THE DELUXE ITALIAN BAKERY

PRELIMINARY & FINAL MAJOR SITE PLAN

BLOCK 147, LOT 1.01, 2, 2.01 PLATE 9

BOROUGH RUNNEMEDE

CAMDEN COUNTY, NJ

LIST OF PROPERTY OWNERS WITHIN 200'

BLOCK	City State	LOT	Owner Name	Street Address	Zip Code
147.10	RUNNEMEDE NJ	9	MARMAROU GEORGE	51 ST CHARLES PLACE	08078
147	RUNNEMEDE NJ	5	LIPSCHUTZ HILDEGARD	15 SCHUBERT AVE	08078
125	MAPLE SHADE NJ	11.02	RUNCO PROPERTIES LLC	PO BOX 189	08052
147	RUNNEMEDE NJ	1.01	DELUXE ITALIAN BAKERY INC	680 E CLEMENTS BRIDGE RD	08078
147.10	RUNNEMEDE, N J	17	CRAWFORD ADA	34 ST CHARLES PLACE	08078
147.10	RUNNEMEDE, N J	14	HATCH, EVELYN	31 ST CHARLES PLACE	08078
118	HADDON HEIGHTS, N J	4	NEW JERSEY WATER CO	500 GROVE ST	08035
147	RUNEMEDE, N J	6	MAZZIOTTI, HELEN	19 SCHUBERT AVE	08078
147.10	RUNNEMEDE, NJ.	18	BORGESE, LORRAINE K	38 ST CHARLES PLACE	08078
118	RUNNEMEDE NJ	3	JRT HOLDINGS LLC	600 E CLEMENTS BRIDGE RD	08078
147.10	RUNNEMEDE, NJ	12	ESPOSITO, GEORGE J & MARY P	39 ST CHARLES PLACE	08078
147	RUNNEMEDE, N J	1	BORO OF RUNNEMEDE	24 N BLACK HORSE PIKE	08078
147.10	RUNNEMEDE NJ	16	LUNN EDWIN E & CAROLYN A	30 ST CHARLES PLACE	08078
147.10	RUNNEMEDE, NJ	19	RUBBA, MATTHEW J JR	62 ST CHARLES PLACE	08078
118	BLACKWOOD, NJ	2	ICE HOUSE DEVELOPMENT, LLC	PO BOX 1284	08012
118		3.02			
147.10	RUNNEMEDE, N J	10	GRAEFF, ROBERT B & JOYCE E	47 ST CHARLES PLACE	08078
126	RUNNEMEDE, NJ	7	MC CORMICK RONALD F & MEGAN	400 E. 3RD AVENUE	08078
126	RUNNEMEDE NJ	9	BROOKS THERESA M	601 E CLEMENTS BRIDGE RD	08078
125	RUNNEMEDE, N J	1	BORO OF RUNNEMEDE	24 N BLACK HORSE PIKE	08078
147	RUNNEMEDE, N J	2.01	DELUXE ITALIAN BAKERY INC	608 E CLEMENTS BRIDGE RD	08078
125	MAPLE SHADE NJ	11.01	RUNCO PROPERTIES LLC	PO BOX 189	08052
147.10	RUNNEMEDE, N J	11	EDELMAYER, MARY A.	43 ST CHARLES PLACE	08078
147	CHERRY HILL NJ	4	LEADER PROPERTIES INC	5 EMBASSY DRIVE	08002
126	RUNNEMEDE, NJ	6	GUARACINO, KATHLEEN V	404 E 3RD AVE -	08078
147.10	CAMDEN, NJ	13	SECRETARY OF HUD	800 HUDSON SQUARE	08102
118	BLACKWOOD, NJ	1	ICE HOUSE DEVELOPMENT, LLC	PO BOX 1284	08012
147	RUNNEMEDE, N J	7	RILEY, ROBERT E & DONNA M	23 SCHUBERT AVE	08078
126	RUNNEMEDE NJ	5.01	BELPERIO MARY	408 E THIRD AVENUE	08078
147	THOROFARE, N J	3	HERITAGE'S DAIRY STORES INC	JESSUP ROAD	08086
126	RUNNEMEDE NJ	10	EVANGELISTI ROBERT & DENNIS	701 E CLEMENTS BRIDGE RD	08078
147.10	RUNNEMEDE, NJ	15	COVERT CHRISTOPHER	27 ST CHARLES PL.	08078
126	DEPTFORD, NJ	8	SINGH, CHHATTARPAL & B KAUR	PO BOX 5662	08096
126	RUNNEMEDE NJ	9.01	BROOKS THERESA M	601 E CLEMENTS BRIDGE RD	08078
125	MAPLE SHADE NJ	11	RUNCO PROPERTIES LLC	PO BOX 189	08052
147	RUNNEMEDE NJ	5	LIPSCHUTZ HILDEGARD	15 SCHUBERT AVE	08078
137	RUNNEMEDE NJ	4	TETI ROBERT	120 SHUBERT AVENUE	08078
147	RUNNEMEDE NJ	2	DELUXE ITALIAN BAKERY INC	680 E CLEMENTS BRIDGE RD	08078
147	RUNNEMEDE NJ	1.01	DELUXE ITALIAN BAKERY INC	680 E CLEMENTS BRIDGE RD	08078
147.10	RUNNEMEDE, N J	17	CRAWFORD ADA	34 ST CHARLES PLACE	08078
137	RUNNEMEDE, N J	6	ADRIANO, LAWRENCE & ROSE	130 SCHUBERT AVE	08078
147.10	RUNNEMEDE, N J	14	HATCH, EVELYN	31 ST CHARLES PLACE	08078
137	RUNNEMEDE, N J	3	KELLY, BARBARA	114 SCHUBERT AVE	08078
147	RUNEMEDE, N J	6	MAZZIOTTI, HELEN	19 SCHUBERT AVE	08078
126	RUNNEMEDE NJ	10.02	DIPIERRO INVESTMENTS LLC	230 UNION AVE	08078
147	RUNNEMEDE, N J	1	BORO OF RUNNEMEDE	24 N BLACK HORSE PIKE	08078
137	RUNNEMEDE, N J	2.01	MAZZIOTTI, ANTHONY J & DOMENICA C	108 SCHUBERT AVE	08078
147.10	RUNNEMEDE NJ	16	LUNN EDWIN E & CAROLYN A	30 ST CHARLES PLACE	08078
126	RUNNEMEDE NJ	4	TILTON RYAN L & CHRISTINA	416 E 3RD AVENUE	08078
126	RUNNEMEDE NJ	5	LEHMANN, RICHARD D JR	412 E THIRD AVE	08078
126	RUNNEMEDE, NJ	7	MC CORMICK RONALD F & MEGAN	400 E. 3RD AVENUE	08078
126	RUNNEMEDE NJ	9	BROOKS THERESA M	601 E CLEMENTS BRIDGE RD	08078
137	RUNNEMEDE NJ	8	KUNI JASON J & ZEILMAN KRYSTAL	138 SCHUBERT AVENUE	08078
137	RUNNEMEDE, N J	2	MAZZIOTTI, ANTHONY J & DOMENICA C	108 SCHUBERT AVE	08078
147	CHERRY HILL NJ	4	LEADER PROPERTIES INC	5 EMBASSY DRIVE	08002
126	RUNNEMEDE, NJ	6	GUARACINO, KATHLEEN V	404 E 3RD AVE	08078
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126	RUNNEMEDE NJ	10.01	EVANGELISTI ROBERT & DENNIS	701 E CLEMENTS BRIDGE RD	08078
147	THOROFARE, N J	3	HERITAGE'S DAIRY STORES INC	JESSUP ROAD	08086
126	RUNNEMEDE NJ	10	EVANGELISTI ROBERT & DENNIS	701 E CLEMENTS BRIDGE RD	08078
137	RUNNEMEDE, NJ	5	WEISSENBERGER, LILLIAN	124 SCHUBERT AVE	08078
147.10	RUNNEMEDE, NJ	15	COVERT CHRISTOPHER	27 ST CHARLES PL.	08078
126	DEPTFORD, NJ	8	SINGH, CHHATTARPAL & B KAUR	PO BOX 5662	08096
137	RUNNEMEDE NJ	7	CLARK JACQUELINE	134 SCHUBERT AVE	08078
126	RUNNEMEDE NJ	9.01	BROOKS THERESA M	601 E CLEMENTS BRIDGE RD	08078

APPROVED BY THE MUNICIPAL BOARD ON THIS___DAY OF_____20__

APPLICATION#

CHAIRPERSON

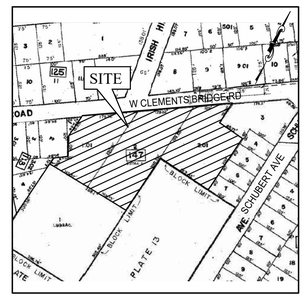
SECRETARY

ENGINEER

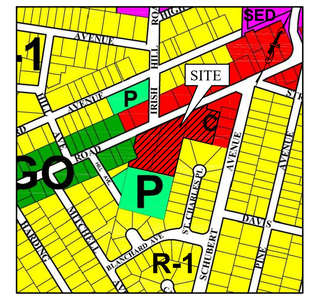
I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE PLAN

OWNER

U.S.G.S. QUAD MAP
SCALE: 1" = 1,000'



TAX MAP
NOT TO SCALE



ZONING MAP
NOT TO SCALE

PREPARED FOR:

DELUXE ITALIAN BAKERY, INC
680 E. CLEMENTS BRIDGE ROAD
RUNNEMEDE, NJ 08078

PREPARED BY:

THE PETTIT GROUP, LLC
Engineering • Architecture • Planning
497 Center Street • Sewell, NJ 08080
Tel: 856-464-9600 Fax: 856-464-9606
www.pettitgroup.com

UTILITY COMPANIES

New Jersey American Water Company
Joseph Dugandzic, Engineering Manager
515 Grove Street
Haddon Heights, NJ 08035
547-1700

Public Service Electric & Gas Company
Roger Nelson, General Manager, Real Estate Office
80 Park Plaza
Newark, NJ 07102
(201) 430-7000

South Jersey Gas Company
Mr. Chuck Dippo, Engineer
1 South Jersey Plaza
Folsom, NJ 08037
561-9000 Ext. 261

Bell Atlantic
540 Broad Street
Newark, NJ 07101

Gloucester Township MUA
POB 216
Glendora, NJ 08029
227-8666

Camden County MUA
1645 Ferry Avenue
Camden NJ 08101
541-3703

Garden State Cable TV
1250 Haddonfield-Berlin Road
POB 5025
Cherry Hill, NJ 08034

Camden County Planning Board
2311 Egg Harbor Road
Lindenwold, NJ 08021

State of New Jersey
PO Box 1889
Trenton, NJ 08625

Runnemede Sewer Utility
24 North Black Horse Pike
Runnemede, New Jersey 08078

INDEX OF DRAWINGS

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3	OF	9	SITE PLAN
4	OF	9	GRADING PLAN
5	OF	9	LANDSCAPING & LIGHTING PLAN
6	OF	9	SOIL EROSION & SEDIMENT CONTROL PLAN
7	OF	9	SESC NOTES AND DETAILS
8	OF	9	CONSTRUCTION DETAILS
9	OF	9	CONSTRUCTION DETAILS

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REVISIONS

NO.	DESCRIPTION	DATE

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THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY: DPK/ND	JOB NO: 1611-01
DRAWN BY: ND	DATE: 09/04/20
CHECKED BY: DPK	SCALE: AS SHOWN

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

680 E. CLEMENTS BRIDGE ROAD
BLOCK 147, LOT 1.01, 2, 2.01
PLATE 9
RUNNEMEDE BOROUGH
CAMDEN COUNTY
NEW JERSEY

FOR

DELUXE ITALIAN BAKERY, INC
680 E. CLEMENTS BRIDGE ROAD
RUNNEMEDE, NJ 08078

D. Kreck

DAVID P. KRECK, PE, CME
Professional Engineer
State of New Jersey • License # GE 40995
State of Pennsylvania • License # 051762E
State of Delaware • License # 13285

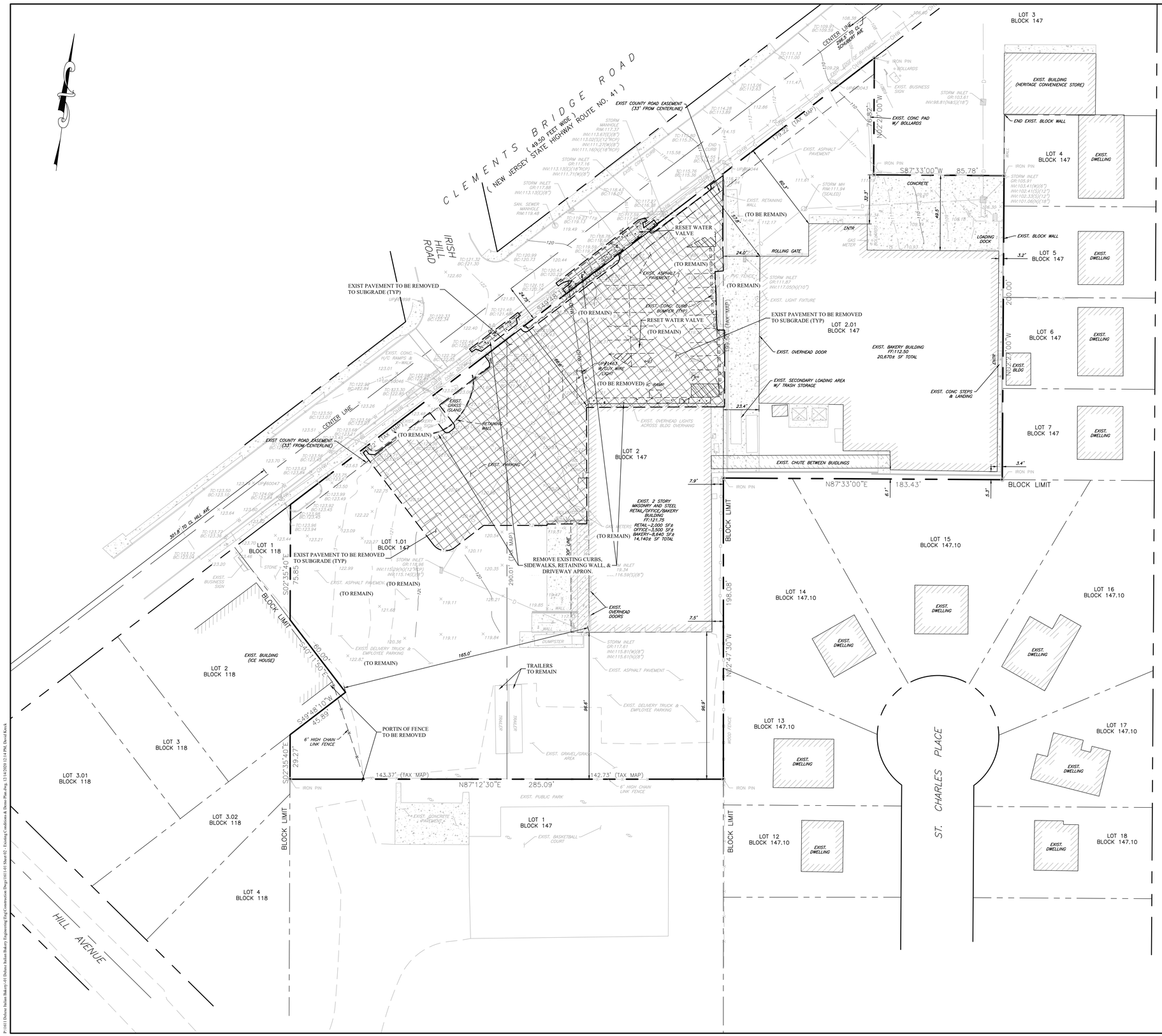
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

