 lb/acre	
<i>Festuca rubra var. commutata</i>	Chewings Fescue	SR5100	0.5 lb/acre	
<i>Koeleria cristata (pyramidata)</i>	Prairie Junegrass		0.5 lb/acre	
<i>Panicum clandestinum</i>	Tioga deertongue		2 lb/acre	
<i>Panicum virgatum</i>	Switchgrass		1 lb/acre	
<i>Schizocharium scoparium</i>	Little Blue Stem	Camper	4 lb/acre	
	Annual Ryegrass*		5 lb/acre	

PERENNIAL WILDFLOWERS (1.5 lbs per Acre)

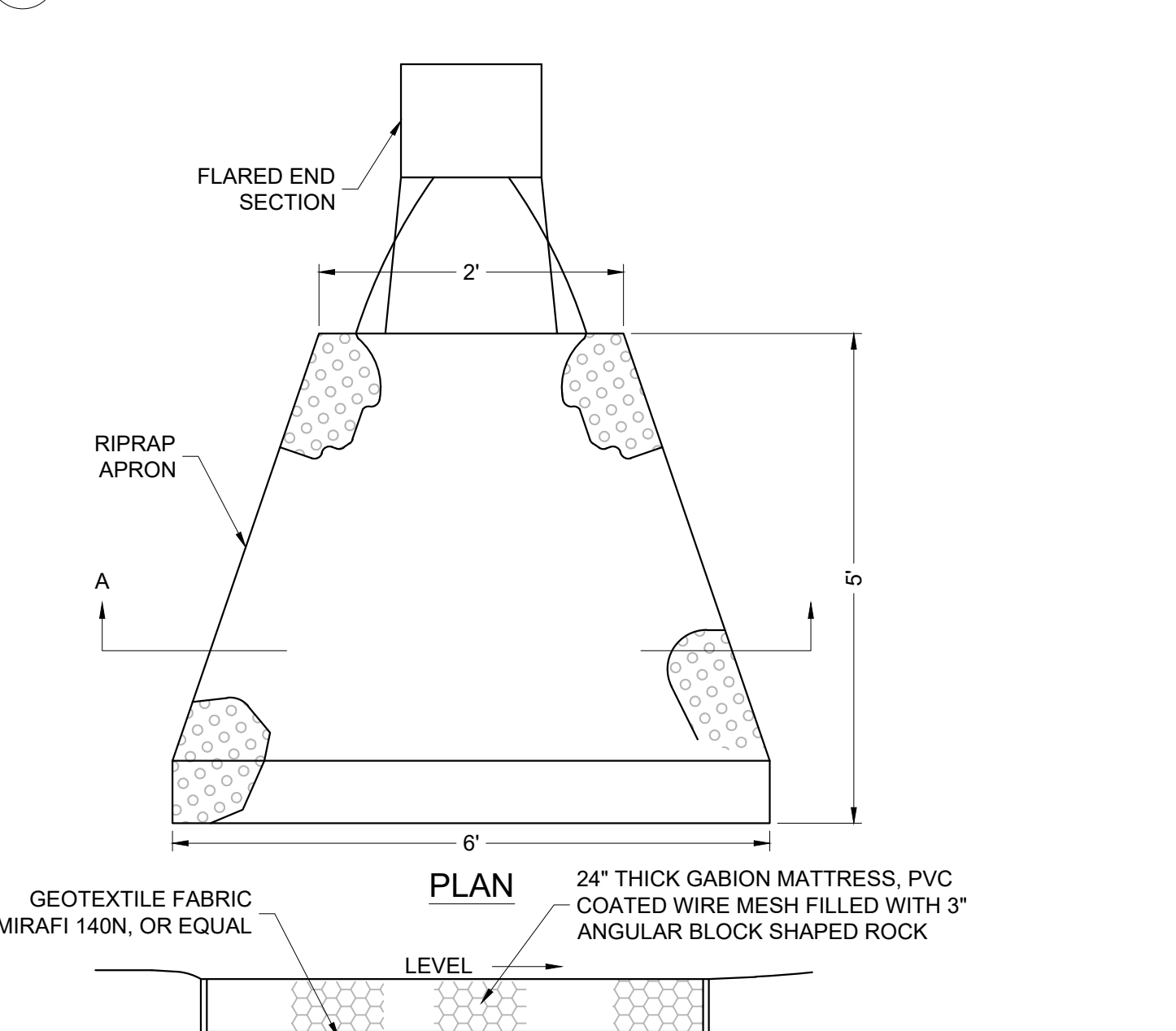
SCIENTIFIC NAME	COMMON NAME	% TOTAL WEIGHT
<i>Aquilegia canadensis</i>	Wild Columbine	4.0%
<i>Asclepias tuberosa</i>	Butterfly Weed	17.0%
<i>Aster ericoides</i>	Heath Aster	1.0%
<i>Aster laterifolius</i>	Calico Aster	1.0%
<i>Aster laevis</i>	Smooth Aster	2.0%
<i>Castilleja coccinea</i>	Indian Paintbrush	1.0%
<i>Chamaecrista fasciculata</i>	Partridge Pea	5.0%
<i>Coreopsis lanceolata</i>	Lanceleaved Coreopsis	6.0%
<i>Echinacea angustifolia</i>	Narrow-leaved Coneflower	3.0%
<i>Echinacea purpurea</i>	Purple Coneflower	2.0%
<i>Eupatorium rugosum</i>	White Snakeroot	1.0%
<i>Gallardia aristata</i>	Blanket Flower	6.0%
<i>Helianthus mollis</i>	Downy Sunflower	6.0%
<i>Lespedeza capitata or l. hirta</i>	Bush Clover	9.0%
<i>Liatris spicata</i>	Gayfeather	2.0%
<i>Lupinus perennis</i>	Perennial Lupine	14.0%
<i>Monarda fistula</i>	Wild Bergamot	2.0%
<i>Oenothera speciosa</i>	Showy Evening Primrose	2.0%
<i>Penstemon digitalis</i>	Beardtongue	3.0%
<i>Ratibida pinnata</i>	Yellow Coneflower	3.0%
<i>Rudbeckia hirta</i>	Black-eyed Susan	3.0%
<i>Rudbeckia fulgida</i>	Brilliant Coneflower	4.0%
<i>Salidago speciosa</i>	Showy Goldenrod	1.0%

