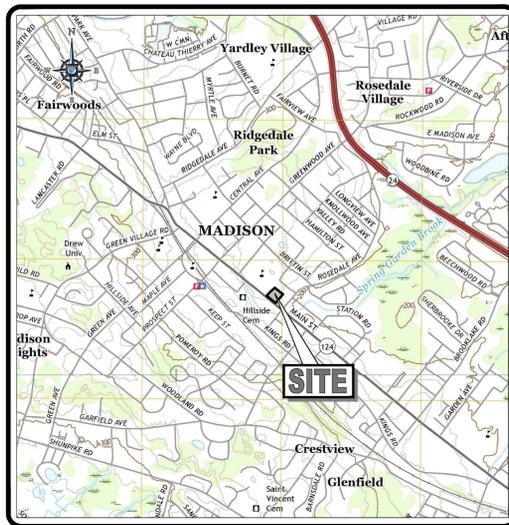


PRELIMINARY & FINAL SITE PLAN APPLICATION Z19-027

FOR HELLER PROPERTY PARTNERS, LP PROPOSED OFFICE BUILDING & SITE IMPROVEMENTS

176, 178 & 180 MAIN STREET, BOROUGH OF MADISON
MORRIS COUNTY, NEW JERSEY

TAX MAP SHEET #20, EXIST. BLOCK 2001, LOTS 19, 20, 21, 22 & 23



USGS MAP

SCALE: 1" = 2,000'
SOURCE: U.S. GEOLOGICAL SURVEY MAPS

PROPERTY OWNERS LIST
WITHIN 200' RADIUS OF BLOCK 2001, LOTS 19 & 20

CERTIFIED BY LISA BARATTO, TAX ASSESSOR OF THE BOROUGH OF MADISON, ON JULY 11, 2019

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
2001	16	BOARD OF EDUCATION 300 WOODLAND RD MADISON, NJ 07940	2001	29	ROCCO, ROBERT J & CHRISTINE L 40 HIGHLAND AVE MADISON, NJ 07940
2001	17	MADISON LODGE #30 F & M 170 MAIN ST MADISON, NJ 07940	2001	30	LA BELLE, MICHELLE ELLEN 43 HIGHLAND AVE MADISON, NJ 07940
2001	18	KINGS COURT DEVELOPERS, INC 11 PROSPECT CT MADISON, NJ 07940	2001	31	BANGS, RONALD /KATHLEEN 41 HIGHLAND AVE MADISON, NJ 07940
2001	24	MADISON ELKS CLUB, A CORP 192 MAIN ST MADISON, NJ 07940	2503	2	C.P. EAST BRINSWICK, INC 192 ROUTE 22 WEST GREEN BROOK, NJ 08812
2001	25	MADISON ELKS CLUB 192 MAIN ST MADISON, NJ 07940	2601	20	FLANNERY, THOMAS J 11 SMITHFIELD DR FLORHAM PARK, NJ 07932
2001	26	JAGELLO, THERESA & JOS JAGELLO JR 4 CEDAR AVE MORRIS PLAINS, NJ 07950	2601	21	EASTON, WILLIAM & LOUISE A 4 AVERY CT MADISON, NJ 07940
2001	27	STRACKA, THOMAS W & DIANE W 51 HIGHLAND AVE MADISON, NJ 07940	2601	23	DKI REALTY LLC 193 MAIN ST MADISON, NJ 07940
2001	28	OLIVARI, BREE A & CHRISTIAN J 40 HIGHLAND AVE MADISON, NJ 07940	2601	25	ROSEDALE MANOR CO-OP/REGAN & SMITH 10 EBERHARDT HWY ROSELAND, NJ 07068

ALSO TO BE NOTIFIED:

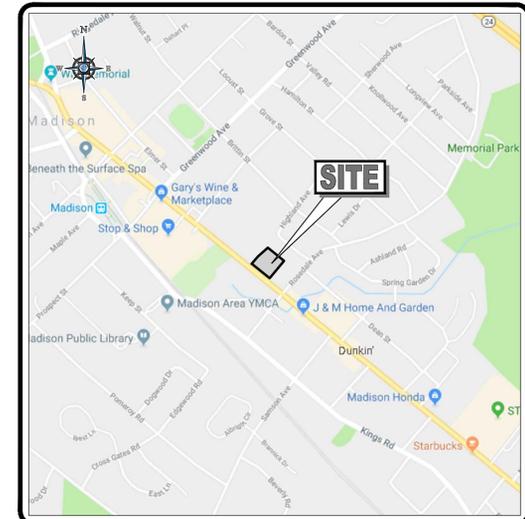
PUBLIC SERVICE ELECTRIC & GAS COMPANY
MANAGER, CORPORATE PROPERTIES
80 PARK PLAZA, T8E
NEWARK, NEW JERSEY 07102

VERSION OF NEW JERSEY HIGHLANDS
PAUL GROSSI, ROW DEPARTMENT
200 W MT. PLEASANT AVENUE, ROOM 4022
LIVINGSTON, NEW JERSEY 07039

CABLEVISION OF MORRIS
HOLLS ORSONSON, ENGINEERING
DEPARTMENT
88 ROUTE 18 EAST
RANDOLPH, NEW JERSEY 07863-3799

MORRIS COUNTY PLANNING BOARD
P.O. BOX 80
MORRISTOWN, NEW JERSEY 07953

N.J.D.O.T.
1035 PARKWAY AVENUE
CN 600
TRENTON, NEW JERSEY 08625



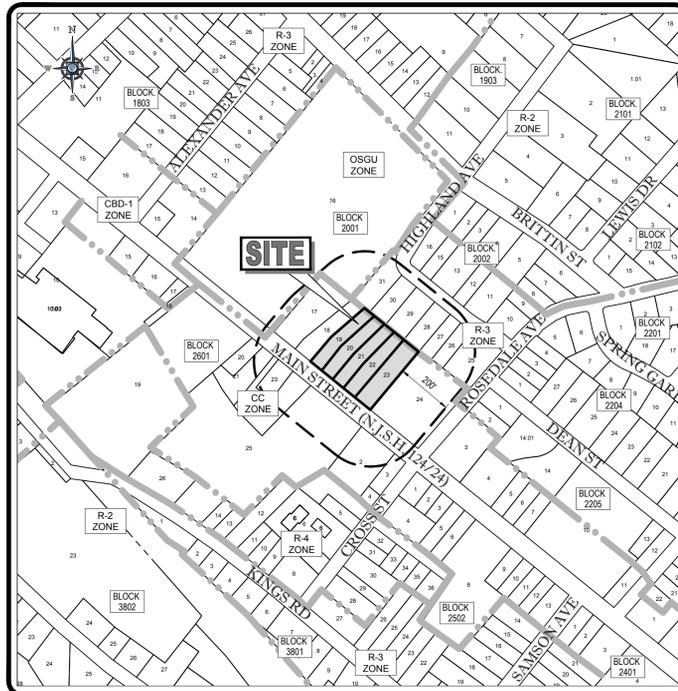
ROADS MAP

SCALE: 1" = 1,000'
SOURCE: GOOGLE MAPS

DRAWING SHEET INDEX

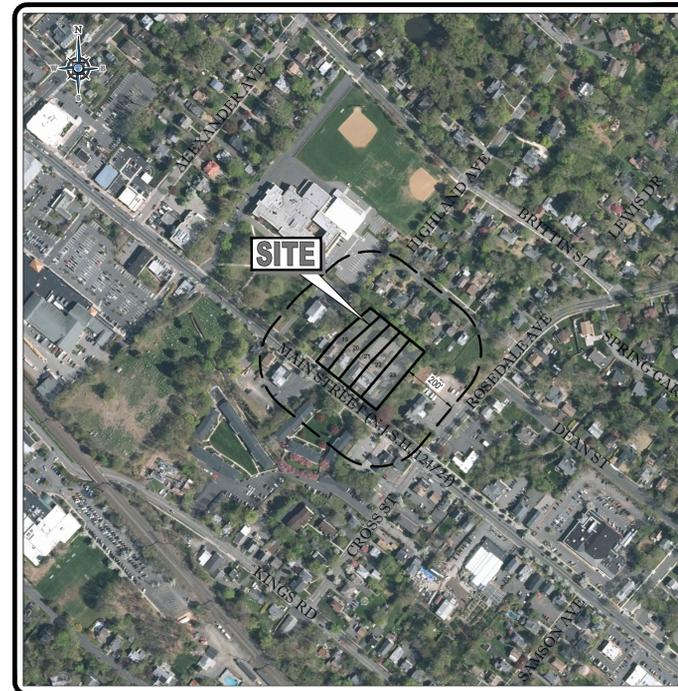
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-01 OF 15
DEMOLITION PLAN	C-02 OF 15
SITE LAYOUT PLAN	C-03 OF 15
GRADING PLAN	C-04 OF 15
DRAINAGE & UTILITIES PLAN	C-05 OF 15
LIGHTING PLAN	C-06 OF 15
LANDSCAPE PLAN	C-07 OF 15
LANDSCAPE NOTES & DETAILS	C-08 OF 15
SOIL EROSION AND SEDIMENT CONTROL PLAN	C-09 OF 15
DETAIL SHEETS	C-10-14 OF 15
BOUNDARY, TOPOGRAPHIC SURVEY, AND LOT CONSOLIDATION PLAN (BY CONTROL POINT ASSOCIATES, INC.)	C-15

WATER & SEWER DEMAND		
ITEM	CALCULATION	GALLON/DAY
WATER - EX. OFFICE	0.125 GAL/SF	1,410
WATER - EX. 2 SINGLE FAM. HOMES	100 GAL/PERSON	800
WATER - EX. TOTAL	-	2,210
WATER - PROP. OFFICE	0.125 GAL/SF	1,260
WATER - PROP. TOTAL	-	2,670
SEWER - EX. OFFICE	0.100 GAL/SF	1,128
SEWER - EX. 2 SINGLE FAM. HOMES	300 GAL/DWELLING	600
SEWER - EX. TOTAL	-	1,728
SEWER - PROP. OFFICE	0.100 GAL/SF	1,008
SEWER - PROP. TOTAL	-	2,136



KEY MAP

SCALE: 1" = 300'
SOURCE: GIS PARCEL DATA MAPS



AERIAL MAP

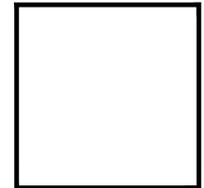
SCALE: 1" = 300'
SOURCE: NJGIN INFORMATION WAREHOUSE

OWNER CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF BLOCK 2001 LOTS 19, 20, 21, 22 & 23 AND CONSENT TO THE FILING OF THE APPLICATION.