1 of 9

P:\1611 Deluxe Italian Bakery\01 Deluxe Italian Bakery Engineering\Eng Construction Dwgs\1611-01 Sheet 01 - Cover Sheet.dwg, 12/14/2020 12:14 PM, David Kreck



DEMOLITION & STRUCTURAL FILL NOTES:

1. IF PROVIDED, THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN TAKEN FROM VARIOUS SOURCES AND IS SHOWN FOR DESIGN AND ESTIMATING PURPOSES ONLY. ACTUAL LOCATIONS OF UTILITIES SHALL BE FIELD VERIFIED BY CONTRACTOR. ANY DISCREPANCIES OR APPARENT CONFLICTS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER FOR INTERPRETATION. ANY/ALL DISCREPANCIES SHALL BE REPORTED TO ENGINEER IN WRITING PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS & UTILITIES. A WRITTEN NOTICE SHALL BE FORWARDED TO THE OWNER SETTING FORTH THE DATE OF CONTACT. CONTRACTORS ARE ADVISED TO CALL 1-800-272-1000 BEFORE COMMENCING FOR A MARKOUT OF EXISTING UTILITIES.
2. CONTRACTOR SHALL REVIEW ALL PLAN SHEETS TO DETERMINE IF THE EXTENT OF IMPROVEMENTS TO BE REMOVED, AS INDICATED ON THIS PLAN, IS CORRECT. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER DURING THE BID PHASE.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES PRIOR TO DEMOLITION.
4. CONTRACTOR TO COORDINATE ALL UTILITY REMOVAL(S) AND SHUT-OFF(S). (TYPICAL)
5. CONTRACTOR TO COORDINATE WITH ALL APPLICABLE AGENCIES DURING THE DEMOLITION OF EXISTING BUILDINGS, IF NOTED TO BE REMOVED.
6. TEST PITS SHALL BE EXCAVATED PRIOR TO CONSTRUCTION TO LOCATE UNDERGROUND UTILITIES.
7. ANY REQUIRED UTILITY POLE RELOCATIONS FOR THE PROPOSED IMPROVEMENTS SHALL BE COMPLETED AT NO EXTRA COST TO THE OWNER. CONTRACTOR SHALL PROVIDE ALL NECESSARY ARRANGEMENTS FOR UTILITY POLE RELOCATION.
8. THE CONTRACTORS ARE ADVISED THAT ANY REQUIRED UNDERGROUND UTILITY RELOCATIONS INCLUDING GAS MAINS AND SERVICES, WATER MAINS AND SERVICES, SEWER MAINS AND SERVICES, ELECTRIC AND TELEPHONE LINES SHALL BE COMPLETED AT NO COST TO THE OWNER UNLESS SPECIFICALLY NOTED OTHERWISE.
9. EXISTING UTILITIES INCLUDING VALVE BOXES, CLEAN OUTS, CURB STOPS, MANHOLES, ETC., SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED GRADE. STORM DRAINAGE STRUCTURES SHALL NOT BE ADJUSTED UNLESS SPECIFICALLY CALLED FOR. NO TRENCHES SHALL REMAIN OPEN OVERNIGHT.
10. SUPPORT AND STABILIZATION OF REMAINING STRUCTURES SHALL CONFORM TO IBC 2009.
11. ALL DEMOLITION TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
12. NO DISTURBANCES SHALL BE PERMITTED BEYOND THE PROJECT PROPERTY LINE WITHOUT THE WRITTEN PERMISSION OF THE PROPERTY OWNER(S) DIRECTLY AFFECTED.
13. CONTRACTOR SHALL CLEAN ADJACENT STRUCTURES AFFECTED BY DEMOLITION, CONTRACTOR TO RETURN ADJACENT AREAS TO CONDITIONS EXISTING PRIOR TO START OF WORK.
14. THE CONTRACTOR SHALL PROPERLY DISPOSE OF SPOILS AND EXCAVATED MATERIALS. NO CONSTRUCTION DEBRIS, CUT VEGETATION, TREE STUMPS, OR ANY OTHER SOLID WASTE EXISTING ON SITE IS TO BE BURIED ON SITE. NO ON SITE BURIAL OR BURNING OF CONSTRUCTION DEBRIS IS PERMITTED. ALL WASTE MUST BE PROPERLY REMOVED AND DISPOSED OFF SITE. ALL MATERIALS REMOVED FROM SITE ARE TO BE DISPOSED OF AT AN APPROVED FACILITY.
15. EXISTING TOPSOIL ONSITE IS TO BE PROTECTED. NO TOPSOIL IS TO BE SOLD OR REMOVED FROM THE SITE OR USED AS SPOIL UNLESS APPLICATION IS MADE TO THE APPROVING AUTHORITY AND APPROVAL IS GRANTED.
16. PROJECT SITE TO BE CLEARED ONLY AS REQUIRED. EXISTING TREES SHALL BE PROTECTED ALONG WITH ALL EXCAVATION AND CONSTRUCTION LIMITS.
17. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIAL SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
18. IF STRUCTURES ARE INDICATED TO BE REMOVED, THE CONTRACTOR SHALL DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) BEFORE THE COMMENCEMENT OF DESIGNATED DEMOLITION. CLEARLY IDENTIFY, BEFORE THE COMMENCEMENT OF DESIGNATED DEMOLITION, THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY APPLICABLE UTILITY COMPANIES TO ENSURE CONTINUATION OF SERVICE.
19. IF PRESENT ON-SITE, EXISTING WELLS SHALL BE ABANDONED BY A CERTIFIED WELL DRILLER, IN ACCORDANCE WITH ALL LOCAL, COUNTY, OR STATE REGULATIONS. EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH ALL LOCAL, COUNTY, OR STATE REGULATIONS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION OF ALL UTILITIES TO BE REMOVED. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH LOCAL MUNICIPAL & MUA SPECIFICATIONS.
21. IF NOTED TO BE REMOVED, EXISTING BUILDING SHALL BE DEMOLISHED INCLUDING ALL BASEMENT FOOTINGS AND FOUNDATION WALLS & MATERIALS. (BASEMENT MATERIAL SHALL BE REMOVED FROM SITE AND NOT USED FOR FILL).
22. THE ON-SITE SOILS WHICH ARE EXCAVATED FOR SITE GRADING MAY BE USED AS STRUCTURAL FILL FOR SUPPORT OF SLAB-ON-GRADE AND PAVEMENT. HOWEVER, THESE SOILS CONTAIN AN APPRECIABLE AMOUNT OF FINES AND WILL BE MOISTURE SENSITIVE. THEREFORE, USAGE OF THE ON-SITE SOIL WILL BE LIMITED TO PERIODS OF WARM AND/OR DRY WEATHER. IF OFF-SITE MATERIALS ARE REQUIRED FOR FILL, CRUSHED STONE OR RECYCLED CRUSHED CONCRETE MEETING THE MINIMUM REQUIREMENTS OF NJDOT COURSE AGGREGATE NO. 2 SHOULD BE USED.
23. STRUCTURAL FILL SHOULD BE PLACED IN HORIZONTAL LIFTS NOT MORE THAN 6 INCHES IN LOOSE THICKNESS. WITHIN THE BUILDING AREA, THE FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY THE "MODIFIED PROCTOR" COMPACTION TEST, ASTM D 1557. ALTERNATIVELY, EACH LIFT OF IMPORTED CRUSHED STONE SHOULD BE COMPACTED TO AT LEAST 85 PERCENT RELATIVE DENSITY AS DETERMINED BY ASTM D 4253 / 4254, OR THE US ARMY CORPS OF ENGINEERS MODIFIED PROVIDENCE VIBRATED DENSITY TEST. THE RELATIVE DENSITY METHOD IS USED FOR FREE-DRAINING SOILS WHICH TO NOT EXHIBIT A WELL-DRAINED PEAK IN THE PROCTOR TEST, OR WHICH BREAK DOWN EXCESSIVELY UNDER THE TEST RAMMER. STRUCTURAL FILL SHOULD BE COMPACTED USING A SELF-PROPELLED, VIBRATORY ROLLER WHICH IMPARTS A TOTAL DYNAMIC FORCE OF AT LEAST 300 POUNDS PER INCH OF DRUM LENGTH. IN CONFINED AREAS, WHERE SMALLER ROLLERS OR MANUALLY OPERATED TAMPERS ARE USED, THE LIFT THICKNESS SHOULD BE REDUCED TO 6 INCHES.
24. BACKFILL AROUND THE EXTERIOR OF THE BUILDING, AND FILL IN PAVEMENT AREAS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. ON-SITE SOIL MAY BE USED FOR EXTERIOR BACKFILL.

30 0 30 60
SCALE 1" = 30' FEET

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DESIGNED BY: DPK/ND	JOB NO: 1611-01
DRAWN BY: ND	DATE: 09/04/20
CHECKED BY: DPK	SCALE: XXXX-X

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

680 E. CLEMENTS BRIDGE ROAD
BLOCK 147, LOT 1.01, 2, 2.01
PLATE 9
RUNNEMEDE BOROUGH
CAMDEN COUNTY
NEW JERSEY

FOR

DELUXE ITALIAN BAKERY, INC
680 E. CLEMENTS BRIDGE ROAD
RUNNEMEDE, NJ 08078

D. Kreck
DAVID P. KRECK, PE, CME
Professional Engineer
State of New Jersey • License # GE 40995
State of Pennsylvania • License # 051762E
State of Delaware • License # 13285

SHEET TITLE:

EX. CONDITIONS & DEMOLTION PLAN

SHEET NUMBER:

2 of 9

P:\1611 Deluxe Italian Bakery #1\Deluxe Italian Bakery Engineering\Dwg\Construction Dwgs\1611-01 Sheet 02 - Existing Conditions & Demo Plan.dwg, 12/14/2020 12:14 PM, David Kreck

SUMMARY OF VARIANCES GRANTED BY RESOLUTION FROM 2013 APPLICATION

CHAPTER 395-9: COMMERCIAL C DISTRICT

ARTICLE 395-9.D: A VARIANCE TO ALLOW FOR A REAR YARD SETBACK OF 5.25 FEET (LOT #2.01). (PRE-EXISTING CONDITION)

ARTICLE 395-9.E: A VARIANCE TO ALLOW FOR A SIDE YARD SETBACK OF 3.22 FEET (LOT #2.01). (PRE-EXISTING & PROPOSED CONDITION)

ARTICLE 395-9.F.(1): A VARIANCE TO ALLOW FOR A 5.25 FOOT LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL ZONE. (PRE-EXISTING CONDITION)

ARTICLE 395-9.H: A VARIANCE TO ALLOW FOR A MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE OF 100%. (PRE-EXISTING CONDITION)

CHAPTER 395-13: OFF STREET PARKING AND PARKING LOT REQUIREMENTS

ARTICLE 395-13.A.(3): A VARIANCE FROM THE REQUIREMENT TO PROVIDE A TWENTY (20) FOOT PARKING BUFFER. (PRE-EXISTING CONDITION)

ARTICLE 395-13.B: A VARIANCE FROM PROVIDING THE MINIMUM NUMBER OF PARKING STALLS ON-SITE. (PRE-EXISTING CONDITION)

CHAPTER 395-14: OFF STREET PARKING AND PARKING LOT REQUIREMENTS

ARTICLE 395-14.B.(1): A VARIANCE TO ALLOW FOR A LOADING SPACE TO BE LOCATED WITHIN THE FRONT YARD AREA OF LOT #2.01

EMPLOYEE PARKING & LOADING NOTES

1. NUMBER OF EMPLOYEES & PARKING DEMANDS:

   DAY SHIFT:
   - 43 (BAKERY)
   - 10 (OFFICE)
   - 5 (RETAIL)

   TOTAL DAY SHIFT: 58 EMPLOYEES

   TOTAL ON-SITE PARKING CAPACITY: 75 VEHICLES (33+42)

   TOTAL RETAIL PARKING DEMAND: 17 VEHICLES

   TOTAL AVAILABLE EMPLOYEE PARKING: 58 VEHICLES

   TOTAL NUMBER OF EMPLOYEE VEHICLES: 27-30 VEHICLES

   NIGHT SHIFT:
   - 37 (BAKERY)(TOTAL)