- NOTES:
- THE DETENTION BASIN SHOULD BE MONITORED DURING CONSTRUCTION AND PRIOR TO VEGETATION INSTALLATION TO DETERMINE ITS HYDROLOGY AND THE EXACT LOCATIONS FOR EACH OF THE SPECIES MIXES.
 - SEEDING OF BASIN/SIDE SLOPES OR MEADOW AREAS SHOULD BE COMPLETED ONLY FROM MARCH TO JUNE, UNLESS APPROVED BY THE TOWNSHIP ENVIRONMENTAL CONSULTANT. IF STABILIZATION IS REQUIRED DURING ANOTHER SEASON, A TEMPORARY (IE, ANNUAL) COVER SHOULD BE USED AS SPECIFIED BY THE SOIL CONSERVATION DISTRICT TO PROVIDE COVERAGE UNTIL THE NEXT SPRING PLANTING SEASON, IF AN ANNUAL COVE IS USED, TILL OR REGRADE THE SURFACE BEFORE INSTALLING THE SPECIFIED MIXES AS DESCRIBED BELOW:
 - LIME AS PER SOIL TEST TO ACHIEVE pH 6.0-6.5.
 - SEEDED WILDFLOWERS CAN BE APPLIED IN DRIFTS (IE, HAND SEEDED) BY INDIVIDUAL SPECIES AT THE RATE OF 1.5 LBS PER ACRE.
 - HYDROSEED GRASS: USE HARROW OR HAND RAKE SEED INTO TOP 0.5 INCHES OF SOIL.
 - STRAW MULCH AT 1 TON PER ACRE AND APPLY MULCH TACKIFIER USING HYDROSEEDER.