OWNER _____ DATE _____

NJDOT APPROVAL



N.J.D.O.T. PERMIT:

COUNTY APPROVAL BLOCK

MORRIS COUNTY PLANNING BOARD APPROVAL APPROVED BY THE PLANNING BOARD OF MORRIS COUNTY, NJ.	
BOARD CHAIRPERSON	DATE
COUNTY ENGINEER	DATE
BOARD SECRETARY	DATE

BOROUGH APPROVAL BLOCK

BOROUGH OF MADISON ZONING BOARD APPROVAL APPLICATION Z19-027 APPROVED BY THE ZONING BOARD OF THE BOROUGH OF MADISON, NJ.	
BOARD CHAIRPERSON	DATE
MUNICIPAL ENGINEER	DATE
BOARD SECRETARY	DATE

REFERENCES AND CONTACTS

- REFERENCES**
 - BOUNDARY & TOPOGRAPHIC SURVEY:** CONTROL POINT ASSOCIATES, INC. 1035 PARKWAY AVENUE WARREN, NJ 07059 DATED: 05/21/2019 JOB #15-150397-02 CON ELEVATIONS: NAVD 1988
 - GEOTECHNICAL REPORT:** WHITESTONE ASSOCIATES, INC. 35 TECHNOLOGY DRIVE WARREN, NJ 07059 DATED: 01/07/1999
 - STORMWATER REPORT:** BOHLER ENGINEERING 35 TECHNOLOGY DRIVE WARREN, NJ 07059 DATED: 07/19/2019
 - GOVERNING AGENCIES**
 - ZONING BOARD OF ADJUSTMENT:** FRAN BOARDMAN, ADMINISTRATIVE OFFICIAL 50 KINGS ROAD, ROOM 206 MADISON, NJ 07940 PHONE: (973) 593-3060
 - BUILDING DEPARTMENT:** BOROUGH OF MADISON 50 KINGS ROAD MADISON, NJ PHONE: (973) 593-3064
 - FIRE DEPARTMENT:** 62 KINGS ROAD MADISON, NJ 07940 PHONE: (973) 593-3021
- TRAFFIC:** NJ DEPARTMENT OF TRANSPORTATION 1035 PARKWAY AVENUE WARREN, NJ 07059 PHONE: (732) 825-4340
- ENGINEERING:** BOB VOGEL, BOROUGH ENGINEER 50 KINGS ROAD MADISON, NJ PHONE: (973) 593-3063 FAX: (973) 593-4959
- WATER & SEWER:** MADISON PUBLIC WORKS DEPARTMENT 34 JOHN AVENUE MADISON, NJ 07940 PHONE: (973) 593-3088 FAX: (973) 765-9953
- COUNTY:** MORRIS COUNTY PLANNING BOARD 30 SCHUYLER PLACE, 4TH FLOOR MORRISTOWN NJ 07960 PHONE: (973) 829-8120
- SOIL CONSERVATION DISTRICT:** MORRIS COUNTY SCD 30 SCHUYLER PLACE, 4TH FLOOR MORRISTOWN NJ 07960 PHONE: (973) 285-2953 FAX: (973) 285-4345

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

REQUESTED VARIANCES			
ITEM	CODE	PERMITTED	PROPOSED
MULTIPLE PRINCIPAL STRUCTURES	§ 195-30.3	PERMITTED PROVIDED ALL OPEN SPACE, SETBACK & COVERAGE REQUIREMENTS ARE MET	DOES NOT MEET SETBACK REQUIREMENTS (V)
REQUIRED FRONT YARD	§ 195 ATT. 1	15' MIN; 25' MAX	29.9' (V)
MAX. FAR	§ 195 ATT. 1	0.25	0.345 (24,435 SF) (V)
MAX. PRINCIPAL BUILDING FOOTPRINT	§ 195 ATT. 1	5,000 SF	5,940 (EXIST. BLDG) (EM) 5,040 (PROP. BLDG) (V) TOTAL = 10,680 SF (V)
MAX. SIZE OF FREESTANDING SIGN	§ 195 ATT. 7.3	6 SF	30.67 SF (EACH SIDE) (V)
MIN. NUMBER OF LOADING SPACES	§ 195-25.15-N	1 STALL (EXIST. CONDITIONS) 2 STALL (PROP. CONDITIONS)	0 STALLS (V)
MIN. NUMBER OF PARKING SPACES	§ 195-35	61 STALLS (EXIST. CONDITIONS) 106 STALLS (PROP. CONDITIONS)	88 STALLS TOTAL (V) (INCLUDING 18 BANKED)

REQUESTED WAIVERS			
ITEM	CODE	PERMITTED	PROPOSED
STEEP SLOPES DISTURBANCE AREA	§ 195-41.2	MAY NOT DISTURB >15% OF MODERATE STEEP SLOPES	APPROX. 3,236 SF OF AREAS QUALIFY AS "MODERATE STEEP SLOPES" AND 2,952 SF (78.9%) ARE PROPOSED TO BE DISTURBED
SHARED ACCESS	§ 195-32.5-E	ACCESS DRIVEWAYS SHALL ALLOW FOR FUTURE COMMON DRIVE WITH ADJACENT PARCELS AT ONE SIDE YARD LINE	ALLOWANCE FOR FUTURE COMMON DRIVE NOT PROVIDED
HAIRPIN STRIPING	§ 195-25.15-H	HAIRPIN STRIPING SHALL BE PROVIDED	HAIRPIN STRIPING IS NOT PROVIDED
MAXIMUM GRADES	§ 195-25.15-H	5% MAX. IN PARKING SPACES & SERVICE AISLES	OVER 5% SLOPES ARE AN EXISTING CONDITION IN PARKING SPACES AND SERVICE AISLES
SIDEWALKS IN PARKING AREA	§ 195-25.15-M	SIDEWALKS SHALL HAVE A MIN. OF 4" OF PASSABLE WIDTH AND SHALL BE RAISED A MAX. OF SIX (6) ABOVE THE PARKING AREA EXCEPT WHEN CROSSING STREETS OR DRIVEWAYS.	SIDEWALK IS NOT PROVIDED AROUND ENTIRE PARKING LOT.
MAXIMUM ILLUMINATION AT PROPERTY LINE (HORIZONTAL AT GRADE)	§ 195-25.6	0.1 FC ALLOWED	2.1 FC PROVIDED
MAXIMUM ILLUMINATION AT PROPERTY LINE (VERTICAL AT 5' ABOVE GRADE)	§ 195-25.6	0.1 FC ALLOWED	4.4 FC PROVIDED
EVERGREEN PLANTINGS IN BUFFER AREAS	§ 195-25.3-M	EVERGREENS USED AS A BUFFER ARE TO BE PLANTED IN A DOUBLE-STAGGERED ROW	EVERGREENS HAVE BEEN PROVIDED IN A DOUBLE-STAGGERED ROW WHERE ALLOWABLE
MIN. LANDSCAPING IN PARKING AREA	§ 195-25.15-B	10% REQUIRED	4% PROVIDED

- NJDOT NOTES**
- THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019, WITH AMENDMENTS THERETO GOVERN.
 - NJDOT STANDARD CONSTRUCTION DETAILS ROADWAY-TRAFFIC CONTROL-BRIDGE 2016, AND STANDARD ELECTRICAL DETAIL BOOKLET, 2007, ARE APPLICABLE TO THIS PROJECT EXCEPT FOR THOSE DETAILS CONTAINED HEREIN.
 - AN NJDOT PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE NJDOT OPERATIONS - PERMITS OFFICE. CONTACT ALAA MATTARI (609) 475-5593
 - THE NJDOT ACCESS PERMIT IS NOT VALID UNTIL A CONFIRMATION NUMBER OBTAINED FROM THE ONE-CALL SYSTEM IN ACCORDANCE WITH P.L. 1994, CHAPTER 118, ITEM #11 OF THE UNDERGROUND FACILITY PROTECTION ACT IS SUPPLIED TO THE NJDOT OPERATIONS - PERMITS OFFICE.
 - SEPARATE UTILITY PERMIT APPLICATIONS ARE REQUIRED FOR EACH PROPOSED UTILITY WORK (GAS, ELECTRIC, WATER, SEWER, ETC.) AND UTILITY PERMIT APPLICANT MUST BE THE RESPECTIVE UTILITY COMPANY.