   TOTAL NUMBER OF EMPLOYEE VEHICLES: 10 VEHICLES

2. NUMBER & TYPE OF DELIVERY TRUCKS THAT PARK ON-SITE
   - 14 FT ISUZU TRUCKS: 9 TOTAL
   - TRUCKS PARK IN REAR OF LOT
   - DELIVERY DRIVERS PARK CARS IN VACANT TRUCK SPACES

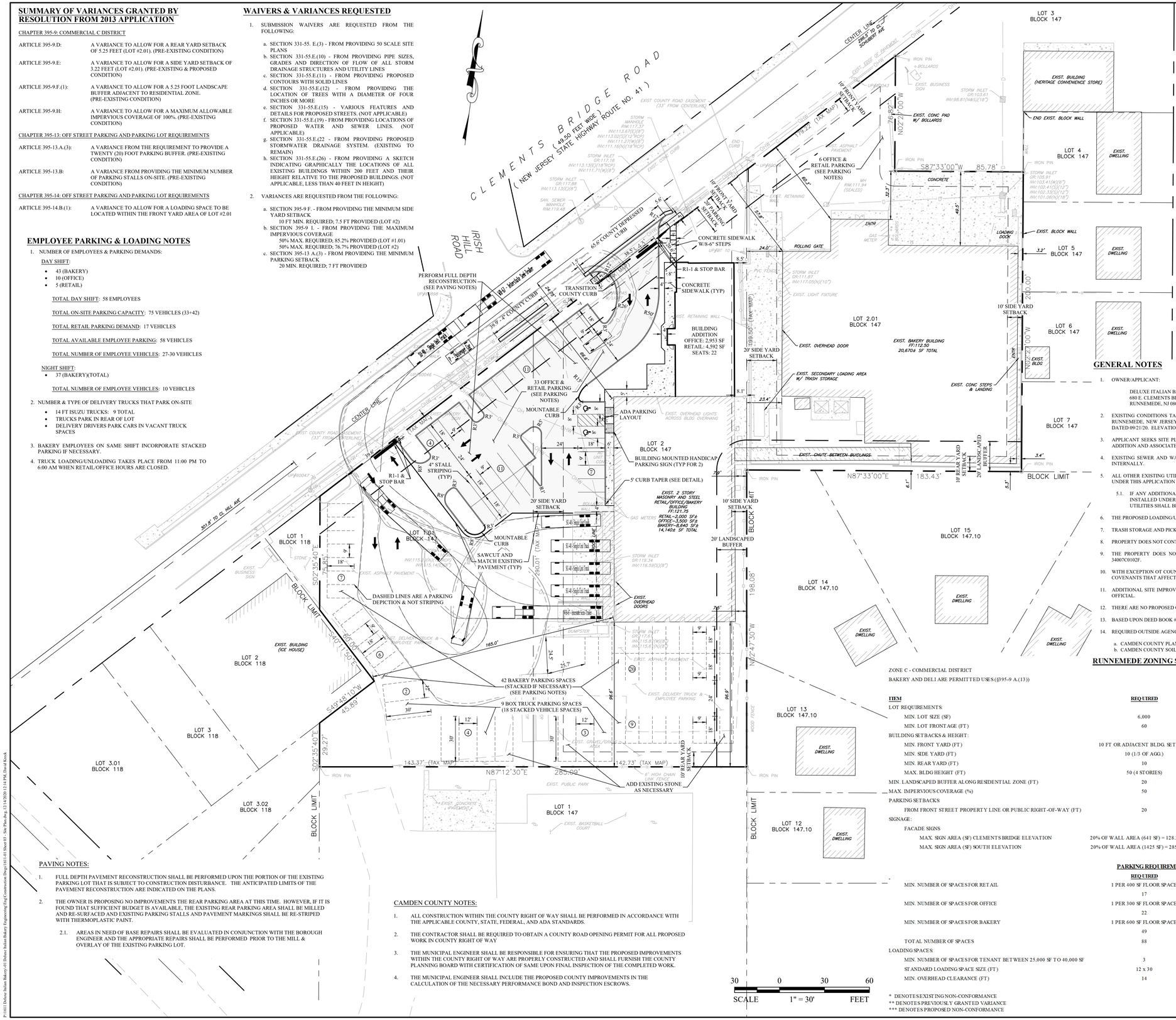
3. BAKERY EMPLOYEES ON SAME SHIFT INCORPORATE STACKED PARKING IF NECESSARY.

4. TRUCK LOADING/UNLOADING TAKES PLACE FROM 11:00 PM TO 6:00 AM WHEN RETAIL/OFFICE HOURS ARE CLOSED.

WAIVERS & VARIANCES REQUESTED

1. SUBMISSION WAIVERS ARE REQUESTED FROM THE FOLLOWING:
   a. SECTION 331-55. E.(3) - FROM PROVIDING 50 SCALE SITE PLANS
   b. SECTION 331-55.E.(10) - FROM PROVIDING PIPE SIZES, GRADES AND DIRECTION OF FLOW OF ALL STORM DRAINAGE STRUCTURES AND UTILITY LINES
   c. SECTION 331-55.E.(11) - FROM PROVIDING PROPOSED CONTOURS WITH SOLID LINES
   d. SECTION 331-55.E.(12) - FROM PROVIDING THE LOCATION OF TREES WITH A DIAMETER OF FOUR INCHES OR MORE
   e. SECTION 331-55.E.(15) - VARIOUS FEATURES AND DETAILS FOR PROPOSED STREETS. (NOT APPLICABLE)
   f. SECTION 331-55.E.(19) - FROM PROVIDING LOCATIONS OF PROPOSED WATER AND SEWER LINES. (NOT APPLICABLE)
   g. SECTION 331-55.E.(22 - FROM PROVIDING PROPOSED STORMWATER DRAINAGE SYSTEM. (EXISTING TO REMAIN)
   h. SECTION 331-55.E.(26) - FROM PROVIDING A SKETCH INDICATING GRAPHICALLY THE LOCATIONS OF ALL EXISTING BUILDINGS WITHIN 200 FEET AND THEIR HEIGHT RELATIVE TO THE PROPOSED BUILDINGS. (NOT APPLICABLE, LESS THAN 40 FEET IN HEIGHT)

2. VARIANCES ARE REQUESTED FROM THE FOLLOWING:
   a. SECTION 395-9 F. - FROM PROVIDING THE MINIMUM SIDE YARD SETBACK
      10 FT MIN. REQUIRED; 7.5 FT PROVIDED (LOT #2)
   b. SECTION 395-9 I. - FROM PROVIDING THE MAXIMUM IMPERVIOUS COVERAGE
      50% MAX. REQUIRED; 85.2% PROVIDED (LOT #1.01)
      50% MAX. REQUIRED; 76.7% PROVIDED (LOT #2)
   c. SECTION 395-13 A.(3) - FROM PROVIDING THE MINIMUM PARKING SETBACK
      20 MIN. REQUIRED; 7 FT PROVIDED



GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MUNICIPAL, COUNTY OR STATE REGULATIONS, WHICHEVER TAKES PRECEDENCE.
2. THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
3. 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.
4. 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.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY.
6. ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI. OR AS REQUIRED BY THE APPROVAL AUTHORITY.
7. ALL TRENCHES IN PAVEMENT AREAS TO REMAIN ARE TO BE SAW CUT. ALL EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT TO MEET ALL NEW OR RECONSTRUCTED PAVEMENT AREAS.
8. WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAWCUT ONE (1) FOOT FROM THE EDGE TO PROVIDE A NEAT LINE AGAINST WHICH TO PAVE.
9. ALL TRAFFIC CONTROL SIGNAGE AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. ALL PROPOSED PAVEMENT MARKINGS AND STRIPING IMPROVEMENTS SHALL BE THERMOPLASTIC, UNLESS OTHERWISE APPROVED BY THE BOROUGH ENGINEER.
11. ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019, AS AMENDED.
12. 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).
13. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (e) OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).
14. TRAFFIC ARROWS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS SPECIFICALLY STATED OTHERWISE.

GENERAL NOTES

1. OWNER/APPLICANT:

   DELUXE ITALIAN BAKERY, INC
   680 E. CLEMENTS BRIDGE ROAD
   RUNNEMEDE, NJ 08078

2. EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "PLAN OF EXISTING CONDITIONS, 680 E. CLEMENTS BRIDGE ROAD, RUNNEMEDE, NEW JERSEY, LOTS 1.01, 2 & 2.01 IN BLOCK 147 ON TAX MAP PLATE 9", BY K2 CONSULTING ENGINEERS, INC., DATED 09/21/20. ELEVATION DATUM IS NAVD 88
3. APPLICANT SEEKS SITE PLAN APPROVAL TO EXPAND THE EXISTING RETAIL USE WITH THE CONSTRUCTION OF A 3,552± SF ADDITION AND ASSOCIATED SITE IMPROVEMENTS.
4. EXISTING SEWER AND WATER LINES SHALL BE EXTENDED TO THE PROPOSED ADDITION FROM THE EXISTING BUILDING INTERNALLY.
5. ALL OTHER EXISTING UTILITY SERVICES ARE TO REMAIN. THERE ARE NO NEW UTILITY SERVICE CONNECTIONS PROPOSED UNDER THIS APPLICATION
   5.1. IF ANY ADDITIONAL UTILITY CONNECTIONS ARE ULTIMATELY FOUND TO BE NECESSARY, THOSE UTILITIES SHALL BE INSTALLED UNDERGROUND. ACTUAL LOCATIONS OF PROPOSED GAS, TELEPHONE, ELECTRIC, AND COMMUNICATIONS UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
6. THE PROPOSED LOADING/UNLOADING OPERATIONS SHALL REMAIN .
7. TRASH STORAGE AND PICK UP OPERATIONS ARE PERFORMED COMMERCIALLY AND SHALL REMAIN AS CURRENTLY EXISTING.
8. PROPERTY DOES NOT CONTAIN, NOR IS IT ADJACENT TO, FRESHWATER WETLANDS AS PER THE NJDEP GIS DATABASE.
9. THE PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN ZONE ACCORDING TO THE MOST RECENT FEMA FIRM MAP 34007C0102F.
10. WITH EXCEPTION OT COUNTY ROAD EASEMENT, THERE ARE NO EXISTING EASEMENTS, DEED RESTRICTIONS, OR PROTECTIVE COVENANTS THAT AFFECT THE PROPERTY IN QUESTION, I.E. LOT#'S 1.01, 2, & 2.01.
11. ADDITIONAL SITE IMPROVEMENTS RELATED TO FIRE SAFETY SHALL BE PROVIDED AS REQUESTED BY THE BOROUGH'S FIRE OFFICIAL.
12. THERE ARE NO PROPOSED CHANGES TO THE EXISTING FREESTANDING SITE SIGNAGE.
13. BASED UPON DEED BOOK #9054, PAGES 404-406, EXISTING LOT#'S 1.01, 2, AND 2.01 HAVE BEEN CONSOLIDATED.
14. REQUIRED OUTSIDE AGENCY APPROVALS:
    a. CAMDEN COUNTY PLANNING BOARD
    b. CAMDEN COUNTY SOIL CONSERVATION DISTRICT

RUNNEMEDE ZONING SCHEDULE

ZONE C - COMMERCIAL DISTRICT

BAKERY AND DELI ARE PERMITTED USES (§395-9 A.(13))

ITEM	REQUIRED	LOT 1.01	LOT 2	LOT 2.01	ORDINANCE
LOT REQUIREMENTS:					
MIN. LOT SIZE (SF)	6,000	32,130 (0.74 AC)	48,966 (1.12 AC)	40,617 (0.93 AC.)	§395-9 H.
MIN. LOT FRONTAGE (FT)	60	179.22	179.22	125	§395-9 D.(1)
BUILDING SETBACKS & HEIGHT:					
MIN. FRONT YARD (FT)	10 FT OR ADJACENT BLDG. SETBACK	N/A	20.6	60.3	§395-9 D.(2)
MIN. SIDE YARD (FT)	10 (1/3 OF AGG.)	N/A	7.5 *	3.2 **	§395-9 F.
MIN. REAR YARD (FT)	10	N/A	96.9	5.3 **	§395-9 E.
MAX. BLDG HEIGHT (FT)	50 (4 STORIES)	< 50	< 50	< 50	§395-9 C.
MIN. LANDSCAPED BUFFER ALONG RESIDENTIAL ZONE (FT)	20	N/A	7.5 *	5.3 **	§395-9 G.(1)
MAX. IMPERVIOUS COVERAGE (%)	50	85.2 (27,384 SF) ***	76.7 (37,577 SF)***	98.1 (39,825 SF) **	§395-9 I.
PARKING SETBACKS:					
FROM FRONT STREET PROPERTY LINE OR PUBLIC RIGHT-OF-WAY (FT)	20	7 ***	7 ***	20	§395-13 A.(3)
SIGNAGE:					
FACADE SIGNS:					
MAX. SIGN AREA (SF) CLEMENTS BRIDGE ELEVATION	20% OF WALL AREA (641 SF) = 128.2 SF MAX		88		§395-18 B.(3)
MAX. SIGN AREA (SF) SOUTH ELEVATION	20% OF WALL AREA (1425 SF) = 285 SF MAX		66		§395-18 B.(3)

PARKING REQUIREMENTS

	REQUIRED	PROPOSED	ORDINANCE
MIN. NUMBER OF SPACES FOR RETAIL	1 PER 400 SF FLOOR SPACE	6592 SF	§395-13B.(1)(d)[1]
	17	17	
MIN. NUMBER OF SPACES FOR OFFICE	1 PER 300 SF FLOOR SPACE	6453 SF	§395-13B.(1)(d)[2]
	22	22	
MIN. NUMBER OF SPACES FOR BAKERY	1 PER 600 SF FLOOR SPACE	29310 SF	
	49	54	
TOTAL NUMBER OF SPACES	88	93	
LOADING SPACES:			
MIN. NUMBER OF SPACES FOR TENANT BETWEEN 25,000 SF TO 40,000 SF	3	5	§395-14 A.
STANDARD LOADING SPACE SIZE (FT)	12 x 30	14.5 x 73.5	§395-14 A.
MIN. OVERHEAD CLEARANCE (FT)	14	> 14	§395-14 A.