1 INFILTRATION BASIN SECTION DETAIL AND NOTES



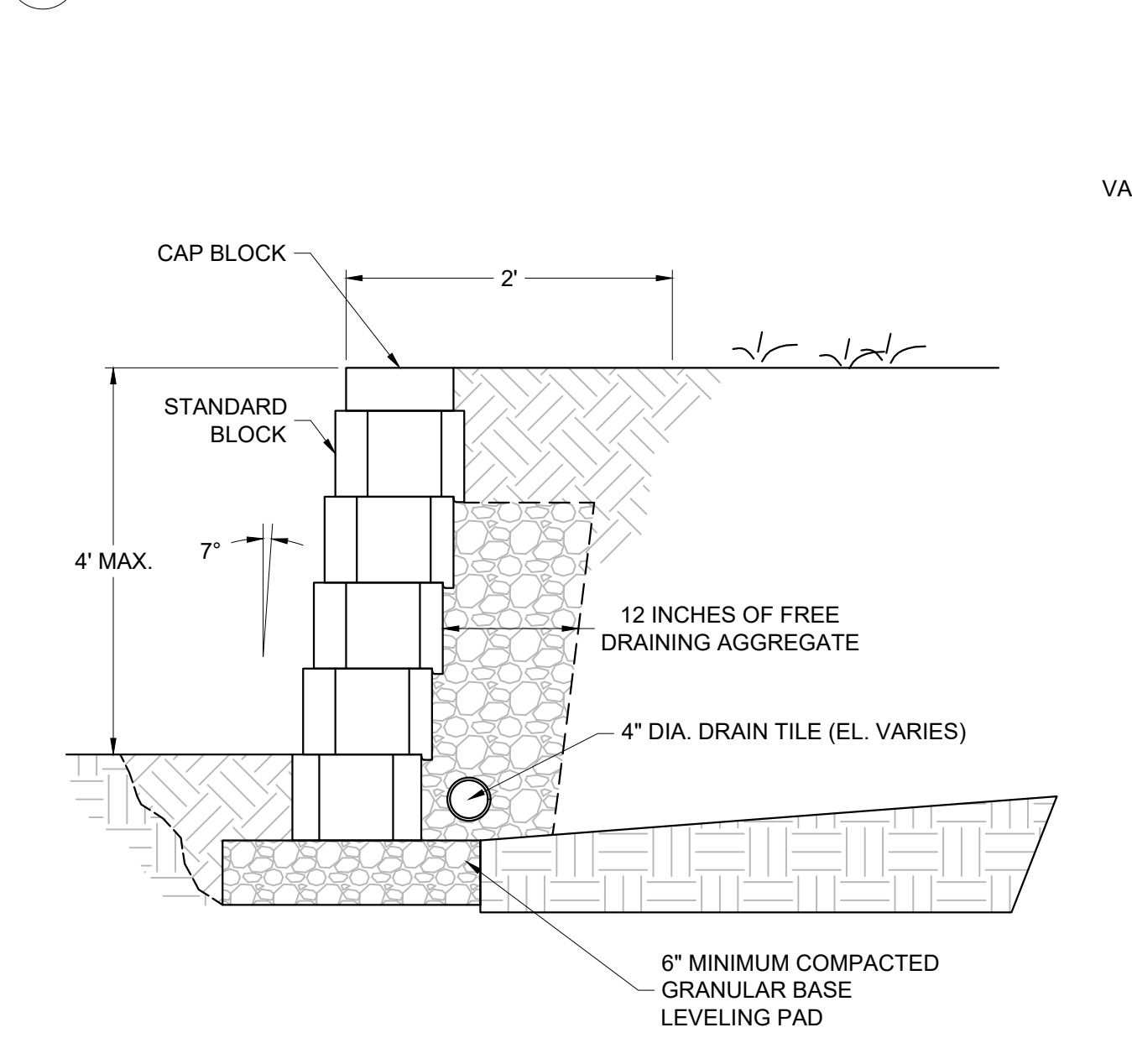