PREPARED BY
BOHLER
ENGINEERING



BOHLER ENGINEERING

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

REVISIONS				
REV.	DATE	COMMENT	DESIGNED BY	CHECKED BY
1	10/15/2019	REV. PER BOROUGH COMMENTS	BE	GS
2	12/20/2019	REV. PER BOROUGH COMMENTS	BE	GS
3	03/09/2020	REV. PER BOROUGH COMMENTS	BE	GS
4	04/30/2020	REV. PER BOROUGH COMMENTS	BE	DM
5	06/17/2020	REV. PER BOROUGH COMMENTS	BE	GS

811

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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

PROJECT No.: J190530
DRAWN BY: BM
CHECKED BY: GD
DATE: 08/09/2019
CAD I.D.: J190530-CDS-SA

PRELIMINARY & FINAL SITE PLAN APPLICATION Z19-027 FOR HELLER PROPERTY PARTNERS, LP

PROPOSED OFFICE BUILDING & SITE IMPROVEMENTS
BLOCK 2001; EXIST. LOTS 19, 20, 21, 22 & 23
176, 178 & 180 MAIN STREET
BOROUGH OF MADISON
MORRIS COUNTY, NEW JERSEY

BOHLER ENGINEERING

BOHLER ENGINEERING NJ, LLC
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
Phone: (908) 688-5300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 245A28161700

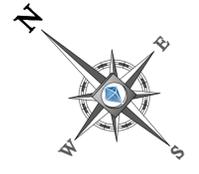
R.L. STREKER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 45344
NEW YORK LICENSE NO. 079512

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-01
OF 15

REVISION 5 - 06/17/2020



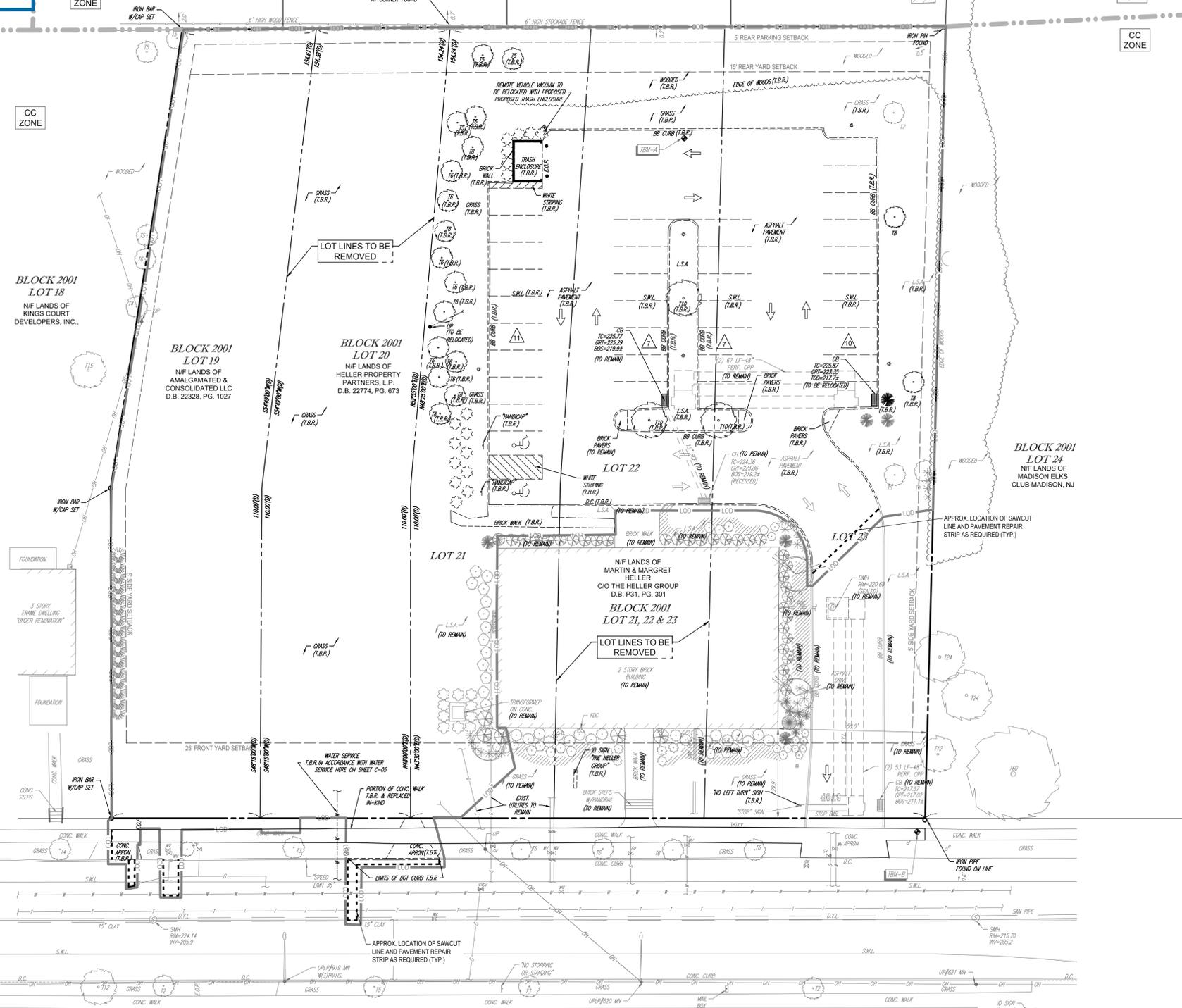
BLOCK 2001 LOT 31
N/F LANDS OF RONALD JAY & KATHLEEN TROMBACCO BANGS

BLOCK 2001 LOT 30
N/F LANDS OF MICHAEL & SUE ELLEN LA BELLE

BLOCK 2001 LOT 29
N/F LANDS OF ROBERT J. & CHRISTINE L. ROCCO

BLOCK 2001 LOT 28
N/F LANDS OF BREE A. & CHRISTIAN J. OLIVARI

BLOCK 2001 LOT 27
N/F LANDS OF THOMAS W. & DIANE W. STRACKA



MAIN STREET
(A.K.A. NEW JERSEY STATE HIGHWAY ROUTE 124)
(F.K.A. NEW JERSEY STATE HIGHWAY ROUTE 24)
(66' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
30 MPH POSTED SPEED LIMIT

DEMOLITION NOTES

- 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.
- THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES OR ADJACENT TO THE RIGHT-OF-WAY.
- WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
- THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN. AND ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL IDENTICAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
- THIS PLAN IS NOT INTENDED TO PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
- THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
- ENGINEER OF RECORD AND/OR BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS. TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
- THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
- PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS. ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, ANY SUCH CONCERNS MUST BE CONVEYED TO THE ENGINEER OF RECORD AND/OR BOHLER ENGINEERING, IN WRITING, IMMEDIATELY. ALL ISSUES AND QUESTIONS MUST BE RESOLVED PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS AND ALL APPLICABLE REGULATIONS, STATUTES, ORDINANCES AND CODES.
- PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST:
 - OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
 - NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK.
 - INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED.
 - IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION.
 - LOCATE AND PROTECT 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 MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.
 - PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION ACTIVITIES.
 - ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE ENGINEER OF RECORD'S RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
 - ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
 - IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, OR THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER AND ENGINEER OF RECORD AND BOHLER ENGINEERING. THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND COMPLIANT REMOVAL OF SAME.
 - THE CONTRACTOR MUST INSURE THAT ANY EXISTING ASBESTOS-CONTAINING MATERIALS ENCOUNTERED ARE PROPERLY REMOVED FROM THE SUBJECT PREMISES AND ARE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PRIOR TO THE COMMENCEMENT OF DEMOLITION ON SITE AND MUST PERFORM ALL AGENCY NOTIFICATIONS AS REQUIRED, AT THE CONTRACTOR'S SOLE EXPENSE.
 - THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
 - DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
 - THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO INCLUDE ALL INSPECTION AND TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE.
 - EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE, NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES, THE CONTRACTOR MUST ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL, STATE, AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE.
 - IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE, THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.
 - THE CONTRACTOR MUST 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 MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK. ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
 - THE CONTRACTOR MUST EMPTY, CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST.

