HARTZ

HARTZ MOUNTAIN INDUSTRIES, INC.
400 Plaza Drive, P.O. Box 1515, Secaucus, New Jersey 07096-1515

Direct Dial: 201-272-5315
Telecopier: 201-272-6133
e-mail: james.rhatican@hartzmountain.com

January 15, 2020

Via Hand Delivery

Planning Board Office
Township of Weehawken
400 Park Avenue
Weehawken, New Jersey 07087-6799

Attention: Lori Maione

Re: Hartz Mountain Industries, Inc.
Application for Major Site Plan Approval with Variances for Atir Site, Major Subdivision Approval, and Ninth Amendment to the Lincoln Harbor Planned Development Master Plan Preliminary Approval

Dear Ms. Maione:

On behalf of Hartz Mountain Industries, Inc., I am filing this application for major preliminary and final site plan approval with variances for a high-rise (14 story) residential project on Lots 1.01, 1.02 and portion of 2.03 in the Lincoln Harbor Development. This application also seeks subdivision approval in connection with the site plan as well as an amendment to the Lincoln Harbor Planned Development Master Plan Preliminary Approval. In support of this application, we submit the following materials:

1. Fifteen (15) copies of completed application form with project description.

2. Fifteen (15) signed and sealed copies of plan entitled, "Lincoln Harbor Planned Development Master Plan—Ninth Amendment", prepared by Bohler Engineering, dated January 15, 2020.

3. Fifteen (15) copies of Parking Management Plan, dated January 2020.

We also incorporate the following materials, which already are in the possession of your office:

4. Fifteen (15) signed and sealed sets of engineering drawings, entitled "Preliminary and Final Site Plan for Hartz Mountain Industries, Inc. proposed Residential Development," prepared by Bohler Engineering, dated November 20, 2019 (14 sheets).

Made from 100% Post Consumer Fibers.

5. Fifteen (15) signed and sealed sets of architectural drawings, entitled "Atir Site," prepared by CetraRuddy, dated November 14, 2019 (21 sheets).

6. Fifteen (15) signed and seals sets of landscape architectural drawings, entitled "Atir Site," prepared by Melillo + Bauer, dated November 20, 2019 (6 sheets)

7. Fifteen (15) signed and sealed Stormwater Management Reports prepared by Bohler Engineering, dated November 2019.

8. Fifteen (15) copies of a Traffic Report prepared by Michael Maris Associates, Inc., dated November 2019.

9. Fifteen (15) copies of a Subdivision Plan prepared by Control Layouts, Inc., dated May 9, 2019, revised November 19, 2019.

10. Ownership Disclosure Statement.

We understand that this application will be scheduled for a public hearing at the Planning Board's February 4, 2020 meeting.

If you have any questions or need any additional information, please contact me.

Thank you.

Very truly yours,

HARTZ MOUNTAIN INDUSTRIES, INC.

James P. Rhatican
Vice President of Land Use and Development
Assistant General Counsel

Enc.
cc: Elise DiNardo, Esq. (w/ enc.)(via Federal Express)
Jill Hartmann, P.P. (w/ enc.)(via Federal Express)
Don Norbut, P.E. (w/ enc.)(via Federal Express)
Dan Yannaccone (w/ enc.)(via Federal Express)
Michele Perry/Michael Kilkeary (w/ enc.) (via Federal Express)

FORM #1
APPLICATION
TOWNSHIP OF WEEHAWKEN
PLANNING BOARD

1. Applicant's Name: Hartz Mountain Industries, Inc.
Address: 400 Plaza Drive
Secaucus, NJ 07094

Phone Number: 201-272-5315

If Applicant is a corporation or partnership, attach a list of the names and addresses of all shareholders or partners who hold an interest of ten percent (10%) or greater.

2. Applicant's Attorney: James P. Rhatican
Hartz Mountain Industries, Inc.
Address: 400 Plaza Drive
Secaucus, NJ 07094

Phone Number: 201-272-5315

3. Location of Subject Property:

Block 34.03 Lot 1.01, 1.02, 2.03, 4.21

Street Address: South End of Harbor Boulevard

4. Record Owner of Subject Property:

Name: River-PW Hotel Limited Partnership

Address: 400 Plaza Drive
Secaucus, NJ 07094

Phone Number: 201-272-5315

5. Description of Subject Property:

Lot Dimensions and Area: 2.22 ac. (see plat for dimensions)

Existing Structures, if any: None

Existing Use: Vacant

Zoning District: Lincoln Harbor Redevelopment Area

6. Type of Application (check all applicable items):

_____ Minor Site Plan

_____ Minor Subdivision

__X__ Major Site Plan

__X__ Major Subdivision

_____ Variance

_____ Conditional Use

__X__ Planned Development

_____ Curb Cut

7. Name of Licensed N.J. architect and/or engineer who prepared the plans: Brad Bohler, Bohler Engineering

Address: 35 Technology Drive
Warren, NJ 07059

Phone Number: 908-668-8300

8. Description of Proposal (i.e., type and dimensions of proposed construction; number of proposed dwelling units; amount of proposed non-residential floor area and type of use; number of on-site parking spaces; number, dimensions, and area of proposed new lots; number of employees, if any; proposed hours of operation, if applicable; variance relief requested):

See attached

9. Have there been any previous applications, requests or appeals to this or any other Township Boards or the Construction Official involving the same property? Yes

If yes, state the nature, date ands disposition of the previous matter.

Prior application for site plan approval for 18-story multi-family project. The application was denied by vote on October 29, 2019.

10. Describe any existing or proposed deed restrictions affecting this property. If deed restrictions are proposed, attach a copy of the proposed document.

None

I, James P. Rhatican, being duly sworn according to law, hereby certify that the information presented in this application is true and accurate.

James P. Rhatican
Vice President

Sworn and subscribed to before me this 15th day of January, 2020.

Carol Fee

CAROL FEE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 29, 2020

Atir Site (Block 34.03, Lots 1.01, 1.02 and 2.03)
Project Description

Hartz Mountain Industries, Inc. seeks site plan approval for the construction of a 14-story multi-family project on the southernmost parcel within Lincoln Harbor, known as the Atir parcel. The project site falls within a redevelopment area and is regulated by a redevelopment plan governing portions of the Lincoln Harbor section of Weehawken.

The project would consist of 259 residential units (44 studios, 156 1BR, and 59 2BR) and a variety of amenities including a landscaped pool deck, as well as retail space measuring approximately 1,026 s.f. The project will include 321 parking spaces and will be entirely self-parked. The project would be adjacent to and connect to the Hudson River Waterfront Walkway, and there would be direct vehicular access to Harbor Boulevard. The project as proposed will comply with all setback requirements, including NJDEP requirements.

The project requires a minor adjustment to the roadbed of the southern portion of Harbor Boulevard, which is reflected on the subdivision plat.

OWNERSHIP DISCLOSURE
999 RIVER ROAD CORP. (Lots 1.01 and 1.02)
RIVER PW HOTEL LIMITED PARTNERSHIP (Lot 2.03)

999 River Road Corp.

Hartz Mountain Industries, Inc.

River PW Hotel Limited Partnership

999 River Road Limited Partnership

999 River Road Corp.

Hartz Mountain Industries, Inc.

Hartz Mountain Industries – NJ, LLC

Hartz Mountain Industries, Inc.

Hartz Mountain Industries, Inc.

Hartz Mountain Industries – NJ, LLC

Hartz Mountain Industries -- NJ, LLC

The Hartz Group, Inc.

The Hartz Group, Inc.

Edward J. Stern
Edward J. Stern 2010 Irrevocable Trust
Edward J. Stern 2014 Irrevocable Trust
The Leonard N. Stern Trust

PARKING MANAGEMENT PLAN

LINCOLN HARBOR

TOWNSHIP OF WEEHAWKEN

HUDSON COUNTY

NEW JERSEY

January 2020

HARTZ MOUNTAIN INDUSTRIES, INC.

I. Introduction

In anticipation of the Atir phase of the redevelopment of Lincoln Harbor, Hartz Mountain Industries, Inc.'s ("Hartz") Parking Management Plan (the "Plan") has been updated to demonstrate how, once all of the proposed improvements have been completed, vehicle parking will be accomplished in an efficient, convenient manner within the Lincoln Harbor development and how all users and tenants within Lincoln Harbor will have adequate parking. Since the date of the original Plan, Hartz has retained a third-party parking management firm to operate several parking facilities within Lincoln Harbor. This Plan has been prepared with input from on-site property management personnel and third-party parking management personnel, and from observation of similar shared parking arrangements at other mixed-use complexes owned and managed by Hartz in urban areas.

In addition to identifying available parking throughout Lincoln Harbor, the methods for properly managing these parking facilities are also described.

With the exception of 1500 Harbor Boulevard, the parking for all residential projects within Lincoln Harbor are self-managed. Moreover, parking for the residents of the Estuary project is self-contained, and parking for the 800 Harbor Boulevard and Atir projects likewise are proposed to be self-contained. Consequently, these projects do not impact parking at large throughout Lincoln Harbor, and this Plan will not further address the parking management of these residential projects.

Given the varied uses within Lincoln Harbor, the present parking arrangements do take advantage of the shared parking concept approved by the Planning Board in the past.

Overall, the parking within Lincoln Harbor is sufficient to meet demands, and every tenant and user has an appropriate allocation of parking. The recent expansion of the 1450 Parking Deck and changes in parking management strategies have served to improve the availability and efficient operation of parking within Lincoln Harbor. The proposed Atir project will do nothing to affect parking throughout Lincoln Harbor, as its parking will be entirely self-contained.

This Parking Management Report has been updated as of January 2020 to take into account the Township's passage of Ordinance 32-2019. In furtherance of the requirements of the Ordinance, and pursuant to discussions with Township representatives, Hartz proposes to make available 80 surface parking spaces (including several existing and new on-street spaces) to the public at large for a period of two hours and at no charge. In addition, Hartz ultimately will make 100 non-exclusive parking spaces within the 1450 Waterfront Terrace parking deck available to Weehawken residents free of charge for up to three hours. Finally, Hartz will pay to the Township funds in the amount of $220,000 to purchase two shuttles and another $220,000 to be held in reserve to purchase additional shuttles in the future. Sound urban planning counsels in favor of more means of mass transit to bring people to the waterfront, rather than encouraging people to drive there and park.

II. Parking Facilities

The locations of all parking facilities analyzed in this Plan are depicted on Figure 1. These locations include the Sheraton surface parking lot (the "Sheraton Lot") (P-1), the 1000/1200 Harbor Boulevard parking deck (the "1000/1200 Parking Deck") (P-2), the expanded 1450 Harbor Boulevard parking deck (the "1450 Parking Deck") (P-3), the surface parking lot (P-4), the Chart House pier (P-5), and on-street parking in a variety of locations (P-6). With the exception of the 1000/1200 Parking Deck, each of these parking areas has parking available to the public, as does the recently completed 1500 Harbor Boulevard project. The capacity of each parking area, as well as an allotment breakdown by user group, is described in detail in Table 1. Each parking area is the subject of one or more written agreements describing the nature and extent of availability for various users.

The total number of proposed parking spaces within these areas is 3,619.

III. Parking Distribution

In an effort to more effectively understand parking operations within Lincoln Harbor, both a weekday parking distribution and an evening parking distribution have been considered. For the purposes of this Plan, weekday hours are considered to be between 8:00 A.M. and 6:00 P.M., and evening hours begin at 6:00 P.M. and end at 3:00 A.M. Parking within Lincoln Harbor during weekends and holidays will be managed the same way as during evening hours.

After taking into consideration the parking requirements for the various uses both existing and to be constructed, daytime parking areas have been designated for office tenants, Lincoln Harbor visitors, Township of Weehawken resident commuters, the general public who may wish to use the park and recreational space offered within Lincoln Harbor, as well as retail customers for the various businesses and restaurants within Lincoln Harbor.

By their very nature, different uses within a mixed-use development place varying demands on available parking. As a result, some spaces must be specifically designated as exclusive parking for certain users, while at other times these spaces will be unassigned. Therefore in order to maximize parking efficiency, this Plan continues the accepted concept of shared parking. Some uses, such as office uses, occur virtually exclusively during weekday business hours. Other uses, such as restaurant or hotel uses, require parking primarily in the evening, when office parking is not in high demand. Shared parking allows for parking in an efficient and effective manner. The most prevalent example of this in Lincoln Harbor is the use of the 1000/1200 and 1450 Parking Decks by office tenants during the day and by restaurant patrons at night. Hartz has successfully used this technique for other developments around the state of New Jersey,

and its experience in Lincoln Harbor has been positive. Nonetheless, not all parking is proposed to be shared, as described in more detail below.

Although the largest portion of parking is utilized by office tenants, Hartz has taken specific measures to ensure that adequate, convenient space is designated for other uses during both weekday and evening hours. Therefore, designated areas are reserved for the below purposes, and will be signed accordingly. A full breakdown of the parking distribution during both weekday and evening hours can also be found attached as Table 1.

Office Parking – Office users enjoy the largest allocation of dedicated parking spaces within Lincoln Harbor. During weekday hours, a total of 2,032 parking spaces are designated for office tenants. This total includes all 1,191 parking spaces within the 1000/1200 Parking Deck (P-2) and 880 parking spaces within the 1450 Parking Deck (P-3).

While most parking spaces within the 1000/1200 Parking Deck (P-2)will be reserved for specific office tenants on a full time basis, spaces within that deck will become shared parking spaces and available to Ruth's Chris patrons via valet service during the evening hours and on weekends.

The 1450 Parking Deck (P-3) contains a total of 1,601 parking spaces, 880 of which are dedicated for office users. Of these office spaces, 158 become available to the public at large after business hours and on weekends. In addition, in certain high-demand circumstances on nights and weekends, Hartz is authorized to use the 722 dedicated UBS spaces within the 1450 Parking Deck (P-3) for other uses. (To be conservative in the analysis, these 722 spaces are not listed on Table 1 as available to the general public on nights and weekends.)

Retail Parking – During weekday hours, certain parking areas are available for people who wish to visit Lincoln Harbor in order to patronize the businesses, visit the residential buildings or simply enjoy the public amenities within Lincoln Harbor. During weekday business hours, 484 spaces (including 40 non-exclusive spaces for Weehawken residents) are available within the 1450 Parking Deck (P-3), and 216 spaces are available within the surface parking lot (P-4). During evening hours and on weekends, when the demand for public parking is the greatest, more parking is available to the general public: 642 parking spaces (including 40 non-exclusive spaces for Weehawken residents) within the 1450 Parking Deck (P-3) and 216 spaces within the surface parking lot (P-4) are available for public use during evenings and on weekends. Fees for hourly parking in these spaces are at competitive rates.

Other areas are available at no charge for people who primarily visit the waterfront walkway, plazas, parks and fishing areas. A total of 80 existing or proposed free parking spaces are designated for public parking. This total includes 10 parking spaces in the Sheraton lot designated for the public, 6 parking spaces on the Chart House pier

designated for fishermen, 20 spaces at the Estuary development, and on-street spaces that are available to the public at all times for a period up to two hours.

Of the 484 spaces within the 1450 Parking Deck (P-3), Hartz will make available 40 non-exclusive spaces to Weehawken residents at no charge up to three hours. Upon development of the surface parking lot (P-4), Hartz will make available another 60 non-exclusive spaces within the 1450 Parking Deck (P-3) to Weehawken residents at no charge up to three hours, for a total of 100 such spaces.

Finally, an unspecified quantity of public parking is available at 1500 Harbor Boulevard. Parking at that project is managed by a third-party operator and will be operated through valet service. Consequently, the number of spaces available to the public will be determined on the basis of availability at any given time. The 1500 Harbor Boulevard project contains 227 units and 272 parking spaces. Spaces available to the public are not included in the Table attached hereto because there is no fixed number; however, 1500 Harbor Boulevard does add to the parking available to the public in Lincoln Harbor.

We note that the available public parking is sufficient to meet the requirements of BluAlehouse once it is operational. The local zoning regulations require 257 spaces given the site plan approval. It is anticipated that BluAlehouse parking would be via valet in the 1450 Parking Deck (P-3).

Hotel Parking – When the proposed realignment of Harbor Boulevard is completed, the number of parking spaces within the Sheraton Lot will be 226. This total includes 10 permanent public parking spaces, and 5 parking spaces designated to Bright Horizons during weekday hours.

Although hotel parking demands are generally greatest during evening hours, certain circumstances do and will exist which necessitate reserving spaces for hotel use at all times. Early arrivals/check-ins are prime examples. Therefore, 211 parking spaces within the Sheraton lot will be designated for hotel use during weekday hours; the 5 spaces set aside for Bright Horizons during weekday hours become available to hotel guests on nights and weekends. Hotel use includes patrons who wish to go to Jack Austin's, the restaurant located within, and operated by, the Sheraton hotel.

Surface Parking Lot –The surface parking lot (P-4) contains 321 parking spaces; 276 spaces available for the public at large, and the 1500 Harbor Boulevard project has rights to use up to 45 parking spaces within the surface parking lot (P-4), though Hartz has the right to relocate these spaces as may be necessary. During evening hours, the general public will be able to utilize all parking spaces within this parking lot for other uses; i.e. restaurant patrons, marina users and general public access.

Within the surface parking lot, 60 spaces are reserved for Weehawken residents, as reflected on Table 1. These spaces are available for Weehawken residents with access tags during all hours from 5:00 am to 3:00 am, with no time limit. Residents may use the spaces to patronize the restaurants or retail establishments within Lincoln Harbor, to

access the several mass transit opportunities offered in Lincoln Harbor, to access the waterfront for recreational purposes, or for any other reason. Observations suggest that most usage of the 60 spaces is for commuting purposes. Observations also demonstrate that the 60 spaces are never fully occupied, with the highest usage being about 33%. To date, 360 access tags have been provided to the Town to distribute as it desires. As mentioned above, upon the development of the surface parking lot (P-4), 60 non-exclusive spaces will be made available in the 1450 Parking Deck (P-3) free of charge to Weehawken residents for a period up to three hours.

Residential – As mentioned above, parking for most residential projects within Lincoln Harbor is or will be self-contained, meaning residents will park within each project and not among the at-large parking spaces within Lincoln Harbor. There are two residential projects, Riva Point and 1500 Harbor Boulevard, that own rights to a specific number of off-site parking spaces within Lincoln Harbor. Specifically, Riva Point presently has exclusive rights to 95 parking spaces within the 1450 Parking Deck (P-3), and 1500 Harbor Boulevard presently has rights to 45 parking spaces in the surface parking lot across Harbor Boulevard from that project (P-4). (Hartz has the right to relocate these parking spaces to alternative locations within Lincoln Harbor.) These spaces are included in Table 1, which shows the overall parking allocation within Lincoln Harbor. Hartz will make available to the general public 20 parking spaces at the Estuary surface parking lot (P-6), which will be available for a period up to two hours.

IV. Assignment, Monitoring and Enforcement

This section will address the proposed procedures for assignment of spaces, management and monitoring of parking areas for compliance/non-compliance with posted restrictions, and enforcement in the case of non-compliance.

Office Parking – Individuals affiliated with office tenants will be given access control devices for their vehicles to indicate that they are authorized to park in the designated areas of the parking decks. Both parking decks currently have, and will continue to have, control access gates. Additionally, employees will be given permanent placards to hang on their mirrors to show that they are authorized to park in those areas set aside for these purposes. The access controls that restrict parking in certain areas of the 1450 Parking Deck (P-3) during the weekday hours will, during evening and weekend hours, allow for the general public to utilize the shared parking spaces discussed above for other uses, i.e. restaurant patrons, marina users and general public access.

Public Parking - All public spaces will be signed to indicate that they are specifically reserved for use by the general public, and that parking therein will be limited to a maximum of two hours or, where applicable (as in the case of the surface parking lot (P-4), the 1450 Parking Deck (P-3) and 1500 Harbor Boulevard) at an hourly rate. The purpose of the time limitation on free parking spaces is to discourage use of these spaces by office tenants, commuters, hotel guests, etc., whose stay could easily be eight hours or

more. Weehawken resident parking spaces in the surface lot are properly signed, and the parking rates do not apply to these spaces at present.

Parking for marina patrons is available at Lincoln Harbor among the general public parking and has never been a problem.

The on-street spaces within Lincoln Harbor (P-6) are available for public use and have a two-hour time limit. The Township will continue to enforce the time limit on these spaces.

Parking on the Chart House pier (P-5) is managed by the restaurant operator. Parking is not actively monitored or managed during daytime hours during the week. The restaurant operator enforces parking regulations in the evenings and on weekends as it sees fit.

Hotel Parking - To distinguish the vehicles of patrons of the Sheraton hotel, guests receive a placard to be placed on the vehicle's dashboard to identify it as belonging to a hotel guest, therefore permitting them to park in the 211 spaces reserved for the hotel within the Sheraton Lot (P-1). Patrons arriving later in the evening can use either the designated hotel spaces, if available, or other spaces within Lincoln Harbor which become available during evening hours. Parking for hotel patrons is free of charge and has never been a problem.

Monitoring of on-site parking within the Sheraton Lot is presently undertaken by private security personnel who visually check for placards in those areas requiring the same to be displayed. The 10 public parking spaces within the Sheraton Lot have two hour limits and are likewise monitored by security patrols, noting the time that vehicles are parked in a particular space and their license plate numbers. Subsequent follow-up would determine if these vehicles have exceeded the time limit and whether the car was the subject of a prior violation. In the case of a vehicle which had exceeded two hours, the first step would be for the patrol to check with the security desk to find out if a particular vehicle belonged to an office visitor who had properly notified security of a prolonged visit. If there was no such notification, the patrol would issue a written warning, noting on the warning itself the time, date, length of stay, parking space location, make/model/color of the vehicle and license plate number. Repeat offenders, at the direction of the security officer in charge, could have a warning sticker placed on their vehicles' window or could either be towed to a designated impound or have a wheel lock put in place, causing the owner to report to security in order to move his vehicle. In appropriate instances, assistance from the Township Police could be requested. Hartz intends to retain a third-party parking management firm to manage the Sheraton Lot and anticipates that the Sheraton Lot will be managed in much the same way as private security personnel does now.

V. Plan Amendments

This Plan has been prepared based on actual counts, projections, and experiences in other mixed use developments owned and managed by Hartz Mountain Industries, Inc. As tenants or uses within Lincoln Harbor change and place different demands on existing parking facilities, or should unanticipated conditions arise, modifications to this plan will be made from time to time to compensate accordingly.

The parking strategies set forth in this Plan are intended to satisfy the requirements of Ordinance 32-2019 and to satisfy all obligations for public parking within Lincoln Harbor going forward to full build out.

VI. Conclusion

There currently exist within Lincoln Harbor ample parking spaces to accommodate the variety of uses, including visitors and guests.

Table 1: Lincoln Harbor Parking Totals

Area	Description	Parking Spaces	Weekdays	Nights/ Weekends	Free Public Parking
P-1	**Sheraton Parking Lot**	**226**	**226**	**226**	**10**
	Uses:	*Access:*			
	Hotel & Restaurant	*CONTROLLED (Hertz)*	*211*	*216*	
	Bright Horizons	*CONTROLLED (Hertz)*	*5*		
	Free General Public	*Open - 2-Hour Limit*	*10*	*10*	*10*
P-2	**1000/1200 Parking Deck**	**1,191**	**1,191**	**1,191**	
	Uses:	*Access:*			
	Office Tenants	*CONTROLLED (ProPark)*	*1,152*	*1,052*	
	Tenant Reserved	*CONTROLLED (ProPark)*	*35*	*35*	
	Hertz Reserved	*CONTROLLED (ProPark)*	*4*	*4*	
	Ruth Chris Valet	*CONTROLLED (ProPark)*		*100*	
P-3	**1450 Parking Deck**	**1,601**	**1,601**	**1601**	**40**
	Uses:	*Access:*			
	UBS	*CONTROLLED (ProPark)*	*722*	*722*	
	UBS Visitors	*CONTROLLED (ProPark)*	*53*		
	Whole Foods	*CONTROLLED (Whole Foods)*	*142*	*142*	
	Office Tenants	*CONTROLLED (ProPark)*	*105*		
	Riva Point	*CONTROLLED (ProPark)*	*95*	*95*	
	Weehawken Residents - FREE Up to 3 Hours (see Note 2)	*CONTROLLED (ProPark)*	*40*	*40*	*40*
	General Public (see Note 1)	*CONTROLLED (ProPark)*	*444*	*602*	
P-4	**Surface Parking Lot**	**321**	**321**	**321**	**60**
	Uses:	*Access:*			
	1500 Harbor Blvd.	*CONTROLLED (ProPark)*	*45*	*45*	
	Weehawken Residents (see Note 2)	*CONTROLLED (Access Tags)*	*60*	*60*	*60*
	General Public (see Note 1)	*CONTROLLED (ProPark)*	*216*	*216*	
P-5	**Chart House Pier**	**216**	**216**	**216**	**6**
	Uses:	*Access:*			
	Chart House	*MONITORED (Chart House)*	*162*	*210*	
	Hertz Overflow	*MONITORED (Chart House)*	*48*		
	Free General Public	*Open - 2-Hour Limit*	*6*	*6*	*6*
P-6	**Public Street Parking**	**64**	**64**	**64**	**64**
	Location:	*Access:*			
	Atir	*Open - 2-Hour Limit*	*2*	*2*	*2*
	800 Harbor Blvd.	*Open - 2-Hour Limit*	*9*	*9*	*9*
	Estuary Courtyard	*Open - 2-Hour Limit*	*20*	*20*	*20*
	Estuary D	*Open - 2-Hour Limit*	*7*	*7*	*7*
	North Park	*Open - 2-Hour Limit*	*19*	*19*	*19*
	Block 146 Lot 4.01	*Open - 2-Hour Limit*	*7*	*7*	*7*
	TOTALS:	**3,619**	**3,619**	**3,619**	**180**

Notes

1 Parking Fee Schedule is as follows:

Up to 2 hrs	$10.00
Up to 6 hrs	$15.00
Up to 10 hrs	$20.00
Up to 24 hrs	$30.00

2 When the surface parking lot is developed, the 60 Weehawken Resident spaces will be relocated into the 1450 Parking Deck as 'Free Up to 3 Hour' spaces.

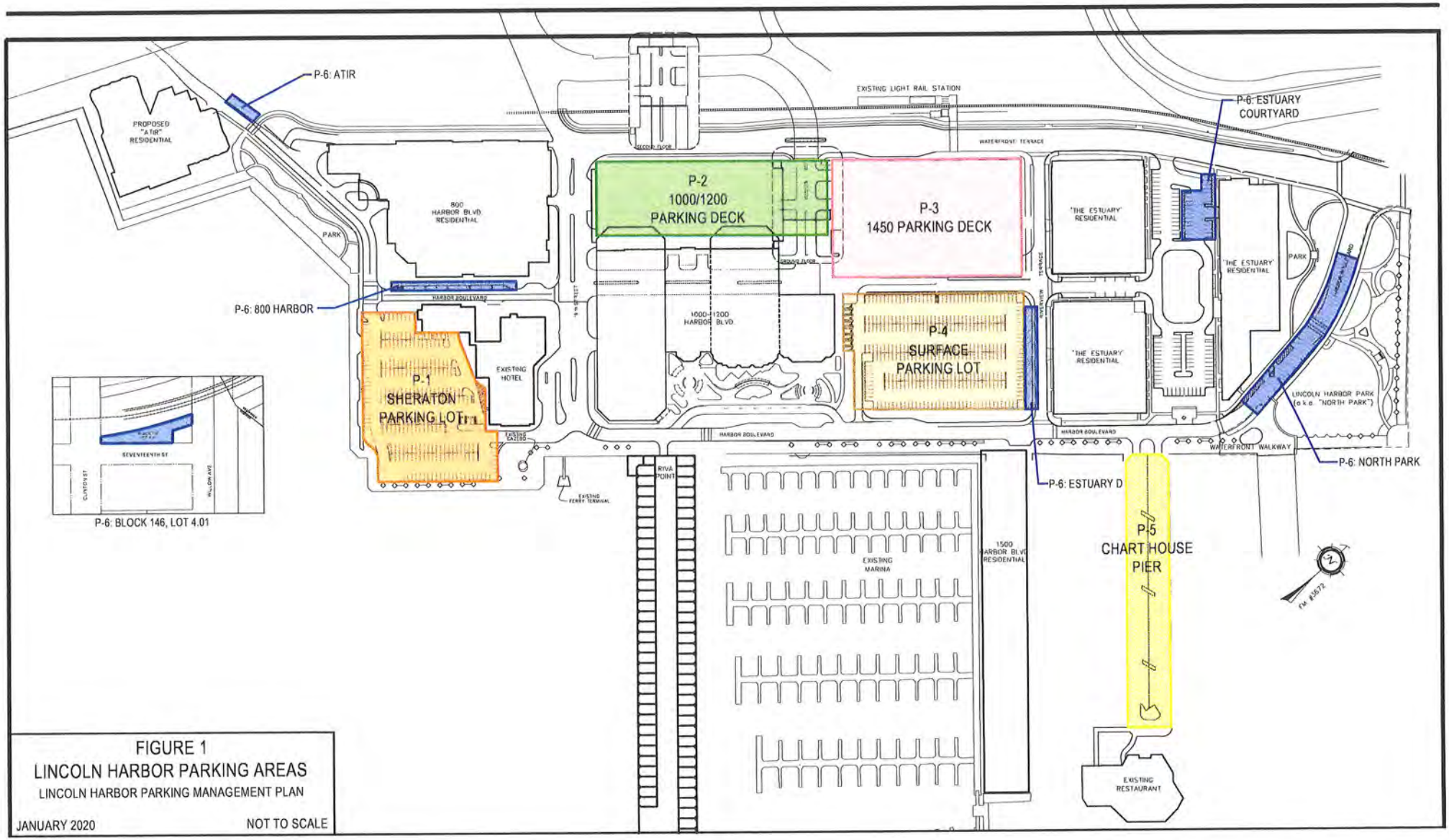

FIGURE 1
LINCOLN HARBOR PARKING AREAS
LINCOLN HARBOR PARKING MANAGEMENT PLAN

JANUARY 2020 NOT TO SCALE

STORMWATER MANAGEMENT REPORT

Prepared for:

Hartz Mountain Industries, Inc.

Block 34.03
Lots 1.01, 1.02 & 2.03
Harbor Blvd.

Township of Weehawken
Hudson County, New Jersey

Prepared by:

BOHLER ENGINEERING

N.J. Certificate of Authorization 24GA28161700

35 Technology Drive
Warren, NJ 07059
908-668-8300

BENJ # J150680

November 2019

B.A. Bohler, P.E.
New Jersey Professional Engineer License No. 47421

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Table of Contents

1. Introduction 3
2. Pre-Development Site Conditions 4
   2.1 Point of Analysis 4
      2.1.1 Existing Drainage Area # 1 4
      2.1.2 Existing Drainage Area # 2 4
      2.1.3 Existing Drainage Area # 3 5
   2.2 Pre-Development Flow Summary 5
3. Post-Development Site Conditions 6
   3.1 Point of Analysis 6
      3.1.1 Proposed Drainage Area # 1 6
      3.1.2 Proposed Drainage Area # 2 7
      3.1.3 Proposed Drainage Area # 3 7
   3.2 Proposed Structural Stormwater Management Strategies 8
   3.3 Post-Development Flow Summary 8
4. Stormwater Management Design Methodology 9
   4.1 Stormwater Quantity Controls 9
      4.1.1 Site Soils 9
      4.1.2 Rainfall Data 10
      4.1.3 Pipe Sizing 10
   4.2 Water Quality Controls 10
   4.3 Groundwater Recharge 10
   4.4 Soil Erosion and Sediment Control 10
   4.5 Low Impact Development and Non-Structural Stormwater Management Facilities 11
      4.5.1 Vegetation and Landscaping 11
      4.5.2 Minimize Land Disturbance 11
      4.5.3 Impervious Area Management 12
      4.5.4 Preventative Source Controls 12
5. Conclusions 12

APPENDICES

A. Pre- vs. Post-Development Hydrographs

- Tc and CN Calculations (Included in Hydrographs)
- 2-Year Storm Event
- 10-Year Storm Event
- 100-Year Storm Event

B. Design Calculations

- Pipe Sizing

C. Maps

- Tax Map
- Aerial Map
- Soil Map
- State Planning Area Map
- USGS Map
- HUC14 Map
- FEMA FIRM Map
- Drainage Area Maps
  - Existing Drainage Area Map
  - Proposed Drainage Area Map
  - Inlet Area Map

1. Introduction

The subject property is located on Harbor Boulevard, adjacent to the elevated section of Park Avenue, in the Township of Weehawken, Hudson County, New Jersey. The property is identified as Block 34.03, Lots 1.01, 1.02 and 2.03 on the Township of Weehawken tax maps and is a total of 12.93-acres in size and will hereafter be referred to as "the site". The site is bordered to the north by Harbor Boulevard with industrial properties beyond; to the east and south by the Hudson River; to the west by the elevated section of Park Avenue and neighboring industrial properties beyond. A tax map and aerial map is included in Appendix C for reference.

The site is currently partially vacant land with a surface level asphalt parking lot within the Redevelopment Zone. Lot 2.03 is the larger portion of the site and contains most of the existing site improvements including the parking lot and fencing. Lot 2.03 also includes a portion of the Hudson River. Lots 1.01 & 1.02 are smaller, vacant lots adjacent to the elevated section of Park Avenue. A proposed stormwater management system will convey the runoff from the proposed buildings and impervious areas and reconnect into the existing storm sewer conveyance system within Harbor Boulevard.

The entire site lies within the Hudson River Floodplain at an elevation of NAVD88 12.00-feet where the elevation of the existing parking lot and roadway lies between 5.5- and 12-feet. Additionally, the US Army Corp of Engineers is planning a floodwall to be constructed along the east side of the elevated section of Park Avenue on the site in an easement. The proposed project will be on the river side of the future floodwall. The floodwall is intended to protect downtown Weehawken and the Northern part of Hoboken.

This report summarizes the design objectives, methodology, and calculations for the conveyance and discharge of stormwater runoff leaving the site and is meant to accompany the Site Plan documents prepared by Bohler Engineering. Pre-development and post-development conditions are examined for stormwater quantity analysis, water quality analysis, groundwater recharge, soil erosion and sediment control, and low impact development based on the *NJDEP Stormwater Management Regulations*, dated February 2004.

2. Pre-Development Site Conditions

The site contains a total area of 12.93-acres. The studied watershed area is a total of 2.49-acres in size and consists of the following three (3) unique drainage areas: Existing Drainage Area # 1, Existing Drainage Area # 2 and Existing Drainage Area # 3, which are described in more detail below. In the pre-development condition, the site is vacant land with some underbrush and an existing asphalt paved parking lot. Currently, the runoff generated on site outfalls to the Hudson River, the adjacent elevated section of the Park Avenue right-of-way, and to the existing stormsewer conveyance system in Harbor Boulevard. The existing stormwater conveyance system in Harbor Boulevard ultimately flows into the Hudson River. The Existing Drainage Area Map in Appendix C illustrates the limits of each existing drainage area and how they relate to the existing site conditions.

2.1 Point of Analysis

All of the existing drainage areas flow to separate points of analysis as noted in the previous section. The Existing Drainage Area Map in Appendix C illustrates the identified points of analysis and how they relate to the existing topography on the site.

2.1.1 Existing Drainage Area # 1

Located to the east and south along the frontage of the Hudson River of the proposed site, Existing Drainage Area # 1 contains 0.544-acres of land, of which 0.326-acres are impervious surface. This includes some of the parking lot, all of the rip-rap bay abutment and some grass/weeded areas. The topography of the area slopes from west to the east and north to south from a maximum elevation of approximately 9.5 to a minimum elevation of approximately 0.0 at water's edge with slopes ranging from 2-percent to 10-percent. A CN value of 98 was used for asphalt, rip-rap and open water. A CN value of 74 was used for pervious areas with a calculated time of concentration of 10-minute minimum. The runoff from Existing Drainage Area # 1 is directly to the Hudson River. Existing Drainage Area # 1 discharges to a distributed Point of Analysis along the water frontage.

2.1.2 Existing Drainage Area # 2

Located along the western property line, adjacent to the elevated section of Park Avenue, the area of study in the pre-development condition discharges into the right-of-way under the elevated roadway. Existing Drainage Area # 2 contains 0.277- acres of land, of which 0.009-acres are impervious surface. The topography of the area slopes from east to west from a maximum elevation

of approximately 10.5 to a minimum elevation of approximately 5.0 with slopes ranging from 0-percent to 33-percent. A CN value of 98 and 80 were used for impervious and pervious areas, respectively, with a calculated time of concentration of 10-minutes minimum. The runoff from Existing Drainage Area # 2 flows to the west and ultimately discharges to a distributed Point of Analysis.

2.1.3 Existing Drainage Area # 3

Existing Drainage Area #3 comprises the center of the site. The area of study in the pre-development condition discharges into the existing stormsewer conveyance system located in Harbor Boulevard, which flows to the east. Existing Drainage Area # 3 contains 1.679-acres of land, of which 1.128-acres are impervious surface. The topography of the area slopes from southeast to northwest from a maximum elevation of approximately 9.5 to a minimum elevation of approximately 6.0 with slopes ranging from 0.5-percent to 1-percent. A CN value of 98 and 80 were used for impervious and pervious areas, respectively, with a calculated time of concentration of 10-minutes minimum. The runoff from Existing Drainage Area # 3 flows to the northwest and ultimately discharges to Point of Analysis.

2.2 Pre-Development Flow Summary

TABLE 2.1 – EXISTING FLOW SUMMARY

DATA	EXISITNG DRAINAGE AREA # 1	EXISTING DRAINAGE AREA # 2	EXISTING DRAINAGE AREA #3
AREA (ACRES)	0.544	0.277	1.679
IMPERVIOUS (ACRES)	0.326	0.009	1.128
TC (MIN)	10	10	10
2 YR. FLOW (CFS)	1.46	0.12	4.38
10 YR. FLOW (CFS)	1.86	0.77	5.83
100 YR. FLOW (CFS)	3.29	1.52	10.15

3. Post-Development Site Conditions

The post-development condition for the site includes the construction of a fourteen (14) story residential building with two (2) residential towers and associated parking garage levels, driveways, sidewalks, utility infrastructure and other site improvements. The proposed site is designed in a manner that generally maintains the existing drainage patterns. The studied watershed area in the post-development condition contains the same 2.49-acre area that was studied in the pre-development condition and consists of three unique drainage areas: Proposed Drainage Area # 1, Proposed Drainage Area # 2 and Proposed Drainage Area # 3, which are described in more detail below.

A proposed stormwater conveyance system will collect the runoff from the proposed buildings and impervious areas via inlets, manholes, and stormwater piping, to redirect it to the existing storm sewer collection system in Harbor Boulevard at the northeast corner of the site. The construction of the proposed improvements will occupy approximately 2.0-acres of land and will create approximately 0.70-acres of additional impervious coverage on the site in the post-development condition. The Proposed Drainage Area Map in Appendix C illustrates the limits of each proposed drainage area and how they relate to the proposed site conditions.

3.1 Point of Analysis

The three (3) drainage areas in the post development condition flow to the same points of analysis identified in the existing condition. As noted above, the Proposed Drainage Area Map in Appendix C illustrates the identified point of analysis and how it relates to the proposed topography on the site.

3.1.1 Proposed Drainage Area # 1

Proposed Drainage Area # 1 is nearly the same in the post-development condition as it was in the pre-development condition. Some small additional impervious areas are proposed within Proposed Drainage Area # 1 and it increases slightly to be 0.645-acres in size, of which 0.490-acres are now impervious surface. The new impervious areas for Proposed Drainage Area # 1 are comprised of pedestrian walkways at the water's edge. No vehicular traffic is proposed in this area. A CN value of 98 and 80 were used for impervious and pervious areas, respectively, with an assumed/calculated time of concentration of 10-minutes minimum. Discharge is distributed along the water frontage as under existing condition for the Point of Analysis. The routing of the runoff for Proposed Drainage

Area # 1is reflected on the Inlet Area Map in Appendix C and is accounted for throughout the other Appendices of this report.

The proposed runoff from Proposed Drainage Area # 1 meets the stormwater management criteria set forth in NJAC § 7:8-5.4(a)3.iv. The proposed runoff hydrograph Proposed Drainage Area # 1 exceeds the existing runoff hydrograph Existing Drainage Area # 1 for the 2, 10, and 100-year storm events by 0.71 cfs; however, the discharge is directly to a tidally influenced body of water (Hudson River). Please refer to Section 2.2 and Section 3.3 for pre- and post-development flows, respectively.

3.1.2 Proposed Drainage Area # 2

Proposed Drainage Area # 2 consists of approximately 0.085-acres of land, of which none is impervious surface. This area is still undeveloped and covered in grass/scrub. This includes the area for the future flood wall to be constructed by the US Army Corp of Engineers. A CN value of 80 was used for pervious coverage with a calculated time of concentration of 10-minutes minimum. The routing of the runoff from Proposed Drainage Area # 2 is depicted on the Inlet Area Map in Appendix C.

The proposed peak runoff rates for Proposed Drainage Area # 2 are analyzed at Point of Analysis 2. The flows tributary to Point of Analysis meets the stormwater management criteria set forth in NJAC § 7:8-5.4(a)3.iii and iv. The post-development peak runoff rates for the 2, 10, and 100-year storm events for flows tributary to Point of Analysis 1 meet or exceed the 50-, 75- and 80-percent reductions, respectively, of the pre-development peak runoff rates as well as discharging to tidally influenced waters. Please refer to Sections 2.2 and 3.3 for pre-development and post-development flows, respectively.

3.1.3 Proposed Drainage Area # 3

Proposed Drainage Area # 3 consists of approximately 1.761-acres of land, of which 1.673-acres are impervious surface and includes mostly the roof of the residential towers and access driveways to parking garage. A CN value of 98 was used for impervious areas, with a calculated time of concentration of 10-minutes minimum. The runoff from Proposed Drainage Area # 3 is collected and discharged to the same location as in the pre-development condition. The routing of the runoff from Proposed Drainage Area # 3 is depicted on the Inlet Area Map in Appendix C.

The proposed peak runoff rates for Proposed Drainage Area # 3 are analyzed at Point of Analysis. The flows tributary to Point of Analysis from Proposed Drainage Area # 3 meets the stormwater management criteria set forth in NJAC § 7:8-5.4(a)3.iv (discharge to tidally influenced waters). Post-development peak runoff rates for the 2-, 10-, and 100-year storm events for flows tributary to Point of Analysis are increased compared to the pre-development peak runoff rates but will not increase flooding downstream due to the proximity of Hudson River and its tidal nature. Please refer to Sections 2.2 and 3.3 for pre-development and post-development flows, respectively.

3.2 Proposed Structural Stormwater Management Strategies

The three (3) drainage areas in the post development condition flow to the same points of analysis identified in the existing condition. One of the drainage areas, Proposed Drainage Area # 3, flows through the proposed on-site stormwater collection system, which is connected to the existing system in Harbor Boulevard. No structural stormwater management strategies are proposed as less than ¼ of an acre of new asphaltic impervious coverage is proposed. The bulk of the new impervious cover totaling 94,241 SF is either build roof or pedestrian walkways or roadway paving replacing existing asphalt cover. Only 7,074 SF (0.162-acres) of asphalt driveway is proposed where 48,858 SF (1.121-acres) of asphalt parking lot is being eliminated (replaced by building roof or pedestrian walks). The net benefit is a tremendous enhancement to the overall site and street water quality.

3.3 Post-Development Flow Summary

TABLE 3.1 – PROPOSED FLOW SUMMARY

	PROPOSED DRAINAGE AREA # 1	**PROPOSED DRAINAGE AREA # 2**	**PROPOSED DRAINAGE AREA # 3**
AREA (ACRES)	0.645	0.085	1.761
IMPERVIOUS (ACRES)	0.490	0.00	1.673
TC (MIN)	10	10	10
2 YR. FLOW (CFS)	1.46	0.12	4.38
10 YR. FLOW (CFS)	2.33	0.23	6.74
100 YR. FLOW (CFS)	4.00	0.46	11.27

4. Stormwater Management Design Methodology

In accordance with the NJDEP Stormwater Management Regulations, the proposed development must meet the requirements, if appropriate, for stormwater quantity reductions, water quality, groundwater recharge, soil erosion and sediment control, and low impact development. The following sections describe how each of the above items are addressed on site in the post-development condition:

4.1 Stormwater Quantity Controls

The Assessment of stormwater quantity has been based upon the Soil Conservation Service Method using the SCS Unit Hydrograph as described in Technical Release Number 55 (TR55), "Urban Hydrology for Small Watersheds". Theoretical storms are modeled with the 24-hour SCS Unit Dimensionless Hydrograph using a NOAA 24 Hr Type "D" coastal region rainfall distribution and recurrence intervals of 2-, 10- and 100-years. Hydrograph creation and routings are accomplished using the *HydroCAD* Version 10.00 program by HydroCAD Software Solutions, LLC. The following techniques from the *NJDEP Stormwater Management Regulations* is being applied to each drainage area as noted above in Section 3.1:

1. NJAC § 7:8-5.4(a)3.iv states in tidal flood hazard areas, stormwater runoff quantity analysis in accordance with (a) 3i, or iii above shall only be applied if the increase in volume of stormwater runoff could increase flood damages below the point of discharge.

The project's proposed stormwater collection facilities for stormwater peak flow attenuation will be serving one of the drainage areas outlined in Section 3 of this report. The study requires the establishment of a point of analysis, as indicated in Section 2. Existing and proposed CN and Tc calculations, as well as existing and proposed hydrographs are provided in Appendix A. The information below describes the methodology in which the stormwater calculations were procured:

4.1.1 Site Soils

Site soil information has been obtained from the USDA Natural Resources Conservation Service (NRCS) web soil survey database, last revised in 2015. The major soil types present on site include Laguardia Artifactual Coarse Sandy Loam and Urban Land Wet Substratum. Values used in the CN and time of concentration calculations are associated with Type D soils. For areas where the calculated time of concentration is less than 6-minutes, a minimum of 6-minutes was used.

4.1.2 Rainfall Data

Rainfall intensities are based on the NJDEP rainfall intensity/duration curve for all design storms. The Hudson County 24-Hour Rainfall Frequency Data, provided by the NRCS, updated in August, 2012 has been used and is listed below:

TABLE 4.1

Event (year)	1	2	5	10	25	50	100
Rainfall (in)	2.73	3.31	4.23	5.02	6.19	7.20	8.31

4.1.3 Pipe Sizing

Calculations for sizing the stormwater pipe networks associated with the proposed stormwater management conveyance system can be found in Appendix B of this report. The Rational Method has been used to size the storm piping for the 10-year storm event. The calculations are conservatively based on a time of concentration of 6-minutes to any inlet, which is the minimum time of concentration allowed with the Rational Method. An Inlet Area Map is included in Appendix C.

4.2 Water Quality Controls

Water quality analysis is based on the requirements of NJAC § 7:8-5.5, which requires 50-percent TSS removal in post-development runoff from replaced impervious areas must be achieved prior to discharging the runoff. In this instance, water quality is achieved by replacing existing asphalt with building roof and pedestrian walkways on site.

4.3 Groundwater Recharge

The subject site is in State Planning Area 1, which is marked for urban redevelopment and is also within a redevelopment area per the Township of Weehawken Zoning Map. Additionally, the site is known to contain sedimentary soils with no percolation. Due to the conditions described, no groundwater recharge is proposed as part of the stormwater management facilities on site.

4.4 Soil Erosion and Sediment Control

The Soil Erosion and Sediment Control Plan and details are included within the Site Plan documents prepared by Bohler Engineering and must be followed throughout construction. Silt fences, stabilized construction entrances, a temporary stockpile and inlet filters are proposed during

construction. It is noted that stormwater from the site during construction will discharge to an existing stormwater collection system in Harbor Boulevard; therefore, the offsite stability is considered stable. This report and the Site Plan documents prepared by Bohler Engineering are being submitted to the Hudson-Essex-Passaic Soil Conservation District for approval.

4.5 Low Impact Development and Non-Structural Stormwater Management Facilities

In accordance with the NJDEP regulations and the latest *New Jersey Stormwater Best Management Practices Manual*, several non-structural stormwater management strategies have been incorporated into the design of the site and are listed below:

4.5.1 Vegetation and Landscaping

A comprehensive Landscape Plan has been incorporated into the design of the proposed improvements on the site that provides low maintenance landscaping. The use of lawn areas has been minimized where applicable and fertilizers and pesticides are to be used sparingly.

4.5.1.1 Preservation of Natural Areas

The design of the improvements proposed on the site has preserved critical natural areas as part of the development. Areas that are vegetated within the future floodwall easement have been identified on site and are specifically left outside the limits of disturbance of the proposed development.

4.5.1.2 Native Ground Cover

Native plants including ground cover, shrubs and trees instead of turf grass have been proposed as part of the landscape design for the site. The native plantings will also require little to no irrigation once they are established.

4.5.2 Minimize Land Disturbance

The proposed design of the site incorporates the preservation of existing vegetative areas that will remain undisturbed.

4.5.3 Impervious Area Management

Impervious areas are the primary source of additional runoff in the post-development site condition. The sections below describe the measures that have been taken in the proposed site design to minimize the amount of impervious proposed on site:

4.5.3.1 Streets, Sidewalks, and Parking, Driveway Areas

As part of the proposed site design, the minimum allowable parking and drive aisle sizes, in accordance with local ordinances, are used in lieu of larger aisles. This is to reduce the amount of impervious surface in the post-development condition.

4.5.3.2 Vegetative Roofs

A vegetated roof is included as part of the proposed site design to reduce the amount of impervious surface in the proposed condition. The vegetated roof will consist of vegetative trays containing lightweight planting media over an impervious synthetic underdrain system. The vegetative roof will increase the time of concentration associated with the runoff from the roof and also reduce runoff through evapotranspiration.

4.5.4 Preventative Source Controls

The proposed development complies with this strategy by providing interior dumpster areas and trash receptacles located throughout the site at key.

5. Conclusions

As demonstrated in the above sections, the stormwater management plan for the proposed development meets the *NJDEP Stormwater Management Regulations*, dated February 2004, and addresses the requirements for stormwater quantity reductions, water quality, groundwater recharge, soil erosion and sediment control, and low impact development. As a result of the design calculations contained herein, Bohler Engineering anticipates that the stormwater design will not have a negative impact to surrounding areas.

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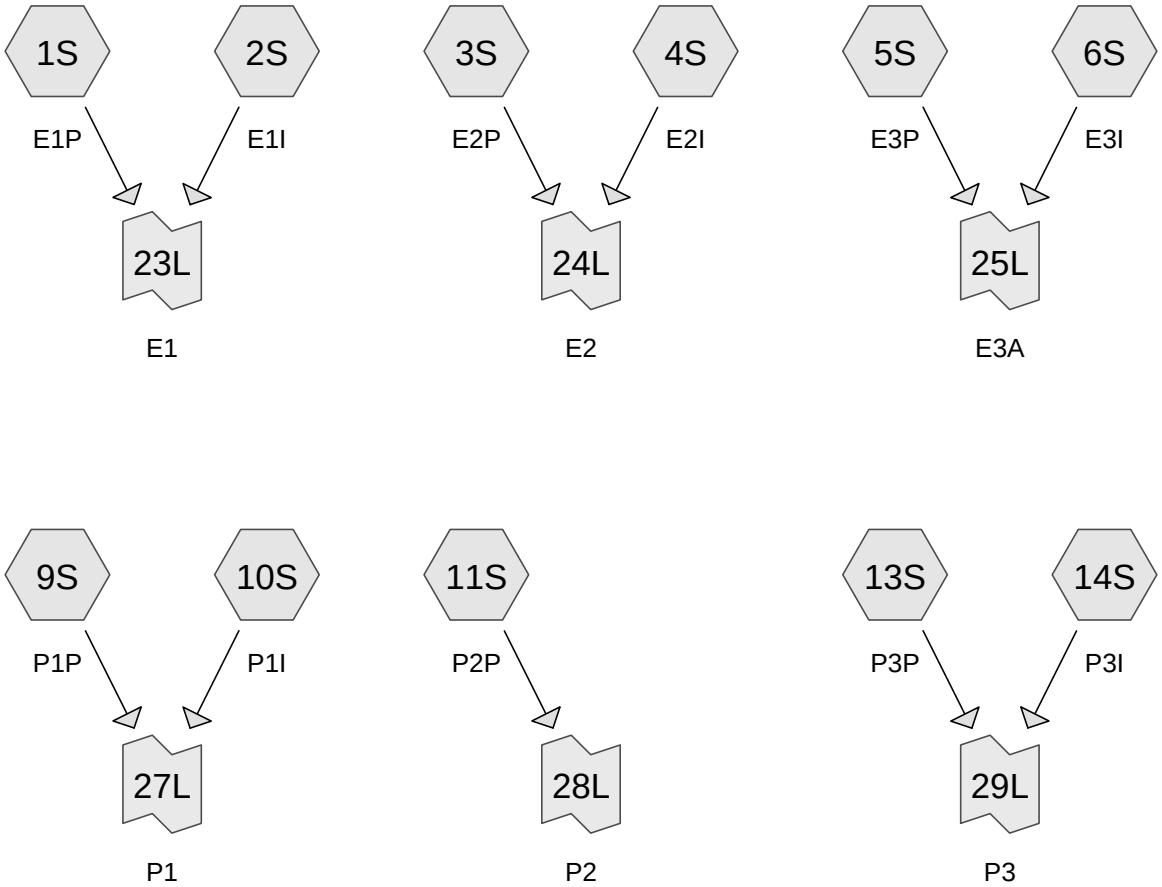
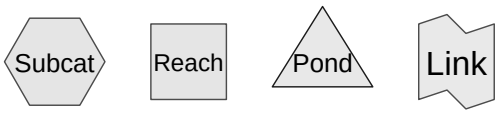
A. PRE- vs. POST-
DEVELOPMENT HYDROGRAPHS

- **Tc and CN Calculations (Included with Hydrographs)**
- **2-Year Storm Event**
- **10-Year Storm Event**
- **100-Year Storm Event**





Routing Diagram for J150680
Prepared by Bohler Engineering, Printed 3/18/2019
HydroCAD® 10.00-23 s/n 02612 © 2018 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.342	80	>75% Grass cover, Good, HSG D (1S, 3S, 5S, 9S, 11S, 13S)
3.627	98	Paved parking, HSG D (2S, 4S, 6S, 10S, 14S)
4.969	**93**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
4.969	HSG D	1S, 2S, 3S, 4S, 5S, 6S, 9S, 10S, 11S, 13S, 14S
0.000	Other	
4.969		**TOTAL AREA**

Notes Listing (all nodes)

Line#	Node Number	Notes
1	Project	Rainfall events imported from "NRCS-Rain.txt" for 6608 NJ Hudson-D
2		Rainfall events imported from "NRCS-Rain.txt" for 6608 NJ Hudson-D
3		Rainfall events imported from "NRCS-Rain.txt" for 6608 NJ Hudson-D
4		Rainfall events imported from "NRCS-Rain.txt" for 6608 NJ Hudson-D

Summary for Subcatchment 1S: E1P

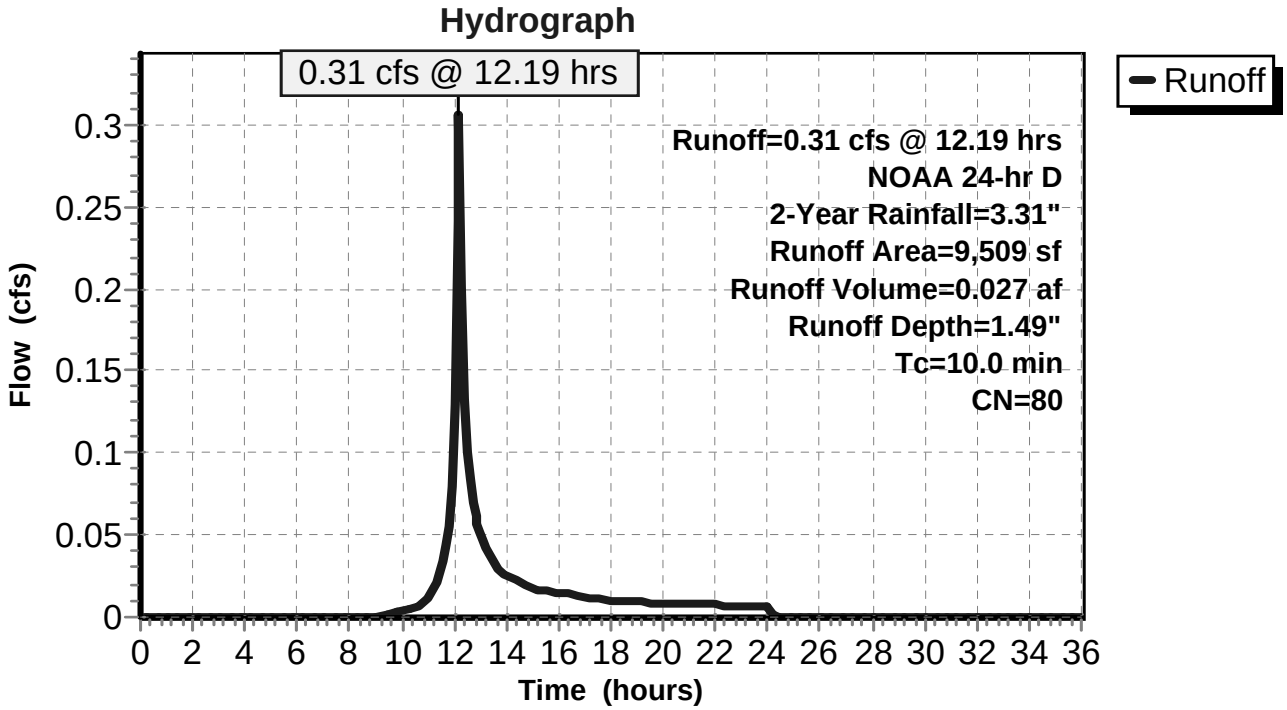
Runoff = 0.31 cfs @ 12.19 hrs, Volume= 0.027 af, Depth= 1.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 2-Year Rainfall=3.31"

Area (sf)	CN	Description
9,509	80	>75% Grass cover, Good, HSG D
9,509		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 1S: E1P



Summary for Subcatchment 2S: E1I

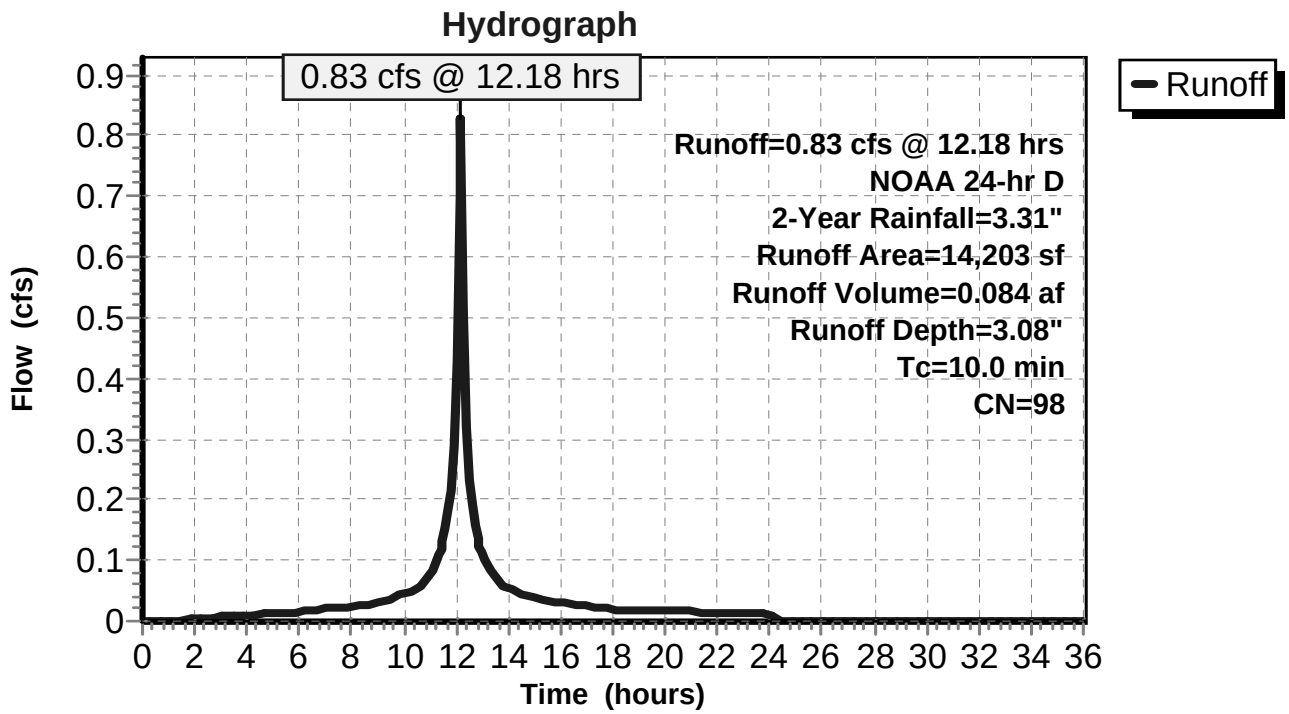
Runoff = 0.83 cfs @ 12.18 hrs, Volume= 0.084 af, Depth= 3.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 2-Year Rainfall=3.31"

Area (sf)	CN	Description
14,203	98	Paved parking, HSG D
14,203		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 2S: E1I



Summary for Subcatchment 3S: E2P

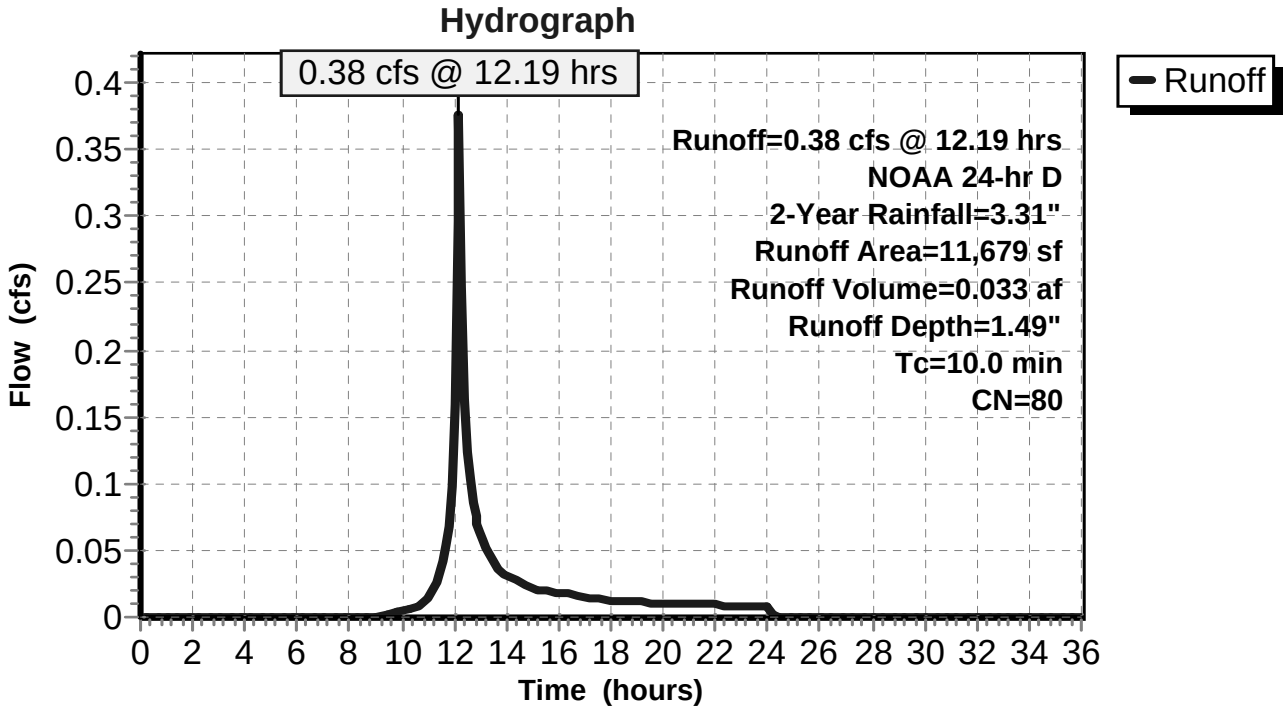
Runoff = 0.38 cfs @ 12.19 hrs, Volume= 0.033 af, Depth= 1.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 2-Year Rainfall=3.31"

Area (sf)	CN	Description
11,679	80	>75% Grass cover, Good, HSG D
11,679		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 3S: E2P



Summary for Subcatchment 4S: E2I

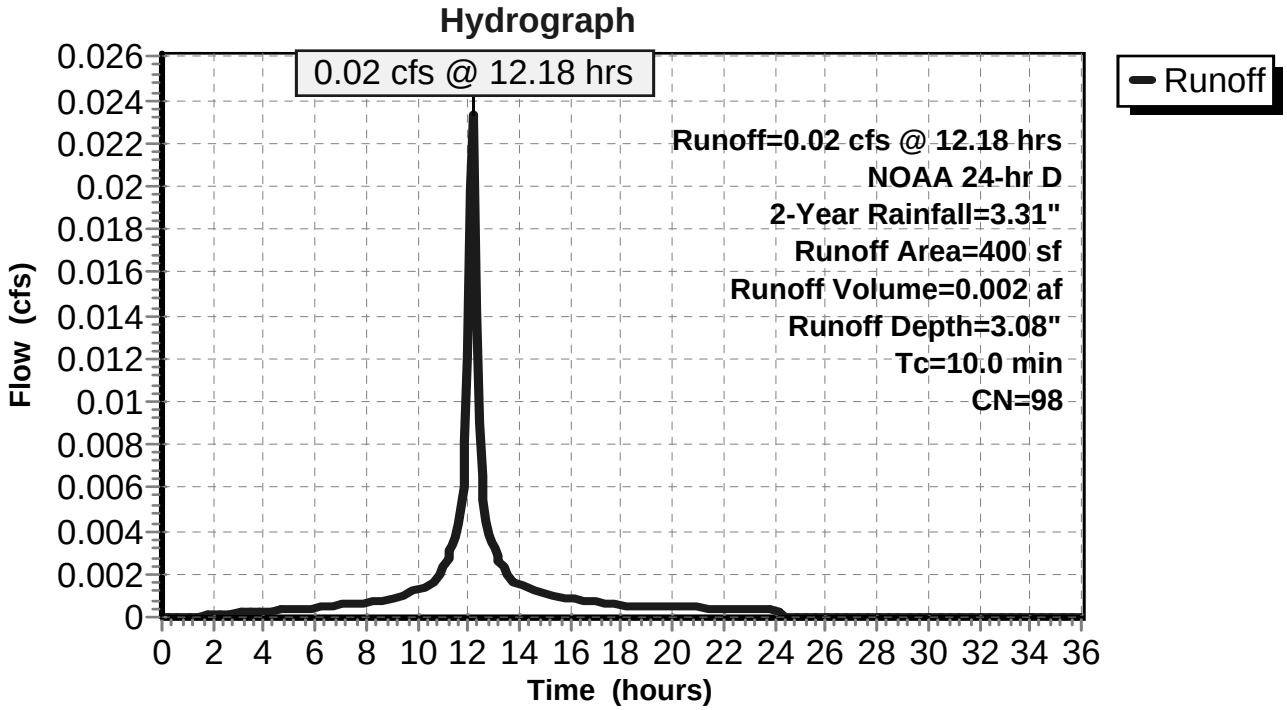
Runoff = 0.02 cfs @ 12.18 hrs, Volume= 0.002 af, Depth= 3.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 2-Year Rainfall=3.31"

Area (sf)	CN	Description
400	98	Paved parking, HSG D
400		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 4S: E2I



Summary for Subcatchment 5S: E3P

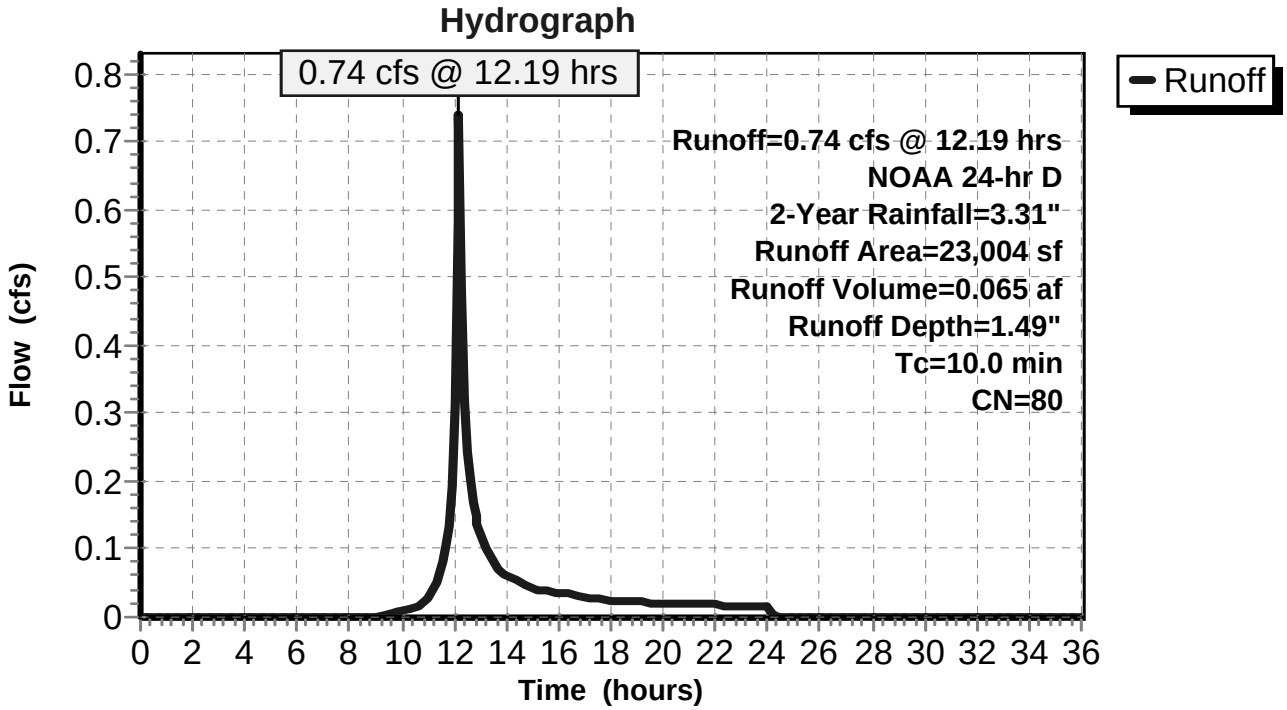
Runoff = 0.74 cfs @ 12.19 hrs, Volume= 0.065 af, Depth= 1.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 2-Year Rainfall=3.31"

Area (sf)	CN	Description
23,004	80	>75% Grass cover, Good, HSG D
23,004		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 5S: E3P



Summary for Subcatchment 6S: E3I

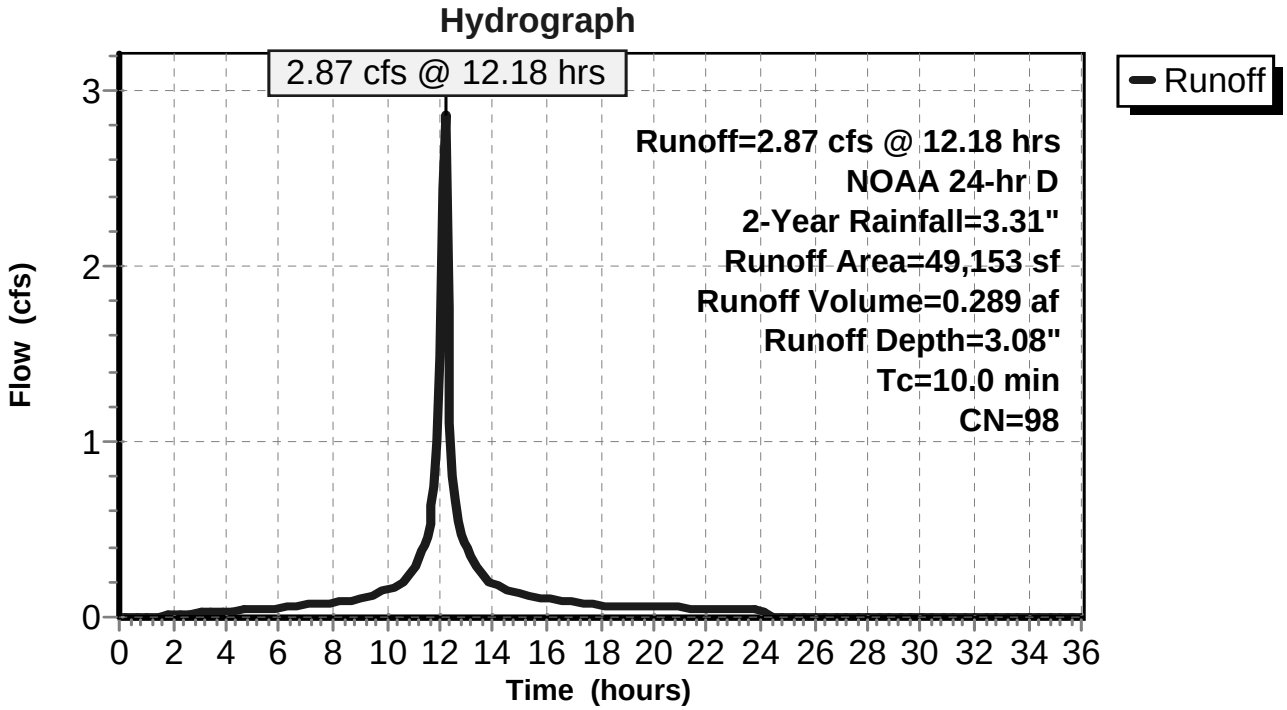
Runoff = 2.87 cfs @ 12.18 hrs, Volume= 0.289 af, Depth= 3.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 2-Year Rainfall=3.31"

Area (sf)	CN	Description
49,153	98	Paved parking, HSG D
49,153		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 6S: E3I



Summary for Subcatchment 9S: P1P

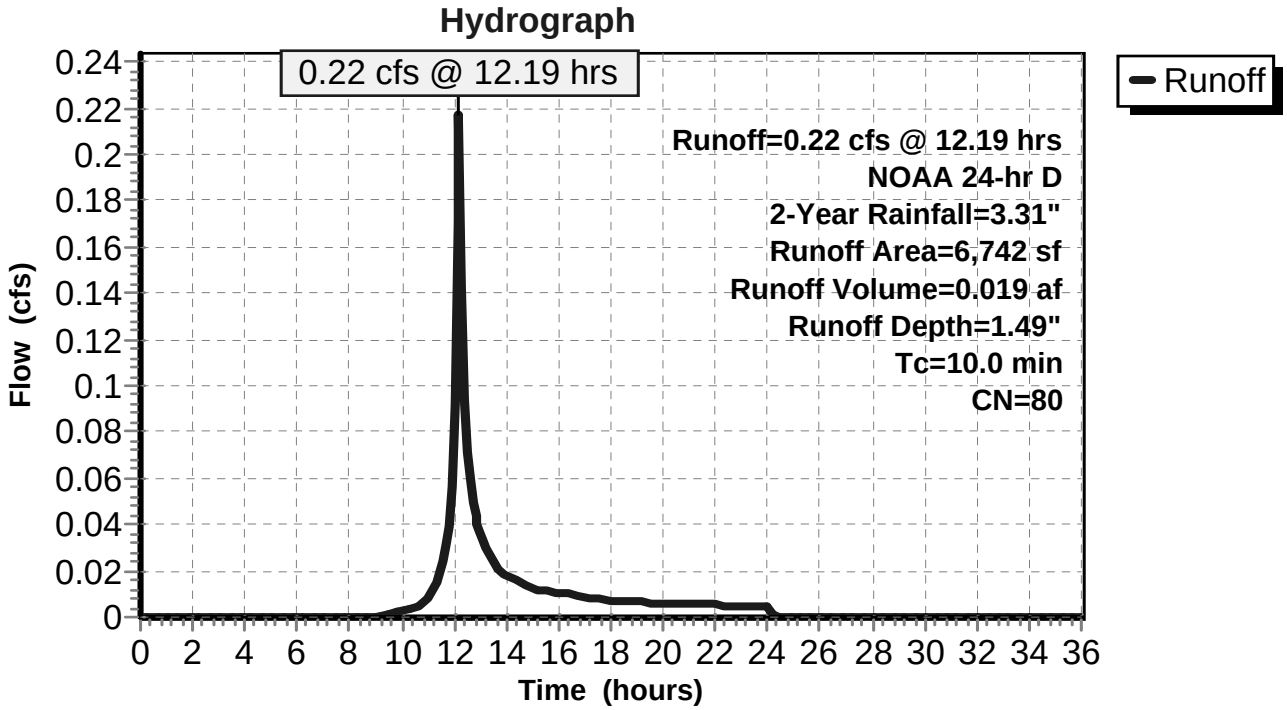
Runoff = 0.22 cfs @ 12.19 hrs, Volume= 0.019 af, Depth= 1.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 2-Year Rainfall=3.31"

Area (sf)	CN	Description
6,742	80	>75% Grass cover, Good, HSG D
6,742		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 9S: P1P



Summary for Subcatchment 10S: P1I

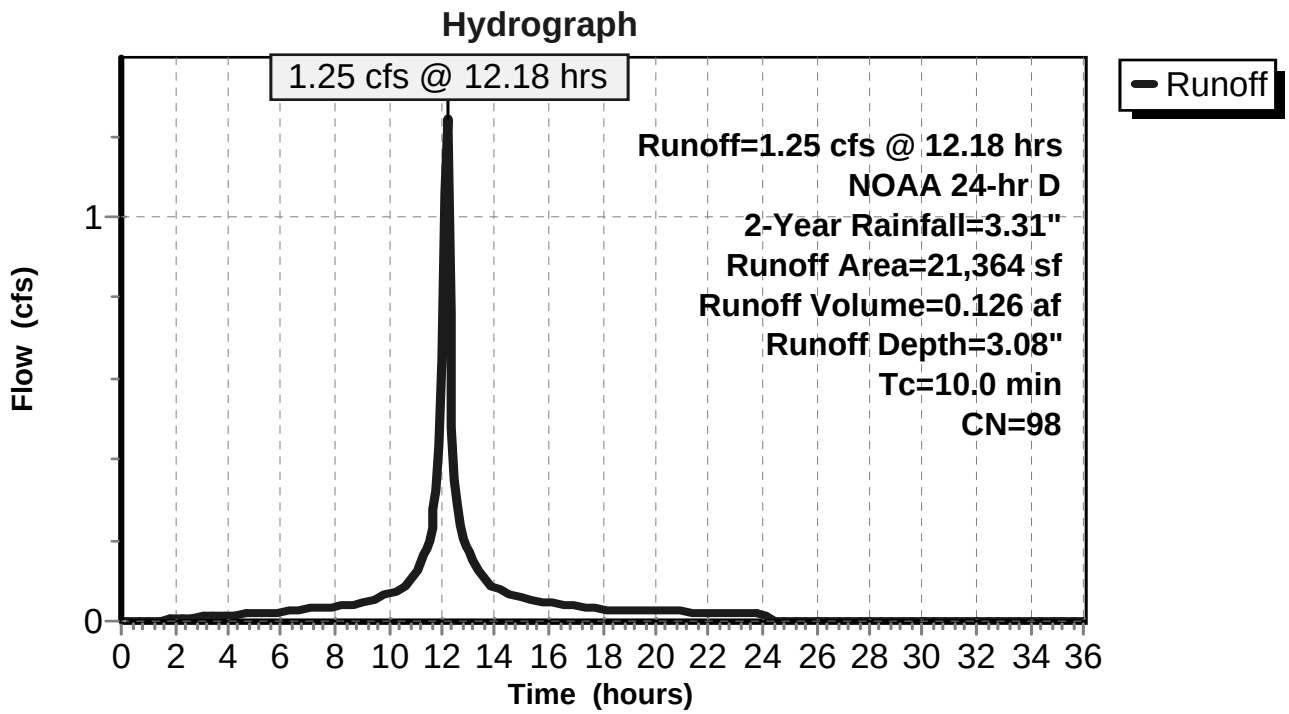
Runoff = 1.25 cfs @ 12.18 hrs, Volume= 0.126 af, Depth= 3.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 2-Year Rainfall=3.31"

Area (sf)	CN	Description
21,364	98	Paved parking, HSG D
21,364		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 10S: P1I