* DENOTES EXISTING NON-CONFORMANCE
** DENOTES PREVIOUSLY GRANTED VARIANCE
*** DENOTES PROPOSED NON-CONFORMANCE

PAVING NOTES:

1. FULL DEPTH PAVEMENT RECONSTRUCTION SHALL BE PERFORMED UPON THE PORTION OF THE EXISTING PARKING LOT THAT IS SUBJECT TO CONSTRUCTION DISTURBANCE. THE ANTICIPATED LIMITS OF THE PAVEMENT RECONSTRUCTION ARE INDICATED ON THE PLANS.
2. THE OWNER IS PROPOSING NO IMPROVEMENTS THE REAR PARKING AREA AT THIS TIME. HOWEVER, IF IT IS FOUND THAT SUFFICIENT BUDGET IS AVAILABLE, THE EXISTING REAR PARKING AREA SHALL BE MILLED AND RE-SURFACED AND EXISTING PARKING STALLS AND PAVEMENT MARKINGS SHALL BE RE-STRIPED WITH THERMOPLASTIC PAINT.
   2.1. AREAS IN NEED OF BASE REPAIRS SHALL BE EVALUATED IN CONJUNCTION WITH THE BOROUGH ENGINEER AND THE APPROPRIATE REPAIRS SHALL BE PERFORMED PRIOR TO THE MILL & OVERLAY OF THE EXISTING PARKING LOT.

CAMDEN COUNTY NOTES:

1. ALL CONSTRUCTION WITHIN THE COUNTY RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE COUNTY, STATE, FEDERAL, AND ADA STANDARDS.
2. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN A COUNTY ROAD OPENING PERMIT FOR ALL PROPOSED WORK IN COUNTY RIGHT OF WAY
3. THE MUNICIPAL ENGINEER SHALL BE RESPONSIBLE FOR ENSURING THAT THE PROPOSED IMPROVEMENTS WITHIN THE COUNTY RIGHT OF WAY ARE PROPERLY CONSTRUCTED AND SHALL FURNISH THE COUNTY PLANNING BOARD WITH CERTIFICATION OF SAME UPON FINAL INSPECTION OF THE COMPLETED WORK.
4. THE MUNICIPAL ENGINEER SHALL INCLUDE THE PROPOSED COUNTY IMPROVEMENTS IN THE CALCULATION OF THE NECESSARY PERFORMANCE BOND AND INSPECTION ESCROWS.

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Certificate of Authorization No. 24GA28131400

REVISIONS

NO.	DESCRIPTION	DATE

FOR APPROVAL PURPOSES ONLY

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THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY: DPK/ND	JOB NO: 1611-01
DRAWN BY: ND	DATE: 09/04/20
CHECKED BY: DPK	SCALE: 1" = 30'

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

680 E. CLEMENTS BRIDGE ROAD BLOCK 147, LOT 1.01, 2, 2.01 PLATE 9 RUNNEMEDE BOROUGH CAMDEN COUNTY NEW JERSEY

FOR

DELUXE ITALIAN BAKERY, INC 680 E. CLEMENTS BRIDGE ROAD RUNNEMEDE, NJ 08078

DAVID P. KRECK, PE, CME
Professional Engineer
State of New Jersey • License # GE 40995
State of Pennsylvania • License # 051762E
State of Delaware • License # 13285

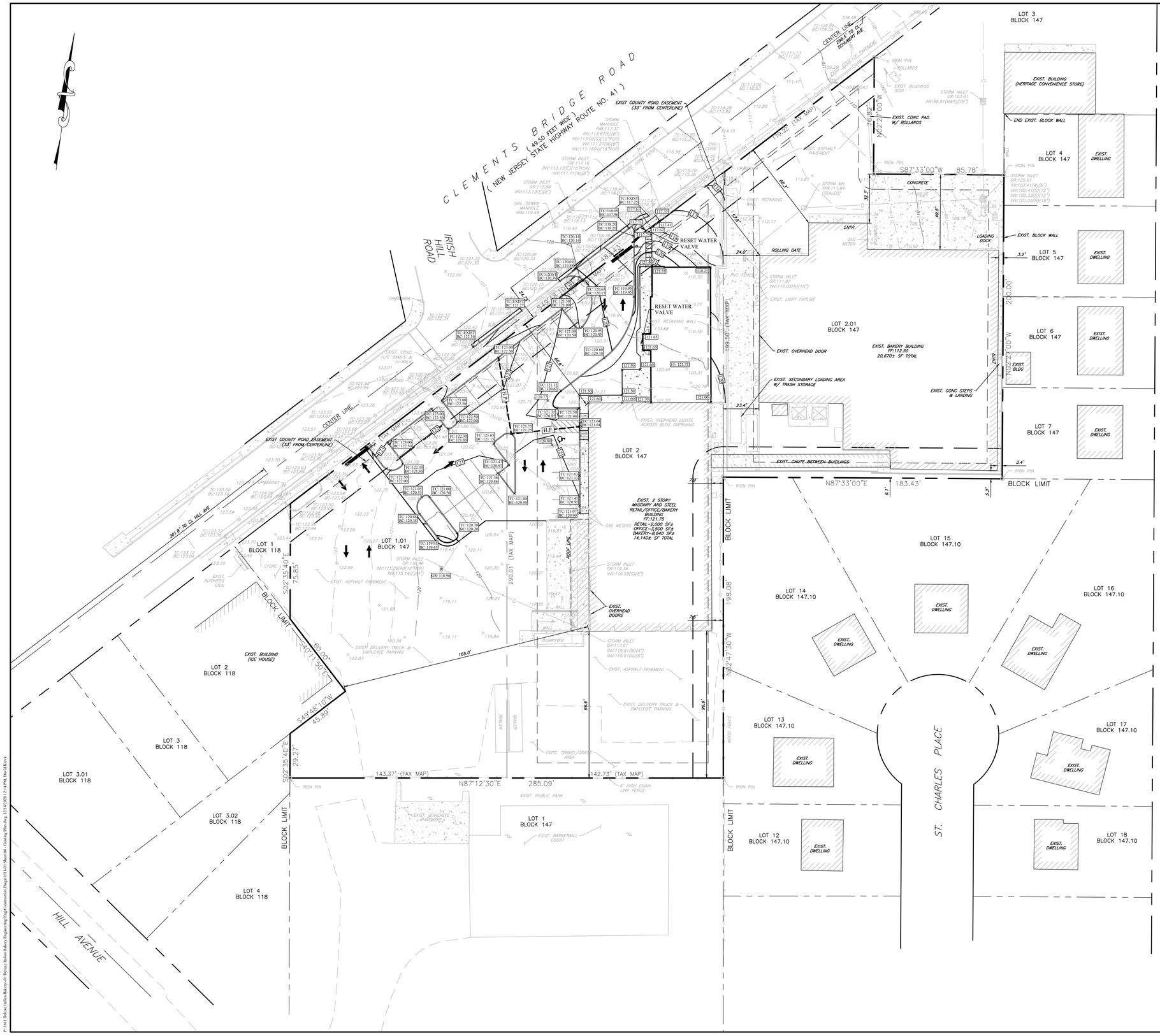
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

3 of 9

P:\1611 Deluxe Italian Bakery-01 Deluxe Italian Bakery\Engineering\Eng\Construction Dwgs\1611-01 Sheet 03 - Site Plan.dwg, 12/14/2020 12:14 PM, David Kreck



GRADING & UTILITY NOTES:

1. ALL GRADING SHALL PROMOTE POSITIVE DRAINAGE FROM BUILDINGS AND STRUCTURES TO DRAINAGE FACILITIES WITHOUT LOW SPOTS THAT CAUSE PONDING.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES SHOWN. THE CONTRACTOR SHALL EMPLOY ALL MEANS NECESSARY, INCLUDING TEST PITS, TO LOCATE AND AVOID DAMAGE TO ALL EXISTING UTILITIES WITHIN THE VICINITY OF THE PROPOSED IMPROVEMENTS. SHOULD ANY EXISTING UTILITY BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS, THE CONTRACTOR SHALL REPORT THE CONFLICT TO THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION.
3. THERE ARE NO NEW PUBLIC UTILITY CONNECTIONS BEING PROPOSED. EXISTING SEWER, WATER, GAS, ELECTRIC, AND COMMUNICATION SERVICE LINES SHALL BE EXTENDED TO THE PROPOSED ADDITION FROM THE EXISTING BUILDING INTERNALLY.
4. IF ANY ADDITIONAL UTILITY CONNECTIONS ARE ULTIMATELY FOUND TO BE NECESSARY, THOSE UTILITIES SHALL BE INSTALLED UNDERGROUND. ACTUAL LOCATIONS OF PROPOSED GAS, TELEPHONE, ELECTRIC, AND COMMUNICATIONS UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
5. ALL ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND OTHER PUBLIC UTILITY LINES SHALL BE INSTALLED UNDERGROUND. MINIMUM HORIZONTAL CLEARANCE BETWEEN PUBLIC UTILITY LINES AND WATER OR SEWER MAINS SHALL BE THREE (3) FEET.
6. THE CONTRACTOR SHALL BACKFILL HIS TRENCH AND PROTECT THE PUBLIC FROM THE WORK AREA AT THE END OF EACH WORKING DAY. NO TRENCHES SHALL REMAIN OPEN OVERNIGHT.
7. ALL INLET GRATES SHALL BE BICYCLE-SAFE GRATES.
8. BACKFILL AROUND ALL PROPOSED UTILITIES, AND ASSOCIATED STRUCTURES, SHALL BE COMPACTED TO 90 PERCENT, MINIMUM, OF THE MAXIMUM DRY DENSITY DETERMINED BY THE "MODIFIED PROCTOR" COMPACTION TEST, ASTM D 1557.
9. **ADA GRADING NOTE:** ALL HANDICAPPED ACCESSIBLE AREAS SHALL BE GRADED WITH A 2% MAXIMUM SLOPE IN ANY DIRECTION.

DRAINAGE NOTES:

1. THE PROJECT HAS BEEN DESIGNED TO MATCH EXISTING GRADES TO THE GREATEST EXTENT POSSIBLE TO ALLOW FOR SITE DRAINAGE PATTERNS TO REMAIN AS EXISTING.
2. THERE IS AN OVERALL DECREASE IN IMPERVIOUS COVERAGE. THEREFORE, THERE ARE NO STORM WATER IMPROVEMENTS PROPOSED AND HENCE A WAIVER FROM PROVIDING STORMWATER MANAGEMENT IMPROVEMENTS IS REQUESTED.

SHOULD THESE PLANS NOT DEPICT THE PROPOSED ELECTRIC, GAS, AND TELECOMM UTILITY SERVICE DESIGNS, THE CONTRACTOR SHALL COORDINATE THE SCOPE OF THE PROPOSED UTILITY SERVICE DESIGNS IN CONSULTATION WITH THE RESPECTIVE UTILITY PROVIDERS AND SHALL ENSURE THAT THE INSTALLATION OF ELECTRIC, GAS, AND TELECOMM UTILITY SERVICES ARE ADDRESSED WITHIN THE SCOPE OF THEIR BID.

SHOULD THESE PLANS DEPICT FEASIBLE LOCATIONS FOR PROPOSED ELECTRIC, GAS, AND TELECOMM UTILITY SERVICE CONNECTIONS, THEY SHALL ONLY BE UTILIZED FOR BIDDING PURPOSES. THE CONTRACTOR SHALL NOTE THAT THE FINAL UTILITY SERVICE DESIGNS MUST BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDERS AND THEREFORE, ARE SUBJECT TO CHANGE BASED UPON THE PREFERENCE OF THE UTILITY PROVIDER.

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THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY: DPK/ND	JOB NO: 1611-01
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PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

680 E. CLEMENTS BRIDGE ROAD
BLOCK 147, LOT 1.01, 2, 2.01
PLATE 9
RUNNEMEDE BOROUGH
CAMDEN COUNTY
NEW JERSEY

FOR

DELUXE ITALIAN BAKERY, INC
680 E. CLEMENTS BRIDGE ROAD
RUNNEMEDE, NJ 08078

DAVID P. KRECK, PE, CME
Professional Engineer
State of New Jersey • License # GE 40995
State of Pennsylvania • License # 051762E
State of Delaware • License # 13285

SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

4 of 9

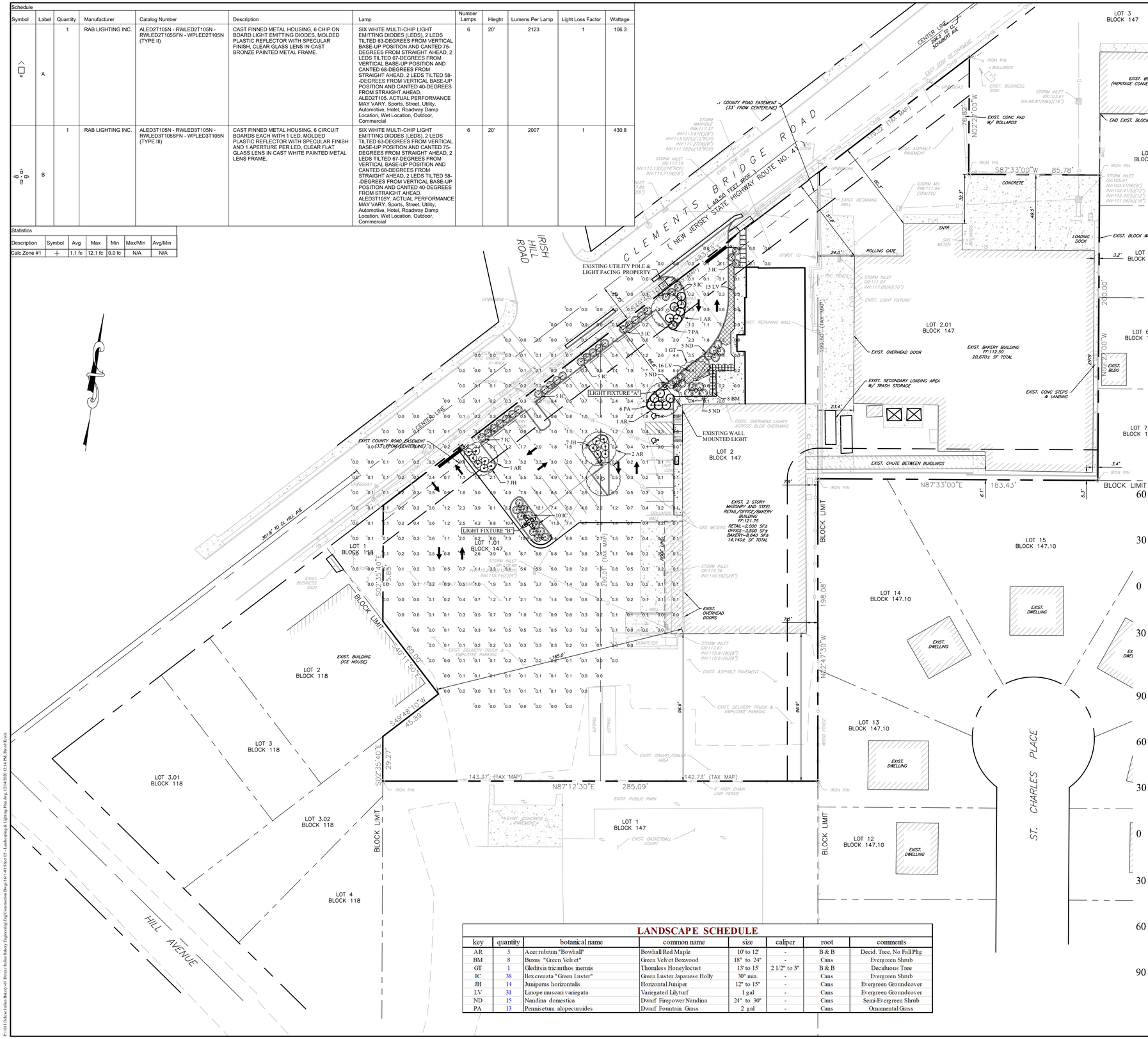
P:\1611 Deluxe Italian Bakery-01 Deluxe Italian Bakery Engineering\Eng\Construction Drgs\1611-01 Sheet 04 - Grading Plan.dwg, 12/3/2020 12:14 PM, David Kreck

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Hieght	Lumens Per Lamp	Light Loss Factor	Wattage
	A	1	RAB LIGHTING INC.	ALED2T105N - RWLED2T105N - RWLED2T105SFN - WPLED2T105N (TYPE II)	CAST FINNED METAL HOUSING, 6 CHIP ON BOARD LIGHT EMITTING DIODES, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR GLASS LENS IN CAST BRONZE PAINTED METAL FRAME.	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 63-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 75-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 67-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 68-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 58--DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 40-DEGREES FROM STRAIGHT AHEAD. ALED2T105. ACTUAL PERFORMANCE MAY VARY. Sports, Street, Utility, Automotive, Hotel, Roadway Damp Location, Wet Location, Outdoor, Commercial	6	20'	2123	1	106.3
	B	1	RAB LIGHTING INC.	ALED3T105N - RWLED3T105N - RWLED3T105SFN - WPLED3T105N (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME.	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 63-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 75-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 67-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 68-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 58--DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 40-DEGREES FROM STRAIGHT AHEAD. ALED3T105Y. ACTUAL PERFORMANCE MAY VARY. Sports, Street, Utility, Automotive, Hotel, Roadway Damp Location, Wet Location, Outdoor, Commercial	6	20'	2007	1	430.8

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	12.1 fc	0.0 fc	N/A	N/A



LANDSCAPE NOTES:

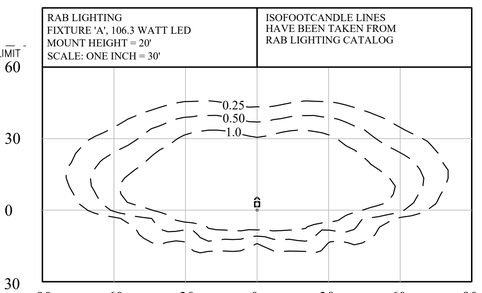
1. ALL DISTURBED AREAS ARE TO BE STABILIZED WITH 6" OF TOPSOIL IN ADDITION TO BEING SEEDED WITH THE SEED MIXTURE NOTED ON THE SOIL EROSION PLAN(S) (AFTER FINAL GRADING).
2. ALL SEEDED AREAS SHALL BE LIMED AND FERTILIZED AT THE RATE DETERMINED BY SOIL ANALYSIS AND APPROVED BY THE MUNICIPAL ENGINEER OR THE SOIL CONSERVATION DISTRICT, OR AT THE RATES SPECIFIED ON THE "SOIL EROSION AND SEDIMENT CONTROL AND DRAINAGE AREA PLAN".
3. LOCATION OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED IN FIELD BY THE LANDSCAPE CONTRACTOR ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT OR APPROVING ENGINEER.
4. ALL SHADE TREES SHALL BE PLANTED IN A DORMANT STATE.
5. THE PLANTING HOLE BACKFILL MIX SHALL CONSIST OF 2 PARTS TOPSOIL, 1 PART PEAT MOSS, EXCEPT IN WET SOILS WHERE SAND WILL REPLACE THE PEAT MOSS.
6. ALL PLANT MATERIAL SHALL BE WATERED UNTIL SOAKED IMMEDIATELY AFTER PLANTING.
7. ALL MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH COMMONLY ACCEPTED HORTICULTURAL PRACTICES.
8. SEE SOIL EROSION PLAN(S) FOR GRASS SEEDING MIXTURE, RATES OF APPLICATION AND/OR SOD COMPOSITION.
9. ALL PLANTS AND PLANTING STANDARDS SHALL CONFORM TO OR SURPASS MINIMUM QUALITY STANDARDS AS DEFINED BY THE CURRENT CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
10. SHOULD A SPECIES BE UNAVAILABLE AT THE TIME OF INSTALLATION, ALL SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT OR APPROVING ENGINEER.
11. IN THE EVENT THAT DISCREPANCIES OCCUR BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT LIST AND AS INDICATED ON THE PLAN, THE PLANT QUANTITIES ON THE PLAN SHALL GOVERN.
12. ALL PAVING AND SUBBASE MATERIAL, INDICATED TO BE REMOVED, SHALL BE ENTIRELY REMOVED AND REPLACED WITH CLEAN FILL AND TOPSOIL. TOPSOIL SHALL BE INSTALLED TO A DEPTH AS STATED ABOVE.
13. ALL PROPOSED PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR TWO (2) YEARS FROM DATE OF INSTALLATION AND SHALL BE IN A HEALTHY AND VIGOROUS CONDITION. ANY PLANT MATERIAL WHICH DIES WITHIN THAT PERIOD SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL DURING THE NEXT GROWING SEASON.
14. ALL SHADE TREES TO BE PLANTED IN A MULCHED PLANTING RING. SHRUBS, EVERGREEN TREES, AND ORNAMENTAL TREES SHALL BE PLANTED IN PLANTING BEDS.

LIGHTING NOTES:

1. THIS PLAN ILLUSTRATES LUMINAIRE LOCATIONS AND ILLUMINATION LEVELS ONLY. REFER TO ELECTRICAL ENGINEERING PLANS FOR CIRCUITRY DESIGN AND SPECIFICATIONS.
2. ALL SUBSTITUTIONS TO THE FIXTURES SPECIFIED MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE FIXTURE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.

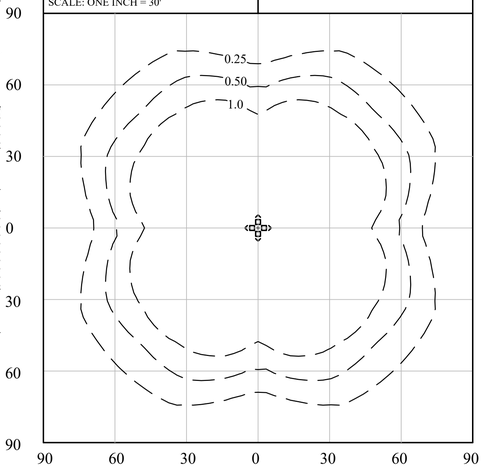
RAB LIGHTING
FIXTURE 'A', 106.3 WATT LED
MOUNT HEIGHT = 20'
SCALE: ONE INCH = 30'

ISOFOOTCANDLE LINES HAVE BEEN TAKEN FROM RAB LIGHTING CATALOG



RAB LIGHTING
FIXTURE 'B', 430.8 WATT LED
MOUNT HEIGHT = 20'
SCALE: ONE INCH = 30'

ISOFOOTCANDLE LINES HAVE BEEN TAKEN FROM RAB LIGHTING CATALOG



SCALE 1" = 30' FEET

LANDSCAPE SCHEDULE

key	quantity	botanical name	common name	size	caliper	root	comments
AR	5	Acer rubrum "Bowhall"	Bowhall Red Maple	10' to 12'	-	B & B	Decid. Tree, No Fall Pltg
BM	8	Buxus "Green Velvet"	Green Velvet Boxwood	18" to 24"	-	Cans	Evergreen Shrub
GT	1	Gleditsia tricanthos inermis	Thornless Honeylocust	13' to 15'	2 1/2" to 3"	B & B	Deciduous Tree
IC	38	Ilex crenata "Green Luster"	Green Luster Japanese Holly	30" min.	-	Cans	Evergreen Shrub
JH	14	Juniperus horizontalis	Horizontal Juniper	12" to 15"	-	Cans	Evergreen Groundcover
LV	31	Liriope muscari variegata	Variegated Lilyturf	1 gal	-	Cans	Evergreen Groundcover
ND	15	Nandina domestica	Dwarf Firepower Nandina	24" to 30"	-	Cans	Semi-Evergreen Shrub
PA	13	Pennisetum alopecuroides	Dwarf Fountain Grass	2 gal	-	Cans	Ornamental Grass

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Certificate of Authorization No. 24GA28131400

REVISIONS

NO.	DESCRIPTION	DATE

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DESIGNED BY: DPK/ND	JOB NO: 1611-01
DRAWN BY: ND	DATE: 09/04/20
CHECKED BY: DPK	SCALE: 1" = 30'

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

680 E. CLEMENTS BRIDGE ROAD
BLOCK 147, LOT 1.01, 2, 2.01
PLATE 9
RUNNEMEDE BOROUGH
CAMDEN COUNTY
NEW JERSEY

FOR

DELUXE ITALIAN BAKERY, INC
680 E. CLEMENTS BRIDGE ROAD
RUNNEMEDE, NJ 08078

DAVID P. KRECK, PE, CME
Professional Engineer
State of New Jersey • License # GE 40995
State of Pennsylvania • License # 051762E
State of Delaware • License # 13285

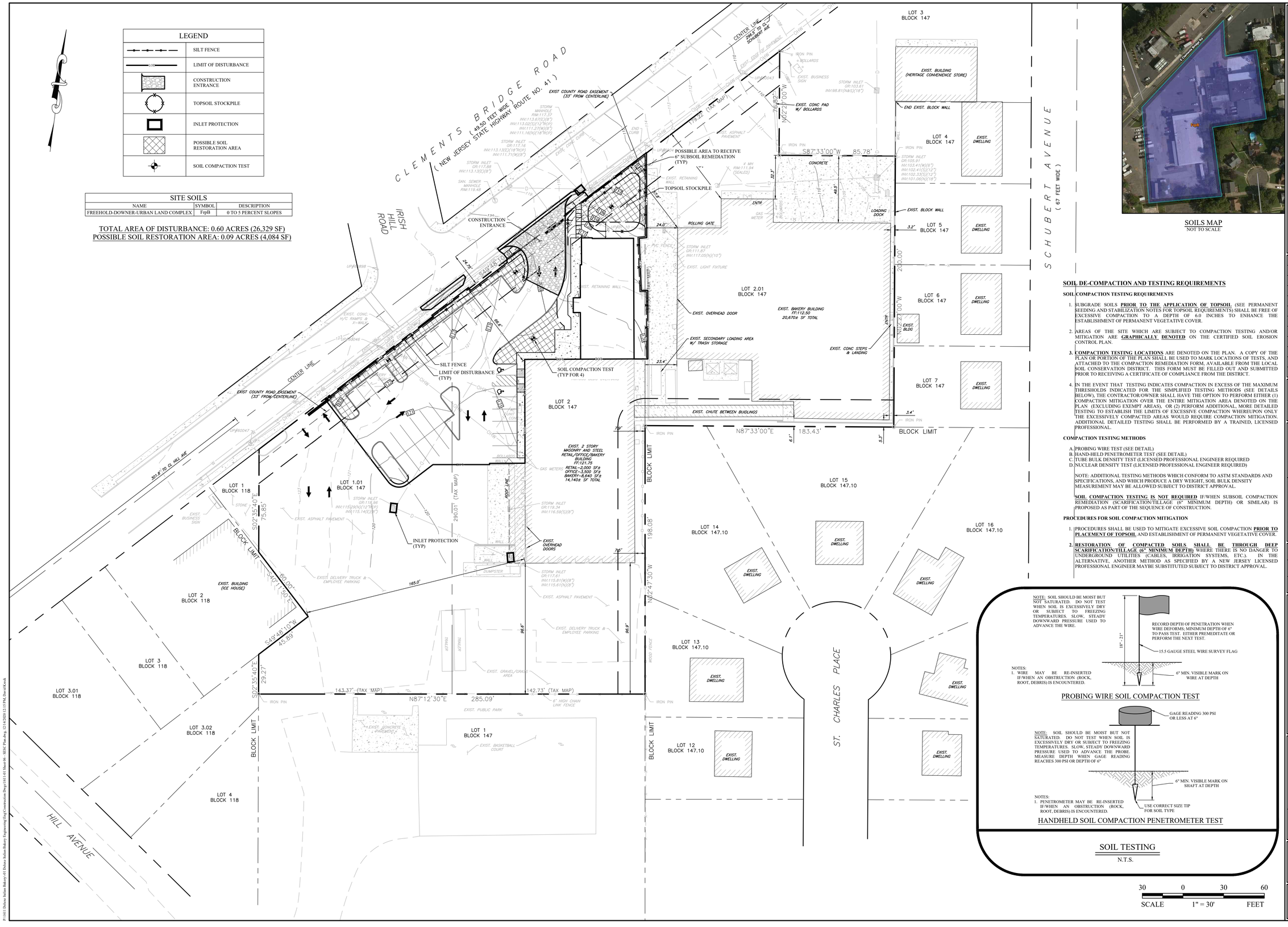
SHEET TITLE:

LANDSCAPING & LIGHTING PLAN

SHEET NUMBER:

5 of 9

P:\1611 Deluxe Italian Bakery-01\Deluxe Italian Bakery Engineering\Eng\Construction Dwgs\1611-01 Sheet 05 - Landscaping & Lighting Plan.dwg 12/14/2020 12:14 PM, David Kreck



LEGEND

	SILT FENCE
LOD	LIMIT OF DISTURBANCE
	CONSTRUCTION ENTRANCE
	TOPSOIL STOCKPILE
	INLET PROTECTION
	POSSIBLE SOIL RESTORATION AREA
	SOIL COMPACTION TEST

SITE SOILS

NAME	SYMBOL	DESCRIPTION
FREEHOLD-DOWNER-URBAN LAND COMPLEX	FrpB	0 TO 5 PERCENT SLOPES

TOTAL AREA OF DISTURBANCE: 0.60 ACRES (26,329 SF)
POSSIBLE SOIL RESTORATION AREA: 0.09 ACRES (4,084 SF)

SOILS MAP
NOT TO SCALE

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

SOIL COMPACTION TESTING REQUIREMENTS

1. SUBGRADE SOILS **PRIOR TO THE APPLICATION OF TOPSOIL** (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE **GRAPHICALLY DENOTED** ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
3. **COMPACTION TESTING LOCATIONS** ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
4. IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS

A. PROBING WIRE TEST (SEE DETAIL)
B. HAND-HELD PENETROMETER TEST (SEE DETAIL)
C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED
D. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

PROCEDURES FOR SOIL COMPACTION MITIGATION

1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION **PRIOR TO PLACEMENT OF TOPSOIL** AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. **RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH)** WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

SOIL TESTING
N.T.S.

30 0 30 60
SCALE 1" = 30' FEET

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RUNNEMEDE BOROUGH
CAMDEN COUNTY
NEW JERSEY

FOR

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680 E. CLEMENTS BRIDGE ROAD
RUNNEMEDE, NJ 08078

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Professional Engineer
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State of Pennsylvania • License # 051762E
State of Delaware • License # 13285

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
6 of 9

GENERAL NOTES

1. THE CONTRACTOR SHALL SCHEDULE AND CONDUCT HIS OPERATIONS TO MINIMIZE EROSION OF SOILS AND TO PREVENT SILTING AND MUDDYING OF STREAMS, RIVERS, IRRIGATION SYSTEMS AND IMPOUNDMENTS (LAKES, RESERVOIRS, ETC.) CONSTRUCTION OF DRAINAGE FACILITIES AND PERFORMANCE OF THEIR CONTRACT WORK WHICH WILL CONTRIBUTE TO THE CONTROL OF EROSION AND SEDIMENTATION SHALL BE CARRIED OUT IN CONJUNCTION WITH EARTHWORK OPERATIONS OR AS SOON THEREAFTER AS PRACTICABLE. THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME BY CONSTRUCTION OPERATIONS SHALL BE KEPT TO A MINIMUM.
2. PRIOR TO A SUSPENSION OF CONSTRUCTION OPERATIONS FOR A PERIOD OF 20 DAYS OR MORE, ANY AREA THAT HAS BEEN DISTURBED AND LEFT EXPOSED SHALL RECEIVE TEMPORARY STABILIZATION.
3. POLLUTANTS SUCH AS FUELS, LUBRICANTS, BITUMENS, RAW SEWAGE AND OTHER HARMFUL MATERIALS SHALL NOT BE DISCHARGED INTO OR NEAR RIVERS, STREAMS AND IMPOUNDMENTS OR INTO NATURAL OR MANMADE CHANNELS LEADING THERETO. WASH WATER OR WASTE FROM CONCRETE MIXING OPERATIONS SHALL NOT BE ALLOWED TO ENTER LIVE STREAMS.
4. ALL APPLICABLE REGULATIONS OF FISH AND WILDLIFE AGENCIES AND STATUTES RELATING TO THE PREVENTION AND ABATEMENT OF POLLUTION SHALL BE COMPLIED WITHIN THE PERFORMANCE OF THE CONTRACT.
5. NJSA 4:24-30 ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE COMPLETION OF A SOIL MITIGATION VERIFICATION FORM AND CONFIRMATION BY THE DISTRICT INSPECTOR THAT THE COMPACTION MITIGATION REQUIREMENTS IN THE STANDARDS FOR LAND GRADING HAVE BEEN SUFFICIENTLY ADDRESSED.

MAINTENANCE NOTES

1. SEDIMENTATION COLLECTED IN THE DETENTION BASIN SHALL BE REMOVED AFTER IT HAS BUILT UP TO THE ELEVATION OF THE BOTTOM OF THE DEWATERING HOLE IN THE WATERTIGHT RISER. ALL SILT COLLECTED SHALL BE PLACED BACK UP ON THE SITE.
2. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED, AS NECESSARY, AND THEN RESEEDED. ADDITIONAL HAY MULCHING SHALL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
3. AREAS THAT CONTAIN SOD SHALL BE CHECKED VERY CAREFULLY TO ENSURE THAT JOINTS BETWEEN THE SOD STRIPS ARE TIGHT AND SECURE. WHERE JOINT SEPARATION IS IN EVIDENCE, A CAREFUL INSPECTION OF EACH JOINT SHALL BE MADE TO DETERMINE WHETHER UNDERMINING OF THE STRIPS IS OCCURRING. IF IT IS, THE STRIPS SHALL BE ROLLED UP, THE SUBSURFACE SHALL BE FILLED AND GRADED, AS REQUIRED, AND THE SOD STRIPS SHALL BE RELAID WITH THE PROPER JOINTS AND PEGGING.
4. A GOOD STAND OF VEGETATION SHALL BE DEFINED AS THE MANUFACTURER'S RECOMMENDED HEIGHT.
5. SHOULD UNFORESEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION. THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. SPECIAL ATTENTION SHOULD BE GIVEN TO FROZEN SLOPES. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
6. DURING CONSTRUCTION THE CONTRACTOR WILL BE RESPONSIBLE FOR SOIL EROSION CONTROL MAINTENANCE. AFTER CONSTRUCTION THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE FACILITIES.

TEMPORARY SEEDING NOTES

1. SITE PREPARATION:
   - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
   - WHERE SOILS HAVE BEEN COMPACTED, THE GROUND SURFACE SHALL BE SCARIFIED TO A DEPTH OF 6" TO 12" IMMEDIATELY PRIOR TO SEEDING.
2. TEMPORARY SEEDBED PREPARATION:
   - APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS COOPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/).
   - FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
   - APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE.
   - WORK LIME AND FERTILIZER INTO THE FIRST FOUR (4) INCHES OF SOIL WITH A SPRING TOOTH OR DISC HARROW OR OTHER SUITABLE EQUIPMENT. RE-TILLING OF THE SOIL WILL BE REQUIREDIF SEEDBED IS COMPACTED PRIOR TO APPLICATION OF SEED.
   - HIGH SULFIDE SOILS OR SOILS HAVING A PH OF 4 OR LESS SHALL BE INTERMIXED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE (OR 450 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA).
3. TEMPORARY SEEDING SHALL CONSIST OF ONE OF THE SEED SELECTIONS AND OPTIMUM SEEDING DATES PROVIDED IN THE TABLE BELOW:
   - CONVENTIONAL SEEDING: PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. SEED SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. THE DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
   - HYDRO-SEEDING: HYDROSEEDING MAY BE EMPLOYED AS AN ALTERNATIVE TO CONVENTIONAL SEEDING USING THE FERTILIZATION, LIMING, AND SEEDING RATES DESCRIBED HEREIN. THE USE OF HYDROSEEDING IS LIMITED TO FLATTER SLOPES AND ONLY DURING THE OPTIMUM SEEDING PERIODS IN THE SPRING AND FALL. FOLLOWING THE HYDROSEEDING OPERATION, SHORT-FIBERED WOOD OR PAPER MULCH MAY BE APPLIED WITH THE HYDROSEEDER AT A RATE OF 1500 LB/ACRE. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED.
   - AFTER SEEDING, IT IS RECOMMENDED THAT THE SOIL BE FIRMED WITH A CORRUGATED ROLLER TO ENSURE A GOOD SEED TO SOIL CONTACT AND IMPROVE SEEDLIND EMERGENCE.
4. MULCHING: ALL SEEDED AREAS SHALL BE MULCHED. MULCH SHALL BE UNIFORMLY SPREAD AND SHALL CONSIST OF SMALL GRAIN STRAW OR SALT HAY FREE OF SEEDS APPLIED AT A RATE OF 70-90 LBS PER 1000 SF AND ANCHORED WITH A LIQUID MULCH BINDER OR A CRIMPER. IF A CRIMPER IS USED, THE MULCH APPLICATION RATE SHALL BE INCREASED TO 135 LBS PER 1,000 SF.
5. IF SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY SEEDING, EXPOSED AREAS TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 4.

TEMPORARY SEEDING SELECTIONS AND OPTIMUM SEEDING DATES

TEMPORARY SEEDING SHALL BE APPLIED ACCORDING TO THE ENCLOSED CHART. THE CONTRACTOR SHALL ADHERE TO THE RECOMMENDED SEEDING DATES WHEN SELECTING TEMPORARY SEED TYPES. FERTILIZE, LIME, AND MULCH IN ACCORDANCE WITH RATES AND MATERIALS INDICATED ABOVE.

SEED SELECTION	SEEDING RATE		SEEDING DATES
	PER ACRE	PER 1,000 SF	ZONE 6b-7a
SPRING OATS	86 LBS.	2 LBS.	MAR 1 - MAY 15 (6b) AUG. 15 - OCT. 1 (6b) FEB. 15 - MAY 1 (7a) AUG. 15 - OCT. 15 (7a)
PERENNIAL RYE GRASS	100 LBS.	1 LBS.	MAR 1 - MAY 15 (6b) AUG. 15 - OCT. 1 (6b) FEB. 15 - MAY 1 (7a) AUG. 15 - OCT. 15 (7a)
WINTER BARLEY	96 LBS.	2.2 LBS.	AUG. 15 - OCT. 1 (6b) AUG. 15 - OCT. 15 (7a)
ANNUAL RYE GRASS	100 LBS.	1 LBS.	MAR. 15 - JUNE 1 (6b) AUG. 1 - SEP. 15 (6b) FEB. 15 - MAY 1 (7a) AUG. 15 - OCT. 15 (7a)
WINTER CEREAL RYE	112 LBS.	2.8 LBS.	AUG 1 - NOV. 15 (6b) AUG 1 - DEC. 15 (7a)
PEARL MILLET *	20 LBS.	0.5 LBS.	MAY 15 - AUG. 15 (6b) MAY 1 - SEP. 1 (7a)
GERMAN OR HUNGARIAN MILLET *	30 LBS.	0.7 LBS.	MAY 15 - AUG. 15 (6b) MAY 1 - SEP. 1 (7a)

* MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED

PERMANENT SEEDING NOTES

1. SITE PREPARATION:
   - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
   - APPLY TOPSOIL IN A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED. IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
2. PERMANENT SEEDBED PREPARATION:
   - UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS COOPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/).
   - FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
   - APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE.
   - WORK LIME AND FERTILIZER INTO THE FIRST FOUR (4) INCHES OF SOIL WITH A SPRING TOOTH OR DISC HARROW OR OTHER SUITABLE EQUIPMENT.
   - SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION.
3. PERMANENT SEEDING SHALL CONSIST OF MIXTURE NO. 15, AS SPECIFIED IN THE STANDARDS FOR SOIL EROSION AND SEDIMENT IN NEW JERSEY, OR APPROVED EQUAL, AND THE FOLLOWING SEED RATES APPLY TO ALL PROPOSED METHODS OF SEEDING:

   MIXTURE NO. 15 (EXCESSIVELY TO MODERATELY WELL DRAINED SOILS)
   - HARD FESCUE @ 3 LBS/1,000 SF
   - CHEWINGS FESCUE @ 1 LBS/1,000 SF
   - STRONG CREEPING RED FESCUE @ 1 LBS/1,000 SF
   - PERENNIAL RYE GRASS @ 0.25 LBS/1,000 SF

   MIXTURE NO. 16 (SOMEWHAT POOY TO POORLY DRAINED SOILS)
   - ROUGH BLUEGRASS @ 2 LBS/1,000 SF
   - STRONG CREEPING RED FESCUE @ 3 LBS/1,000 SF

   - OPTIMUM SEEDING DATES
     -- ZONE 5B/6A - BETWEEN AUGUST 1 AND OCTOBER 1
     -- ZONE 6B - BETWEEN AUGUST 15 AND OCTOBER 15
     -- ZONE 7A/7B - BETWEEN AUGUST 15 AND OCTOBER 30
   - CONVENTIONAL SEEDING: PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION AND TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. THE DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
   - HYDRO-SEEDING: HYDROSEEDING MAY BE EMPLOYED AS AN ALTERNATIVE TO CONVENTIONAL SEEDING TO ESTABLISH PERMANENT VEGETATIVE COVER USING THE FERTILIZATION, LIMING, AND SEEDING RATES DESCRIBED HEREIN. THE USE OF HYDROSEEDING IS LIMITED TO FLATTER SLOPES AND ONLY DURING THE OPTIMUM SEEDING PERIODS IN THE SPRING AND FALL. FOLLOWING THE HYDROSEEDING OPERATION, SHORT-FIBERED WOOD OR PAPER MULCH MAY BE APPLIED WITH THE HYDROSEEDER AT A RATE OF 1500 LB/ACRE. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED.
   - AFTER SEEDING, IT IS RECOMMENDED THAT THE SOIL BE FIRMED WITH A CORRUGATED ROLLER TO ENSURE A GOOD SEED TO SOIL CONTACT AND IMPROVE SEEDLIND EMERGENCE.
4. MULCHING: ALL SEEDED AREAS SHALL BE MULCHED. MULCH SHALL BE UNIFORMLY SPREAD AND CONSIST OF SMALL GRAIN STRAW OR SALT HAY FREE OF SEEDS APPLIED AT A RATE OF 70-90 LBS PER 1000 SF AND ANCHORED WITH A LIQUID MULCH BINDER OR A CRIMPER. IF A CRIMPER IS USED, THE MULCH APPLICATION RATE SHALL BE INCREASED TO 135 LBS PER 1,000 SF.
5. IF SEASON PREVENTS THE ESTABLISHMENT OF A PERMANENT SEEDING, EXPOSED AREAS TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 4.
6. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER OF THE SEEDED SPECIES AND MOWED ONCE.