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REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	10/15/2019	REV. PER BOROUGH COMMENTS	MF/BS
2	12/20/2019	REV. PER BOROUGH COMMENTS	GS/BE
3	03/09/2020	REV. PER BOROUGH COMMENTS	GS/BE
4	04/30/2020	REV. PER BOROUGH COMMENTS	BE/DM
5	06/17/2020	REV. PER BOROUGH COMMENTS	GS/BE

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PROJECT NO.: J190530
DRAWN BY: BM
CHECKED BY: GD
DATE: 08/09/2019
CADD ID: J190530-SP-5A

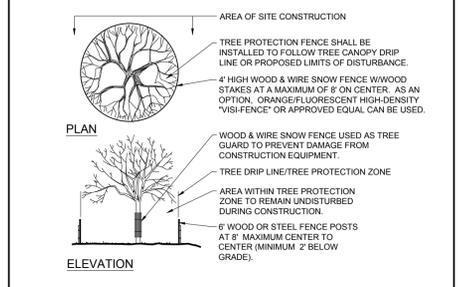
PRELIMINARY & FINAL SITE PLAN APPLICATION Z19-027
FOR
HELLER PROPERTY PARTNERS, LP

PROPOSED OFFICE BUILDING & SITE IMPROVEMENTS
BLOCK 2001, EXIST. LOTS 19, 20, 21, 22 & 23
176, 178 & 180 MAIN STREET
BOROUGH OF MADISON
MORRIS COUNTY, NEW JERSEY

BOHLER ENGINEERING
BOHLER ENGINEERING NJ, LLC
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
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NJ CERT. OF AUTHORIZATION NO. 245248161700

R.L. STREKER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 45344
NEW YORK LICENSE NO. 079512

SHEET TITLE:
DEMOLITION PLAN
SHEET NUMBER:
C-02
OF 15
REVISION 5 - 06/17/2020



1 TREE PROTECTION DURING SITE CONSTRUCTION DETAIL
NOT TO SCALE (0039909 - 4/2017)

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

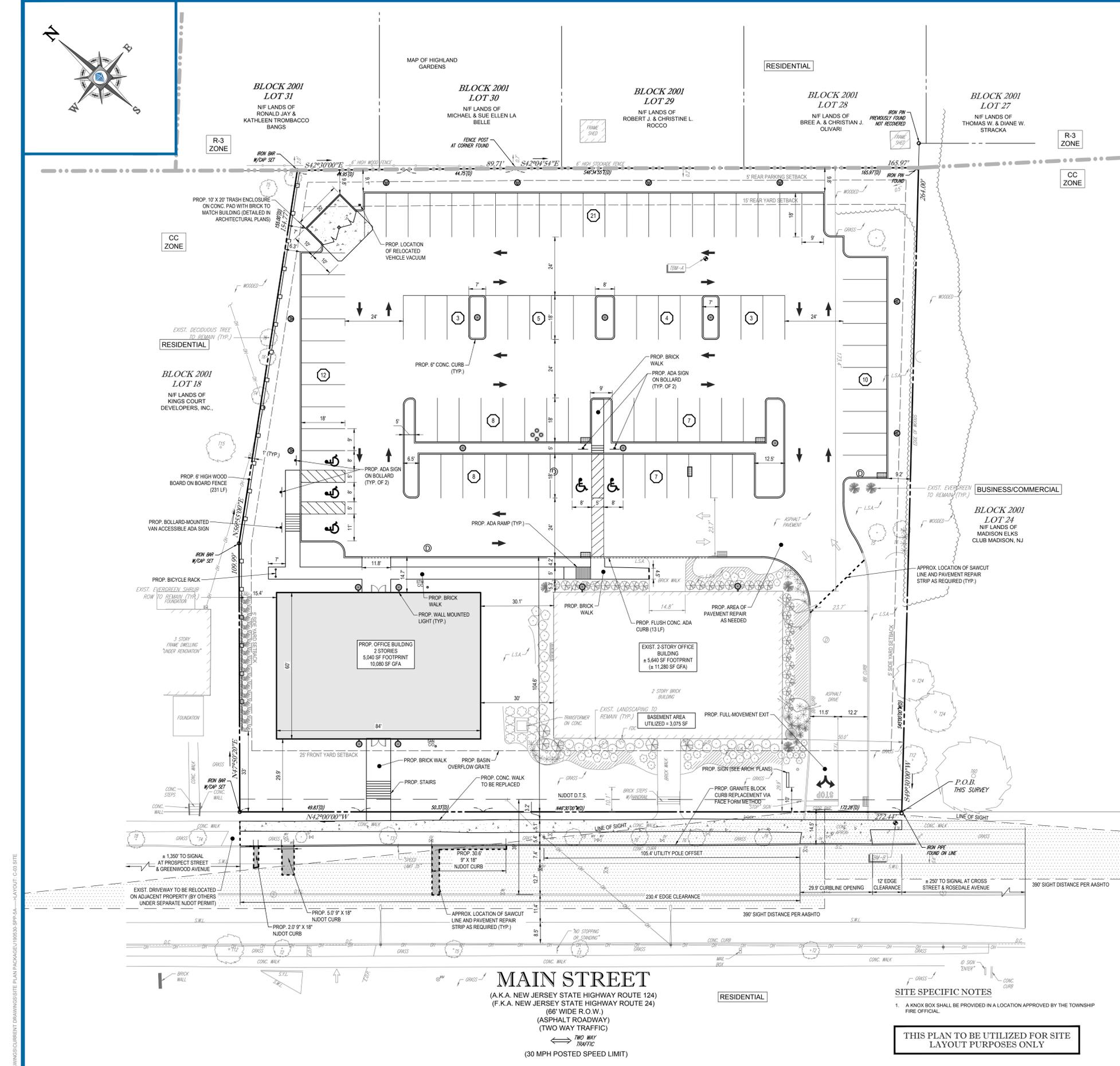
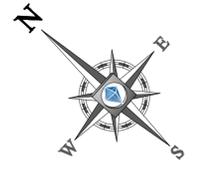
T.B.R. = FEATURE TO BE REMOVED

ALL EXISTING FEATURES IN R.O.W. ARE TO REMAIN UNLESS OTHERWISE NOTED

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

ALL EXISTING ON-SITE FEATURES WITHIN THE PROPERTY LINE ARE TO REMAIN UNLESS OTHERWISE NOTED.
ALL EXISTING FEATURES OUTSIDE PROPERTY LINE ARE TO REMAIN UNLESS OTHERWISE NOTED.





MAIN STREET
 (A.K.A. NEW JERSEY STATE HIGHWAY ROUTE 124)
 (F.K.A. NEW JERSEY STATE HIGHWAY ROUTE 24)
 (66' WIDE R.O.W.)
 (ASPHALT ROADWAY)
 (TWO WAY TRAFFIC)
 (30 MPH POSTED SPEED LIMIT)

SITE SPECIFIC NOTES

1. A KNOX BOX SHALL BE PROVIDED IN A LOCATION APPROVED BY THE TOWNSHIP FIRE OFFICIAL.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

ZONING TABLE				
ZONE: CC (COMMUNITY COMMERCIAL)				
USE: BUSINESS, MEDICAL, PROFESSIONAL, EXECUTIVE OR ADMINISTRATIVE OFFICES (PERMITTED)				
USE: MULTIPLE PRINCIPAL STRUCTURES*				
APPLICANT/ OWNER INFORMATION				
APPLICANT:	HELLER PROPERTY PARTNERS, LP 180 MAIN STREET MADISON, NJ 07940-2170			
PROPERTY OWNER:	HELLER PROPERTY PARTNERS, LP 180 MAIN STREET MADISON, NJ 07940-2170			
BULK REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	§ 195 ATT. 1	7,500 SF	12,837 SF	12,766 SF
MAX. DISTANCE FROM ROW AREA TO BE CALCULATED	§ 195 ATT. 1	150'	TBD	TBD
LOT FRONTAGE	N.S.	N.S.	49.83'	50.33'
MIN. LOT WIDTH	§ 195 ATT. 1	50'	44.96'	44.70'
MIN. LOT DEPTH	§ 195 ATT. 1	150'	262.89'	263.90'
REQUIRED FRONT YARD	§ 195 ATT. 1	15' MIN. 25' MAX.	39.2' (EN)	47.2' (EN)
MIN. SIDE YARD	§ 195 ATT. 1	5' (EACH)**	11.8' & 7.9'	11' & 11.6'
MIN. REAR YARD	§ 195 ATT. 1	15' (PRINCIPAL) 5' (ACCESSORY)**	17.2' (PRINCIPAL)	173.4' (PRINCIPAL)
MAX. BUILDING HEIGHT	§ 195 ATT. 1	35' (2.5 STORIES) (PRINCIPAL) 15' (ACCESSORY)	2.5 STORIES (PRINCIPAL)	2 STORIES (PRINCIPAL)
MAX. FAR	§ 195 ATT. 1	0.25	0.22 (2,825 SF)	0.20 (2,491 SF)
MAX. BUILDING FOOTPRINT	§ 195 ATT. 1	5,000 SF (PRINCIPAL) 500 SF (ACCESSORY)	1,130 SF (8.8%) (PRINCIPAL)	996 SF (7.8%) (PRINCIPAL)
MAX. IMPERVIOUS COVER	§ 195 ATT. 1	70%	43.2% (5,550 SF)	24.4% (3,111 SF)
				53.2% (24,122 SF)**
				68.9% (48,910 SF) (V)

* RELATED COMPATIBLE BUILDINGS UNDER ONE MANAGEMENT MAY BE ERRECTED, USED OR OCCUPIED, PROVIDED THAT ALL OTHER OPEN SPACE, SETBACK & COVERAGE REQUIREMENTS ARE MET. (§ 195-3.3) (DOES NOT COMPLY, VI)

** EXISTING CONDITIONS FOR LOTS 19 & 20 ARE CALCULATED PRIOR TO DEMO.

*** TRASH DISPOSAL AREAS SHALL BE SET BACK AT LEAST 7 FEET FROM ANY RESIDENTIAL ZONE OR USE AND IS PROHIBITED IN THE REQUIRED FRONT YARD AND/OR BETWEEN THE FRONT FACADE AND STREET RIGHT-OF-WAY. (COMPLIES)

**** EXISTING BUILDING BASEMENT CONSISTS OF 3,075 SF OF NON-MECHANICAL AREA. PROPOSED BUILDING BASEMENT CONSISTS OF 0 SF OF NON-MECHANICAL AREA.