2 STORM TRENCH DETAIL



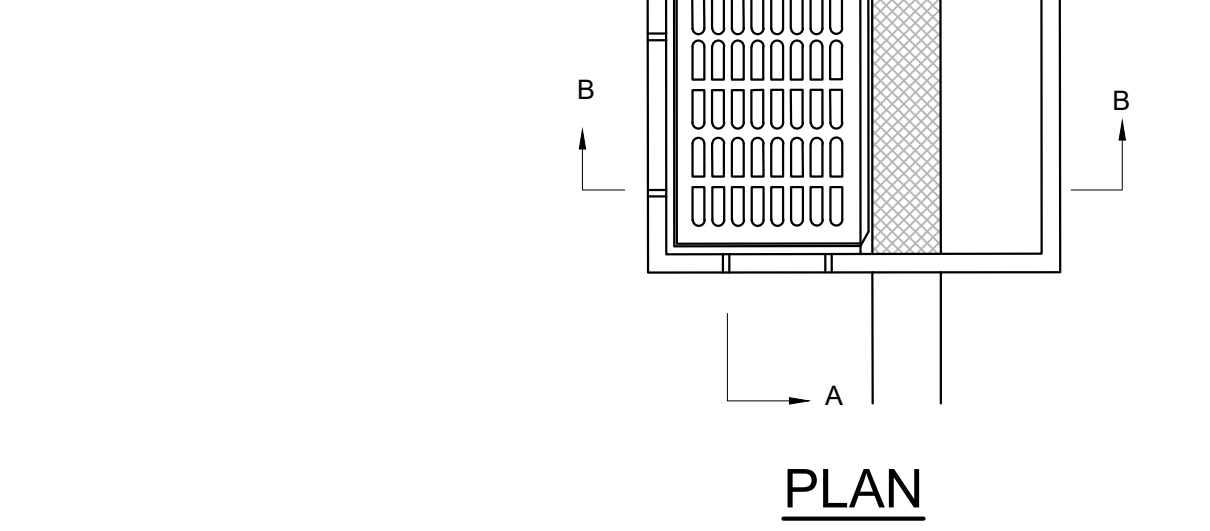