Summary for Subcatchment 11S: P2P

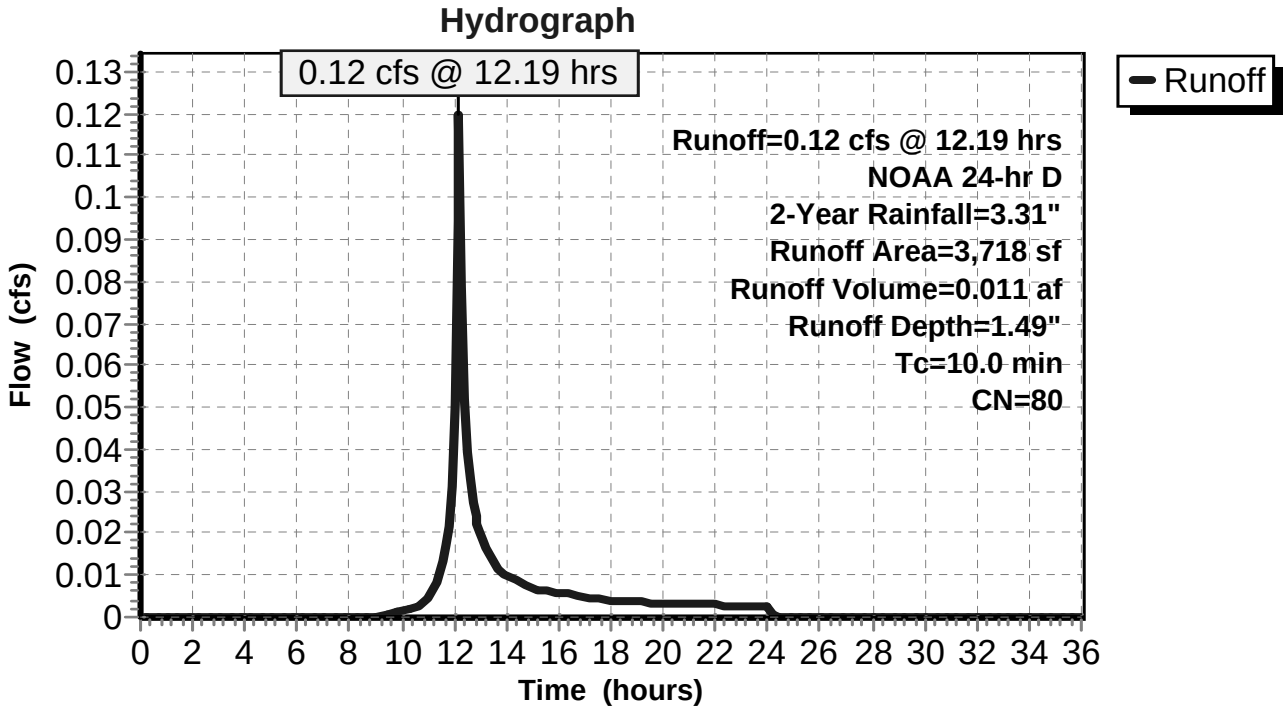
Runoff = 0.12 cfs @ 12.19 hrs, Volume= 0.011 af, Depth= 1.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 2-Year Rainfall=3.31"

Area (sf)	CN	Description
3,718	80	>75% Grass cover, Good, HSG D
3,718		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 11S: P2P



Summary for Subcatchment 13S: P3P

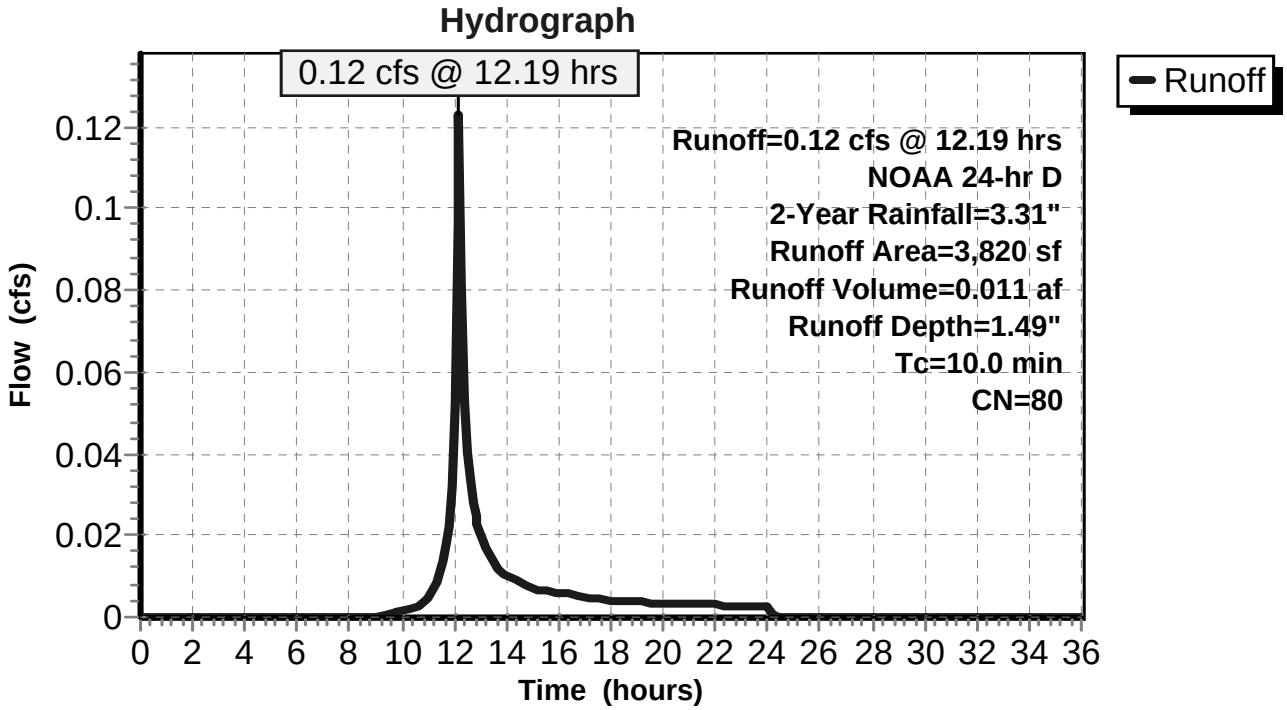
Runoff = 0.12 cfs @ 12.19 hrs, Volume= 0.011 af, Depth= 1.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 2-Year Rainfall=3.31"

Area (sf)	CN	Description
3,820	80	>75% Grass cover, Good, HSG D
3,820		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 13S: P3P



Summary for Subcatchment 14S: P3I

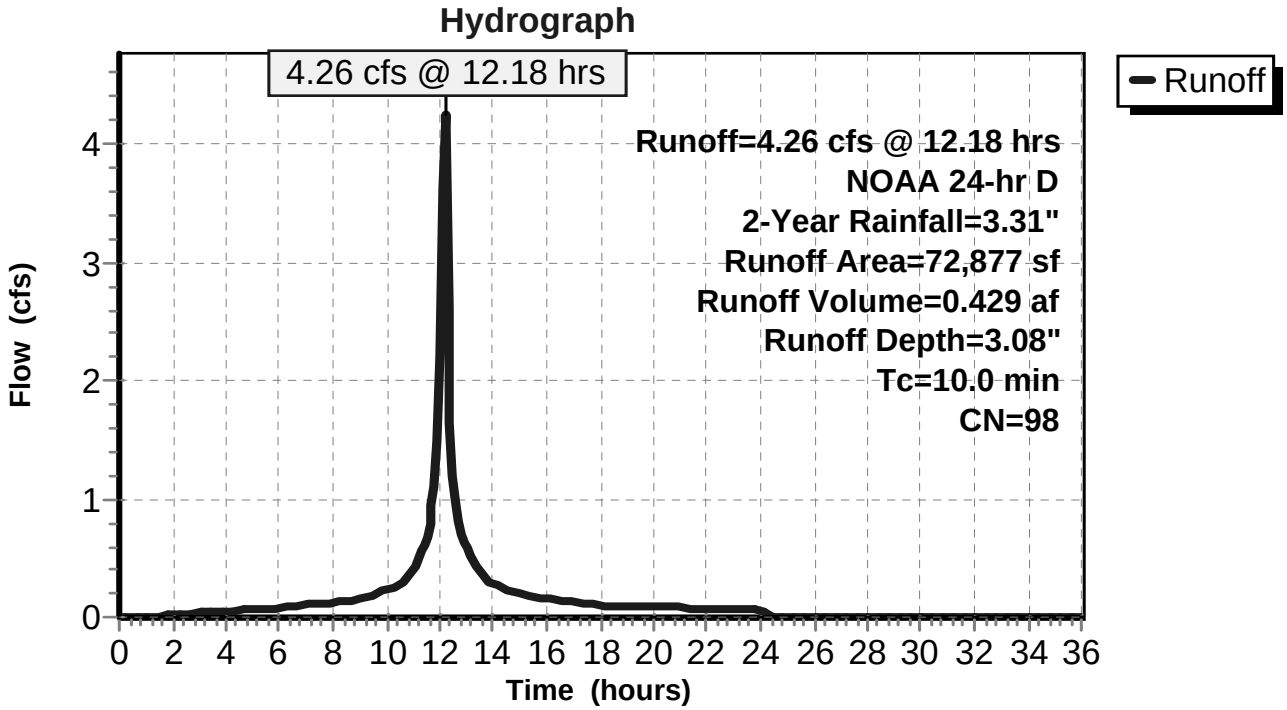
Runoff = 4.26 cfs @ 12.18 hrs, Volume= 0.429 af, Depth= 3.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 2-Year Rainfall=3.31"

Area (sf)	CN	Description
72,877	98	Paved parking, HSG D
72,877		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 14S: P3I

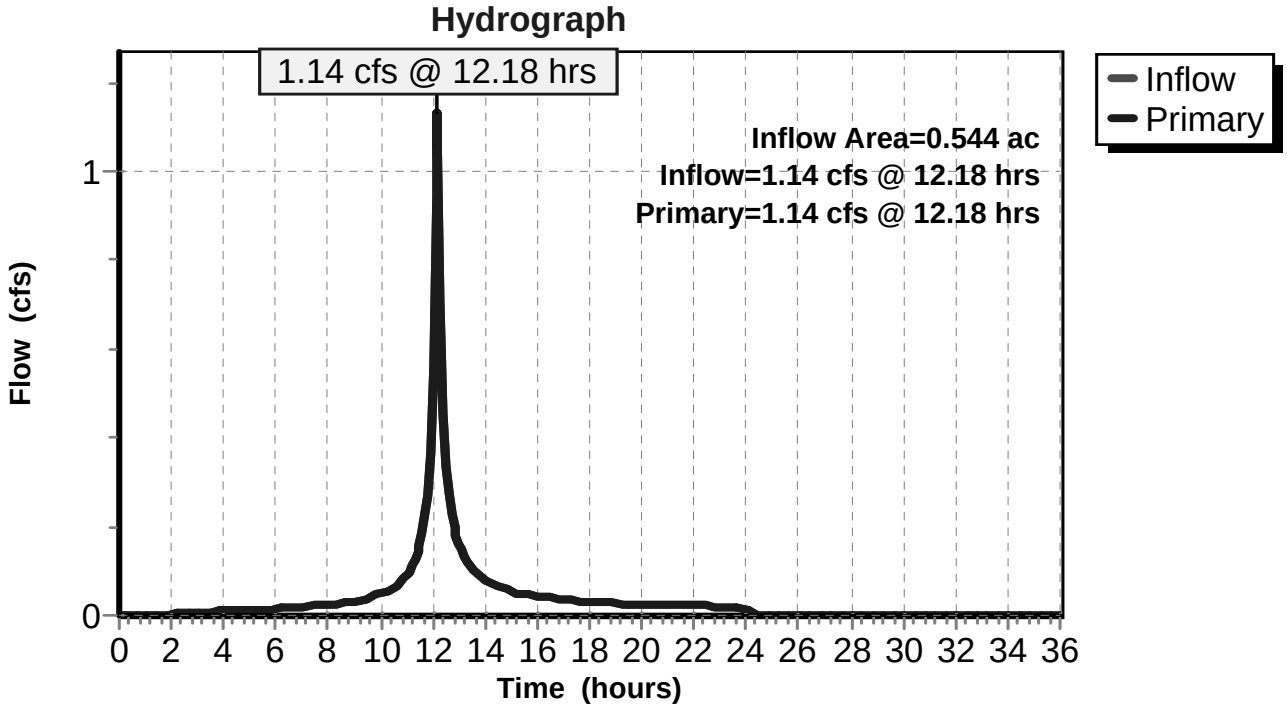


Summary for Link 23L: E1

Inflow Area = 0.544 ac, 59.90% Impervious, Inflow Depth = 2.44" for 2-Year event
Inflow = 1.14 cfs @ 12.18 hrs, Volume= 0.111 af
Primary = 1.14 cfs @ 12.18 hrs, Volume= 0.111 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Link 23L: E1

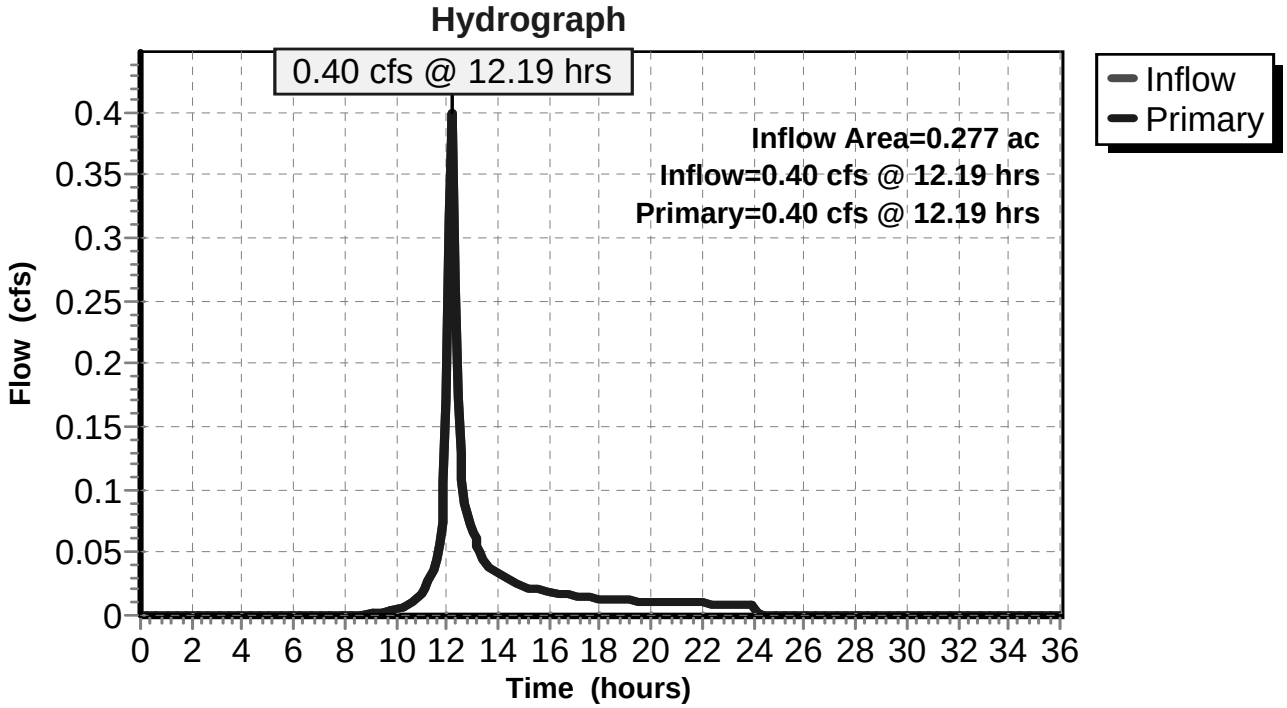


Summary for Link 24L: E2

Inflow Area = 0.277 ac, 3.31% Impervious, Inflow Depth = 1.54" for 2-Year event
Inflow = 0.40 cfs @ 12.19 hrs, Volume= 0.036 af
Primary = 0.40 cfs @ 12.19 hrs, Volume= 0.036 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Link 24L: E2

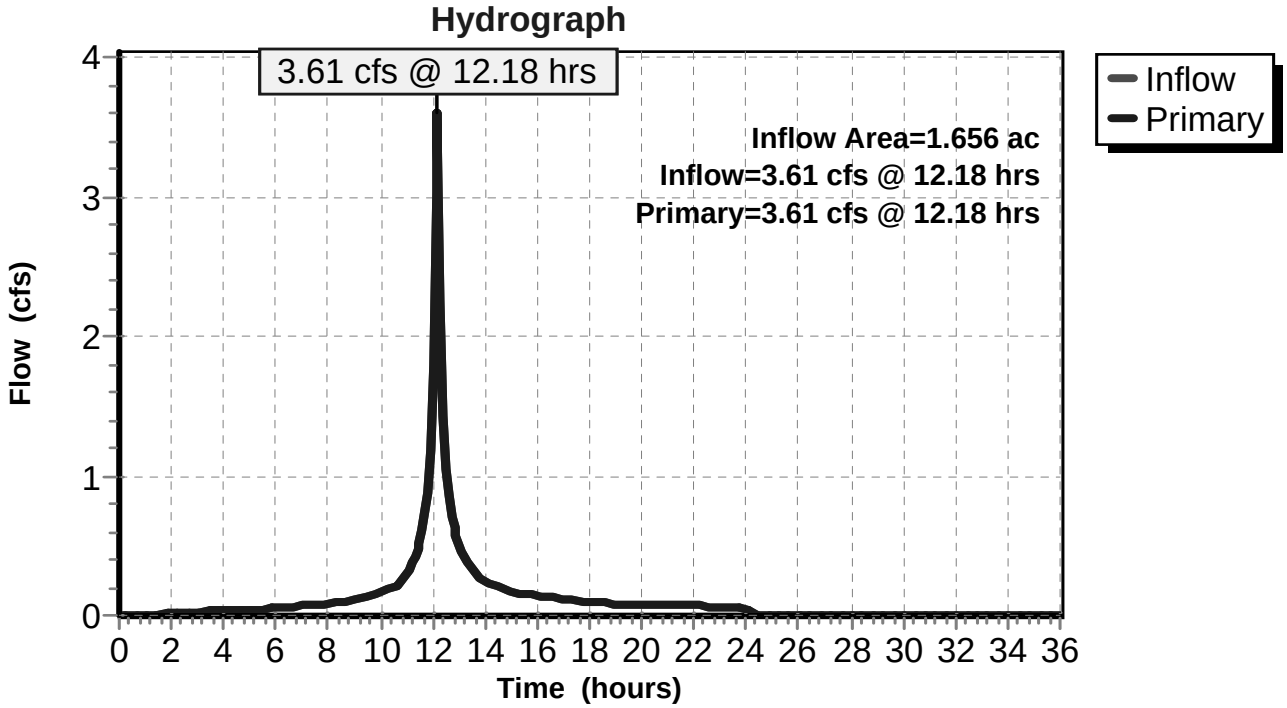


Summary for Link 25L: E3A

Inflow Area = 1.656 ac, 68.12% Impervious, Inflow Depth = 2.57" for 2-Year event
Inflow = 3.61 cfs @ 12.18 hrs, Volume= 0.355 af
Primary = 3.61 cfs @ 12.18 hrs, Volume= 0.355 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Link 25L: E3A

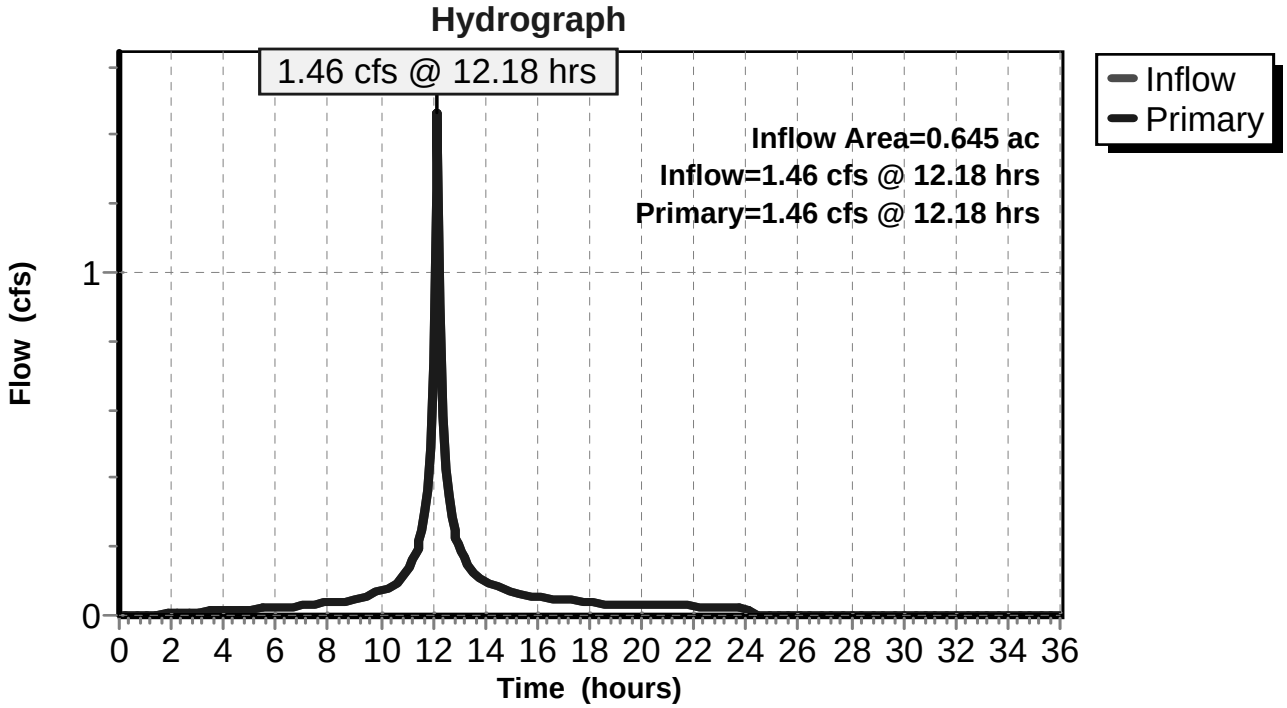


Summary for Link 27L: P1

Inflow Area = 0.645 ac, 76.01% Impervious, Inflow Depth = 2.70" for 2-Year event
Inflow = 1.46 cfs @ 12.18 hrs, Volume= 0.145 af
Primary = 1.46 cfs @ 12.18 hrs, Volume= 0.145 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Link 27L: P1

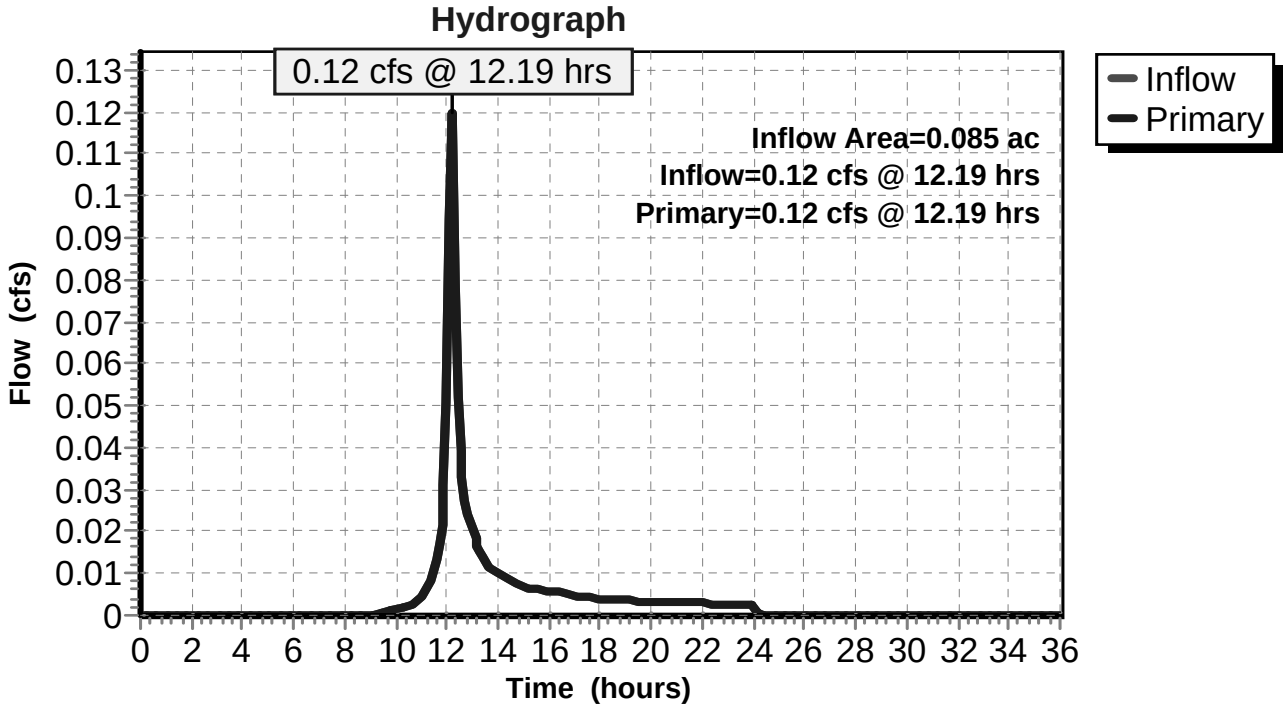


Summary for Link 28L: P2

Inflow Area = 0.085 ac, 0.00% Impervious, Inflow Depth = 1.49" for 2-Year event
Inflow = 0.12 cfs @ 12.19 hrs, Volume= 0.011 af
Primary = 0.12 cfs @ 12.19 hrs, Volume= 0.011 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Link 28L: P2

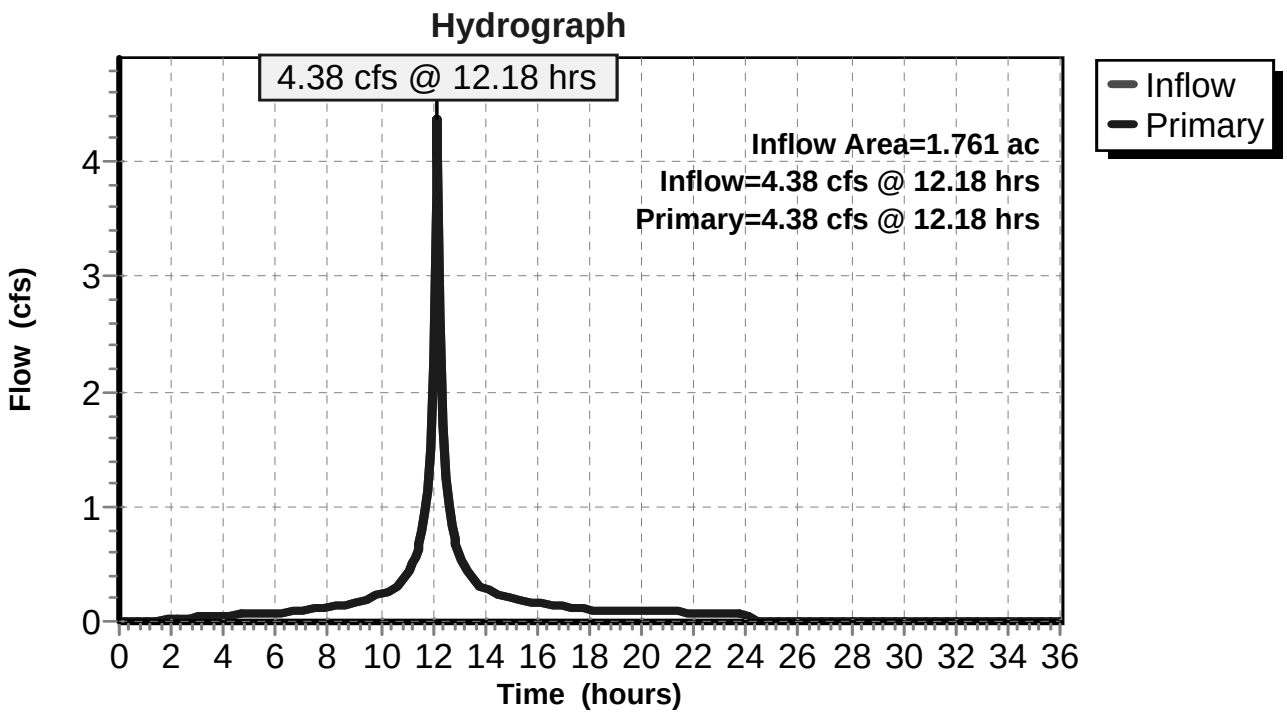


Summary for Link 29L: P3

Inflow Area = 1.761 ac, 95.02% Impervious, Inflow Depth = 3.00" for 2-Year event
Inflow = 4.38 cfs @ 12.18 hrs, Volume= 0.440 af
Primary = 4.38 cfs @ 12.18 hrs, Volume= 0.440 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Link 29L: P3



Summary for Subcatchment 1S: E1P

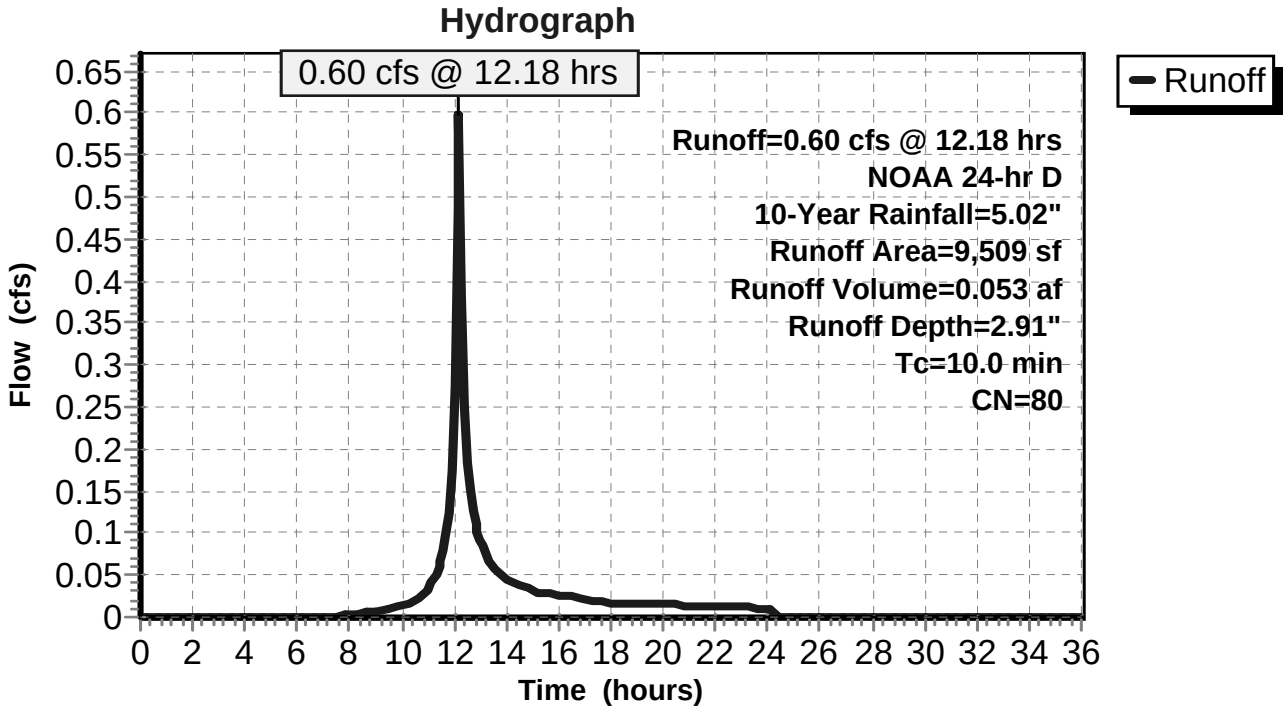
Runoff = 0.60 cfs @ 12.18 hrs, Volume= 0.053 af, Depth= 2.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 10-Year Rainfall=5.02"

Area (sf)	CN	Description
9,509	80	>75% Grass cover, Good, HSG D
9,509		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 1S: E1P



Summary for Subcatchment 2S: E1I

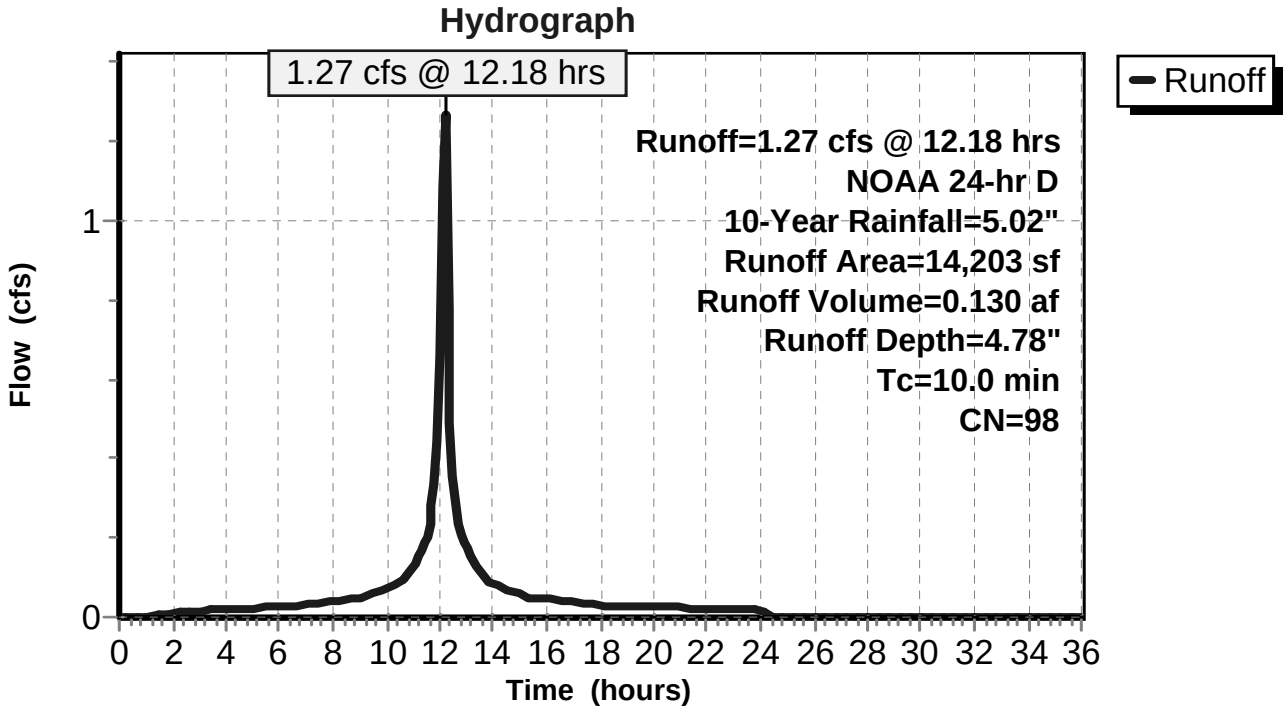
Runoff = 1.27 cfs @ 12.18 hrs, Volume= 0.130 af, Depth= 4.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 10-Year Rainfall=5.02"

Area (sf)	CN	Description
14,203	98	Paved parking, HSG D
14,203		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 2S: E1I



Summary for Subcatchment 3S: E2P

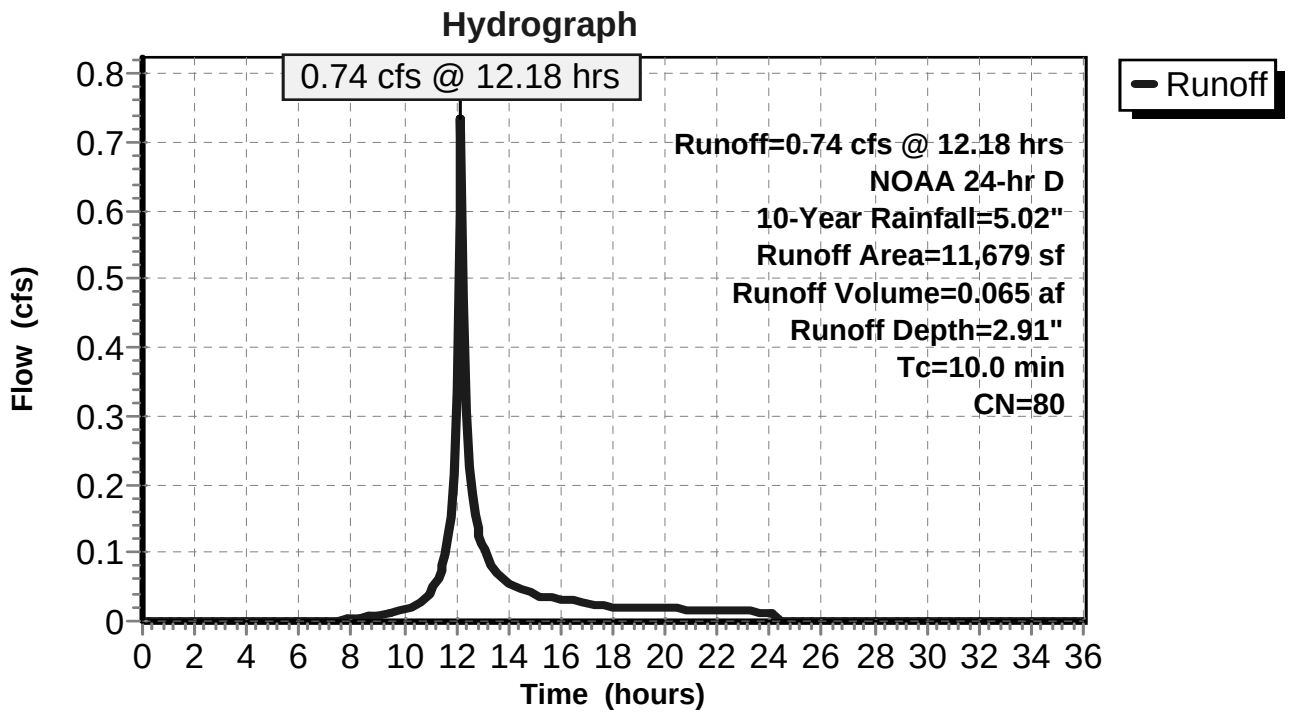
Runoff = 0.74 cfs @ 12.18 hrs, Volume= 0.065 af, Depth= 2.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 10-Year Rainfall=5.02"

Area (sf)	CN	Description
11,679	80	>75% Grass cover, Good, HSG D
11,679		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 3S: E2P



Summary for Subcatchment 4S: E2I

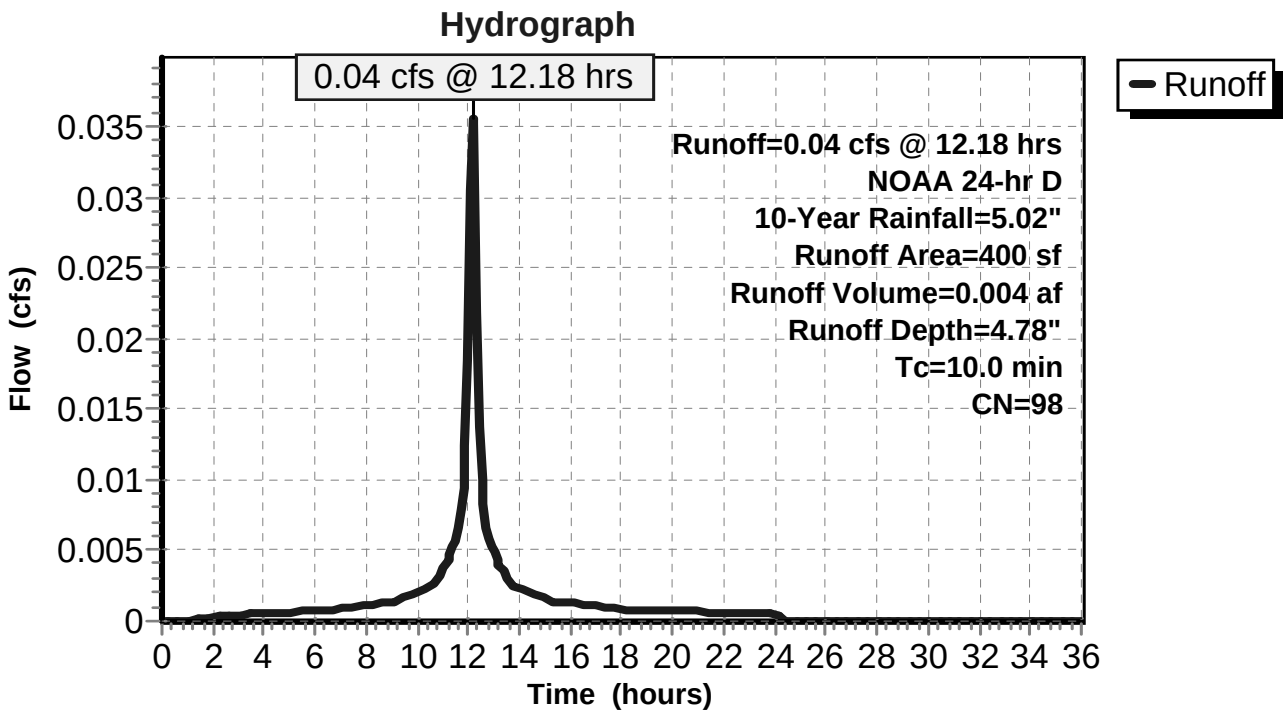
Runoff = 0.04 cfs @ 12.18 hrs, Volume= 0.004 af, Depth= 4.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 10-Year Rainfall=5.02"

Area (sf)	CN	Description
400	98	Paved parking, HSG D
400		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 4S: E2I



Summary for Subcatchment 5S: E3P

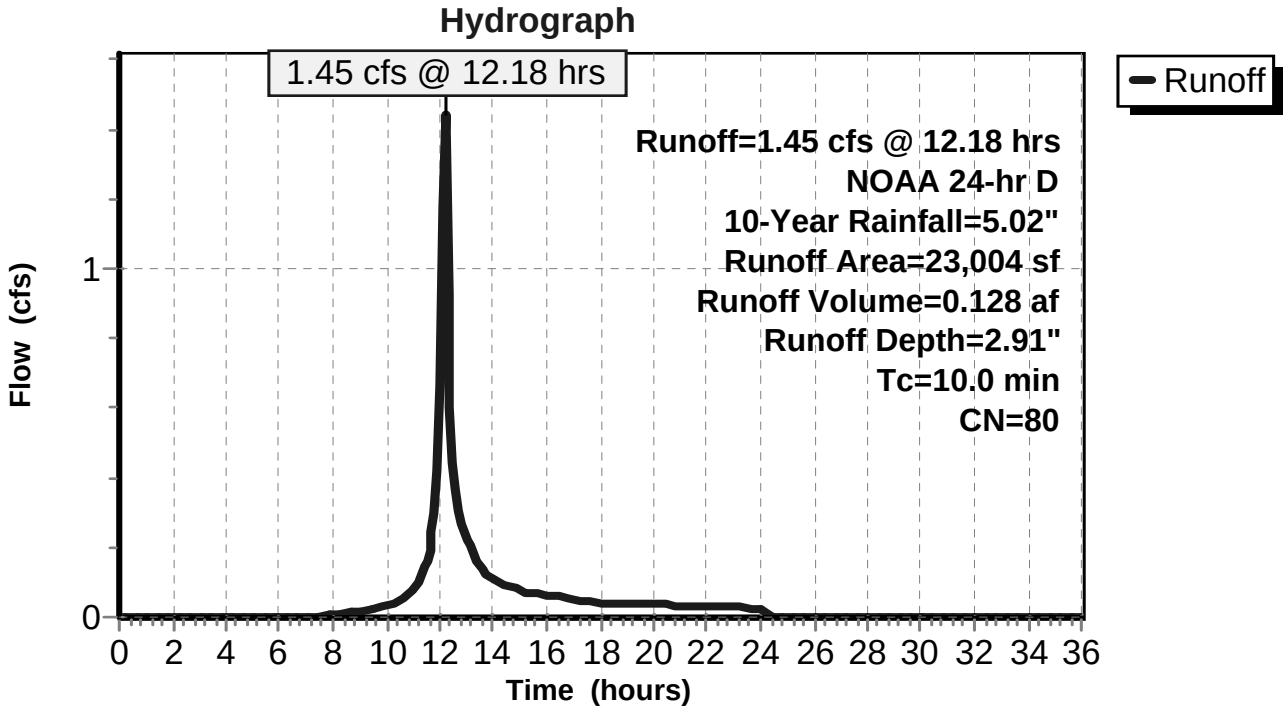
Runoff = 1.45 cfs @ 12.18 hrs, Volume= 0.128 af, Depth= 2.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 10-Year Rainfall=5.02"

Area (sf)	CN	Description
23,004	80	>75% Grass cover, Good, HSG D
23,004		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 5S: E3P



Summary for Subcatchment 6S: E3I

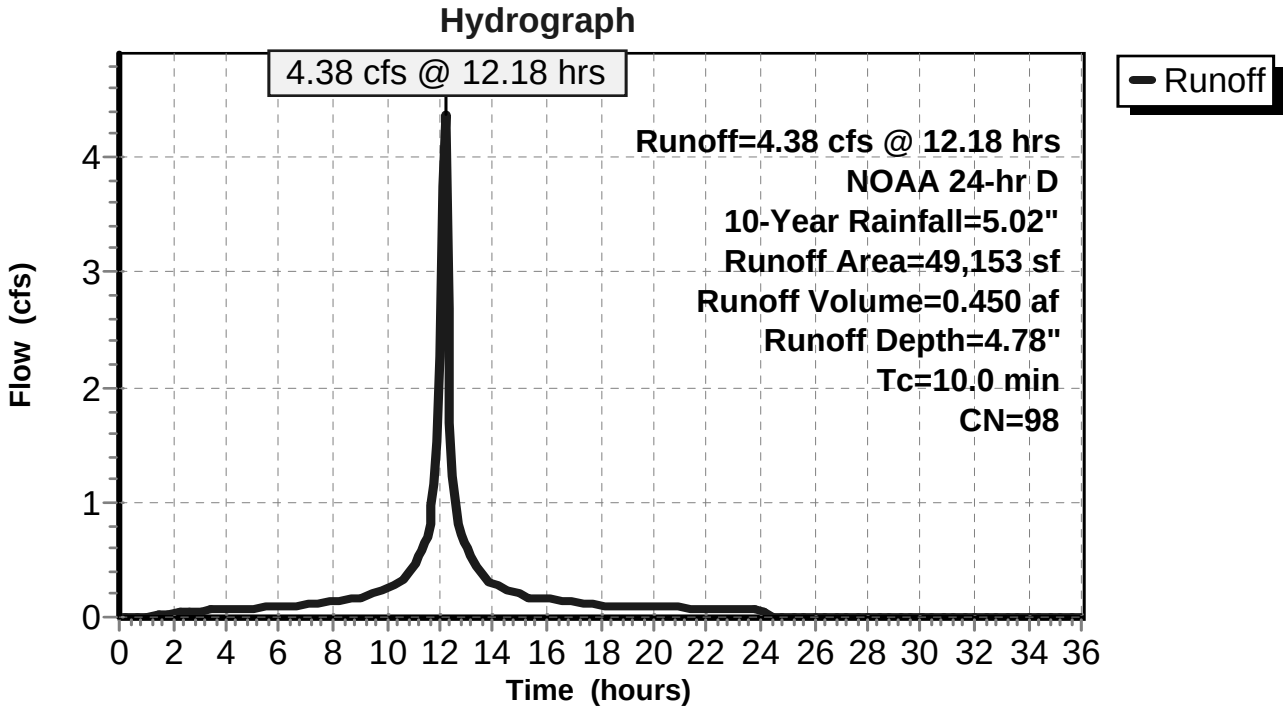
Runoff = 4.38 cfs @ 12.18 hrs, Volume= 0.450 af, Depth= 4.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 10-Year Rainfall=5.02"

Area (sf)	CN	Description
49,153	98	Paved parking, HSG D
49,153		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 6S: E3I



Summary for Subcatchment 9S: P1P

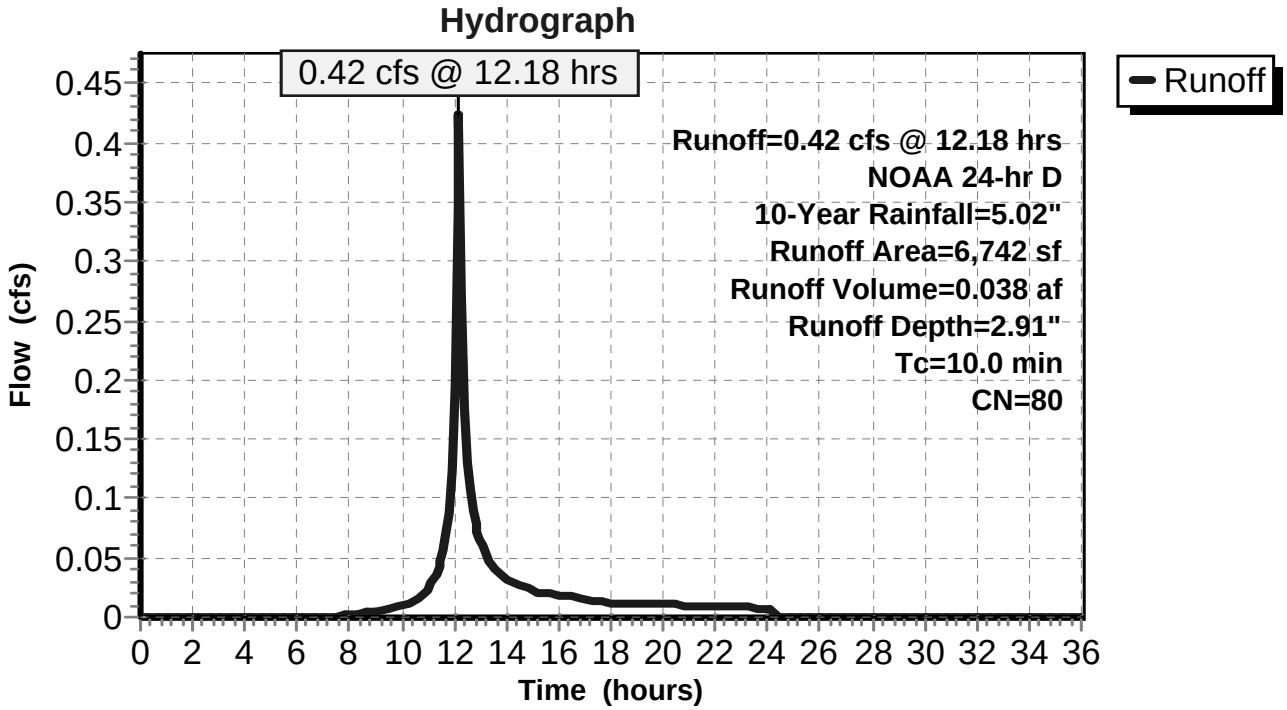
Runoff = 0.42 cfs @ 12.18 hrs, Volume= 0.038 af, Depth= 2.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 10-Year Rainfall=5.02"

Area (sf)	CN	Description
6,742	80	>75% Grass cover, Good, HSG D
6,742		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 9S: P1P



Summary for Subcatchment 10S: P1I

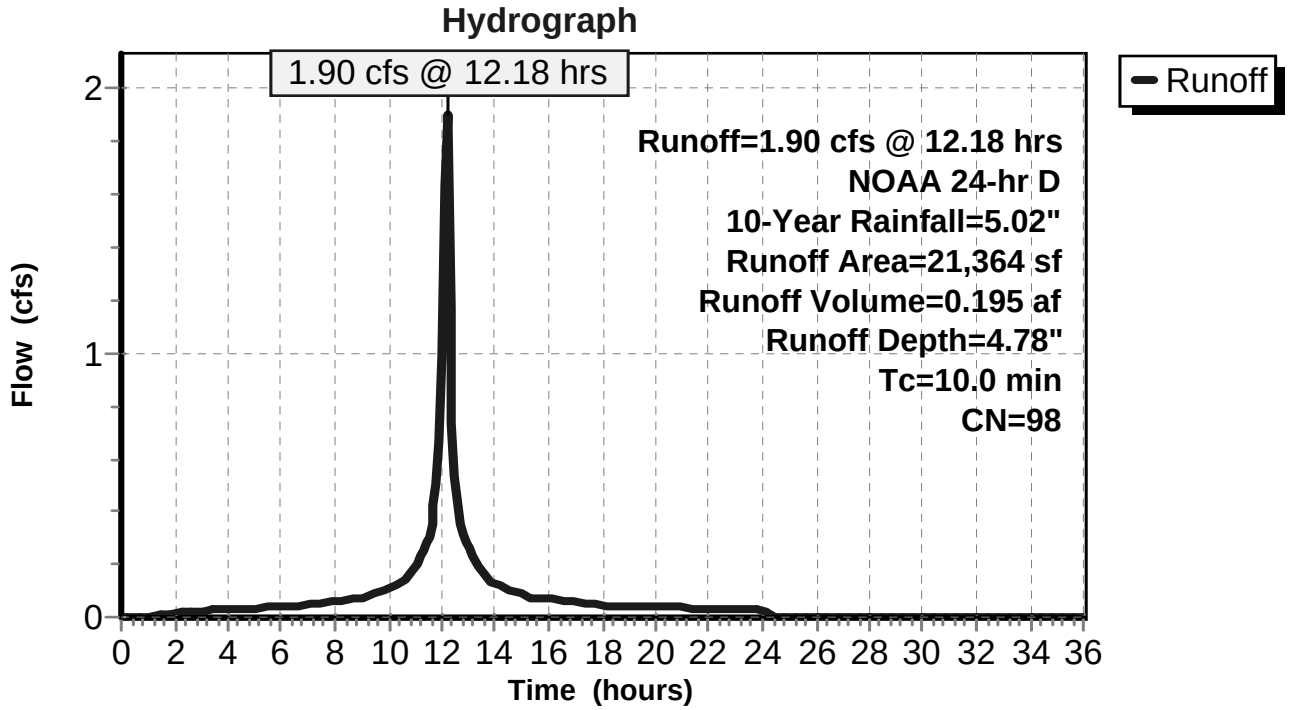
Runoff = 1.90 cfs @ 12.18 hrs, Volume= 0.195 af, Depth= 4.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 10-Year Rainfall=5.02"

Area (sf)	CN	Description
21,364	98	Paved parking, HSG D
21,364		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 10S: P1I



Summary for Subcatchment 11S: P2P

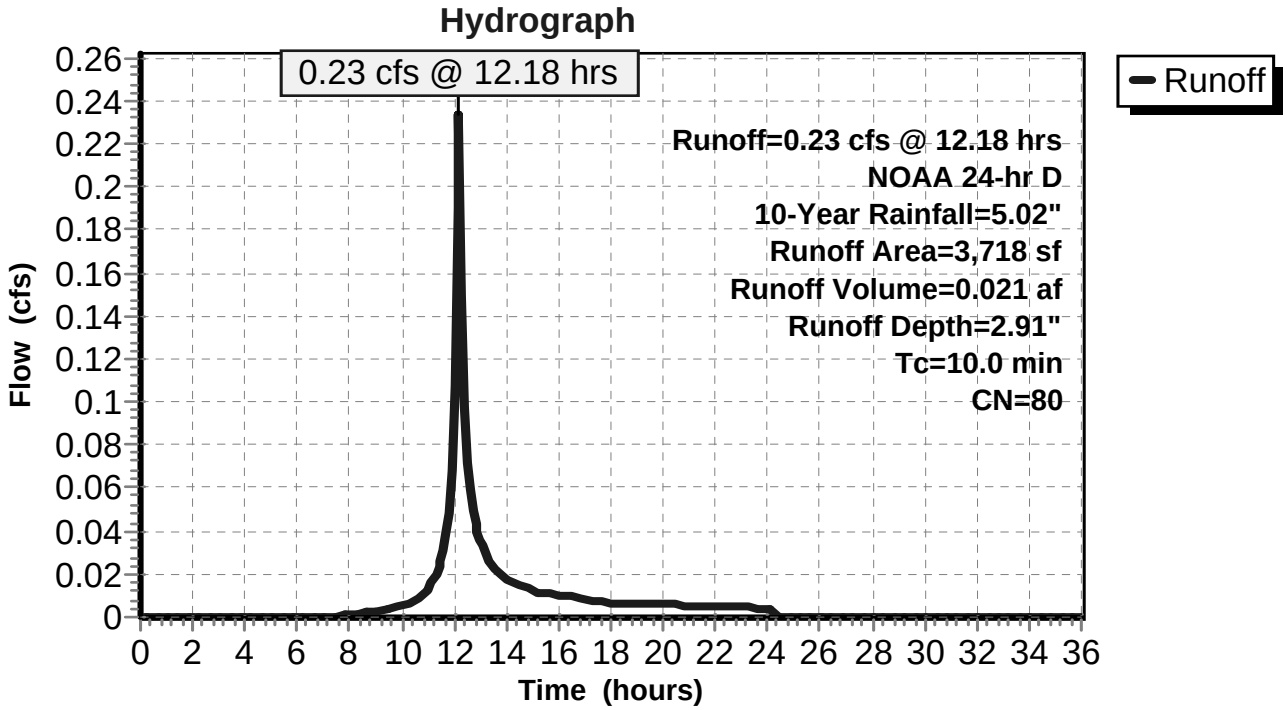
Runoff = 0.23 cfs @ 12.18 hrs, Volume= 0.021 af, Depth= 2.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 10-Year Rainfall=5.02"

Area (sf)	CN	Description
3,718	80	>75% Grass cover, Good, HSG D
3,718		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 11S: P2P



Summary for Subcatchment 13S: P3P

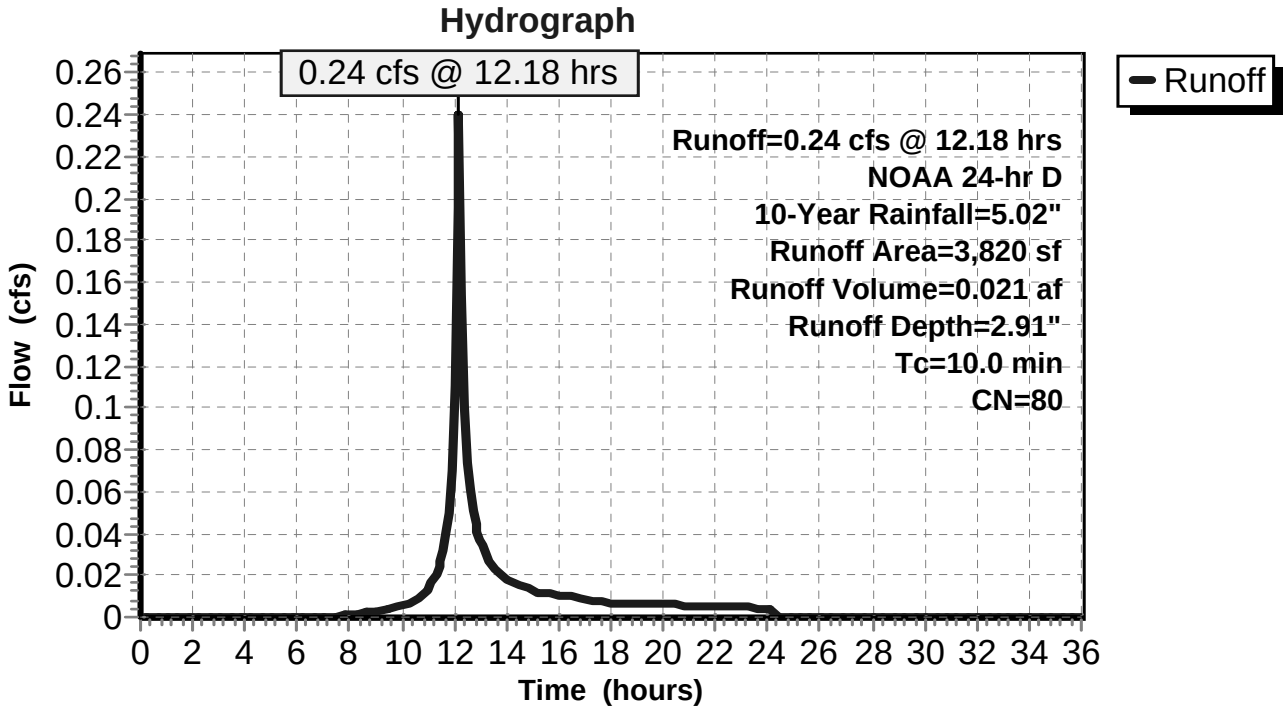
Runoff = 0.24 cfs @ 12.18 hrs, Volume= 0.021 af, Depth= 2.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 10-Year Rainfall=5.02"

Area (sf)	CN	Description
3,820	80	>75% Grass cover, Good, HSG D
3,820		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 13S: P3P



Summary for Subcatchment 14S: P3I

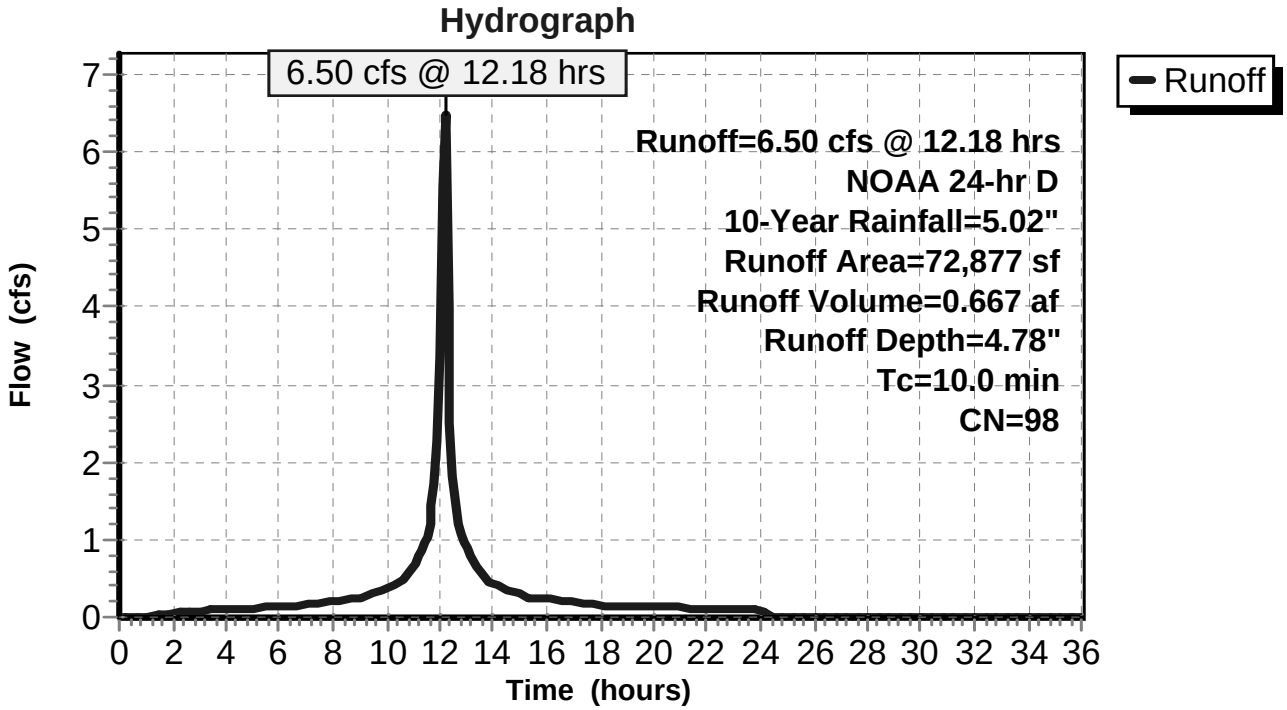
Runoff = 6.50 cfs @ 12.18 hrs, Volume= 0.667 af, Depth= 4.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 10-Year Rainfall=5.02"

Area (sf)	CN	Description
72,877	98	Paved parking, HSG D
72,877		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 14S: P3I

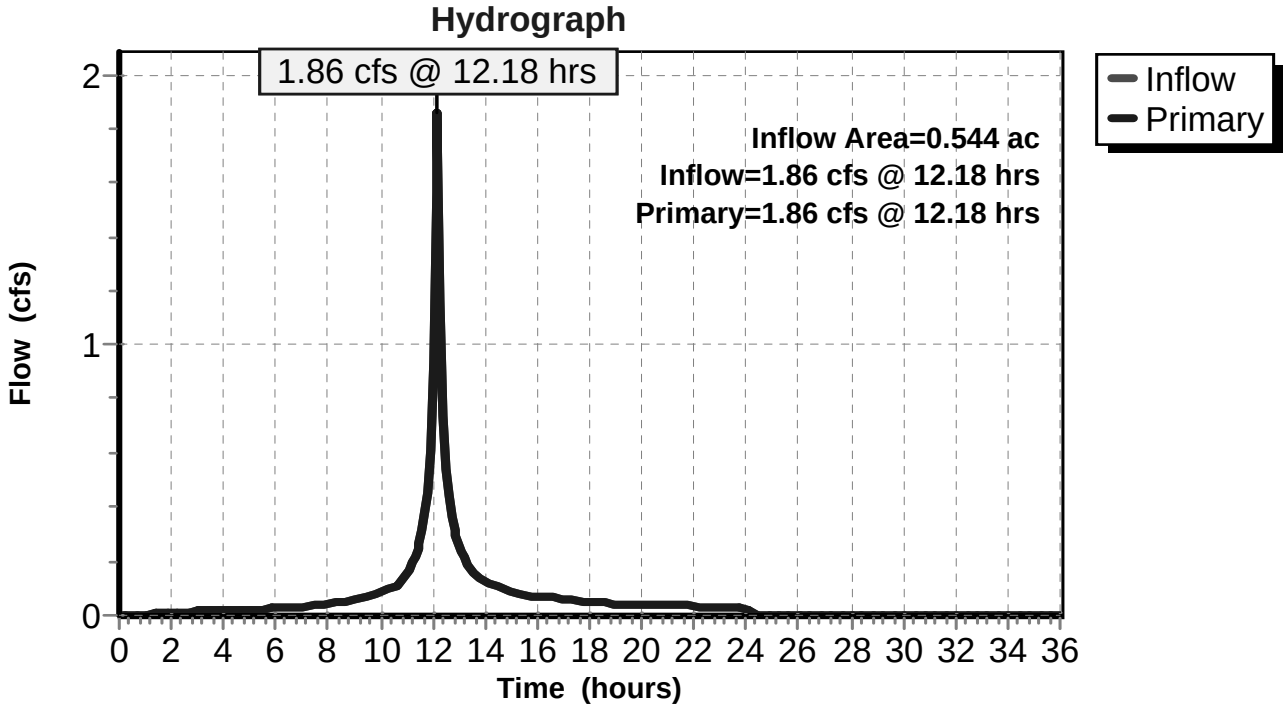


Summary for Link 23L: E1

Inflow Area = 0.544 ac, 59.90% Impervious, Inflow Depth = 4.03" for 10-Year event
Inflow = 1.86 cfs @ 12.18 hrs, Volume= 0.183 af
Primary = 1.86 cfs @ 12.18 hrs, Volume= 0.183 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Link 23L: E1

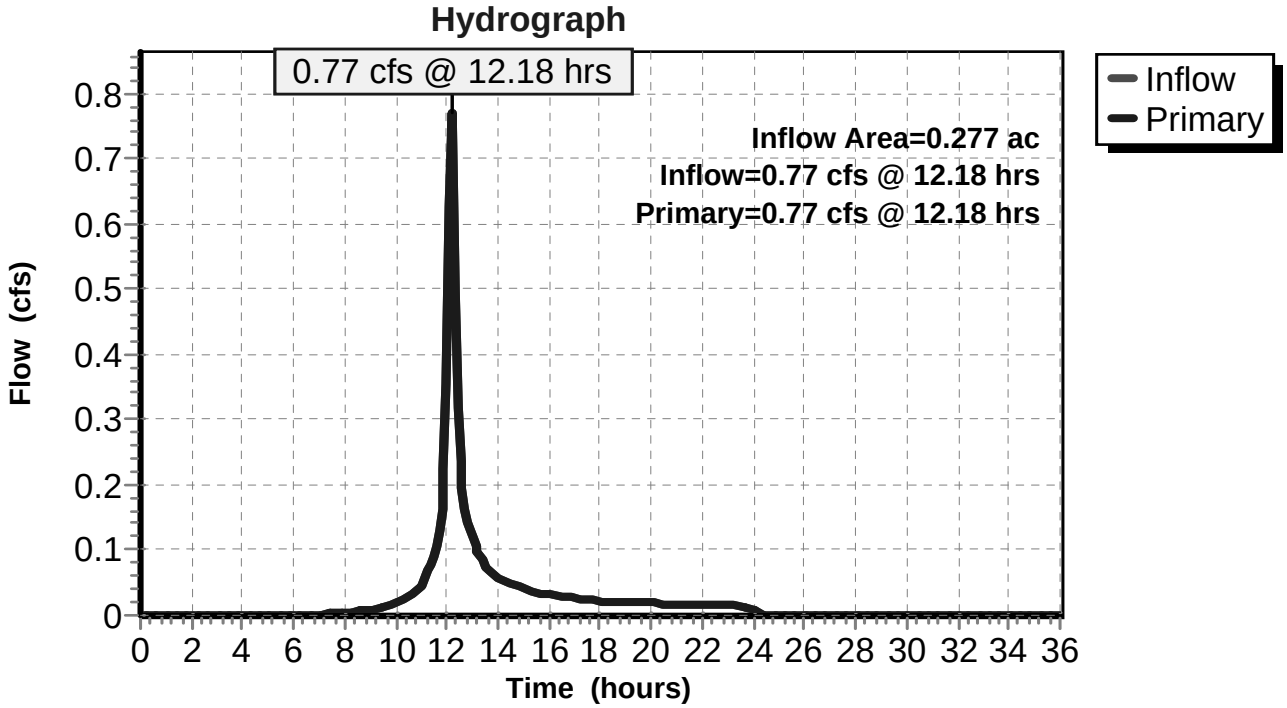


Summary for Link 24L: E2

Inflow Area = 0.277 ac, 3.31% Impervious, Inflow Depth = 2.97" for 10-Year event
Inflow = 0.77 cfs @ 12.18 hrs, Volume= 0.069 af
Primary = 0.77 cfs @ 12.18 hrs, Volume= 0.069 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Link 24L: E2

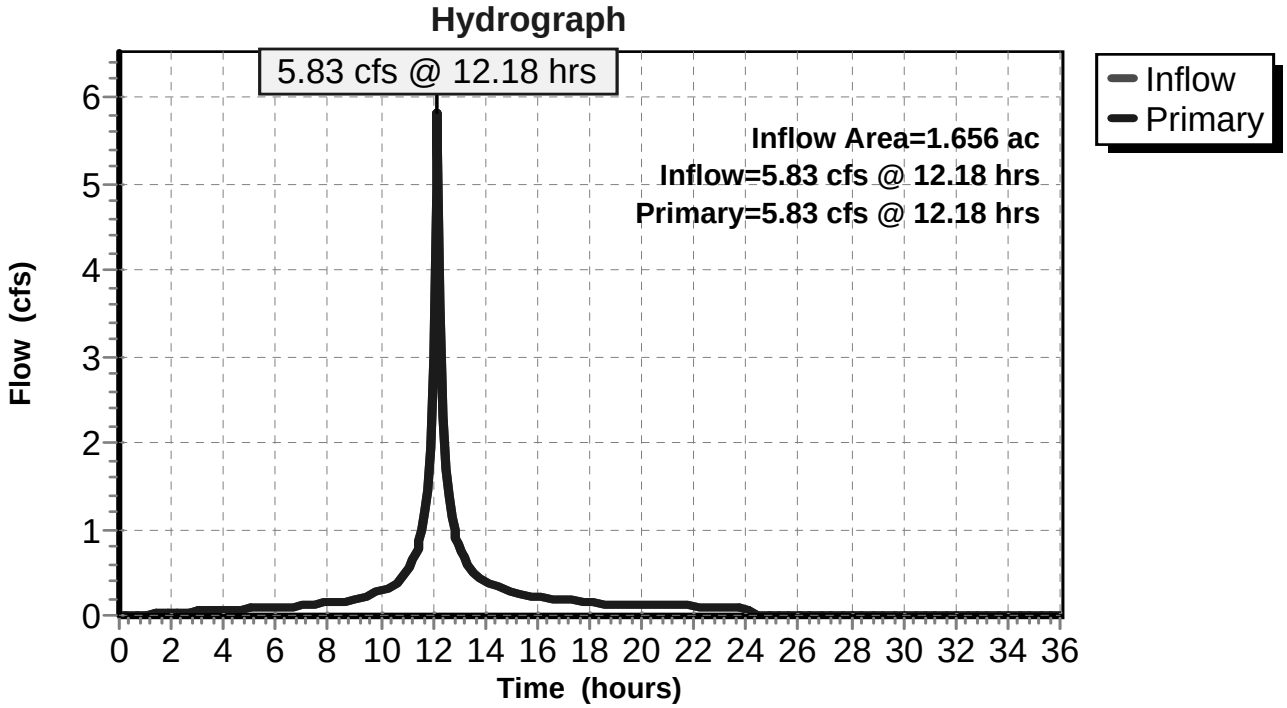


Summary for Link 25L: E3A

Inflow Area = 1.656 ac, 68.12% Impervious, Inflow Depth = 4.19" for 10-Year event
Inflow = 5.83 cfs @ 12.18 hrs, Volume= 0.578 af
Primary = 5.83 cfs @ 12.18 hrs, Volume= 0.578 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Link 25L: E3A

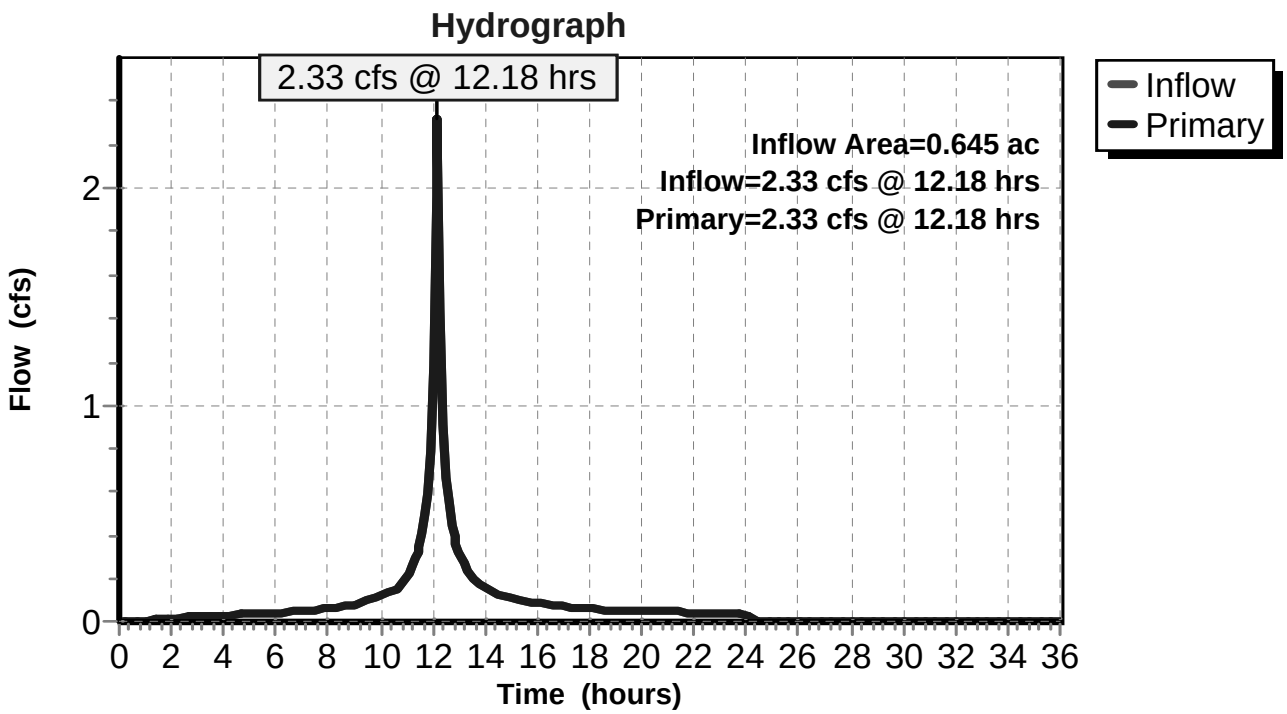


Summary for Link 27L: P1

Inflow Area = 0.645 ac, 76.01% Impervious, Inflow Depth = 4.33" for 10-Year event
Inflow = 2.33 cfs @ 12.18 hrs, Volume= 0.233 af
Primary = 2.33 cfs @ 12.18 hrs, Volume= 0.233 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Link 27L: P1

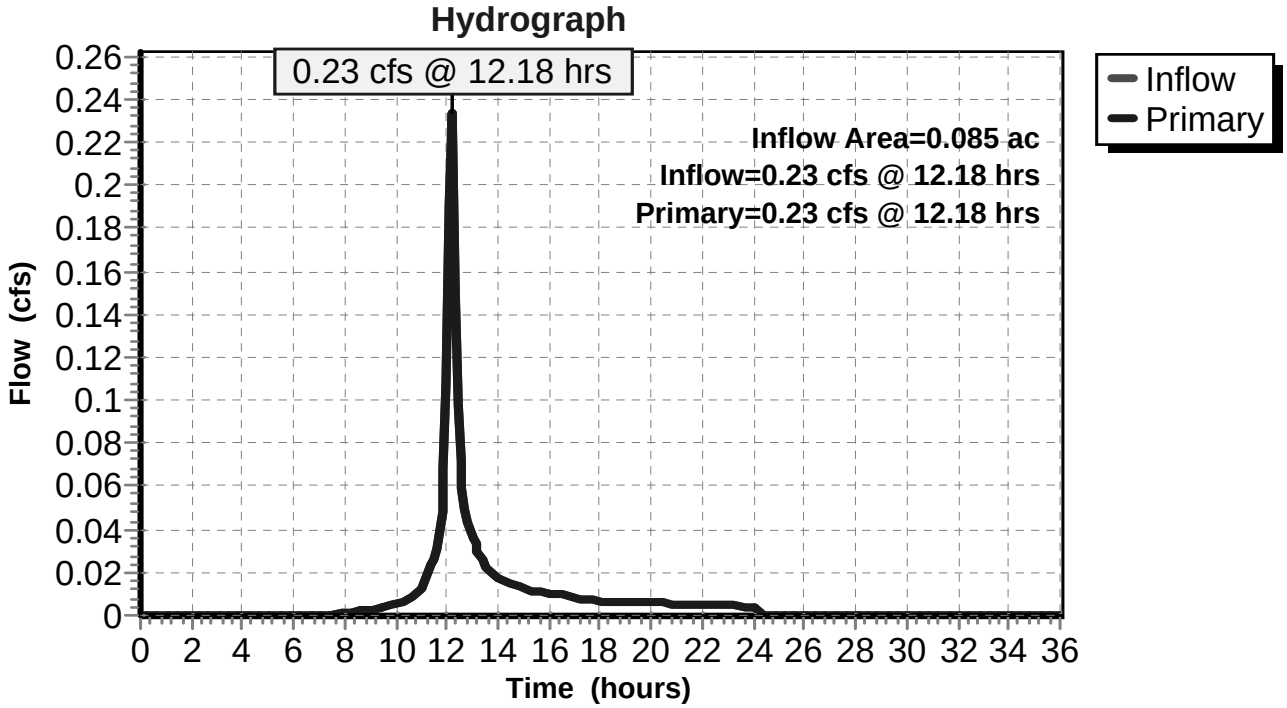


Summary for Link 28L: P2

Inflow Area = 0.085 ac, 0.00% Impervious, Inflow Depth = 2.91" for 10-Year event
Inflow = 0.23 cfs @ 12.18 hrs, Volume= 0.021 af
Primary = 0.23 cfs @ 12.18 hrs, Volume= 0.021 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Link 28L: P2

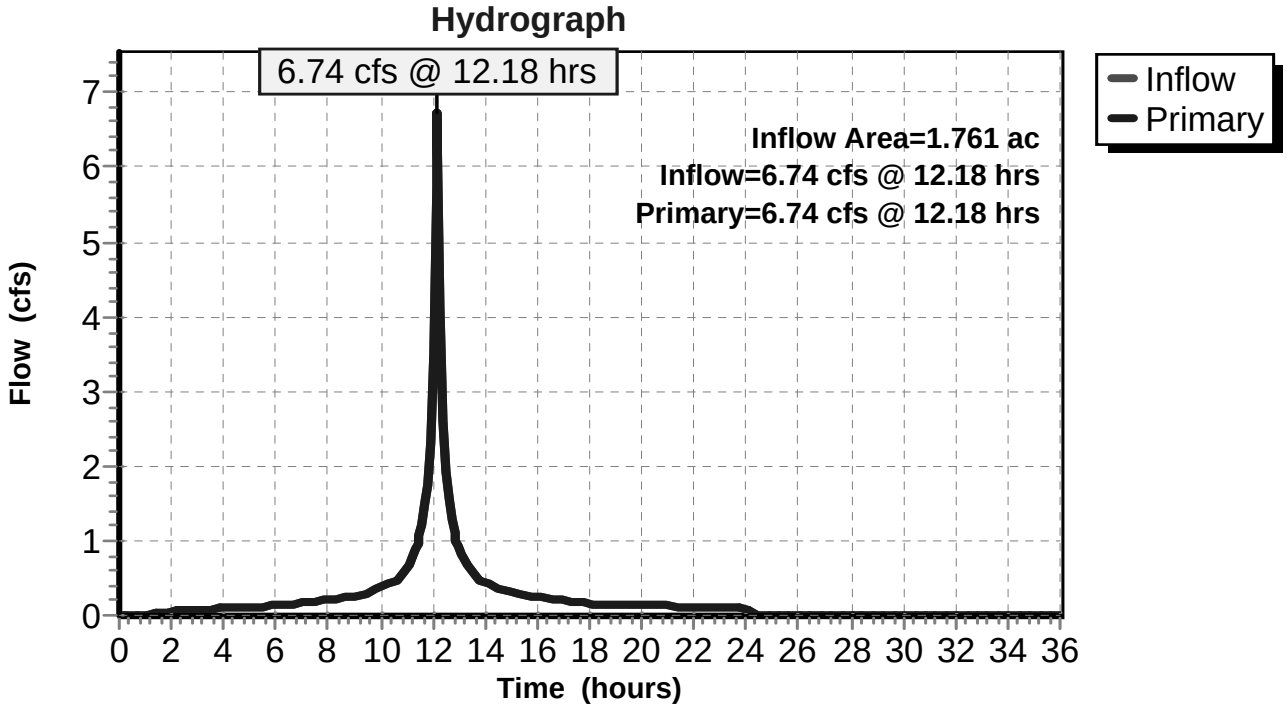


Summary for Link 29L: P3

Inflow Area = 1.761 ac, 95.02% Impervious, Inflow Depth = 4.69" for 10-Year event
Inflow = 6.74 cfs @ 12.18 hrs, Volume= 0.688 af
Primary = 6.74 cfs @ 12.18 hrs, Volume= 0.688 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Link 29L: P3