PARKING REQUIREMENTS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
			(LOTS 21-23)	(OVERALL)
PARKING & LOADING LOCATION	§ 195-25.15-N	SIDE & REAR YARDS ONLY	REAR YARD	REAR YARD
MIN. PARKING STALL SIZE	§ 195-25.15-F	9' X 18'	9' X 18'	9' X 18'
MIN. NUMBER OF PARKING SPACES*	§ 195-35	61 STALLS (EXIST. CONDITIONS) 106 STALLS (PROP. CONDITIONS) 5 ADA SPACES (4 CAR + 1 VAN)	45 STALLS TOTAL (10 BANKED) 2 ADA SPACES	88 STALLS TOTAL (V) 5 ADA SPACES (4 CAR + 1 VAN)
MIN. DRIVE AISLE WIDTH	§ 195-25.15-G	24' (90' PARKING)	23.7' (EN)	23.7' (EN)
MIN. ACCESS DRIVE WIDTH	§ 195-25.15-I	30' (TWO-WAY)	23.7' (EN)	23.7' (EN)
SIDE & REAR SETBACK (PARKING & LOADING)	§ 195-25.15-N	5'	34.3' (REAR) 17.8' (SIDE)	9.1' (REAR) 6.3' (SIDE)
MIN. NUMBER OF LOADING SPACES*	§ 195-25.16A	1 STALL (EXIST. CONDITIONS) 2 STALLS (PROP. CONDITIONS)	0 STALLS (EN)	0 STALLS (V)

MINIMUM REQUIRED PARKING = 4 SPACES PER 1,000 SF OF BUILDING AREA + 4 SPACES PER DOCTOR
 UNDER EXISTING CONDITIONS (LOTS 21-23): 4 SPACES X (14,365 SF / 1,000 SF) + 4 SPACES X 1 DOCTOR = 61.42 SPACES = 61 SPACES REQUIRED
 UNDER PROPOSED CONDITIONS: 4 SPACES X (24,435 SF / 1,000 SF) + 4 SPACES X 2 DOCTORS = 105.74 SPACES = 106 TOTAL SPACES REQUIRED
 EXISTING PARKING RATIO = 3.13 SPACES PER 1,000 SF
 PROPOSED PARKING RATIO = 3.69 SPACES PER 1,000 SF
 REQUIRED ADA SPACES = 5 ADA SPACES (4 CAR + 1 VAN) UNDER REQUIRED CONDITIONS FOR 101 TO 150 PROVIDED SPACES
 NOTE: WHENEVER THE APPLICATION OF PARKING SCHEDULE 1 STANDARDS RESULTS IN THE REQUIREMENTS OF A MAJOR FRACTION OF A SPACE IN EXCESS OF 50%, A FULL SPACE SHALL BE REQUIRED. (§ 195-35.3-A.3) (COMPLIES)

** NUMBER OF REQUIRED LOADING SPACES:
 PRINCIPAL BUILDING SIZE UP TO 20,000 SF: 1
 20,000 TO 50,000 SF: 2
 EACH ADDITIONAL 100,000 SF: 1 ADDITIONAL SPACE

MAXIMUM GRADE	5%	4%	3%	2%	1%
AREAS	5% (DOES NOT COMPLY; EXISTING CONDITION)	4% (COMPLIES)	3% (COMPLIES)	2% (COMPLIES)	1% (COMPLIES)
PARKING SPACES AND SERVICE AISLES	5% (DOES NOT COMPLY; EXISTING CONDITION)	4% (COMPLIES)	3% (COMPLIES)	2% (COMPLIES)	1% (COMPLIES)
MAIN APPROACH WALKWAYS TO BUILDINGS	5% (DOES NOT COMPLY; EXISTING CONDITION)	4% (COMPLIES)	3% (COMPLIES)	2% (COMPLIES)	1% (COMPLIES)
COLLECTOR OR OTHER SERVICE WALKWAYS	5% (DOES NOT COMPLY; EXISTING CONDITION)	4% (COMPLIES)	3% (COMPLIES)	2% (COMPLIES)	1% (COMPLIES)
SWALES	5% (DOES NOT COMPLY; EXISTING CONDITION)	4% (COMPLIES)	3% (COMPLIES)	2% (COMPLIES)	1% (COMPLIES)
PRINCIPAL CIRCULATION AISLES	5% (DOES NOT COMPLY; EXISTING CONDITION)	4% (COMPLIES)	3% (COMPLIES)	2% (COMPLIES)	1% (COMPLIES)
DRIVEWAY ENTRANCES AND EXITS UP TO 25 FEET FROM RIGHT-OF-WAY LINE	5% (DOES NOT COMPLY; EXISTING CONDITION)	4% (COMPLIES)	3% (COMPLIES)	2% (COMPLIES)	1% (COMPLIES)
DRIVEWAY ENTRANCES AND EXITS BEYOND 25 FEET FROM RIGHT-OF-WAY LINE	5% (DOES NOT COMPLY; EXISTING CONDITION)	4% (COMPLIES)	3% (COMPLIES)	2% (COMPLIES)	1% (COMPLIES)

NOTE: IN APPROPRIATE CASES, ACCESS DRIVEWAYS SHALL BE ENCLOSED TO BE LOCATED SO AS TO ALLOW FOR A FUTURE COMMON DRIVE WITH THE ADJACENT PARCELS AT ONE SIDE YARD LINE. CROSS EXECTIONS TO PERMIT SHARED PARKING AREAS IN THE CC ZONE SHALL BE ENCOURAGED IN APPROPRIATE CASES. (§ 195-32.5) (DOES NOT COMPLY)

NOTE: HAIRPIN STRIPING SHALL BE PROVIDED WHERE APPROPRIATE. (§ 195-25.15-F) (DOES NOT COMPLY)

NOTE: MAXIMUM GRADE OF PARKING AREAS SHALL BE AS FOLLOWS (§ 195-25.15-H)

NOTE: FOR SIDEWALKS IN PARKING AREAS:
 SIDEWALKS SHALL HAVE A MINIMUM OF FOUR FEET OF PASSABLE WIDTH AND SHALL BE RAISED A MAXIMUM OF SIX INCHES ABOVE THE PARKING AREA, EXCEPT WHEN CROSSING STREETS OR DRIVEWAYS. GUARDRAILS AND WHEEL STOPS PERMANENTLY ANCHORED TO THE GROUND SHALL BE PROVIDED IN APPROPRIATE LOCATIONS. PARKED VEHICLES SHALL NOT OVERHANG OR EXTEND OVER SIDEWALK AREAS, UNLESS AN ADDITIONAL SIDEWALK WIDTH OF TWO FEET IS PROVIDED TO ACCOMMODATE SUCH OVERHANGS. (§ 195-25.15-L) (DOES NOT COMPLY)

NOTE: IN OUTDOOR PARKING LOTS WITH 10 OR MORE SPACES, NOT LESS THAN 10% OF THE PARKING AREA SHALL BE SUITABLY LANDSCAPED. (§ 195-25.15-M) (4.3% OF PARKING AREA LANDSCAPED) (DOES NOT COMPLY)

NOTE: PARKING AREAS SHALL BE CURBED WITH GRANITE BLOCK AND PAVED. (§ 195-25.15-N) (COMPLIES)

NOTE: BICYCLE RACKS SHALL BE PROVIDED FOR ALL NONRESIDENTIAL DEVELOPMENTS AT THE RATIO OF ONE BICYCLE SPACE FOR EACH 20 OFF-STREET PARKING SPACES OR FRACTION THEREOF OVER 20 SPACES. (§ 195-25.15-N) (COMPLIES)

ALL FENCES AND WALLS SHALL BE CONTAINED WITHIN THE PROPERTY LINES OF THE PARCEL CONTAINING THE PRINCIPAL USE. (§ 195-25.5-B) (COMPLIES)

IN ALL NONRESIDENTIAL ZONES, NO FENCE SHALL EXCEED SIX (6) FEET IN HEIGHT. (§ 195-25.5-B) (COMPLIES)

SIGNAGE REQUIREMENTS				
FREESTANDING SIGNS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
			(LOTS 21-23)	(OVERALL)
MAX. SIZE	§ 195 ATT. 7.3	6 SF	19.25 SF	30.67 SF (EACH SIDE) (V)
MAX. HEIGHT	§ 195 ATT. 7.3	4'	4'	4'
MAX. NUMBER	§ 195 ATT. 7.3	1 SIGN	1 SIGN	1 SIGN
MAX. SIZE OF LETTERING	§ 195 ATT. 7.3	10"	10"	10"
MIN. SETBACK	§ 195 ATT. 7.3	10' TO ANY ABUTTING STREET R.O.W. OR PROPERTY LINE	10.1'	10.0'
ILLUMINATION	§ 195 ATT. 7.3	EXTERNAL ILLUMINATION ONLY	EXTERNAL ILLUMINATION	EXTERNAL ILLUMINATION

BUILDING (DIRECTORY) SIGNS

MAX. SIZE	§ 195 ATT. 7.3	60 SF	6 SF
			(EN) = EXISTING (N) = NONCONFORMITY (V) = VARIANCE REQUIRED

SITE LAYOUT 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. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
3. ALL DIRECTIONAL TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LINE.
4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE. STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
6. WHEN APPLICABLE, OWNERS/OPERATORS MUST FILE THE NOT FOR NIPES REPORT AT AN APPROPRIATE AND REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NYSDEC REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
7. ALL WEATHERED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
8. THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.