STANDARDS FOR TOPSOILING

1. MATERIALS:

   A. TOPSOIL SHOULD BE FRIABLE1, LOAMY2, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMHOS PER CENTIMETER. MORE THAN 0.5 MILLIMHOS MAY DESICATE SEEDLINGS AND ADVERSELY IMPACT GROWTH). TOPSOIL HAULED IN FROM OFFSITE SHOULD HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.

   B. TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER, FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL. TOPSOIL SUBSTITUTES MAY BE UTILIZED ON SITES WITH INSUFFICIENT TOPSOIL FOR ESTABLISHING PERMANENT VEGETATION. ALL TOPSOIL SUBSTITUTE MATERIALS SHALL MEET THE REQUIREMENTS OF TOPSOIL NOTED ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND PH LEVEL.

2. STRIPPING:

   A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.

   B. STRIPPING SHOULD BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.

   C. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO APPROXIMATELY 6.5. IN LIEU OF SOIL TESTS, SEE LIME RATE GUIDE IN SEEDBED PREPARATION FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 4-1.

   D. A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.

   E. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.

   F. STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH STANDARDS PREVIOUSLY DESCRIBED HEREIN; SEE STANDARDS FOR PERMANENT (PG. 4-1) OR TEMPORARY (PG.7-1) VEGETATIVE COVER FOR SOIL STABILIZATION. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.

3. SITE PREPARATION:

   A. GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO EROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH THE SPECIFIED SEED MIXTURE. TIME IS OF THE ESSENCE.

   B. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. SEE THE STANDARD FOR LAND GRADING, PG. 19-1.

   C. AS GUIDANCE FOR IDEAL CONDITIONS, SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT. LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL TO A PH OF APPROXIMATELY 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.

   D. IMMEDIATELY PRIOR TO TOPSOILING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS WILL HELP INSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. **THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).**

   E. EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENTATION BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

4. APPLYING TOPSOIL:

   A. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE; I.E., LESS THAN FIELD CAPACITY (SEE GLOSSARY).

   B. APPLY TOPSOIL IN A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE, IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOIL (PG. 1-1).

ANTICIPATED CONSTRUCTION SCHEDULE

1.	INSTALLATION OF CONSTRUCTION ENTRANCE AND SILT FENCE.	2 DAY
2.	SITE CLEARING AND SELECTIVE CLEARING OF OBSTRUCTIONS LOCATED IN AND/OR ADJACENT TO GENERAL CONSTRUCTION AREA.	10 DAYS
3.	ROUGH GRADE SITE.	10 DAYS
4.	CONSTRUCTION OF UTILITIES.	10 DAYS
5.	CONSTRUCTION OF BUILDING.	40 DAYS
6.	REMOVAL OF ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL PROTECTION DEVICES SUBSEQUENT TO VERIFICATION THAT ALL CONSTRUCTION DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF THE TOWNSHIP AND THE SOIL EROSION INSPECTOR.	1 DAYS
7.	ANY AREAS DISTURBED AFTER THIS PERIOD, AND BEFORE ACCEPTANCE BY THE TOWNSHIP, SHALL BE RESTABILIZED IN ACCORDANCE WITH THESE PLANS, THE SPECIFICATIONS AND THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY".	

DUST CONTROL

DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS PER ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPREAD	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARDS ON PAGE 26-1 OF THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY".		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO SURFACE. THIS IS A TEMPORARY 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.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

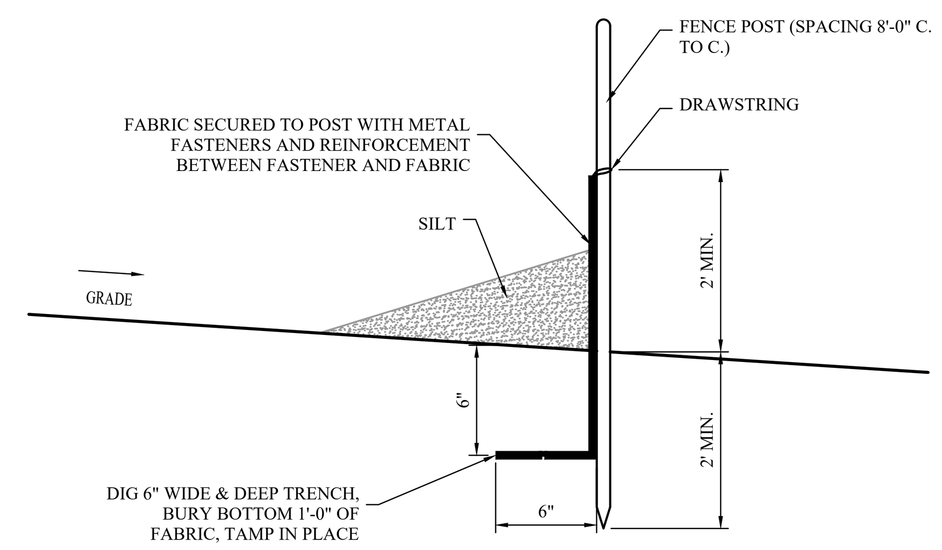
CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

MULCHING IS REQUIRED ON ALL SEEDED AREAS TO ENSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATIVE COVER.

CAMDEN COUNTY SOIL CONSERVATION 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 WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING 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 ½" CRUSHED STONE OR SUB-BASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
12) PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
13) ALL CATCH BASIN INLETS WILL BE PROTECTED ACCORDING TO THE CERTIFIED PLAN.
14) ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
15) ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC. (SEE DETAIL) THE BASIN MUST BE DEWATERED TO NORMAL POOL WITHIN 10 DAYS OF THE DESIGN STORM.
16) NJSA 4:24-36, 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 48 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. STABILIZED 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 REVISE 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) SOIL HAVING A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE MUST BE COVERED WITH A MINIMUM OF 12" OF SOIL HAVING A PH OF 5.0 OR MORE BEFORE SEEDBED PREPARATION.
25) TEMPORARY SEEDING AND MULCH SHOULD BE APPLIED ACCORDING TO THE NEW JERSEY STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS.
26) MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
27) DUST SHALL BE CONTROLLED BY WATERING WITH A SOLUTION OF CALCIUM CHLORIDE AND WATER.
28) ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATION 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 NURSERYMEN AND IN ACCORDANCE WITH THE NEW JERSEY STANDARDS.
31) NATURAL VEGETATION AND SPECIES SHALL BE RETAINED WHERE SPECIFIED ON THE LANDSCAPE PLAN.



SILT FENCE

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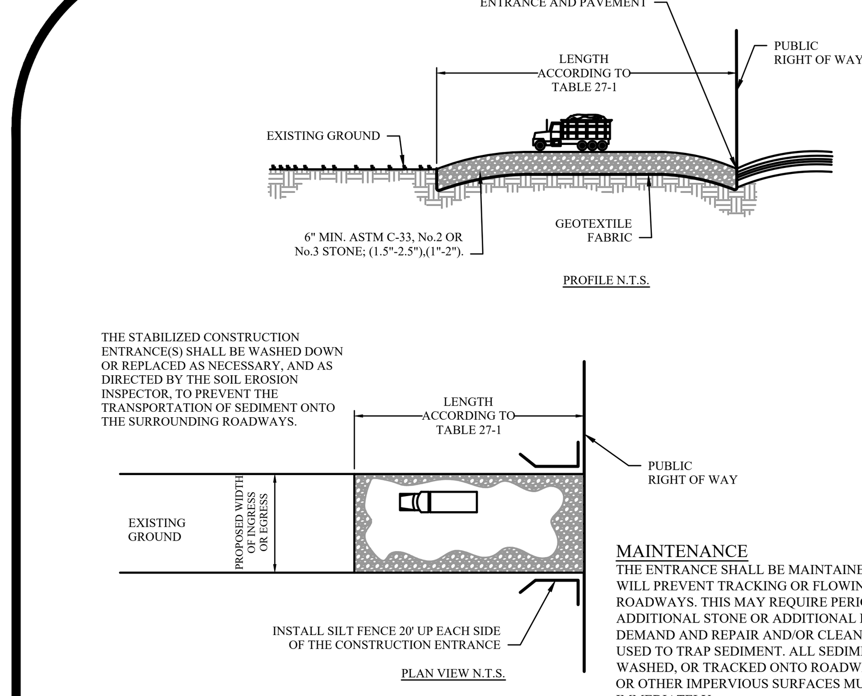

MAINTENANCE

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.

TABLE 27-1

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAIN SOIL	FINE GRAIN SOIL
O TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT	200 FT.
> 5%	ENTIRE SURFACE STABILIZE WITH FABC BASE COURSE	

STABILIZED CONSTRUCTION ENTRANCE

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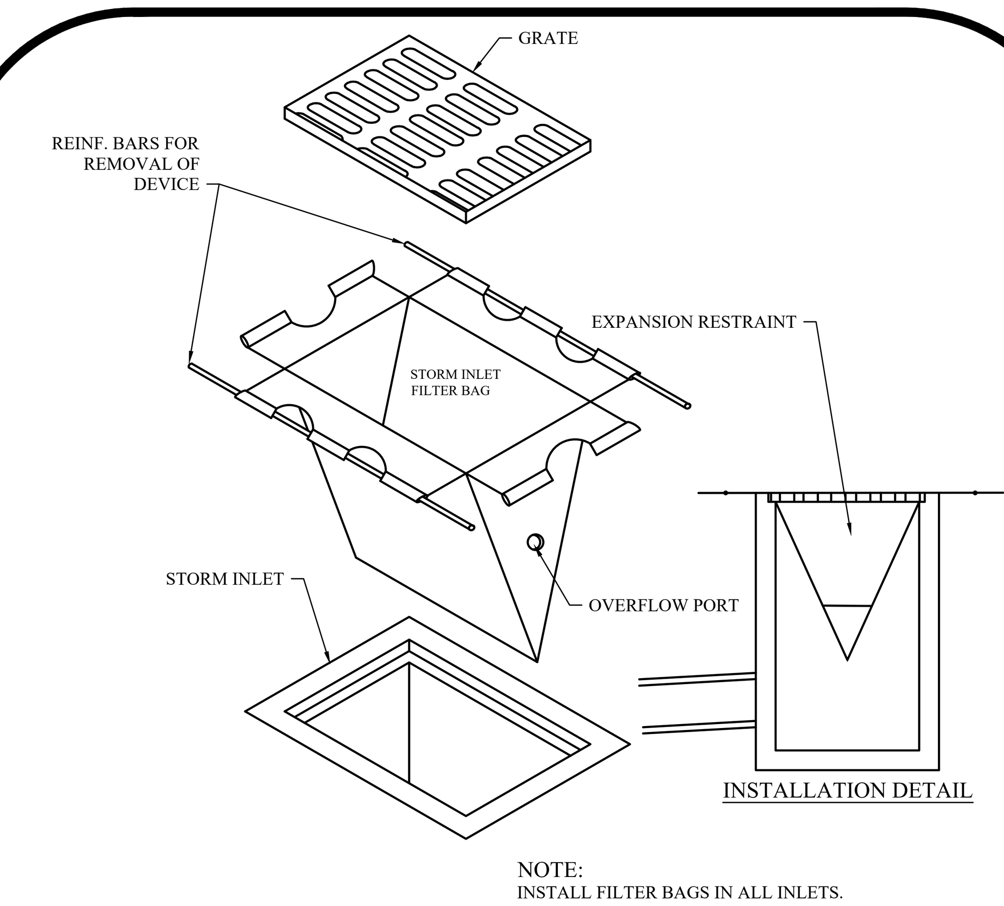

NOTE:
INSTALL FILTER BAGS IN ALL INLETS.

STORM INLET FILTER BAG

N.T.S.