Summary for Subcatchment 1S: E1P

Runoff = 1.19 cfs @ 12.18 hrs, Volume= 0.108 af, Depth= 5.92"

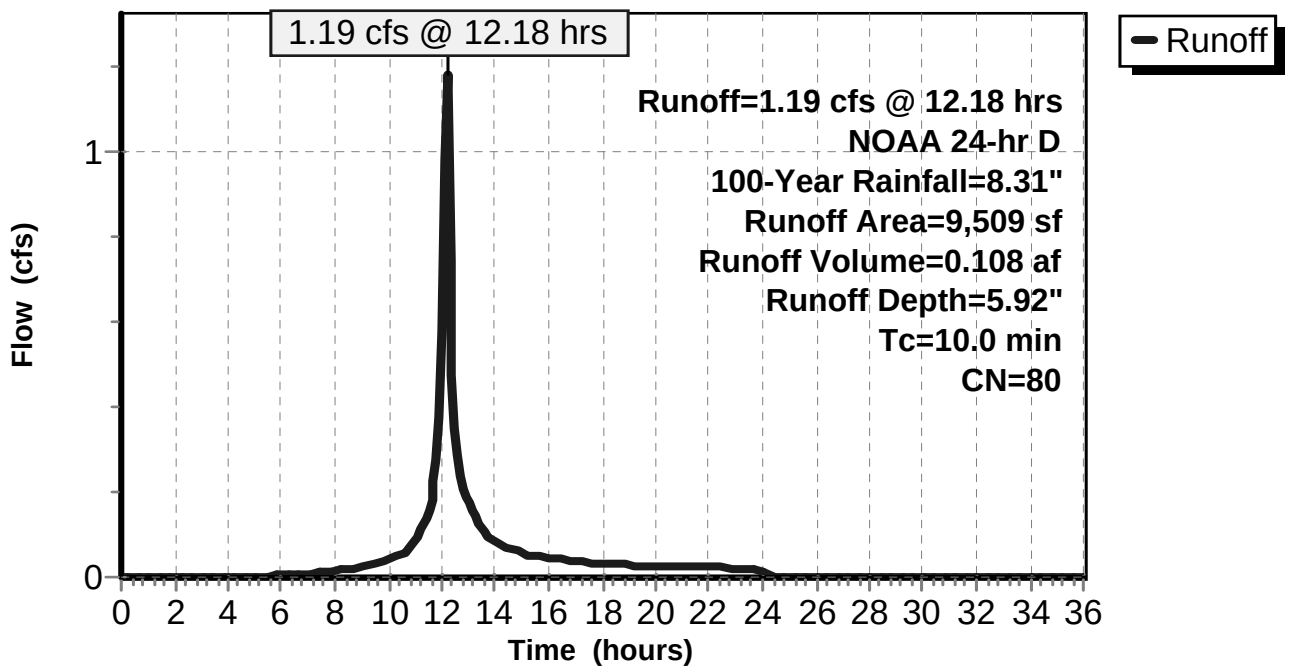
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 100-Year Rainfall=8.31"

Area (sf)	CN	Description
9,509	80	>75% Grass cover, Good, HSG D
9,509		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 1S: E1P

Hydrograph



Summary for Subcatchment 2S: E1I

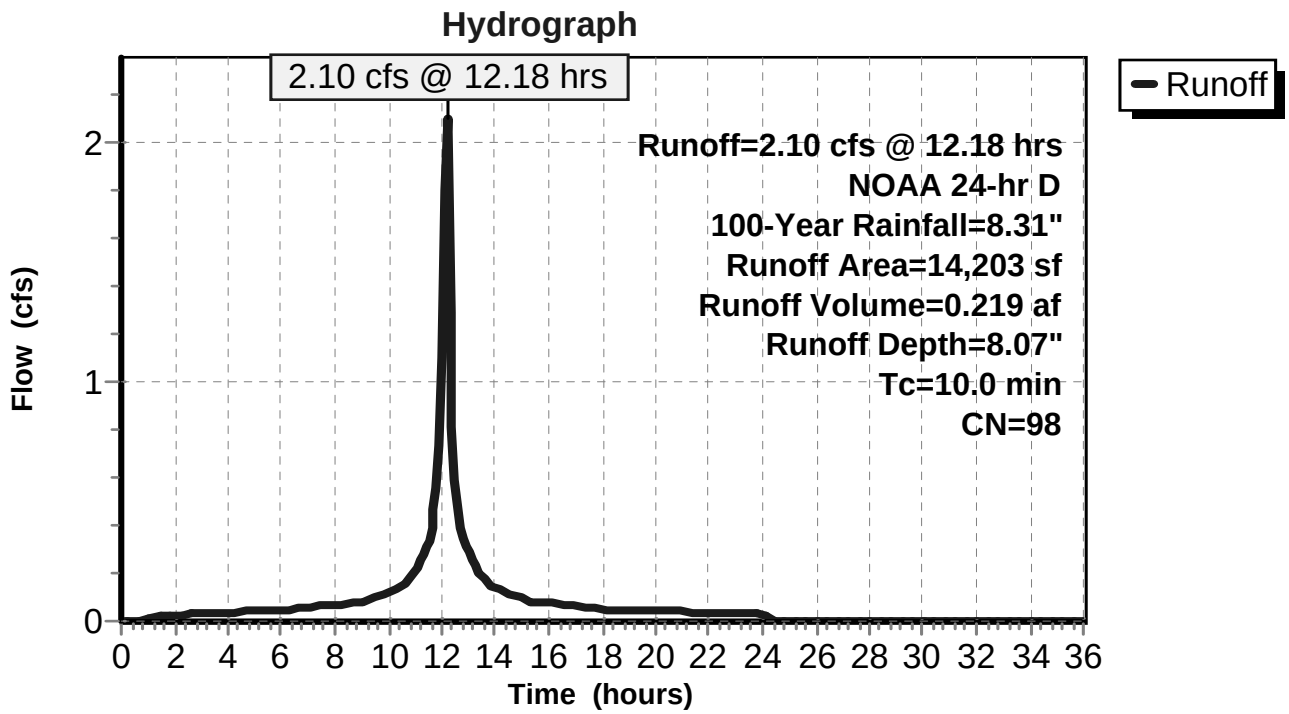
Runoff = 2.10 cfs @ 12.18 hrs, Volume= 0.219 af, Depth= 8.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 100-Year Rainfall=8.31"

Area (sf)	CN	Description
14,203	98	Paved parking, HSG D
14,203		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 2S: E1I



Summary for Subcatchment 3S: E2P

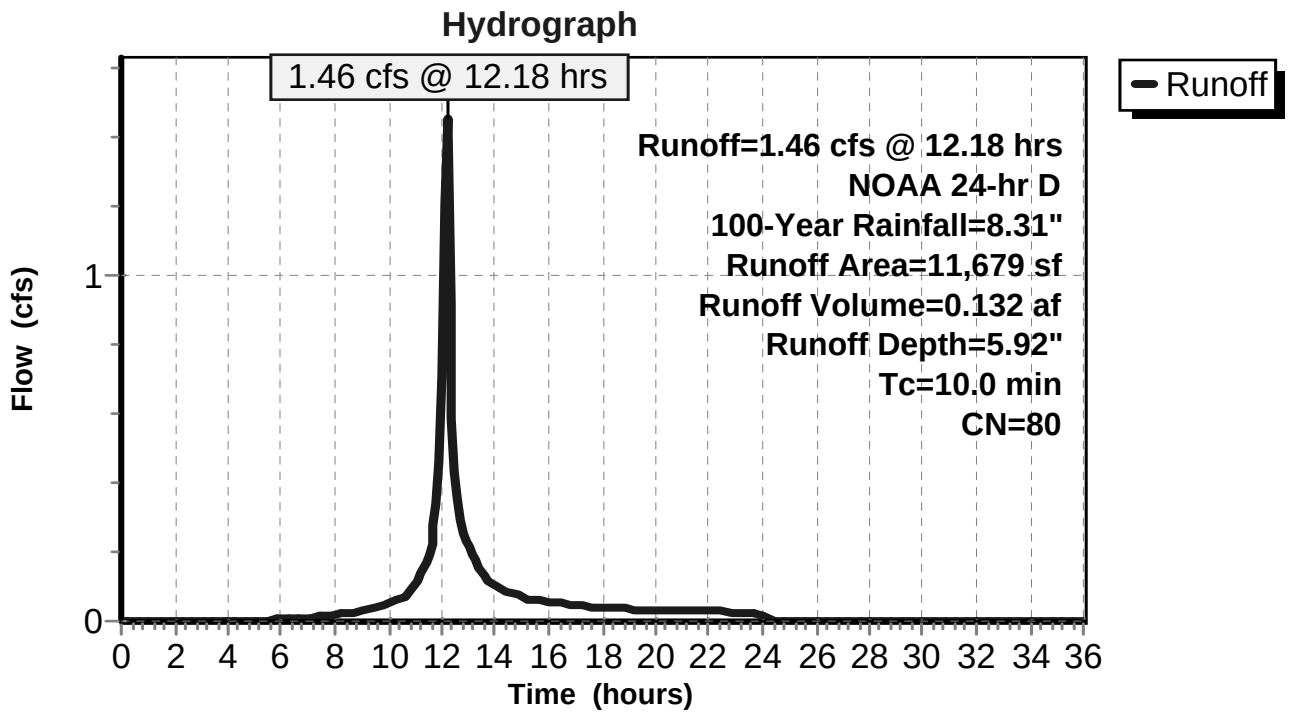
Runoff = 1.46 cfs @ 12.18 hrs, Volume= 0.132 af, Depth= 5.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 100-Year Rainfall=8.31"

Area (sf)	CN	Description
11,679	80	>75% Grass cover, Good, HSG D
11,679		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 3S: E2P



Summary for Subcatchment 4S: E2I

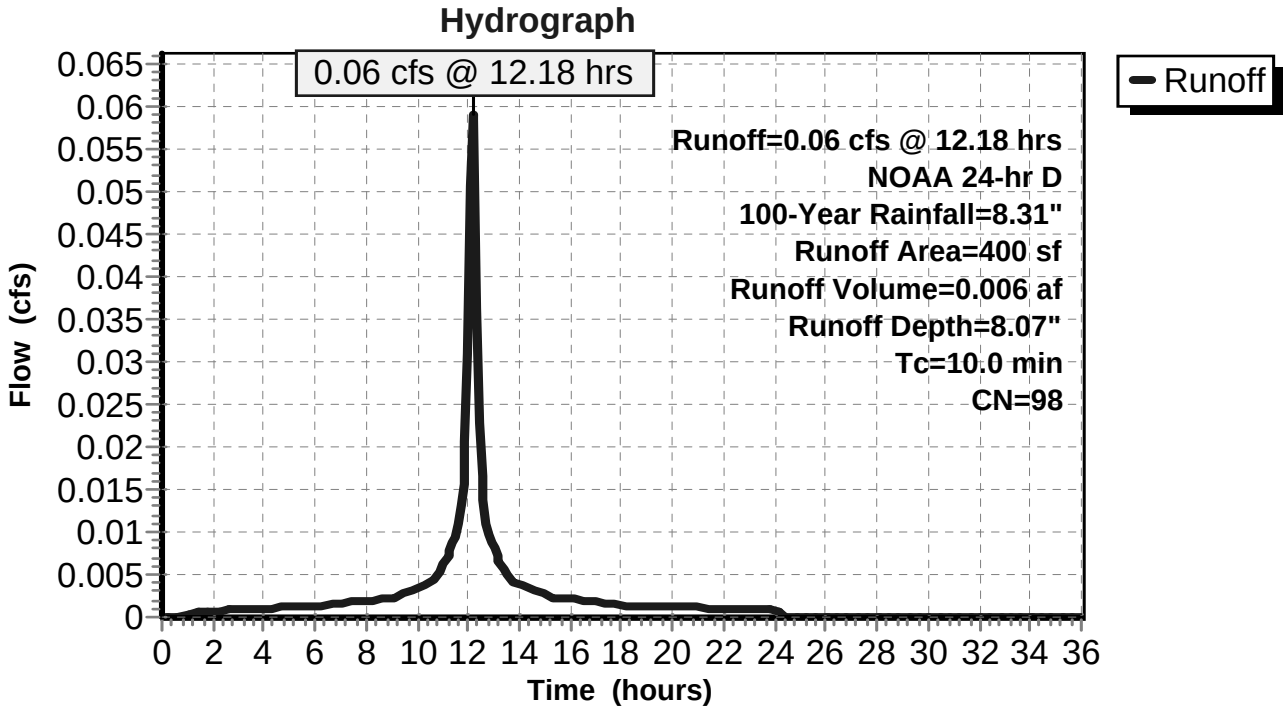
Runoff = 0.06 cfs @ 12.18 hrs, Volume= 0.006 af, Depth= 8.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 100-Year Rainfall=8.31"

Area (sf)	CN	Description
400	98	Paved parking, HSG D
400		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 4S: E2I



Summary for Subcatchment 5S: E3P

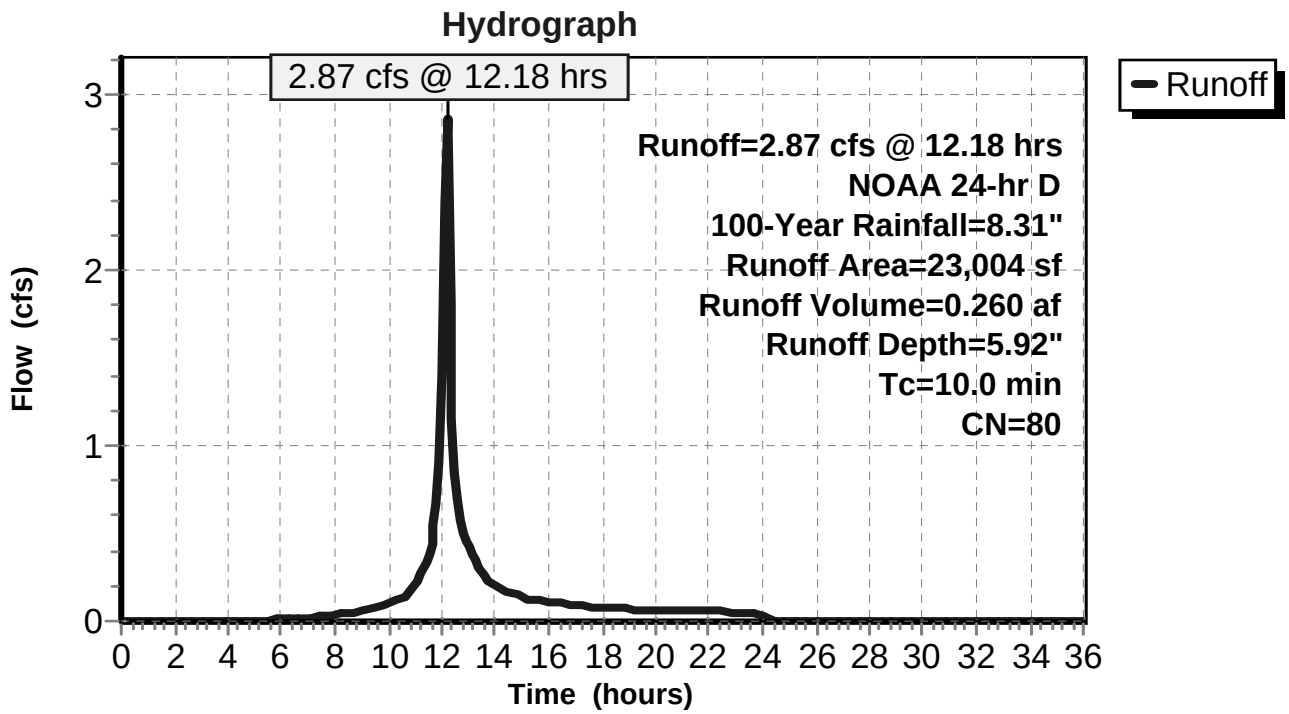
Runoff = 2.87 cfs @ 12.18 hrs, Volume= 0.260 af, Depth= 5.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 100-Year Rainfall=8.31"

Area (sf)	CN	Description
23,004	80	>75% Grass cover, Good, HSG D
23,004		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 5S: E3P



Summary for Subcatchment 6S: E3I

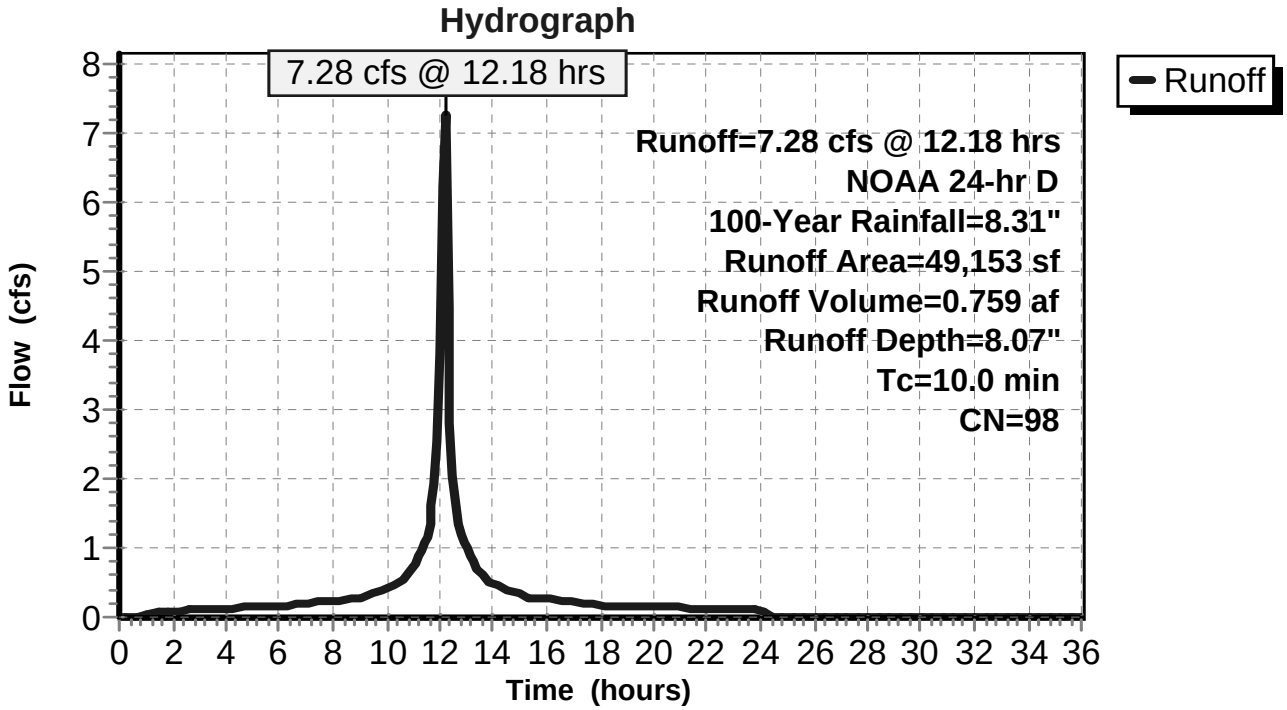
Runoff = 7.28 cfs @ 12.18 hrs, Volume= 0.759 af, Depth= 8.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 100-Year Rainfall=8.31"

Area (sf)	CN	Description
49,153	98	Paved parking, HSG D
49,153		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 6S: E3I



Summary for Subcatchment 9S: P1P

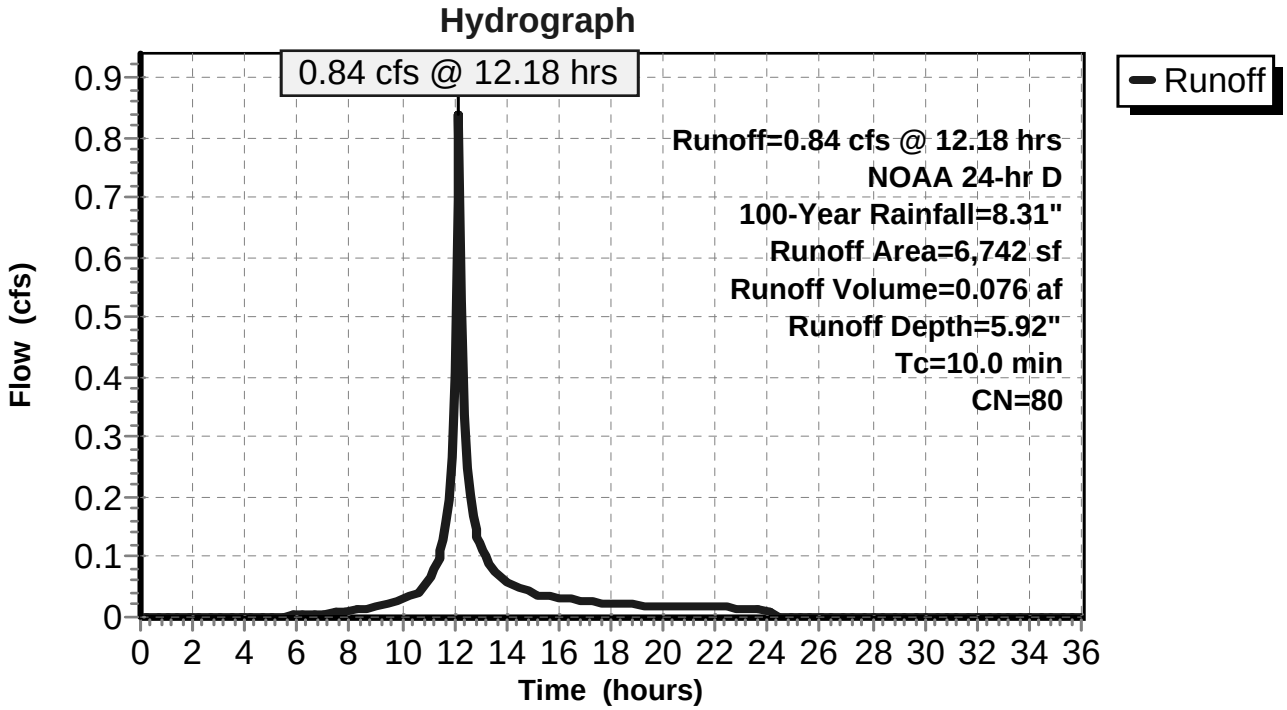
Runoff = 0.84 cfs @ 12.18 hrs, Volume= 0.076 af, Depth= 5.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 100-Year Rainfall=8.31"

Area (sf)	CN	Description
6,742	80	>75% Grass cover, Good, HSG D
6,742		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 9S: P1P



Summary for Subcatchment 10S: P1I

Runoff = 3.16 cfs @ 12.18 hrs, Volume= 0.330 af, Depth= 8.07"

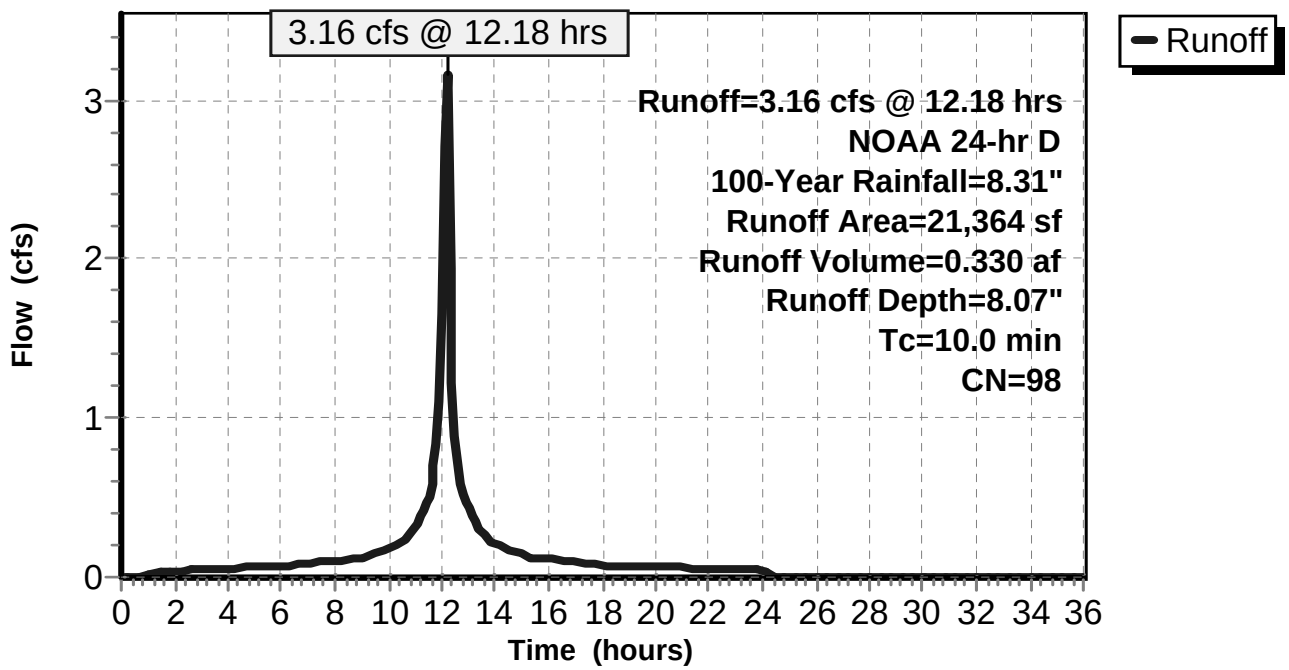
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 100-Year Rainfall=8.31"

Area (sf)	CN	Description
21,364	98	Paved parking, HSG D
21,364		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 10S: P1I

Hydrograph



Summary for Subcatchment 11S: P2P

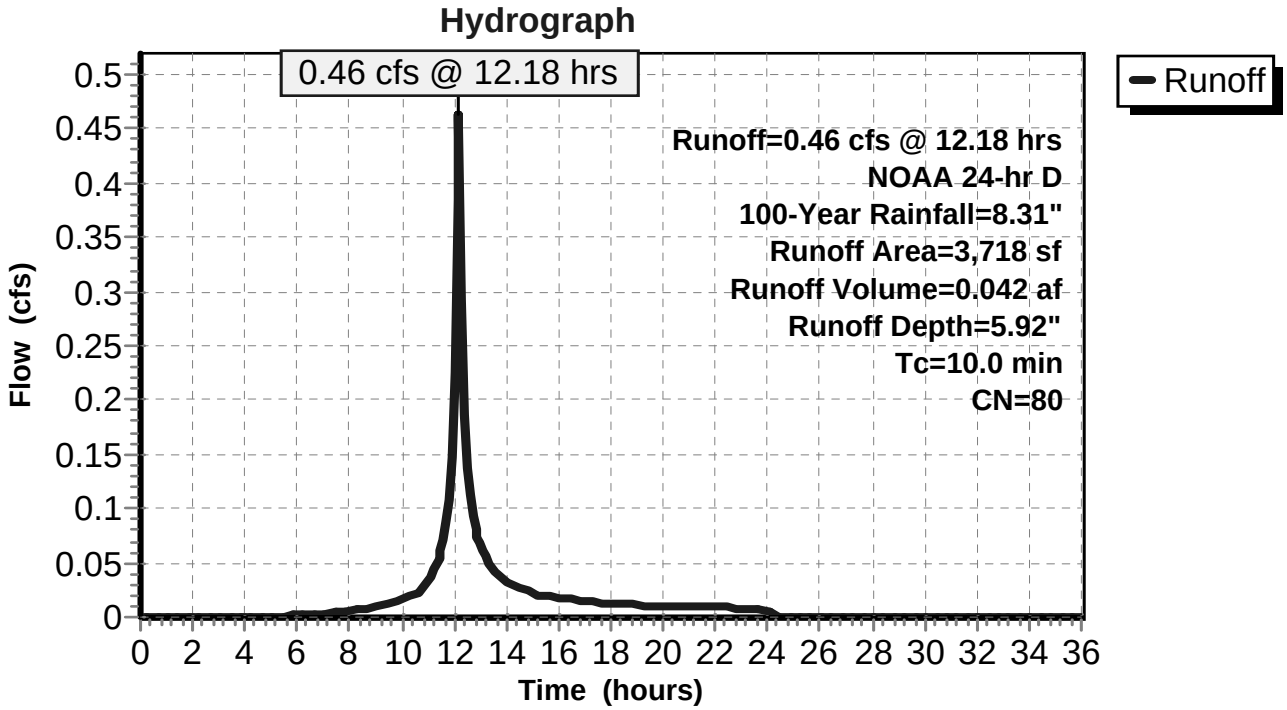
Runoff = 0.46 cfs @ 12.18 hrs, Volume= 0.042 af, Depth= 5.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 100-Year Rainfall=8.31"

Area (sf)	CN	Description
3,718	80	>75% Grass cover, Good, HSG D
3,718		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 11S: P2P



Summary for Subcatchment 13S: P3P

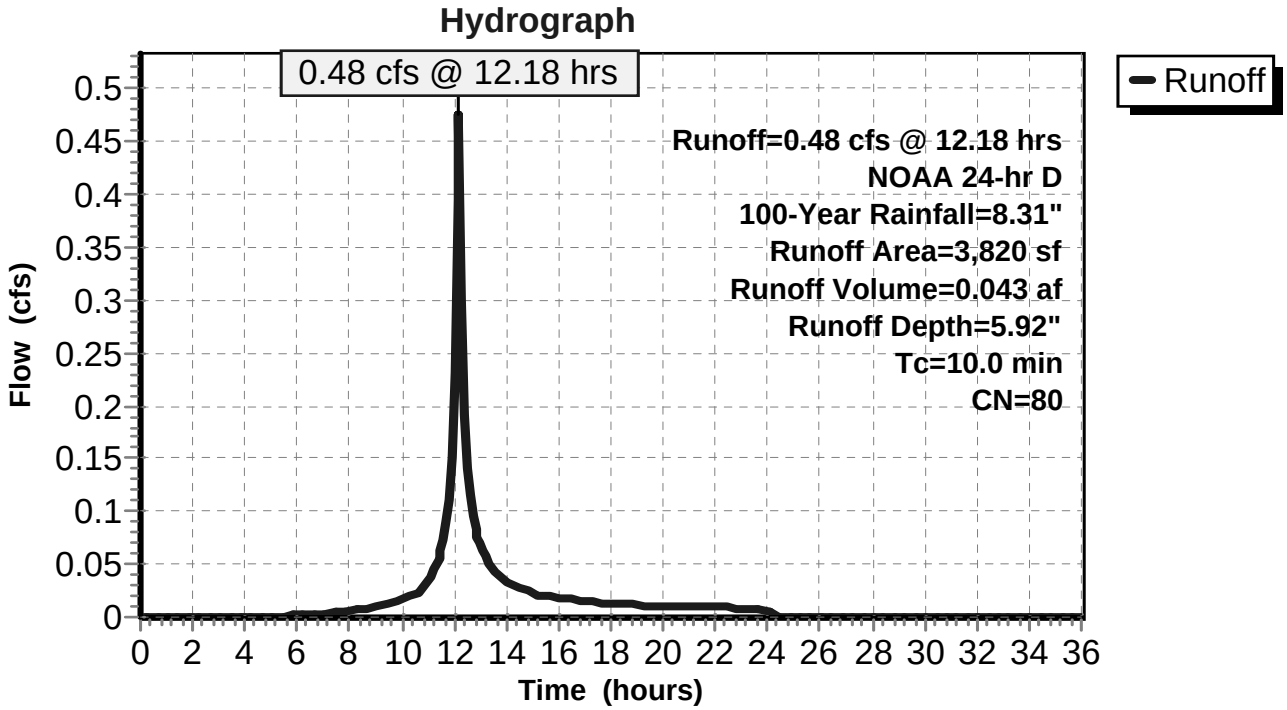
Runoff = 0.48 cfs @ 12.18 hrs, Volume= 0.043 af, Depth= 5.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 100-Year Rainfall=8.31"

Area (sf)	CN	Description
3,820	80	>75% Grass cover, Good, HSG D
3,820		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 13S: P3P



Summary for Subcatchment 14S: P3I

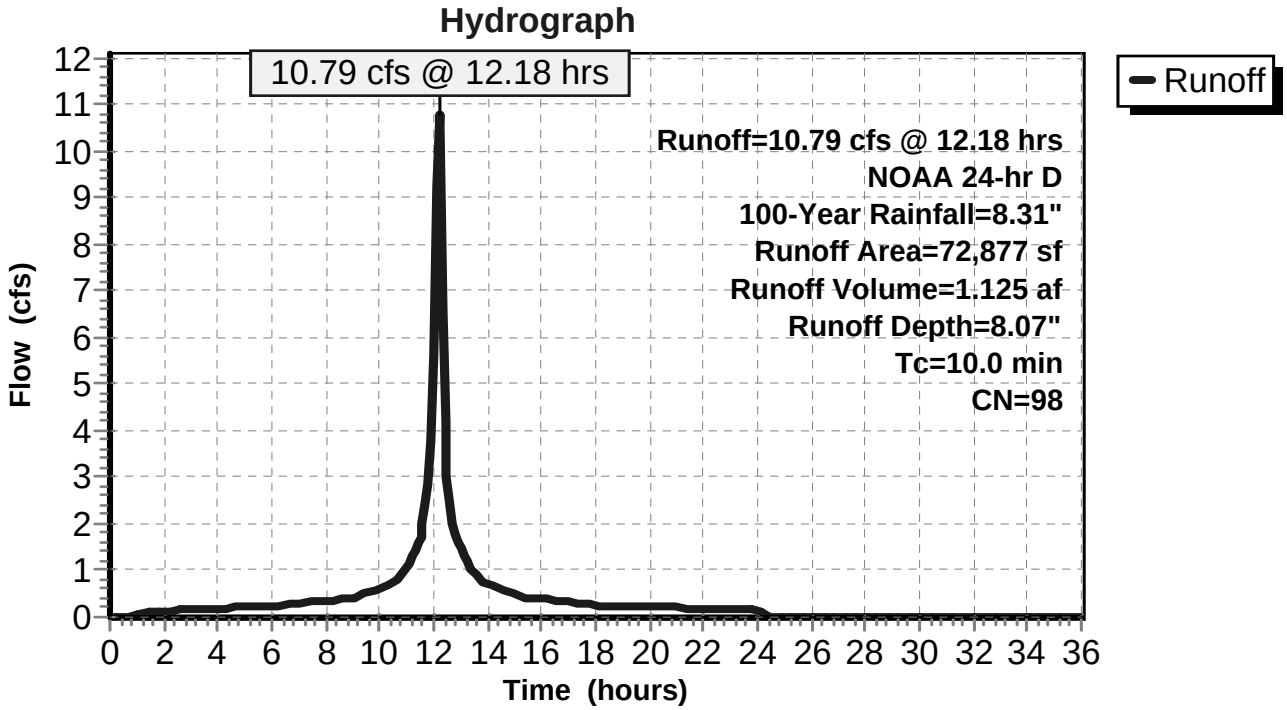
Runoff = 10.79 cfs @ 12.18 hrs, Volume= 1.125 af, Depth= 8.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
NOAA 24-hr D 100-Year Rainfall=8.31"

Area (sf)	CN	Description
72,877	98	Paved parking, HSG D
72,877		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 14S: P3I

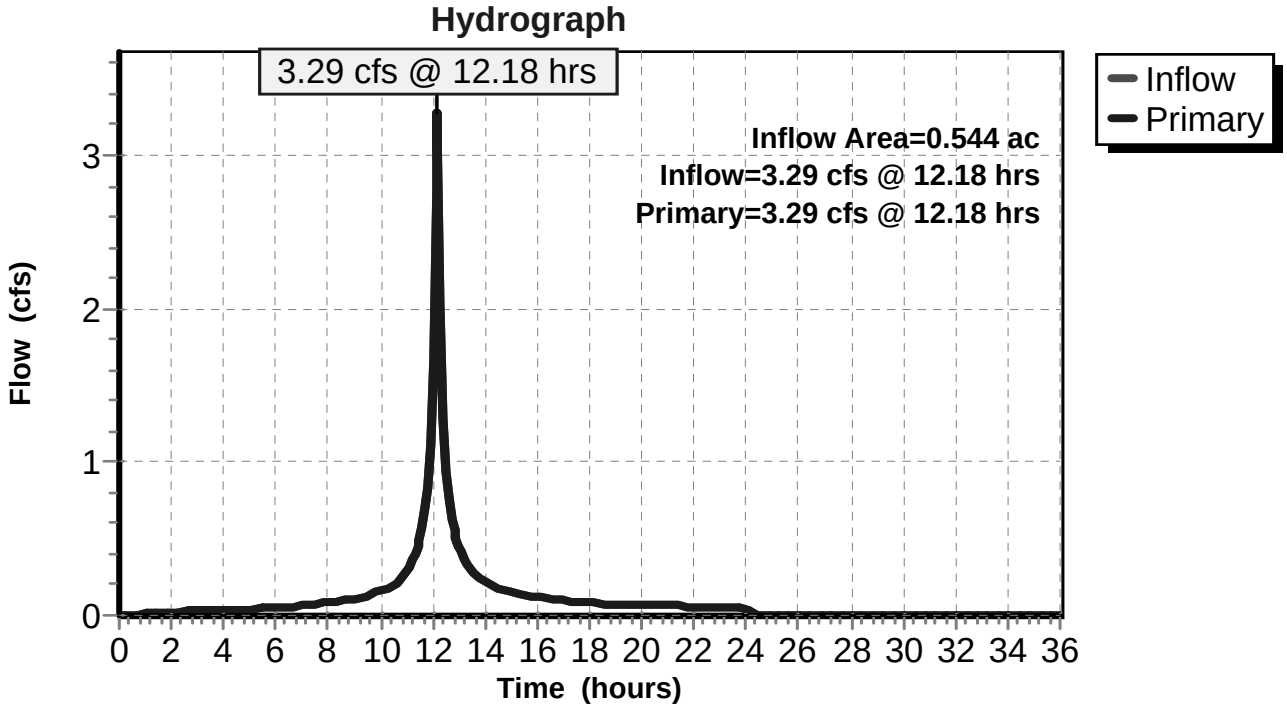


Summary for Link 23L: E1

Inflow Area = 0.544 ac, 59.90% Impervious, Inflow Depth = 7.21" for 100-Year event
Inflow = 3.29 cfs @ 12.18 hrs, Volume= 0.327 af
Primary = 3.29 cfs @ 12.18 hrs, Volume= 0.327 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Link 23L: E1

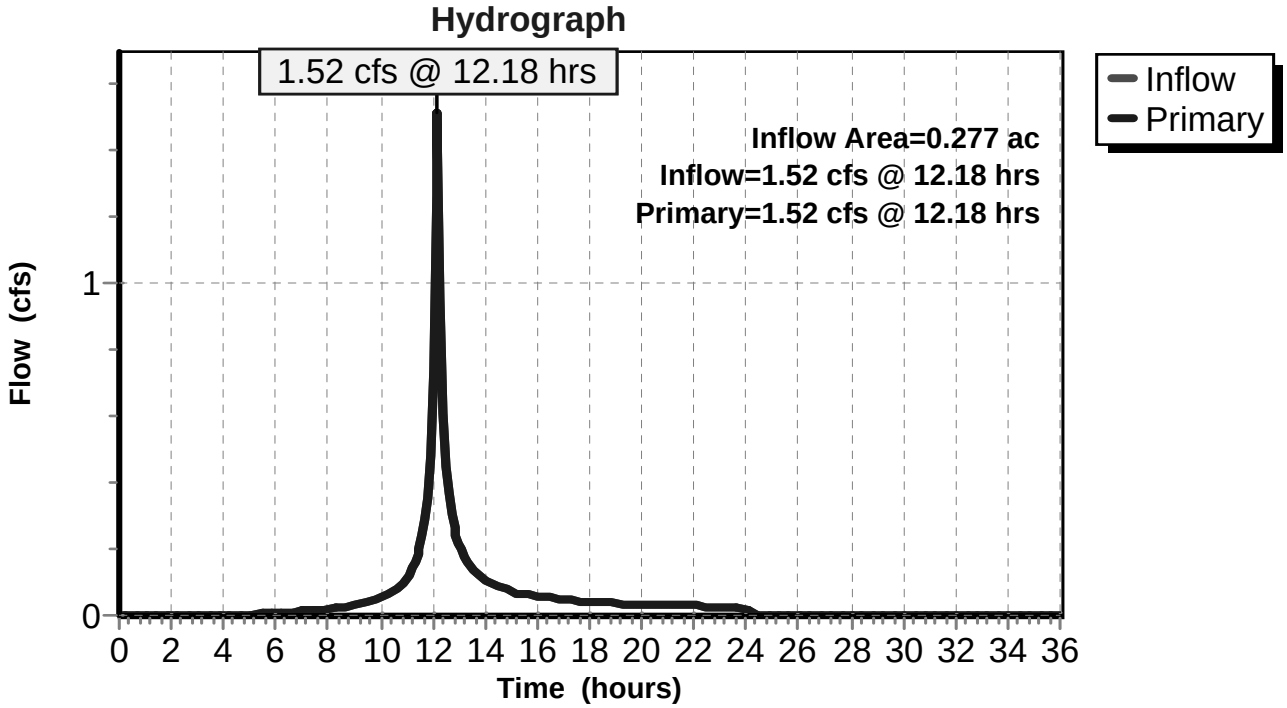


Summary for Link 24L: E2

Inflow Area = 0.277 ac, 3.31% Impervious, Inflow Depth = 5.99" for 100-Year event
Inflow = 1.52 cfs @ 12.18 hrs, Volume= 0.138 af
Primary = 1.52 cfs @ 12.18 hrs, Volume= 0.138 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Link 24L: E2

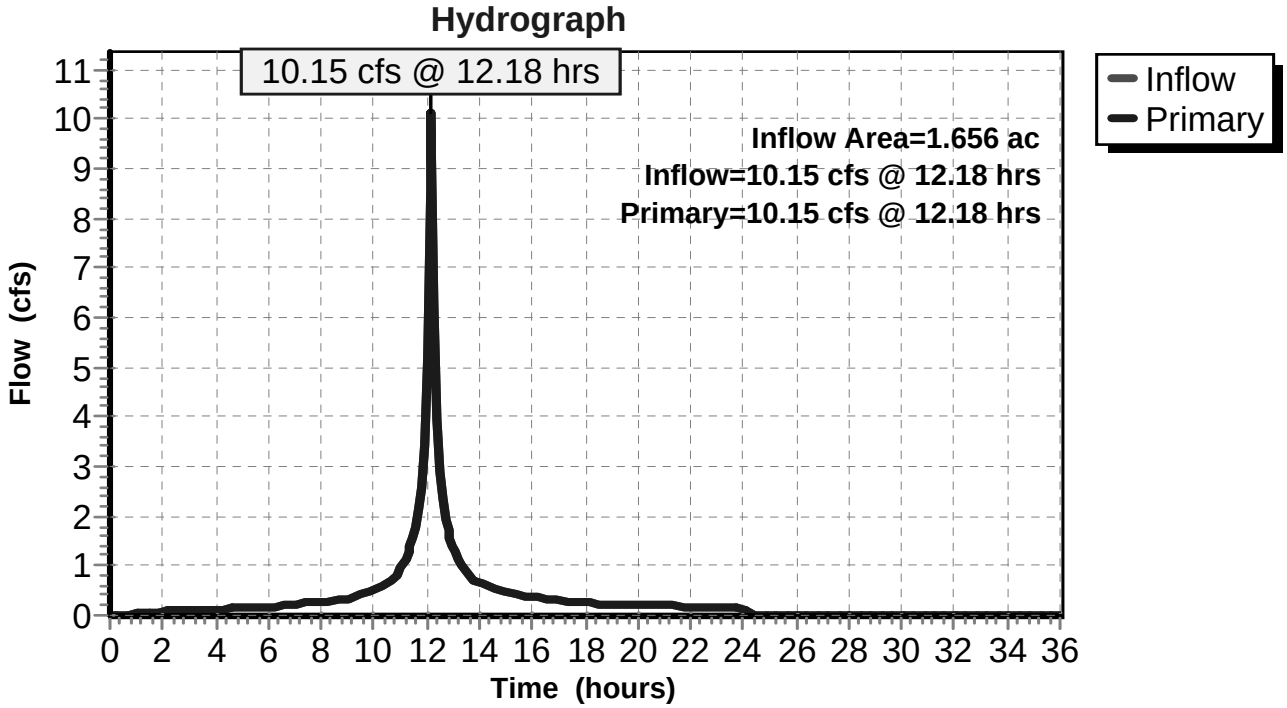


Summary for Link 25L: E3A

Inflow Area = 1.656 ac, 68.12% Impervious, Inflow Depth = 7.38" for 100-Year event
Inflow = 10.15 cfs @ 12.18 hrs, Volume= 1.019 af
Primary = 10.15 cfs @ 12.18 hrs, Volume= 1.019 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Link 25L: E3A

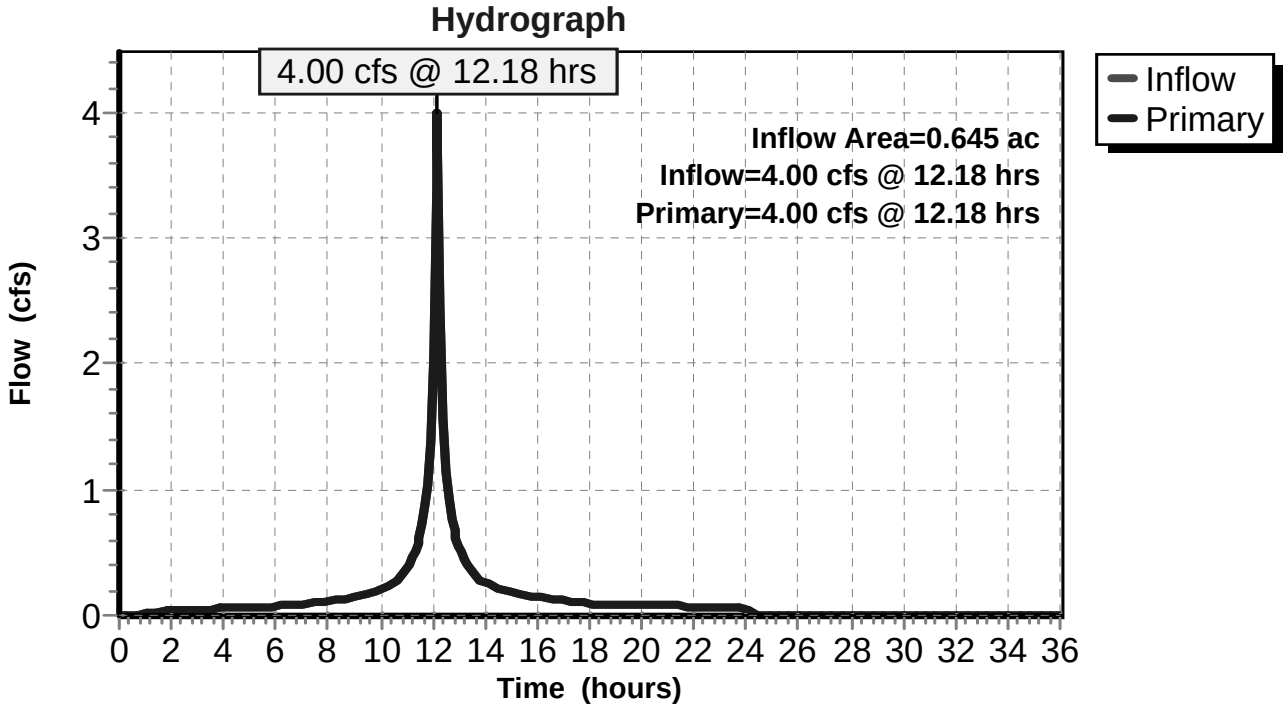


Summary for Link 27L: P1

Inflow Area = 0.645 ac, 76.01% Impervious, Inflow Depth = 7.55" for 100-Year event
Inflow = 4.00 cfs @ 12.18 hrs, Volume= 0.406 af
Primary = 4.00 cfs @ 12.18 hrs, Volume= 0.406 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Link 27L: P1

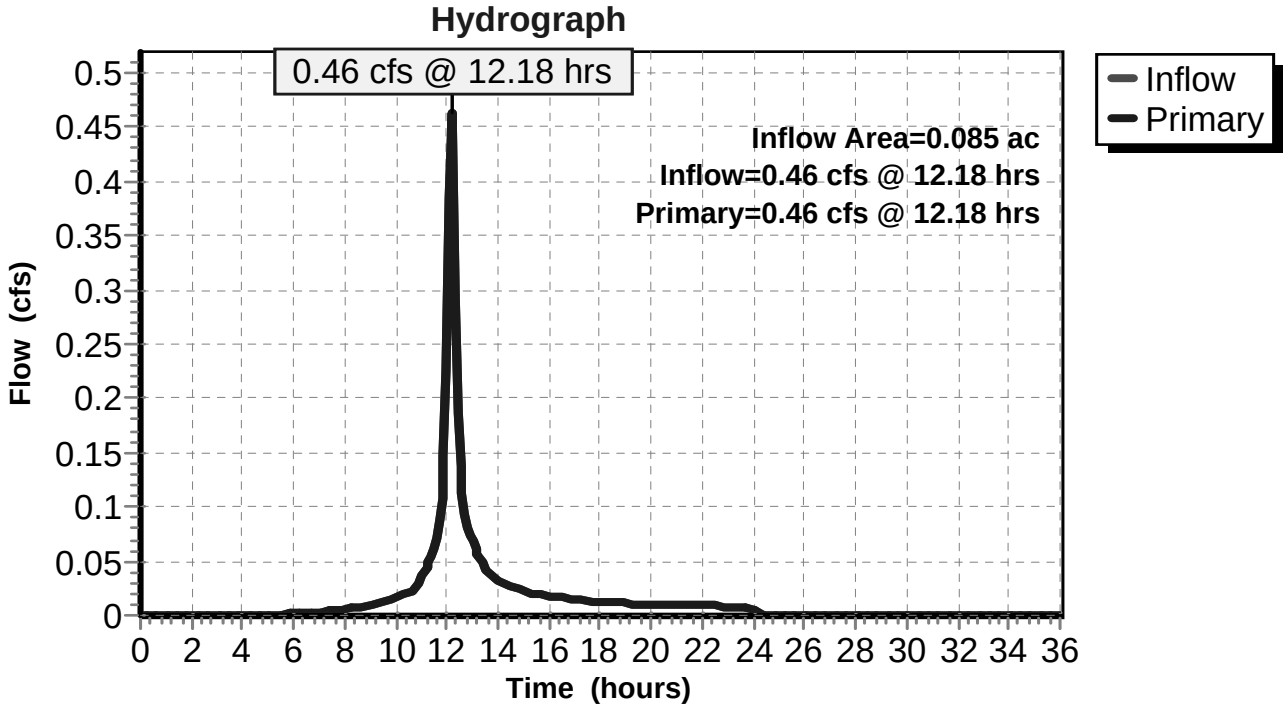


Summary for Link 28L: P2

Inflow Area = 0.085 ac, 0.00% Impervious, Inflow Depth = 5.92" for 100-Year event
Inflow = 0.46 cfs @ 12.18 hrs, Volume= 0.042 af
Primary = 0.46 cfs @ 12.18 hrs, Volume= 0.042 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Link 28L: P2

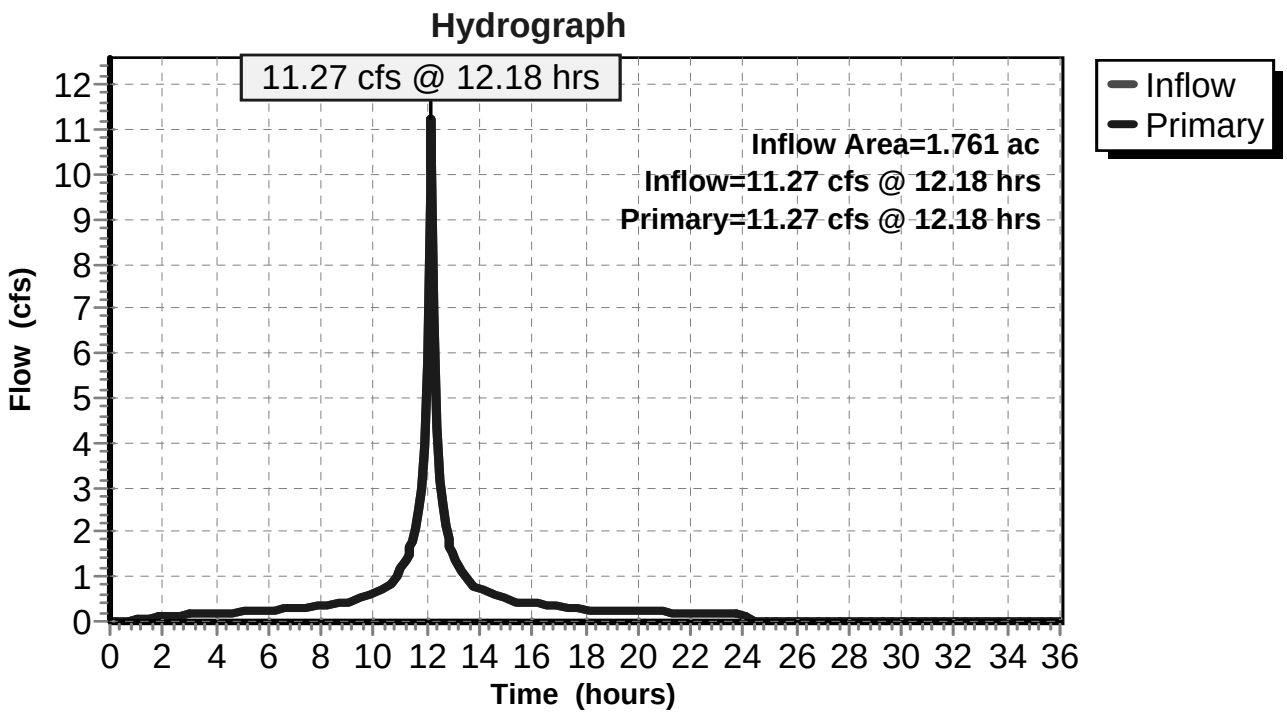


Summary for Link 29L: P3

Inflow Area = 1.761 ac, 95.02% Impervious, Inflow Depth = 7.96" for 100-Year event
Inflow = 11.27 cfs @ 12.18 hrs, Volume= 1.168 af
Primary = 11.27 cfs @ 12.18 hrs, Volume= 1.168 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

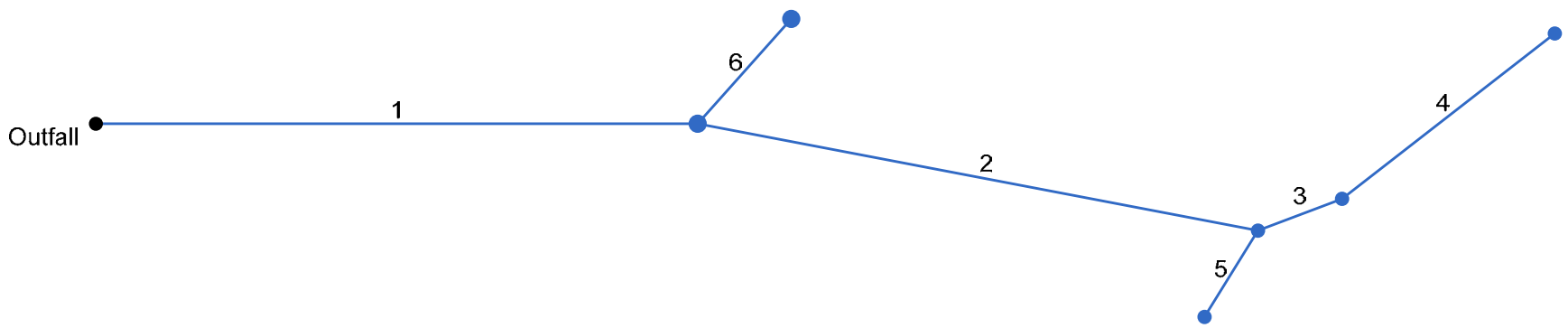
Link 29L: P3



B. DESIGN CALCULATIONS

- **Pipe Sizing**

Hydraflow Storm Sewers Extension for Autodesk® AutoCAD® Civil 3D® Plan



Project File: New.stm	Number of lines: 6	Date: 11/19/2019

Storm Sewers v2018.30

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	154.000	0.00	1.40	0.00	0.00	1.36	6.0	8.7	5.8	7.95	8.47	3.44	19 x 30 e	0.15	4.09	4.32	5.10	5.46	7.26	10.95	1-2
2	1	146.000	0.16	1.16	0.89	0.14	1.13	6.0	8.1	6.0	6.73	7.43	4.51	18	0.50	4.32	5.05	5.59	6.16	10.95	7.60	2-3
3	2	23.000	0.06	0.96	0.87	0.05	0.94	6.0	6.3	6.4	6.07	7.59	3.44	18	0.52	5.18	5.30	6.70	6.77	7.60	7.40	3-4
4	3	69.000	0.90	0.90	0.99	0.89	0.89	6.0	6.0	6.5	5.82	7.48	3.34	18	0.51	5.30	5.65	6.86	7.05	7.40	10.50	4- 4B/4C
5	2	26.000	0.04	0.04	0.99	0.04	0.04	6.0	6.0	6.5	0.26	3.58	0.22	15	0.31	5.50	5.58	6.70	6.70	7.60	7.75	3-5
6	1	36.000	0.24	0.24	0.99	0.24	0.24	6.0	6.0	6.5	1.55	4.57	1.31	15	0.50	4.32	4.50	5.59	5.60	10.95	8.58	2-2A

Project File: New.stm | Number of lines: 6 | Run Date: 11/19/2019

NOTES:Intensity = 97.15 / (Inlet time + 13.90) ^ 0.90; Return period =Yrs. 10 ; c = cir e = ellip b = box

C. MAPS

- **Tax Map**
- **Aerial Map**
- **Soil Map**
- **State Planning Area Map**
- **USGS Map**
- **HUC14 Map**
- **FEMA FIRM Map**
- **Drainage Area Maps**
  - **Existing Drainage Area Map**
  - **Proposed Drainage Area Map**
  - **Inlet Area Map**

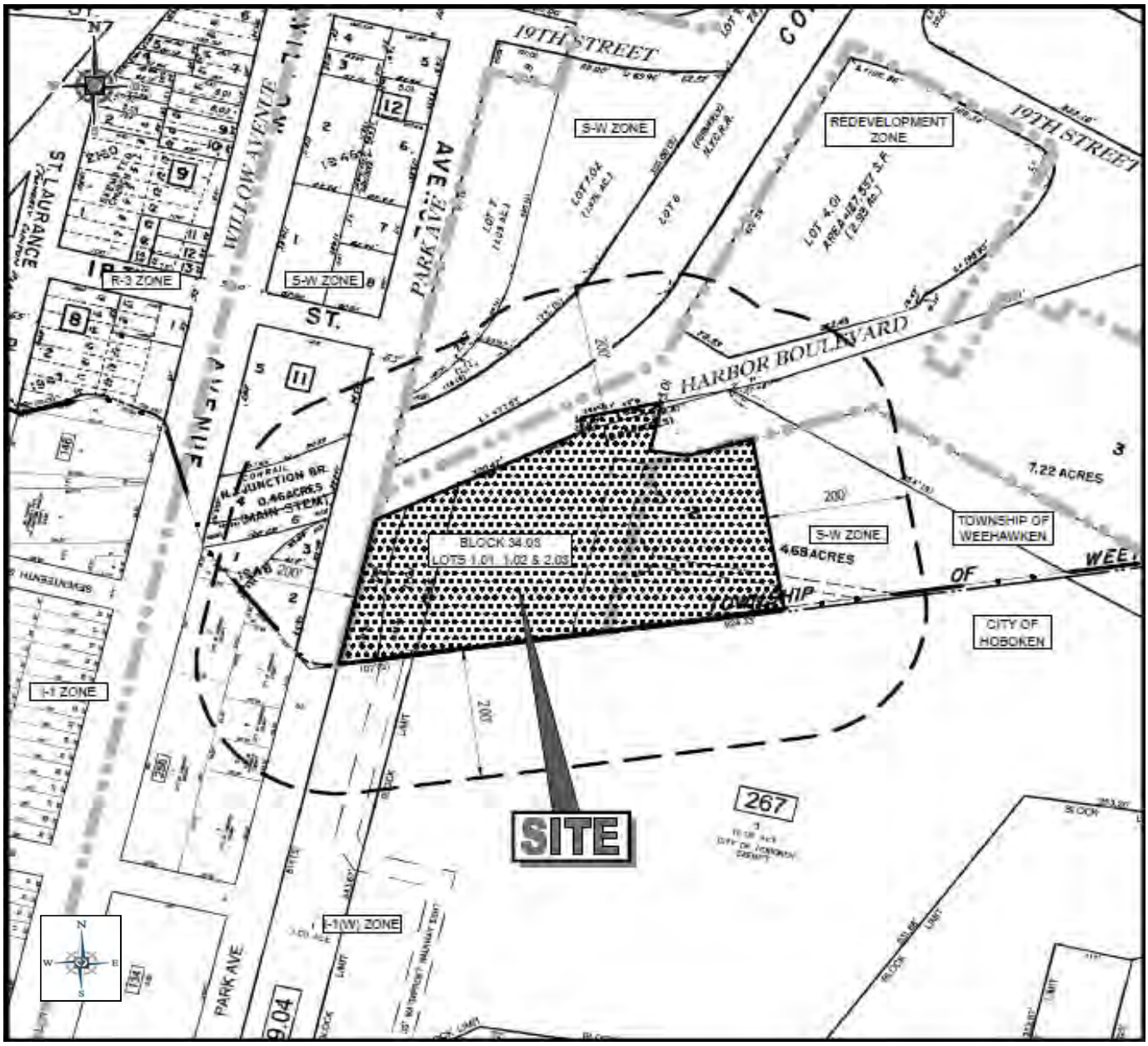


Figure 1: Tax Map

Source: Township of Weehawken Tax Map, Sheet #1

Hartz Mountain Industries, Inc.

Harbor Blvd **Block 34.03; Lots 1.01, 1.02 and 2.03**	**Township of Weehawken, Hudson County, NJ**
BENJ # J150680	
Prepared by: CM	Date: 3/11/2019
Checked by: MM	Scale: NTS

BOHLER ENGINEERING

Figure 2: Aerial Map

Source: NJ-GeoWeb, 2015

Hartz Mountain Industries, Inc.

Harbor Blvd **Block 34.03; Lots 1.01, 1.02 and 2.03**	**Township of Weehawken, Hudson County, NJ**
BENJ # J150680	BOHLER ENGINEERING
Prepared by: CM — Date: 3/11/2019	
Checked by: MM — Scale: NTS	

Hudson County, New Jersey (NJ017)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LagA	Laguardia artifactual coarse sandy loam, 0 to 3 percent slopes	1.7	6.1%
URBEDB	Urban land, bedrock substratum, 0 to 8 percent slopes	0.1	0.2%
URWETB	Urban land, wet substratum, 0 to 8 percent slopes	21.5	78.4%
WATER	Water	4.2	15.3%
Totals for Area of Interest		**27.4**	**100.0%**

Figure 3: Soils Map

NRCS Web Soil Survey, 2016

Hartz Mountain Industries, Inc.

Harbor Blvd **Block 34.03; Lots 1.01, 1.02 and 2.03**	**Township of Weehawken, Hudson County, NJ**
BENJ # J150680	BOHLER ENGINEERING
Prepared by: CM — Date: 3/11/2019	
Checked by: MM — Scale: NTS	

Figure 4: State Planning Area Map

Source: NJ-GeoWeb, 2015

Hartz Mountain Industries, Inc.

Harbor Blvd **Block 34.03; Lots 1.01, 1.02 and 2.03**	**Township of Weehawken, Hudson County, NJ**
BENJ # J150680	BOHLER ENGINEERING
Prepared by: CM — Date: 3/11/2019	
Checked by: MM — Scale: NTS	

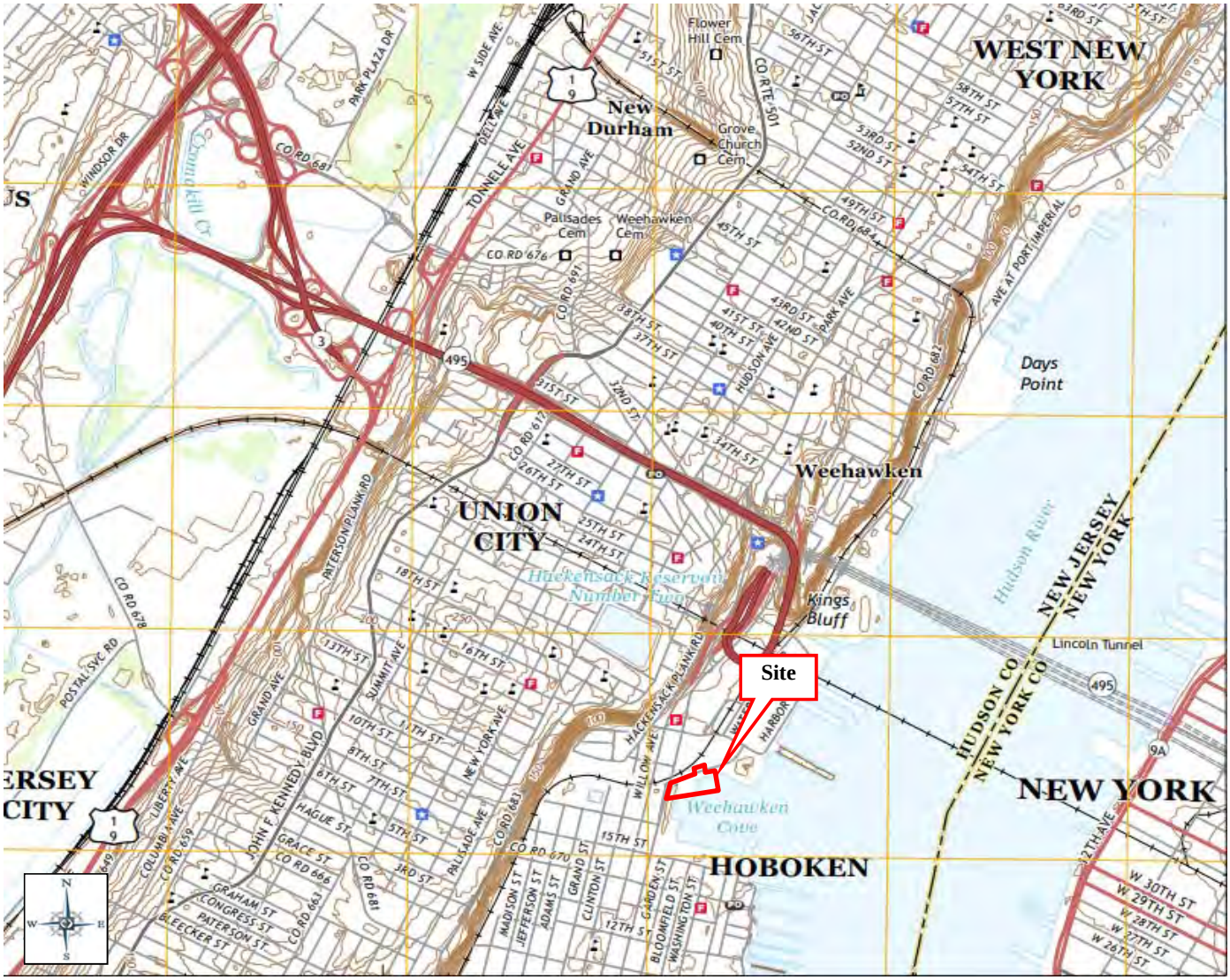


Figure 5: USGS Map
623,778-ft. E; 701,702-ft. N
Weehawken Quadrangle

Source: USGS ,2016

Hartz Mountain Industries, Inc.

Harbor Blvd **Block 34.03; Lots 1.01, 1.02 and 2.03**	**Township of Weehawken, Hudson County, NJ**
BENJ # J150680	BOHLER ENGINEERING
Prepared by: CM — Date: 3/11/2019	
Checked by: MM — Scale: NTS	

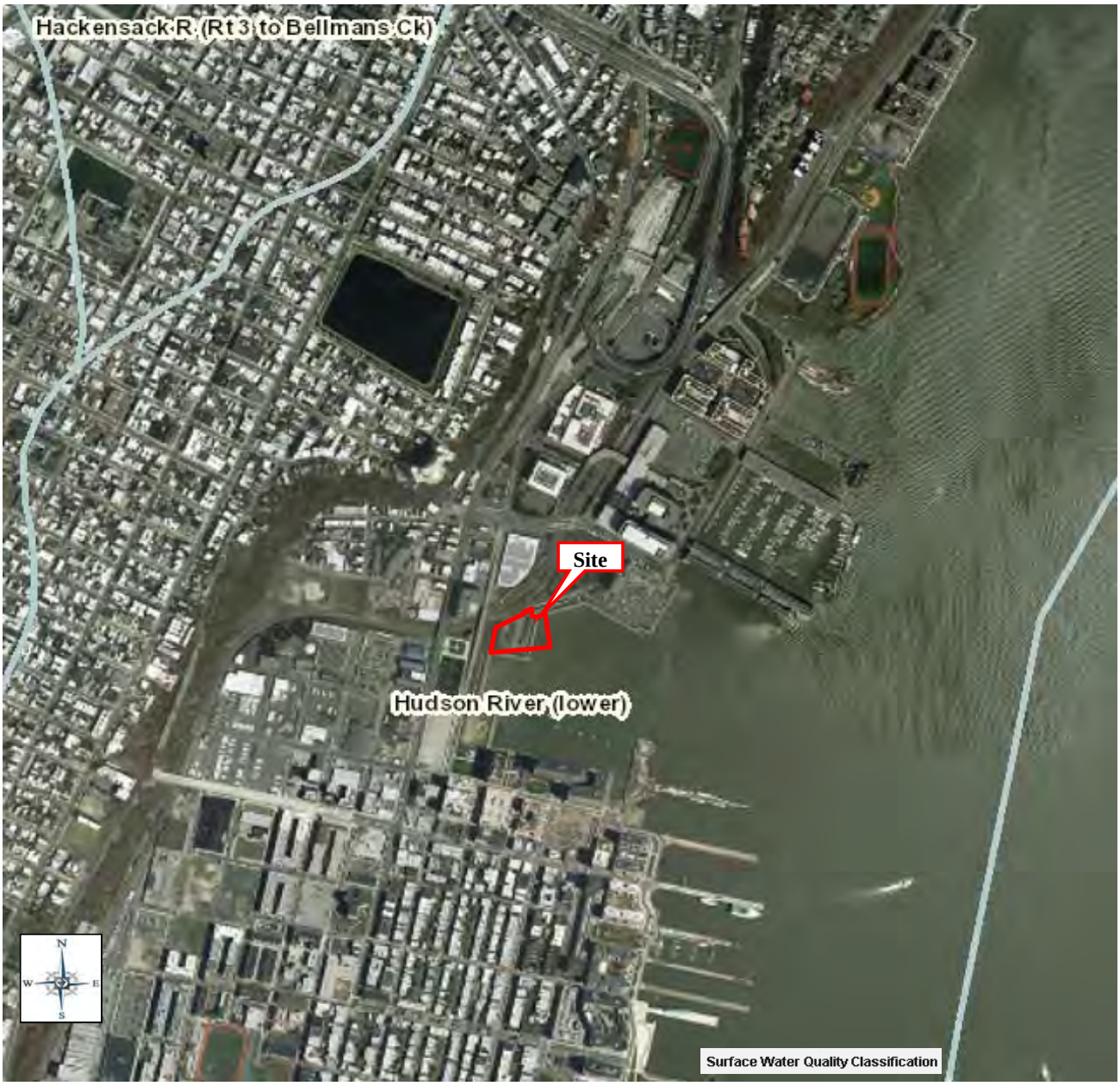


Figure 6: HUC-14 Sub-Watershed Map

Source: NJ-GeoWeb, 2015

Hartz Mountain Industries, Inc.

Harbor Blvd **Block 34.03; Lots 1.01, 1.02 and 2.03**	**Township of Weehawken, Hudson County, NJ**
BENJ # J150680	BOHLER ENGINEERING
Prepared by: CM — Date: 3/11/2019	
Checked by: MM — Scale: NTS	

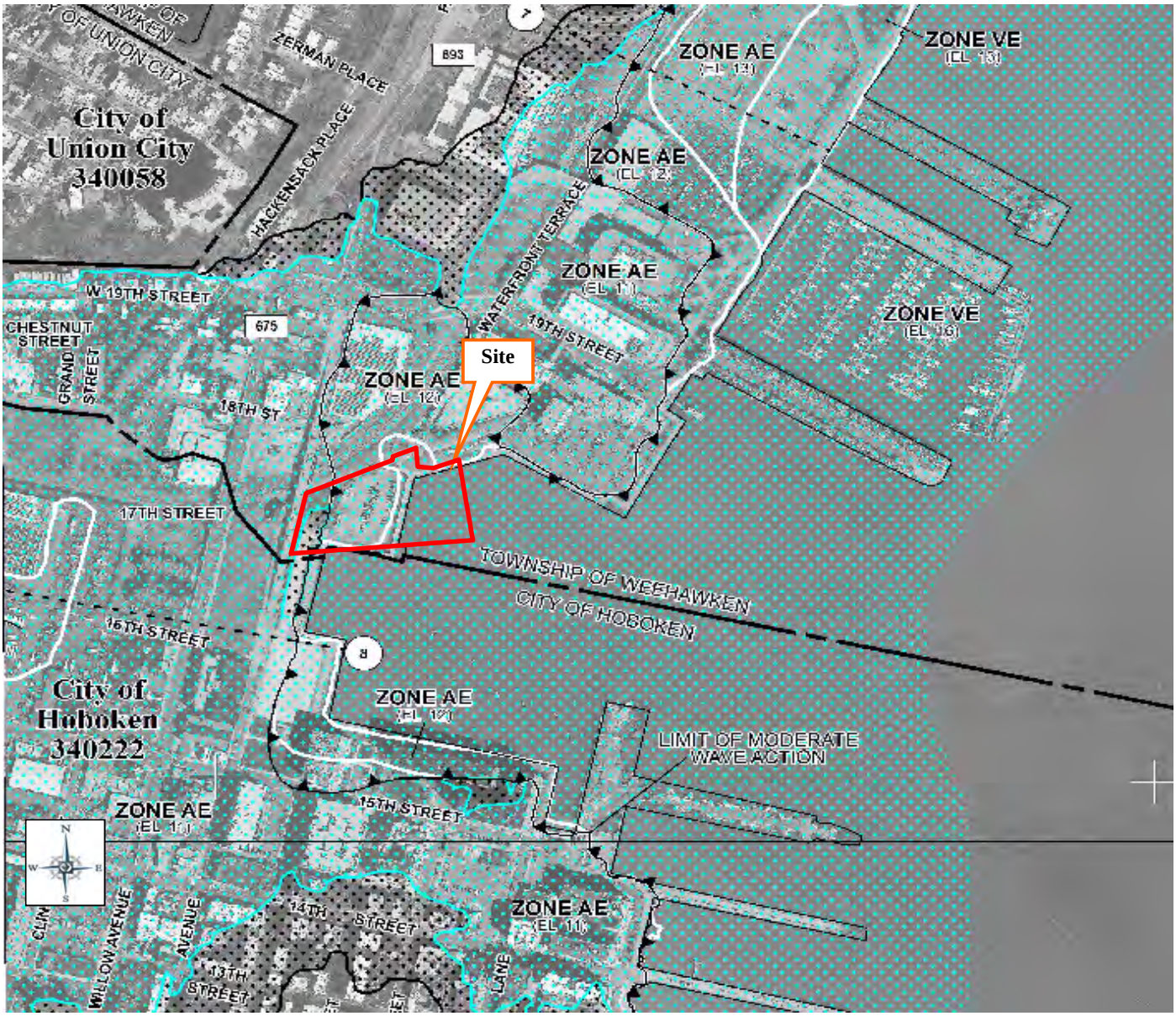
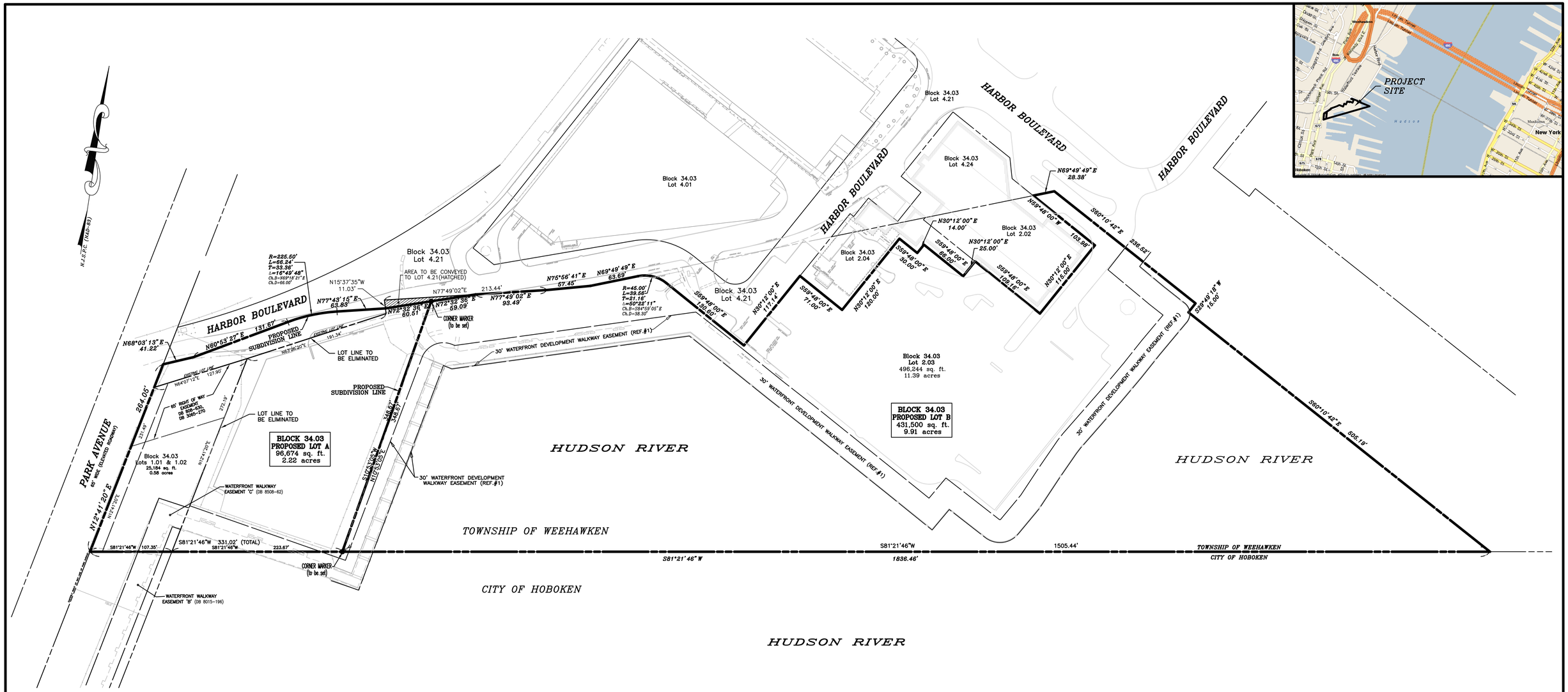


Figure 7: FEMA Flood Map

Source:FEMA FIRM Map #34017C0044E, Date January 30, 2015

Hartz Mountain Industries, Inc.

Harbor Blvd **Block 34.03; Lots 1.01, 1.02 and 2.03**	**Township of Weehawken, Hudson County, NJ**
BENJ # J150	BOHLER ENGINEERING
Prepared by: CM — Date: 3/11/2019	
Checked by: MM — Scale: NTS	



REFERENCES:

1. MAP ENTITLED "SUBDIVISION MAP, LINCOLN HARBOR BLOCK 34.03, LOTS 2.03, 4.01, 4.21, BLOCK 34.03, LOTS 4.27, 4.28 TAX MAP SHEETS 1 AND 2, TOWNSHIP OF WEEHAWKEN, NEW JERSEY" FILED ON JUNE 23, 2017 AS MAP NO. 4/2017.
2. MAP ENTITLED "AMENDMENT TO PRELIMINARY AND FINAL SUBDIVISION FOR LINCOLN HARBOR, TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED 1/14/98 PREPARED BY JOHN FANETAKOS ASSOCIATES, INC
3. MAP ENTITLED "SUBDIVISION PLAN, BLOCK 34.03 LOT 4.21 LINCOLN HARBOR, TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" FILED ON AUGUST 25, 1996 AS MAP NO. 3672.
4. MAP ENTITLED "PARTIAL TOPOGRAPHIC SURVEY," PREPARED BY CONTROL LAYOUTS, INC., DATED 2/2/14.
5. MAP ENTITLED "TOPOGRAPHIC & PARTIAL BOUNDARY SURVEY," PREPARED BY CONTROL LAYOUTS, INC., DATED 9/21/15, LAST REVISED 7/28/17
6. DEED BOOK 8972 PAGE 555 (BLOCK 34.02 LOTS 1.01 & 1.02)
7. TOWNSHIP OF WEEHAWKEN, TAX MAP SHEET No 1.