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PROJECT No.:	J190530
DRAWN BY:	BM
CHECKED BY:	GD
DATE:	08/09/2019
CAD ID:	J190530-SP-5

PRELIMINARY & FINAL SITE PLAN
APPLICATION Z19-027
 FOR
HELLER PROPERTY PARTNERS, LP

PROPOSED OFFICE BUILDING & SITE IMPROVEMENTS
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R.L. STREKER

PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 45344
 NEW YORK LICENSE NO. 079512

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-03
 OF 15

REVISION 5 - 06/17/2020

NOTE:
 THE PROPOSED BUILDING WILL BE SERVICED BY UNDERGROUND UTILITIES PURSUANT TO § 195-24.6B.

C:\011\0103\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\190530-SP-5-1-LAYOUT-C-03 SITE



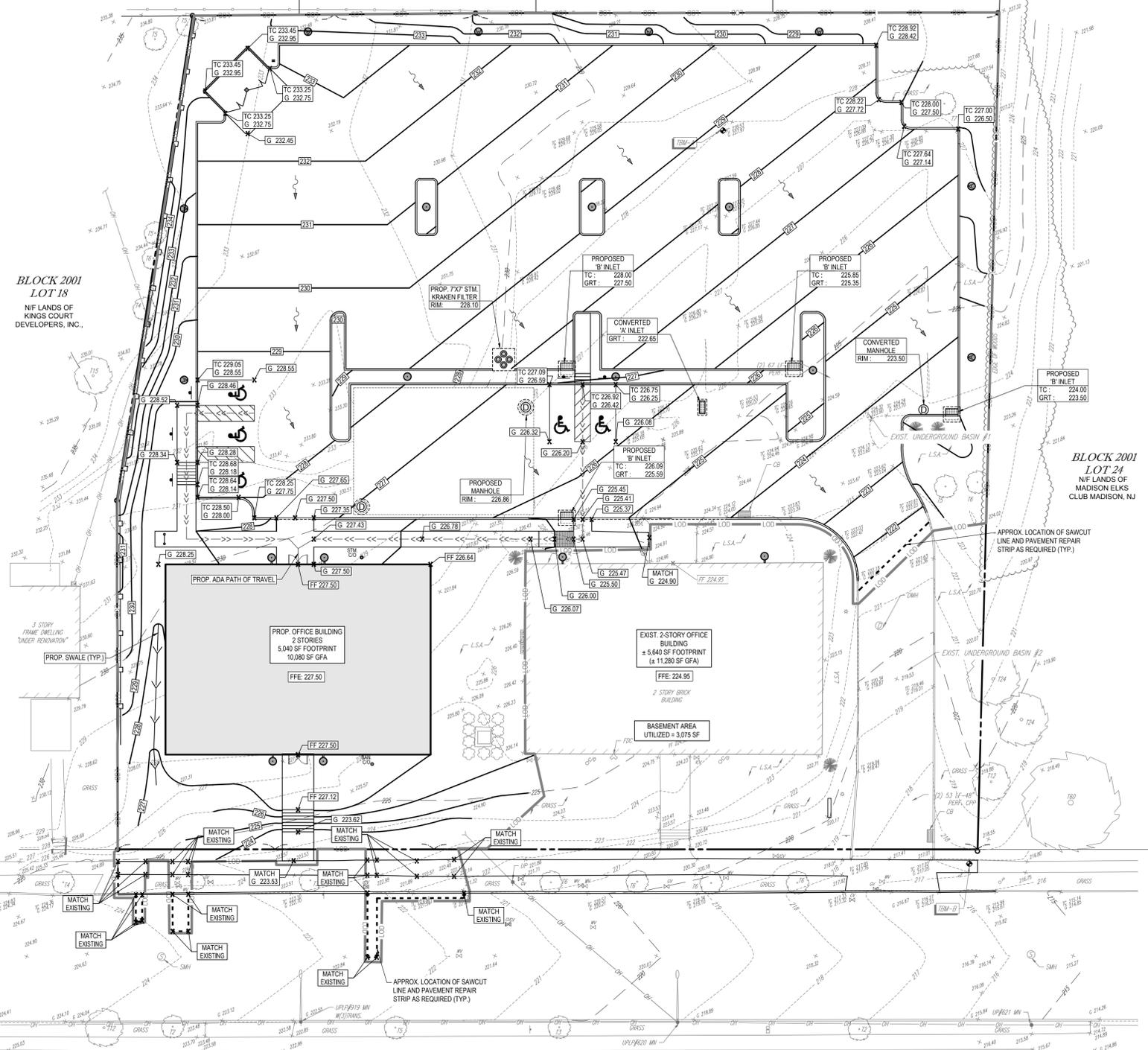
**BLOCK 2001
LOT 31**
N/F LANDS OF
RONALD JAY &
KATHLEEN TROMBACCO
BANGS

**BLOCK 2001
LOT 30**
N/F LANDS OF
MICHAEL & SUE ELLEN LA
BELLE

**BLOCK 2001
LOT 29**
N/F LANDS OF
ROBERT J. & CHRISTINE L.
ROCCO

**BLOCK 2001
LOT 28**
N/F LANDS OF
BREE A. & CHRISTIAN J.
OLIVARI

**BLOCK 2001
LOT 27**
N/F LANDS OF
THOMAS W. & DIANE W.
STRACKA



MAIN STREET
(A.K.A. NEW JERSEY STATE HIGHWAY ROUTE 124)
(F.K.A. NEW JERSEY STATE HIGHWAY ROUTE 24)
(66' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
TWO WAY TRAFFIC
(30 MPH POSTED SPEED LIMIT)

GRADING NOTES (Rev. 1/2019)

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- SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST OBTAIN A GEOTECHNICAL REPORT FROM A LICENSED PROFESSIONAL ENGINEER AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT.
- THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED PERSONNEL, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY 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, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBGRADE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE FOUND UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBGRADE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S).
- THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING AND TO BACKFILL TO THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE ENGINEER OF RECORD APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLING CURBING.
- THE CONTRACTOR MUST CONFIRM AND ENSURE THAT AS CONSTRUCTED IMPROVEMENTS CREATE THE FOLLOWING MINIMUM SLOPES (EXCEPT WHERE ADA REQUIREMENTS LIMIT THEM): 1.0% ON ALL CONCRETE SURFACES, 1.5% ON ASPHALT SURFACES, 2% IN LANDSCAPE AREAS AND ON SIDEWALKS, CUTTERS, AND CURBS TO PROVIDE POSITIVE DRAINAGE.
- WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL ELEVATIONS (WHICH REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF WALL AND DO NOT REPRESENT THE ELEVATION OF THE PROPOSED WALL (INCLUDING THE CAP UNIT OR FOOTING)), WALL FOOTINGS/FOUNDATION ELEVATIONS WHICH ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET DETERMINED BY THE CONTRACTOR, MUST BE DETERMINED AND SET FORTH ON FINAL STRUCTURAL DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT LICENSED STRUCTURAL ENGINEER DESIGNS ALL WALLS SHOWN HEREON AND THAT PRIOR TO CONSTRUCTION, THE MUNICIPALITY APPROVES ALL SIGNED AND SCALED DRAWINGS. FURTHER, THE CONTRACTOR MUST ENSURE THAT FENCING, GUARDRAILS, UTILITIES, AND OTHER SITE AMENITIES IN THE VICINITY OF THE RETAINING WALL(S), PROPOSED SCHEMATICALLY IN THESE PLANS, ARE MATERIALLY CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN (BY OTHERS).
- THE CONTRACTOR MUST ENSURE THAT THERE ARE NO UTILITIES INSTALLED ON THE PASSIVE SIDE OF THE RETAINING WALL. NO EXCAVATION MAY BE PERFORMED ON THE PASSIVE SIDE OF THE RETAINING WALL WITHOUT APPROVED PERMITS AND APPROVALS, SUPPORTING THE WALL IN ACCORDANCE WITH THE STANDARD OF CARE AND ALL APPLICABLE RULES, REGULATIONS, CODES, ORDINANCES, LAWS AND STATUTES.
- FOR SINGLE AND TWO-FAMILY RESIDENTIAL PROJECTS WHERE THE PROPOSED DWELLING (AND ADJACENT SPOT ELEVATIONS) ARE SCHEMATIC FOR GENERIC BUILDING FOOTPRINT, GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE A MINIMUM OF EIGHT (8) INCHES BELOW TOP OF BLOCK AND/OR EIGHT (8) INCHES BELOW EXISTING POSITIVE DRAINAGE. LOWEST, AND MUST PROVIDE POSITIVE DRAINAGE (2% MIN.) AWAY FROM DWELLING. ALL CONSTRUCTION, INCLUDING GRADING, MUST COMPLY WITH THE MOST CURRENT LOCAL AND STATE BUILDING CODE AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- WHERE BASEMENTS ARE TO BE PROVIDED FOR PROPOSED DWELLING UNITS, THE OWNER/DEVELOPER MUST, 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 MUST NOT BE INSTALLED UNLESS THE CONTRACTOR USES AND APPLIES SPECIAL CONSTRUCTION METHODS, WHICH MUST BE REVIEWED AND APPROVED BY THE MUNICIPAL ENGINEER OF RECORD. THE CONTRACTOR MUST ENSURE THAT ALL SWAMP PUMPS ARE INSTALLED, THE CONTRACTOR MUST COORDINATE WITH THE MUNICIPAL ENGINEER AND ENGINEER OF RECORD FOR THE DISCHARGE LOCATION, WHETHER ON-GRADE OR PIPED TO A STORM DRAINAGE SYSTEM.