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REVISIONS		
NO.	DESCRIPTION	DATE

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THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY: DPK/ND	JOB NO: 1611-01
DRAWN BY: ND	DATE: 09/04/20
CHECKED BY: DPK	SCALE: AS SHOWN

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

680 E. CLEMENTS BRIDGE ROAD
BLOCK 147, LOT 1.01, 2, 2.01
PLATE 9
RUNNEMEDE BOROUGH
CAMDEN COUNTY
NEW JERSEY

FOR

DELUXE ITALIAN BAKERY, INC
680 E. CLEMENTS BRIDGE ROAD
RUNNEMEDE, NJ 08078

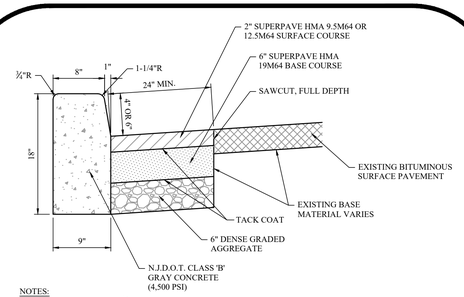
D. Kreck

DAVID P. KRECK, PE, CME
Professional Engineer
State of New Jersey • License # GE 40995
State of Pennsylvania • License # 051762E
State of Delaware • License # 13285

SHEET TITLE:

SESC NOTES & DETAILS

P:\1611 Deluxe Italian Bakery\-01 Deluxe Italian Bakery Engineering\Eng\Construction Dwgs\1611-01 Sheet 07 - SESC Note & Details.dwg, 12/14/2020 12:15 PM, David Kreck



NOTES:

1. EXPANSION JOINTS ½" WIDE IN THE CURB SHALL BE PROVIDED AT APPROXIMATELY EQUAL DISTANCES OF NOT MORE THAN 20' BETWEEN THE JOINTS. EXISTING PAVED DRIVING SURFACE SHALL BE SAWCUT IN A CONTINUOUS LINE THAT IS PARALLEL TO THE NEW CURB FACE.
2. CONCRETE SHALL BE CLASS 'B' WITH 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI, AND 6% (±1.5%) AIR ENTRAINMENT.
3. CURB SUBGRADE TO BE FIRM, COMPACTED, LEVEL SURFACE, FREE OF PONDED WATER, ROOTS OR OTHER DELETERIOUS MATERIALS.
4. NEW PAVEMENT SHALL BE TACKED & BUTTED TO EXISTING PAVEMENT.
5. MIX NUMBERS ARE IN ACCORDANCE WITH NJDOT STANDARDS.
6. SURFACE COURSE MAY BE 9.5M64 ON COUNTY ROADS WITH AADT LESS THAN 5,000.
6. SURFACE COURSE MUST BE 12.5M64 ON COUNTY ROADS WITH EQUAL TO OR GREATER THAN 5,000.
7. DISTURBED AREAS WITHIN PLANTER STRIP TO BE RESTORED WITH 4" THICK TOPSOIL, FERTILIZER, SEED, MULCHED AND SLOPED TOWARD THE ROAD TO PROVIDE A 2% MIN. GRADE.

CAMDEN COUNTY CURB W/RESTORATION

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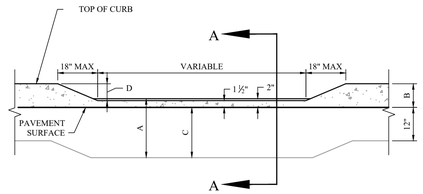

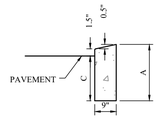

SECTION A-A

CURB SIZE	DIM. A	DIM. B	DIM. C	DIM. D
9" x 18"	18"	6"	16"	4"

CAMDEN COUNTY DEPRESSED CURB

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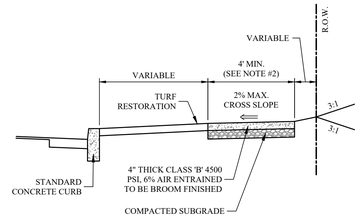

NOTES:

1. TURF RESTORATION TO CONSIST OF A MINIMUM OF 4" OF SELECT TOPSOIL, FERTILIZER, AND SEED PER SPECIFICATIONS.
2. SIDEWALK SHALL BE 4'-0" MINIMUM, UNLESS OTHERWISE NOTED ON THE APPROVED PLANS.
3. CONCRETE SHALL BE CLASS 'B' WITH 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI AND 6% (±1.5%) AIR ENTRAINMENT.

CAMDEN COUNTY SIDEWALK

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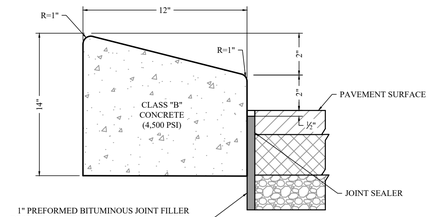

MOUNTABLE CURB

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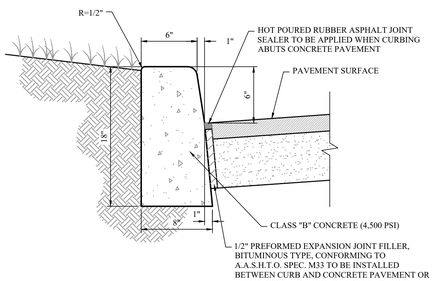

TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART & FILLED W/ PREFORMED BITUM. IMPREGNATED FIBER JOINT FILLER, COMPLYING W/ A.A.S.H.O. SPEC. M 213, RECESSED 1/4" IN FROM FRONT FACE & TOP OF CURB.

CONCRETE CURB

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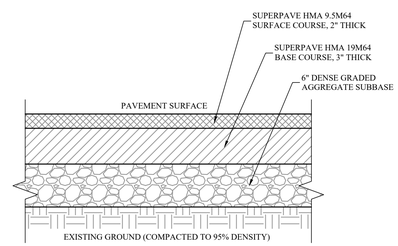

PAVEMENT

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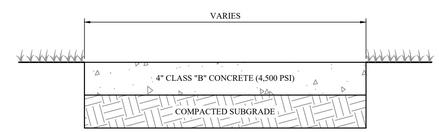
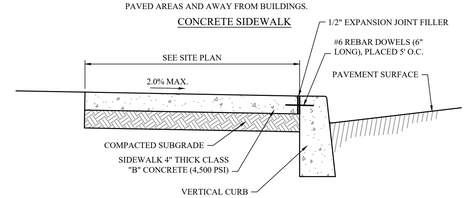


NOTES:

1. FULL DEPTH EXPANSION JOINTS TO BE AT 20 FT C.C.
2. 1/4" DEEP CONTROL JOINTS TO BE AT 4 FT C.C.
3. CONCRETE SHALL BE 6" THICK AT DRIVEWAYS
4. SIDEWALK TO BE SLOPED AT 2.0% MAX. TOWARDS PAVED AREAS AND AWAY FROM BUILDINGS.

CONCRETE SIDEWALK



CONCRETE CURB WITH SIDEWALK

CONCRETE SIDEWALK

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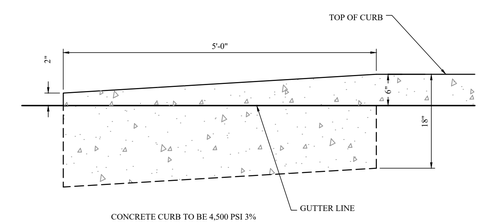

CONCRETE CURB TO BE 4,500 PSI 3% - 5% AIR ENTRAINMENT

CURB TAPER

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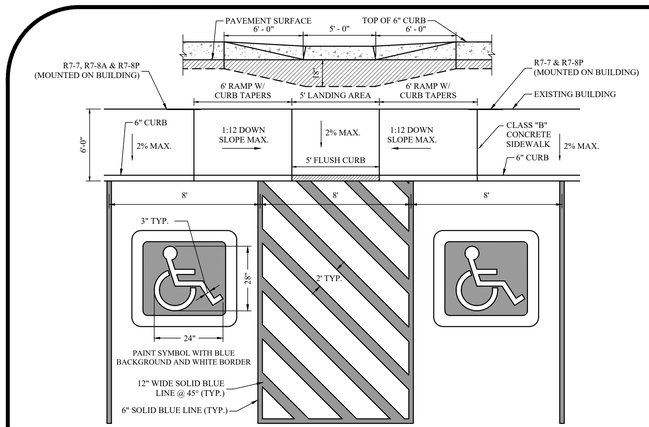
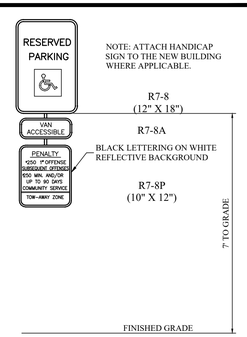


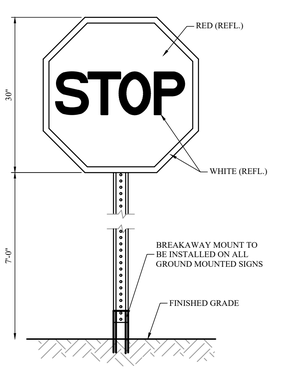


NOTE: ATTACH HANDICAP SIGN TO THE NEW BUILDING WHERE APPLICABLE.

BLACK LETTERING ON WHITE REFLECTIVE BACKGROUND

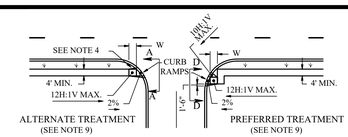
ADA PARKING LAYOUT

N.T.S.



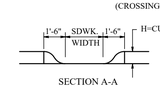
STOP SIGN WITH BREAKAWAY MOUNT (R1-1)

N.T.S.



CURB RAMP TYPE 5

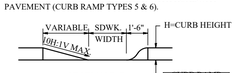
(CROSSING PARALLEL TO HIGHWAY ONLY)



SECTION A-A

NOTE:

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



SECTION D-D

CURB RAMP TYPE 2, 5 OR 6	
H INCHES	W FEET
3	3
4	4
5	5
6	6
7	7
8	8
9	9

GENERAL NOTES:

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. DIMENSIONS SHOWN IN TABLES ARE FOR RELATIVELY FLAT SIDEWALK AREAS. CARE SHOULD BE TAKEN WHEN DETERMINING CURB RAMP SIZE BASED ON CURB HEIGHT (H) WHERE ELEVATION OF CURB AND SIDEWALK VARY DRASTICALLY IN AREA OF PROPOSED CURB RAMP.
3. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4 FEET AT ALL CURB RAMPS.
4. FOR CURB RAMP TYPES 5 AND 6, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
5. SIDEWALK AND CURB RAMP WITHIN AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS CONCRETE SIDEWALK OF THE APPROPRIATE ADJACENT THICKNESS.
6. CURB AND HEADER WITHIN AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS VERTICAL CURB OR SLOPING CURB OF THE APPROPRIATE ADJACENT SIZE AND KIND.
7. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED, INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
8. CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED, SEE PLANS.
9. PREFERRED AND ALTERNATE TREATMENTS SHOULD NOT BE INTERMIXED WITHIN THE SAME INTERSECTION.
10. DIMENSIONS SHOWN IN TABLES ARE FOR 3 INCH TO 9 INCH CURB HEIGHTS. WHERE THE CURB HEIGHTS ARE OTHER THAN WHAT IS PROVIDED IN THE TABLES, THE DIMENSIONS OF THE RAMPS WILL HAVE TO BE CALCULATED BASED ON CROSS SLOPES SHOWN.

CONCRETE ACCESSIBLE RAMP "NJDOT TYPE 5"

N.T.S.

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Certificate of Authorization No. 24GA28131400

REVISIONS

NO.	DESCRIPTION	DATE

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DESIGNED BY: DPK/ND	JOB NO: 1611-01
DRAWN BY: ND	DATE: 09/04/20
CHECKED BY: DPK	SCALE: AS SHOWN

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

680 E. CLEMENTS BRIDGE ROAD
BLOCK 147, LOT 1.01, 2, 2.01
PLATE 9
RUNNEMEDE BOROUGH
CAMDEN COUNTY
NEW JERSEY

FOR

DELUXE ITALIAN BAKERY, INC
680 E. CLEMENTS BRIDGE ROAD
RUNNEMEDE, NJ 08078

DAVID P. KRECK, PE, CME
Professional Engineer
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State of Pennsylvania • License # 051762E
State of Delaware • License # 13285

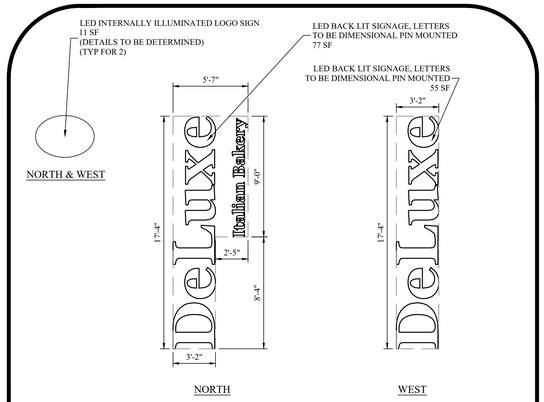
SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

8 of 9

P:\1611 Deluxe Italian Bakery-680 Deluxe Italian Bakery Engineering\Eng\Construction Dwgs\1611-01 Sheet 08-09 - Construction Details.dwg, 12/14/2020 12:15 PM, David Kreck



FACADE SIGNS

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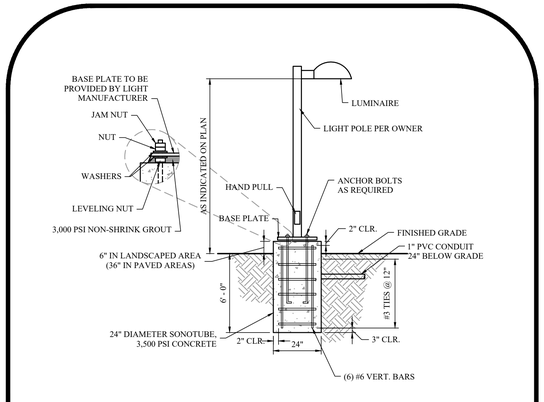
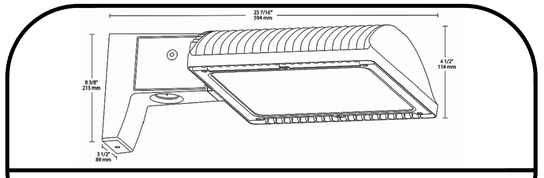


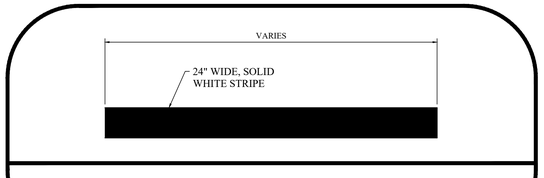
LIGHT POLE AND FOUNDATION AT GRADE

N.T.S.



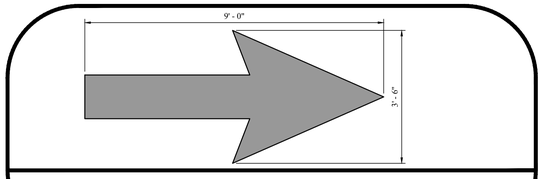
RAB LIGHTING ALED105

N.T.S.



STOP BAR

N.T.S.



PAINTED PAVEMENT MARKING

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