NOTES:

1. BEARINGS ARE BASED ON N.J.S.P.C. (NAD-83)
2. THE PHYSICAL FEATURES SHOWN ARE BASED ON DATA THAT MAY NOT BE CURRENT AT THE TIME OF THIS SURVEY
3. THE SUBMITTED APPLICATION PROPOSES A SUBDIVISION THAT WILL RECOMBINE BLOCK 34.03, LOTS 1.01, 1.02, 2.03 AND 4.21 RESULTING IN A REDISTRIBUTION OF LANDS BETWEEN THE LOTS. BLOCK 34.03, LOTS 1.01 AND 1.02 WILL BE COMBINED CREATING ONE LOTS WITH A TOTAL AREA OF 2.22 ACRES. BLOCK 34.01, LOT 2.03 WILL BE REDUCED IN SIZE TO 9.91 ACRES. AREAS OF BLOCK 34.03, LOTS 1.01, 1.02 AND 2.03 WILL BE CONVEYED TO LOT 4.21 (HARBOR ROAD). NO VARIANCES ARE REQUIRED FOR THE PROPOSED MAJOR SUBDIVISION.
4. ** INFORMATION OBTAINED FROM PLAN ENTITLED "SUBDIVISION MAP LINCOLN HARBOR..." PREPARED BY AZZOLINA & FEURY ENGINEERING INC. DATED NOVEMBER 2, 2016 AND REVISED THROUGH APRIL 24, 2017.

EXISTING LOT AREA

LOT 1.01	15,838 SQ. FT.	0.37 ACRES
LOT 1.02	9,346 SQ. FT.	0.21 ACRES
LOT 2.03	510,246 SQ. FT.	11.71 ACRES
LOT 4.21**	1,413,801 SQ. FT.	32.46 ACRES

PROPOSED LOT AREA

LOT A	96,674 SQ. FT.	2.22 ACRES
LOT B	431,500 SQ. FT.	9.91 ACRES
LOT 4.21	1,407.064 SQ. FT.	32.02 ACRES

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

REVISION 3.	WATERFRONT DEVELOPMENT WALKWAY EASEMENT	DATE: 02/07/20	J.F.
REVISION 2.	AMEND TABLES/NOTES	DATE: 01/30/20	FMC
REVISION 1.	ADD AREA TABLES	DATE: 11/20/19	FMC

CONTROL LAYOUTS, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION #24GA28001900
271 CLEVELAND AVENUE HIGHLAND PARK, N.J. 08904 P.O. BOX
PHONE (732) 846-9100 FAX (732) 937-5793

SUBDIVISION PLAN

FOR

BLOCK 34.03 LOTS 1.01, 1.02, 2.03 & 4.21

TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY

DRWN. BY RAM	DATE OF ISSUE 5/9/19	SCALE: 1"=60'
CHKD. BY G.G.		JOB # 1160-17
APPRD. BY G.G.		SHEET # 1 of 1

GREGG A. GAFFNEY ◆ NEW JERSEY PROFESSIONAL LAND SURVEYOR #GS43304

COUNTY ENGINEER

I HAVE CAREFULLY EXAMINED THIS MAP, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH ALL LAWS OF THE STATE AND MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

COUNTY ENGINEER N.J. LICENSE No. DATE

TOWNSHIP ENGINEER

I HAVE CAREFULLY EXAMINED THIS MAP, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH ALL LAWS OF THE STATE AND MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

TOWNSHIP ENGINEER N.J. LICENSE No. DATE

TOWNSHIP PLANNING BOARD

THIS MAP WAS APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF WEEHAWKEN HELD ON THE ____ DAY OF _____ 2019, AND SAID MAP SHALL BE FILED IN THE HUDSON COUNTY REGISTER'S OFFICE.

CHAIRMAN DATE

SECRETARY DATE

HUDSON COUNTY PLANNING BOARD

REVIEWED ONLY AS PER 40:27-6 ET. SEQ FOR A MINOR SUBDIVISION BY THE PLANNING BOARD OF THE COUNTY OF HUSDON, NEW JERSEY.

EXECUTIVE DIRECTOR DATE

EXECUTIVE DIRECTOR DATE

CERTIFICATE OF APPLICANT

THE UNDERSIGNED, HAVING AN INTEREST IN THE TITLE OF THE PROPERTY APPLICANT OF THE PROPERTY COVERED BY THIS SUBDIVISION DOES HEREBY CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE HUDSON COUNTY REGISTER.

APPLICANT DATE

SURVEYOR

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED MAY 9, 2019 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW". THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, c291 (C.40:55D-1 et seq.) OR LOCAL ORDINANCE.

GREGG A. GAFFNEY P.L.S. DATE
N.J. LICENSE No. GS43304

FLOOR AREA CHART / UNIT MIX / PARKING COUNT

FLOOR AREA SCHEDULE:

FLOOR	USE	GROSS CONSTRUCTION	RESIDENTIAL GSF	PARKING GSF	MECHANICAL GSF	LEASING OFFICE GSF	INDOOR AMENITY GSF	OUTDOOR AMENITY GSF
1	RES	48,115	16,422		5,348	2,342	2,141	
	PARKING			21,862				
2	RES	39,238	14,259		3,350		4,995	1,462
	PARKING			16,634				
3	RES	49,461	28,079					
	PARKING			21,382				
4	RES	45,762	24,905					
	PARKING			20,857				
5	RES	45,891	25,049					
	PARKING			20,842				
6	RES	39,350	17,475					5,555
	PARKING			21,875				
7	RES	21,240	11,898				9,342	18,566
8	RES	21,240	21,240					
9	RES	21,240	21,240					
10	RES	21,240	21,240					
11	RES	21,240	21,240					
12	RES	21,240	21,240					
13	RES	21,240	21,240					
14	RES	21,240	21,240					
ROOF	-	-	-					
TOTAL...		437,737	286,767	123,452	8,698	2,342	16,478	25,583

TOTAL PARKING GSF	123,452
TOTAL RESIDENTIAL GSF	314,285
COMMERCIAL CAFÉ GSF	1,026
GRAND TOTAL GSF	**438,763**

321 CARS
259 UNITS

385 GSF/CAR
1,213 GSF/UNIT

UNIT MIX:

FLOOR	STUDIO	1BR	2BR	TOTAL
1	0	1	2	3
2	0	5	2	7
3	3	12	9	24
4	4	13	6	23
5	4	13	6	23
6	3	11	2	16
7	2	7	2	11
8	4	14	4	22
9	4	14	4	22
10	4	14	4	22
11	4	14	4	22
12	4	14	4	22
13	4	14	4	22
14	4	10	6	20
TOTAL:	44	156	59	**259**
%:	17%	60%	23%	

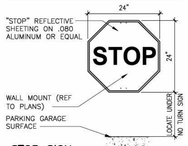
PARKING MIX:

PARKING FLOOR	SPACES
1	30
2	61
3	62
4	62
5	62
6	44
TOTAL:	321

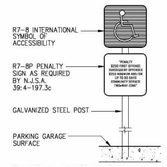
PARKING PROGRAM:
% CARS

PROVIDED: 1.24 321

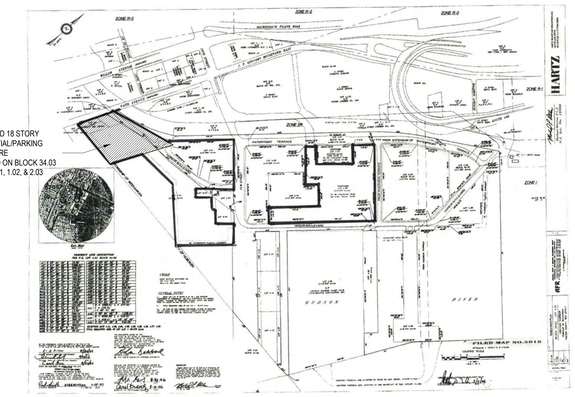
GARAGE SIGNAGE DETAILS



STOP SIGN
NOT TO SCALE



HANDICAP PARKING SIGN
NOT TO SCALE



1 WEEHAWKEN REDEVELOPMENT PLAN AREA MAP
1" = 50'-0"

2 KEY MAP & LOCATION PLAN
1" = 100'-0"

GENERAL NOTES

1. ALL WORK DESCRIBED SHALL CONFORM TO AND BE CONSTRUCTED UNDER THE PROVISIONS OF THE IBC CODE, LATEST EDITION, AS WELL AS ALL REQUIREMENTS OF WEEHAWKEN, N.J.

2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FULL COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE, THE NATIONAL ELECTRIC CODE, AND ALL AGENCIES WHICH HAVE JURICDICTION ON THE WORK, AS WELL AS THE REQUIREMENTS OF WEEKHAWKEN, N.J.

3. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF UNFORESEEN OR OTHER CONDITIONS.

SITE NOTES

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS SIZES AND DETAILING.

2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.

3. REFER TO CIVIL DRAWINGS FOR SITE DETAILS, CONDITIONS AND LANDSCAPING DETAILS.

ATIR SITE

HARBOR BOULEVARD
WEEHAWKEN, NEW JERSEY 07086

ARCHITECT
John A. Cetra, FAIA
Registered Architect
State of New Jersey
21A001186400
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MEP ENGINEER
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Seracus, New Jersey 07096-1515
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F 201-348-4358

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

GEOTECHNICAL ENGINEER

CIVIL ENGINEER

LIGHTING DESIGNER

1F_DRAWING LIST

SHEET NUMBER	SHEET NAME	11.14.2019 SITE PLAN APPLICATION
Z SERIES - ZONING		
ZO-001	COVER SHEET & ZONING INFORMATION	●
ZO-002	SITE SURVEY	●
A-100 SERIES - FLOOR PLANS		
A-100	SITE PLAN	●
A-101	FIRST FLOOR PLAN	●
A-102	SECOND FLOOR PLAN	●
A-103	3RD FLOOR PLAN	●
A-104	4TH FLOOR PLAN	●
A-105	5TH FLOOR PLAN	●
A-106	6TH FLOOR PLAN	●
A-107	7TH FLOOR PLAN	●
A-108	TYPICAL TOWER PLAN (8-13)	●
A-110	14TH FLOOR PLAN	●
A-111	ROOF PLAN	●
A-300 SERIES - BLDG SECT & ELEV		
A- 300	NORTH ELEVATION	●
A- 301	SOUTH ELEVATION	●
A- 302	EAST ELEVATION	●
A- 303	WEST ELEVATION	●
A- 310	BUILDING SECTION - EAST TO WEST	●
A- 311	BUILDING SECTION - NORTH TO SOUTH	●
A-400 SERIES -EXTERIOR SHELL		
A- 400	ENLARGED ELEVATIONS	●
A- 401	ENLARGED ELEVATIONS	●

PRELIMINARY - NOT FOR CONSTRUCTION

11.14.2019 SITE PLAN APPLICATION 1

CETRARUDDY

COVER SHEET & ZONING INFORMATION

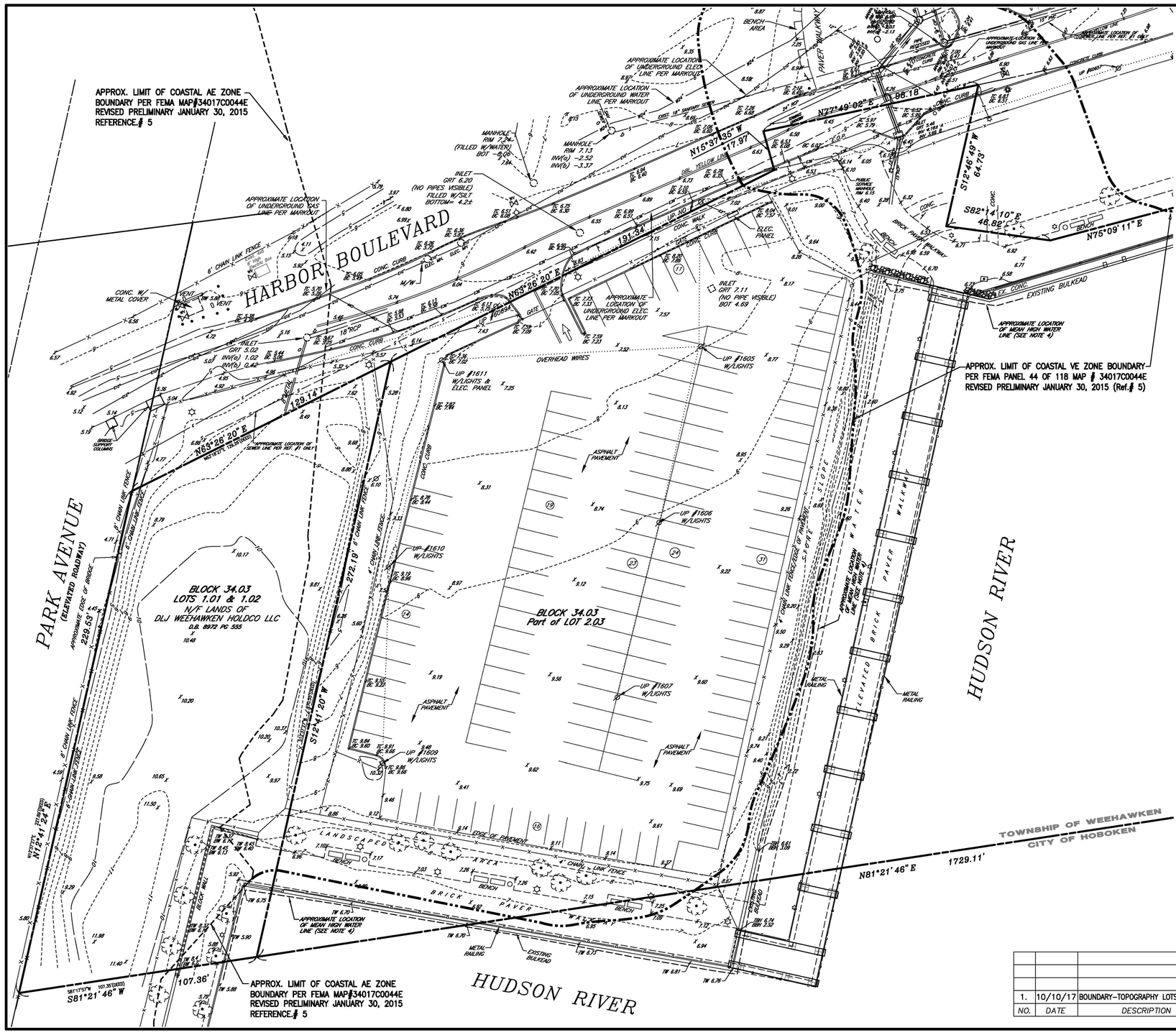
DRAWING NO
ZO-001.00

PROJECT 1730
SCALE As indicated
DR. J.C.R. CHK. M.C.

CETRARUDDY ARCHITECTURE DPC
1 BATTERY PARK PLAZA NEW YORK NY 10004 T 212 941 9801 F 212 941 9440
WWW.CETRARUDDY.COM

ATIR SITE

HARBOR BOULEVARD
WEEHAWKEN, NEW JERSEY 07086



LEGEND:

- OVERHEAD WIRES
- EXISTING MANHOLE
- EXISTING INLET
- MONITORING WELL
- BOLLARD
- VENT
- LIGHT POLE
- HYDRANT
- SIGN
- MONUMENT FOUND
- UTILITY POLE
- WATER SHUTOFF

NOTES:

1. ELEVATIONS ARE BASED ON NAVD 88.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT TIME OF SURVEY.
3. THIS SURVEY HAS BEEN PERFORMED AND PREPARED WITHOUT THE BENEFIT OF ANY TITLE REPORT AND/OR SEARCH. THE PROPERTY SHOWN HEREON, MAY BE SUBJECT TO VARIOUS EASEMENTS AND/OR "RIGHTS OF OTHERS", AND SUBJECT TO REVISIONS WHICH MAY BE REVEALED THROUGH A REPORT AND/OR TITLE SEARCH.– LOCATION AND/OR TOPOGRAPHICAL SURVEY PERFORMED BY CONTROL LAYOUTS, INC., DATED 9/22/2015.
4. BASED ON THE CLOSEST TIDAL BENCHMARKS, THE M.H.W. (MEAN HIGH WATER) ELEVATION IS APPROXIMATELY 2.0
THIS ELEVATION PER THIS SURVEY WOULD BE IN THE WATER SO IT WOULD FALL ALONG THE WALL FACE OR IN THE WATER OF THE HUDSON RIVER SO THE APPROXIMATE LOCATION IS SHOWN ONLY.

REFERENCES:

1. MAP ENTITLED "EXISTING CONDITIONS," PREPARED BY AFR PROFESSIONAL ENGINEERS & LAND SURVEYORS," DATED 4/26/02.
2. MAP ENTITLED "PARTIAL TOPOGRAPHIC SURVEY," PREPARED BY CONTROL LAYOUTS, INC., DATED 2/2/14.
3. MAP ENTITLED "TOPOGRAPHIC & PARTIAL BOUNDARY SURVEY," PREPARED BY CONTROL LAYOUTS, INC., DATED 9/21/15, LAST REVISED 7/28/17
4. DEED BOOK 8972 PAGE 555 (BLOCK 34.02 LOTS 1.01 & 1.02)
5. FIRM (FLOOD INSURANCE RATE MAP) HUDSON COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 44 OF 118, MAP NUMBER 34017C0044E, REVISED PRELIMINARY JANUARY 30, 2015.

   **SITE IS CURRENTLY IN ZONE "AE" (ELEV 9) PER THE MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP. HUDSON COUNTY, NEW JERSEY, (ALL JURISDICTIONS) PANEL 44 OF 118. MAP NUMBER 34017C0044D, EFFECTIVE DATE AUGUST 16, 2006.
6. TOWNSHIP OF WEEHAWKEN, TAX MAP SHEET No 1.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14(C45:8-36.3) and N.J.A.C. 13:40-5.2 (d).

NO.	DATE	DESCRIPTION	BY
1.	10/10/17	BOUNDARY–TOPOGRAPHY LOTS 1.01 & 1.02	J.F.

CONTROL LAYOUTS, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION #24GA28001900
271 CLEVELAND AVENUE HIGHLAND PARK, N.J. 08904 P.O. BOX
PHONE (732) 846–9100 FAX (732) 937–5793

TOPOGRAPHIC & BOUNDARY SURVEY
FOR
BLOCK 34.03 LOTS 1.01, 1.02 & PORTION OF 2.03
TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY

DRWN. BY J.W.	DATE OF ISSUE 10/2/17	SCALE: 1"=20'
CHKD. BY G.G.		JOB # 1160–17
APPRD. BY G.G.		SHEET # 1

GREGG A. GAFFNEY ◆ NEW JERSEY PROFESSIONAL LAND SURVEYOR #GS43304

1 SITE SURVEY
NTS

ARCHITECT
John A. Cetra. FAIA
Registered Architect
State of New Jersey
21A001156400
CetraRuddy Architecture DPC
1 Battery Park Plaza
Suite 800
New York NY 10004

OWNER
Hartz Mountain Industries
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Secaucus, New Jersey 07096-1515
T 201-348-1200
F 201-348-4358

STRUCTURAL ENGINEER
MEP ENGINEER
GEOTECHNICAL ENGINEER
LANDSCAPE ARCHITECT
LIGHTING DESIGNER
CIVIL/ENVIRONMENTAL CONSULTANT

PRELIMINARY - NOT FOR CONSTRUCTION

11.14.2019	SITE PLAN APPLICATION	1

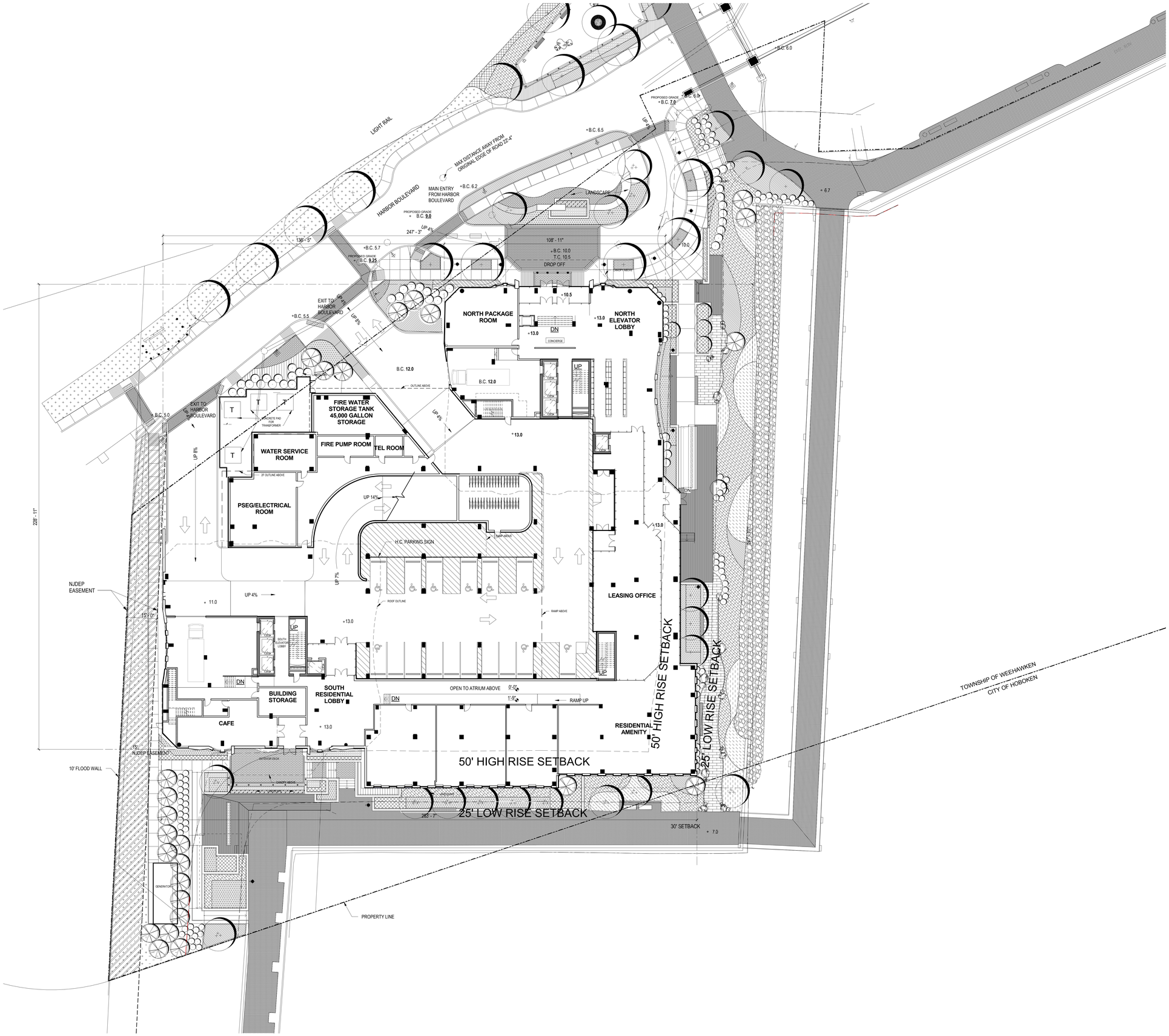
CETRARUDDY

SITE SURVEY

DRAWING NO. **ZO-002.00**

PROJECT 1730 | SCALE 1/16" = 1'-0" | CHK. DR. | DATE

CETRARUDDY ARCHITECTURE DPC
1 BATTERY PARK PLAZA NEW YORK NY 10004 T 212 941-9801 F 212 941-9440
WWW.CETRARUDDY.COM



1 SITE PLAN
1/16" = 1'-0"

PROJECT DATA

BLOCK NUMBER	34.03
LOT NUMBERS	1.01, 1.02, AND 2.03
RESIDENTIAL FLOOR AREA	387,886 GSF
DWELLING UNITS	332 UNITS
PARKING SPACES	398 SPACES

ELEVATION FROM NAVD 88

ELEVATION RELATIVE 1ST FLOOR

ATIR SITE

HARBOR BOULEVARD
WEEHAWKEN, NEW JERSEY 07086

ARCHITECT
John A. Cetra, FAIA
Registered Architect
State of New Jersey
21AA01195400
CetraRuddy Architecture DPC
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New York NY 10004

DEVELOPER
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400 Plaza Drive, P.O. BOX 1515
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F 201-348-4358

STRUCTURAL ENGINEER
MEP ENGINEER
GEOTECHNICAL ENGINEER
LANDSCAPE ARCHITECT
LIGHTING DESIGNER
CARTER RALL CONSULTANT

PRELIMINARY - NOT FOR CONSTRUCTION

11.14.2019	SITE PLAN APPLICATION	1

CETRARUDDY

SITE PLAN

DRAWING NO. **A-100.00**

SCALE: As indicated

PROJECT: 1730

DOR PROJ. NO.

CETRARUDDY ARCHITECTURE DPC
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© CETRARUDDY ARCHITECTURE DPC

ATIR SITE

HARBOR BOULEVARD
WEEHAWKEN, NEW JERSEY 07086

ARCHITECT
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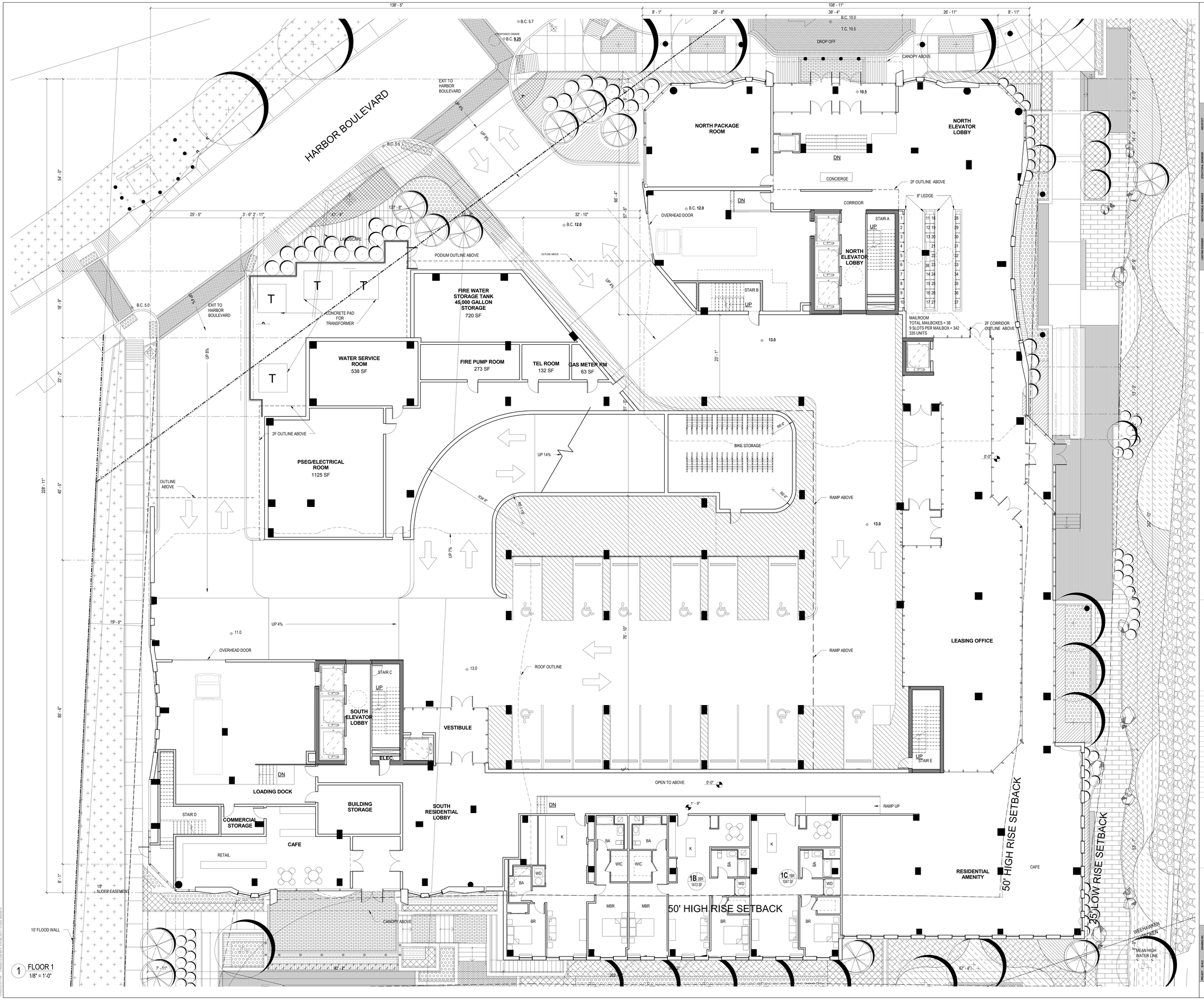
STRUCTURAL ENGINEER
MEP ENGINEER
GEOTECHNICAL ENGINEER
LANDSCAPE ARCHITECT
LIGHTING DESIGNER
CIVIL ENGINEER



PRELIMINARY - NOT FOR CONSTRUCTION

11.14.2019	SITE PLAN APPLICATION	1

CETRARUDDY

FIRST FLOOR PLAN

PROJECT	1730
SCALE	1/8" = 1'-0"
DRAWING NO.	A-101.00

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1 BATTERY PARK PLAZA NEW YORK NY 10004 T 212 941 9801 F 212 941 9440
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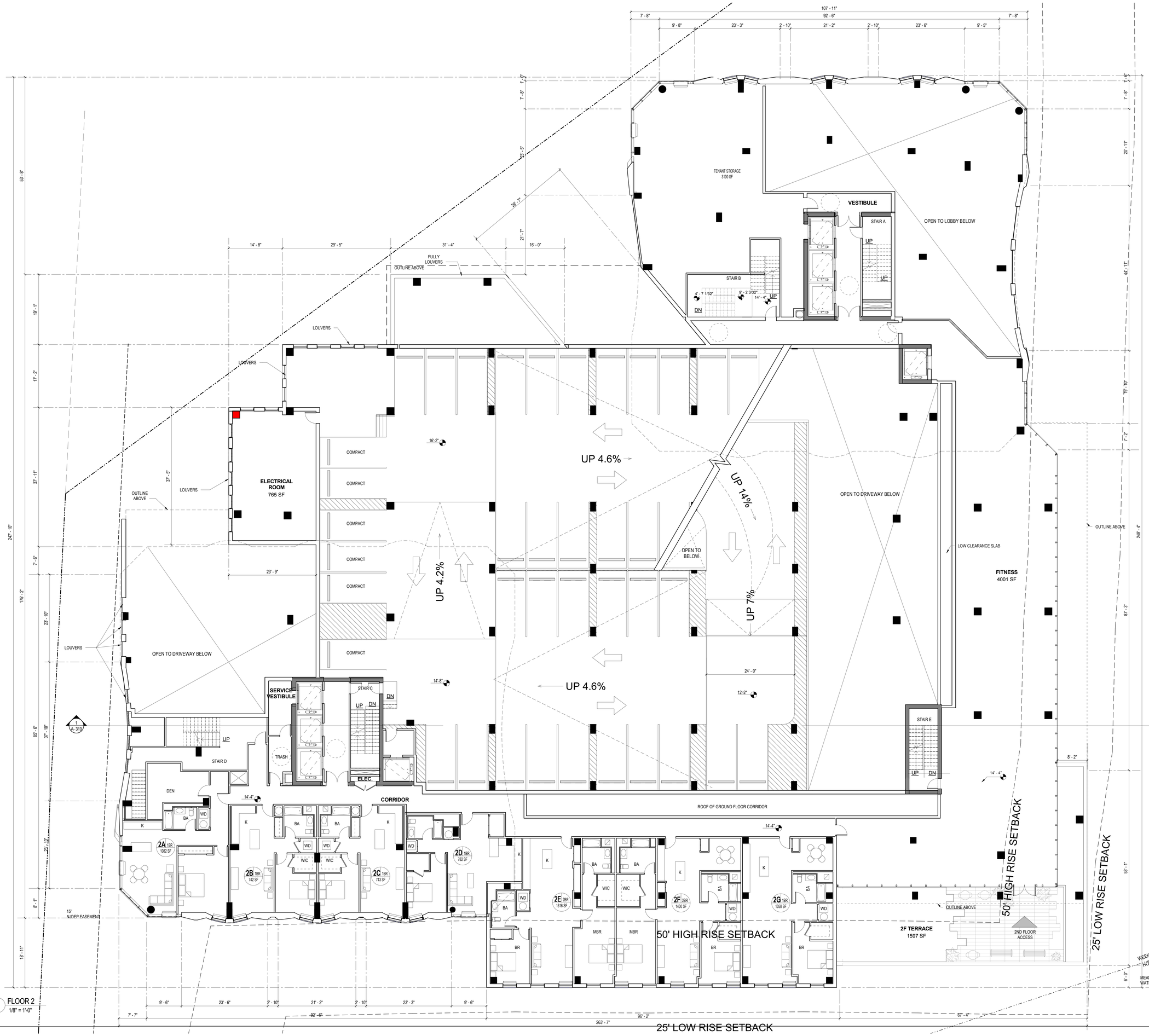
© CETRARUDDY ARCHITECTURE DPC



1 FLOOR 2
1/8" = 1'-0"

ATIR SITE

HARBOR BOULEVARD
WEEHAWKEN, NEW JERSEY 07086

ARCHITECT
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CIVIL ENGINEER
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Secaucus, New Jersey 07096-1515
T 201-348-1200
F 201-348-4358

STRUCTURAL ENGINEER

MEP ENGINEER

GEOTECHNICAL ENGINEER

LANDSCAPE ARCHITECT

LIGHTING DESIGNER

CERTIFIED WALL CONSULTANT

PRELIMINARY - NOT FOR CONSTRUCTION

11.14.2019	SITE PLAN APPLICATION	1

CETRARUDDY

SECOND FLOOR PLAN

DRAWING NO. **A-102.00**

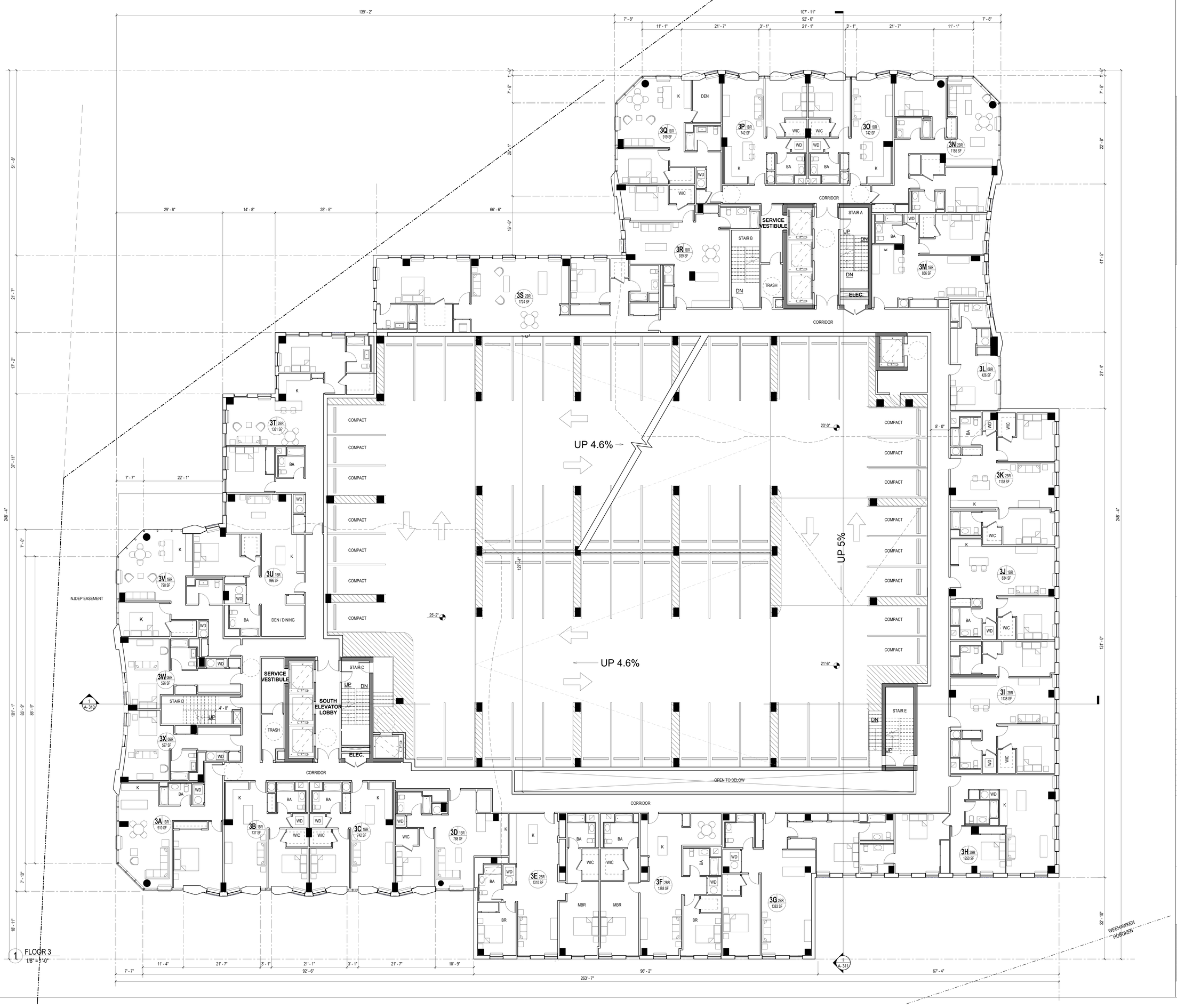
SCALE 1/8" = 1'-0"

PROJECT 1730

DATE 11.14.19 DR. JAN. AL

CETRARUDDY ARCHITECTURE DPC
1 BATTERY PARK PLAZA NEW YORK, NY 10004 T 212 941 9800 F 212 941 9440
WWW.CETRARUDDY.COM

CETRARUDDY ARCHITECTURE DPC



1 FLOOR 3
1/8" = 1'-0"

ATIR SITE

HARBOR BOULEVARD
WEEHAWKEN, NEW JERSEY 07086

ARCHITECT
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21AA01195400
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New York NY 10004

DEVELOPER
Hartz Mountain Industries
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F 201-348-4358

STRUCTURAL ENGINEER
MEP ENGINEER
GEOTECHNICAL ENGINEER
LANDSCAPE ARCHITECT
LIGHTING DESIGNER
CURTAIN WALL CONSULTANT

11.14.2019	SITE PLAN APPLICATION	1

PRELIMINARY - NOT FOR CONSTRUCTION

CETRARUDDY

3RD FLOOR PLAN

DRAWING NO. **A-103.00**

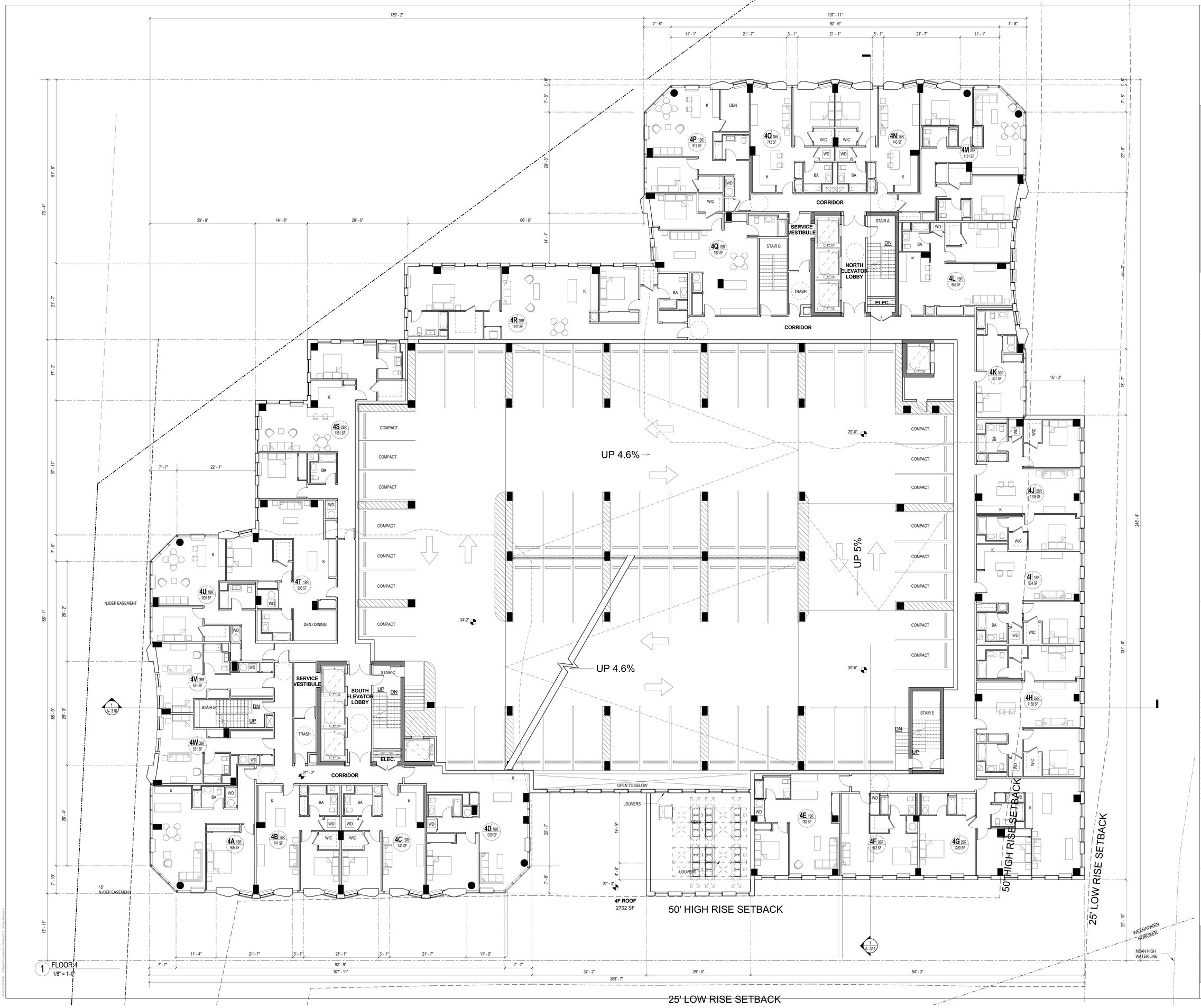
SCALE 1/8" = 1'-0"

PROJECT 1730

DATE 11.14.19

CETRARUDDY ARCHITECTURE DPC
1 BATTERY PARK PLAZA NEW YORK NY 10004 T 212 941 9801 F 212 941 9440
WWW.CETRARUDDY.COM

© CETRARUDDY ARCHITECTURE DPC



1 FLOOR 4
1/8" = 1'-0"

ATIR SITE

HARBOR BOULEVARD
WEEHAWKEN, NEW JERSEY 07086

ARCHITECT
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STRUCTURAL ENGINEER
MEP ENGINEER
GEOTECHNICAL ENGINEER
LANDSCAPE ARCHITECT
LIGHTING DESIGNER
CERTIFIN HALL CONSULTANT

PRELIMINARY - NOT FOR CONSTRUCTION

11.14.2019	SITE PLAN APPLICATION	1

CETRARUDDY

4TH FLOOR PLAN

DRAWING NO. **A-104.00**

SCALE 1/8" = 1'-0"

PROJECT 1730

DATE 11.14.19 DR. JAK

CETRARUDDY ARCHITECTURE DPC
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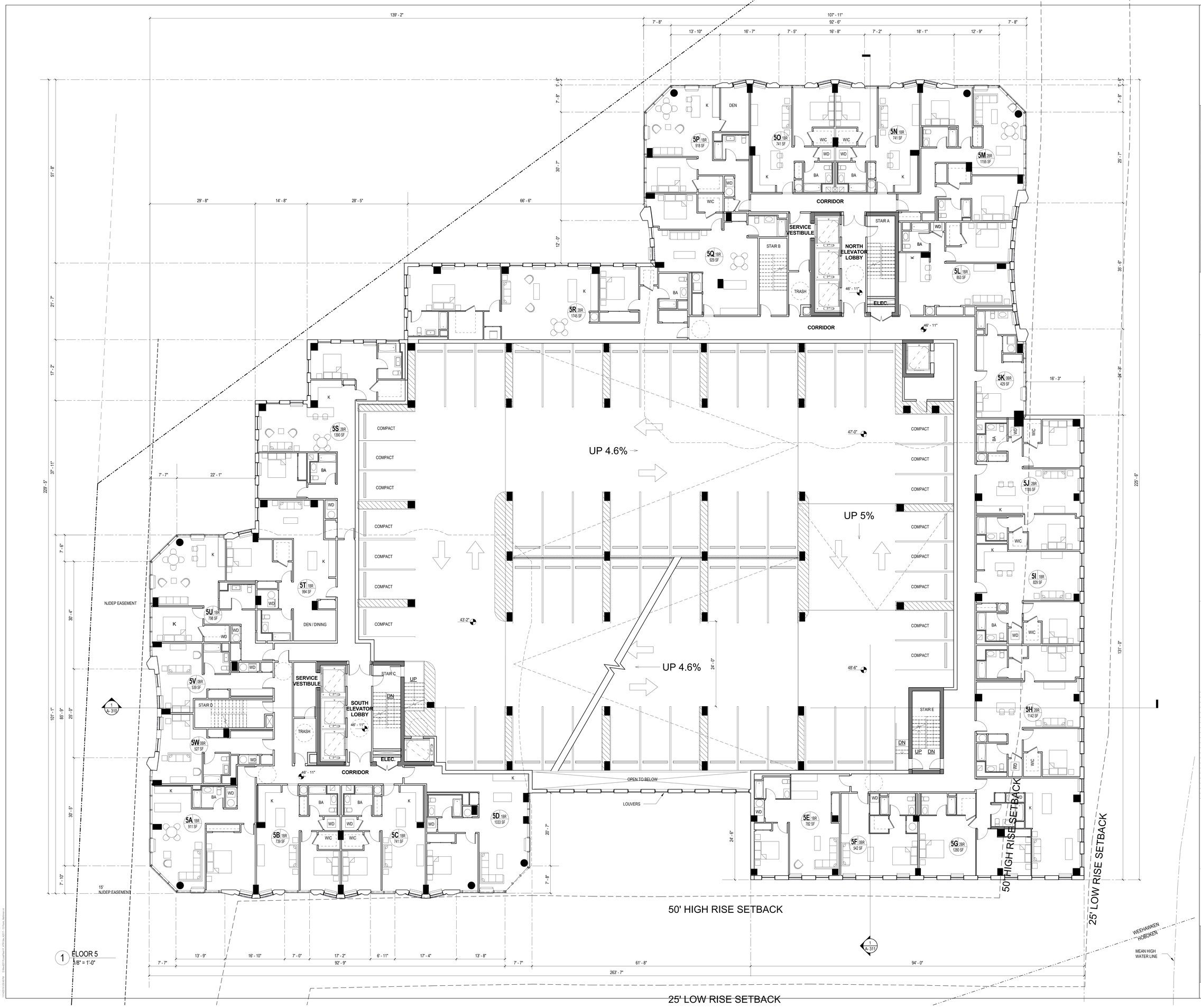

ATIR SITE

HARBOR BOULEVARD
WEEHAWKEN, NEW JERSEY 07086

ARCHITECT
John A. Cetra, FAIA
Registered Architect
State of New Jersey
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New York NY 10004

DEVELOPER
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STRUCTURAL ENGINEER
MEP ENGINEER
GEOTECHNICAL ENGINEER
LANDSCAPE ARCHITECT
LIGHTING DESIGNER
CERTIFIED WALL CONSULTANT

PRELIMINARY - NOT FOR CONSTRUCTION

CETRARUDDY

5TH FLOOR PLAN

DRAWING NO.	A-105.00
SCALE	1/8" = 1'-0"
PROJECT	1730
DR. BY	DR
CHK. BY	CHK.

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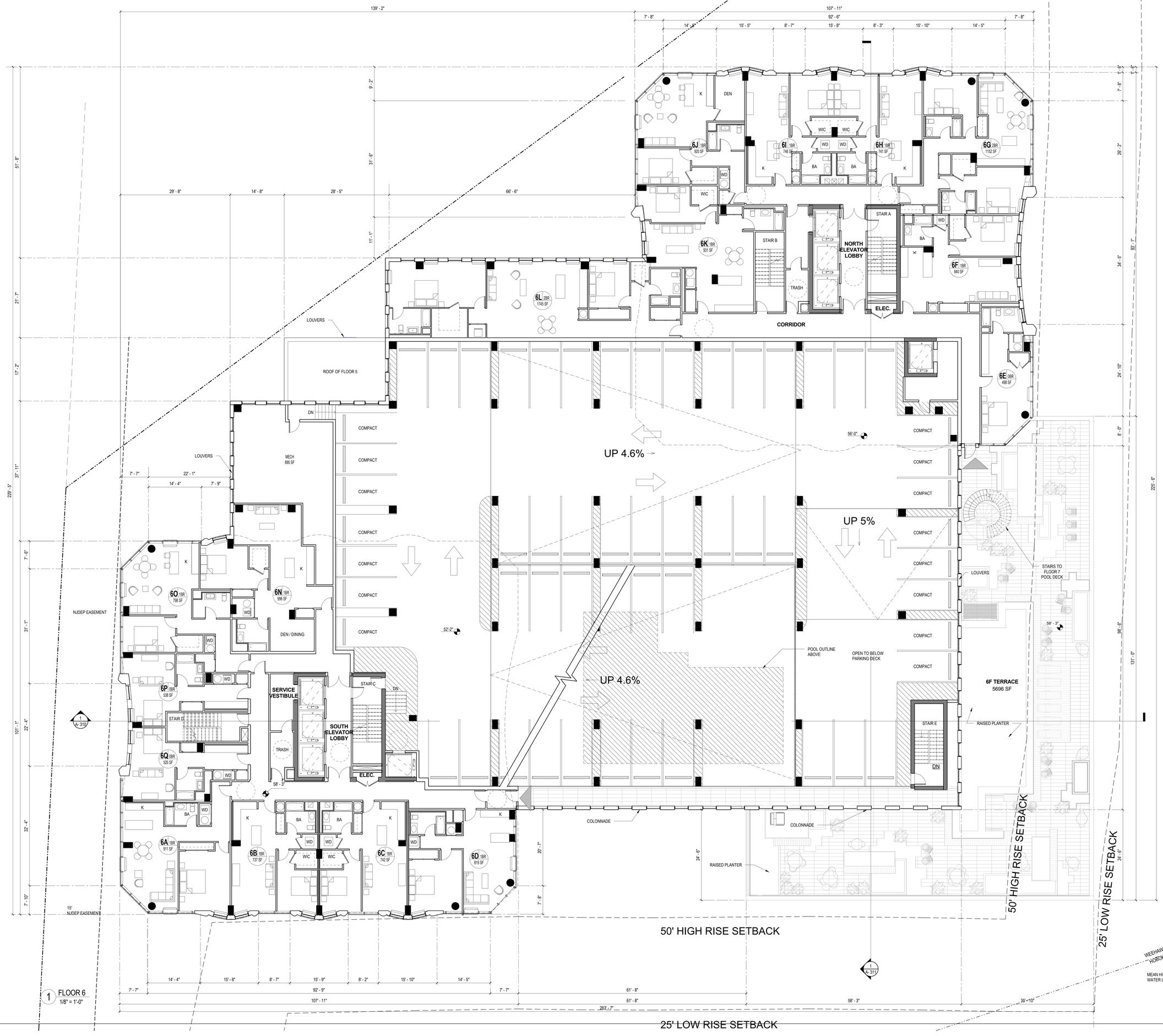
WEEHAWKEN, NEW JERSEY 07086



ARCHITECT	STRUCTURAL ENGINEER	GEOTECHNICAL ENGINEER	LIGHTING DESIGNER
John A. Cetra, FAIA Registered Architect State of New Jersey 21AA01195400 CetraRuddy Architecture DPC 1 Battery Park Plaza Suite 800 New York NY 10004			

CLIENT	MEP ENGINEER	LANDSCAPE ARCHITECT	CIVIL/TRAFFIC CONSULTANT
Hartz Mountain Industries 400 Plaza Drive, P.O. BOX 1515 Secaucus, New Jersey 07096-1515 T 201-348-1200 F 201-348-4358			

PRELIMINARY - NOT FOR CONSTRUCTION

11.14.2019	SITE PLAN APPLICATION	1

CETRARUDDY

6TH FLOOR PLAN

DRAWING NO. **A-106.00**

SCALE 1/8" = 1'-0"

PROJECT 1730

DATE 11.14.19

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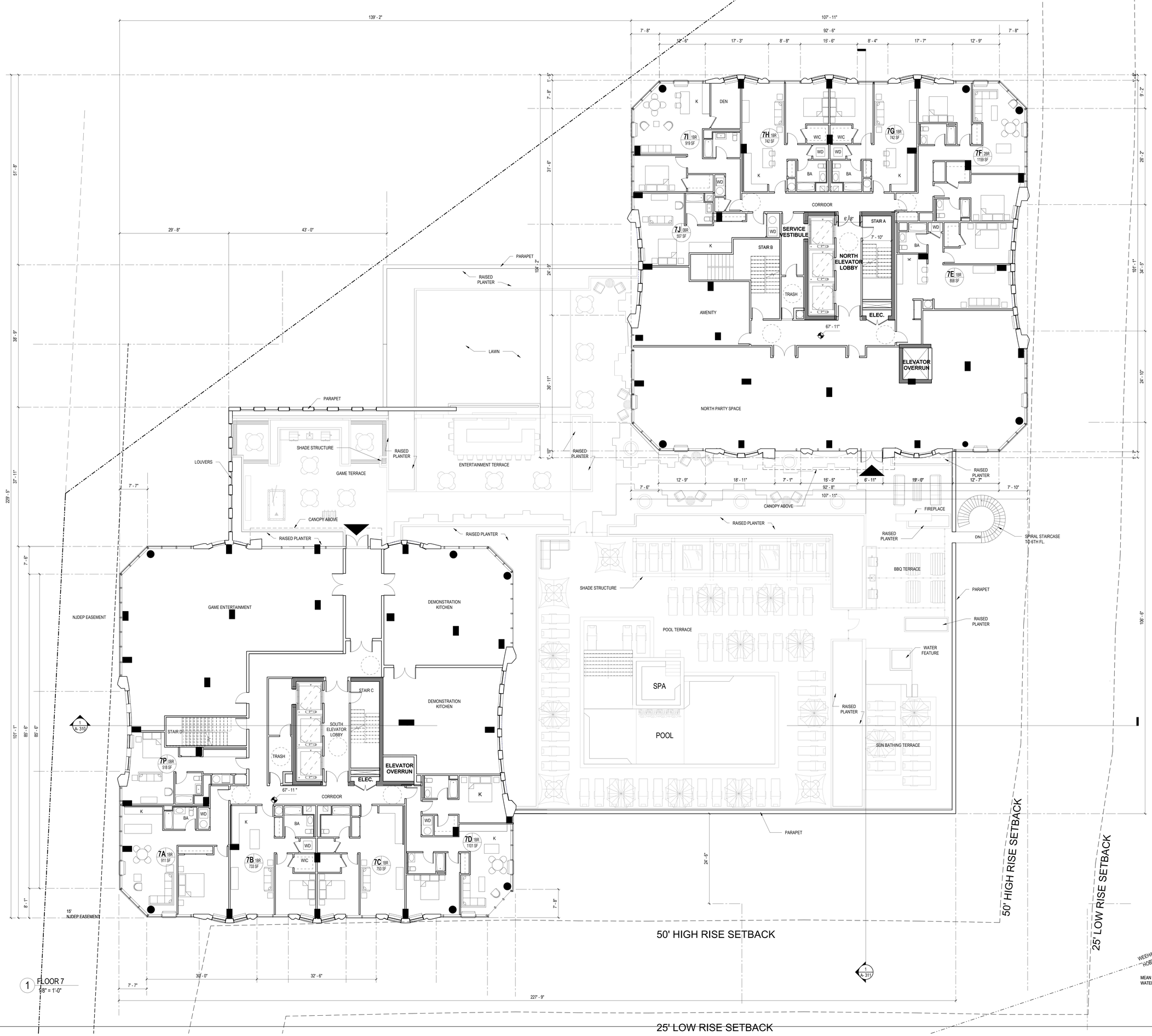
STRUCTURAL ENGINEER
MEP ENGINEER
GEOTECHNICAL ENGINEER
LANDSCAPE ARCHITECT
LIGHTING DESIGNER
CERTIFIN WALL CONSULTANT



PRELIMINARY - NOT FOR CONSTRUCTION

11.14.2019	SITE PLAN APPLICATION	1

CETRARUDDY

7TH FLOOR PLAN

DRAWING NO. **A-107.00**

PROJECT 1730 | SCALE 1/8" = 1'-0" | DATE | DR. | CHK. | PLOT

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STRUCTURAL ENGINEER

MEP ENGINEER

GEOTECHNICAL ENGINEER

LANDSCAPE ARCHITECT

LIGHTING DESIGNER

CERTIFIN HALL CONSULTANT

PRELIMINARY - NOT FOR CONSTRUCTION

11.14.2019	SITE PLAN APPLICATION	1

CETRARUDDY

TYPICAL TOWER PLAN (8-13)

DRAWING NO. **A-108.00**

PROJECT 1730 | SCALE 1/8" = 1'-0" | DATE 11.14.19 | DR. R.M. | CK. J.C.

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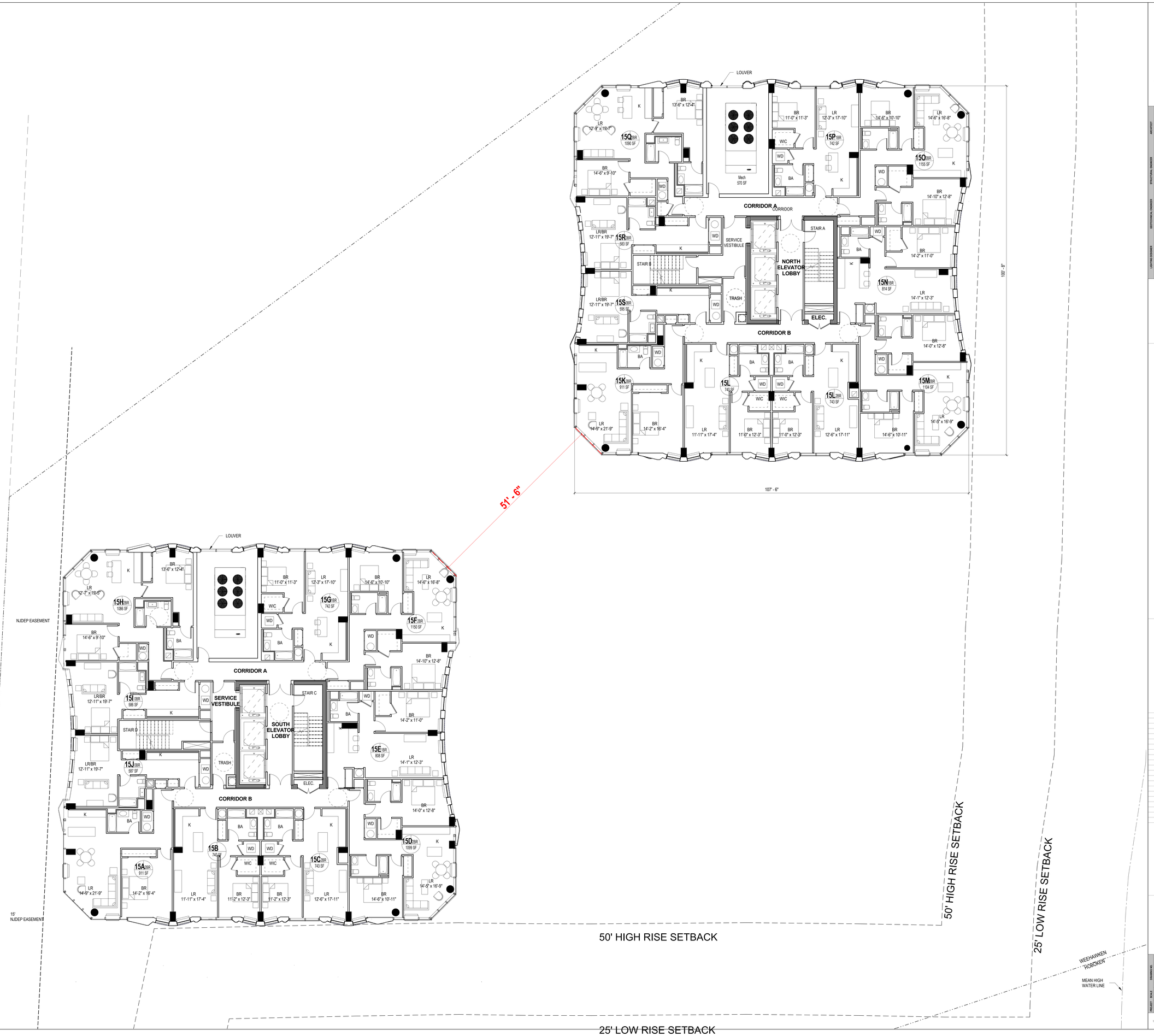
ATIR SITE

HARBOR BOULEVARD
WEEHAWKEN, NEW JERSEY 07086



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MEP ENGINEER
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LANDSCAPE ARCHITECT
LIGHTING DESIGNER
CIVIL/ENVIRONMENTAL CONSULTANT

PRELIMINARY - NOT FOR CONSTRUCTION

CETRARUDDY

14TH FLOOR PLAN

DRAWING NO.
A-110.00

SCALE: 1/8" = 1'-0"

PROJECT: 1730

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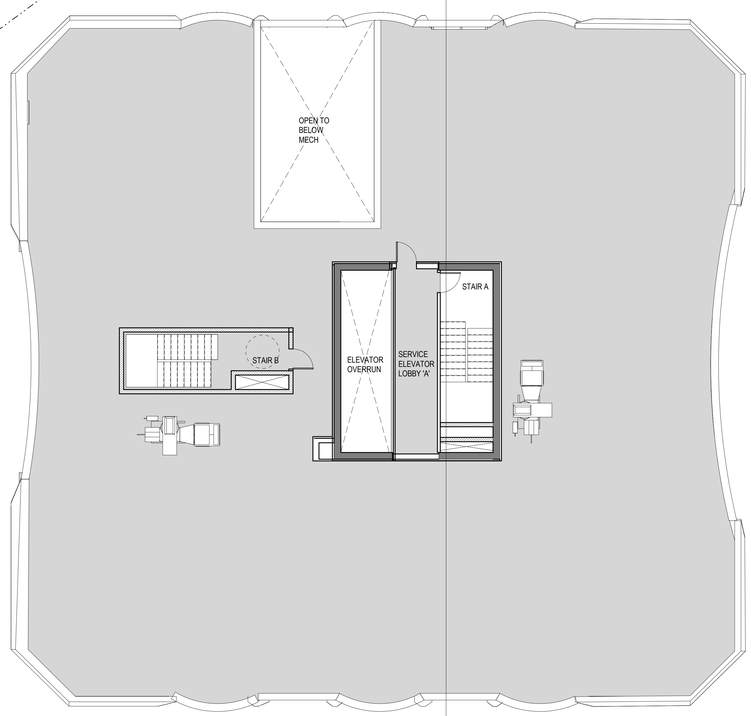

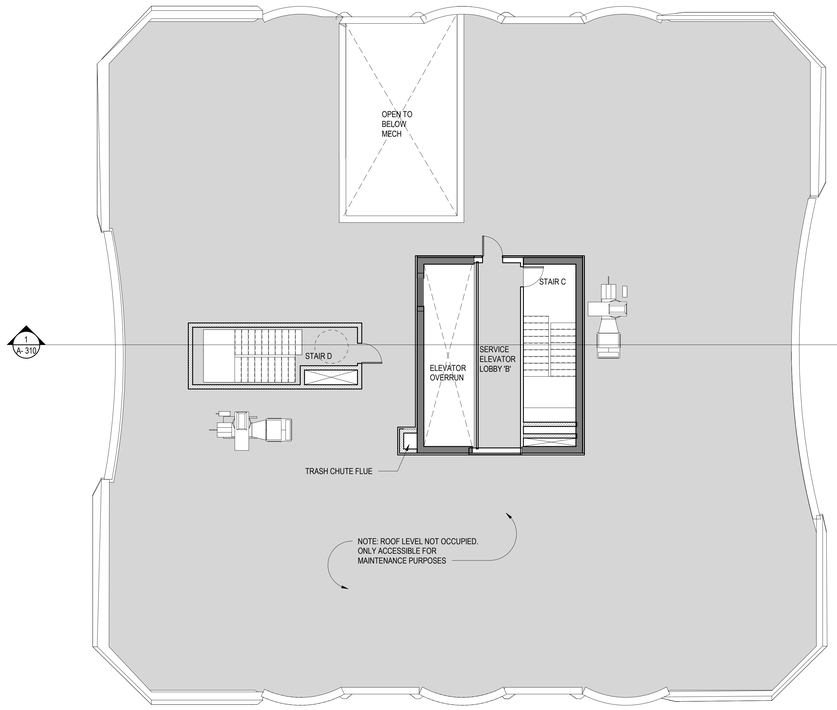

ATIR SITE

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GEOTECHNICAL ENGINEER

LANDSCAPE ARCHITECT

LIGHTING DESIGNER

CIVIL/ SITE ENGINEER

PRELIMINARY - NOT FOR CONSTRUCTION

CETRARUDDY

ROOF PLAN

DRAWING NO	A-111.00
SCALE	1/8" = 1'-0"
PROJECT	1730

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1 NORTH ELEVATION
1/8" = 1'-0"

ATIR SITE

HARBOR BOULEVARD
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STRUCTURAL ENGINEER

MEP ENGINEER

GEOTECHNICAL ENGINEER

LANDSCAPE ARCHITECT

LIGHTING DESIGNER

CERTIFIN INC / CONSULTANT

PRELIMINARY - NOT FOR CONSTRUCTION

11.14.2019	SITE PLAN APPLICATION	1

CETRARUDDY

NORTH ELEVATION

DRAWING NO. **A- 300.00**

SCALE 1/8" = 1'-0"

PROJECT 1730

DR. R.M. CHK. J.A.C.

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ATIR SITE

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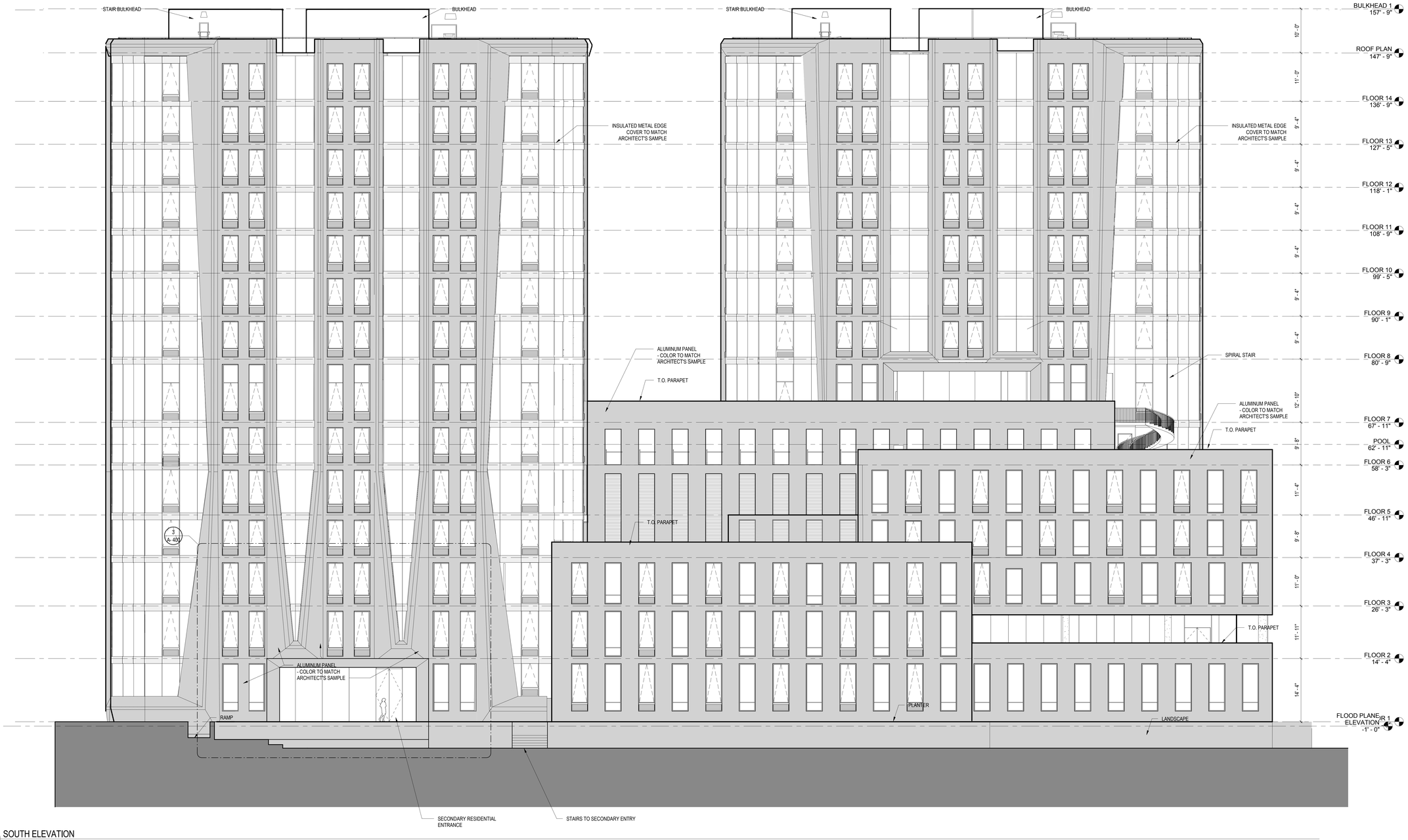
MEP ENGINEER

GEOTECHNICAL ENGINEER

LANDSCAPE ARCHITECT

LIGHTING DESIGNER

CERTIFIED WALL CONSULTANT



1 SOUTH ELEVATION
1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

11.14.2019	SITE PLAN APPLICATION	1

CETRARUDDY

SOUTH ELEVATION

DRAWING NO. **A- 301.00**

SCALE 1/8" = 1'-0"

PROJECT 1730

DATE 11.14.19 DR. PAUL AG.

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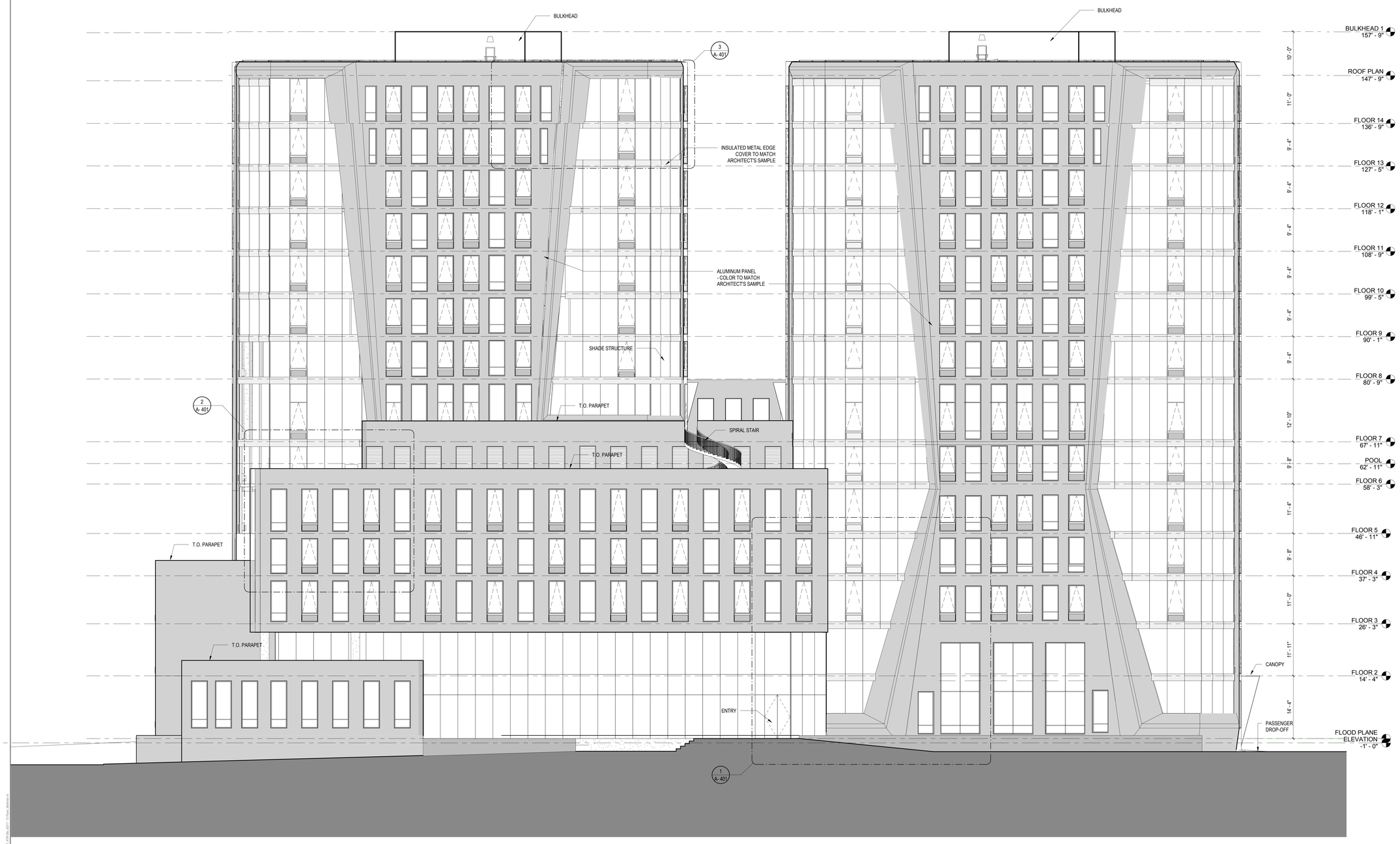

1 EAST ELEVATION
1/8" = 1'-0"

ATIR SITE

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MEP ENGINEER
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LANDSCAPE ARCHITECT
LIGHTING DESIGNER
CURTAIN WALL CONSULTANT

PRELIMINARY - NOT FOR CONSTRUCTION

CETRARUDDY

EAST ELEVATION

DRAWING NO. A- 302

PROJECT 1730
SCALE 1/8" = 1'-0"
DATE
PLOT SCALE

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STRUCTURAL ENGINEER

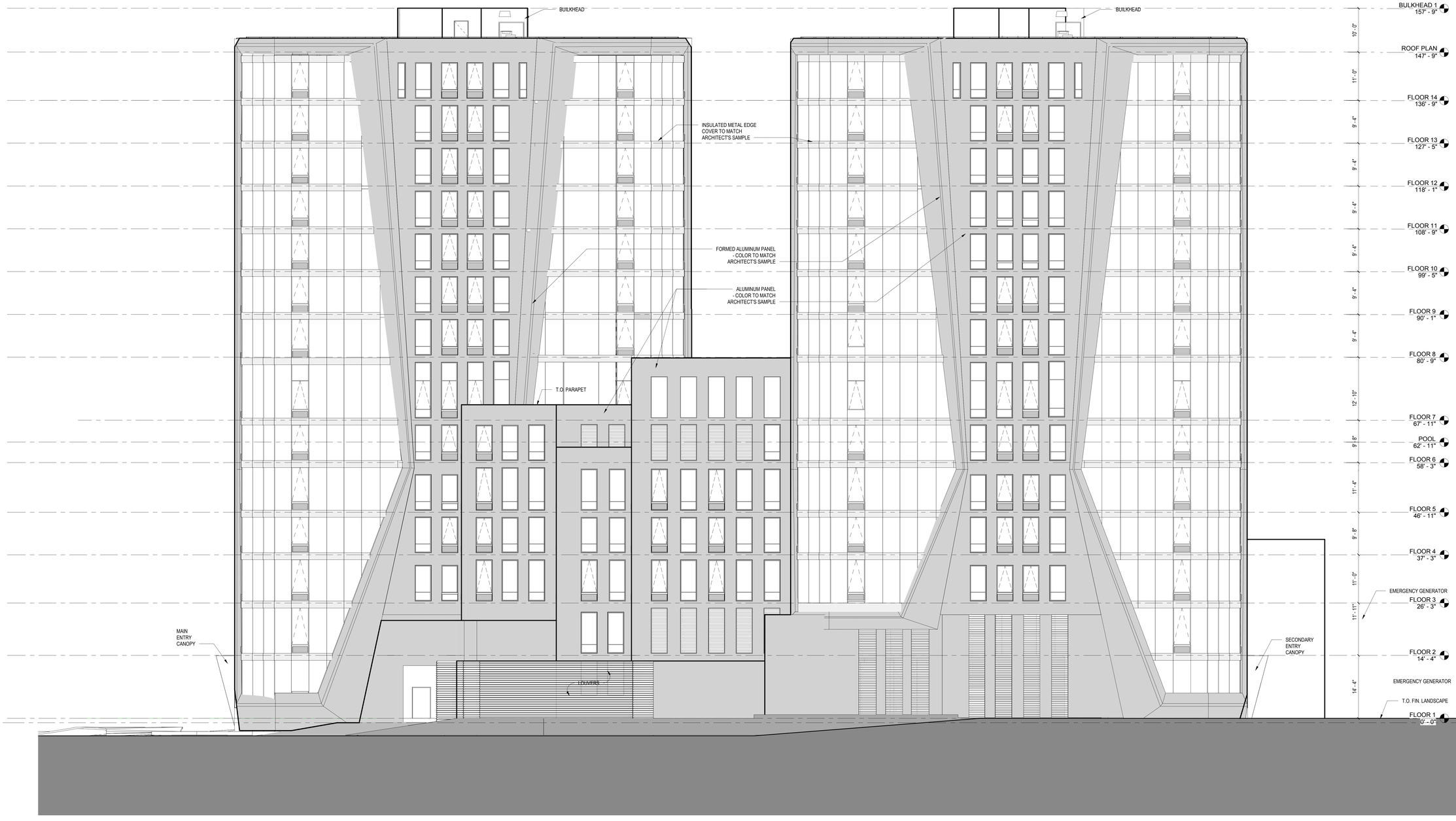
MEP ENGINEER

GEOTECHNICAL ENGINEER

LANDSCAPE ARCHITECT

LIGHTING DESIGNER

CIVIL/ENVIRONMENTAL CONSULTANT



1 WEST ELEVATION
1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

11.14.2019	SITE PLAN APPLICATION	1

CETRARUDDY

WEST ELEVATION

DRAWING NO. A- 303.00

PROJECT 1730

SCALE 1/8" = 1'-0"

JOB TITLE Park 50

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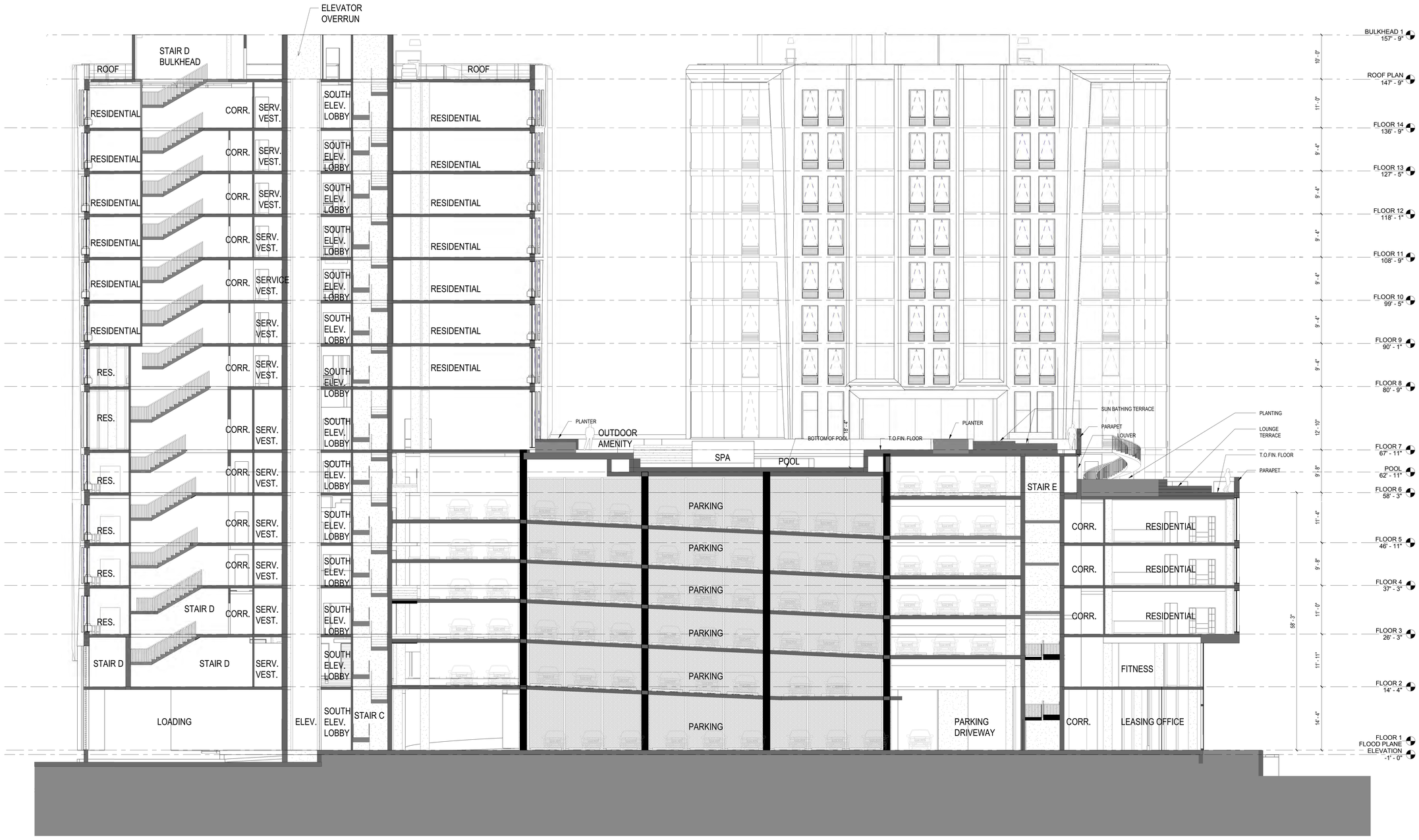

1 BUILDING SECTION A-A
1/8" = 1'-0"

ATIR SITE

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STRUCTURAL ENGINEER
MEP ENGINEER
GEOTECHNICAL ENGINEER
LANDSCAPE ARCHITECT
LIGHTING DESIGNER
CIVIL/ENVIRONMENTAL CONSULTANT

PRELIMINARY - NOT FOR CONSTRUCTION

11.14.2019	SITE PLAN APPLICATION	1

CETRARUDDY

BUILDING SECTION - EAST TO WEST

DRAWING NO. A- 310.00

SCALE 1/8" = 1'-0"

PROJECT 1730

DATE 11.14.19

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ATIR SITE

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STRUCTURAL ENGINEER

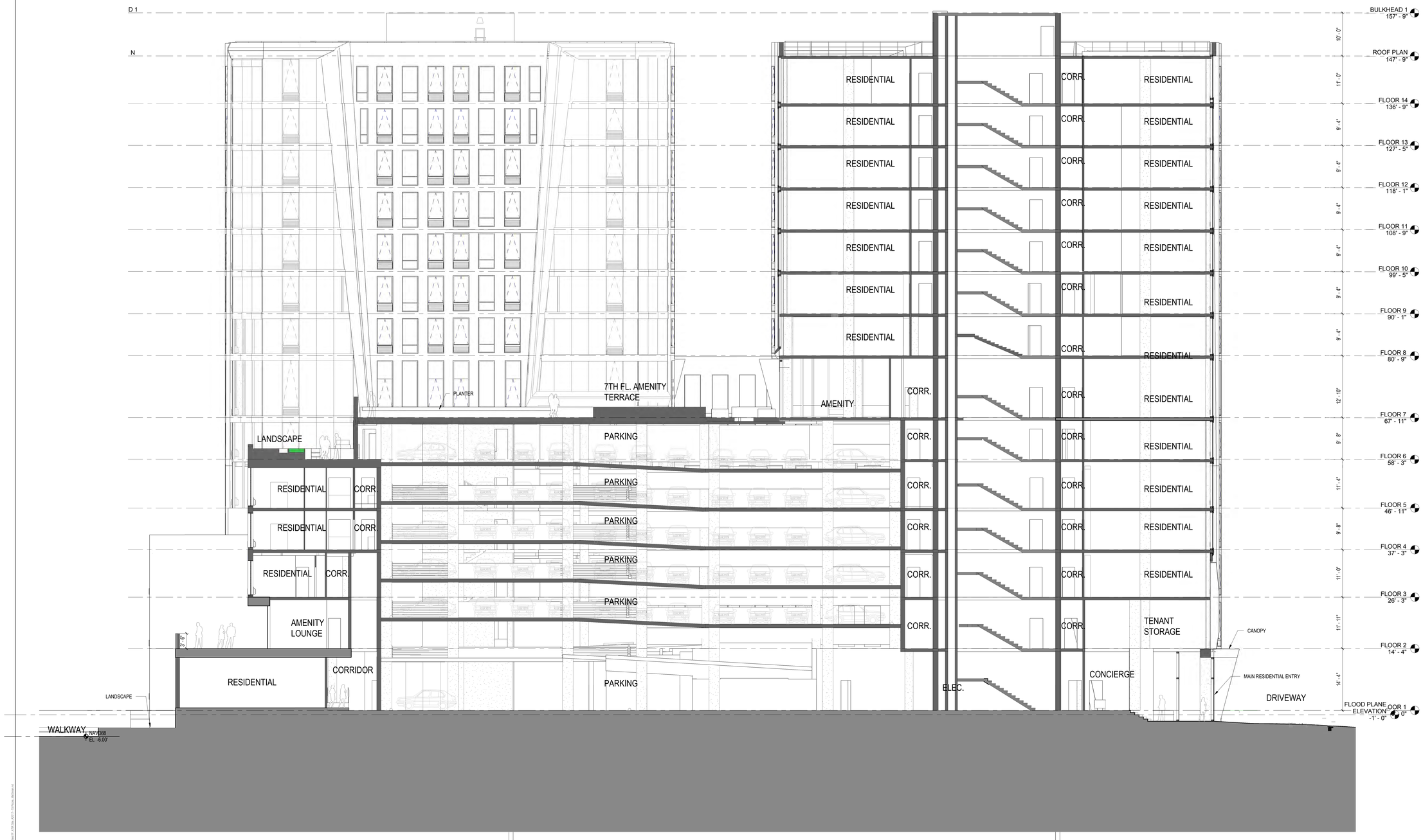
MEP ENGINEER

GEOTECHNICAL ENGINEER

LANDSCAPE ARCHITECT

LIGHTING DESIGNER

CIVIL/ENVIRONMENTAL CONSULTANT



1 BUILDING SECTION C-C
1/8" = 1'-0"

11.14.2019	SITE PLAN APPLICATION 1

PRELIMINARY - NOT FOR CONSTRUCTION

CETRARUDDY

BUILDING SECTION - NORTH TO SOUTH

DRAWING NO. A- 311.00

SCALE 1/8" = 1'-0"

PROJECT 1730

DR. E.M.K. CHK. J.A.C.