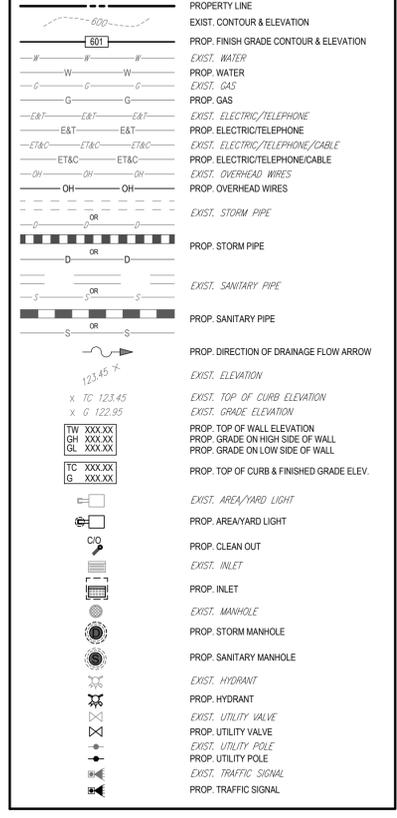
ACCESSIBILITY DESIGN GUIDELINES (Rev. 1/2019)

- ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE 281.305 & § 20101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.; AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED.
- THE CONTRACTOR SHALL VERIFY ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES.
- THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES ALONG THE ACCESSIBLE FINISHED TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCES. ALL CONSTRUCTION MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - ACCESSIBLE PARKING SPACES AND ACCESSIBLE SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
 - PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) CROSS SLOPE. PATH OF TRAVEL SHALL BE GREATER THAN 1:20 (5.0%) ON AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM RISE OF 30 INCHES BETWEEN LANDINGS. MUST BE PROVIDED WITH ADA HAND RAILS AND LEVEL LANDINGS ON EACH END THAT HAVE A CROSS SLOPE OF NO MORE THAN 1:48 (1/4% PER FOOT OR NOMINALLY 2.0%) 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 OF NO MORE THAN 1:48 (1/4% PER FOOT OR NOMINALLY 2.0%) CROSS SLOPE. THE ENTIRE WIDTH OF THE PATH OF TRAVEL SHALL COMPLY WITH THESE REQUIREMENTS.
 - ACCESSIBLE RAMP MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30 INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMP. LANDINGS MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMP THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60 INCHES BY 60 INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6 INCHES.
 - ACCESSIBLE CURB RAMP MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) WHERE FLARED SIDES ARE PROVIDED. THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDINGS MUST BE PROVIDED AT RAMP TOP AT A MINIMUM OF 36 INCHES LONG (48 INCHES PREFERRED). IN ALTERNATE, WHEN THERE IS NO LANDING AT THE TOP, FLARED SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).
 - DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR AN ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICANS 1117-1:2009 AND OTHER REFERENCES INCORPORATED BY CODE).
 - WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES.
 - THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-COMFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-COMFORMING CONCRETE AND/OR PAVEMENT SURFACES.
- IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.
- ANY WORK PROPOSED IN THE STATE OF NEW JERSEY MUST CONFORM TO THE NJ UNIFORM CONSTRUCTION CODE SUBCHAPTER 7, BARRIER-FREE ACCESS.

ADA INSTRUCTIONS TO CONTRACTOR: (06/01/03 - 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. 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 RAMP - SLOPE MUST NOT EXCEED MAXIMUM OF 1:12 (8.3%).
 - LANDINGS - MUST BE PROVIDED AT EACH END OF RAMP, 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 GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (2.0%) 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 OF NO MORE THAN 1:48 (1/4% PER FOOT OR NOMINALLY 2.0%) CROSS SLOPE. THE ENTIRE WIDTH OF THE PATH OF TRAVEL SHALL 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 ICANS 1117.1-2009 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.

GRAPHIC LEGEND (U010102 - 03/12/12)



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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	10/15/2019	REV. PER BOROUGH COMMENTS	MFS
2	12/20/2019	REV. PER BOROUGH COMMENTS	BE
3	03/09/2020	REV. PER BOROUGH COMMENTS	GS
4	04/30/2020	REV. PER BOROUGH COMMENTS	BE
5	06/17/2020	REV. PER BOROUGH COMMENTS	GS

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PROJECT NO.: J190530
DRAWN BY: BM
CHECKED BY: GD
DATE: 08/09/2019
CAD ID: J190530-GDU15A

PRELIMINARY & FINAL SITE PLAN
APPLICATION Z19-027
FOR
HELLER PROPERTY PARTNERS, LP
PROPOSED OFFICE BUILDING & SITE IMPROVEMENTS
BLOCK 2001, EXIST. LOTS 19, 20, 21, 22 & 23
176, 178 & 180 MAIN STREET
BOROUGH OF MADISON
MORRIS COUNTY, NEW JERSEY

BOHLER ENGINEERING
BOHLER ENGINEERING, N.J. LLC
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
Phone: (908) 668-6300
Fax: (908) 754-4401
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NJ CERT. OF AUTHORIZATION NO. 245428161700

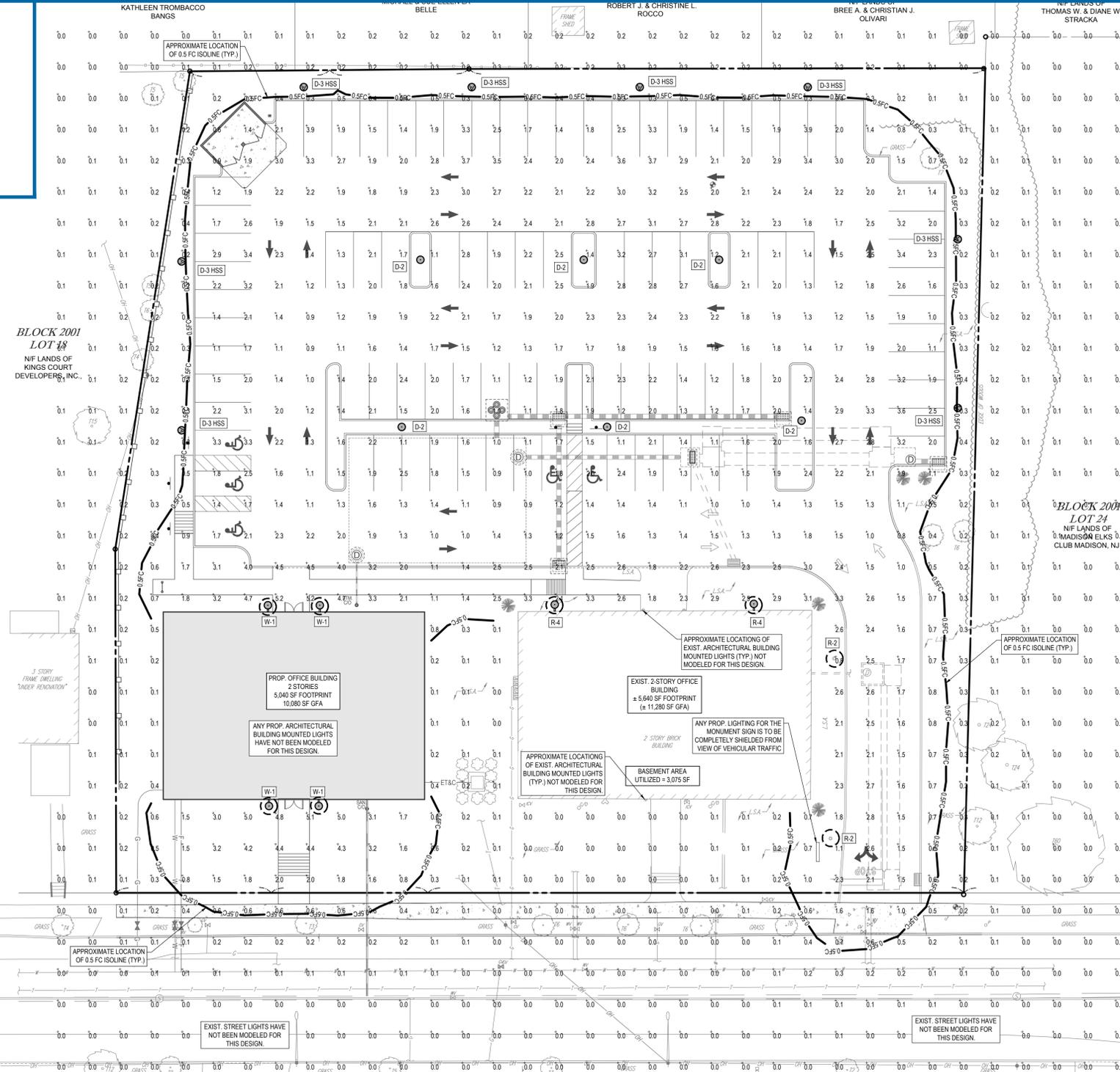
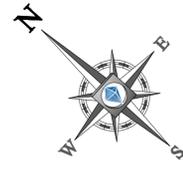
R.L. STREKER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 45344
NEW YORK LICENSE NO. 079512