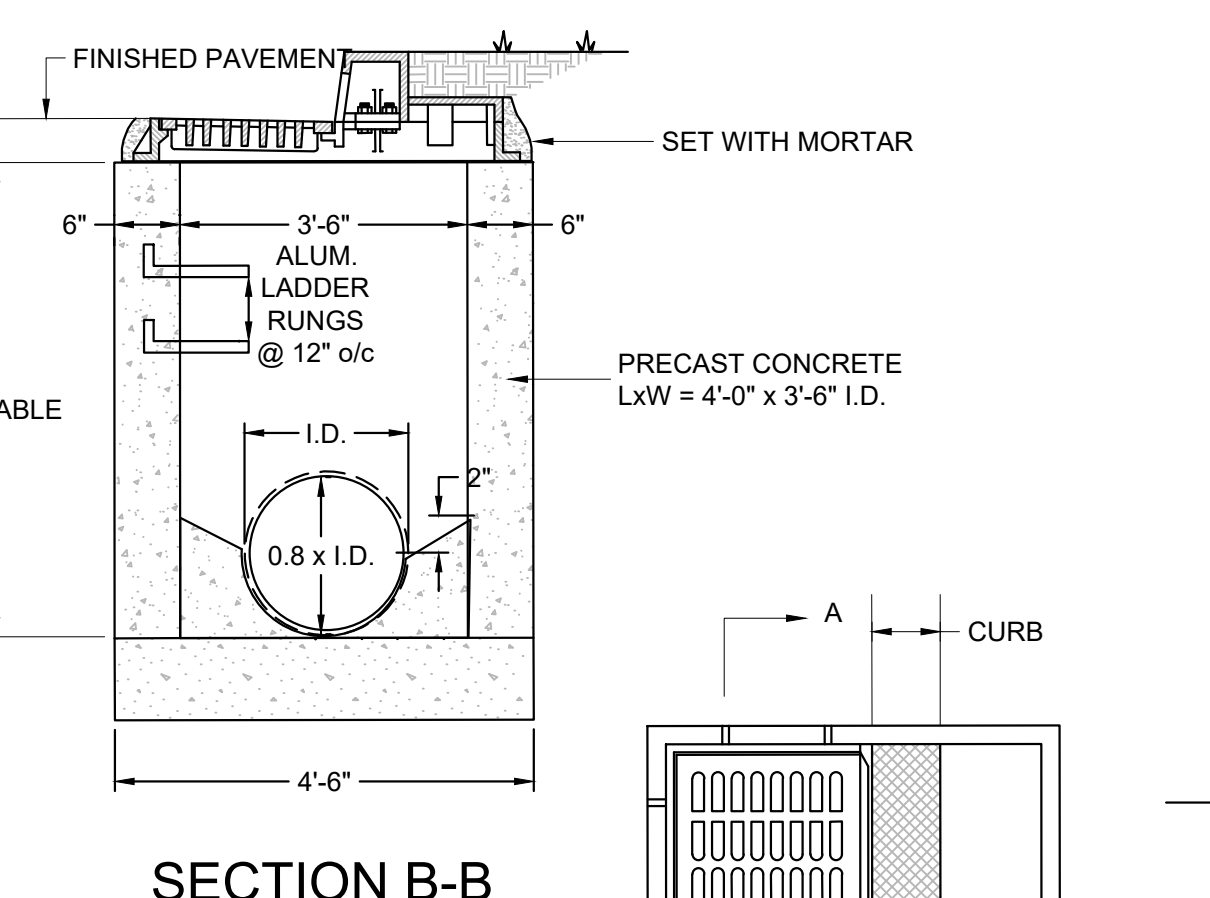
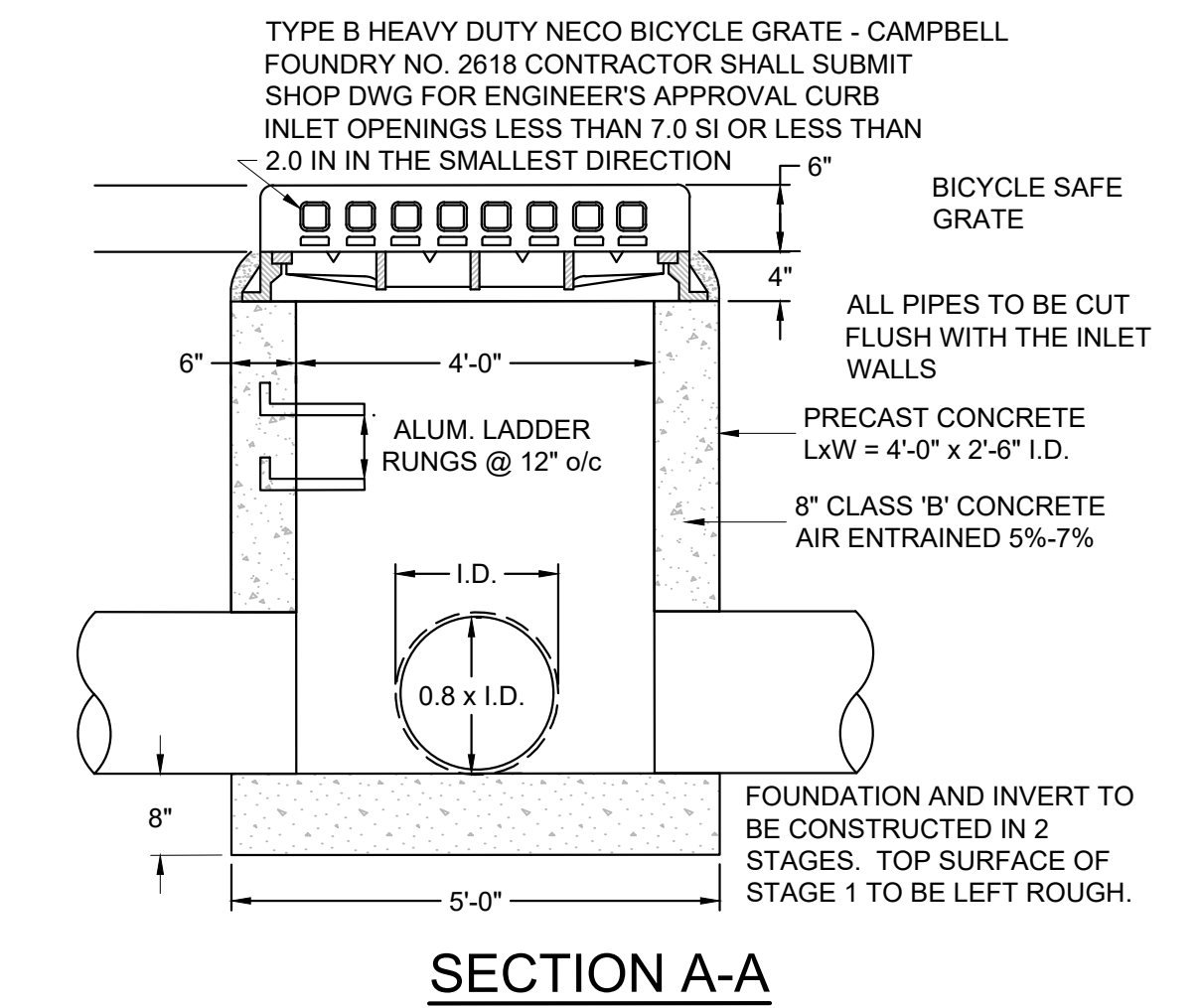
4 RIPRAP APRON DETAIL