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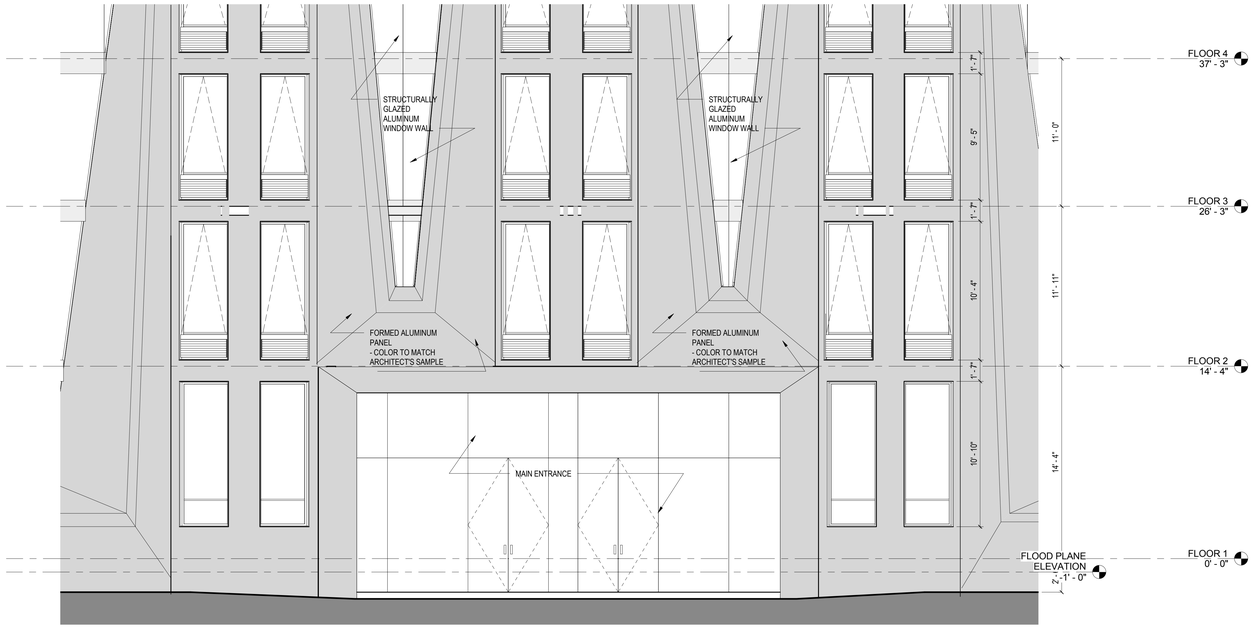
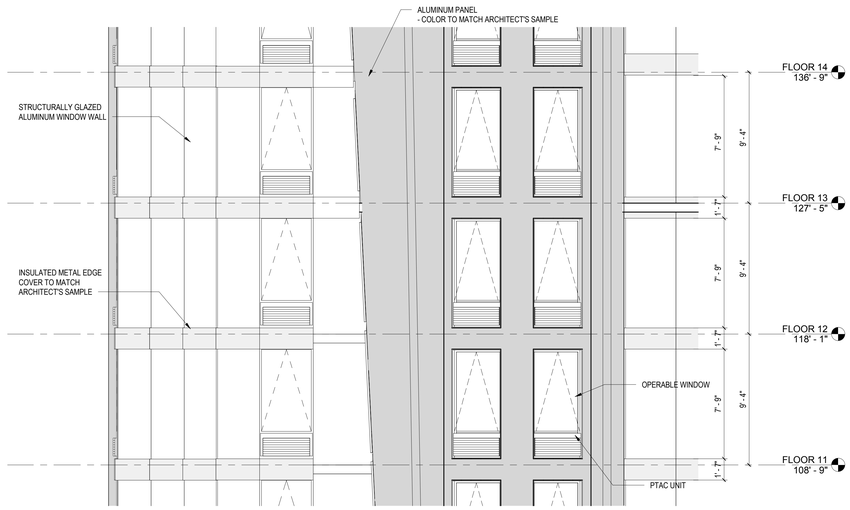


1 NORTH ELEVATION - DETAIL 1
1/4" = 1'-0"



2 NORTH ELEVATION - DETAIL 2
1/4" = 1'-0"

3 SOUTH ELEVATION - DETAIL 1
1/4" = 1'-0"

ATIR SITE

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LANDSCAPE ARCHITECT

CURTAIN WALL CONSULTANT

PRELIMINARY - NOT FOR CONSTRUCTION

CETRARUDDY

ENLARGED ELEVATIONS

DRAWING NO. **A- 400**

SCALE 1/4" = 1'-0"

PROJECT 1730

DATE 11.14.18

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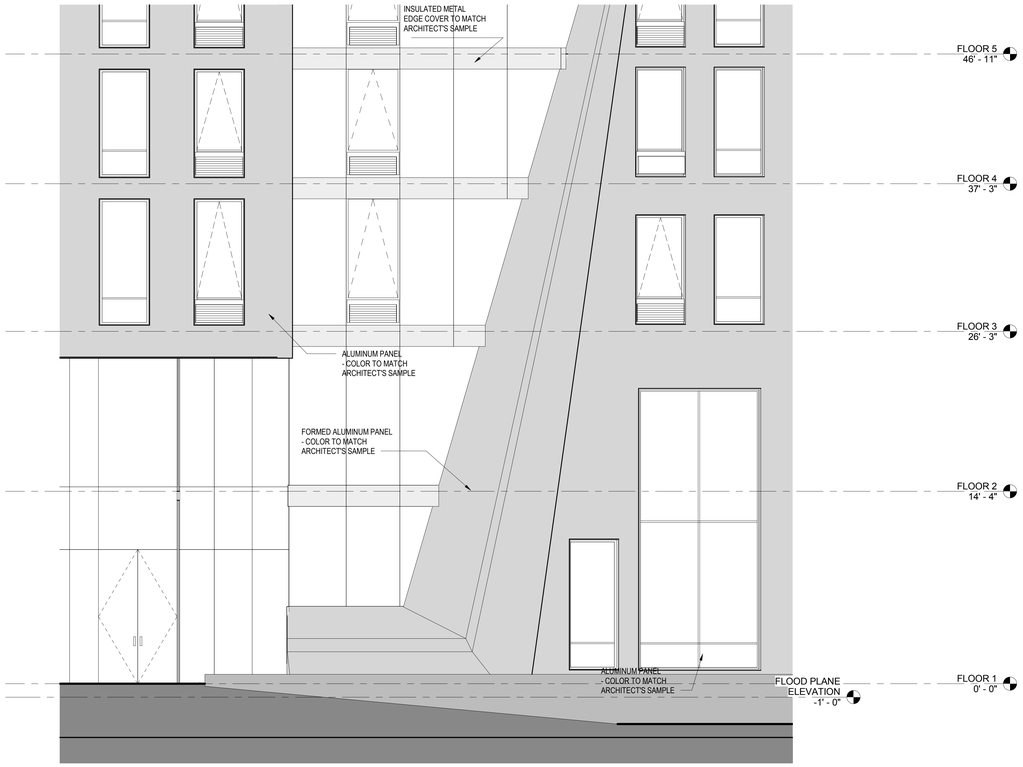
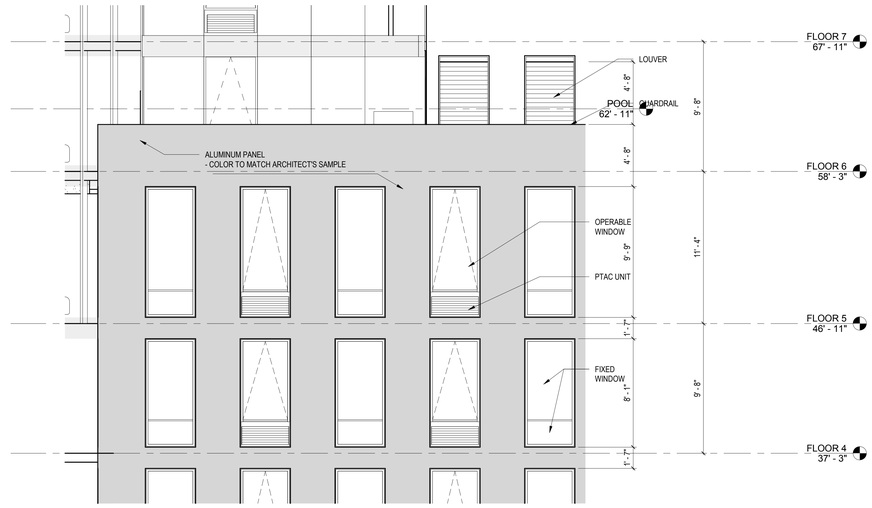
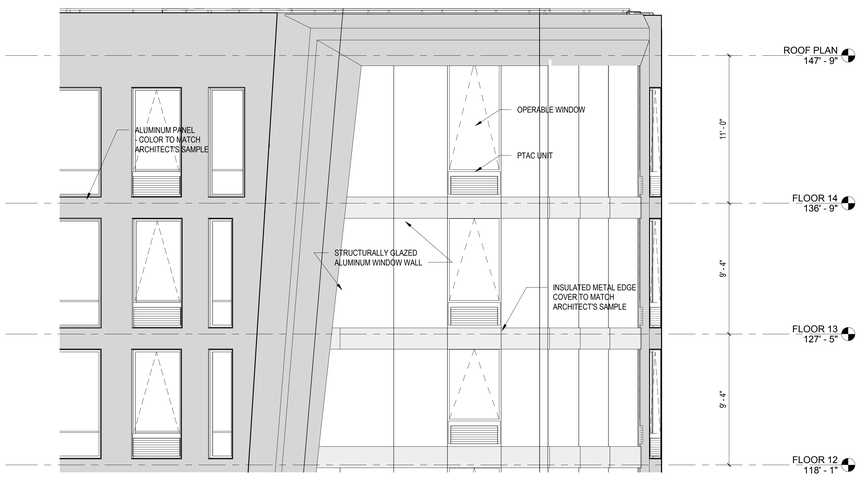


1 EAST ELEVATION - DETAIL 1
1/4" = 1'-0"



2 EAST ELEVATION - DETAIL 2
1/4" = 1'-0"



3 EAST ELEVATION - DETAIL 3
1/4" = 1'-0"

ATIR SITE

HARBOR BOULEVARD
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MEP ENGINEER

GEOTECHNICAL ENGINEER

LANDSCAPE ARCHITECT

LIGHTING DESIGNER

CURTAIN WALL CONSULTANT

PRELIMINARY - NOT FOR CONSTRUCTION

CETRARUDDY

ENLARGED ELEVATIONS

DRAWING NO. **A- 401.00**

SCALE 1/4" = 1'-0"

PROJECT 1730

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PRELIMINARY & FINAL SITE PLAN

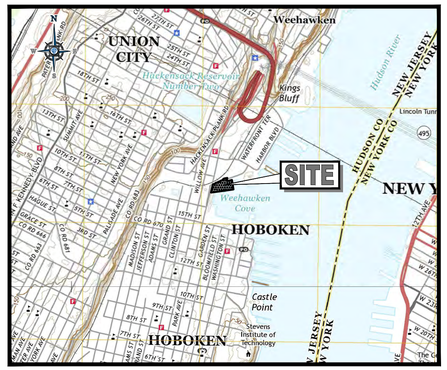
FOR

HARTZ MOUNTAIN INDUSTRIES, INC.

PROPOSED

RESIDENTIAL DEVELOPMENT

BLOCK 34.03; LOT 1.01, 1.02 & 2.03
HARBOR BOULEVARD
TOWNSHIP OF WEEHAWKEN
HUDSON COUNTY, NEW JERSEY
REDEVELOPMENT ZONE; TAX MAP SHEET #1



USGS MAP
SCALE: 1" = 2,000'
SOURCE: US GEOLOGICAL SURVEY MAPS

KEY MAP
SCALE: 1" = 2,000'
SOURCE: GOOGLE MAPS

APPROVAL BLOCK

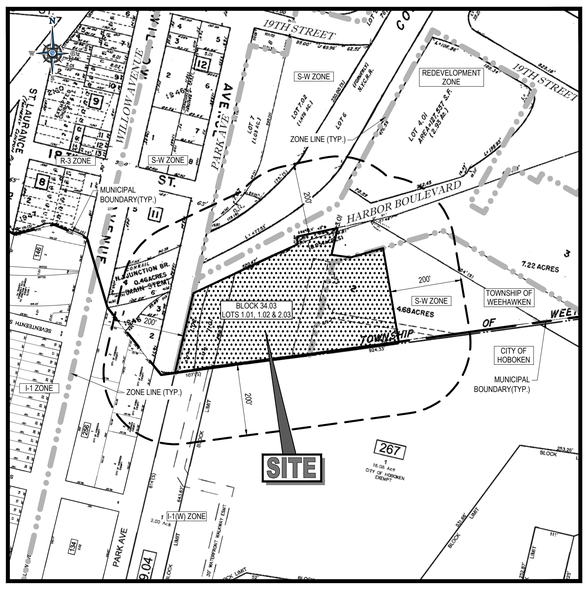
TOWNSHIP OF WEEKHAWKEN APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WEEHAWKEN, NEW JERSEY.

CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE

OWNER CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF BLOCK 34.03 LOT 1.01, 1.02 & 2.03 AND CONSENT TO THE FILING OF THE APPLICATION.

HARTZ MOUNTAIN INDUSTRIES, INC. — DATE: 1-30-19



TAX MAP
SCALE: 1" = 200'
SOURCE: WEEHAWKEN & HOBOKEN TAX MAPS

AERIAL MAP
SCALE: 1" = 200'
SOURCE: NJGIN INFORMATION WAREHOUSE

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1 OF 14
GENERAL NOTES SHEET	C-2 OF 14
GENERAL NOTES SHEET	C-3 OF 14
DEMOLITION PLAN	C-4 OF 14
SITE LAYOUT PLAN	C-5 OF 14
GRADING PLAN	C-6 OF 14
DRAINAGE & UTILITIES PLAN	C-7 OF 14
LIGHTING PLAN	C-8 OF 14
SOIL EROSION & SEDIMENT CONTROL PLAN	C-9 OF 14
SOIL EROSION CONTROL DETAILS	C-10 OF 14
DETAIL SHEET	C-11 OF 14
DETAIL SHEET	C-12 OF 14
DETAIL SHEET	C-13 OF 14
DETAIL SHEET	C-14 OF 14
TOPOGRAPHIC / ALTA SURVEY (BY OTHERS)	1 OF 1

PREPARED BY

BOHLER ENGINEERING
BOHLER ENGINEERING NJ, LLC

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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WHAT YOU DON'T KNOW CAN HURT YOU.
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PROJECT No.:	J150680
DRAWN BY:	ATK/APR
CHECKED BY:	BAB/AJL
DATE:	11/20/2019
SCALE:	AS SHOWN
CAD I.D.:	J150680-CDS-0A

PROJECT:
PRELIMINARY & FINAL SITE PLAN
FOR
HARTZ MOUNTAIN INDUSTRIES, INC.
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 34.03; LOT 1.01, 1.02, & 2.03
HARBOR BOULEVARD
TOWNSHIP OF WEEHAWKEN
HUDSON COUNTY, NEW JERSEY
REDEVELOPMENT ZONE
TAX MAP SHEET #1

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SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-1
OF 14

REVISION 0 - 11/20/2019

C:\2015\J150680\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\J150680-CDS-0A----ALAYOUT C-01 COVR
ATK

PROPERTY OWNERS LIST

WITHIN 200' RADIUS

(TOWNSHIP OF WEEHAWKEN CERTIFIED BY WILLIAM YIRCE ON 02/05/2019)

(CITY OF HOBOKEN CERTIFIED BY SAL A. BONACCORSI ON 02/12/2019)

BLOCK	LOT	OWNER
11	1	CITY OF HOBOKEN NEWARK & WASHINGTON STS HOBOKEN, NJ 07030
11	2	CITY OF HOBOKEN NEWARK & WASHINGTON STS HOBOKEN, NJ 07030
11	3	1600 PARK AVENUE, LLC 71 GRANT ST HOBOKEN, NJ 07030
11	4	NYCRR NJ JUNCTION PARK AVENUE WEEHAWKEN, NJ 07086
11	5	ROCK EAGLE PROPERTIES LLC 115 RIVER RD EDGEWATER, NJ 07020
11	5	ROCK EAGLE PROPERTIES, LLC 1700 PARK AVENUE WEEHAWKEN, NJ 07086
11	6	HARTZ MOUNTAIN IND INC 400 PLAZA DR PO BOX 1411 SECAUCUS, NJ 07094
34.03	1.01	999 RIVER ROAD LLC PO BOX 1515 SECAUCUS, NJ 07096
34.03	1.02	999 RIVER ROAD LLC PO BOX 1515 SECAUCUS, NJ 07096
34.03	2.02	RIVER PW HOTEL LIMITED 400 PLAZA DR SECAUCUS, NJ 07094
34.03	2.04	RIVER PW HOTEL LIMITED 400 PLAZA DR SECAUCUS, NJ 07094
34.03	4.01	HAMILTON COVE URBAN RENEWAL, LLC 400 PLAZA DR SECAUCUS, NJ 07094
34.03	4.04	1200 HARBOR BLVD LLC 400 PLAZA DR SECAUCUS, NJ 07094
34.03	4.13	RIVA POINTE CONDO ASSOC 600 HARBOR BOULEVARD WEEHAWKEN, NJ 07086
34.03	4.13	PATRICK CAPIELLO 408 MADISON ST HOBOKEN, NJ 07030
34.03	4.13	GREGORY & HEIDI MICHAEL 5602 E LEITNER DR CORAL SPRINGS, FL 33067
34.03	4.13	NEHA GUPTA & ABHINAV RASTOGI 600 HARBOR BLVD #803 WEEHAWKEN, NJ 07086
34.03	4.13	NHU-MINH & MARIE-JEANNE TRANG 600 HARBOR BLVD #804 WEEHAWKEN, NJ 07086
34.03	4.13	PRASHANT VITHLANI & NESE ARSLAN 600 HARBOR BLVD #805 WEEHAWKEN, NJ 07086
34.03	4.13	SAMEER & JALPA PANDIT 600 HARBOR BLVD #806 WEEHAWKEN, NJ 07086
34.03	4.13	RICHARD RIEHL 600 HARBOR BLVD #807 WEEHAWKEN, NJ 07086
34.03	4.13	POOJA SHARMA 600 HARBOR BLVD #808 WEEHAWKEN, NJ 07086
34.03	4.13	TAKESHI YOSHIDA & WILLIAM SCHMITT 1301 ADAMS ST, STE C-3 HOBOKEN, NJ 07030
34.03	4.13	SIUFU FU & YUAN YUAN 769 BLVD EAST WEEHAWKEN, NJ 07086
4.03	4.13	EVA FRANKENBERGER 600 HARBOR BLVD #811 WEEHAWKEN, NJ 07086
34.03	4.13	GEORGE & NANCI CLARKE 600 HARBOR BLVD #812 WEEHAWKEN, NJ 07086
34.03	4.13	DEANNA PERLMUTTER 600 HARBOR BLVD #813 WEEHAWKEN, NJ 07086
34.03	4.13	HEIDI MANDEI 60 HIGHPOINT ROAD WEST POINT, CT 06880
34.03	4.13	JWALIN RAMI 600 HARBOR BLVD #815 WEEHAWKEN, NJ 07086
34.03	4.13	KERSI & RASHNA HARDA 600 HARBOR BLVD #816 WEEHAWKEN, NJ 07086
34.03	4.13	ELENORE RIEDMANN 600 HARBOR BLVD #817 WEEHAWKEN, NJ 07086
34.03	4.13	MARVIN CHIUMENTO & YOUSUN SONG 600 HARBOR BLVD #818 WEEHAWKEN, NJ 07086
34.03	4.13	NY LIM TRANG 600 HARBOR BLVD #819 WEEHAWKEN, NJ 07086
34.03	4.13	RICHARD BINGHAM 600 HARBOR BLVD #820 WEEHAWKEN, NJ 07086
34.03	4.13	TSUNEAKI FUJITA/SCHMITT REA 1301 ADAMS ST HOBOKEN, NJ 07030
34.03	4.13	NICOLE BORRELLI & JOSEPH VOGLER 600 HARBOR BLVD #822 WEEHAWKEN, NJ 07086
34.03	4.13	HILARY KERN 600 HARBOR BLVD #823 WEEHAWKEN, NJ 07086
34.03	4.13	NANCY GIAMMARINO 600 HARBOR BLVD #824 WEEHAWKEN, NJ 07086
34.03	4.13	DAVID & JOAN SO 600 HARBOR BLVD #825 WEEHAWKEN, NJ 07086
34.03	4.13	GEORGE REMISOVSKY 600 HARBOR BLVD #826 WEEHAWKEN, NJ 07086
34.03	4.13	NICHOLAS GUIDO 600 HARBOR BLVD #901 WEEHAWKEN, NJ 07086
34.03	4.13	MATIAS & CLARISSA Schiavo 600 HARBOR BLVD #902 WEEHAWKEN, NJ 07086
34.03	4.13	JENNIFER PYBUS 600 HARBOR BLVD #903 WEEHAWKEN, NJ 07086
34.03	4.13	NY LIM TRANG 600 HARBOR BLVD #819 WEEHAWKEN, NJ 07086
34.03	4.13	JACK & JOYCE KELLER 600 HARBOR BLVD #905 WEEHAWKEN, NJ 07086
34.03	4.13	IMRAN ASHRAF 1500 AVE @ PT IMPER #545 WEEHAWKEN, NJ 07086
34.03	4.13	JACK & JOYCE KELLER 600 HARBOR BLVD #907 WEEHAWKEN, NJ 07086
34.03	4.13	LENNY TSIRING 600 HARBOR BLVD #908 WEEHAWKEN, NJ 07086
34.03	4.13	DAVID ADEL-ARJOMAND 600 HARBOR BLVD #909 WEEHAWKEN, NJ 07086
34.03	4.13	YURI KYRPACH & IRINA SAYENKO 600 HARBOR BLVD #910 WEEHAWKEN, NJ 07086
34.03	4.13	BRIAN WATSON & JOAN FITZGERALD 600 HARBOR BLVD #911 WEEHAWKEN, NJ 07086
34.03	4.13	EMILIO PURUGANAN 600 HARBOR BLVD #912 WEEHAWKEN, NJ 07086
34.03	4.13	MISUN WOO 600 HARBOR BLVD #913 WEEHAWKEN, NJ 07086
34.03	4.13	GEORGE BADAME & LINDA D'ALESSANDRO 600 HARBOR BLVD #914 WEEHAWKEN, NJ 07086
34.03	4.13	D HARSHAVARDHAN & G PALLAVI 600 HARBOR BLVD #915 WEEHAWKEN, NJ 07086
34.03	4.13	JOHN PEARSON 610 5TH AVE NEW YORK, NY 10020
34.03	4.13	DARIAN ADEL-ARJOMAND 600 HARBOR BLVD #917 WEEHAWKEN, NJ 07086
34.03	4.13	MARGARET FOLEY 600 HARBOR BLVD #918 WEEHAWKEN, NJ 07086
34.03	4.13	JENNIFER KONG-QUEE 600 HARBOR BLVD #919 WEEHAWKEN, NJ 07086
34.03	4.13	JINGJING LU & XU ZHANG 600 HARBOR BLVD #920 WEEHAWKEN, NJ 07086
34.03	4.13	O'FEARCAIN FAMILY TRUST 256 AVE DE LAS FLORES THOUSAND OAK, CA 91360
34.03	4.13	NAZAN COLLINS 600 HARBOR BLVD #922 WEEHAWKEN, NJ 07086
34.03	4.13	ANTHONY & RITA LAMA 5018 ST CHARLES AVE NEW ORLEANS, LA 70115
34.03	4.13	KIRILL DYACHENKO 600 HARBOR BLVD #924 WEEHAWKEN, NJ 07086
34.03	4.13	ANTHONY & RITA LAMA 5018 ST CHARLES AVE NEW ORLEANS, LA 70115
34.03	4.13	MASS GLOBAL GROUP LLC 849 BLVD EAST WEEHAWKEN, NJ 07086
34.03	4.13	TSUNEAKI FUJITA & SCHMITT CAPITAL 1301 ADAMS STREET #C-3 HOBOKEN, NJ 07030
34.03	4.13	TAKUYA ANDO & WILLIAM SCHMITT 1301 ADAMS ST, STE #C-3 HOBOKEN, NJ 07030
34.03	4.13	NARSICO & CONCEPCION MENDOZA 600 HARBOR BLVD #1003 WEEHAWKEN, NJ 07086
34.03	4.13	LUTFULLAH & FAITH TURE 514 ORIENTAL BLVD BROOKLYN, NY 11235
34.03	4.13	GIDEON & NAOMI LEVIN 5195 COPPERLEAF CIR DELRAY BEACH, FL 33484
34.03	4.13	CHRISTIAN STRADLINGER 600 HARBOR BLVD #1006 WEEHAWKEN, NJ 07086
34.03	4.13	JIANXIONG MU & EILEEN BEI 10 SAWMILL ROAD WARREN, NJ 07059
34.03	4.13	DAPENG GUAN 600 HARBOR BLVD #1008 WEEHAWKEN, NJ 07086
34.03	4.13	MICHAEL & OLGA ROGINKIN 16 MALTESE DRIVE FAIR LAWN, NJ 07410
34.03	4.13	XIAOYUAN REN 600 HARBOR BLVD #1010 WEEHAWKEN, NJ 07086
34.03	4.13	ADMIR HADZIC 600 HARBOR BLVD #1011 WEEHAWKEN, NJ 07086
34.03	4.13	NOAHISA & YUKARI OSHITA 600 HARBOR BLVD #1012 WEEHAWKEN, NJ 07086
34.03	4.13	ADMIR HADZIC 600 HARBOR BLVD #1013 WEEHAWKEN, NJ 07086
34.03	4.13	YILDIRIM & AYLIN SOLU PO BOX 238 CHATHAM, NJ 07928
34.03	4.13	JULIE TAUBNER 7 BLIND BROOK ROAD SOUTH WEST PORT, CT 06880
34.03	4.13	OMAR FERNANDEZ 600 HARBOR BLVD #1016 WEEHAWKEN, NJ 07086
34.03	4.13	KUTLAY ERMAN 600 HARBOR BLVD #1017 WEEHAWKEN, NJ 07086
34.03	4.13	LEONARD TESTER 600 HARBOR BLVD #1018 WEEHAWKEN, NJ 07086
34.03	4.13	DOMINQUE SCHILLIO & MARIE DIOUF 600 HARBOR BLVD #1019 WEEHAWKEN, NJ 07086
34.03	4.13	YANG LI & TINA TANG 600 HARBOR BLVD #1020 WEEHAWKEN, NJ 07086
34.03	4.13	TYLER BUCCIGROSSI 600 HARBOR BLVD #1021 WEEHAWKEN, NJ 07086
34.03	4.13	FUHRMAN LIVING TRUST 600 HARBOR BLVD #1022 WEEHAWKEN, NJ 07086
34.03	4.13	JAMES COBB 600 HARBOR BLVD #1121 WEEHAWKEN, NJ 07086
34.03	4.16	RIVA POINT CONDO ASSOC 600 HARBOR BLVD WEEHAWKEN, NJ 07086
34.03	4.16	MARINA SANDITEN 600 HARBOR BLVD #827 WEEHAWKEN, NJ 07086
34.03	4.16	SRIDHAMA VEMPATY & KANDARPA SHASHANK 600 HARBOR BLVD #828 WEEHAWKEN, NJ 07086
34.03	4.16	MARJORIE YOUNG 600 HARBOR BLVD #829 WEEHAWKEN, NJ 07086
34.03	4.16	XUEYAN WANG & JIE ZUO 600 HARBOR BLVD #830 WEEHAWKEN, NJ 07086
34.03	4.16	JOHN NASONTE 600 HARBOR BLVD #831 WEEHAWKEN, NJ 07086
34.03	4.16	CARY BADER & CAROL KRAVITZ 600 HARBOR BLVD #832 WEEHAWKEN, NJ 07086
34.03	4.16	RICHARD & MOHINDROO SLABY 600 HARBOR BLVD #833 WEEHAWKEN, NJ 07086
34.03	4.16	YURIKO ANDERSON 404 NEWBURGH COURT WEST NEW YORK, NJ 07093
34.03	4.16	US BANK NA TRUSTEE 3217 SOUTH DECKER LAKE DR SALT LAKE CITY, UT 84119
34.03	4.16	DAVID OBRADOVICH & KAREN MARERO 600 HARBOR BLVD #836 WEEHAWKEN, NJ 07086
34.03	4.16	VIVEK & DIVYA SONEJA 600 HARBOR BLVD #837 WEEHAWKEN, NJ 07086
34.03	4.16	MATTHEW SQUILLACE 600 HARBOR BLVD #838 WEEHAWKEN, NJ 07086
34.03	4.16	FARIA IBRAHIM 600 HARBOR BLVD #839 WEEHAWKEN, NJ 07086
34.03	4.16	CARLOS EMMONS 600 HARBOR BLVD #840 WEEHAWKEN, NJ 07086
34.03	4.16	VINCENT D'IPPOLITO 4634 ARIZONA ST SAN DIEGO, CA 92116
34.03	4.16	JOHN KEENAN 600 HARBOR BLVD #842 WEEHAWKEN, NJ 07086
34.03	4.16	ALBAN VATHI & LYN HUNT 600 HARBOR BLVD #843 WEEHAWKEN, NJ 07086
34.03	4.16	DAVID MINOR & JULIA PAULUCCI 600 HARBOR BLVD #844 WEEHAWKEN, NJ 07086
34.03	4.16	LINDSAY TRAPP 600 HARBOR BLVD #845 WEEHAWKEN, NJ 07086
34.03	4.16	PAMELA RITTER 600 HARBOR BLVD #846 WEEHAWKEN, NJ 07086
34.03	4.16	SARAH EISENBERG 600 HARBOR BLVD #847 WEEHAWKEN, NJ 07086
34.03	4.16	MARTINE VILLETTE 600 HARBOR BLVD #848 WEEHAWKEN, NJ 07086
34.03	4.16	EDWARD & MELISSA ANGELINO 600 HARBOR BLVD #849 WEEHAWKEN, NJ 07086
34.03	4.16	GAIL LINN 600 HARBOR BLVD #850 WEEHAWKEN, NJ 07086
34.03	4.16	BRETT STUNDEL 23-05 HIGH ST SPT C FAIR LAWN, NJ 07410
34.03	4.16	SONIA & IVAN VUKUSIC 415 PEBBLE CREEK COURT VENICE, FL 34285
34.03	4.16	MARIA CUETOO 600 HARBOR BLVD #929 WEEHAWKEN, NJ 07086
34.03	4.16	DEREK MICHAEL BROWN 600 HARBOR BLVD #930 WEEHAWKEN, NJ 07086
34.03	4.16	DAVID MA & NORMA HAN 600 HARBOR BLVD #931 WEEHAWKEN, NJ 07086
34.03	4.16	ROSEANNE LA PAGLIA 600 HARBOR BLVD #932 WEEHAWKEN, NJ 07086
34.03	4.16	RICHARD SLABY & ROHINE MOHINDROO 600 HARBOR BLVD #833 WEEHAWKEN, NJ 07086
34.03	4.16	BENNY LEE & CHEN LU 600 HARBOR BLVD #934 WEEHAWKEN, NJ 07086
34.03	4.16	ERIKA ROCKETT 243 LAKESHORE DR MONTICELLO, NY 12701
34.03	4.16	BENNY LEE & CHEN LU 600 HARBOR BLVD #936 WEEHAWKEN, NJ 07086
34.03	4.16	KASAHIMI USA CORP C/O JUNG CHUNG 1 CENTRAL PARK WEST #27E NEW YORK, NY 10023
34.03	4.16	ROSS BALDISSEROTTO 600 HARBOR BLVD #938 WEEHAWKEN, NJ 07086
34.03	4.16	MARY FLETCHER 709 OCEAN AVENUE #49B AVON BY THE SEA, NJ 07717
34.03	4.16	JARED PREISS 600 HARBOR BLVD #940 WEEHAWKEN, NJ 07086
34.03	4.16	EDMUND CINI 600 HARBOR BLVD #941 WEEHAWKEN, NJ 07086
34.03	4.16	JOSEPH & GRAZIA PRUDENTE 600 HARBOR BLVD #942 WEEHAWKEN, NJ 07086
34.03	4.16	RICHARD PEREZ & KATHRYN SCHAUER 401 SW 4TH AVE APT 308 FORT LAUDERDALE, FL 33315
34.03	4.16	SANG HO & ALYSA SONG PO BOX 6553 MONROE, NJ 08831
34.03	4.16	CAROLYN PALMIERI 600 HARBOR BLVD #945 WEEHAWKEN, NJ 07086
34.03	4.16	RALPH & MARLENE ESPOSITO 600 HARBOR BLVD #946 WEEHAWKEN, NJ 07086
34.03	4.16	MOHSEN CHITSAZ 600 HARBOR BLVD #947 WEEHAWKEN, NJ 07086
34.03	4.16	TAKAAKI KUBOTA 600 HARBOR BLVD #948 WEEHAWKEN, NJ 07086
34.03	4.16	JOHN SARRAO JR 600 HARBOR BLVD #949 WEEHAWKEN, NJ 07086
34.03	4.16	RAMON LYU 600 HARBOR BLVD #950 WEEHAWKEN, NJ 07086
34.03	4.16	TAKAHIRO FUJIMOTO 1301 ADAMS STREET #C-3 HOBOKEN, NJ 07030
34.03	4.16	WEI WANG 600 HARBOR BLVD #1028 WEEHAWKEN, NJ 07086
34.03	4.16	ZHONG SHENG WANG & YUN FEI 600 HARBOR BLVD #1029 WEEHAWKEN, NJ 07086
34.03	4.16	THEODORE SADAKA 600 HARBOR BLVD #1030 WEEHAWKEN, NJ 07086
34.03	4.16	SANG MIN LEE 600 HARBOR BLVD #1031 WEEHAWKEN, NJ 07086
34.03	4.16	LORI KENNEDY & W BARTLEY 600 HARBOR BLVD #1032 WEEHAWKEN, NJ 07086
34.03	4.16	YAN HONG WU 600 HARBOR BLVD #1033 WEEHAWKEN, NJ 07086
34.03	4.16	QIAN QIAO 600 HARBOR BLVD #1034 WEEHAWKEN, NJ 07086
34.03	4.16	TAKUYA ANDO 1301 ADAMS ST SUITE C-3 HOBOKEN, NJ 07030
34.03	4.16	FABIENNE COTTIN 600 HARBOR BLVD #1036 WEEHAWKEN, NJ 07086
34.03	4.16	GENCO & DEFNE ODEVCI 600 HARBOR BLVD #1037 WEEHAWKEN, NJ 07086
34.03	4.16	STEPHEN CHOI 600 HARBOR BLVD #1038 WEEHAWKEN, NJ 07086
34.03	4.16	ROBERT J TAYLOR II 600 HARBOR BLVD #1039 WEEHAWKEN, NJ 07086
34.03	4.16	RENNY CHAVANIKAMANNIL 600 HARBOR BLVD #1040 WEEHAWKEN, NJ 07086
34.03	4.16	KEITH BERMAN 600 HARBOR BLVD #1041 WEEHAWKEN, NJ 07086
34.03	4.16	BRAD SCHAEFFER & JOHN CUNNANE 600 HARBOR BLVD #1042 WEEHAWKEN, NJ 07086
34.03	4.16	DONALD & PEGGY STITZENBERG 600 HARBOR BLVD #1043 WEEHAWKEN, NJ 07086
34.03	4.16	TRISHIT MUKHERJEE & ANNA PURNA 600 HARBOR BLVD #1044 WEEHAWKEN, NJ 07086
34.03	4.16	DONALD & PEGGY STITZENBERG 600 HARBOR BLVD #1045 WEEHAWKEN, NJ 07086
34.03	4.16	NEAL PHIEFER 14 EILEEN DR MAHWAH, NJ 07430
34.03	4.16	BRENDA CHANG 600 HARBOR BLVD #1127 WEEHAWKEN, NJ 07086
34.03	4.16	MICHAEL & DONNA FLORA 515 PIN OAK DRIVE LANGHORNE, PA 19047
34.03	4.16	1145 REALTY LLC 600 HARBOR BLVD #1145 WEEHAWKEN, NJ 07086
34.03	4.16	GABRIELA AGUADO 907 SPRINGHOUSE DRIVE WHITEHOUSE STATION, NJ 08889
34.03	4.19	RIVA POINTE CONDO ASSOC 600 HARBOR BLVD WEEHAWKEN, NJ 07086
34.03	4.19	ZOU SINGER RIVA POINTE, LLC 229 CHRYSITE STREET PH19 NEW YORK, NY 10002
34.03	4.19	GENNADIY & ANNA STERNIK 600 HARBOR BLVD #671 WEEHAWKEN, NJ 07086
34.03	4.19	ZOU SINGER RIVA POINTE, LLC 229 CHRYSITE STREET PH19 NEW YORK, NY 10002
34.03	4.19	JASON IVINS 600 HARBOR BLVD #673 WEEHAWKEN, NJ 07086
34.03	4.19	ISSAC & BETH ZAKSENBERG 600 HARBOR BLVD #674 WEEHAWKEN, NJ 07086
34.03	4.19	STEPHEN KLEIN 45 SUTTON SQUARE SW #408 WASHINGTON, DC 20024
34.03	4.19	PATTISON MURPHEY 2336 STONE BRIDGE DR MONTROSE, CO 81401
34.03	4.19	ALAN & BONNIE KEHRIER 600 HARBOR BLVD #677 WEEHAWKEN, NJ 07086
34.03	4.19	BOB CHU & BEATRICE CHUN 3820 GLENFELIZ BLVD LOS ANGELES, CA 90039
34.03	4.19	BRYAN & WENDY BITTNER 600 HARBOR BLVD #770 WEEHAWKEN, NJ 07086
34.03	4.19	JUSTIN GUNNELL & CHRISTIAN ESPOSITO 600 HARBOR BLVD #771 WEEHAWKEN, NJ 07086
34.03	4.19	ZOU SINGER RIVA POINTE, LLC 229 CHRYSITE STREET PH19 NEW YORK, NY 10002
34.03	4.19	ANNA KIM 600 HARBOR BLVD #774 WEEHAWKEN, NJ 07086
34.03	4.19	YVETTE GREINER 600 HARBOR BLVD #775 WEEHAWKEN, NJ 07086
34.03	4.19	MARIA CARRERA 600 HARBOR BLVD #776 WEEHAWKEN, NJ 07086
34.03	4.19	RUTHERFORD & JOSEPHINE LE BLANG 600 HARBOR BLVD #777 WEEHAWKEN, NJ 07086
34.03	4.19	DHRUV & JODI PARIKH 600 HARBOR BLVD #778 WEEHAWKEN, NJ 07086
34.03	4.19	ZOU SINGER RIVA POINT, LLC 229 CHRYSITE STREET PH19 NEW YORK, NY 10002
34.03	4.19	JOHN & LIZBETH BURKE 600 HARBOR BLVD #851 WEEHAWKEN, NJ 07086
34.03	4.19	JOHN & KATHLEEN MC AVOY 600 HARBOR BLVD #852 WEEHAWKEN, NJ 07086
34.03	4.19	RAHUL MAHNA 600 HARBOR BLVD #1145 WEEHAWKEN, NJ 07086
34.03	4.19	JEFFERY KAYL & YURIKO ANDERSON 404 NEWBURGH CT WEST NEW YORK, NJ 07093
34.03	4.19	THOMAS IPPOLITO & NICOLE NEWLIN 600 HARBOR BLVD #855 WEEHAWKEN, NJ 07086
34.03	4.19	TODD GROSS 600 HARBOR BLVD #1031 WEEHAWKEN, NJ 07086
34.03	4.19	FENGWEI ZHENG 8 ABBEY WOODS PITTSFORD, NY 14534
34.03	4.19	YON-LI & PATRICIA SHANGKUAN 600 HARBOR BLVD #858 WEEHAWKEN, NJ 07086
34.03	4.19	ROHIT MAHNA 600 HARBOR BLVD #859 WEEHAWKEN, NJ 07086
34.03	4.19	MAZEN BESHARA & MARY ABOULKY 8311 CREEKVEST CIRCLE MANLIUS, NY 13104
34.03	4.19	DANIEL ZETTLER 600 HARBOR BLVD #861 WEEHAWKEN, NJ 07086
34.03	4.19	JING ZU 600 HARBOR BLVD #862 WEEHAWKEN, NJ 07086
34.03	4.19	KEITH HAYES 600 HARBOR BLVD #863 WEEHAWKEN, NJ 07086
34.03	4.19	KERSI & RASHNA HARDA 600 HARBOR BLVD #816 WEEHAWKEN, NJ 07086
34.03	4.19	SUSAN MOORE 600 HARBOR BLVD #865 WEEHAWKEN, NJ 07086
34.03	4.19	EMILLIE FRANSKE 600 HARBOR BLVD #866 WEEHAWKEN, NJ 07086
34.03	4.19	SERENA & LALIT PURI 1965 DEWES ST GLENVIEW, IL 60025
34.03	4.19	CARA SQUICCIARINI 600 HARBOR BLVD #868 WEEHAWKEN, NJ 07086
34.03	4.19	IRENE INKER 600 HARBOR BLVD #869 WEEHAWKEN, NJ 07086
34.03	4.19	ZOU SINGER RIVA POINTE, LLC 229 CHRYSITE STREET PH19 NEW YORK, NY 10002
34.03	4.19	VINOD SANKARAN & KC DEEPTI 600 HARBOR BLVD #871 WEEHAWKEN, NJ 07086
34.03	4.19	PETER MULVIHILL & JENNIFER BURKE 600 HARBOR BLVD #873 WEEHAWKEN, NJ 07086
34.03	4.19	PETER MULVIHILL & JENNIFER BURKE 600 HARBOR BLVD #875 WEEHAWKEN, NJ 07086
34.03	4.19	MADPEN LLC 2 JULIA DRIVE MONROE, NJ 08831
34.03	4.19	SUSAN MASTELLER 600 HARBOR BLVD #879 WEEHAWKEN, NJ 07086
34.03	4.19	CATHY SUE FRANKEL 600 HARBOR BLVD #881 WEEHAWKEN, NJ 07086
34.03	4.19	HAMID & VAHID GHIASIAN 600 HARBOR BLVD #951 WEEHAWKEN, NJ 07086
34.03	4.19	JOHN & KATHLEEN MC AVOY 600 HARBOR BLVD #952 WEEHAWKEN, NJ 07086
34.03	4.19	DAVIS AUSTRIA & TODD BOUCHER 875 W 181ST ST #5E NEW YORK, NY 10033
34.03	4.19	KIMBERLY & CARMELA LICASTRO 600 HARBOR BLVD #954 WEEHAWKEN, NJ 07086
34.03	4.19	THOMAS IPPOLITO 600 HARBOR BLVD #955 WEEHAWKEN, NJ 07086
34.03	4.19	ALEXEA GULAPTIS 600 HARBOR BLVD #956 WEEHAWKEN, NJ 07086
34.03	4.19	DORIS II ASSOC C/O UNION PROP LLC 1915 MORRIS AVENUE UNION, NY 07083
34.03	4.19	DANIEL TISCARENO 600 HARBOR BLVD #958 WEEHAWKEN, NJ 07086
34.03	4.19	JONATHAN & ELLEN ALLEN 261 HAMPSHIRE RIDGE PARK RIDGE, NY 07656
34.03	4.19	JULIAN RUBIN 10 FERNWOOD RD SUMMIT, NJ 07901
34.03	4.19	TING-LUNG & STELLA LUK 332 MCKINLEY AVE EDISON, NJ 08820
34.03	4.19	ELLEN ALLEN 261 HAMPSHIRE RIDGE PARK RIDGE, NJ 07656
34.03	4.19	JOSEPH DUFFY 600 HARBOR BLVD #963 WEEHAWKEN, NJ 07086
34.03	4.19	NITIN TRIVEDI 600 HARBOR BLVD #964 WEEHAWKEN, NJ 07086
34.03	4.19	PANKAJ KHURANA 4775 COLLINS AVE APT 902 MIAMI BEACH, FL 33140
34.03	4.19	YELENA OSTROMETSKAYA 600 HARBOR BLVD #966 WEEHAWKEN, NJ 07086
34.03	4.19	ROBERT STARY 600 HARBOR BLVD #967 WEEHAWKEN, NJ 07086
34.03	4.19	JAKOB KLING & KUMIKO HASEGAWA 600 HARBOR BLVD #968 WEEHAWKEN, NJ 07086
34.03	4.19	ANN & EARL VOELKER 15 FALCON WAY WASHINGTON, NJ 07882
34.03	4.19	JAKOB KLING & KUMIKO HASEGAWA 600 HARBOR BLVD #970 WEEHAWKEN, NJ 07086
34.03	4.19	JOHN KOZEL 600 HARBOR BLVD #971 WEEHAWKEN, NJ 07086
34.03	4.19	EDWARD & ANNE ROGASKI 600 HARBOR BLVD #973 WEEHAWKEN, NJ 07086
34.03	4.19	DUNCAN FACEY & CONNIE STEIN-FACEY 600 HARBOR BLVD #977 WEEHAWKEN, NJ 07086
34.03	4.19	ROBERT & JENNIFER WALTERS 600 HARBOR BLVD #979 WEEHAWKEN, NJ 07086
34.03	4.19	ARIE & MIRIAM EHIELI 980 HUNT DR YARDLEY, PA 19067
34.03	4.19	RANJOOH & HARPRIYA SIDHU 600 HARBOR BLVD #1051 WEEHAWKEN, NJ 07086
34.03	4.19	LORAINE O'DONNELL 600 HARBOR BLVD #1052 WEEHAWKEN, NJ 07086
34.03	4.19	JASON NAGLER & JULIETTE ZIMMERMAN 600 HARBOR BLVD #1053 WEEHAWKEN, NJ 07086
34.03	4.19	LUIS MENDEZ 600 HARBOR BLVD #1054 WEEHAWKEN, NJ 07086
34.03	4.19	US BANK NA 3217 S DECKER LAKE DR SALT LAKE CITY, UT 84119
34.03	4.19	SAJID SHILAD 600 HARBOR BLVD #1056 WEEHAWKEN, NJ 07086
34.03	4.19	MARK & KATHLEEN MURPHY 600 HARBOR BLVD #1057 WEEHAWKEN, NJ 07086
34.03	4.19	SAJID SHILAD 600 HARBOR BLVD #1058 WEEHAWKEN, NJ 07086
34.03	4.19	AANAND GERIA 600 HARBOR BLVD #1059 WEEHAWKEN, NJ 07086
34.03	4.19	PETER & MARY POCSIK 600 HARBOR BLVD #1060 WEEHAWKEN, NJ 07086
34.03	4.19	ONE RIVER VIEW LLC 600 HARBOR BLVD #1061 WEEHAWKEN, NJ 07086
34.03	4.19	LAURENT SCHOCKMEL 600 HARBOR BLVD #1062 WEEHAWKEN, NJ 07086
34.03	4.19	SUHAS & SHREEDEVI KUKLAMI 600 HARBOR BLVD #1063 WEEHAWKEN, NJ 07086
34.03	4.19	JOHN MCINTOSH 600 HARBOR BLVD #1064 WEEHAWKEN, NJ 07086
34.03	4.19	BHANU & ESHA BATTA 600 HARBOR BLVD #1065 WEEHAWKEN, NJ 07086
34.03	4.19	BRIAN MULHALL 204 W ATLANTIC BLVD OCEAN CITY, NJ 08226
34.03	4.19	MINH & HOA THAI 600 HARBOR BLVD #1067 WEEHAWKEN, NJ 07086
34.03	4.19	GONG CAI & HUIJAN SHAN 600 HARBOR BLVD #1068 WEEHAWKEN, NJ 07086
34.03	4.19	YURIKO ANDERSON & JEFFERY KAYL 404 NEWBURGH CT WEST NEW YORK, NJ 07093
34.03	4.19	ZOU SINGER RIVA POINTE, LLC 229 CHRYSITE STREET PH19 NEW YORK, NY 10002
34.03	4.19	BRETT PADDOCK 57 BRIARCLIFF RD MOUNTAIN LAKES, NJ 07046
34.03	4.19	AKAS & MALA SHAH 600 HARBOR BLVD #1073 WEEHAWKEN, NJ 07086
34.03	4.19	THOMAS GREENWOOD 600 HARBOR BLVD #1075 WEEHAWKEN, NJ 07086
34.03	4.19	ANGELO SERVIDIO 600 HARBOR BLVD #1077 WEEHAWKEN, NJ 07086
34.03	4.19	PANORAMIC REALTY, LLC 130 ROUTE 10 WEST WHIPPANY, NJ 07981
34.03	4.19	PANORAMIC REALTY, LLC 130 ROUTE 10 WEST WHIPPANY, NJ 07981
34.03	4.19	RANDJOOH & HARPRIYA SIDHU 600 HARBOR BLVD #1151 WEEHAWKEN, NJ 07086
34.03	4.19	LORRAINE O'DONNELL 600 HARBOR BLVD #1052 WEEHAWKEN, NJ 07086
34.03 INC.	4.21	HARTZ MOUNTAIN INDUSTRIES, 400 PLAZA DRIVE SECAUCUS, NJ 07094
34.03 PARTNERHIP	4.24	RIVER PW HOTEL LIMITED 400 PLAZA DR SECAUCUS, NJ 07094
34.03	4.28	HARTZ MT IND INC 400 PLAZA DR SECAUCUS, NJ 07094
34.03	4.29	RIVER PW HOTEL, LP 400 PLAZA DRIVE SECAUCUS, NJ 07094
34.03	6	NEW YORK CENTRAL RR E OF PT N Y AUTH VIA WEEHAWKEN, NJ 00000
34.03	7	DYKES LUMBER COMPANY INC 1831 PARK AVE WEEHAWKEN, NJ 07086
34.03	7.02	DYKES LUMBER COMPANY INC 1899 PARK AVE WEEHAWKEN, NJ 07086
34.03	7.07	CONRAIL SIX PENN CENTER PLAZA PHILADELPHIA, PA 19104
256	1.01	CITY OF HOBOKEN CITY HALL HOBOKEN, NJ 07030
265	1	MAYOR & COUNCIL CITY OF HOBOKEN HOBOKEN, NJ 07030
266	1	MAYOR & COUNCIL CITY OF HOBOKEN HOBOKEN, NJ 07030
266	2	RIVA POINTE CONDO ASSOC INC 600 HARBOR BLVD WEEHAWKEN, NJ 07086
269.04	1	CITY OF HOBOKEN 94 WASHINGTON STREET HOBOKEN, NJ 07030

ALSO TO BE NOTIFIED:

UNITED WATER CO
200 OLD HOOK ROAD
HARRINGTON PARK, NJ 07630

VERIZON
540 BROAD STREET
NEWARK, NJ 07101

PSE&G
80 PARK AVENUE
NEWARK, NJ 07101

CABLEVISION (OPTIMUM)
116-118 48TH STREET
UNION CITY, NJ 07087

NORTH HUDSON SEWER AUTH
1600 ADAMS STREET
HOBOKEN, NJ 07030

RIVERVIEW CABLEVISION
4007 PARK AVENUE
UNION CITY, NJ 07087

SUEZ WATER NEW JERSEY, INC.
461 FROM ROAD, SUITE 400
PARAMUS, NJ 07652

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REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

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PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY

GARDEN STATE UNDERGROUND LOCATION 1-800-272-1000 STOP - CALL BEFORE YOU DIG!

WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

PROJECT No.:	J150680
DRAWN BY:	ATK/APR
CHECKED BY:	BAB/AJL
DATE:	11/20/2019
SCALE:	AS SHOWN
CAD I.D.:	J150680-CDS-0A

PROJECT:

PRELIMINARY & FINAL SITE PLAN
FOR
HARTZ MOUNTAIN INDUSTRIES, INC.
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 34.03; LOT 1.01, 1.02, & 2.03
HARBOR BOULEVARD
TOWNSHIP OF WEEHAWKEN
HUDSON COUNTY, NEW JERSEY
REDEVELOPMENT ZONE
TAX MAP SHEET #1

BOHLER ENGINEERING
BOHLER ENGINEERING NJ, LLC
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
Phone: (908) 668-8300
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www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700

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FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:

GENERAL NOTES SHEET

SHEET NUMBER:

C-2
OF 14

REVISION 0 - 11/20/2019

G:\2015\J150680\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\J150680-CDS-0A----->LAYOUT: C-02 POL
AK

DEMOLITION NOTES:

(D000103 - 03/12/12)

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:

   CONTROL LAYOUTS, INC.
   271 CLEVELAND AVENUE
   HIGHLAND PARK, NJ 08904
   DATED: 10/02/2017
   LAST REVISED: 10/10/2017
   JOB#: 1160-17

2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AND THE NEW JERSEY UNDERGROUND FACILITY PROTECTION ACT(NJSA 48:2-73, et seq.) AS AMENDED.

3. BOHLER ENGINEERING HAS NO CONTRACTUAL RESPONSIBILITY FOR JOB SITE SAFETY OR SUPERVISION.

4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR SHALL ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

5. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK OF THIS PROJECT SHALL BE RAISED WITH BOHLER ENGINEERING, IN WRITING AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY.

6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:

   A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION.

   B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.

   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

   D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.

   E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.

   F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

   G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.

   H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.

   I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK AND NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.

7. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.

8. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION. SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.

9. THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

10. CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.

11. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.

12. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAY.

13. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.

14. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.

15. THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

16. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.

17. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH SHALL INCLUDE BUT NOT BE LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.

18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS AND METHODS TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

19. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER UPON REQUEST.

20. CONTRACTOR SHALL MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT SHALL BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.

LIGHTING NOTES:

(I000201 - 03/12/12)

1. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.

2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES AND 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.

3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED.

4. THE LUMINAIRES, LAMPS AND LENSES SHALL BE REGULARLY INSPECTED/MAINTAINED TO INSURE THAT THEY FUNCTION PROPERLY. THIS WORK MAY INCLUDE, BUT IS NOT LIMITED TO, VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS.

5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.

6. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT AND/OR LIGHTING CONTRACTOR AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS SHALL BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.

7. ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

8. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.

9. LIGHTING CONTRACTOR TO COORDINATE WITH THE PROJECT ARCHITECT REGARDING POWER SOURCE FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.

10. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND GOVERNMENTAL REGULATIONS.

GENERAL NOTES:

(S000003 - 7/2018)

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

   - "TOPOGRAPHIC & BOUNDARY SURVEY" PREPARED BY CONTROL LAYOUTS, INC., DATED 10/02/2017, LAST REVISED 10/10/2017, FOR BLOCK 34.03 LOTS 1.01,1.02 & PORTION OF 2.03.
   - "ATIR SITE" ARCHITECTURAL PLANS PREPARED BY CENTRARUDDY ARCHITECTURE DPC DATED 11/14/2019.
   - "STREETSCAPE, LANDSCAPE, AND MAINTENANCE PLAN" PREPARED BY MELILLO & BAUER ASSOCIATES DATED 11/20/2019 FOR ATIR SITE.
   - "STORMWATER MANAGEMENT REPORT" PREPARED BY BOHLER ENGINEERING NJ, LLC DATED NOVEMBER 2019.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

2. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THE PROPERTY SURVEY PREPARED BY CONTROL LAYOUTS, INC. AND DATED 10/02/2017, LAST REVISED 10/10/2017 SHALL BE CONSIDERED A PART OF THESE PLANS.

8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING NJ, LLC (HEREIN "BOHLER ENGINEERING") BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

9. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.

10. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

11. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.

12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

13. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.

14. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

15. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

16. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

17. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

19. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS BOHLER ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

20. BOHLER ENGINEERING WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

21. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

22. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM SHOULD BE INCLUDED IN THE CONTRACTOR'S PRICE.

ADA INSTRUCTIONS TO CONTRACTOR:

(G000103 - 03/12/17)

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED/DISABLED) ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE NJ UNIFORM CONSTRUCTION CODE (WHICH BY REFERENCE HAS ADOPTED ICC A117.1 2009) REQUIREMENTS AND THE FEDERAL 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. AS CONSTRUCTED FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, ACCESS BETWEEN BUILDINGS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/ EGRESS POINTS, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES - SLOPE MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- CURB RAMPS - SLOPE MUST NOT EXCEED MAXIMUM OF 1:12 (8.3%).
- LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, AND PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) CROSS SLOPE.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 30 INCHES BETWEEN LANDINGS, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT HAVE A CROSS SLOPE, TO PROVIDE POSITIVE DRAINAGE, OF NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%). THE ENTIRE WIDTH OF THE PATH OF TRAVEL WALK MUST COMPLY WITH THESE REQUIREMENTS.
- DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED FOR POSITIVE DRAINAGE, WITH SLOPE NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN BOTH DIRECTIONS. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).

IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.

GRADING & UTILITY NOTES:

(G000102 - 03/12/12)

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL AND STATE REGULATIONS AND CODES.

4. THE CONTRACTOR SHALL DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.

5. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.

6. THE CONTRACTOR SHALL INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH UTILITY REQUIREMENTS HAVING JURISDICTION, AND SHALL BE RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO RESOLVE SAME.

8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.

9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.

10. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING SHALL COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE ABSENCE OF A GEOTECHNICAL REPORT, EARTHWORK ACTIVITIES SHALL COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION).

11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.

12. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.

13. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, SHALL EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.

15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR SHALL MAINTAIN A RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD SHALL BE KEPT ON A CLEAN COPY OF THE SITE PLAN, AND BE PROVIDED TO THE OWNER AT THE COMPLETION OF WORK.

16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR SHALL EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR SHALL CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4, AND SHALL NOTE THE LOCATION ON A CLEAN COPY OF THE SITE PLAN, TO BE PROVIDED TO THE OWNER UPON COMPLETION OF THE WORK.

17. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE AT THE CONTRACTOR'S OWN RISK.

18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.

19. REFER TO SITE PLAN FOR ADDITIONAL NOTES.

20. IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.

21. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.

22. WHERE RETAINING WALLS ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTING/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS

23. STORM DRAINAGE PIPE:

    UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT SHALL CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT.

24. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERAL SHALL BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED OTHERWISE.

25. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY LOCATIONS BASED ON FINAL ARCHITECTURAL PLANS.

26. SEWERS CROSSING STREAMS AND/OR LOCATED WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, SHALL BE CONSTRUCTED OF STEEL, REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL.

    SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY HAVING JURISDICTION.

    - WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED.

27. WATER MAIN PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING SHALL BE CEMENT-LINED DUCTILE IRON (DIP). ALL PIPE AND APPURTENANCES SHALL COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.

28. CONTRACTOR TO ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, SHALL BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR NJDOT DETAILS AS APPLICABLE. CONTRACTOR IS TO COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY HAVING JURISDICTION.

29. WHERE BASEMENTS ARE TO BE PROVIDED FOR PROPOSED DWELLING UNITS, THE DEVELOPER SHALL, BY BORING OR BY TEST PIT, DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED DWELLINGS. WHERE GROUNDWATER IS ENCOUNTERED IN THE BASEMENT AREA, BASEMENTS WILL NOT BE INSTALLED UNLESS SPECIAL CONSTRUCTION METHODS ARE UTILIZED, TO BE REVIEWED AND APPROVED BY THE MUNICIPAL CONSTRUCTION CODE OFFICIAL. IF AND WHERE SUMP PUMPS ARE INSTALLED, ALL DISCHARGES SHALL BE CONNECTED TO THE STORM SEWER. A CLEANOUT SHALL BE PROVIDED PRIOR TO THE CONNECTION TO THE STORM DRAIN IN ORDER THAT BLOCKAGES CAN BE ADDRESSED.

30. FOR SINGLE AND TWO-FAMILY RESIDENTIAL PROJECTS, THE PROPOSED DWELLING AND ADJACENT SPOT ELEVATION ARE SCHEMATIC FOR GENERIC BUILDING FOOTPRINT. GRADES SHALL BE ADJUSTED BASED ON A FINAL ARCHITECTURAL PLANS TO PROVIDE A MINIMUM OF SIX (6) INCHES BELOW TOP OF BLOCK AND/OR SIX (6) INCHES BELOW SIDING, WHICHEVER IS LOWEST, AND SHALL PROVIDE POSITIVE DRAINAGE (2% MIN.) AWAY FROM DWELLING. ALL CONSTRUCTION, INCLUDING GRADING, IS TO COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODE.

FLOOD HAZARD NOTES:

1. ELEVATIONS ARE BASED ON NAVD 1988 DATUM.

2. THIS SITE LIES IN A TIDAL FLOOD HAZARD AREA AND IS PARTIALLY LOCATED WITHIN THE AE ZONE WITH MODERATE WAVE ACTION WITH A FLOOD HAZARD ELEVATION OF 12 FEET NAVD, AND PARTIALLY LOCATED WITHIN THE VE-ZONE WITH A FLOOD HAZARD ELEVATION OF 16 FEET NAVD. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 292-0060 OR VISIT WWW.NJ.GOV/DEP/LANDUSE FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE.

3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL #34017C0044E (01/30/15), THE SITE LIES IN A TIDAL FLOOD HAZARD AREA AT ELEVATION 12.00 FT (1988 DATUM).

4. THE HORIZONTAL DATUM REFERS TO NEW JERSEY STATE PLAN COORDINATE SYSTEM NAD83. THE COORDINATES AT THE POINT OF BEGINNING ON THE PROPERTY LINE FOR BLOCK 34.03, LOT 2.03 IS APPROXIMATELY NORTHING (Y) 623,778, EASTING (X) 701,702.

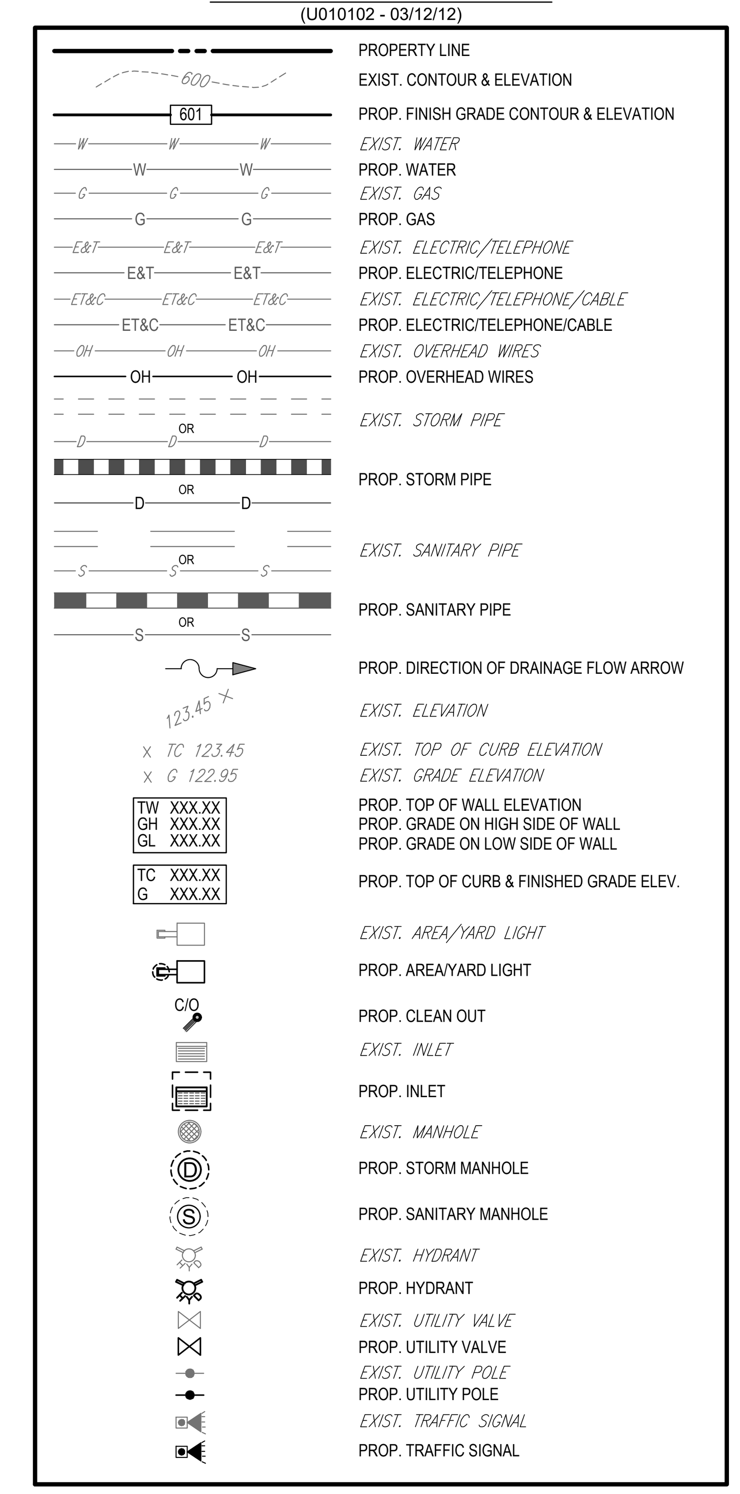
5. THE ENTIRE SITE IS LOCATED WITHIN THE TIDAL FLOOD HAZARD AREA OF THE HUDSON RIVER.

6. THE EXISTING INFORMATION ON THE SITE PLAN REFERS TO "TOPOGRAPHIC AND PARTIAL BOUNDARY SURVEY" PREPARED BY CONTROL LAYOUTS, INC. DATED 10/02/17, LAST REVISED 10/10/2017.

7. 1.07' SHALL BE ADDED TO THE NAVD 1988 DATUM TO CONVERT TO NGVD 1929 DATUM.

GRAPHIC LEGEND

(U010102 - 03/12/12)



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PROJECT No.:	J150680
DRAWN BY:	ATK/APR
CHECKED BY:	BAB/AJL
DATE:	11/20/2019
SCALE:	AS SHOWN
CAD I.D.:	J150680-CDS-0A

PROJECT:

PRELIMINARY & FINAL SITE PLAN

FOR

HARTZ MOUNTAIN INDUSTRIES, INC.

PROPOSED RESIDENTIAL DEVELOPMENT

BLOCK 34.03; LOT 1.01, 1.02, & 2.03
HARBOR BOULEVARD
TOWNSHIP OF WEEHAWKEN
HUDSON COUNTY, NEW JERSEY
REDEVELOPMENT ZONE
TAX MAP SHEET #1

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BOHLER ENGINEERING NJ, LLC
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700

B.A. BOHLER

PROFESSIONAL ENGINEER

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DELAWARE LICENSE No. 17111 — CONNECTICUT LICENSE No. 26039
FLORIDA LICENSE No. 73277 — PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:

GENERAL NOTES SHEET

SHEET NUMBER:

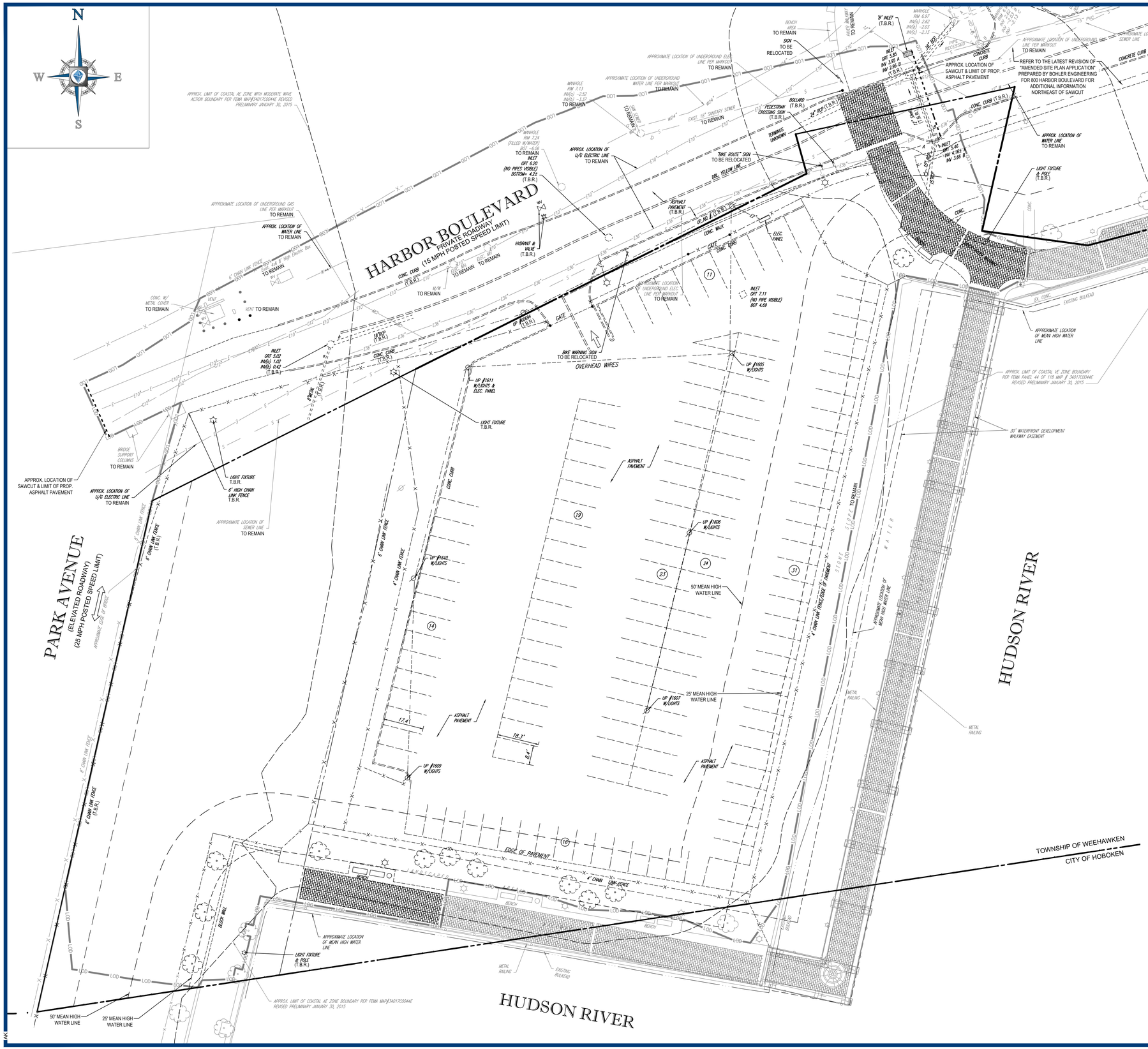
C-3

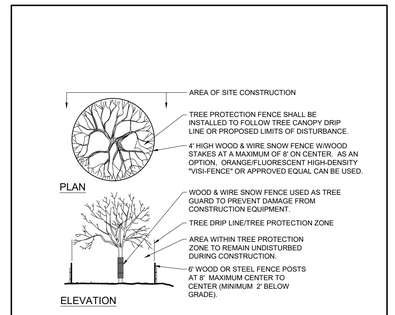
OF 14

REVISION 0 - 11/20/2019

G:\2015\J150680\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\J150680-CDS-0A----->LAYOUT: C-03 NOTS

AK





1	TREE PROTECTION DURING SITE CONSTRUCTION DETAIL

NOT TO SCALE (O039909 - 4/2017)

REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN FOR SOIL EROSION NOTES AND MEASURES.

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

ALL EXISTING ON-SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE ARE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING FEATURES OUTSIDE LIMIT OF DISTURBANCE ARE TO REMAIN UNLESS OTHERWISE NOTED.

T.B.R. = FEATURE TO BE REMOVED

ALL EXISTING FEATURES IN THE ROADWAY ARE TO REMAIN UNLESS OTHERWISE NOTED

20 0 10 20 40 80

GRAPHIC SCALE 1 INCH = 20 FEET

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SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C-4
OF 14

REVISION 0 - 11/20/2019

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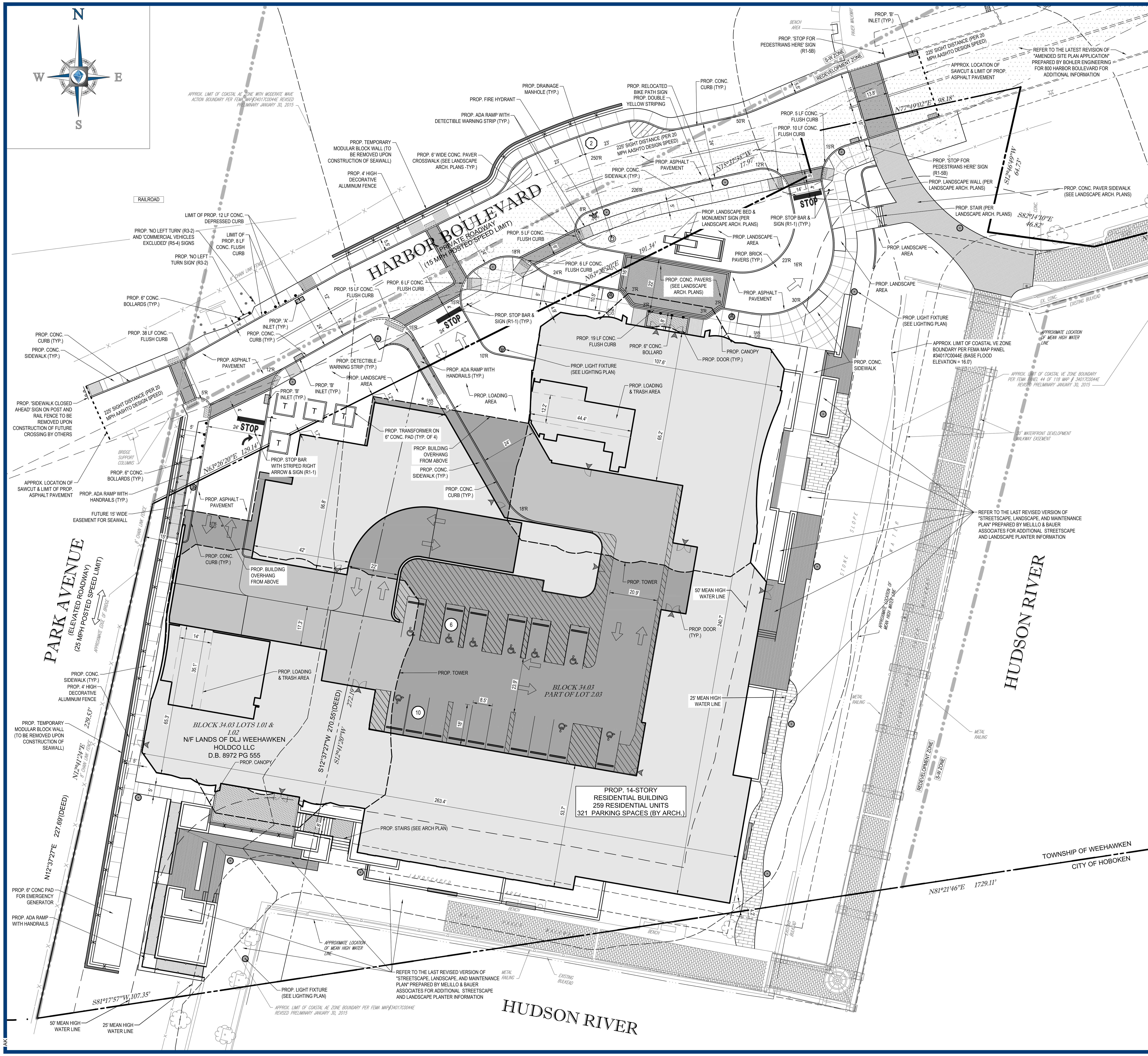

ZONING TABLE

ZONE: REDEVELOPMENT AREA
USE: RESIDENTIAL (PERMITTED)

APPLICANT/ OWNER INFORMATION

APPLICANT/PROPERTY OWNER:	HARTZ MOUNTAIN INDUSTRIES, INC. 400 PLAZA DRIVE P.O. BOX 1515 SECAUCUS, NEW JERSEY 07096
HARTZ MOUNTAIN CONTACTS:	CORPORATE ATTORNEY: JAMES RHATICAN

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED*
MIN. LOT AREA	REDEVELOPMENT PLAN	N/S	12.93 ACRES	12.93 ACRES
MIN. LOT WIDTH	REDEVELOPMENT PLAN	N/S	1,209'	1,209'
MIN. FRONT YARD	REDEVELOPMENT PLAN	N/S	N/A	1.2'
MIN. SIDE YARD	REDEVELOPMENT PLAN	N/S	N/A	15'
MIN. REAR YARD	REDEVELOPMENT PLAN	N/S	N/A	4.2'
MAX. BUILDING HEIGHT	REDEVELOPMENT PLAN	N/S	N/A	14 STORIES (159.9')
MAX. IMPERVIOUS COVERAGE	REDEVELOPMENT PLAN	N/S	91.71% (516,523 SF)	95.67% (538,852 SF)
MAX. BUILDING COVERAGE	REDEVELOPMENT PLAN	N/S	N/A	9.18% (49,467 SF)

*BASED ON PROPOSED RESIDENTIAL BUILDING ONLY
N/S = NOT SPECIFIED, N/A = NOT APPLICABLE (E) = EXISTING NONCONFORMITY

PARKING TABLE

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. NUMBER OF SPACES*	§23-10.4.j	259 SPACES	138 SPACES	321 UNDERSTORY SPACES 2 PARALLEL SPACES 323 TOTAL SPACES
MIN. PARKING SPACE SIZE	§23-9.3	9'x19'	8.4'x17.4' (E)	8.5'x18' (UNDERSTORY PARKING)(V)
MIN. NUMBER OF ADA PARKING SPACES**	2010 ADA STANDARDS	8 SPACES INCLUDING 2 VAN ACCESSIBLE SPACE	0 ADA SPACES	9 ADA SPACES INCLUDING 8 VAN ACCESSIBLE SPACE
MIN. SIDE & REAR YARD PARKING SETBACK	§23-9.11	10'	±20.32'	>10'
MIN. NUMBER OF LOADING SPACES	§23-9.12	1 LOADING SPACE	N/A	2 LOADING SPACES
MIN. LOADING SPACE DIMENSIONS	§23-9.13	12' WIDE, 56' LONG & 14' HIGH	N/A	14' WIDE, 35.1' LONG & 14' HIGH (V)
MIN. DRIVE AISLE WIDTH (90° PARKING)	§22-10.*h*.3	24'	24'	24'
MIN. ONE-WAY DRIVEWAY WIDTH	§22-10.*i*.4	10'	N/A	14'
MAX. ONE-WAY DRIVEWAY WIDTH	§22-10.*i*.4	18'	N/A	17.3'
MIN. TWO-WAY DRIVEWAY WIDTH	§22-10.*i*.4	20'	22.7'	20.9'
MAX. TWO-WAY DRIVEWAY WIDTH	§22-10.*i*.4	30'	24'	24'
KEY: (E) = EXISTING NON-CONFORMANCE, (V) = VARIANCE, N/A = NOT APPLICABLE				VARIANCE REQUIRED

*PARKING CALCULATION:
259 UNITS * (1 SPACE / UNIT) = 259 PARKING SPACES

**ADA PARKING CALCULATION
PARKING DECK: 2% OF PARKING SPACES OF THE PROVIDED PARKING SPACES = 321 SPACES x 2% = 8 ADA SPACES INCLUDING 2 VAN ACCESSIBLE SPACES

ZONING NOTES

§22-10.*h*.2 EACH OFF-STREET PARKING SPACE IS TO BE SURFACED WITH A PERMANENT ALL-WEATHER PAVEMENT IN ANY CASE WHEN SIX (6) OR MORE SPACES ARE PROVIDED. **(COMPLIES, ASPHALT PAVEMENT PROPOSED)**

§22-10.*i*.1 WHERE PRACTICABLE, NO PART OF ANY DRIVEWAY ENTRANCE OR EXIT TO A PUBLIC STREET ARE TO BE ANY CLOSER THAN FIFTY (50') FEET TO THE INTERSECTION OF THE STREET LOT LINES OF TWO (2) INTERSECTING STREETS. **(COMPLIES, >50' PROPOSED)**

§22-10.*i*.3 THE NUMBER OF DRIVEWAYS PROVIDED TO A SITE IS NOT TO EXCEED ONE FOR A SITE FRONTAGE OF ONE HUNDRED (100') FEET OR LESS AND WILL NOT EXCEED TWO (2) FOR A SITE FRONTAGE ON SUCH STREET OF OVER 100'. **(WAIVER, 4 DRIVEWAYS PROPOSED)**

§22-10.*i*.4 WHERE A DRIVEWAY IS TO SERVE A FACILITY HAVING MORE THAT FIFTY (50) PARKING SPACES, CURB RETURNS OF NOT LESS THAN 15' IN RADIUS ARE TO BE USED. **(WAIVER, 5' MIN. CURB RETURN PROPOSED)**

§22-10.*l* SIDEWALKS ARE TO CONNECT THE MAIN ENTRANCE OF EACH BUILDING WITH THE STREET. **(COMPLIES, SIDEWALKS PROVIDED)**

§22-10.*m* PAVING OF DRIVEWAYS & ROADWAYS ARE TO BE OF BITUMINOUS CONCRETE OR CONCRETE. CURBS ARE TO BE CONCRETE AND ARE TO BE ADEQUATE SIZE. **(COMPLIES, ASPHALT PAVEMENT & CONCRETE CURBS ARE PROPOSED)**

§22-10.*s* PROVISIONS ARE TO BE MADE FOR THE INDOOR OR ENCLOSED STORAGE OF GARBAGE & REFUSE. **(COMPLIES, INDOOR STORAGE OF REFUSE PROPOSED)**

FLOOD HAZARD NOTES:

1. ELEVATIONS ARE BASED ON NAVD 1988 DATUM.

2. THIS SITE LIES IN A TIDAL FLOOD HAZARD AREA AND IS PARTIALLY LOCATED WITHIN THE AE ZONE WITH MODERATE WAVE ACTION WITH A FLOOD HAZARD ELEVATION OF 12 FEET NAVD, AND PARTIALLY LOCATED WITHIN THE VE-ZONE WITH A FLOOD HAZARD ELEVATION OF 16 FEET NAVD. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 292-0060 OR VISIT WWW.NJ.GOV/DEP/LANDUSE FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE.

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5. THE ENTIRE SITE IS LOCATED WITHIN THE TIDAL FLOOD HAZARD AREA OF THE HUDSON RIVER.

6. THE EXISTING INFORMATION ON THE SITE PLAN REFERS TO "TOPOGRAPHIC AND PARTIAL BOUNDARY SURVEY" PREPARED BY CONTROL LAYOUTS, INC. DATED 10/02/17, LAST REVISED 10/10/2017.

7. 1.07' SHALL BE ADDED TO THE NAVD 1988 DATUM TO CONVERT TO NGVD 1929 DATUM.

NEARBY WATERFRONT WALKWAY, ADJACENT PARK, AND LANDSCAPED AREAS ALONG HARBOR BOULEVARD PROVIDED AS PUBLIC OUTDOOR OPEN SPACE.

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

GRAPHIC SCALE: 20 0 10 20 40 80 — 1 INCH = 20 FEET

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SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:
C-5
OF 14

REVISION 0 - 11/20/2019

G:\2015\J150680\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\J150680-SPP-0A----->LAYOUT: C-05 SITE

ADA INSTRUCTIONS TO CONTRACTOR:

(G000103 - 03/12/17)

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED/DISABLED) ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE NJ UNIFORM CONSTRUCTION CODE (WHICH BY REFERENCE HAS ADOPTED ICC A117.1 2009) REQUIREMENTS AND THE FEDERAL 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. AS CONSTRUCTED FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, ACCESS BETWEEN BUILDINGS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/ EGRESS POINTS, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES - SLOPE MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- CURB RAMPS - SLOPE MUST NOT EXCEED MAXIMUM OF 1:12 (8.3%).
- LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, AND PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) CROSS SLOPE.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 30 INCHES BETWEEN LANDINGS, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT HAVE A CROSS SLOPE, TO PROVIDE POSITIVE DRAINAGE, OF NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%). THE ENTIRE WIDTH OF THE PATH OF TRAVEL WALK MUST COMPLY WITH THESE REQUIREMENTS.
- DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED FOR POSITIVE DRAINAGE, WITH SLOPE NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN BOTH DIRECTIONS. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).

IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

20 0 10 20 40 80

GRAPHIC SCALE 1 INCH = 20 FEET

GRAPHIC LEGEND

(U010102 - 03/12/12)

	PROPERTY LINE
600	EXIST. CONTOUR & ELEVATION
601	PROP. FINISH GRADE CONTOUR & ELEVATION
W W W	EXIST. WATER
W W W	PROP. WATER
G G G	EXIST. GAS
G G G	PROP. GAS
E&T E&T E&T	EXIST. ELECTRIC/TELEPHONE
E&T E&T	PROP. ELECTRIC/TELEPHONE
ET&C ET&C ET&C	EXIST. ELECTRIC/TELEPHONE/CABLE
ET&C ET&C	PROP. ELECTRIC/TELEPHONE/CABLE
OH OH OH	EXIST. OVERHEAD WIRES
OH OH	PROP. OVERHEAD WIRES
D D D OR	EXIST. STORM PIPE
D D OR	PROP. STORM PIPE
S S S OR	EXIST. SANITARY PIPE
S S OR	PROP. SANITARY PIPE
	PROP. DIRECTION OF DRAINAGE FLOW ARROW
123.45	EXIST. ELEVATION
x TC 123.45	EXIST. TOP OF CURB ELEVATION
x G 122.95	EXIST. GRADE ELEVATION
TW XXX.XX GH XXX.XX GL XXX.XX	PROP. TOP OF WALL ELEVATION PROP. GRADE ON HIGH SIDE OF WALL PROP. GRADE ON LOW SIDE OF WALL
TC XXX.XX G XXX.XX	PROP. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. AREA/YARD LIGHT
	PROP. AREA/YARD LIGHT
C/O	PROP. CLEAN OUT
	EXIST. INLET
	PROP. INLET
	EXIST. MANHOLE
	PROP. STORM MANHOLE
	PROP. SANITARY MANHOLE
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. UTILITY VALVE
	PROP. UTILITY VALVE
	EXIST. UTILITY POLE
	PROP. UTILITY POLE
	EXIST. TRAFFIC SIGNAL
	PROP. TRAFFIC SIGNAL

ADA RAMP GRADING DETAIL

SCALE: 1" = 10'

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SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C-6

OF 14

REVISION 0 - 11/20/2019

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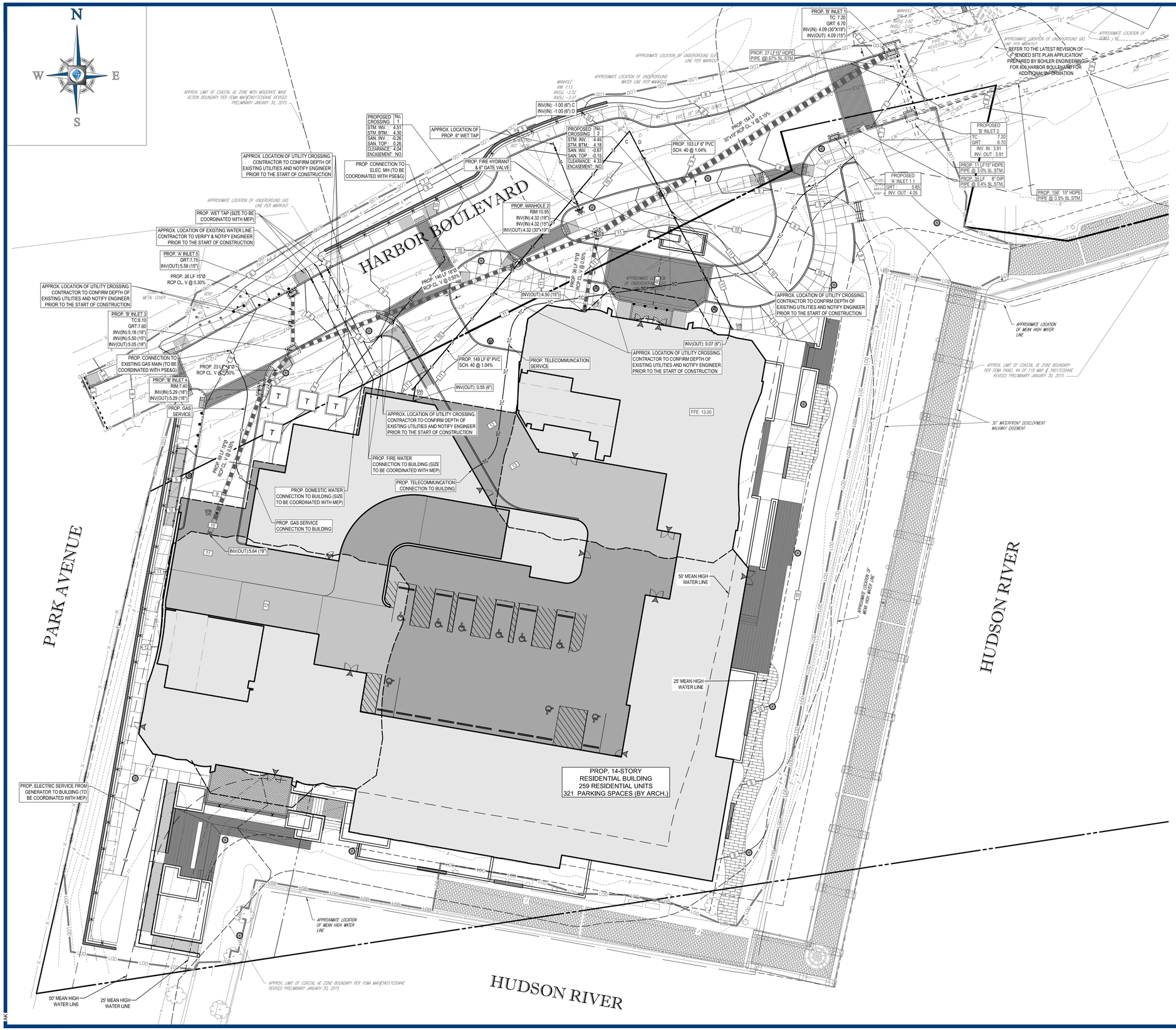

GRAPHIC LEGEND

(U010102 - 03/12/12)

	PROPERTY LINE
600	EXIST. CONTOUR & ELEVATION
601	PROP. FINISH GRADE CONTOUR & ELEVATION
W	EXIST. WATER
W	PROP. WATER
G	EXIST. GAS
G	PROP. GAS
E&T	EXIST. ELECTRIC/TELEPHONE
E&T	PROP. ELECTRIC/TELEPHONE
ET&C	EXIST. ELECTRIC/TELEPHONE/CABLE
ET&C	PROP. ELECTRIC/TELEPHONE/CABLE
OH	EXIST. OVERHEAD WIRES
OH	PROP. OVERHEAD WIRES
OR	EXIST. STORM PIPE
OR	PROP. STORM PIPE
OR	EXIST. SANITARY PIPE
OR	PROP. SANITARY PIPE
	PROP. DIRECTION OF DRAINAGE FLOW ARROW
123.45 X	EXIST. ELEVATION
x TC 123.45	EXIST. TOP OF CURB ELEVATION
x G 122.95	EXIST. GRADE ELEVATION
TW XXX.XX GH XXX.XX GL XXX.XX	PROP. TOP OF WALL ELEVATION PROP. GRADE ON HIGH SIDE OF WALL PROP. GRADE ON LOW SIDE OF WALL
TC XXX.XX G XXX.XX	PROP. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. AREA/YARD LIGHT
	PROP. AREA/YARD LIGHT
CO	PROP. CLEAN OUT
	EXIST. INLET
	PROP. INLET
	EXIST. MANHOLE
	PROP. STORM MANHOLE
	PROP. SANITARY MANHOLE
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. UTILITY VALVE
	PROP. UTILITY VALVE
	EXIST. UTILITY POLE
	PROP. UTILITY POLE
	EXIST. TRAFFIC SIGNAL
	PROP. TRAFFIC SIGNAL

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

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20 0 10 20 40 80

GRAPHIC SCALE 1 INCH = 20 FEET

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PROJECT No.:	J150680
DRAWN BY:	ATK/APR
CHECKED BY:	BAB/AJL
DATE:	11/20/2019
SCALE:	AS SHOWN
CAD I.D.:	J150680-GDU-0A

PROJECT:
PRELIMINARY & FINAL SITE PLAN
FOR
HARTZ MOUNTAIN INDUSTRIES, INC.
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 34.03; LOT 1.01, 1.02, & 2.03
HARBOR BOULEVARD
TOWNSHIP OF WEEHAWKEN
HUDSON COUNTY, NEW JERSEY
REDEVELOPMENT ZONE
TAX MAP SHEET #1

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SHEET TITLE:
DRAINAGE & UTILITIES PLAN

SHEET NUMBER:
C-7
OF 14

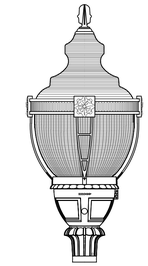
REVISION 0 - 11/20/2019

C:\2015\J150680\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\J150680-GDU-0A----LAYOUT: C-07 UTIL
AXA

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG. HT.	DESCRIPTION	ARRNGMNT.	LUMENS	LLF	IES FILENAME	CATALOG #
	4	D-1	12'	PHILIPS HADCO LED DECORATIVE STREET LIGHT	SINGLE	9,268	0.900	RL34-3V4K803CN-14.IES	C4429G
	16	D-2	12'	PHILIPS HADCO LED DECORATIVE STREET LIGHT	SINGLE	9,454	0.900	RL54-5V4K803CN-14.IES	C4429F

NOTES: 1. EXISTING STREET LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN.
2. ANY PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN.
3. DECORATIVE STREET LIGHT FIXTURE POLE HEIGHT: 10' . PART # CP4429. BASE TEMPLATE: #T01000395.
4. FIXTURE COLOR TO BE BLACK.
5. DECORATIVE STREET LIGHT FIXTURE LUMINAIRE MOUNTING HEIGHT AT 12'. TOTAL FIXTURE HEIGHT IS 13' - 8 3/16 ".
6. FIXTURE GRAPHIC (/ \ ) DEPICTS DIRECTION OF LIGHT DISTRIBUTION PATTERN.



PHILIPS HADCO LED DECORATIVE STREET LIGHT (D-1 & D-2)
NOT TO SCALE

LIGHTING NOTES

(Rev. 1/2019)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
3. THIS LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES.
5. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK MAY INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK ALL OF THE ABOVE OUTLINED AND DESCRIBED RESPONSIBILITIES SHALL BECOME SOLELY THE OWNER'S.
6. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES. UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN ARE TO BE CONSIDERED APPROXIMATE.
7. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEER'S AND/OR LIGHTING CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
8. THE CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE ENGINEER OF RECORD'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
9. THE LIGHTING CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT REGARDING ANY AND ALL POWERS SOURCE FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
10. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
11. ILLUMINATION LEVELS SHOWN ON THIS PLAN WERE CALCULATED WITH LIGHTING DESIGN SOFTWARE AGI32 BY LIGHTING ANALYST.
12. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH-PRESSURE SODIUM LUMINAIRES AND 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF CUSTOMARY LIGHTING INDUSTRY MODELING STANDARDS.
13. ILLUMINATION LEVELS ON THE LIGHTING PLAN HAVE BEEN CALCULATED FOR PROPOSED LIGHTS ONLY. ACTUAL ILLUMINATION LEVELS IN THE FIELD MAY DIFFER FROM THOSE DEPICTED ON THE PLAN DUE TO INTERFERENCE FROM EXISTING/AMBIENT LIGHTING WHOSE ILLUMINATION LEVELS ARE NOT REFLECTED ON THIS PLAN.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REFER TO DETAIL SHEET FOR LIGHT POLE SPECIFICATION AND LIGHT POLE FOUNDATION DETAIL

20 0 10 20 40 80
GRAPHIC SCALE 1 INCH = 20 FEET

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BLOCK 34.03; LOT 1.01, 1.02, & 2.03
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SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
C-8
OF 14

REVISION 0 - 11/20/2019

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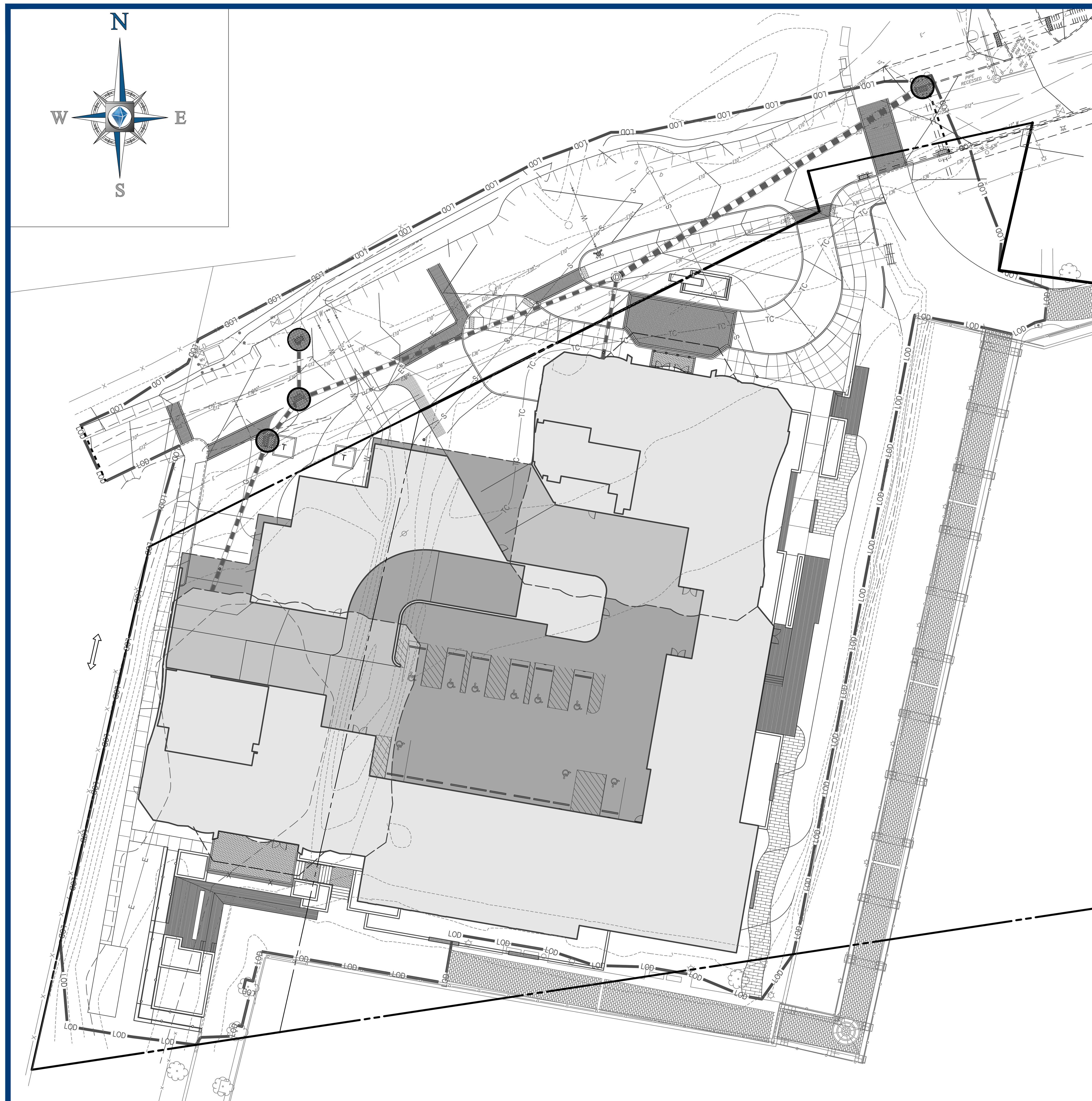

SESC COMPACTION NOTE:

THE SUBJECT SITE IS LOCATED IN PLANNING AREA-1 AND IS DEVELOPED UNDER EXISTING CONDITIONS. BASED ON THE NEW JERSEY DEPARTMENT OF AGRICULTURE STATE SOIL CONSERVATION COMMITTEE TECHNICAL BULLETIN, EFFECTIVE MARCH 2018, THE SOIL COMPACTION REQUIREMENTS ARE NOT APPLICABLE.

SOIL TYPE

LAGA	- LAGUARDIA ARTIFACTUAL COARSE SANDY LOAM
URWETB	- URBAN LAND, WET SUBSTRATUM
WATER	- WATER

HUDSON-ESSEX-PASSAIC COUNTY SCD NOTES: (O009915 - 2017)

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE **"NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL"** 7TH EDITION **LAST REVISED JULY 2017, EFFECTIVE DECEMBER 2017.** THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, MAY BE REQUIRED TO BE TEMPORARILY MULCHED, AND SEEDED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER AS PER APPENDIX A3. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
3. *SEEDING DATES:* THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: SPRING - 3/1-5/15 AND FALL - 8/15 - 10/1
4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED
5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
6. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX - (862) 333-4507 OR EMAIL - INFORMATION@HEPSCD.ORG
9. **THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ - DCA OR ANY OTHER CONTROLLING AGENCY.** CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS **REQUIRED**, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, EFFECTIVE DECEMBER 2017.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 Ì -1ò CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6ò. ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
14. STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE ñSPECIALò MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
15. **THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.**

SEQUENCE OF CONSTRUCTION:

PHASE I: INSTALL STONE ANTI - TRACKING PAD AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES, INCLUDING DOWN SLOPE PERIMETER HAY BALES AND SILT FENCING. (1 WEEK)

PHASE 2: DEMOLISH EXISTING PARKING LOT & CONCRETE STRUCTURES. (2 WEEKS)

PHASE 3: CLEAR AND ROUGH GRADE FOR PROPOSED BUILDING AND OTHER AREA REQUIRING EXCAVATION. (2 WEEKS)

PHASE 4: EXCAVATE AND INSTALL ON SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND UTILITIES, ETC. (4 WEEKS)

PHASE 5: BUILDING CONSTRUCTION (1.5 YEARS)

PHASE 6: FINAL GRADING ON SITE. (2 WEEKS)

PHASE 7: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING. (1 MONTH)

PHASE 8: REMOVAL OF SOIL EROSION MEASURES UPON APPROVAL FROM HUDSON-ESSEX-PASSAIC COUNTY SOIL CONSERVATION DISTRICT. (1 WEEK)

STABILIZATION SPECIFICATIONS
TEMPORARY SEEDING AND MULCHING:

- LIME
  90 LBS/1.000 SF GROUND LIMESTONE; FERTILIZER - 11 LBS/1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
- SEEDS
  COOL SEASON:
  PERENNIAL RYE GRASS 100 LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.

  WARM SEASON:
  PEARL MILLET AT 20 LBS/ACRE OR OTHER APPROVED SEEDS: PLANT BETWEEN MAY 15 AND AUGUST 15.
- MULCH
  SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

STABILIZATION SPECIFICATIONS
PERMANENT SEEDING:

(SITE SPECIFIC)

- PERMANENT STABILIZATION SPECIFICATIONS:
  MULCHING
  A. MULCH MATERIALS TO BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT THE RATE OF 1.5 TO 2 TONS/ACRE OR 70 TO 90 LBS/1,000 SQ. FT.
  B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF SOIL SURFACE WILL BE COVERED.
  C. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
  (1) PEG AND TWINE
  (2) MULCH NETTING
  (3) LIQUID MULCH-BINDERS

MULCH STABILIZATION

A. UNROTTED SMALL-GRAIN STRAW, OR SALT HAY AT 2.0 TO 2.5 TONS/ACRE IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS/1,000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS. OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
B. ASPHALT EMULSION IS RECOMMENDED AT THE RATE OF 600 TO 1,200 GAL/ACRE. THIS IS SUITABLE FOR A LIMITED PERIOD OF TIME WHERE TRAVEL BY PEOPLE, ANIMALS, OR MACHINES IS NOT A PROBLEM.
C. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1.500 POUNDS/ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYOROSEEOER.
E. MULCH NETTING SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.
F. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
(1) PEG AND TWINE
(2) MULCH NETTING
(3) LIQUID MULCH-BINDERS

SWPPP NOTES: (3/2015)

CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

30 0 15 30 60 120

GRAPHIC SCALE 1 INCH = 30 FEET

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CHECKED BY:	BAB/AJL
DATE:	11/20/2019
SCALE:	AS SHOWN
CAD I.D.:	J150680-SPP-0A

PROJECT:

PRELIMINARY & FINAL SITE PLAN

FOR

HARTZ MOUNTAIN INDUSTRIES, INC.

PROPOSED RESIDENTIAL DEVELOPMENT

BLOCK 34.03; LOT 1.01, 1.02, & 2.03
HARBOR BOULEVARD
TOWNSHIP OF WEEHAWKEN
HUDSON COUNTY, NEW JERSEY
REDEVELOPMENT ZONE
TAX MAP SHEET #1

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NJ CERT. OF AUTHORIZATION NO. 24GA28161700

B.A. BOHLER

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 47421 NEW YORK LICENSE No. 088514-1
DELAWARE LICENSE No. 17111 CONNECTICUT LICENSE No. 26039
FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-9
OF 14

REVISION 0 - 11/20/2019

G:\2015\J150680\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\J150680-SPP-0A------>LAYOUT: C-09 EROS
AK

DEFINITION

THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS

PURPOSE

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON- AND OFF-SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

CONDITION WHERE PRACTICE APPLIES

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTIONS.

WATER QUALITY ENHANCEMENT

SEDIMENTS DEPOSITED AS "DUST" ARE OFTEN FINE COLLOIDAL MATERIAL WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.

PLANNING CRITERIA

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES - SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY

VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND PERMANENT STABILIZATION WITH SOD.

SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MOCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1,200
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 STANDARD.		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1,200

TILLAGE- TO ROUGHEN THE SURFACE AND BRING THE CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

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.

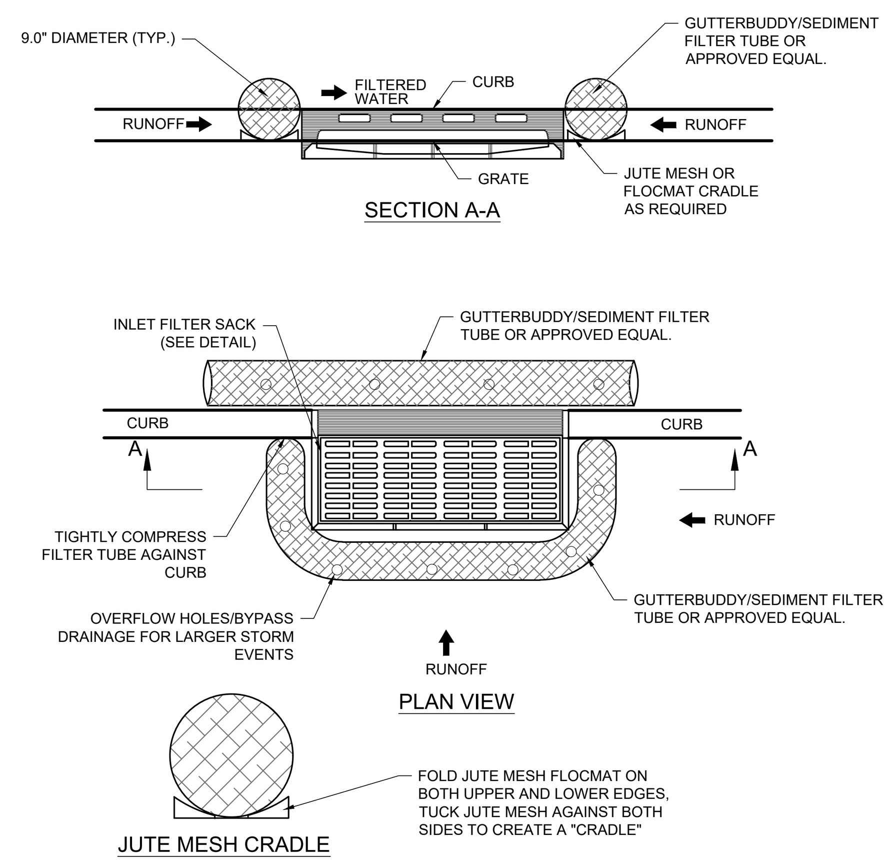
CALCIUM CHLORIDE- SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION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

STONE- COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

1 NJSCD STANDARD FOR DUST CONTROL

NOT TO SCALE (O999916 - 2/2018)

NOTES:
1. FOR LOCATIONS WHERE GUTTERBUDDY OR SEDIMENT FILTER TUBE WILL BE PLACED IN CONCENTRATED FLOWS, BED THE TUBE IN A JUTE MESH OF (FLOCMAT) CRADLE. TUBE MUST BE INSTALLED WHERE THE HANDLES WILL BE POSITIONED AT THE VERY TOP OF THE BAG.
2. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117f, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WEBTEC INC., OR APPROVED EQUIVALENT.
3. 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
4. MAINTENANCE MUST BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS IS NOT TO EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE EROSION TUBE.
5. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
6. THE PROTECTION DEVICE IS DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND IS INTENDED TO SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM. FILTER TUBE MUST BE EQUIP WITH AN OVERFLOW PROTECTION TO HANDLE HIGHER FLOW RATES DURING LARGER STORM EVENTS.
7. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF PRE-APPROVED BY THE LOCAL SOIL CONSERVATION DISTRICT.
8. INSPECTIONS MUST BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT MUST BE MADE PROMPTLY, AS NEEDED. THE BARRIER IS TO BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED AND ACCEPTED BY THE MUNICIPAL ENGINEER AND/OR SOIL CONSERVATION DISTRICT.
9. ALL INLETS ARE TO BE FIT WITH AN INLET FILTER SACK, AS INDICATED ON THE PLANS. SEE INLET FILTER SACK DETAIL FOR ADDITIONAL INFORMATION.

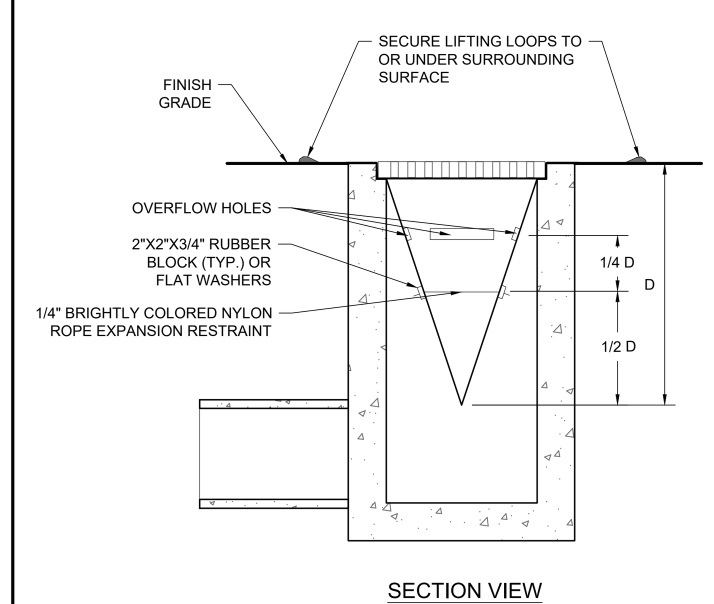


2 INLET FILTER DETAIL

NOT TO SCALE (O049910- 1/2017)

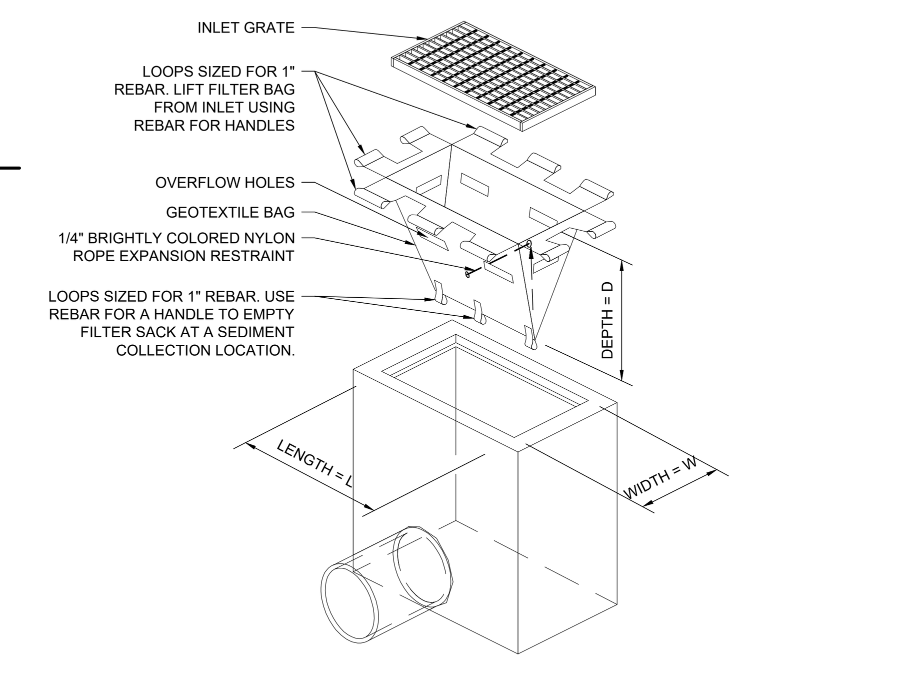
SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 24 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
8. FOR INLET WITH CURB PIECE OPENING, THE CURB PIECE OPENING SHALL BE BLOCKED SO ALL STORMWATER RUNOFF WILL BE FILTERED THROUGH THE FILTER SACK.



SECTION VIEW

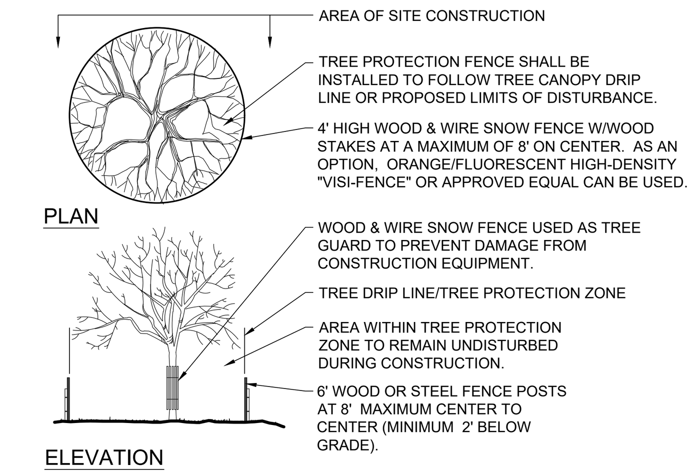
PROFILE VIEW OF INSTALLED FILTER SACK



ISOMETRIC VIEW

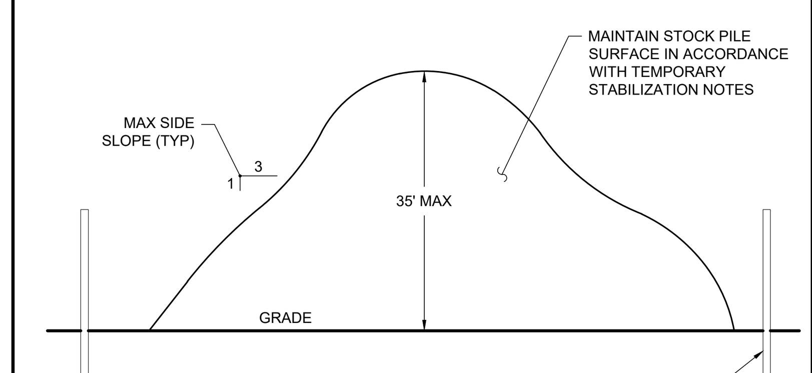
3 INLET FILTER SACK DETAIL

NOT TO SCALE (O049911 - 1/2017)



4 TREE PROTECTION DURING SITE CONSTRUCTION DETAIL

NOT TO SCALE (O039909 - 4/2017)

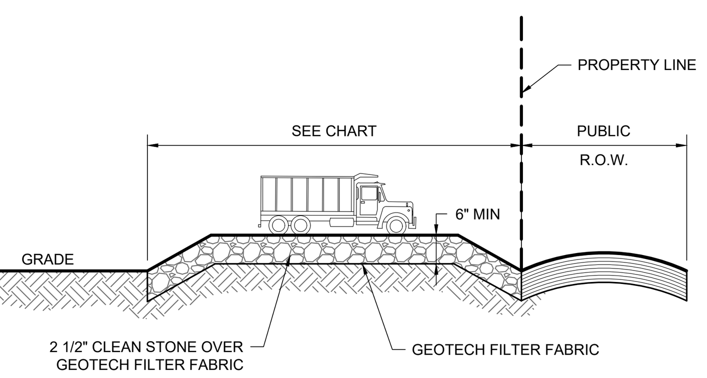


CONSTRUCT SILT FENCE AROUND PERIMETER OF STOCKPILE WITHIN UN PAVED AREAS (SEE DETAIL) OR TEMPORARY BLOCK AND SEDIMENT FILLER TUBE AROUND PERIMETER WITHIN PAVED AREAS (SEE DETAIL)

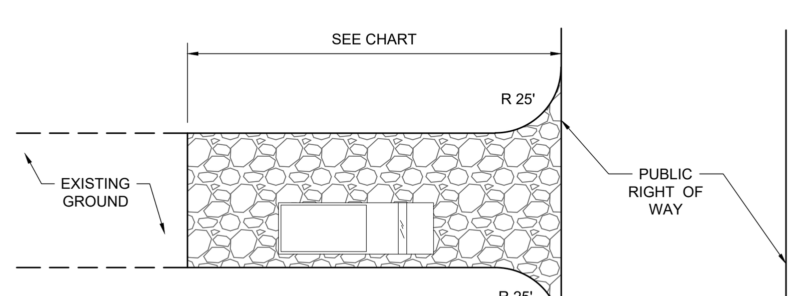
NOTES:
1. CONTRACTOR SHALL SEPARATE TOP SOIL AND GENERAL EXCAVATED MATERIAL INTO SEPARATE STOCKPILES.
2. CONTRACTOR SHALL PROTECT EXCAVATED REUSABLE SOILS FROM SOILS CONTAMINATED WITH DELETERIOUS MATERIAL.

5 TEMPORARY SOIL STOCKPILE DETAIL

NOT TO SCALE (O079901 - 1/2017)



PROFILE



PLAN VIEW

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIREMENTS	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0% TO 2%	50 Ft	100 Ft
2% TO 5%	100 Ft	200 Ft
>5%	ENTIRE ENTRANCE STABILIZED WITH HOT MIX ASPHALT BASE COURSE, MIX I-2*	

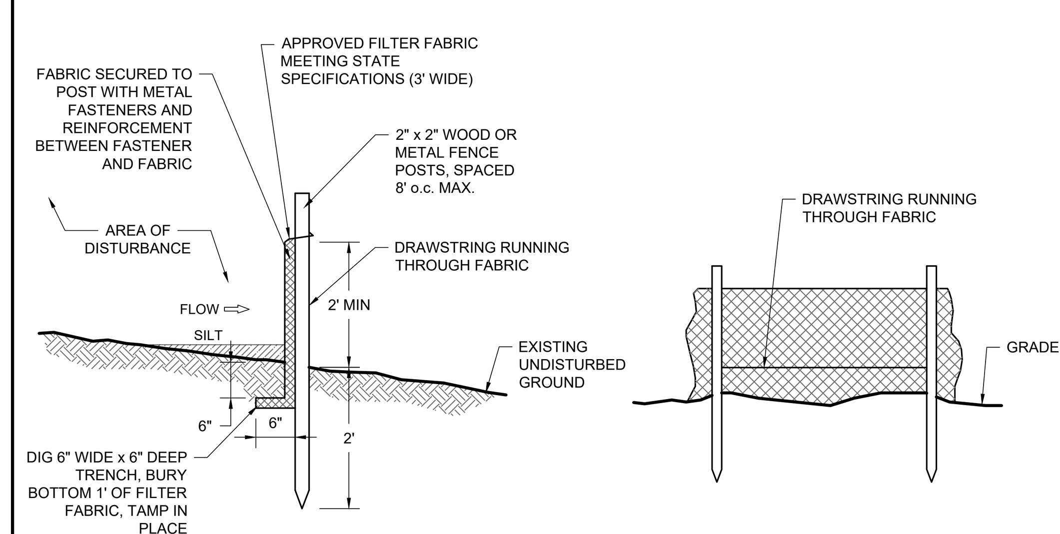
* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

CHART

NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE ANTI-TRACKING PAD FOR THE DURATION OF THE PROJECT, SO THAT THE ROAD IS KEPT CLEAN.
2. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION EXIT AND PUBLIC R.O.W.
3. CONTRACTOR MUST APPLY TOP DRESSING WITH REPLACEMENT/ SUPPLEMENTAL STONE AS NECESSARY DURING THE PROJECT TO MAINTAIN ADEQUATE ANTI-TRACKING FUNCTION.
4. ANTI-TRACKING TO BE PROVIDED WHEREVER VEHICLES EXIT IN UN-STABILIZED PORTION OF THE CONSTRUCTION SITE.
5. TRACKING PAD IS TO EXTEND TO THE PAVED AREA IN THE PUBLIC R.O.W.

6 STABILIZED CONSTRUCTION EXIT/ACCESS & ANTI-TRACKING PAD DETAIL

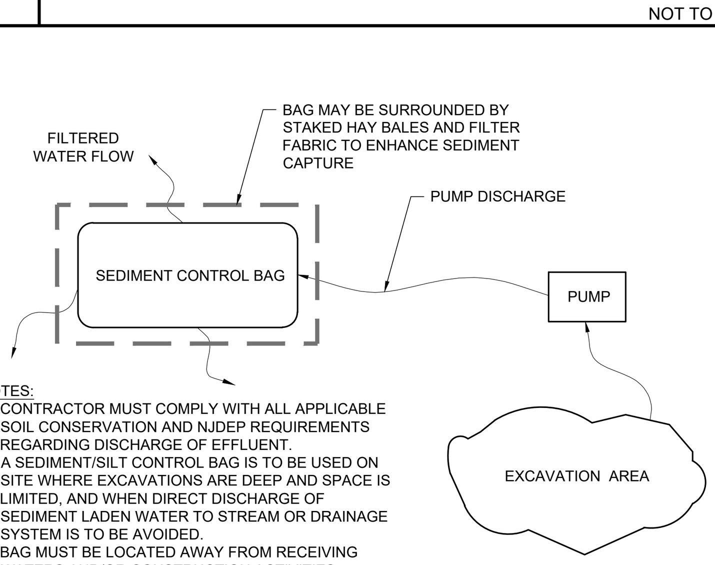
NOT TO SCALE (O029901 - 08/2017)



NOTES:
1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5%.
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
5. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE MUNICIPAL ENGINEER OR SOIL CONSERVATION DISTRICT.
6. THE BARRIER SHALL BE REMOVED WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE AND ACCEPTED BY THE MUNICIPAL ENGINEER OR SOIL CONSERVATION DISTRICT.
7. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD A MIN. DIAMETER THICKNESS OF 1 ½ INCHES.
8. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
9. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE GROUND. FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING TO INDICATE LIMIT OF SILT ACCUMULATION. CONTRACTOR MUST CLEAR THE ACCUMULATED SILT WHEN LIMIT IS REACHED.

7 SILT FENCE DETAIL

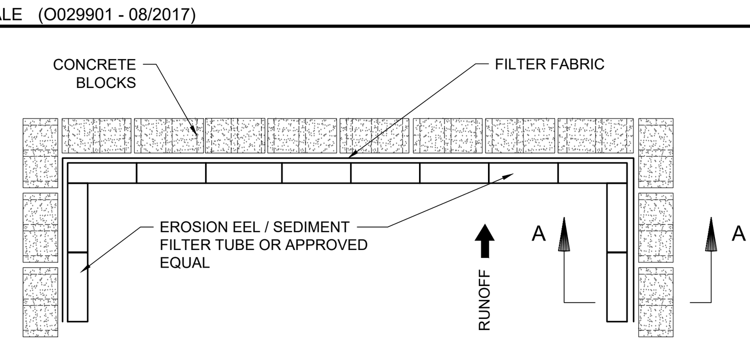
NOT TO SCALE (O039902 - 1/2017)



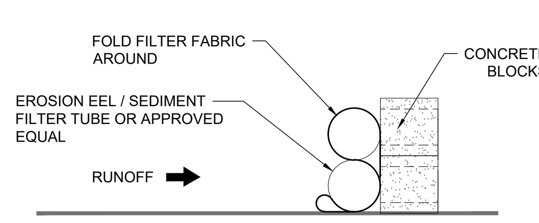
NOTES:
1. CONTRACTOR MUST COMPLY WITH ALL APPLICABLE SOIL CONSERVATION AND NJDEP REQUIREMENTS REGARDING DISCHARGE OF EFFLUENT.
2. A SEDIMENT/SILT CONTROL BAG IS TO BE USED ON SITE WHERE EXCAVATIONS ARE DEEP AND SPACE IS LIMITED, AND WHEN DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO STREAM OR DRAINAGE SYSTEM IS TO BE AVOIDED.
3. BAG MUST BE LOCATED AWAY FROM RECEIVING WATERS AND/OR CONSTRUCTION ACTIVITIES.
4. BAGS MUST BE DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND FED.,STATE, AND LOCAL REGULATIONS. BAGS MAY NOT BE REUSED.
5. DISCHARGE HOSE FROM PUMP MUST BE PLACED IN A STABILIZED AREA DOWN SLOPE OF UNSTABILIZED AREAS TO PREVENT EROSION.
6. MAINTENANCE MUST BE PERFORMED BY THE CONTRACTOR WHEN THE PUMP RUNS DRY AND BACK UP WATER REMAINS.

8 NJ SCD SEDIMENT CONTROL BAG FOR DEWATERING DETAIL

NOT TO SCALE (O089906-08/2016)



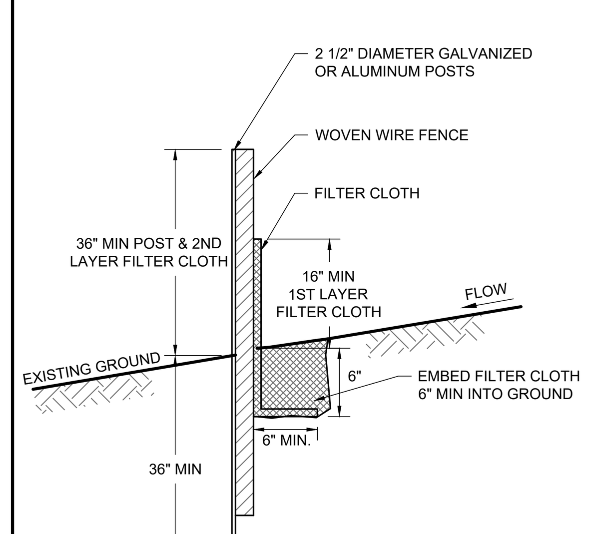
PLAN

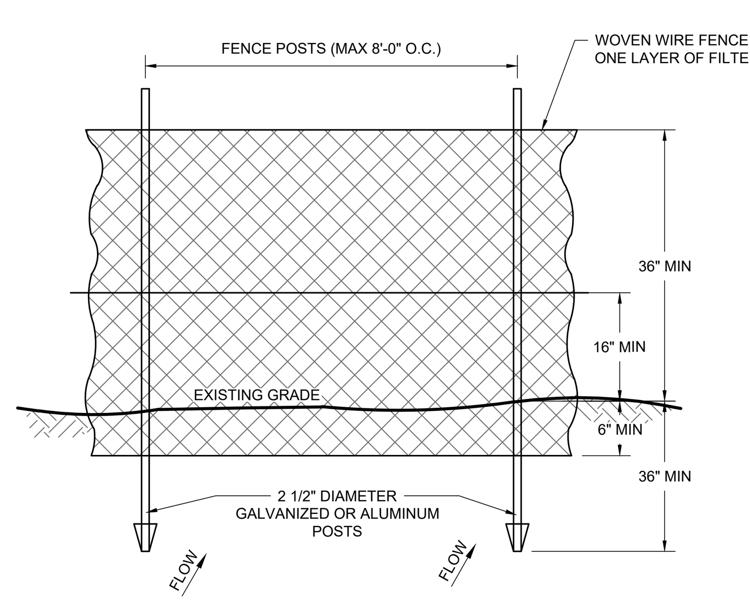


SECTION A-A

9 TEMPORARY BLOCK AND SEDIMENT FILTER TUBE

NOT TO SCALE (O039907 - 1/2017)





NOTE:
THIS FENCE SHALL BE USED WHERE FLOW LENGTHS ARE GREATER THAN 150 FEET, OR DRAINAGE AREAS OF MORE THAN ONE (1) ACRE AND SLOPES ARE GREATER THAN 5% FOR 30 FEET IN FRONT OF THE SILT FENCE LOCATION.

10 SUPER SILT FENCE DETAIL

NOT TO SCALE (O039906 - 1/2017)

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY

GARDEN STATE UNDERGROUND LOCATION 1-800-272-1000 STOP - CALL BEFORE YOU DIG!

WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

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SHEET TITLE:
SOIL EROSION CONTROL DETAILS

SHEET NUMBER:
C-10
OF 14

REVISION 0 - 11/20/2019

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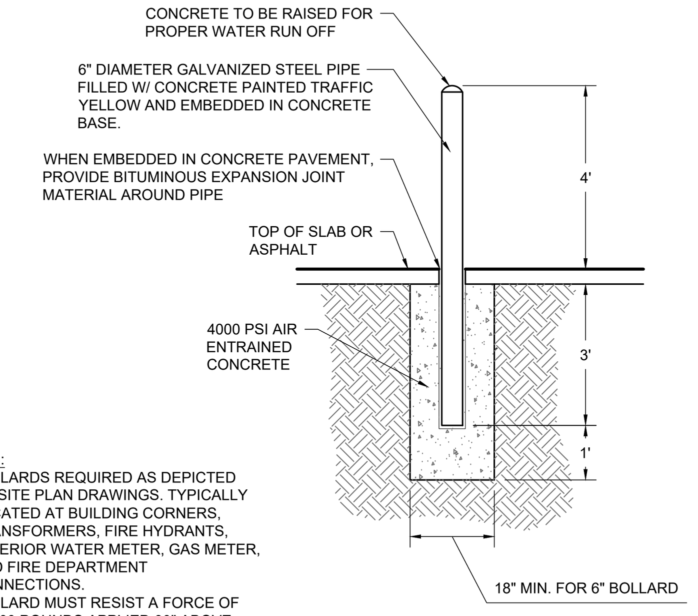
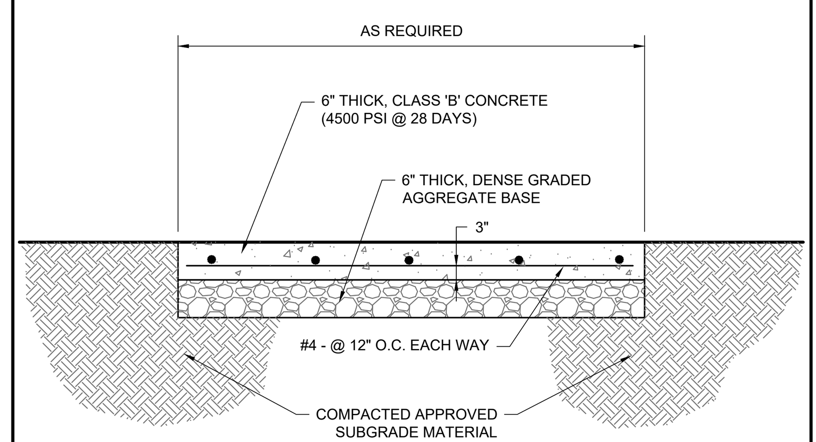


NOTES:
1. BOLLARDS REQUIRED AS DEPICTED ON SITE PLAN DRAWINGS. TYPICALLY LOCATED AT BUILDING CORNERS, TRANSFORMERS, FIRE HYDRANTS, EXTERIOR WATER METER, GAS METER, AND FIRE DEPARTMENT CONNECTIONS.
2. BOLLARD MUST RESIST A FORCE OF 12,000 POUNDS APPLIED 30" ABOVE THE DRIVING SURFACE.

1 6" BOLLARD DETAIL

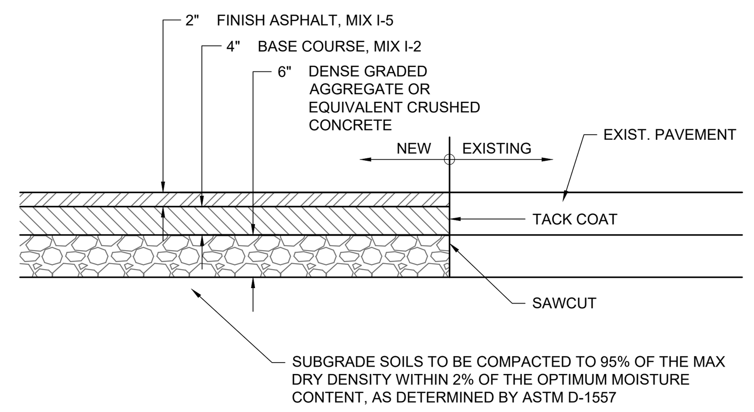
NOT TO SCALE (S010201-01/2013)



NOTES:
1. EXPANSION JOINTS 1/2" WIDE PREMOLDED BIT. MATERIAL SHALL BE INSTALLED AT 12 (MAX.) INTERVALS.
2. CONSTRUCTION JOINTS SHALL BE INSTALLED AT 5' (MIN.) INTERVALS.

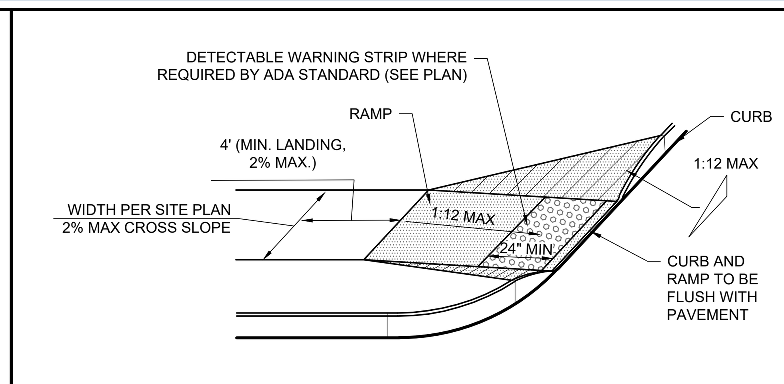
2 CONCRETE MAT 6" THICK WITH REBAR DETAIL

NOT TO SCALE (S029904 - 9/2016)



3 STANDARD PAVING DETAIL

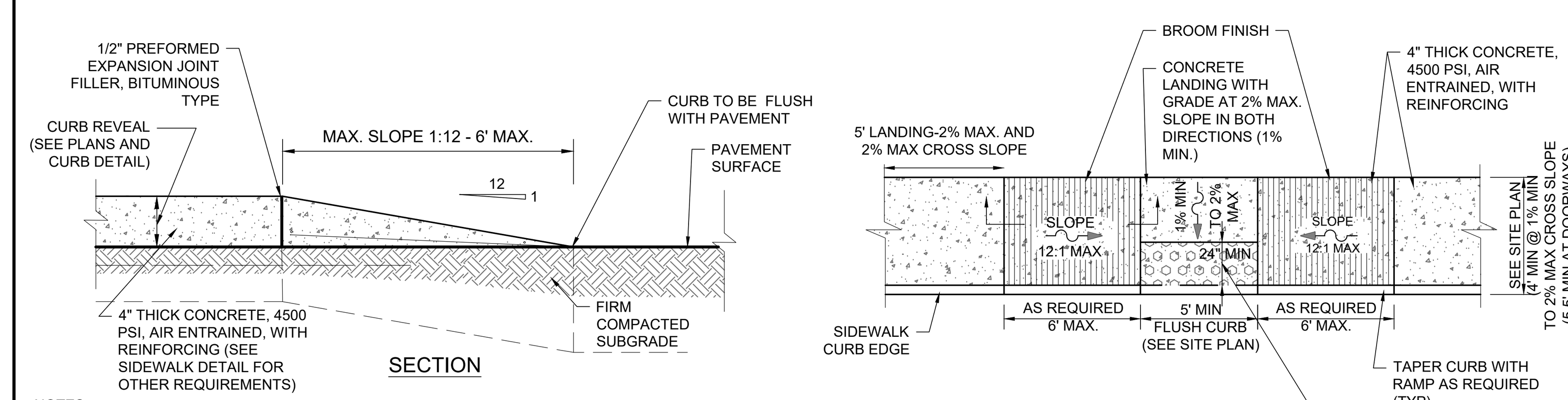
NOT TO SCALE (S080102-01/2013)



NOTES:
1. ADA RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
2. CONTRACTOR TO CONSTRUCT DETECTABLE WARNINGS WHEN SIDEWALK IS WITHIN PUBLIC ROW AND WHERE SHOWN ON PLANS.
3. DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BOTTOM DIAMETER OF NOMINAL 0.9 INCH, A TOP DIAMETER OF 0.4 INCH, A HEIGHT OF NOMINAL 0.2 INCH, A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCH, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT. (SEE DETAIL)
4. TOP OF CURB TO HAVE SAME SLOPE AS ADJACENT CURB RAMP.

4 ADA CURB RAMP DETAIL

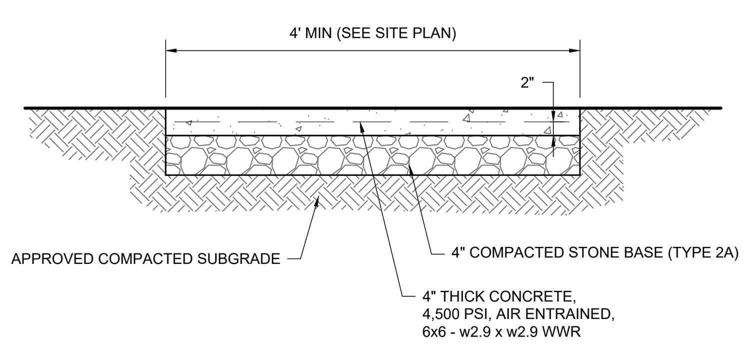
NOT TO SCALE (S070101-01/2013)



NOTES:
1. ADA ACCESSIBLE RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST 2010 STANDARDS FOR ON-SITE LOCATIONS AND PROWAG GUIDELINES (WITHIN ROW LOCATIONS).
2. CONTRACTOR TO CONSTRUCT DETECTABLE WARNINGS WHEN SIDEWALK INTERSECTS A HAZARDOUS VEHICULAR AREA.
3. DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BOTTOM DIAMETER OF NOMINAL 0.9 INCH, A TOP DIAMETER OF 0.4 INCH, A HEIGHT OF NOMINAL 0.2 INCH, A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCH, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT. (SEE DETAIL)
4. PROVIDE UNOBSTRUCTED PATH OF TRAVEL NOT LESS THAN 36" WIDE.
5. WALKWAY WIDTH TO COMPLY WITH ADA DOOR OPENING REQUIREMENTS WHEN ADJACENT TO DOORWAYS.
6. IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY WHERE THE WALKING SURFACE AND PAVEMENT ARE NOT SEPARATED BY CURBS, RAILING OR OTHER ELEMENTS, THE BOUNDARY BETWEEN THE AREA SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS MIN. 36" WIDE (ADA ACCESSIBLE GUIDELINES PRINTED 11-4-06) AND MIN. 24" DEPTH.
7. BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL.

5 ADA RAMP IN SIDEWALK WITH BROOM FINISH DETAIL

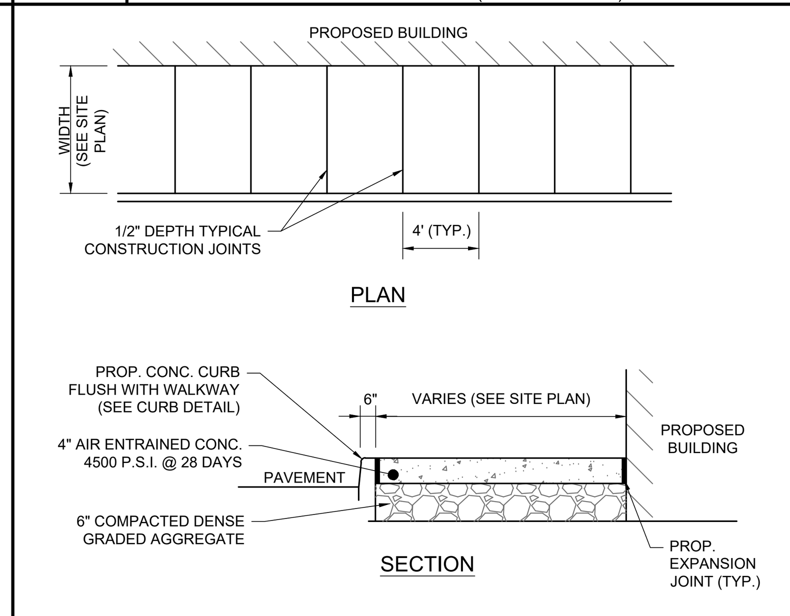
NOT TO SCALE (S070102.02-01/2013)



NOTE:
1. MIN. CROSS SLOPE ⅛" PER FOOT, MAX. ¼" PER FOOT PITCHED TOWARDS ROADWAY.
2. EXPANSION JOINTS 1/2" WIDE PREMOLDED BIT. MATERIAL SHALL BE INSTALLED AT 12' INTERVALS TO BE RECESSED 1/4" - 1/2" FROM SIDEWALK SURFACE. CONTRACTION JOINTS TO BE SPACED AT EQUAL INTERVALS, 4' MAXIMUM LENGTH.

6 CONCRETE SIDEWALK WITH STONE BASE DETAIL

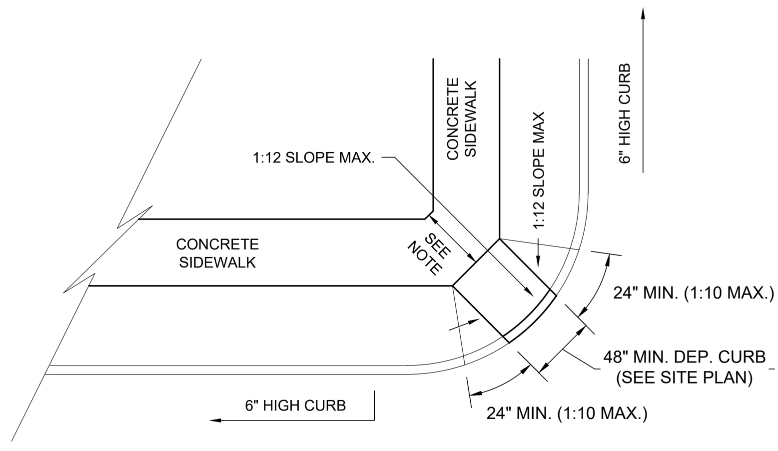
NOT TO SCALE (S090106- 9/2016)



NOTES:
1. CROSS SLOPE MAX. 1/4" - MIN. 1/8" PER FOOT PITCHED AWAY FROM BUILDING.
2. PROVIDE 1/2" REMOLDED BITUMINOUS EXPANSION JOINT AT 12' INTERVALS AND ALONG CURBS AND BUILDING.
3. REFER TO SITE PLAN FOR SIDEWALK WIDTH.

7 CURB AND WALK AT BUILDING DETAIL

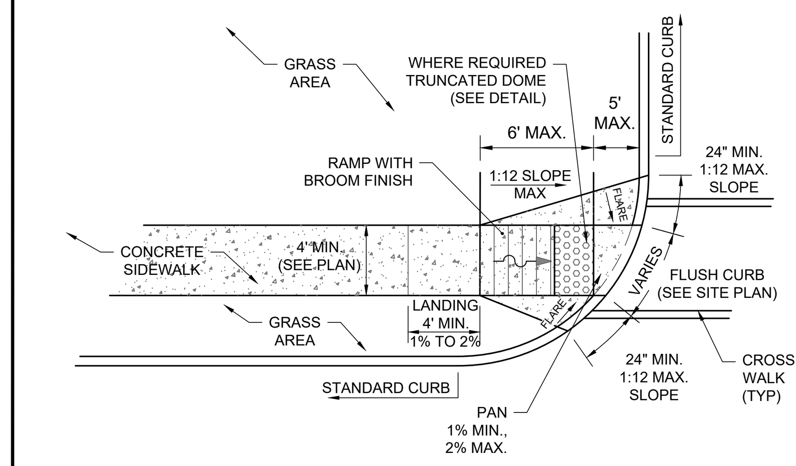
NOT TO SCALE (S090104-01/2013)



NOTES:
1. WITHIN ROW 48" REQUIRED.
2. WITHIN PRIVATE PROPERTY 36" REQUIRED.
3. IF <48", THEN THE SLOPE OF THE FLARED SIDES SHALL NOTE EXCEED 1:12

8 CORNER ADA RAMP DETAIL

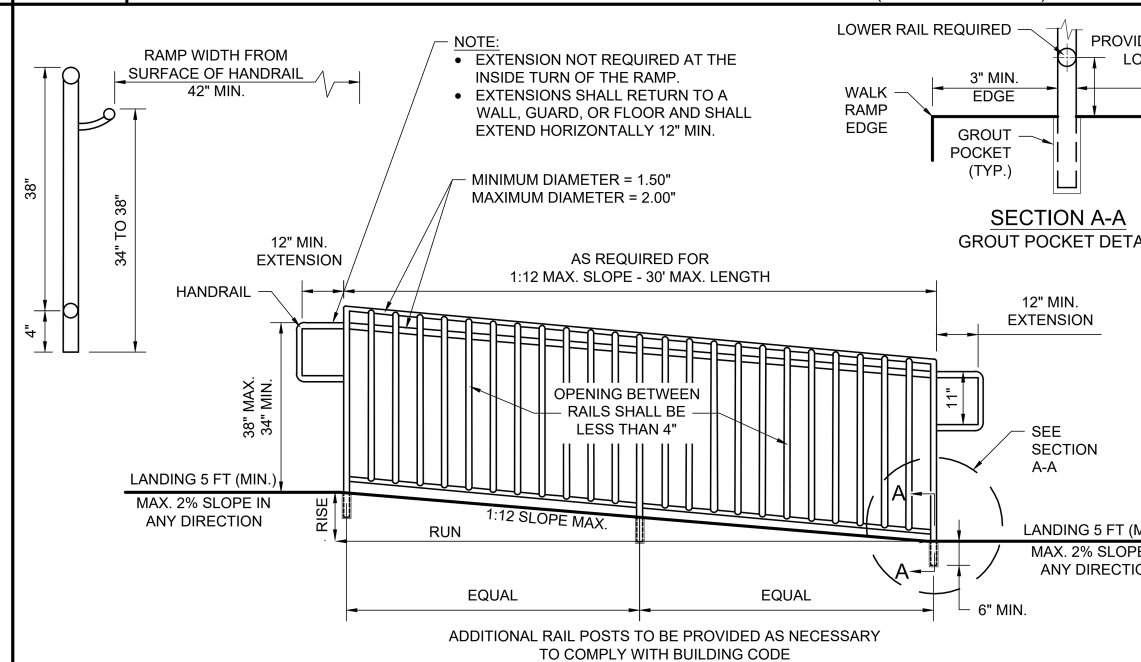
NOT TO SCALE (S070103-01/2013)



NOTE:
1. ADA CURB RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT ADA STANDARDS.
2. CONTRACTOR TO CONSTRUCT DETECTABLE WARNINGS WHEN CURB RAMP IS WITHIN ROAD ROW AND WHERE SHOWN ON THE PLANS.
3. DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BOTTOM DIAMETER OF NOMINAL 0.9 INCH, A TOP DIAMETER OF 0.4 INCH, A HEIGHT OF NOMINAL 0.2 INCH, A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCH, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT. (SEE DETAIL)

9 ADA CURB_RAMP TO ROAD CROSSWALK DETAIL

NOT TO SCALE (S070116-01/2013)

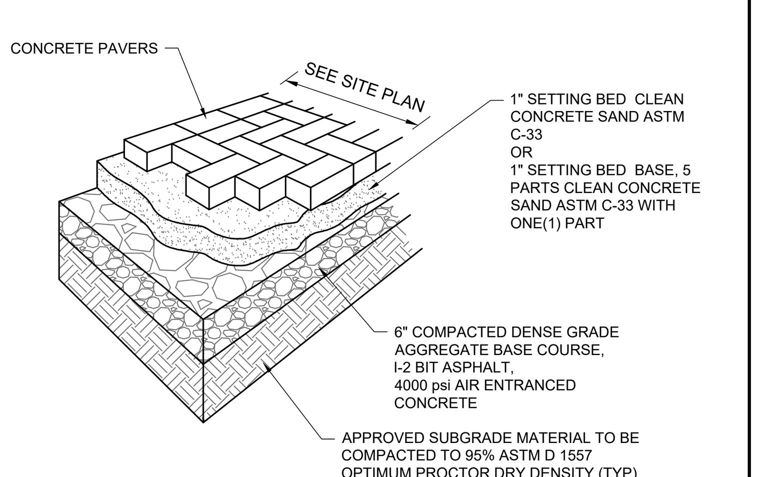


NOTES:
1. HANDRAIL INFORMATION SHOWN IS GENERIC FOR TYPICAL CONDITION. RAIL COMPONENT MUST BE ADJUSTED AS NECESSARY TO COMPLY WITH ALL BUILDING CODE AND ADA REQUIREMENTS.
2. RAILINGS ARE TO BE PROVIDED ON BOTH SIDES OF RAMP WITH A MIN. OF 42" BETWEEN INSIDE EDGE SURFACE OF HANDRAILS.
3. LANDING (MAX. 2% SLOPE FOR POSITIVE DRAINAGE) MUST BE PROVIDED AT EACH END OF RAMP.
4. 60"x60" LANDING MUST BE PROVIDED WHEN THERE IS A TURNING MOVEMENT.
5. WHEN DIFFERENCE IN GRADE IS 30" OR GREATER, ADJACENT SIDE RAIL, FALL PROTECTION, COMPLYING WITH BUILDING CODE, MUST BE PROVIDED.

SPECIFICATIONS:
1. MATERIAL: MARINE GRADE STAINLESS STEEL, SCH 40 ALUMINUM, OR STEEL PIPE.
2. FINISH: NATURAL OR HARDCOAT BLACK ANODIZED OR SEMI GLOSS BLACK PAINTED OR AS DIRECTED BY OWNER.
3. ALL WELDS SHALL BE GROUND SMOOTH
4. APPROVED MANUFACTURERS: LOCAL FABRICATION OR CRANE VEYOR CORP (818) 442-1524 MODEL NO. C4300 OR MOULTRIE MFG. CO. (800) 841-8674 WESRAIL SYSTEM.
5. ALL COMPONENTS TO COMPLY WITH REQUIREMENTS OF STATE CONSTRUCTION CODE LATEST EDITION.
6. WHERE FALL PROTECTION IS REQUIRED, PROVIDE INTERMEDIATE RAILS, 42" HIGH, WITH RAILS MAX. 4" O.C.

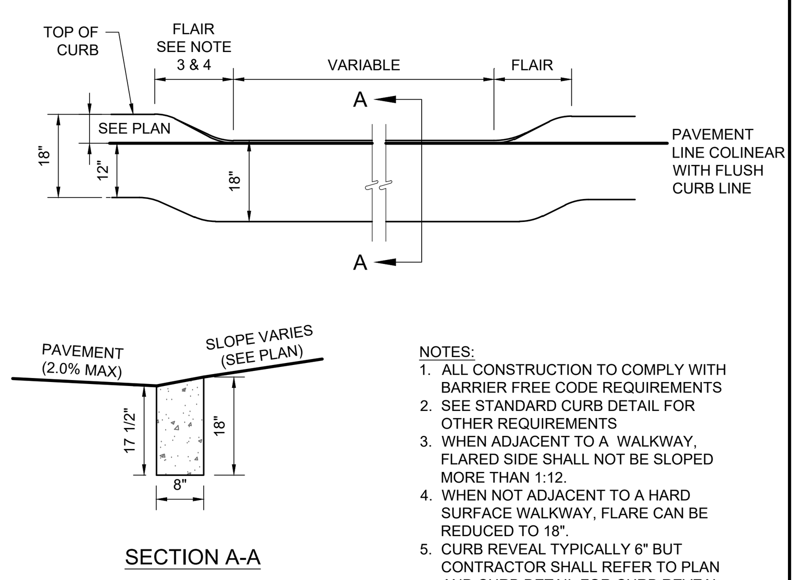
10 ADA RAMP WITH HANDRAIL AND FALL PROTECTION DETAIL

NOT TO SCALE (S070108.02-08/2016)



11 CONCRETE PAVER DETAIL

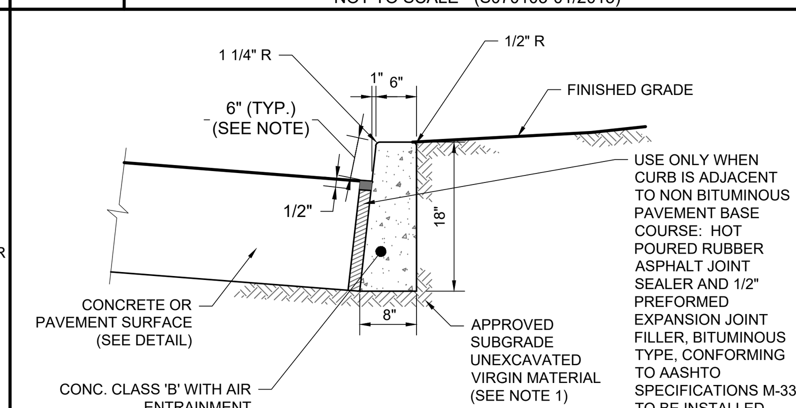
NOT TO SCALE (S090203-01/2013)



NOTES:
1. ALL CONSTRUCTION TO COMPLY WITH BARRIER FREE CODE REQUIREMENTS
2. SEE STANDARD CURB DETAIL FOR OTHER REQUIREMENTS
3. WHEN ADJACENT TO A WALKWAY, FLARED SIDE SHALL NOT BE SLOPED MORE THAN 1:12.
4. WHEN NOT ADJACENT TO A HARD SURFACE WALKWAY, FLARE CAN BE REDUCED TO 18".
5. CURB REVEAL TYPICALLY 6" BUT CONTRACTOR SHALL REFER TO PLAN AND CURB DETAIL FOR CURB REVEAL SPECIFIC TO SITE LOCATION.

12 ADA FLUSH CURB DETAIL

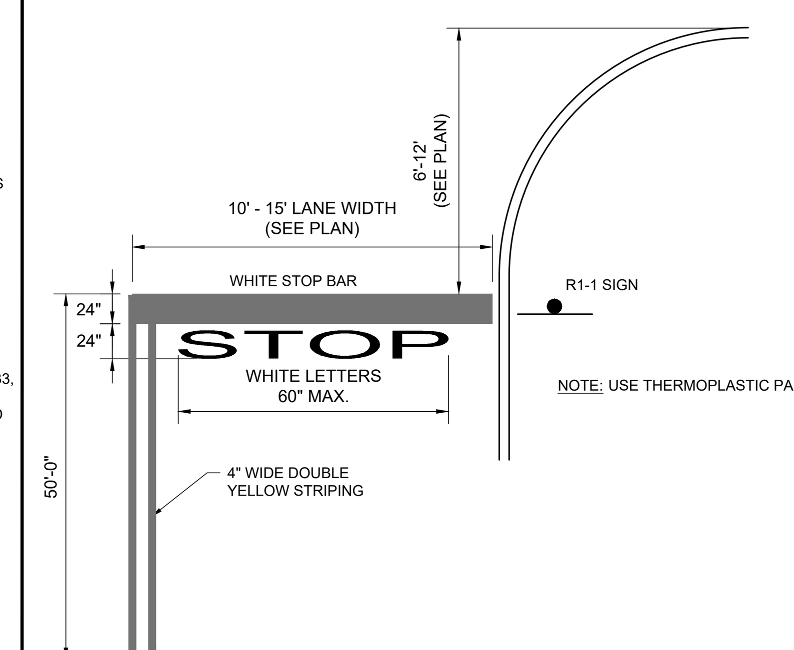
NOT TO SCALE (S039904-01/2013)



NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE ENGINEER PRIOR TO POURING.
2. TRANSVERSE EXPANSION JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".
5. THESE SPECIFICATIONS ALSO MEET RSIS DESIGN STANDARDS.
6. THE 6" CURB REVEAL IS TYPICAL. CONTRACTOR TO REVIEW GRADING PLAN FOR AREAS WHERE REVEAL IS TO BE MODIFIED.