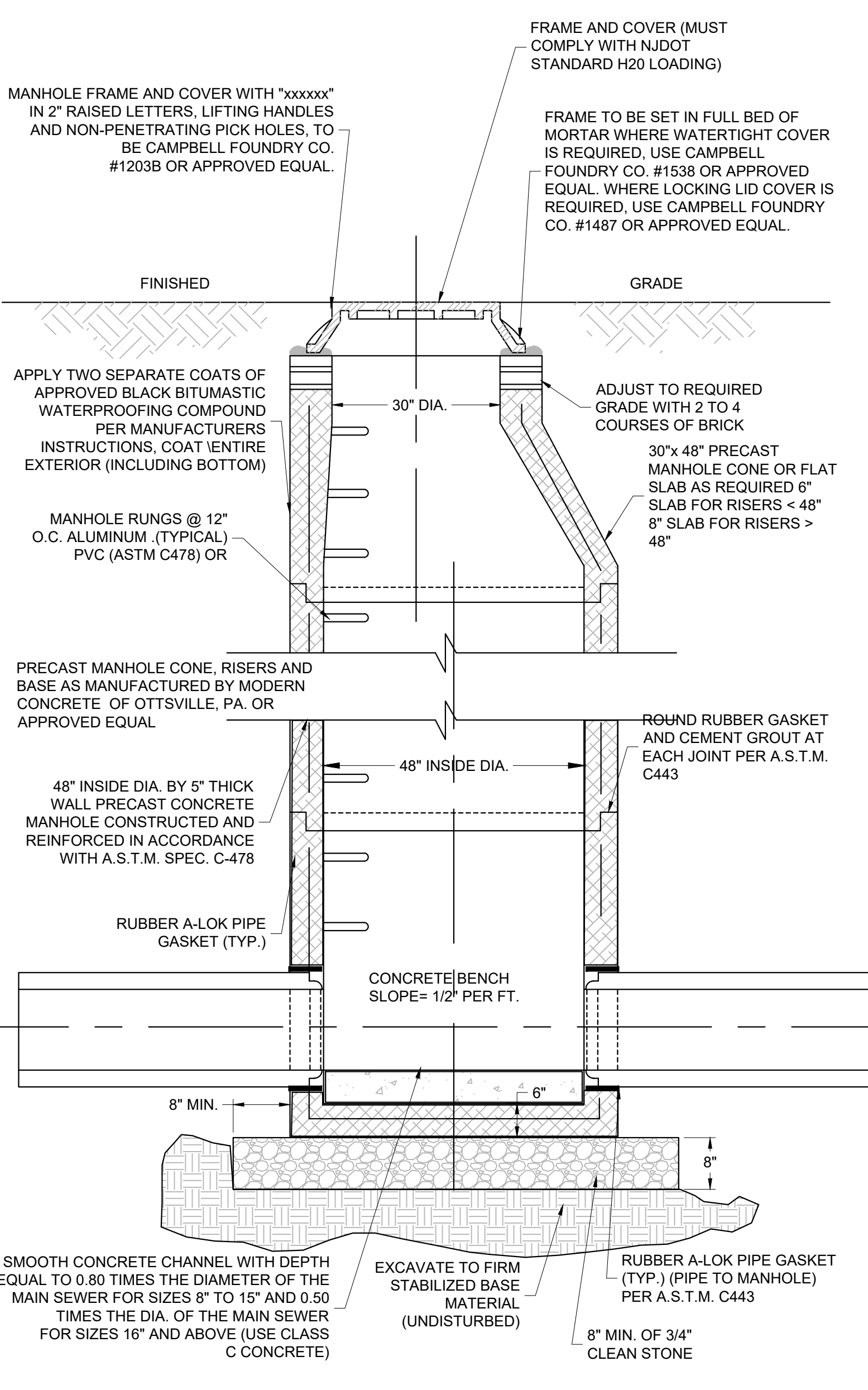
3 PRE-FORMED SCOUR HOLE DETAIL



5 MODULAR BLOCK WALL (4-FT. MAX.) DETAIL



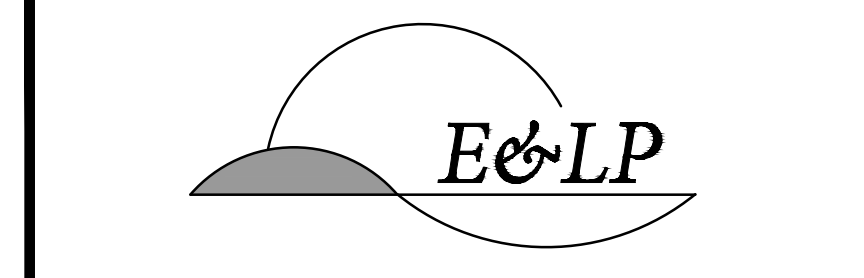
6 TYPE B INLET DETAIL



7 STORM MANHOLE DETAIL



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A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2022

NO.	REVISION	BY	DATE
3.	PER TWP ENGINEER COMMENTS	EAJ	1/26/2021
2.	PER TWP ENGINEER COMMENTS	EAJ	11/1/2020
1.	PER TWP ENGINEER COMMENTS	EAJ	2/6/2020

01/26/2021 DATE
WAYNE J. INGRAM
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GB04258200

PROJECT:
248 STICKLES POND ROAD
BLOCK 151, LOT 21
ANDOVER TOWNSHIP
SUSSEX COUNTY NEW JERSEY

TITLE:
STORMWATER DETAILS

JOB NO.:	19134	DRAWING NO.:	26
SCALE:	N.T.S.		27
DESIGNED:	CBR		
CHECKED:	JAH		
FILENAME:	48-50_DETAILS.DWG		
DATE:	12/12/2019		