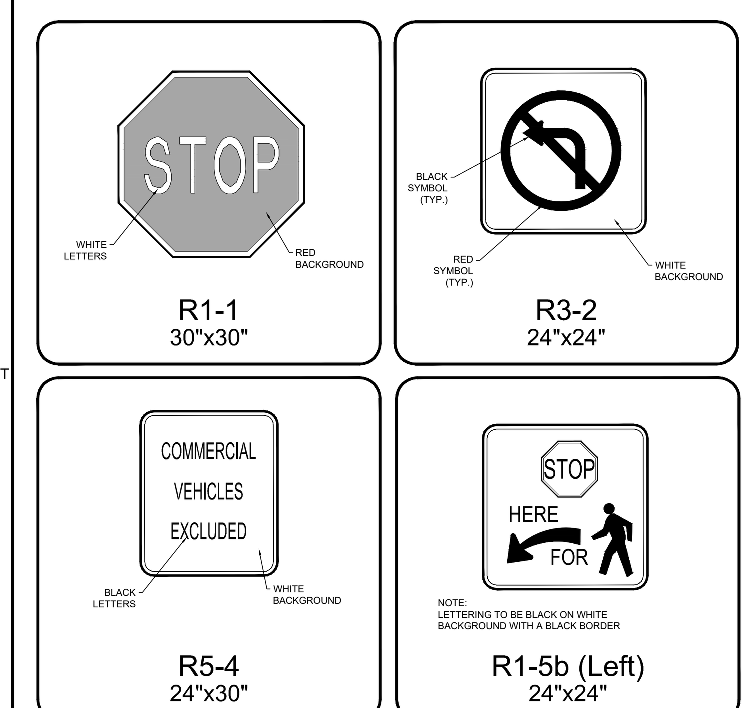
13 CONCRETE CURB 6" REVEAL DETAIL

NOT TO SCALE (S030202-01/2013)



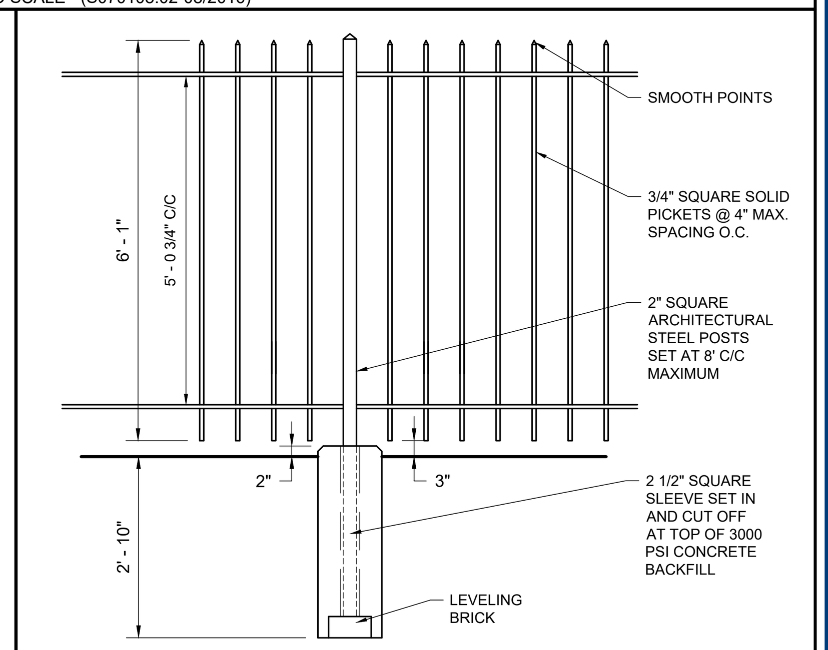
14 CONTROLLED INTERSECTION STRIPING AND SIGNAGE DETAIL

NOT TO SCALE (S080504-01/2013)



15 TRAFFIC SIGNS DETAIL

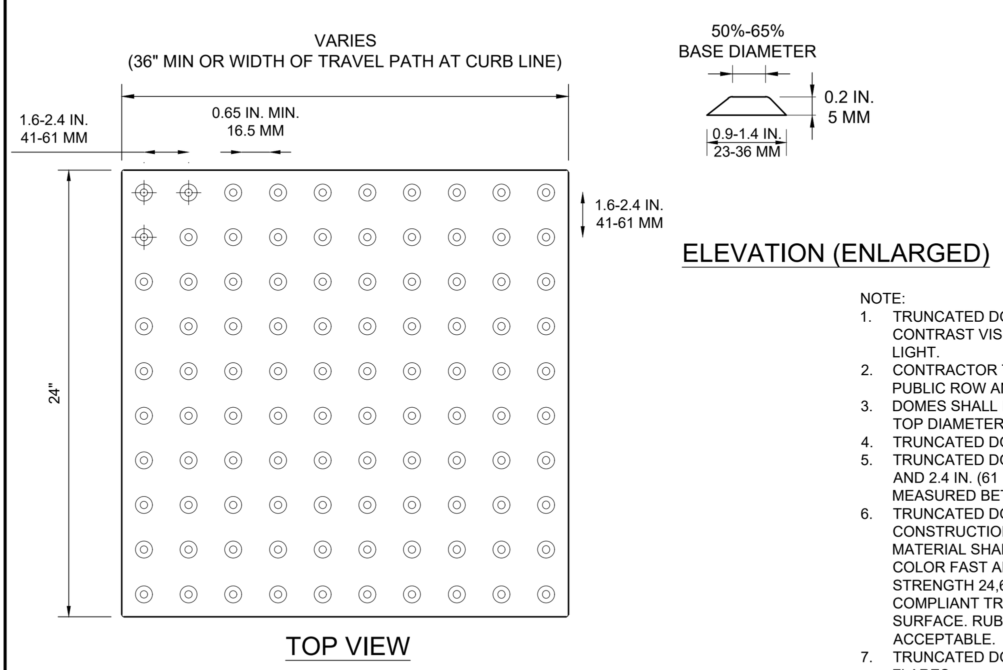
NOT TO SCALE (03/2019)



NOTE:
INSTALL PER MANUFACTURER REQUIREMENTS AND INSTALLATION SHALL COMPLY WITH BUILDING CODE REQUIREMENTS.

16 FAUX WROUGHT IRON FENCE DETAIL

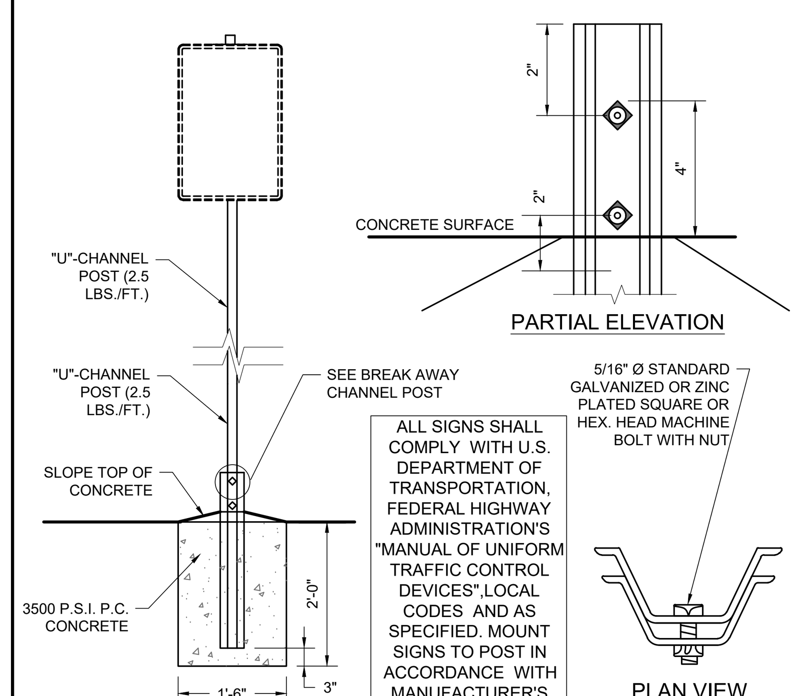
NOT TO SCALE (S059905-01/2013)



NOTE:
1. TRUNCATED DOMES THAT PROVIDE THE DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT.
2. CONTRACTOR TO INSTALL DETECTABLE WARNING SURFACES WHEN SIDEWALK IS WITHIN PUBLIC ROW AND WHERE INDICATED ON THE PLAN.
3. DOMES SHALL HAVE A BASE DIAMETER OF 0.9 IN (23 mm) MIN. TO 1.4 IN (36 mm) MAX, AND A TOP DIAMETER OF 50% TO 65% MAX. OF THE BASE DIAMETER.
4. TRUNCATED DOMES SHALL HAVE A HEIGHT OF 0.2" (5.1 mm).
5. TRUNCATED DOMES SHALL HAVE A CENTER TO CENTER SPACING OF 1.6 IN (41 mm) MIN. AND 2.4 IN. (61 mm) MAX. AND A BASE TO BASE SPACING OF 0.65 IN. (16.5 mm) MIN., MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID.
6. TRUNCATED DOMES SHALL BE AN INTEGRAL PART OF THE ADA CURB RAMP CONSTRUCTION CONSISTING OF CAST IN PLACE COMPOSITE TILES/MAT. THE TILE/MAT MATERIAL SHALL BE A HOMOGENEOUS GLASS AND CARBON REINFORCED COMPOSITE, COLOR FAST AND UV STABLE, COMP. STRENGTH 23,800 PSI ASTM D695 AND FLEXUAL STRENGTH 24,600 PSI ASTM D796. PRECAST CONCRETE PAVER BLOCKS HAVING COMPLIANT TRUNCATED DOMES, MAY ALSO BE USED FOR THE DETECTABLE WARNING SURFACE. RUBBERIZED MATERIAL TO BE GLUED TO RAMP SURFACE SHALL NOT BE ACCEPTABLE.
7. TRUNCATED DOMES SHALL EXTEND THE FULL WIDTH OF THE TRAVEL PATH EXCLUDING FLARES.

17 TRUNCATED DOME PATTERN DETAIL

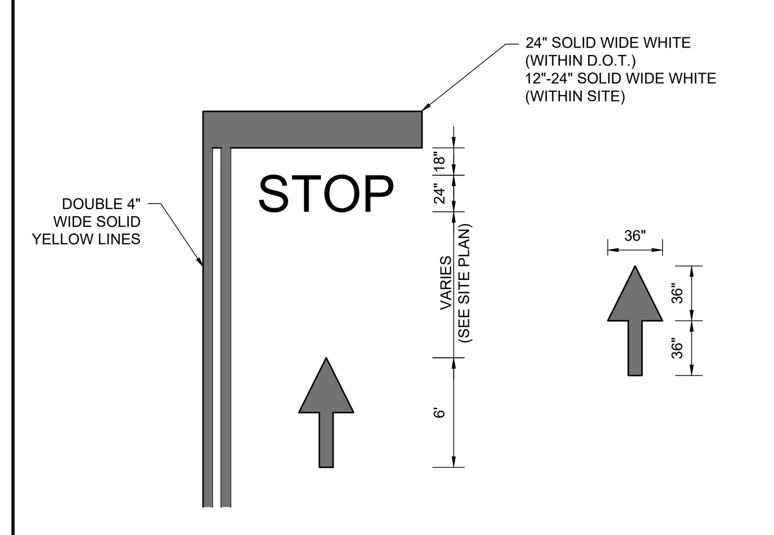
NOT TO SCALE (S070117-01/2013)



ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES",LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

18 BREAKAWAY SIGN POST IN CONCRETE DETAIL

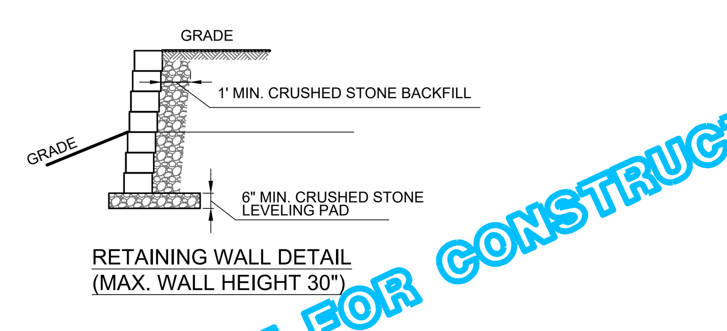
NOT TO SCALE (S100202.02-01/2013)



NOTES:
1. ARROWS AND WORDS CAN BE ARRANGED IN DIFFERENT COMBINATIONS TO ACHIEVE DESIRED RESULT.
2. STOP BAR, LETTERS, AND ARROW TO BE THERMOPLASTIC.
3. LINES TO BE EPOXY PAINT PER DOT STANDARD SPECIFICATIONS.

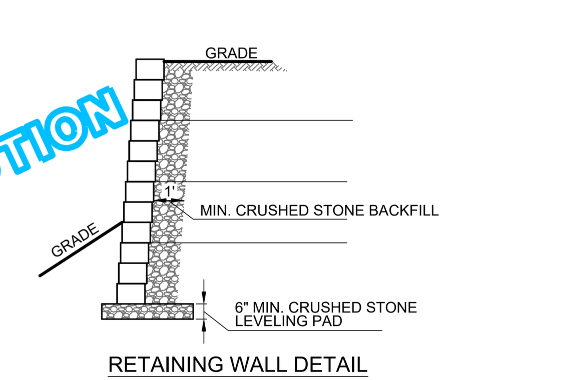
19 PAINTED MARKING DETAILS

NOT TO SCALE (S080501-01/2013)



NOT FOR CONSTRUCTION

NOTE: NOT FOR CONSTRUCTION, FINAL SHOP DRAWINGS TO BE PROVIDED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER PRIOR TO CONSTRUCTION



NOTE: NOT FOR CONSTRUCTION, CONTRACTOR TO HAVE PREPARED A SHOP DRAWINGS (PREPARED BY A PROFESSIONAL ENGINEER IF WALL HEIGHT IS GRATER THEN 48") TO BE PROVIDED TO THE ENGINEER PRIOR TO CONSTRUCTION

20 RETAINING WALL SCHEMATIC DETAIL

NOT TO SCALE (S130205 - 9/2016)

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

PROJECT No.:	J150680
DRAWN BY:	ATK/APR
CHECKED BY:	BAB/AJL
DATE:	11/20/2019
SCALE:	AS SHOWN
CAD I.D.:	J150680-CDS-0A

PROJECT:
PRELIMINARY & FINAL SITE PLAN
FOR
HARTZ MOUNTAIN INDUSTRIES, INC.
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 34.03; LOT 1.01, 1.02, & 2.03
HARBOR BOULEVARD
TOWNSHIP OF WEEHAWKEN
HUDSON COUNTY, NEW JERSEY
REDEVELOPMENT ZONE
TAX MAP SHEET #1

BOHLER ENGINEERING
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SHEET TITLE:
DETAIL SHEET

SHEET NUMBER:
C-11
OF 14

REVISION 0 - 11/20/2019

G:\2015\J150680\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\J150680-CDS-0A----->LAYOUT: C-11 DETL
AK

GENERAL INLET NOTES

1. INLETS SHALL MEET H-25 LOADING.
2. INLETS MAY BE CONSTRUCTED OF BRICK, CONCRETE SOLID, CONCRETE BLOCK OR PRECAST CONCRETE. WALLS SHALL BE 8 INCHES THICK IF BRICK AND 6 INCHES THICK IF CONCRETE, CONCRETE BLOCK OR PRECAST CONCRETE. INLET FOUNDATIONS AND INVERTS SHALL BE CLASS B CONCRETE.
3. CORBELLING OF INLET WALLS WILL BE PERMITTED AT THE RATE OF ½ INCH PER 8 INCHES OF HEIGHT; MAXIMUM CORBEL 6 INCHES PER WALL.
4. EXCEPT FOR INLETS TYPE A AND C, FOUNDATIONS AND INVERTS SHALL BE CONSTRUCTED IN TWO STAGES, AND THE BOTTOM OF THE FOOTINGS SHALL BE 8 INCHES BELOW THE OUTER WALL OF THE LOWEST PIPE IN THE INLET.
5. WHEN THE DEPTH OF AN INLET THAT IS NOT PRECAST EXCEEDS 10 FEET AS MEASURED FROM TOP OF GRATE TO INVERT, WALLS BELOW A DEPTH OF 8 FEET SHALL BE 12 INCHES THICK AND THE DEPTH OF FOUNDATION INCREASED TO 12 INCHES. WHEN ROCK IS ENCOUNTERED, THE DEPTH OF THE FOUNDATIONS SHALL NOT BE INCREASED.
6. INLET FOUNDATIONS WHICH ARE PRECAST SHALL BE PLACED ON A 6 INCH THICK BED OF COMPACTED COARSE AGGREGATE SIZE NO. 57. THE COARSE AGGREGATE SHALL EXTEND 6 INCHES BEYOND THE HORIZONTAL LIMITS OF THE INLET FOUNDATION.
7. CASTINGS FOR PRECAST INLETS SHALL BE ADJUSTED TO GRADE WITH COURSES OF BRICK, AS REQUIRED, 12 INCHES MAXIMUM.
8. WHEN THE DEPTH OF A PRECAST INLET EXCEEDS 10 FEET AS MEASURED FROM TOP OF GRATE TO INVERT, THE FOUNDATION SHALL BE INCREASED TO 12 INCHES. WHEN ROCK IS ENCOUNTERED, THE DEPTH OF THE FOUNDATION SHALL NOT BE INCREASED.
9. MINIMUM WALL REINFORCEMENT FOR PRECAST INLETS TYPES A, B, C, E, D-1, AND B MODIFIED:

DEPTH BELOW TOP OF GRATE	HORIZONTAL REINF.	VERTICAL REINF.	WALL THK.
0' TO 10'-0"	#4 @ 10" C.C.	#4 @ 18" C.C.	6"
10'-1" TO 15'-0"	#4 @ 8" C.C.	#4 @ 18" C.C.	6"
15'-1" TO 20'-0"	#4 @ 6" C.C.	#4 @ 18" C.C.	6"

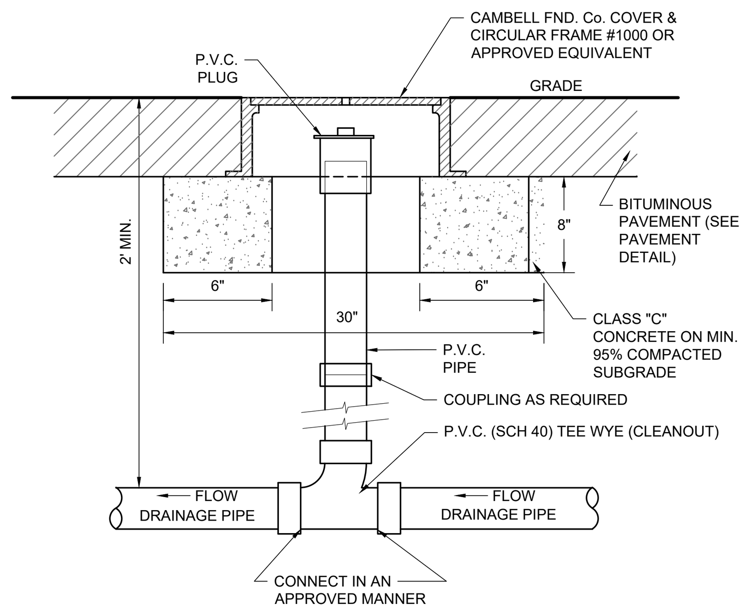
REINFORCING SHOWN FOR PRECAST INLETS IS THE MINIMUM REQUIRED. ADDITIONAL REINFORCING FOR HANDLING IS THE RESPONSIBILITY OF THE CONTRACTOR.

ALTERNATE REINFORCEMENT DEPTH BELOW TOP OF GRATE	
0' TO 10'-0"	WWF 3X6 W6 WIRES SPACED AT 3" TO RUN HORIZONTAL IN ALL CASES.
10'1" TO 15'-0"	WWF 3X6 W6 ADD #10 BAR @ 18" HORIZONTAL.
15'1" TO 20'-0"	WWF 3X6 ADD #10 BAR @ 9" HORIZONTAL OR ADD #13 BAR AT 15" HORIZONTAL.

10. ALL INLETS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND ITS AMENDMENTS.
11. FOR CAST IRON CLASS 30 B ONLY. ANY OTHER CLASS OF CAST IRON OR TYPE OF MATERIAL MUST BE ON THE BUREAU OF MATERIALS APPROVED PRODUCTS LIST OR NEW TECHNOLOGIES AND PRODUCTS APPROVED PRODUCTS LIST.
12. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
13. A 2500 PSI MIN. CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE.
14. INSIDE DIMENSIONS OF STRUCTURES ARE NOMINAL AND ARE SUBJECT TO MODIFICATION BY PRE CASTER AS NECESSARY TO ACCOMMODATE ACTUAL PIPE SIZES AND ALIGNMENT. STRUCTURES LARGER THAN THAT SHOWN SHALL HAVE A SLAB TOP WHICH SHALL MEET THE SAME LOADING REQUIREMENTS AS THE FRAME.

1 — GENERAL INLET NOTES

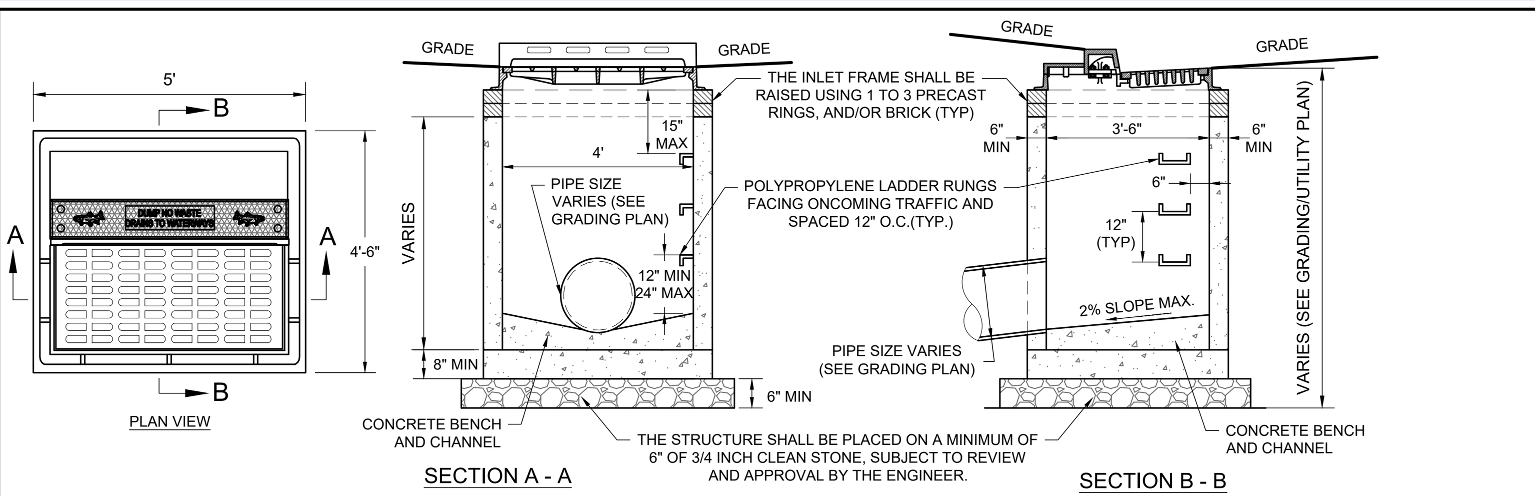
NOT TO SCALE (G020001-01/2013)



NOTE:
1. BRASS PLUG TO BE USED WHEN CLEANOUT IS PROPOSED IN PAVEMENT AREAS, IF H-25 TRUCK LOADING IS PROPOSED TO BE USED ON SITE.
2. PIPE SIZE, MATERIAL AND INSTALLATION THEREOF TO CONFORM TO PLUMBING CODE.

2 — ROOF DRAIN CLEANOUT IMPERVIOUS SURFACES DETAIL

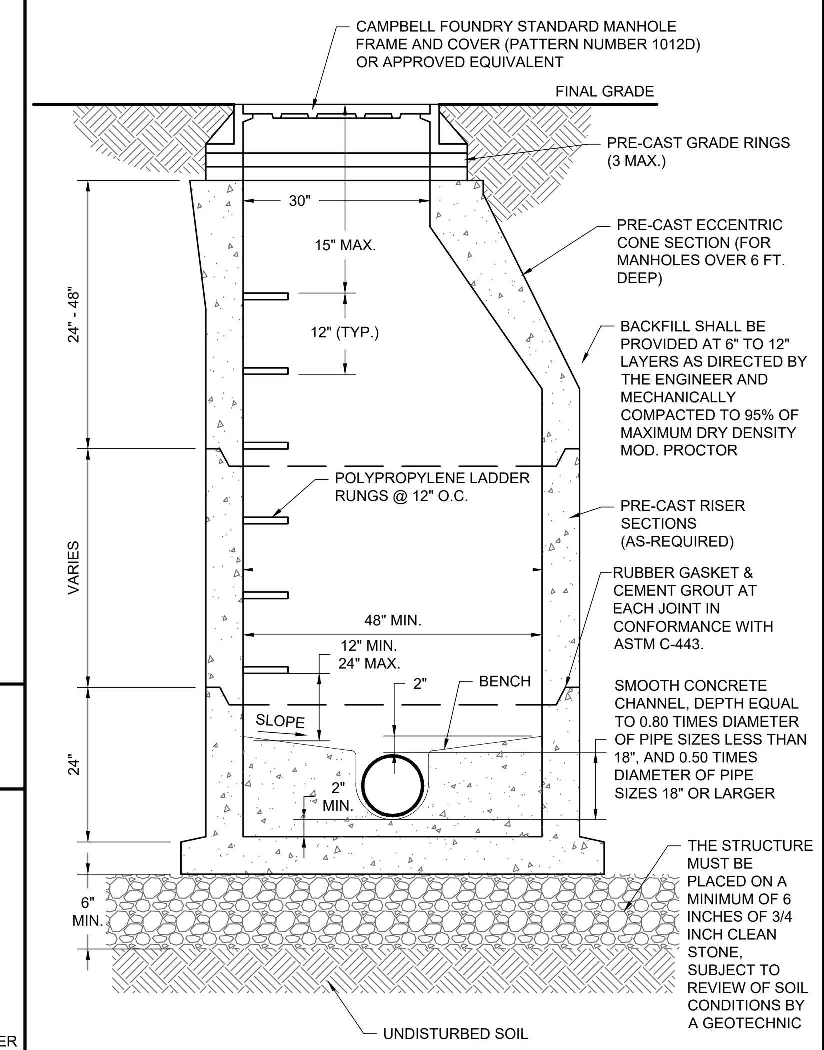
NOT TO SCALE (G020107-01/2013)



NOTES:
1. THE TYPE B INLET CONCRETE STRUCTURE SHALL BE PRECAST CONCRETE TO MEET A MINIMUM OF H-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, NJPDES, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT.
2. THE INLET GRATE SHALL BE BICYCLE SAFE WITH A CURB PIECE OF TYPE "N-ECO" AS DEFINED BY CAMPBELL FOUNDRY COMPANY PATTERN NO. 2618, OR EQUIVALENT. CONTRACTOR TO VERIFY WITH MUNICIPALITY THE TYPE OF ECO CURB PIECE AND GRATE TO BE USED.
3. THE INLET FRAME AND GRATE/COVER SHALL BE FABRICATED TO MEET A MINIMUM OF H-25 LOADING, UNLESS PRE-APPROVED IN WRITING BY THE ENGINEER, OR UNLESS NOTED ON THE INDIVIDUAL STRUCTURE NOTES.
4. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
5. A 3000 PSI MIN. CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE
6. THE CLEAR SPACE IN THE CURB OPENING (OR EACH INDIVIDUAL CLEAR SPACE, IF THE CURB OPENING HAS 2 OR MORE CLEAR SPACES) MUST HAVE AN AREA OF NO MORE THAN 7 SQUARE INCHES OR BE NO GREATER THAN 2 INCHES ACROSS THE SMALLEST DIMENSION.
7. STORM DRAIN INLET LABEL SHOULD READ "DUMP NO WASTE, DRAINS TO WATERWAYS" OR OTHERWISE APPROVED BY THE ENGINEER. FISH LOGOS SHALL ALSO BE INCLUDED ON BOTH SIDES OF THE LABEL.
8. DETAIL IS FOR CAST IRON CLASS 30B ONLY. ANY OTHER CLASS OF CAST IRON OR TYPE OF MATERIAL MUST BE ON THE BUREAU OF MATERIALS APPROVED PRODUCTS LIST OR NEW TECHNOLOGY'S AND PRODUCTS APPROVED PRODUCTS LIST.
9. LADDER RUNGS SHOULD NOT BE INSTALLED OVER PIPE OPENINGS.
10. INSIDE DIMENSIONS ARE NOMINAL AND ARE SUBJECT TO MODIFICATION BY PRE CASTER AS NECESSARY TO ACCOMMODATE ACTUAL PIPE SIZES AND ALIGNMENT. STRUCTURES LARGER THAN THAT SHOWN SHALL HAVE A SLAB TOP WHICH SHALL MEET THE SAME LOADING REQUIREMENTS.

3 — TYPE 'B' INLET WITH ECO CURB PIECE DETAIL

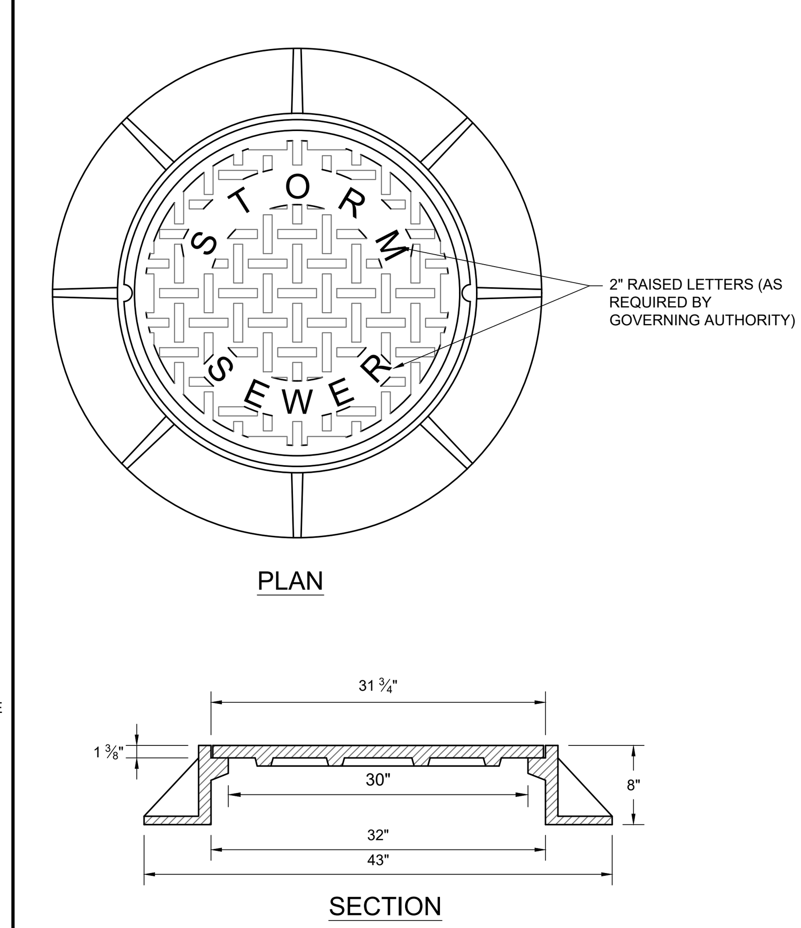
NOT TO SCALE (G020308.01-01/2013)



NOTES:
1. THE STORM MANHOLE CONCRETE STRUCTURE MUST BE PRECAST CONCRETE TO MEET A MINIMUM OF HS-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A LEAK-PROOF JOINT.
2. THE INLET FRAME AND GRATE/COVER SHALL BE CAMPBELL FOUNDRY PATTERN NO. 1012D, OR APPROVED EQUAL.
3. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
4. SUITABLE EXCAVATED SOIL MAY BE USED AS BACKFILL IN NON-STRUCTURALLY SUPPORTING AREAS OR AS DIRECTED BY THE MUNICIPAL ENGINEER. AREAS SUPPORTING ANY STRUCTURE SHALL BE BACKFILLED USING DENSE GRADED AGGREGATE OR AS DIRECTED BY THE ENGINEER.
5. THE INSIDE DIAMETER IS A MINIMUM DIMENSION. INSIDE DIAMETER TO BE ADJUSTED AS NECESSARY TO ACCOMMODATE STORM PIPE SIZES AND ALIGNMENT.

7 — STORM MANHOLE DETAIL

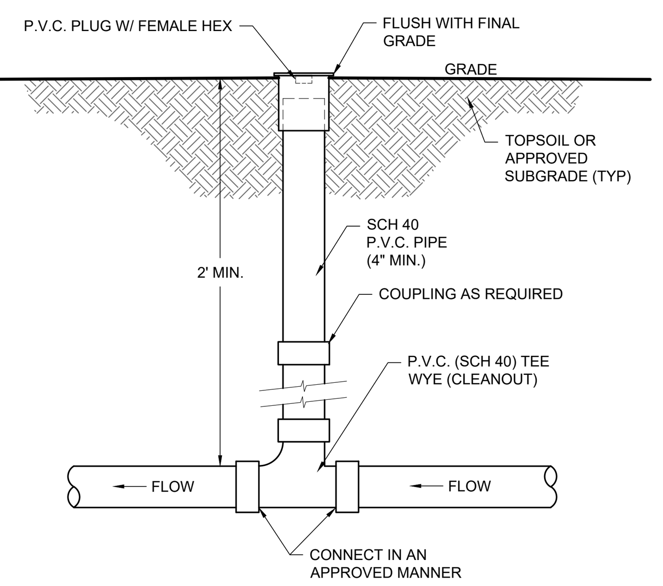
NOT TO SCALE (G020407-07/2015)



NOTES:
1. STANDARD MANHOLE FRAMES & COVERS SHALL BE USED ON ALL MANHOLES NOT LOCATED WITHIN EASEMENTS UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR SEWER AUTHORITY.
2. STANDARD MANHOLE FRAME & COVER SHALL BE CAMPBELL FOUNDRY PATTERN #1012B, OR APPROVED EQUAL, WITH NON-PENETRATING PICK HOLES.

8 — STORM MANHOLE FRAME & COVER DETAIL

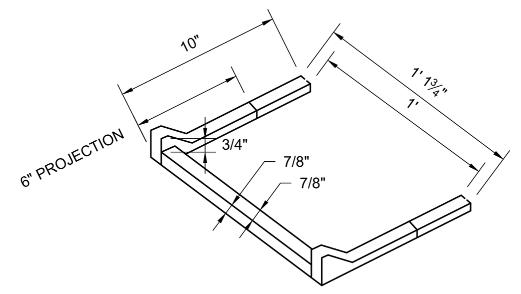
NOT TO SCALE (G020410-01/2013)



NOTE:
PIPE SIZE, MATERIAL AND INSTALLATION THEREOF TO CONFORM TO PLUMBING CODE.

4 — ROOF DRAIN CLEANOUT LANDSCAPE AREAS DETAIL

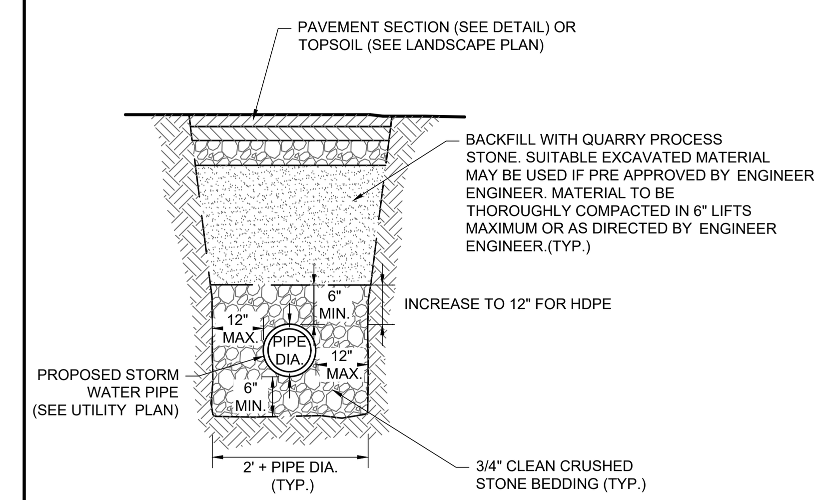
NOT TO SCALE (G020110-01/2013)



NOTES:
1. STEPS SHALL BE POLYPROPYLENE WITH ½" ASTM A-615 STEEL REINFORCEMENT MIN. 3" INBEDMENT IN ACCORDANCE WITH ASTM C-478 AND O.S.H.A. STANDARDS.
2. ALL MANHOLE STEPS TO MEET OR EXCEED ASTM AND O.S.H.A. REQUIREMENTS.
3. FOR ROADWAY LOCATIONS STEPS SHALL BE ORIENTED TO ALLOW VIEWING OF ONCOMING TRAFFIC WHEN EXITING STRUCTURE.

5 — MANHOLE POLYPROPYLENE LADDER RUNG DETAIL

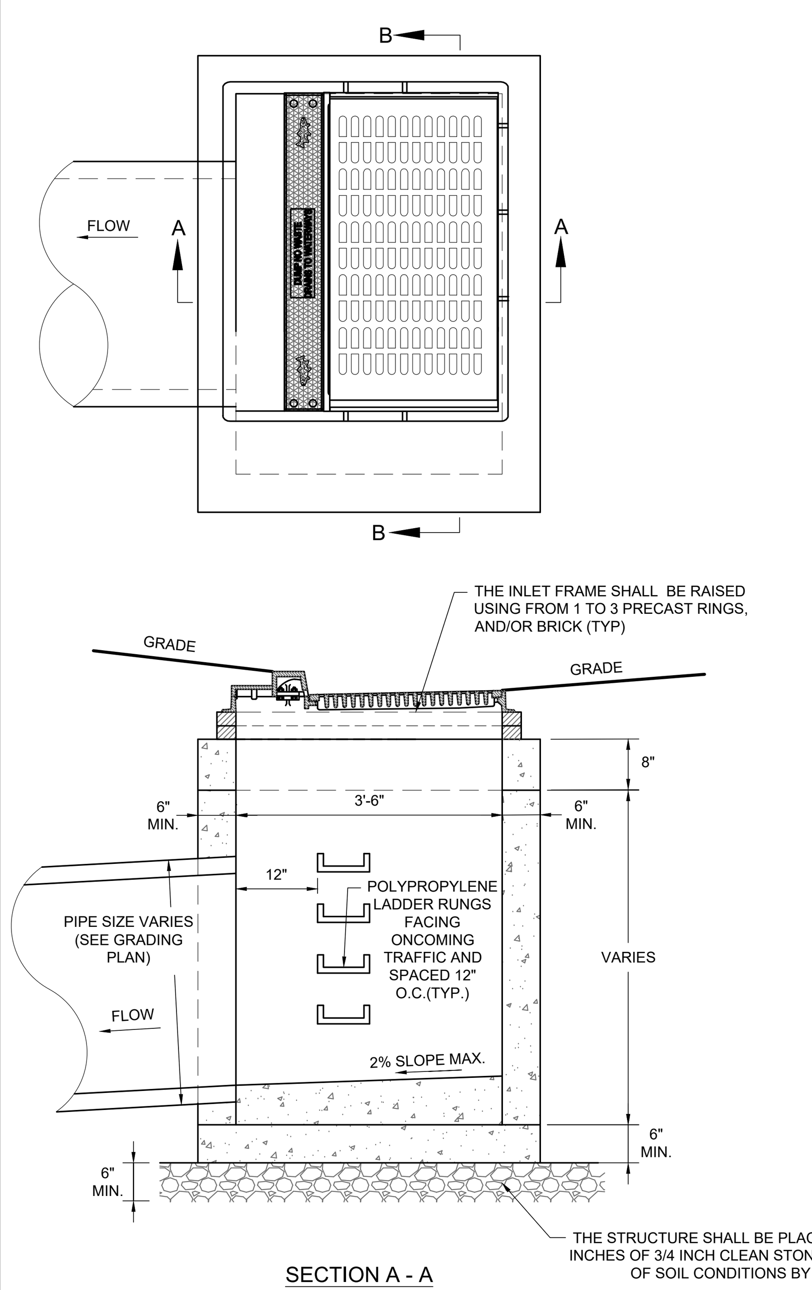
NOT TO SCALE (G020405-01/2013)



NOTE: PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING PAVEMENT.

6 — STORM TRENCH & PAVEMENT RESTORATION DETAIL

NOT TO SCALE (G029907-01/2013)

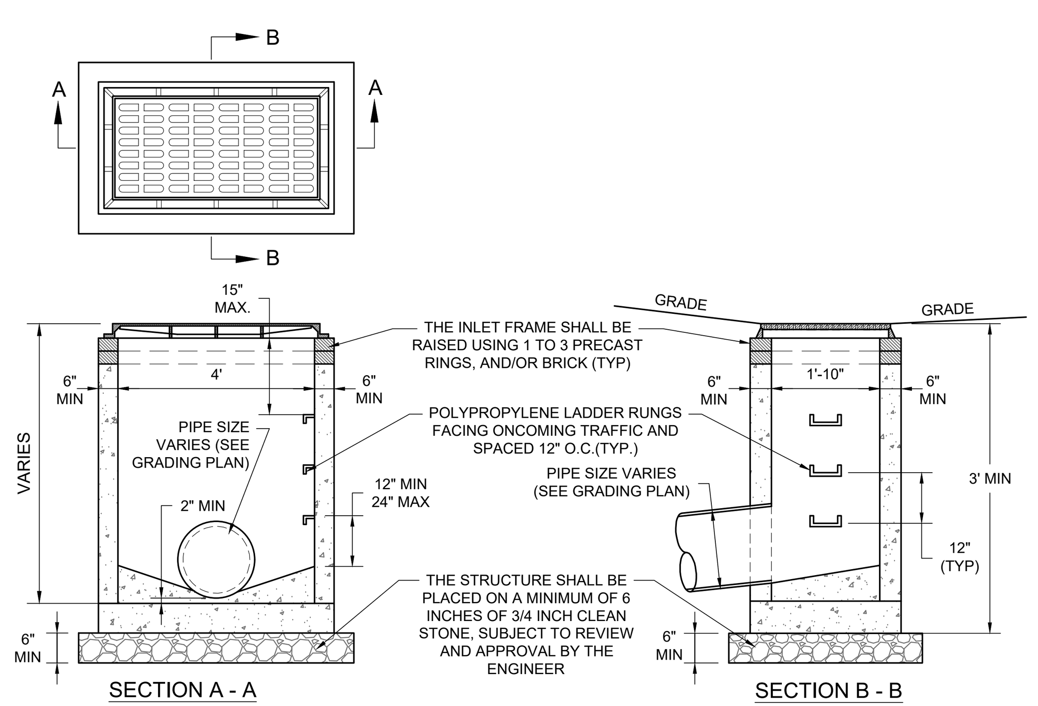


NOTES:
1. THE TYPE B INLET CONCRETE STRUCTURE SHALL BE PRECAST CONCRETE TO MEET A MINIMUM OF H-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, NJPDES, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT.
2. THE INLET GRATE SHALL BE BICYCLE SAFE WITH A CURB PIECE OF TYPE "N-ECO" AS DEFINED BY CAMPBELL FOUNDRY COMPANY PATTERN NO. 2618, OR EQUIVALENT. CONTRACTOR TO VERIFY WITH MUNICIPALITY THE TYPE OF ECO CURB PIECE AND GRATE TO BE USED.
3. THE INLET FRAME AND GRATE/COVER SHALL BE FABRICATED TO MEET A MINIMUM OF H-25 LOADING, UNLESS PRE-APPROVED IN WRITING BY THE ENGINEER, OR UNLESS NOTED ON THE INDIVIDUAL STRUCTURE NOTES.
4. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
5. A 3000 PSI MIN. CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE.
6. THE CLEAR SPACE IN THE CURB OPENING (OR EACH INDIVIDUAL CLEAR SPACE, IF THE CURB OPENING HAS 2 OR MORE CLEAR SPACES) MUST HAVE AN AREA OF NO MORE THAN 7 SQUARE INCHES OR BE NO GREATER THAN 2 INCHES ACROSS THE SMALLEST DIMENSION.
7. STORM DRAIN INLET LABEL SHOULD READ "DUMP NO WASTE, DRAINS TO WATERWAYS" OR OTHERWISE APPROVED BY THE ENGINEER. FISH LOGOS SHALL ALSO BE INCLUDED ON BOTH SIDES OF THE LABEL.
8. DETAIL IS FOR CAST IRON CLASS 30B ONLY. ANY OTHER CLASS OF CAST IRON OR TYPE OF MATERIAL MUST BE ON THE BUREAU OF MATERIALS APPROVED PRODUCTS LIST OR NEW TECHNOLOGY'S AND PRODUCTS APPROVED PRODUCTS LIST.
9. LADDER RUNGS SHOULD NOT BE INSTALLED OVER PIPE OPENINGS.
10. DIMENSIONS INDICATED ARE NOMINAL PRECASTER IS TO ADJUST DIMENSION AS NECESSARY TO ACCOMMODATE ACTUAL PIPE SIZES AND ALIGNMENTS.

42" RCP	51" OD
42" HDPE	47.7" OD
30" RCP	37" OD
30" HDPE	35" OD
36" RCP	44" OD
36"HDPE	41.7" OD
48" RCP	58" OD
48"HDPE	52.7" OD

9 — TYPE 'B' OVERSIZED 5'-0" x 3'-6" INLET DETAIL

NOT TO SCALE (G020315-01/2013)



NOTES:
1. THE TYPE A INLET CONCRETE STRUCTURE SHALL BE PRECAST CONCRETE TO MEET A MINIMUM OF H-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, NJPDES, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT.
2. THE INLET GRATE SHALL BE BICYCLE SAFE AS DEFINED BY CAMPBELL FOUNDRY COMPANY PATTERN NO. 3405, OR EQUIVALENT. CONTRACTOR TO VERIFY WITH MUNICIPALITY IF AN "ECO" MESSAGE SHALL BE INCORPORATED INTO THE CASTING.
3. THE INLET FRAME AND GRATE/COVER SHALL BE FABRICATED TO MEET A MINIMUM OF H-25 LOADING, UNLESS PRE-APPROVED IN WRITING BY THE ENGINEER, OR UNLESS NOTED ON THE INDIVIDUAL STRUCTURE NOTES.
4. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
5. A 4000 PSI MIN. CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE.
6. DETAIL IS FOR CAST IRON CLASS 30B ONLY. ANY OTHER CLASS OF CAST IRON OR TYPE OF MATERIAL MUST BE ON THE BUREAU OF MATERIALS APPROVED PRODUCTS LIST OR NEW TECHNOLOGY'S AND PRODUCTS APPROVED PRODUCTS LIST.
7. LADDER RUNGS SHOULD NOT BE INSTALLED OVER PIPE OPENINGS.

10 — TYPE 'A' INLET DETAIL

NOT TO SCALE (G020306-01/2013)

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PROJECT No.:	J150680
DRAWN BY:	ATK/APR
CHECKED BY:	BAB/AJL
DATE:	11/20/2019
SCALE:	AS SHOWN
CAD I.D.:	J150680-CDS-0A

PROJECT:
PRELIMINARY & FINAL SITE PLAN
FOR
HARTZ MOUNTAIN INDUSTRIES, INC.
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 34.03; LOT 1.01, 1.02, & 2.03
HARBOR BOULEVARD
TOWNSHIP OF WEEHAWKEN
HUDSON COUNTY, NEW JERSEY
REDEVELOPMENT ZONE
TAX MAP SHEET #1

BOHLER ENGINEERING
BOHLER ENGINEERING NJ, LLC
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Fax: (908) 754-4401
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NJ CERT. OF AUTHORIZATION NO. 24GA28161700

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FLORIDA LICENSE No. 73277 — PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:
DETAIL SHEET

SHEET NUMBER:
C-12
OF 14

REVISION 0 - 11/20/2019

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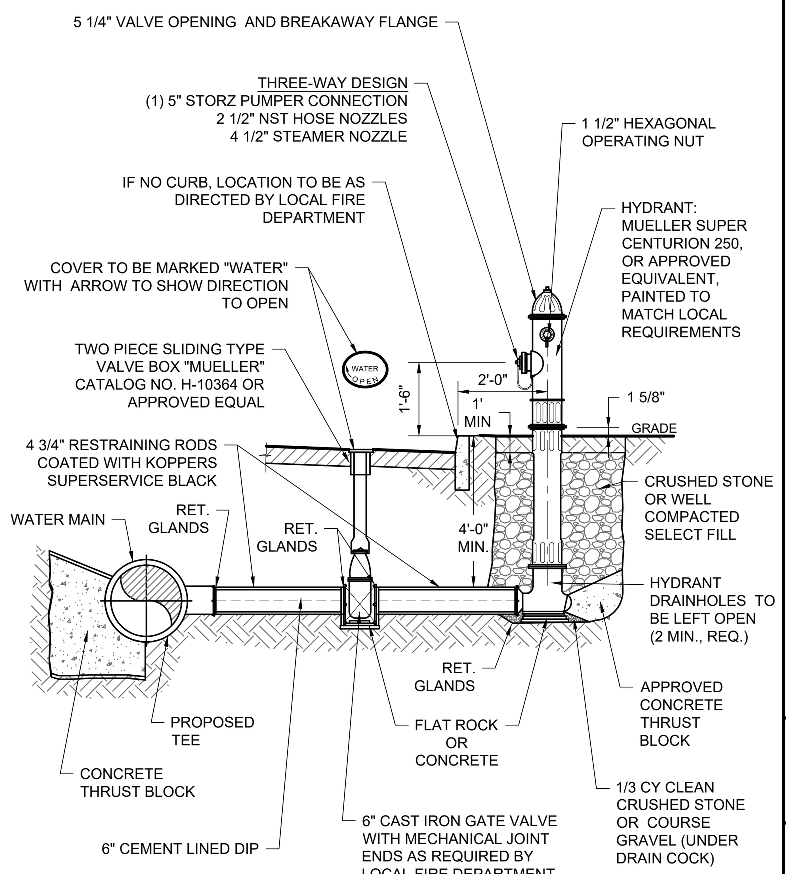
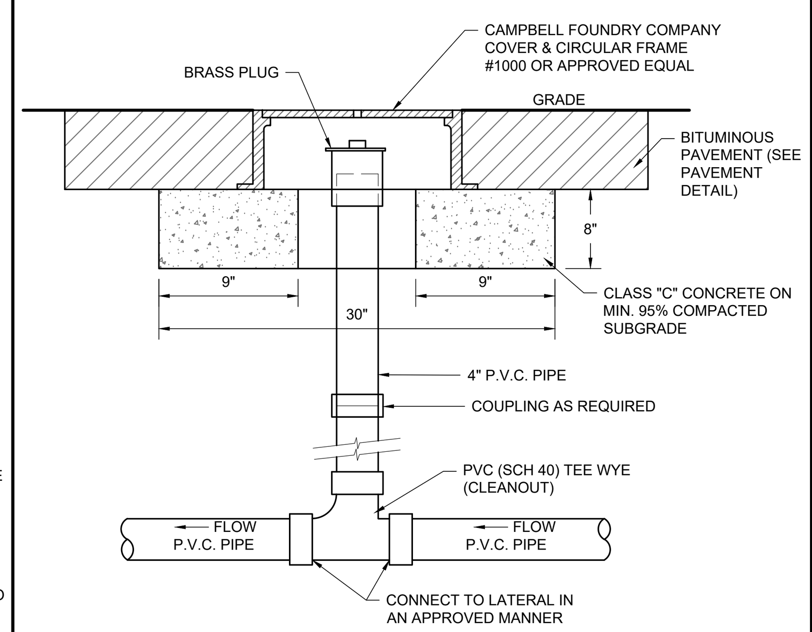


NOTES:

1. CONTRACTOR TO CONFIRM TYPE OF HYDRANT TO USE WITH LOCAL WATER PURVEYOR AND LOCAL FIRE DEPT. PRIOR TO ORDERING HYDRANT AND APPURTENANCES.
2. CONTRACTOR TO READ AND REVIEW THE LOCAL FIRE CODE FOR VALVE/HYDRANT SPECIFICATIONS PRIOR TO THE PURCHASE OR INSTALLATION OF ANY EQUIPMENT. ANY QUESTION OF MATERIAL OR REQUIREMENTS TO BE RESOLVED WITH LOCAL FIRE MARSHAL.
3. UNLESS SUPERSEDED BY LOCAL REQUIREMENTS, SIZE, TYPE, AND INSTALLATION OF HYDRANTS SHALL CONFORM TO THE FOLLOWING SPECIFICATION, INCORPORATED HEREIN BY REFERENCE, AS APPROPRIATE:
4. SIZE, TYPE, AND INSTALLATION OF HYDRANTS SHOULD BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY OR THE WATER PURVEYOR, OR SHALL CONFORM TO THE AWWA STANDARD FOR DRY-BARREL FIRE HYDRANTS, ANSI/AWWA C502. HYDRANTS SHALL HAVE AT LEAST THREE (3) OUTLETS: ONE OUTLET SHALL BE A PUMPER OUTLET, THE OTHER OUTLETS SHALL BE AT LEAST TWO AND ONE-HALF (2½) INCH NOMINAL SIZE. THE PUMPER OUTLET SHALL FACE THE STREET. ALL OUTLET NOZZLES SHALL BE AT LEAST 12 INCHES ABOVE THE ADJOINING GRADE. WHEN A CONCRETE SLAB IS PROVIDED AROUND THE HYDRANT RISER, THE FLANGE WHERE THE HYDRANT CONNECTS TO THE RISER SHALL BE AT LEAST TWO INCHES ABOVE THE ADJACENT GRADE. STREET MAIN CONNECTIONS SHALL NOT BE LESS THAN SIX INCHES IN DIAMETER. HOSE THREADS ON OUTLETS SHALL BE COMPATIBLE WITH EXISTING MUNICIPAL EQUIPMENT AND SHALL EITHER CONFORM TO NFPA 1963 OR SHALL MATCH EXISTING MUNICIPAL REQUIREMENTS. A VALVE SHALL BE PROVIDED ON CONNECTIONS BETWEEN HYDRANTS AND STREET MAINS. ALL PIPES, FITTINGS, AND APPURTENANCES SUPPLYING FIRE HYDRANTS SHALL BE AWWA OR ASTM APPROVED. (RSIS)
5. ALL FIRE HYDRANTS SHALL CONFORM TO NFPA STANDARD 291.
6. DISTANCE FROM CURB IS TYPICAL, HOWEVER CONTRACTOR MUST REFER TO UTILITY PLAN FOR HYDRANT LOCATION

1 FIRE HYDRANT DETAIL

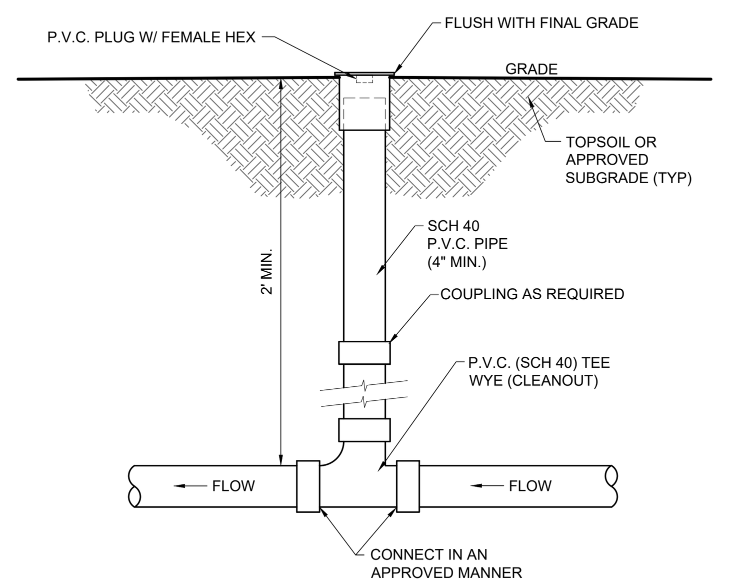
NOT TO SCALE (U049901-01/2017)



NOTE:
PIPE SIZING, MATERIALS AND INSTALLATION TO BE IN COMPLIANCE WITH NJUCC AND NATIONAL STANDARD PLUMBING CODE.

2 SEWER CLEANOUT WITHIN PAVED AREAS DETAIL

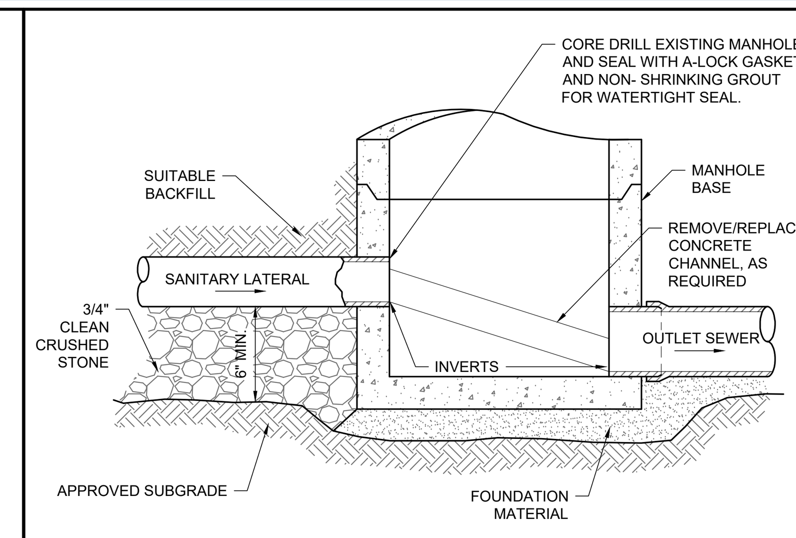
NOT TO SCALE (U030101-01/2013)



NOTE:
PIPE SIZE, MATERIAL AND INSTALLATION THEREOF TO CONFORM TO PLUMBING CODE.

3 SEWER CLEANOUT WITHIN LANDSCAPE AREAS DETAIL

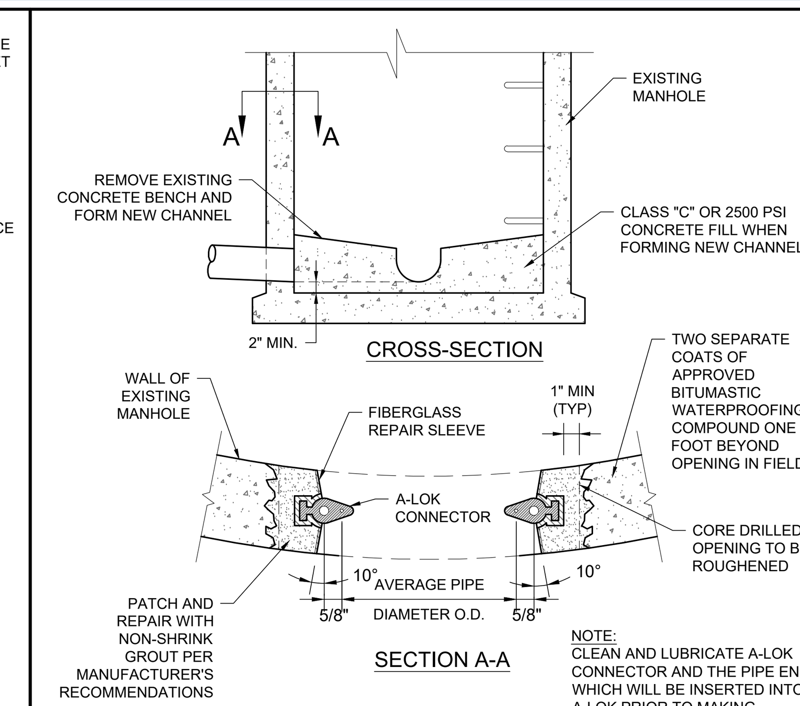
NOT TO SCALE (U030104-01/2014)



NOTE:
1. MAXIMUM DROP BETWEEN INCOMING AND OUTGOING PIPES TO BE 2'. IF OVER 2', DROP MANHOLE IS REQUIRED.
2. SEE GRADING/DRAINAGE/UTILITY PLAN FOR PIPE SIZES, INVERTS AND ELEVATIONS.

4 SANITARY LATERAL TO MANHOLE CONNECTION DETAIL

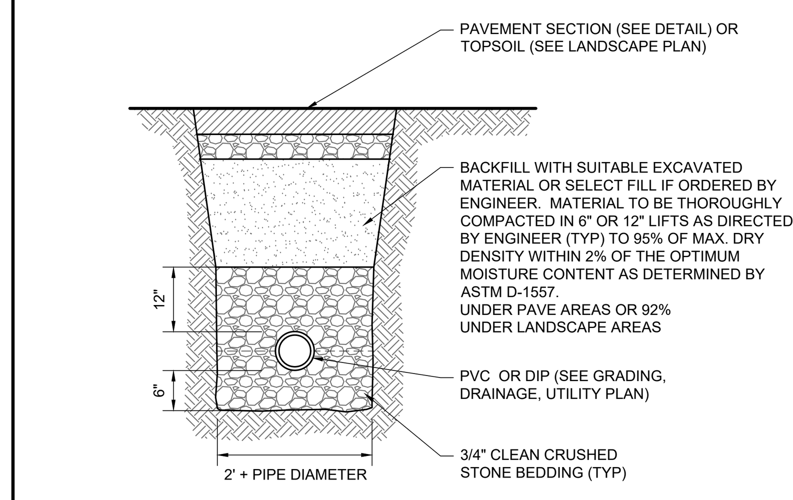
NOT TO SCALE (U030102-01/2013)



NOTE:
CLEAN AND LUBRICATE A-LOK CONNECTOR AND THE PIPE END WHICH WILL BE INSERTED INTO A-LOK PRIOR TO MAKING CONNECTION.

5 PIPE TO EXISTING SANITARY MANHOLE DETAIL

NOT TO SCALE (U030202-01/2013)

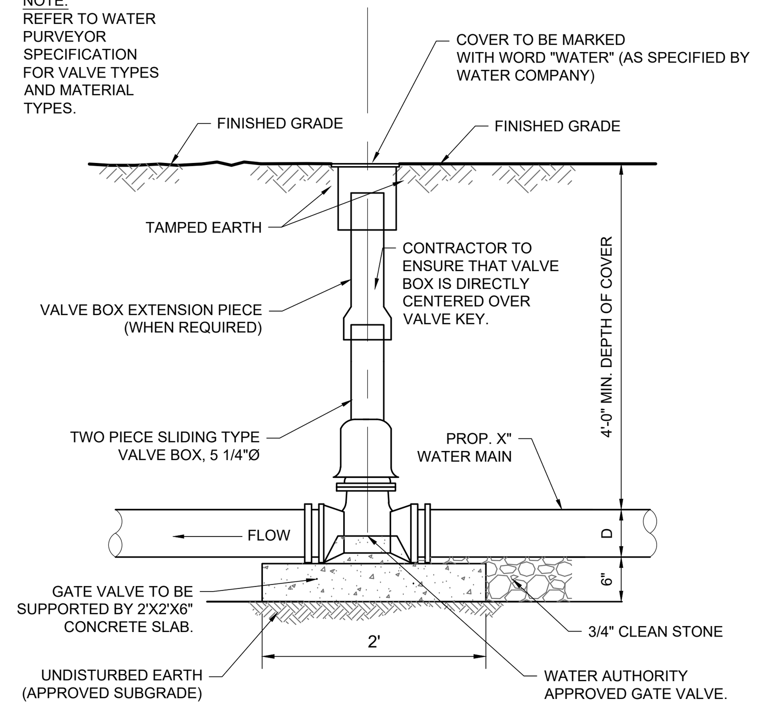


NOTES:
1. TOPSOIL OR PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING GRADE OR PAVEMENT.
2. THIS DETAIL IS INTENDED SOLELY FOR THE PURPOSE OF SHOWING BACK FILL MATERIALS AND MINIMUM THICKNESS OF LAYERS. DETAIL IS NOT INTENDED TO INDICATE MEANS AND METHODS OF CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE SHORING AND BRACING AS NECESSARY TO PROVIDE FOR SAFE INSTALLATION. CONTRACTOR SHALL COMPLY WITH ALL OSHA, STATE AND LOCAL REGULATIONS.
4. WHEN DIP IS USED, CRUSHED STONE NEED NOT EXTEND ABOVE PIPE.

6 SANITARY TRENCH DETAIL

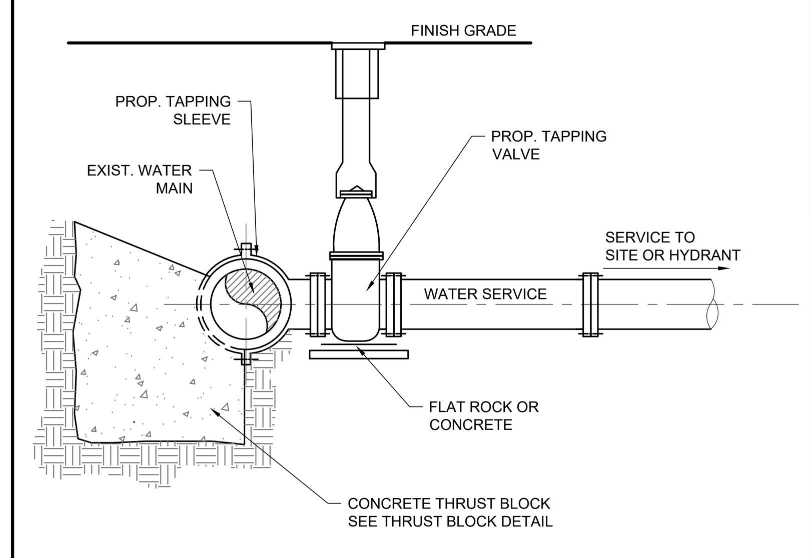
NOT TO SCALE (U039908-01/2013)

NOTE:
REFER TO WATER PURVEYOR SPECIFICATION FOR VALVE TYPES AND MATERIAL TYPES.



7 GATE VALVE AND BOX DETAIL

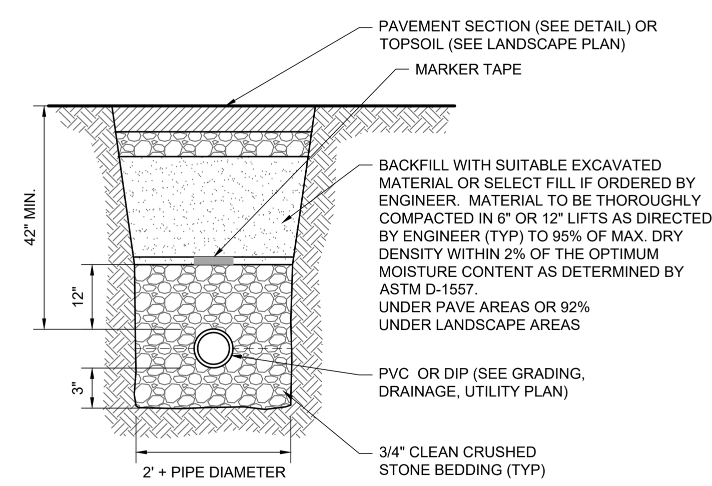
NOT TO SCALE (U049904-01/2013)



NOTE:
WET TAP AND VALVE MANUFACTURER SHALL BE DETERMINED BY GOVERNING MUA OR WATER SUPPLIER.

8 WET TAP DETAIL

NOT TO SCALE (U049907-01/2013)



NOTES:
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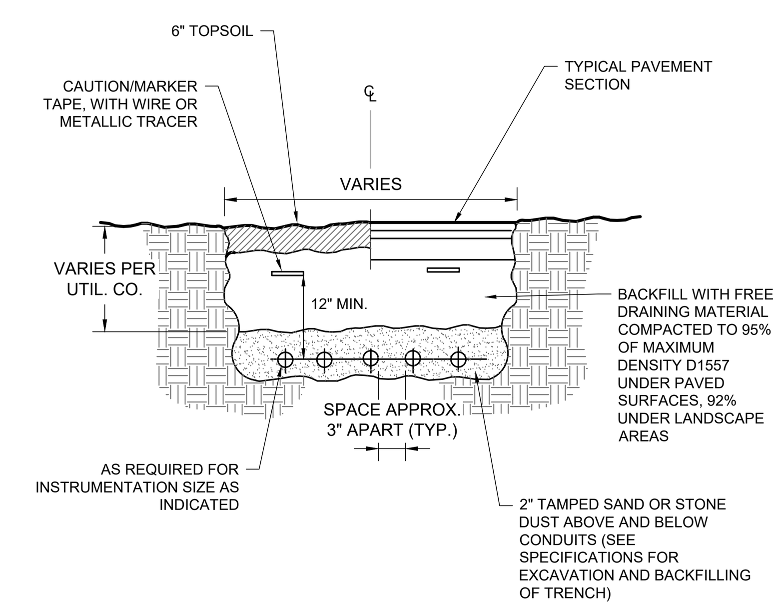
3. CONTRACTOR SHALL PROVIDE SHORING AND BRACING AS NECESSARY TO PROVIDE FOR SAFE INSTALLATION. CONTRACTOR SHALL COMPLY WITH ALL OSHA, STATE AND LOCAL REGULATIONS.
4. WHEN DIP IS USED, CRUSHED STONE NEED NOT EXTEND ABOVE PIPE.

9 WATER PIPE INSTALLATION DETAIL

NOT TO SCALE (U049910 - 8/2017)



10 UNDERGROUND UTILITY CONDUIT DETAIL

NOT TO SCALE (U039903-01/2013)

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PROJECT No.:	J150680
DRAWN BY:	ATK/APR
CHECKED BY:	BAB/AJL
DATE:	11/20/2019
SCALE:	AS SHOWN
CAD I.D.:	J150680-CDS-0A

PROJECT:
PRELIMINARY & FINAL SITE PLAN
FOR
HARTZ MOUNTAIN INDUSTRIES, INC.
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 34.03; LOT 1.01, 1.02, & 2.03
HARBOR BOULEVARD
TOWNSHIP OF WEEHAWKEN
HUDSON COUNTY, NEW JERSEY
REDEVELOPMENT ZONE
TAX MAP SHEET #1

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SHEET TITLE:
DETAIL SHEET

SHEET NUMBER:
C-13
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AK

LIGHT POLE FOUNDATION NOTES

1. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS, COORDINATE WITH ALL CONTRACT DRAWINGS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ENSURE NO CONFLICTS ARISE BETWEEN LIGHT POLE FOUNDATIONS, STRUCTURES, AND UTILITIES. IF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARISE, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY IN WRITING.

2. THE CONTRACTOR IS TO HAVE A GEOTECHNICAL ENGINEER, LICENSED IN THE PROJECT'S STATE, ON SITE TO INSPECT FILL, MONITOR FILL COMPACTION AND TO VERIFY SUBGRADE ALLOWABLE BEARING CAPACITY AND SOIL DESIGN CRITERIA PRIOR TO CONSTRUCTION IN ACCORDANCE TO THE DESIGN ASSUMPTIONS STATED. UNSUITABLE MATERIALS FOUND MUST BE REMOVED OR BE REMEDIED AS PER THE DIRECTION OF THE ON SITE GEOTECHNICAL ENGINEER.

3. IF CONDITIONS IN THE FIELD ARE DIFFERENT THAN THOSE INDICATED, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

4. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT APPROPRIATE SELECT BACKFILL IS USED, AND THOROUGHLY COMPACTED TO 98% MAX. DENSITY ASTM D 698.

5. STRUCTURAL CONCRETE AND CONCRETING PRACTICES SHALL CONFORM WITH ACI-318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE." DETAILS ARE TO BE IN ACCORDANCE WITH ACI-315, "MANUAL OF STANDARD PRACTICE: DETAILS AND DETAILING OF CONCRETE REINFORCEMENT." FORM WORK SHALL CONFORM ACI-347 "GUIDE TO FORM WORK FOR CONCRETE", UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS.

6. CONCRETE MUST BE NORMAL WEIGHT STONE AGGREGATE WITH THE STATED MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. HISTORICAL DATA OR LABORATORY TESTS FOR THE PRELIMINARY DESIGN MIX IS TO BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. THE WATER-CEMENT RATIO FOR THE PROPOSED MIX DESIGN MUST ACHIEVE AN AVERAGE 28-DAY STRENGTH OF 1,200 PSI GREATER THAN THE REQUIRED STRENGTH ON LABORATORY TEST RESULTS

7. CONCRETE IS TO HAVE A SLUMP NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".

8. EXPOSED CONCRETE IS TO BE AIR ENTRAINED, 6% (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.

9. CONCRETE TO BE CONSOLIDATED IN PLACE USING AN INTERNAL VIBRATOR.

10. REINFORCING STEEL BARS SHALL BILLET STEEL ASTM A615, GRADE 60. ALL REINFORCEMENT TO BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS TO BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES TO BE PLASTIC TIPPED. ALL ACCESSORIES MUST BE GALVANIZED.

11. ALL SPLICES OF REINFORCING BARS NOT INDICATED ARE TO BE LTS AS PER THE REINFORCING SPLICE SCHEDULE OR 40 BAR DIAMETERS. DISCONTINUOUS ENDS OF CONTINUOUS BARS ARE TO BE STANDARD HOOKS.

12. IF CAVING OF DRILLED HOLES ARE ENCOUNTERED, CONTRACTOR SHALL PROVIDE BENTONITE SLURRY IN PERMANENT CASINGS FOR DRILLED CONCRETE PIER FOUNDATIONS.

13. CONCRETE MUST ATTAIN 80% OF THE DESIGN STRENGTH OR CURE FOR A MINIMUM OF 7-DAYS PRIOR TO THE INSTALLATION OF THE LIGHT POLES OR ALL LIGHT POLES ARE TO BE SUITABLY BRACED AGAINST WIND LOADS DURING THE ABOVE MENTIONED TIMEFRAME.

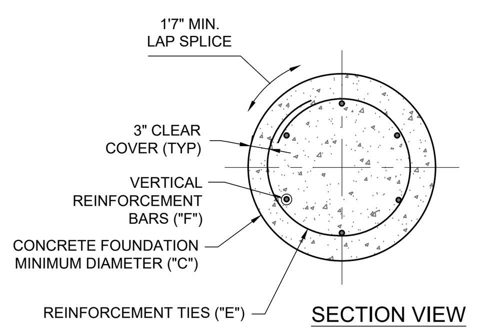
14. ALL ELECTRICAL COMPONENTS TO COMPLY WITH N.E.C.

15. WHEN 2'-6" CLEARANCE CAN NOT BE PROVIDED, CONCRETE FOUNDATION MUST BE EXTENDED TO 30" ABOVE SURFACE, OR PROVIDE BOLLARD PROTECTION FOR LIGHT POLE.

16. VERIFY WITH LOCATIONS SHOWN ON LIGHTING PLAN

17. CONTRACTOR IS TO RECORD ON A CLEAN COPY OF THE LIGHTING PLANS. THE LOCATION OF CONDUIT SUPPLYING POWER TO LIGHTS. A COMPLETED COPY OF THIS RECORD PLAN IS TO BE PROVIDED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.

18. UPON ACCEPTANCE OF THE COMPLETED WORK BY THE OWNER, THE OWNER IS RESPONSIBLE FOR APPROPRIATE MAINTENANCE OF THE LIGHTING SYSTEM

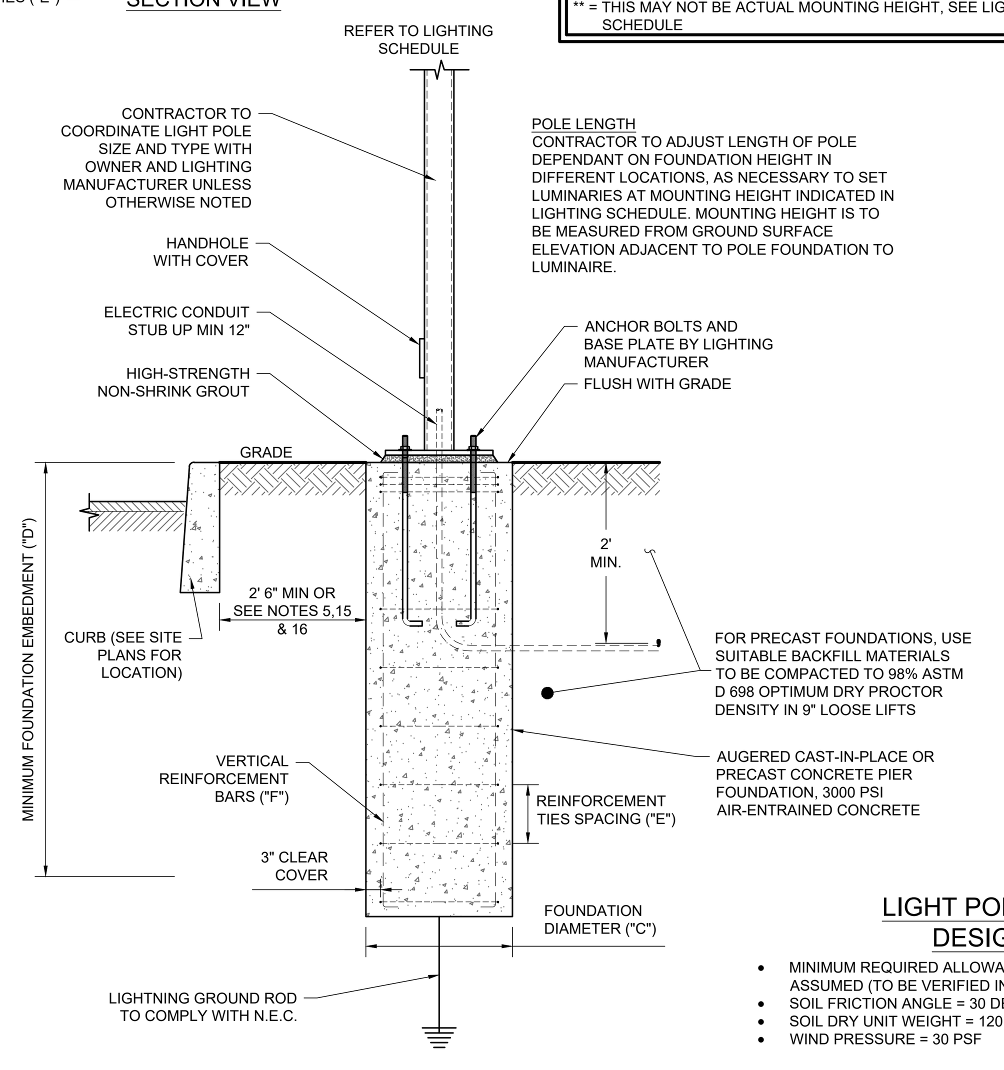


SECTION VIEW

LIGHT POLE FOUNDATION SCHEDULE

MAXIMUM HEIGHT ABOVE GRADE "A" **	13'-8 3/16"
ASSUMED AVERAGE POLE DIAMETER "B"	4"
# OF FIXTUES	SINGLE
MINIMUM FOUNDATION DIAMETER "C"	18"
MINIMUM FOUNDATION DEPTH "D"	5'-6"
REINFORCING TIES "E" *	#3 TIES @12"C-C
VERTICAL HOOKED REINFORCEMENT "F"	(6) #5 BARS EQUALLY SPACED

* = ADD 3 TIES, 4" C-C, AT TOP OF THE FOUNDATION
** = THIS MAY NOT BE ACTUAL MOUNTING HEIGHT, SEE LIGHTING SCHEDULE



ELEVATION VIEW

NOTES:
SEE SCHEDULE AND NOTES FOR ADDITIONAL INFORMATION

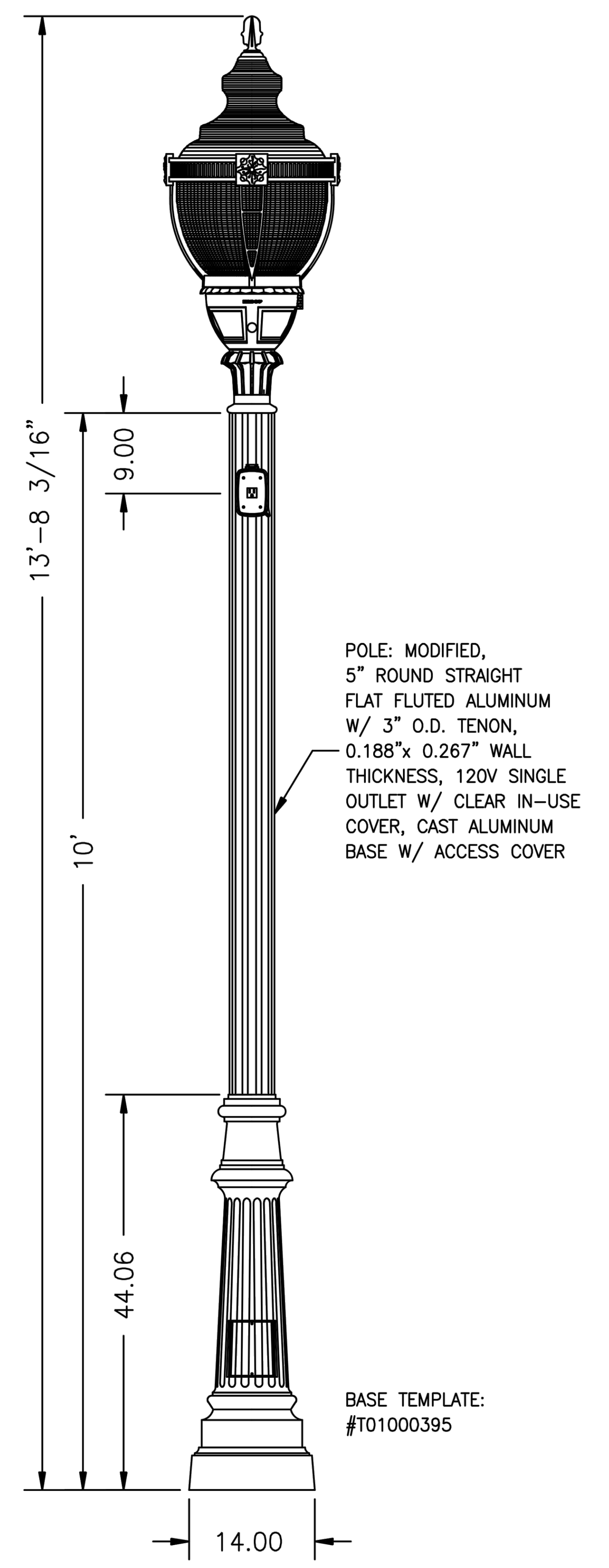
LIGHT POLE FOUNDATION DESIGN CRITERIA

- MINIMUM REQUIRED ALLOWABLE BEARING PRESSURE = 1,000 PSF - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL FRICTION ANGLE = 30 DEG - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL DRY UNIT WEIGHT = 120 PCF - ASSUMED (TO BE VERIFIED IN FIELD)
- WIND PRESSURE = 30 PSF

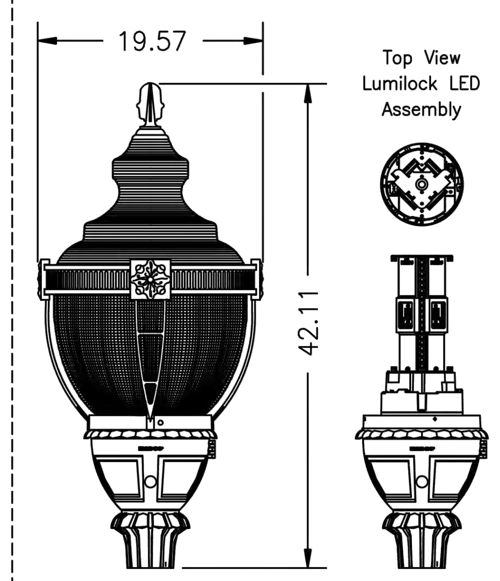
1 — LIGHT POLE FOUNDATION DETAIL
NOT TO SCALE (I020101-01/2013)(MODIFIED)

Ordering Guide:
C4429F: LUMINAIRE
CP4429: POLE

Color:
Black



Luminaire Detail
Scale 1:16



FASTENERS:
X HEX HEAD BOLTS
_ ALLEN HEAD SCREWS

COLOR:
X BLACK
_ WHITE
_ VERDE
_ BRONZE
_ GREEN

PHOTO CONTROL:
_ 120 VAC BUTTON EYE
_ 208/240/277 VAC BUTTON EYE
_ 347 VAC BUTTON EYE
X TWIST-LOCK RECEPTACLE
_ NONE

DIMMING CONTROL:
_ 4 HRS. 25% REDUCTION
_ 4 HRS. 50% REDUCTION
_ 4 HRS. 75% REDUCTION
_ 6 HRS. 25% REDUCTION
_ 6 HRS. 50% REDUCTION
_ 6 HRS. 75% REDUCTION
_ 8 HRS. 25% REDUCTION
_ 8 HRS. 50% REDUCTION
_ 8 HRS. 75% REDUCTION
_ CUSTOM DIMMING SCHEDULE
X NONE

Lumilock LED Specifications:

- 80, 4000K (neutral) Philips Lumileds Luxeon R LEDs, typical 75 Color Rendering Index (CRI), >60,000 hours of operational life (at 25°C ambient temperature & 70% lumen maintenance), aluminum core pcb, sealed glass lens, IP66 rated, type V light distribution.
- Integral Philips Advance Xitanium LED driver, class 1, IP66 rated, 350mA, IntelliVolt 120–277 VAC, 50–60 Hz, RoHS compliant, field replaceable 10kV/10kA surge supression.
- Manufactured to ISO 9001:2008 Standards.
- Watts Consumed: 84.8
- Delivered Lumens: 6771

PRODUCT APPROVALS

HADCO	JAZ
CUST.	

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NOTICE:
THIS DRAWING IS FOR REFERENCE ONLY. CHECK FOR LATEST REVISION PRIOR TO ORDERING

Full Specification Drawing
(Complete Assembly)

PHILIPS
HADCO

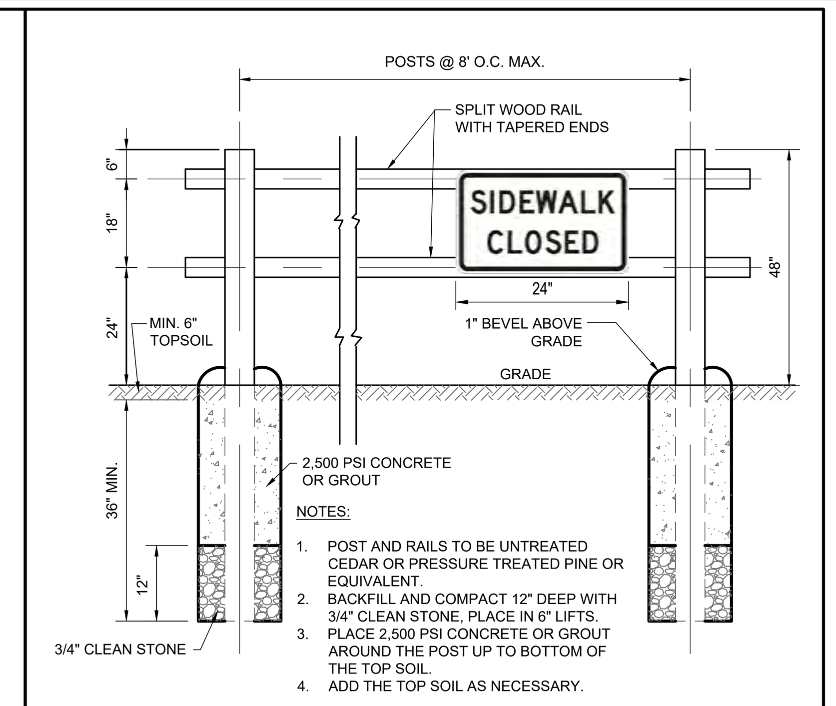
100 Craftway Drive
Littlestown, Pa 17340
Phone 800–331–4185
Fax 717–359–9289
www.hadco.com

JOB NAME:

REP. TERRITORY: 52	DRAWN BY: SMK
	DATE: 03/18/15
DRAWING NUMBER: C4429–DWG03	
REP: Dave Murphy	
REV: A	PCN: 15–014
BY: .	DATE: .

CONTRACTOR TO COORDINATE LIGHT POLE
SPECIFICS W/ MANUFACTURER
LIGHT POLE COLOR TO MATCH FIXTURE: BLACK

2 — PHILIPS HADCO LED DECORATIVE STREET LIGHT
NOT TO SCALE (SOURCE: DAVE MURPHY ASSOCIATES)



NOTES:
1. POST AND RAILS TO BE UNTREATED CEDAR OR PRESSURE TREATED PINE OR EQUIVALENT.
2. BACKFILL AND COMPACT 12" DEEP WITH 3/4" CLEAN STONE, PLACE IN 6" LIFTS.
3. PLACE 2,500 PSI CONCRETE OR GROUT AROUND THE POST UP TO BOTTOM OF THE TOP SOIL.
4. ADD THE TOP SOIL AS NECESSARY.

3 — POST AND RAIL FENCE WITH SIDEWALK CLOSED SIGN DETAIL
NOT TO SCALE (S059902 - 09/2019)

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY
GARDEN STATE UNDERGROUND LOCATION 1-800-272-1000 STOP - CALL BEFORE YOU DIG!
WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

PROJECT No.:	J150680
DRAWN BY:	ATK/APR
CHECKED BY:	BAB/AJL
DATE:	11/20/2019
SCALE:	AS SHOWN
CAD I.D.:	J150680-CDS-0A

PROJECT:
PRELIMINARY & FINAL SITE PLAN
FOR
HARTZ MOUNTAIN INDUSTRIES, INC.
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 34.03; LOT 1.01, 1.02, & 2.03
HARBOR BOULEVARD
TOWNSHIP OF WEEHAWKEN
HUDSON COUNTY, NEW JERSEY
REDEVELOPMENT ZONE
TAX MAP SHEET #1

BOHLER ENGINEERING
BOHLER ENGINEERING NJ, LLC
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700

B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 NEW YORK LICENSE No. 088514-1
DELAWARE LICENSE No. 17111 CONNECTICUT LICENSE No. 26039
FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:
DETAIL SHEET

SHEET NUMBER:
C-14
OF 14

REVISION 0 - 11/20/2019

G:\2015\J150680\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\J150680-CDS-0A----->LAYOUT: C-14 DETL
AK

ATIR SITE

WEEHAWKEN, NEW JERSEY

LANDSCAPE ARCHITECTURE PLANS

OWNER

HARTZ MOUNTAIN INDUSTRIES, INC
400 PLAZA DRIVE, P.O. BOX 1515
SECAUCUS, NJ 07096-1515
PHONE (201) 348-1200

LANDSCAPE ARCHITECT

MELILLO AND BAUER ASSOCIATES
200 UNION AVE
BRIELLE, NEW JERSEY 08730
PHONE (732) 528-0664

ARCHITECT

CETRARUDDY ARCHITECTURE D.P.C.
1 BATTERY PL,
NEW YORK, NY 10004
(212) 941-9801

CIVIL ENGINEER

BOHLER ENGINEERING
35 TECHNOLOGY DRIVE
WARREN, NJ 07O59
PHONE (908) 668-8300

11/20/2019 (SUBMISSION SET)

ATIR BUILDING

	19-105		
DRAWING LIST			
	COVER SHEET	DATE	
L-1	STREETSCAPE LANDSCAPE & MATERIALS PLAN	11.20.19	
L-2	2ND & 6TH FLOOR AMENITY TERRACE LANDSCAPE & MATERIALS PLAN	11.20.19	
L-3	7TH FLOOR AMENITY TERRACE LANDSCAPE & MATERIALS PLAN	11.20.19	
L-4	STREETSCAPE SITE DETAILS	11.20.19	
L-5	PLANTING DETAILS	11.20.19	

GENERAL NOTES:

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.

2. ALL GRADING SHALL BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION AND SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.

3. ALL PAVING SURFACES SHALL BE FLUSH AND MEET SMOOTHLY AND EVENLY. NO WALKS SHALL EXCEED 5% OR A 2% CROSS-PITCH. ALL WALKS TO BE LAID OUT IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

4. ALL SITE DETAILS SHALL BE REVIEWED AND SUPPLEMENTED BY A PROFESSIONAL LICENSED STRUCTURAL ENGINEER WHO SHALL SPECIFY ALL STRUCTURAL DATA, FOOTINGS, REINFORCEMENT, HARDWARE, ETC. REQUIRED FOR STRUCTURAL INTEGRITY, SAFETY AND COMPLIANCE WITH LOCAL CODES AND CONDITIONS PRIOR TO CONSTRUCTION.

5. ALL ARCHITECTURAL INFORMATION WAS PROVIDED BY: CENTRA RUDDY ARCHITECTURE

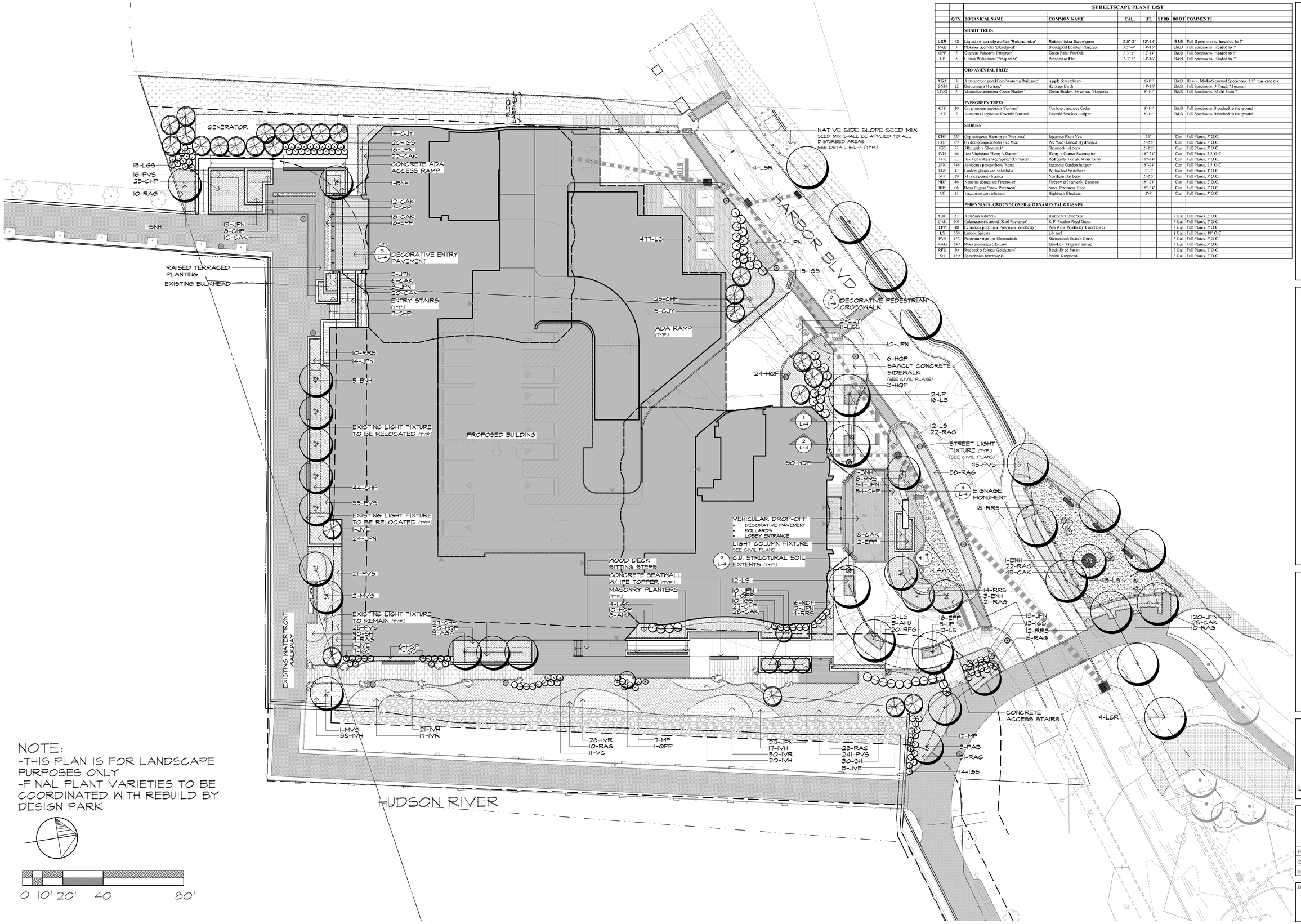
6. ALL CIVIL ENGINEERING INFORMATION PROVIDED BY: BOHLER
7. ALL PLANTED AREAS SHALL BE IRRIGATED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS.

8. ALL PLANT MATERIAL/LANDSCAPE MATERIALS SUBSTITUTIONS SHALL BE APPROVED BY THE L.A./OWNERS REPRESENTATIVES.

9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) GROWING SEASONS.

10. ALL SITE DISTURBANCE, CLEAN/FILL MIN. DEPTHS & CAPPING REQUIREMENTS SHALL BE IN COMPLIANCE WITH THE REQUIRED REMEDIAL ACTION WORK PLANS.

MELILLO+BAUER
ASSOCIATES
Landscape Architecture



NOTE:
-THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY
-FINAL PLANT VARIETIES TO BE COORDINATED WITH REBUILD BY DESIGN PARK

0 10' 20' 40 80'

STREETSCAPE PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPRD.	ROOT	COMMENTS
	SHADE TREES						
13	Liquidambar styraciflua 'Rotundiloba'	Rotundiloba Sweetgum	2.5"-3"	12'-14'		B&B	Full Specimens, headed to 7'
3	Platanus acerfolia 'Bloodgood'	Bloodgood London Planetree	3.5"-4"	14'-15'		B&B	Full Specimens, Headed to 7'
5	Quercus Palustris 'Pringreen'	Green Pillar Pin Oak	3-1" 5"	12'-14'		B&B	Full Specimens, Headed to 6'
5	Ulmus Wilsoniana 'Prospector'	Prospector Elm	3-3".5"	14'-16'		B&B	Full Specimens, Headed to 7'
	ORNAMENTAL TREES						
3	Amelanchier grandiflora 'Autumn Brilliance'	Apple Serviceberry		8'-10'		B&B	Heavy, Multi-Stemmed Specimens, 1.5" min. cane dia.
12	Betula nigra 'Heritage'	Heritage Birch		14'-16'		B&B	Full Specimens, 3 Trunk Minimum
3	Magnolia virginiana 'Green Shadow'	Green Shadow Sweetbay Magnolia		8'-10'		B&B	Full Specimens, Multi Stem 7
	EVERGREEN TREES						
20	Cryptomeria japonica 'Yoshino'	Yoshino Japanese Cedar		8'-10'		B&B	Full Specimens, Branched to the ground
5	Juniperus virginiana 'Emerald Sentinel'	Emerald Sentinel Juniper		8'-10'		B&B	Full Specimens, Branched to the ground
	SHRUBS						
223	Cephalotaxus Harringtonia 'Prostrata'	Japanese Plum Yew		24"		Can	Full Plants, 5' O.C.
69	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea		2'-2.5'		Can	Full Plants, 5' O.C.
71	Ilex glabra 'Shamrock'	Shamrock Inkberry		2'-2.5'		Can	Full Plants, 5' O.C.
96	Itea Virginiana 'Henry's Garnet'	Henry s Garnet Sweetspire		18"-24"		Can	Full Plants, 2.5' O.C.
73	Ilex Verticillata 'Red Sprite' (UV nurs!)	Red Sprite Female Winterberry		18"-24"		Can	Full Plants, 5' O.C.
148	Juniperus procumbens 'Nana'	Japanese Garden Juniper		18"-24"		Can	Full Plants, 2.5' O.C.
47	Lindera glauca var. salicifolia	Willow leaf Spicebush		2'-2.5'		Can	Full Plants, 4' O.C.
19	Myrica pensylvanica	Northern Bayberry		2'-2.5'		Can	Full Plants, 5' O.C.
46	Nandina domestica 'Firepower'	Firepower Heavenly Bamboo		18"-24"		Can	Full Plants, 2' O.C.
66	Rosa Rugosa 'Snow Pavement'	Snow Pavement Rose		18"-24"		Can	Full Plants, 5' O.C.
11	Vaccinium corymbosum	Highbush Blueberry		2'-3'		Can	Full Plants, 5' O.C.
	PERENNIALS, GROUNDCOVER & ORNAMENTAL GRASSES						
27	Amsonia hubrectii	Hubrecht's Blue Star				3 Gal.	Full Plants, 2' O.C.
205	Calamagrostis arund. 'Karl Foerester'	K.F. Feather Reed Grass				3 Gal.	Full Plants, 2' O.C.
48	Echinacea purpurea 'Pow Wow Wildberry'	Pow Wow Wildberry Coneflower				2 Gal.	Full Plants, 2' O.C.
558	Liriope Spicata	Lilly turf				1 Gal.	Full Plants, 18" O.C.
133	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass				3 Gal.	Full Plants, 3' O.C.
249	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac				3 Gal.	Full Plants, 5' O.C.
20	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan				2 Gal.	Full Plants, 2' O.C.
120	Sporobolus heterolepis	Prairie Dropseed				3 Gal.	Full Plants, 2' O.C.

Streetscape
Landscape and Materials Plan

ATIR SITE
Weehawken, New Jersey

MELILLO+BAUER
ASSOCIATES
Landscape Architecture

200 Union Avenue
Brielle, New Jersey 08730

T 732_528_0664
F 732_528_1077
www.melilloandbauer.com

THOMAS S. CARMAN
N.J. LICENSED LANDSCAPE ARCHITECT
#AS00774

NO.	DATE	REVISION

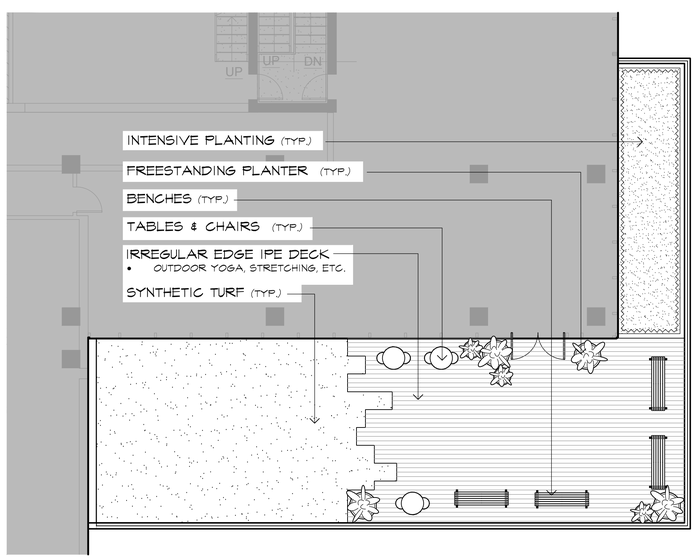
SCALE: AS SHOWN

DATE: 2019.11.20 | JOB NO.: 19-105

DRAWING NO.
L-1

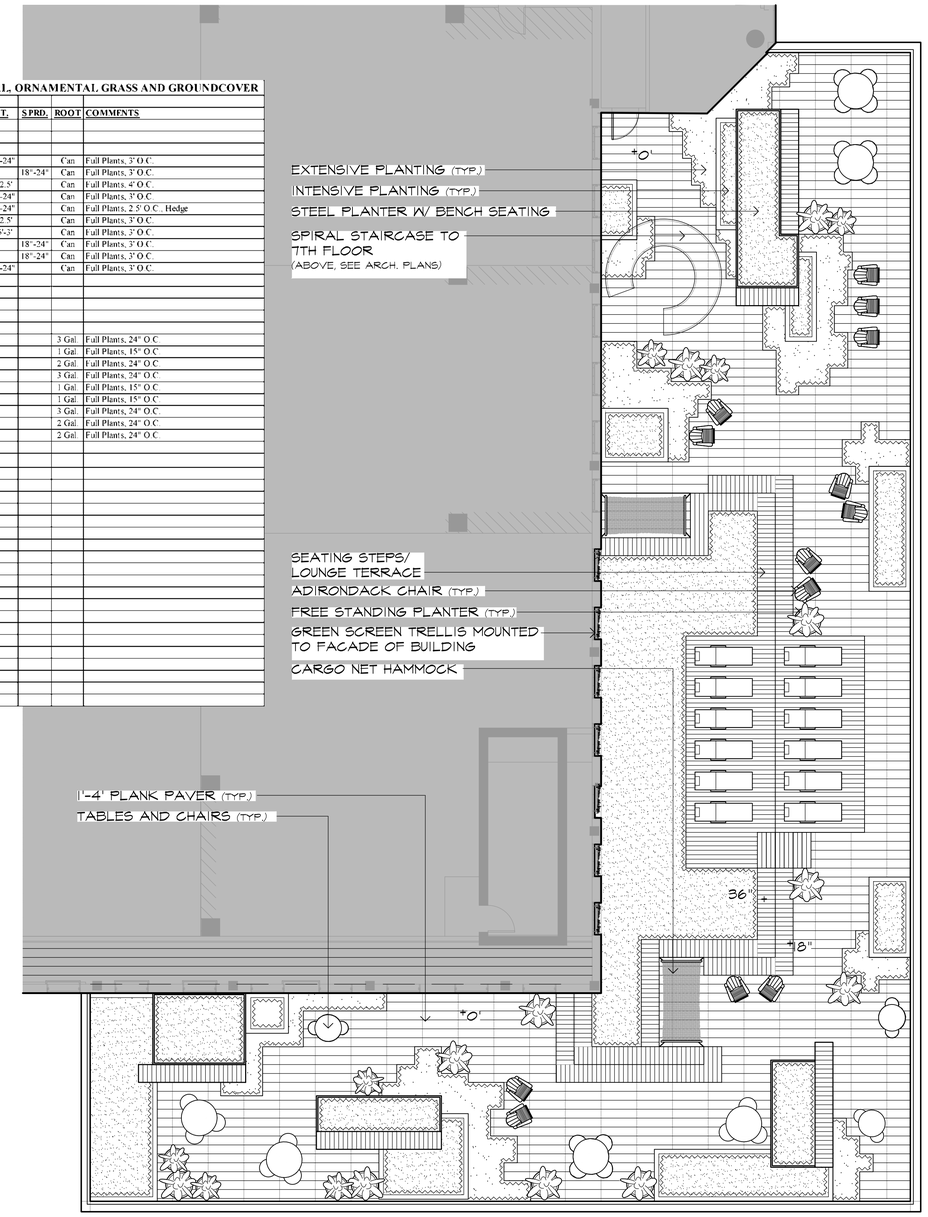
2ND FLOOR AMENITY DECK PLANT LIST - SHRUB, PERENNIAL, ORNAMENTAL GRASS AND GROUNDCOVER						
BOTANICAL NAME	**COMMON NAME**	**CAL.**	**HT.**	**SPRD.**	**ROOT**	**COMMENTS**
SHRUBS						
Juniperus sargenti	Sargent Juniper			18"-24"	Can	Full Plants, 3' O.C.
Rosa 'Pink Flower Carpet'	Pink Flower Carpet Rose		18"-24"		Can	Full Plants, 3' O.C.
PERENNIALS, GROUNDCOVER & ORNAMENTAL GRASSES						
Panicum virgatum	Switchgrass				3 Gal.	Full Plants, 24" O.C.
Note: The landscape deck intensive plantings shall include some of the above varieties, but shall also not be limited to only these varieties.						

6TH FLOOR AMENITY DECK PLANT LIST - SHRUB, PERENNIAL, ORNAMENTAL GRASS AND GROUNDCOVER						
BOTANICAL NAME	**COMMON NAME**	**CAL.**	**HT.**	**SPRD.**	**ROOT**	**COMMENTS**
SHRUBS						
Azalea 'Del. Valley White' (Kurume)	Delaware Valley White Azalea		18"-24"		Can	Full Plants, 3' O.C.
Cotoneaster dammeri 'Skogsholmen'	Christmas Carpet Cotoneaster			18"-24"	Can	Full Plants, 3' O.C.
Hydrangea quercofolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea		2'-2.5'		Can	Full Plants, 4' O.C.
Hypericum calycinum	Aaronsbeard St. Johnswort		18"-24"		Can	Full Plants, 3' O.C.
Ilex crenata 'Green Luster'	Green Luster Holly		18"-24"		Can	Full Plants, 2.5' O.C., Hedge
Ilex glabra 'Shamrock'	Shamrock Inkberry		2'-2.5'		Can	Full Plants, 3' O.C.
Ilex x meserveae 'China Girl/Boy'	China Girl/ China Boy Holly		2.5'-3'		Can	Full Plants, 3' O.C.
Juniperus sargenti	Sargent Juniper			18"-24"	Can	Full Plants, 3' O.C.
Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo			18"-24"	Can	Full Plants, 3' O.C.
Rosa 'Pink Flower Carpet'	Pink Flower Carpet Rose		18"-24"		Can	Full Plants, 3' O.C.
PERENNIALS, GROUNDCOVER & ORNAMENTAL GRASSES						
Calamagrostis arund. 'Karl Foerster'	K. F. Feather Reed Grass				3 Gal.	Full Plants, 24" O.C.
Carex morrowii 'Ice Dance'	Ice Dance Sedge				1 Gal.	Full Plants, 15" O.C.
Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily				2 Gal.	Full Plants, 24" O.C.
Heuchura sanguinea	Coral Bells				3 Gal.	Full Plants, 24" O.C.
Liriope muscari 'Big Blue'	Big Blue Lilyturf				1 Gal.	Full Plants, 15" O.C.
Liriope muscari 'Variegata'	Variegated Lilyturf				1 Gal.	Full Plants, 15" O.C.
Panicum virgatum	Switchgrass				3 Gal.	Full Plants, 24" O.C.
Pennisetum alop. 'Nat. Arboretum'	National Arboretum Fountain Grass				2 Gal.	Full Plants, 24" O.C.
Sedum purpureum 'Autumn Joy'	Pink Perennial Sedum				2 Gal.	Full Plants, 24" O.C.
EXTENSIVE GREEN ROOF PLANT LIST						
PLANTING 'C' (Mix)						
Sedum album 'Coral Carpet' (creeper diversity)						
Sedum album 'Murale' (creeper diversity)						
Sedum Stefco (creeper diversity)						
Sedum acre 'Goldmoss' (creeper diversity)						
Sedum sexangulare (creeper diversity)						
Sedum rupestre 'Angelina' (broadleaf diversity)						
Sedum reflexum 'Blue Spruce' (broadleaf diversity)						
Sedum floriferum 'Weihenstephaner Gold' (broadleaf diversity)						
Sedum kamtschaticum (broadleaf diversity)						
Sedum spurium 'John Creech' (broadleaf diversity)						
Phedimus takesimensis 'Golden Carpet' (broadleaf diversity)						
Sedum x immergrunchen (broadleaf diversity)						
Sedum spurium 'Red Carpet'						
Sedum spurium 'Fuldaglut'						
Note: The landscape deck intensive plantings shall include some of the above varieties, but shall also not be limited to only these varieties.						



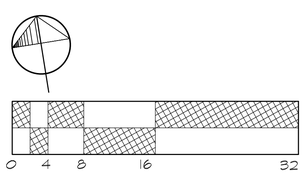
1 L-2 2ND FLOOR AMENITY TERRACE

1/8"=1'



2 L-2 6TH FLOOR AMENITY TERRACE

1/8"=1'



2nd & 6th Floor Amenity Terrace

Landscape and Materials Plan

ATIR SITE

Weehawken, New Jersey

MELILLO+BAUER
ASSOCIATES
Landscape Architecture

200 Union Avenue
Brielle, New Jersey 08730

T 732_528_0664
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www.melilloandbauer.com

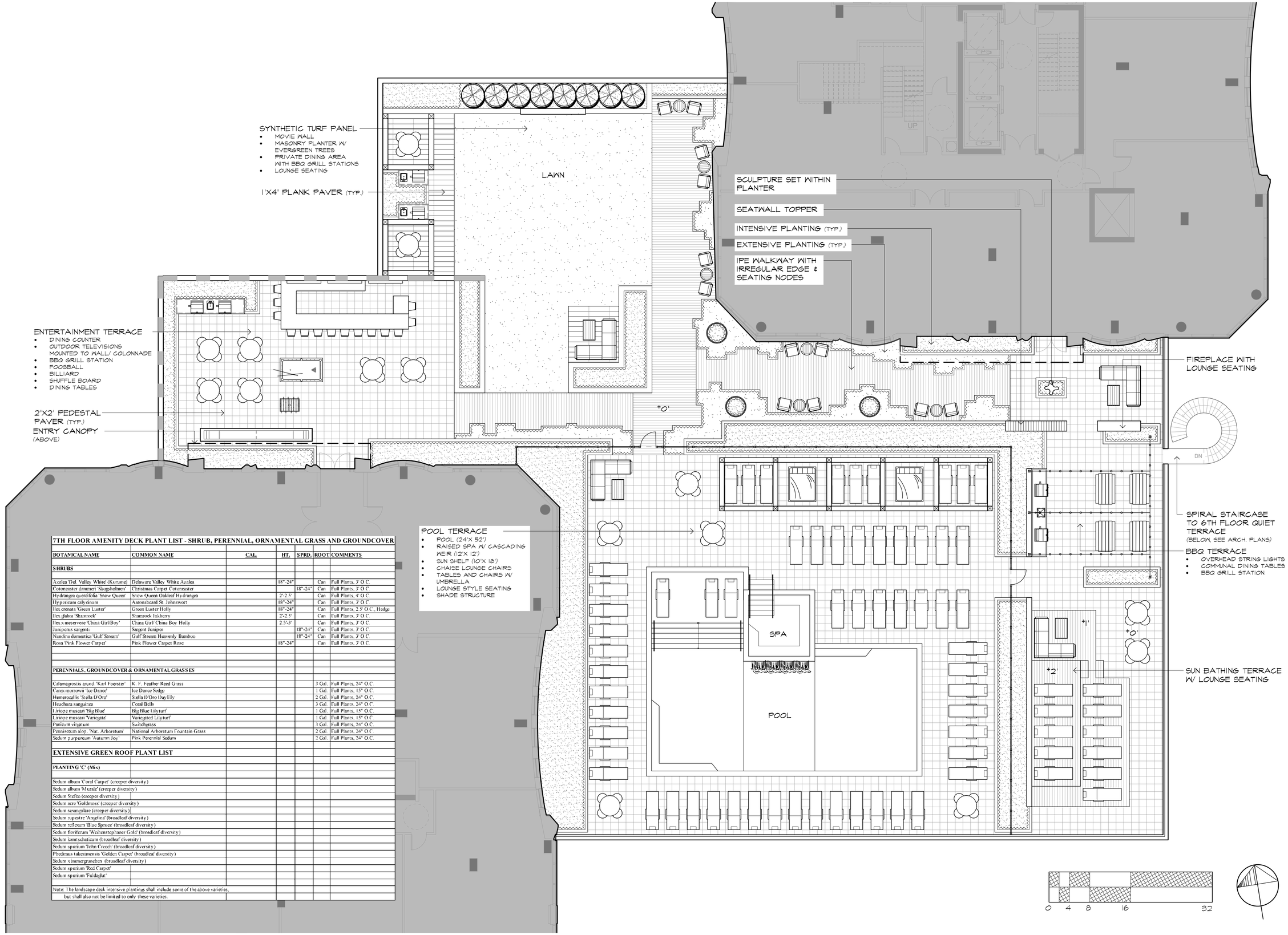
THOMAS S. CARMAN

N.J. LICENSED
LANDSCAPE ARCHITECT
#AS00774

NO.	DATE	REVISION
SCALE: 1/8"=1'		
DATE: 2019.11.20		JOB NO.: 19-105

DRAWING NO.

L-2



7TH FLOOR AMENITY DECK PLANT LIST - SHRUB, PERENNIAL, ORNAMENTAL GRASS AND GROUNDCOVER

BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPRD.	ROOT	COMMENTS
SHRUBS						
Azalea 'Del. Valley White' (Kurume)	Delaware Valley White Azalea		18"-24"		Can	Full Plants, 3' O.C.
Cotoneaster dammeri 'Skogholmen'	Christmas Carpet Cotoneaster			18"-24"	Can	Full Plants, 3' O.C.
Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea		2'-2.5'		Can	Full Plants, 4' O.C.
Hypericum calycinum	Aaronsbeard St. Johnswort		18"-24"		Can	Full Plants, 3' O.C.
Ilex crenata 'Green Luster'	Green Luster Holly		18"-24"		Can	Full Plants, 2.5' O.C., Hedge
Ilex glabra 'Shamrock'	Shamrock Inkberry		2'-2.5'		Can	Full Plants, 3' O.C.
Ilex x meserveae 'China Girl/Boy'	China Girl/ China Boy Holly		2.5'-3'		Can	Full Plants, 3' O.C.
Juniperus sargentii	Sargent Juniper			18"-24"	Can	Full Plants, 3' O.C.
Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo			18"-24"	Can	Full Plants, 3' O.C.
Rosa 'Pink Flower Carpet'	Pink Flower Carpet Rose		18"-24"		Can	Full Plants, 3' O.C.
PERENNIALS, GROUNDCOVER & ORNAMENTAL GRASSES						
Calamagrostis arund. 'Karl Foerster'	K. F. Feather Reed Grass				3 Gal.	Full Plants, 24" O.C.
Carex morrowii 'Ice Dance'	Ice Dance Sedge				1 Gal.	Full Plants, 15" O.C.
Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylilly				2 Gal.	Full Plants, 24" O.C.
Heuchura sanguinea	Coral Bells				3 Gal.	Full Plants, 24" O.C.
Liriope muscari 'Big Blue'	Big Blue Lilyturf				1 Gal.	Full Plants, 15" O.C.
Liriope muscari 'Variegata'	Variegated Lilyturf				1 Gal.	Full Plants, 15" O.C.
Panicum virgatum	Switchgrass				3 Gal.	Full Plants, 24" O.C.
Pennisetum alop. 'Nat. Arboretum'	National Arboretum Fountain Grass				2 Gal.	Full Plants, 24" O.C.
Sedum purpureum 'Autumn Joy'	Pink Perennial Sedum				2 Gal.	Full Plants, 24" O.C.
EXTENSIVE GREEN ROOF PLANT LIST						
PLANTING 'C' (Mix)						
Sedum album 'Coral Carpet' (creeper diversity)						
Sedum album 'Murale' (creeper diversity)						
Sedum Stefco (creeper diversity)						
Sedum acre 'Goldmoss' (creeper diversity)						
Sedum sexangulare (creeper diversity)						
Sedum rupestre 'Angelina' (broadleaf diversity)						
Sedum reflexum 'Blue Spruce' (broadleaf diversity)						
Sedum floriferum 'Weihenstephaner Gold' (broadleaf diversity)						
Sedum kamtschaticum (broadleaf diversity)						
Sedum spurium 'John Creech' (broadleaf diversity)						
Phedimus takesimensis 'Golden Carpet' (broadleaf diversity)						
Sedum x immergrunchen (broadleaf diversity)						
Sedum spurium 'Red Carpet'						
Sedum spurium 'Fuldaglut'						
Note: The landscape deck intensive plantings shall include some of the above varieties,						
but shall also not be limited to only these varieties.						

7th Floor Amenity Terrace
Landscape and Materials Plan

ATIR SITE
Weehawken, New Jersey

MELILLO+BAUER
ASSOCIATES
Landscape Architecture

200 Union Avenue
Brielle, New Jersey 08730

T 732_528_0664
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www.melilloandbauer.com

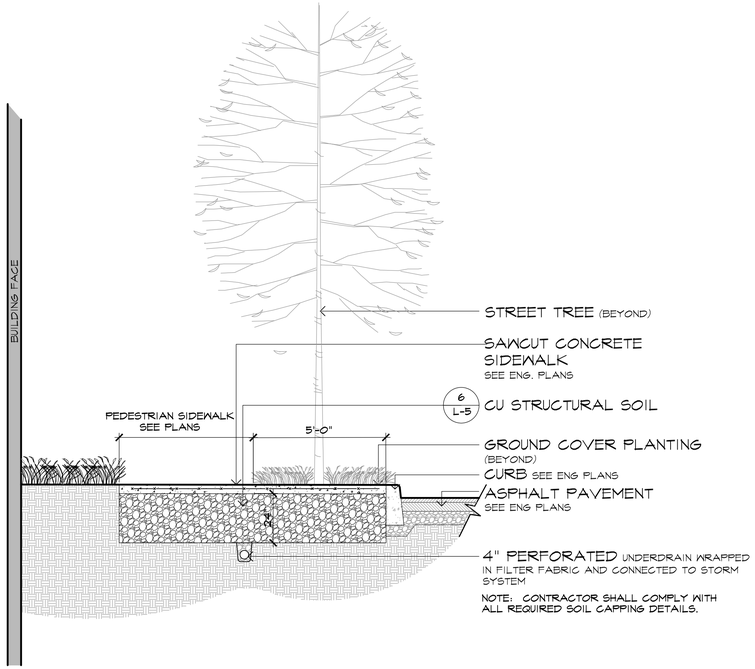
THOMAS S. CARMAN
N.J. LICENSED LANDSCAPE ARCHITECT
#AS00774

NO.	DATE	REVISION

SCALE: 1/8"=1'

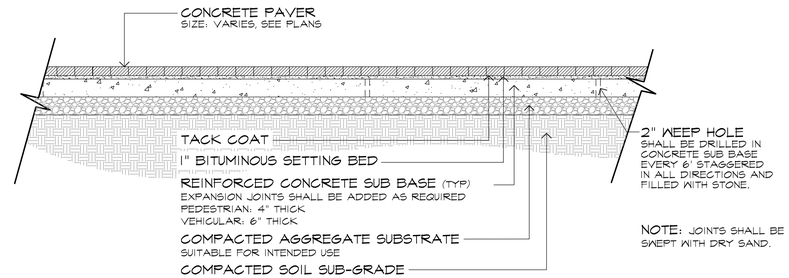
DATE: 2019.11.20 JOB NO.: 19-105

DRAWING NO.
L-3



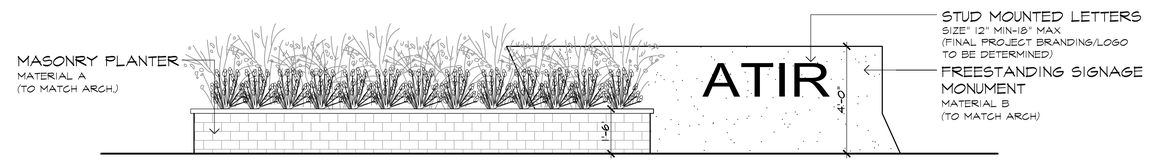
1 / L-4 SECTION: CONCRETE SIDEWALK & CONTINUOUS TRENCH PLANTING

3/8"= 1'-0"



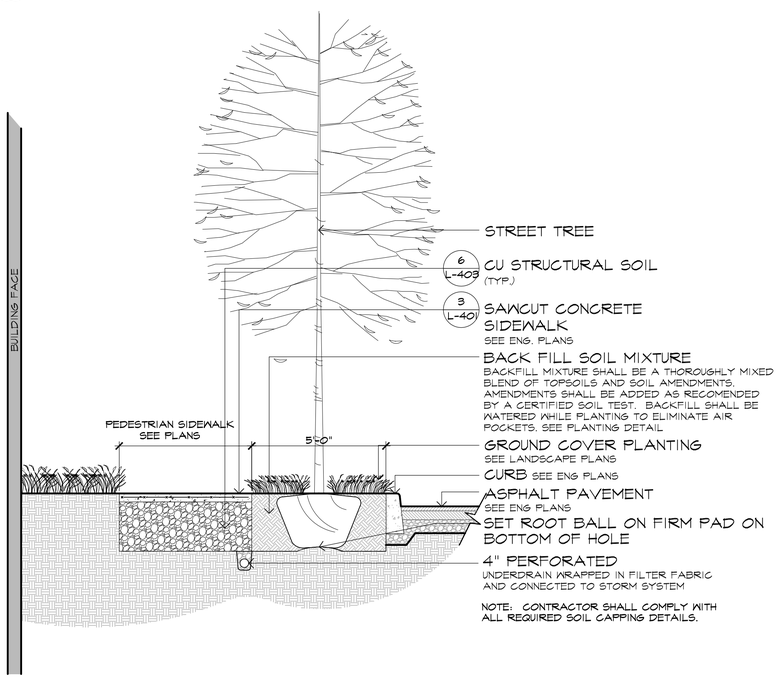
3 / L-4 SECTION: DECORATIVE PAVEMENT

3/4"=1'-0"



4 / L-4 ELEVATION: SIGNAGE MONUMENT

3/8"= 1'-0"



2 / L-4 SECTION: CONCRETE SIDEWALK & STREET TREE PLANTING

3/8"=1'-0"

NATIVE SIDE SLOPE SEED MIX

SEEDING RATE: 15-20 LBS PER ACRE

25% ANNUAL RYEGRASS
15% LITTLE BLUESTEM
10% FOWL BLUEGRASS
10% PARTRIDGE PEA
10% TICKLEGRASS
10% SIDEOATS GRAMA
5% BLUNT BROOM SEDGE
4% SHOWY TICK TREFOIL
3% BLACK EYED SUSAN
3% OX-EYE SUNFLOWER
2% BROOM SEDGE
1% ZIG-ZAG ASTER
1% BUTTERFLY MILKWEED

NOTES

- FINAL LIMITS OF SEEDED ZONES TO BE LAID OUT IN THE FIELD UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL CONTACT SEED SUPPLIER PRIOR TO APPLICATION TO VERIFY APPROPRIATE APPLICATION TIMING FOR THE SPECIFIED SEED MIX PER SEASONAL CONDITIONS. GENERAL SEEDING PERIOD IS AUGUST 21ST TILL SEPTEMBER 21ST.
- CONTRACTOR SHALL SUBMIT ANTICIPATED SEED APPLICATION/PREPARATION PROCEDURE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SEED APPLICATION/PREPARATION.
- INSTALL PER MFG. RECOMMENDATIONS
- IRRIGATION/SUPPLEMENTAL WATER SHALL BE PROVIDED TO ESTABLISH SEED MIX AT INSTALLATION.
- ALL SEEDED AREAS MUST BE KEPT CONSTANTLY MOIST TO PROMOTE GERMINATION.
- MOWING FREQUENCY SHALL BE AS PER PROJECT LANDSCAPE ARCHITECT & SEED SUPPLIER.
  AS MFG. BY: JERSEY SEED
  18B JULES LANE
  NEW BRUNSWICK, NJ 08901
  P. 800.828.5856 F. 732.247.3514
- ALL NEWLY SEEDED AREAS SHALL BE MULCH/PROTECTED USING THE SEED MANUFACTURER RECOMMENDED WEED-FREE STRAW.
- FOR STEEP SLOPE APPLICATIONS, AN EROSION CONTROL BLANKET SHALL BE PLACED OVER THE NEWLY SEEDED, PREPARED BED TO PREVENT EROSION WHILE ALLOWING FOR ESTABLISHMENT OF SEED MIX. (SEE CIVIL PLANS)

5 / L-4 DETAIL: SEED MIX

SCALE: 1/2"=1'-0"

Streetscape Site Details

ATIR SITE
Weehawken, New Jersey

MELILLO+BAUER
ASSOCIATES
Landscape Architecture

200 Union Avenue
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N.J. LICENSED
LANDSCAPE ARCHITECT
#AS00774

NO.	DATE	REVISION

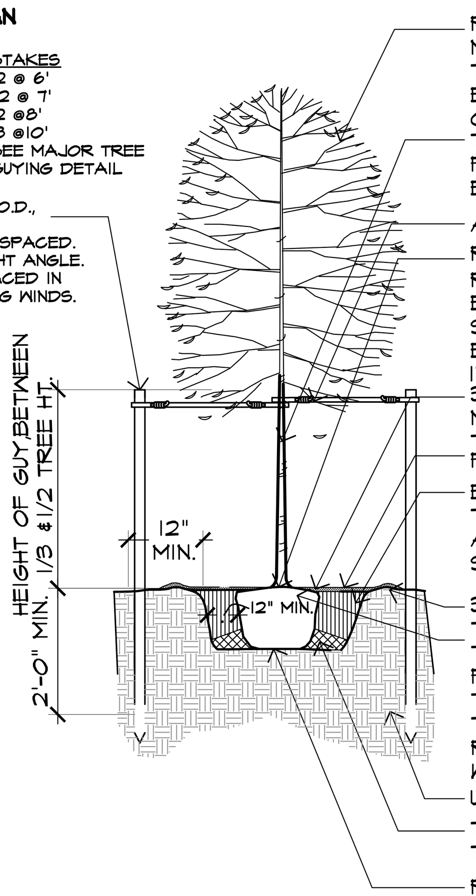
SCALE: AS SHOWN

DATE: 2019.11.20 | JOB NO.: 19-105

DRAWING NO.

L-4

PLAN

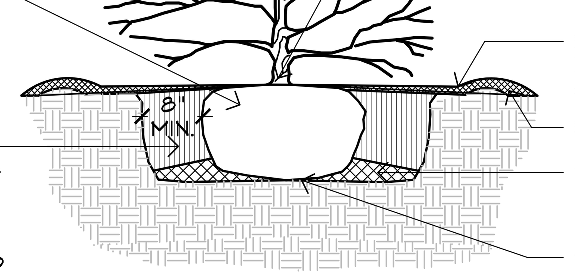


SECTION

NOTES:
- CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
- CONTRACTOR SHALL REMOVE STAKING, GUYING AND WRAP AT END OF GUARANTEE PERIOD. All PLANTING MUST BE GUARANTEED FOR ONE FULL GROWING SEASON FROM THE TIME OF FINAL ACCEPTANCE BY THE OWNER OR GOVERNING AUTHORITY.
- ON ALL FALL PLANTINGS THE CONTRACTOR SHALL WRAP THE TREES SPECIFIED BY THE LANDSCAPE ARCHITECT (ACER spp.) FROM THE TRUNK FLARE TO THE FIRST BRANCH. TREE WRAP SHALL BE REMOVED BY APRIL 1. TREE WRAP SHALL BE BREATHABLE AND AS APPROVED BY THE LANDSCAPE ARCHITECT.
- TREE WRAP SHALL BE INSTALLED AT THE TIME OF PLANTING AND BE REMOVED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- TREE WRAP SHALL BE REMOVED NO LATER THAN 12 MONTHS AFTER PLANTING.
- TREES WHOSE NORTH ORIENTATION IS NOT CHANGED FROM THE NURSERY DO NOT NEED TO BE WRAPPED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
- GUYS ON MULTI-STEM TREES TO BE MADE ON HEAVIEST BRANCHES OF PLANT.

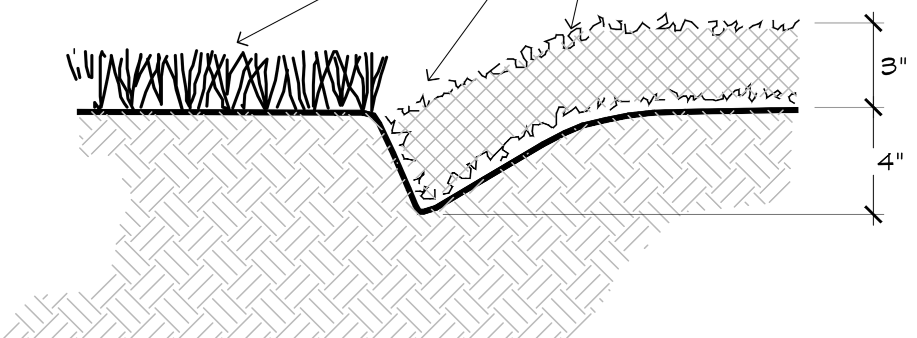
1 / L-5 DETAIL: DECIDUOUS TREE PLANTING

SCALE: N.T.S.



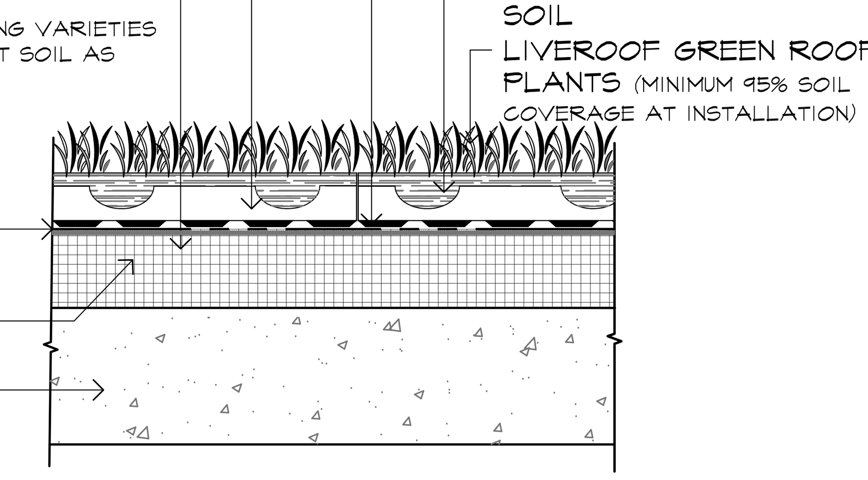
2 / L-5 DETAIL: SHRUB PLANTING

SCALE: N.T.S.



3 / L-5 DETAIL: TURF/MULCH TRENCH

SCALE: N.T.S.

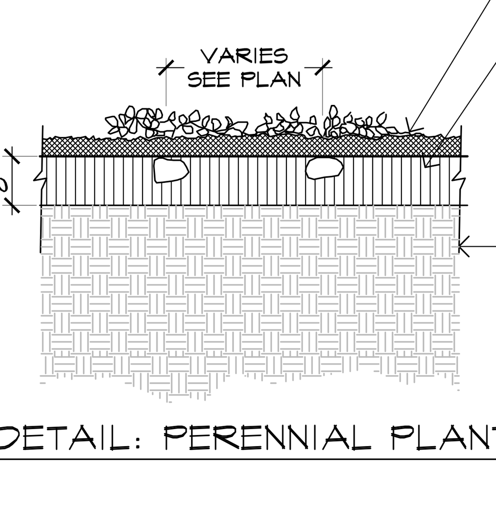


NOTE:
MFG/INSTALLING CONTRACTOR SHALL PROVIDE A MINIMUM 1 YEAR MAINTENANCE CONTRACT AS PART OF THE ROOFING INSTALLATION CONTRACT. SUBMIT PROPOSAL FOR ON-GOING MAINTENANCE CONTRACT TO MANAGEMENT ENTITY AFTER INITIAL MAINTENANCE CONTRACT EXPIRES.

NOTE:
ALL EXTENSIVE PLANTING SHALL HAVE TEMPORARY SPRAY INSTALLED, AND SHALL REMAIN IN USE UNTIL THE GREEN ROOF IS SUFFICIENTLY ESTABLISHED. ALL ROOFTOP PAVER AND GREEN ROOF TRAYS SHALL BE CUT AS NEEDED FOR ROOFTOP VENTS, MECHANICALS, PENETRATIONS, ETC. AS SHOWN OR IMPLIED.

4 / L-5 DETAIL: EXTENSIVE GREENROOF TRAY SYSTEM

1"=1'-0"



5 / L-5 DETAIL: PERENNIAL PLANTING

SCALE: N.T.S.

PLANT NOTES:

1. THE CONTRACTOR SHALL FURNISH QUANTITIES NECESSARY TO COMPLETE THE PLANTING AS SHOWN ON THE PLANTING PLANS.
   A. ALL PLANTS SHALL EQUAL OR EXCEED MEASUREMENTS SPECIFIED IN THE PLANT LIST WHICH ARE THE MINIMUM ACCEPTABLE.
   B. PLANTS SHALL BE MEASURED BEFORE PRUNING. NECESSARY PRUNING SHALL BE PERFORMED AFTER THE PLANT IS UNTIED AND PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY MAJOR PRUNING REQUIREMENTS DUE TO DAMAGE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT NEEDS SIGNIFICANT PRUNING DUE TO DAMAGE FROM SHIPMENT OR HANDLING.
   C. WHEN FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, STOCK SHALL BE SELECTED FOR UNIFORM HEIGHT AND SPREAD AND LABELED BY NUMBER TO ASSURE SYMMETRY IN PLANTING.
2. WHEN ALL PLANT MATERIAL HAS BEEN SELECTED AND PRE-TAGGED BY THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN ORDER TO SCHEDULE HIS NURSERY INSPECTION WITH A MINIMUM OF 3 DAYS ADVANCE NOTICE.
   A. THE CONTRACTOR SHALL ACCOMPANY THE LANDSCAPE ARCHITECT ON ALL INSPECTIONS.
   B. THE CONTRACTOR SHALL HAVE SUFFICIENT ALTERNATE CHOICES TO PREVENT LOSS OF TIME IN THE EVENT THAT SOME TREES FAIL TO MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT.
   C. ALL TREES MUST BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.
3. LOCATIONS OF PLANT MATERIAL SHOWN ON PLANS ARE APPROXIMATE. FINAL LOCATIONS WILL VARY FROM PLAN AND SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
   A. CONTRACTOR SHALL PROVIDE PRE-MARKED, COLOR-CODED FLAGS FOR ALL SHADE TREES, EVERGREEN TREES AND FLOWERING TREES.
   B. LANDSCAPE ARCHITECT SHALL PLACE THE COLOR-CODED FLAGS TO INDICATE PLANT LOCATIONS.
   C. CONTRACTOR SHALL PLACE TREES ABOVE GROUND IN ACCORDANCE WITH THE FLAGGED LOCATION. THE LANDSCAPE ARCHITECT MAY REQUEST THE CONTRACTOR TO MOVE, TURN OR RELOCATE THE PLANT MATERIAL AT THIS TIME. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PRE-DIG TREE PITS.
   D. UPON FINAL APPROVAL BY THE LANDSCAPE ARCHITECT OF TREE PLACEMENT, CONTRACTOR SHALL PAINT A CIRCLE AROUND THE BALL OF THE TREE, MOVE TREE AND EXCAVATE TREE PIT.
4. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED; VIGOROUS ROOT SYSTEMS, BE FREE FROM DEFECTS AND INJURIES AND COMPLY WITH ANY SPECIAL INSTRUCTIONS NOTED WITHIN THE PLANT LIST.
5. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT PLANT STOCK WHICH HAS NOT BEEN PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY.
6. QUALITY, BRANCHING AND SIZE OF PLANTS, INCLUDING ROOT SIZE, SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60 .1-2004 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
7. B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3-4 INCHES WITH SHREDDED HARDWOOD BARK MULCH. MULCH SHOULD NOT COME INTO CONTACT WITH THE ROOT COLLAR OF TREES OR SHRUBS. MULCH SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. THE TOP OF THE ROOT BALL FOR ALL B&B PLANTS SHALL BE EXCAVATED TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE AT THE TOP OF THE BALL AND PLANTED LEVEL OR 1" ABOVE FINISHED GRADE. ALL BEDLINES SHALL BE CUT FOUR INCHES DEEP INTO A "V" SHAPED GROOVE TO PROVIDE A WELL DEFINED EDGE. THE LAYOUT OF ALL BEDLINES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO CUTTING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY MARK OUTS AND COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TREE GUYS, STAKES, SUPPORTS AND MULCH RINGS OR BEDS DURING THE CONSTRUCTION AND MAINTENANCE PERIOD.
11. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PROPOSED PLANT MATERIAL. TREES SHALL BE PRUNED OF ANY BRANCHES THAT INTERFERE WITH PEDESTRIANS, VEHICLES OR SIGNS. SHADE TREES MUST BE SINGLE TRUNK, TREE FORM SPECIMENS. ALL PARKING LOT AND STREET TREES SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET.
12. ANY DISCREPANCY BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE RESOLVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
13. ALL PLANTED AREAS & LAWN AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THROUGH THE USE OF SURFACE OR DRIP-IRRIGATION TO PROVIDE ADEQUATE WATER TO PROMOTE HEALTHY PLANT MATERIAL AND SOUND HORTICULTURAL PRACTICE. IRRIGATION CONTRACTOR SHALL SUBMIT PROPOSED IRRIGATION PLANS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE. TREES AND SHRUBS SHOULD BE INSTALLED DURING THE FOLLOWING FALL AND SPRING SEASONS, WITH THE EXCEPTION OF TREES WHICH EXPERIENCE A FALL DIGGING HAZARD WHICH SHOULD ONLY BE PLANTED IN THE SPRING.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF 1 YEAR FROM THE TIME OF LANDSCAPE APPROVAL BY TOWNSHIP LANDSCAPE ARCHITECT AND/OR REVIEWING AUTHORITY.
16. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE TOWN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLANTING

FALL	AUG. 15-DEC. 15	EVERGREEN TREES
	OCT. 15-DEC. 15	DECIDUOUS TREES
SPRING	MAR. 1-MAY 15	ALL PLANTS

FALL DIGGING HAZARD	
BETULA VARIETIES	LIRIODENDRON TULIPIFERA
CARPINUS VARIETIES	MALUS-IN LEAF
CELTIS VARIETIES	NYSSA SYLVATICA
CERCIDIPHYLLUM VARIETIES	OSTRYA VARIETIES
CRATAEGUS VARIETIES	PRUNUS-ALL STONE FRUITS
FAGUS VARIETIES	PYRUS VARIETIES
HALESIA VARIETIES	QUERCUS-ALL OAKS EXCEPT Q. PALUSTRIS
ILEX OPACA VARIETIES	SALIX-WEEPING VARIETIES
ALL TREEFORM EVERGREEN ILEX VARIETIES	TILLA TOMENTOSA VARIAETIES
LIQUIDAMBAR VARIETIES	ZELKOVA VARIETIES

NOTE:
ALL LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED IN KEEPING WITH THE ENVIRONMENTAL AND CAPPING REQUIREMENTS OF THE SITES DEED NOTICE (DATED - JUNE 15, 1999) AND THE RESIDENTIAL ENGINEERING CONTROLS OF THE NEW JERSEY ADMINISTRATIVE CODE OR OTHERWISE APPROVED BY THE APPLICANT'S [HARTZ'] LICENSED SITE REMEDIATION PROFESSIONAL. DURING CONSTRUCTION ANY GRADING / DRAINAGE ISSUES RELATED TO THE ENVIRONMENTAL AND CAPPING REQUIREMENTS THAT ARE DETRIMENTAL TO THE PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE ADDRESSED IN ACCORDANCE WITH THE ABOVE STATED REQUIREMENTS TO ENSURE ADEQUATE DRAINAGE.

Melillo + Bauer Associates 08.15.16 — 800 LINCOLN HARBOR Weehawken, NJ

SECTION 02920
STRUCTURAL SOIL

PART 1 - DESCRIPTION AND SPECIFICATION

1.1 GENERAL

A. The work of this section consists of all Structural Soil work and related items as indicated on the drawings or as specified herein and includes, but is not limited to, the following:

CU-Soil™ is a proprietary material patented by Cornell University (US Patent #5,849,069) and marketed under the registered trademark, CU-Structural Soil®. Only licensed companies are authorized to produce this material, meeting the specifications described in this text. For a list of licensed CU-Soil™ producers, call AMEREQ, INC. at 800-832-8788.

1.2 REFERENCES AND STANDARDS

A. The following references are used herein and shall mean:
ASTM: American Society of Testing Materials
USDA: United States Department of Agriculture
AASHTO: American Association of State Highway and Transportation Officials
Standard Specifications: Regional or Municipal Standard Specifications Documentation for the location of proposed usage
AOAC: Association of Official Agricultural Chemists

1.3 SAMPLES AND SUBMITTALS

A. At least 30 days prior to ordering materials, the installing contractor shall submit to the engineer / landscape architect / owners representative samples, certificates, manufacturer's literature and test results for materials specified below. No materials shall be ordered until the required samples, certificates, producer's current license and test results have been reviewed and approved by the landscape architect and/or engineer. The engineer / landscape architect / owners representative reserves the right to reject any material that does not meet CU-Structural Soil® specifications. Delivered materials shall closely match the approved samples.

B. Submit from licensed producer, 1/2 cubic foot representative sample of clay loam, one cubic foot representative sample of crushed stone, and one cubic foot representative sample of CU-Structural Soil® mix for approval. In the event of multiple source fields for clay loam, submit a minimum of one set of samples per source field or stockpile. The samples of all clay loam, crushed stone, and CU-Structural Soil® shall be submitted to the engineer as a record of the soil color and texture.

C. Submit soil test analysis reports for sample of clay loam from an independent soil-testing laboratory. The testing laboratory for particle size and chemical analysis may include a public agricultural extension service agency.

1.4

A. Submit a mechanical analysis of the clay loam sample and particle size analysis including the following gradient of mineral content:

USDA Designation Size in mm.

STRUCTURAL SOIL 02920

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Gravel	+2 mm
Sand	0.05 – 2 mm
Silt	0.002-0.05 mm
Clay	minus 0.002 mm

Sieve analysis shall be performed and compared to USDA Soil Classification System.

Sieve analysis shall be done by a combined hydrometer and wet sieving using sodium hexametaphosphate as a dispersant in compliance with ASTM D422 after destruction of organic matter by hydrogen peroxide.

B. Submit a chemical analysis, performed in accordance with current AOAC Standards, including the following:
a. pH and buffer pH.
b. Percent organic matter as determined by the loss of ignition of oven dried samples. Test samples shall be oven dried to a constant weight at a temperature of 230 degrees F, plus or minus 9 degrees.
c. Analysis for nutrient levels by parts per million.
d. Soluble salt by electrical conductivity of a 1:2 soil/water sample measured in Millimho per cm.
e. Cation Exchange Capacity (CEC).
f. Carbon/Nitrogen Ratio.

C. Submit one cubic foot sample of crushed stone which will be used in production of CU-Soil™.

D. Provide particle size analysis:

USDA Designation	Size in mm.
3"	+76 mm
2 1/2"	63-76 mm
2"	50-63 mm
1 1/2"	37-50 mm
1"	25-37 mm
3/4"	19-25 mm

E. Fine gravel 2-19 mm
F. Provide the manufacturers analysis of the loose and rodded unit weight
G. Losses from LA Abrasion tests- not to exceed 40%
H. Minimum 90% with 2 or more fractured faces
I. Percent pore space analysis
J. At the engineer's discretion, the sample of CU-Structural Soil® may be tested for the following:
K. Compaction in accordance with ASTM D698/AASHTO T99 without removing oversize aggregate
L. California Bearing Ratio in accordance with ASTM D1883- soaked CBR shall equal or exceed a value of 50
M. Measured dry-weight percentage of stone in the mixture
N. The approved CU-Structural Soil® sample shall be the standard.
O. Any deviation from the specified crushed stone and clay loam specifications shall be approved

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by Amereq, Inc.

1.5 DELIVERY, STORAGE AND HANDLING

A. Delivered CU-Structural Soil® shall be at or near optimum compaction moisture content as determined by AASHTO T 99 (ASTM D 698) and should not be placed in frozen, wet or muddy sites.

B. Protect CU-Structural Soil® from exposure to excess water and from erosion at all times. Do not store CU-Soil™ unprotected. Do not allow excess water to enter site prior to compaction. If water is introduced into the CU-Soil™ after grading, allow water to drain to optimum compaction moisture content.

1.6 EXAMINATION OF CONDITIONS

A. All areas to receive CU-Structural Soil® shall be inspected by the installing contractor before starting work and all defects such as incorrect grading, compaction, and inadequate drainage shall be reported to the engineer prior to beginning this work.

1.7 QUALITY ASSURANCE

A. Qualifications of installing contractor: The work of this section should be performed by a contracting firm which has a minimum of five years experience. Proof of this experience shall be submitted as per paragraph, SAMPLES and SUBMITTALS, of this section.

PART 2 - MATERIALS

2.1 CLAY LOAM

A. Soil shall be a "loam" with a minimum clay content of 20% or a "clay loam" based on the "USDA classification system" as determined by mechanical analysis (ASTM D-422) and it shall be of uniform composition, without admixture of subsoil. It shall be free of stones, lumps, plants and their roots, debris and other extraneous matter. It shall not contain toxic substances harmful to plant growth. Clay loam shall contain not less than 2% or more than 5% organic matter as determined by the loss on ignition of oven-dried samples. Test samples shall be oven-dried to a constant weight at a temperature of 230 degrees F., plus or minus 9 degrees.

B. Mechanical analysis for the loam or clay loam shall be as follows:

Textural Class	% of Total Weight
Gravel	less than 5%
Sand	20-45%
Silt	20-50%
Clay	20-40%

2.2

A. Chemical analysis: Meet, or be amended to meet the following criteria:
B. 1. pH between 5.5 to 6.5
C. 2. Percent organic matter 2% - 5% by dry weight
D. 3. Adequate nutrient levels
E. 4. Soluble salt less than 1.0 mmho/cm
F. 5. Cation Exchange Capacity (CEC) greater than 10

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G. 6. Carbon/Nitrogen ratio less than 33:1
H. Loam or clay loam shall not come from USDA - classified prime farmland.

2.3 FERTILIZER (if needed)

A. Should nutrient analysis suggest that the loam or clay loam need additional nutrients, it shall be amended by Amereq's licensed producer.

2.4 SULFUR (if needed)

A. Sulfur shall be a commercial granular, 96% pure sulfur, with material and analysis appearing on the labeled container.
B. Sulfur used to lower pH shall be a ferrous sulfate formulation.
C. Application rates shall be dependent on soil test results.

2.5 LIME (if needed)

A. Agricultural lime containing a minimum of 85% carbonates.
B. Application rates shall be dependent on soil test results.

2.6 CRUSHED STONE

A. The size of the crushed stone shall be 0.75 inches to 1.5 inches allowing for up to 10% being greater than 1.5 inches, and up to 10% less than 0.75 inches.
B. Acceptable aggregate dimensions will not exceed 2.5:1.0 for any two dimensions.
C. Minimum 90% with two or more fractured faces.
D. Results of Aggregate Soundness Loss test shall not exceed 18%.
E. Losses from LA Abrasion tests shall not exceed 40%.

2.7 HYDROGEL

A. Hydrogel shall be a coated potassium propenoate-propenamide copolymer (Gelscape® Hydrogel Tackifier) as manufactured by Amereq, Inc. 800-832-8788.

2.8 WATER

A. The installing contractor shall be responsible to furnish his own supply of water (if needed) free of impurities, to the site.

2.9 CU-STRUCTURAL SOIL®

A. A uniformly blended urban tree mixture of crushed stone, clay loam and Gelscape® Hydrogel Tackifier, as produced by an Amereq-licensed company, mixed in the following proportion:

Material	Unit of Weight
specified crushed Stone	100 units dry weight
specified clay loam	20 – 25 units (to achieve minimum CBR of 50)
Gelscape® Hydrogel Tackifier	0.035 units dry weight
moisture	ASTM D698/AASHTO T-99 optimum moisture

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PART 3 - PRODUCTION AND INSTALLATION GUIDELINES

3.1 CU-SOIL™ MIXING AND QUALITY CONTROL TESTING

A. All CU-Structural Soil® mixing shall be performed at the licensed producer's yard using appropriate soil measuring, mixing and shredding equipment of sufficient capacity and capability to assure proper quality control and consistent mix ratios. No mixing of CU-Structural Soil® at the project site shall be permitted.

Maintain adequate moisture content during the mixing process. Soils and mix components shall easily shred and break down without clumping. Soil clods shall easily break down into a fine crumbly texture. Soils shall not be overly wet or dry. The licensed producer shall measure and monitor the amount of soil moisture at the mixing site periodically during the mixing process.

B. Raw materials shall be mixed off-site, only at the licensed producer's facility, on a flat asphalt or concrete paved surface to avoid soil contamination.

C. Should the independent laboratory test results of the clay loam reveal a need to amend it, to meet specifications, the amending materials should be added to the clay loam following the rates and recommendations provided by Amereq.

3.2 UNDERGROUND UTILITIES AND SUBSURFACE CONDITIONS

A. The installing contractor shall notify the engineer of any subsurface conditions which will affect the contractor's ability to install the CU-Soil™.

B. The installing contractor shall locate and confirm the location of all underground utility lines and structures prior to the start of any excavation.

C. The installing contractor shall repair any underground utilities or foundations damaged during the progress of this work.

3.3 SITE PREPARATION

A. Do not proceed with the installation of the CU-Structural Soil® material until all walls, curb footings and utility work in the area have been installed. For site elements dependent on CU-Structural Soil® for foundation support, postpone installation of such elements until immediately after the installation of CU-Structural Soil®.

B. Install subsurface drain lines as shown on the plan drawings prior to installation of CU Structural Soil® material.

C. Excavate and compact the proposed subgrade to depths, slopes and widths as shown on the drawings. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not over excavate compacted subgrades of adjacent pavement or structures.

D. Confirm that the subgrade is at the proper elevation and compacted as required. Subgrade elevations shall slope parallel to the finished grade and/or toward the subsurface drain lines as shown on the drawings.

E. Clear the excavation of all construction debris, trash, rubble and any foreign material. In the event that fuels, oils, concrete washout silts or other material harmful to plants have been spilled into the subgrade material, excavate the soil sufficiently to remove the harmful material. Fill any over excavation with approved fill and compact to the required subgrade compaction.

STRUCTURAL SOIL 02920

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F. Do not proceed with the installation of CU-Structural Soil® until all utility work in the area has been installed. All subsurface drainage systems shall be operational prior to installation of CU-Structural Soil®.

G. Protect adjacent walls, walks and utilities from damage. Use ½" plywood and/or plastic sheeting as directed to cover existing concrete, metal and masonry work and other items as directed during the progress of the work.

H. Clean up all trash and any soil or dirt spilled on any paved surface at the end of each working day.

I. Any damage to the paving or architectural work caused by the installing contractor shall be repaired, as directed by the engineer.

J. Maintain all silt and sediment control devices required by applicable regulations. Provide adequate methods to assure that trucks and other equipment do not track soil from the site onto adjacent property and the public right of way.

3.4 INSTALLATION OF CU-STRUCTURAL SOIL® MATERIAL

A. Install CU-Structural Soil® in 6 inch lifts and compact each lift.

B. Compact all materials to at least 95% Proctor Density from a standard compaction curve AASHTO T 99 (ASTM D 698). No compaction shall occur when moisture content exceeds maximum as listed herein. Delay compaction if moisture content exceeds maximum allowable and protect CU-Structural Soil® during delays in compaction with plastic or plywood as directed by the engineer.

C. Bring CU-Structural Soil® to finished grades as shown on the drawings. Immediately protect the CU-Structural Soil® from contamination by toxic materials, trash, debris, water containing cement, clay, silt or materials that will alter the particle size distribution of the mix with plastic or plywood as directed by the engineer.

D. The engineer may periodically check the material being delivered, prior to installation for color and texture consistency with the approved sample provided by the installing contractor as part of the submittal for CU-Structural Soil®. If the engineer determines that the delivered CU-Soil™ varies significantly from the approved samples, the engineer shall contact the licensed producer.

E. Engineer shall ensure that the delivered structural soil was produced by the approved CU-Soil™ licensee by inspecting weight tickets showing source of material.

F. CU-Soil™ should not be stockpiled long-term. Any CU-Soil™ not installed immediately should be protected by a tarp or other waterproof covering.

3.5 FINE GRADING

A. After the initial placement and rough grading of the CU-Structural Soil® but prior to the start of fine grading, the installing contractor shall request review of the rough grading by the engineer. The installing contractor shall set sufficient grade stakes for checking the finished grades.

B. Adjust the finish grades to meet field conditions as directed.

Provide smooth transitions between slopes of different gradients and direction.
Fill all dips with CU-Soil™ and remove any bumps in the overall plane of the slope.
a. The tolerance for dips and bumps in CU-Structural Soil® areas shall be a 3" deviation from the plane in 10'.

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All fine grading shall be inspected and approved by the engineer prior to the installation of other items to be placed on the CU-Structural Soil®.

C. The engineer will inspect the work upon the request of the installing contractor. Request for inspection shall be received by the engineer at least 10 days before the anticipated date of inspection.

3.6 ACCEPTANCE STANDARDS

A. The engineer will inspect the work upon the request of the installing contractor. Request for inspection shall be received by the engineer at least 10 days before the anticipated date of inspection.

3.7 CLEAN-UP

A. Upon completion of the CU-Structural Soil® installation operations, clean areas within the contract limits. Remove all excess fills, soils and mix stockpiles and legally dispose of all waste materials, trash and debris. Remove all tools and equipment and provide a clean, clear site. Sweep, do not wash, all paving and other exposed surfaces of dirt and mud until the paving has been installed over the CU-Structural Soil® material. Do no washing until finished materials covering CU-Structural Soil® material are in place.

END OF SECTION

STRUCTURAL SOIL 02920

6 / L-5 STREETSCAPE_CU SOIL SPECIFICATION

NOT TO SCALE

Planting Details

ATIR SITE
Weehawken, New Jersey

MELILLO+BAUER
ASSOCIATES
Landscape Architecture

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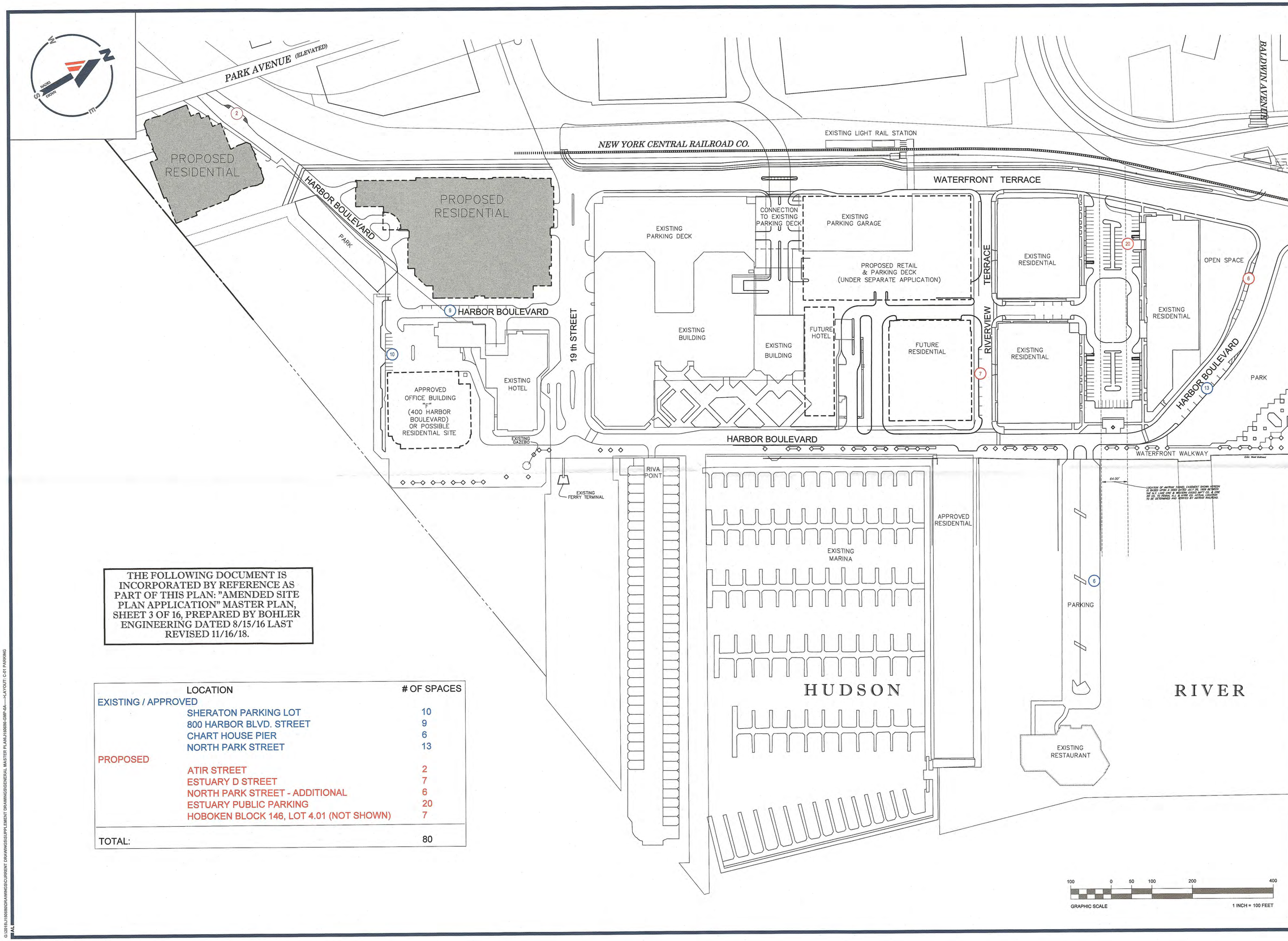
NO.	DATE	REVISION
SCALE: AS SHOWN		
DATE: 2019.11.20	JOB NO.: 19-105	

DRAWING NO.
L-5



THE FOLLOWING DOCUMENT IS INCORPORATED BY REFERENCE AS PART OF THIS PLAN: "AMENDED SITE PLAN APPLICATION" MASTER PLAN, SHEET 3 OF 16, PREPARED BY BOHLER ENGINEERING DATED 8/15/16 LAST REVISED 11/16/18.

LOCATION	# OF SPACES
EXISTING / APPROVED	
SHERATON PARKING LOT	10
800 HARBOR BLVD. STREET	9
CHART HOUSE PIER	6
NORTH PARK STREET	13
PROPOSED	
ATIR STREET	2
ESTUARY D STREET	7
NORTH PARK STREET - ADDITIONAL	6
ESTUARY PUBLIC PARKING	20
HOBOKEN BLOCK 146, LOT 4.01 (NOT SHOWN)	7
TOTAL:	80

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	J150680
DRAWN BY:	AL
CHECKED BY:	AJL
DATE:	01/15/2020
CAD I.D.:	J150680-GMP-0A

PROJECT:

PRELIMINARY & FINAL SITE PLAN

FOR

HARTZ MOUNTAIN INDUSTRIES, INC.

PROPOSED RESIDENTIAL DEVELOPMENT

HARBOR BOULEVARD
HUDSON COUNTY
TOWNSHIP OF WEEHAWKEN, NEW JERSEY

BLOCK & LOT: 34.03 - 1.01, 1.02, & 2.03

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SHEET TITLE:
LINCOLN HARBOR PLANNED DEVELOPMENT MASTER PLAN - NINTH AMENDMENT

SHEET NUMBER:
1

ORG. DATE - 01/15/20

G:\2015\J150680\DRAWINGS\CURRENT DRAWINGS\SUPPLEMENT DRAWINGS\GENERAL MASTER PLAN\J150680-GMP-0A----3-LAYOUT: C-01 PARKING
AL