SHEET TITLE:
GRADING PLAN
SHEET NUMBER:
C-04
OF 15
REVISION 5 - 06/17/2020

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY



C:\01\105030\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\090530-GDU15A-LAYOUT-C-04.GRD



- ### LIGHTING NOTES
- (Rev. 4/2019)
- 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.
 - 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.
 - THE 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.
 - THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDELS (FC).
 - THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNERS.
 - THE 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 ENGINEERS AND/OR LIGHTING CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE LIGHTING CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. 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.
 - 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.
 - 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.
 - THE ACTUAL LIGHTING LEVELS MUST BE VERIFIED IN THE FIELD AND FIXTURES ADJUSTED ACCORDINGLY, BY THE CONTRACTOR, TO ACHIEVE THE APPROVED LIGHT LEVELS.
 - ILLUMINATION LEVELS SHOWN ON THIS 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 LIGHTS WHOSE ILLUMINATION LEVELS ARE NOT REFLECTED ON THIS PLAN.
 - ILLUMINATION LEVELS SHOWN ON THE PLAN WERE CALCULATED WITH LIGHTING DESIGN SOFTWARE AG32 BY LIGHTING ANALYST.

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REVISIONS

REV.	DATE	COMMENT	DRAWN BY	CHECKED BY
1	10/15/2019	REV. PER BOROUGH COMMENTS	MFS	BE
2	12/20/2019	REV. PER BOROUGH COMMENTS	GS	BE
3	03/09/2020	REV. PER BOROUGH COMMENTS	GS	BE
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PROJECT No.: J190630
 DRAWN BY: BM
 CHECKED BY: GD
 DATE: 08/09/2019
 CAD I.D.: J190630-LGT-5A

PRELIMINARY & FINAL SITE PLAN APPLICATION Z19-027
 FOR
HELLER PROPERTY PARTNERS, LP

PROPOSED OFFICE BUILDING & SITE IMPROVEMENTS
 BLOCK 2001; EXIST. LOTS 19, 20, 21, 22 & 23
 176, 178 & 180 MAIN STREET
 BOROUGH OF MADISON
 MORRIS COUNTY, NEW JERSEY

BOHLER ENGINEERING
 BOHLER ENGINEERING NJ, LLC
 35 TECHNOLOGY DRIVE
 WARREN, NJ 07059
 Phone: (908) 688-6300
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 NJ CERT. OF AUTHORIZATION NO. 245428161700

R.L. STREKER
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 45344
 NEW YORK LICENSE NO. 079512

SHEET TITLE:
LIGHTING PLAN
 SHEET NUMBER:
C-06
 OF 15
 REVISION 5 - 06/17/2020

CALCULATION SUMMARY

LOCATION	UNITS	AVG.	MAX.	MIN.	AVG./MIN.	MAX./MIN.
PARKING AREA	FC	1.98	4.5	0.8	2.48	5.63
PROPERTY LINE NORTH (AT GRADE)	FC	0.18	0.3	0.0	N.A.	N.A.
PROPERTY LINE NORTH (AT 5' ABOVE GRADE)	FC	0.29	0.4	0.1	2.90	4.00
PROPERTY LINE EAST (AT GRADE)	FC	0.22	0.3	0.0	N.A.	N.A.
PROPERTY LINE EAST (AT 5' ABOVE GRADE)	FC	0.33	0.5	0.1	3.30	5.00
PROPERTY LINE SOUTH (AT GRADE)	FC	0.21	0.3	0.0	N.A.	N.A.
PROPERTY LINE SOUTH (AT 5' ABOVE GRADE)	FC	0.34	0.5	0.1	3.40	5.00
PROPERTY LINE WEST (AT GRADE)	FC	0.52	2.1	0.0	N.A.	N.A.
PROPERTY LINE WEST (AT 5' ABOVE GRADE)	FC	0.74	4.4	0.0	N.A.	N.A.

MUNICIPAL REQUIREMENTS

PER SECTION: 195-25.6 EXTERIOR LIGHTING.

LOCATION	REQUIRED	PROPOSED
MINIMUM ILLUMINATION FOR DRIVE AISLES & PARKING AREAS *	0.5 FC (5 LUX)	0.8 FC (COMPLIES)
UNIFORMITY RATIO (MAXIMUM TO MINIMUM) FOR DRIVE AISLES & PARKING AREAS *	15:1	5.63:1 (COMPLIES)
MAXIMUM FIXTURE HEIGHT (FIXTURE + BASE + POLE)	20'	15'-6" (COMPLIES)
MAXIMUM ILLUMINATION AT PROPERTY LINE (HORIZONTAL AT GRADE)	0.1 FC	2.1 FC (WAIVER)
MAXIMUM ILLUMINATION AT PROPERTY LINE (VERTICAL AT 5 FEET ABOVE GRADE)	0.1 FC	4.4 FC (WAIVER)

* PER ISENA RP-20-14, SECTION 7.0, TABLE 2: RECOMMENDED MAINTAINED ILLUMINANCE VALUES FOR PARKING LOTS.

SECURITY LIGHT LEGEND

○ DEPICTS SECURITY LIGHT TO BE LEFT ON OVERNIGHT.

ANY PROPOSED LIGHTING FOR THE MONUMENT SIGN IS TO BE COMPLETELY SHIELDED FROM VIEW OF VEHICULAR TRAFFIC

ALL OUTDOOR LIGHTING, DURING NON-OPERATIONAL HOURS OF THE BUSINESS ON SITE, NOT NECESSARY FOR SAFETY AND SECURITY PURPOSES SHALL HAVE REDUCED LIGHT LEVELS, ACTIVATED BY MOTION SENSORS, PHOTOCELLS, TIMERS OR OTHER LIGHTING CONTROL DEVICES, OR BE TURNED OFF.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REFER TO DETAIL SHEET FOR LIGHT POLE FOUNDATION DETAIL, LIGHT POLE SPECIFICATION & WALL BRACKET SPECIFICATION

LUMINAIRE SCHEDULE

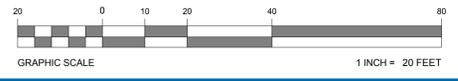
SYMBOL	QTY	LABEL	MTG. HT.	POLE. HT.	TOTAL HT.	DESCRIPTION	ARRNGMNT.	LUMENS	LLF	COLOR TEMP.	IES FILENAME	CATALOG #
⊙	6	D-2	14'-6"	12'	15'-6"	ARCHITECTURAL AREA LIGHTING PRMS SERIES LED POST TOP LIGHT	SINGLE	6,460	0.900	3000K	PRMS-T5-48ED-3K-450-IES	PRMS-T5-48LED-3K-450-BL-PT5 + DB8-4R12-125-12-BL (POLE)
⊙	8	D-3 HSS	14'-6"	12'	15'-6"	ARCHITECTURAL AREA LIGHTING PRMS SERIES LED POST TOP LIGHT W HOUSE SIDE SHIELD	SINGLE	4,430	0.900	3000K	PRMS-T4-48LED-3K-450-HSS-IES	PRMS-T4-48LED-3K-450-BL-HSS-PT5 + DB8-4R12-125-12-BL (POLE)
○	2	R-2	14'-6"	12'	15'-6"	ARCHITECTURAL AREA LIGHTING PRMS SERIES LED RETROFIT POST TOP LIGHT	SINGLE	5,933	0.900	3000K	PRMS-T2-48ED-3K-450-IES	PRMS-LK-T2-48LED-3K-450
⊙	2	R-4	14'	N.A.	14'	ARCHITECTURAL AREA LIGHTING PRMD SERIES LED RETROFIT WALL MOUNTED LIGHT	SINGLE	5,703	0.900	3000K	PRMD-T3-48LED-3K-700-FTG-IES	PRMD-LK-T3-48LED-3K-700
⊙	4	W-1	14'	N.A.	14'	ARCHITECTURAL AREA LIGHTING PRMD SERIES LED WALL MOUNTED LIGHT	SINGLE	5,703	0.900	3000K	PRMD-T3-48LED-3K-700-FTG-IES	PRMD-T3-48LED-3K-450-BL-FTG-WMA3SD

NOTE: ANY EXISTING STREET LIGHTS OR PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN.

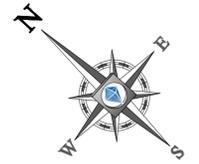


ARCHITECTURAL AREA LIGHTING PRMS SERIES LED POST TOP LIGHT (D-2 & D-3 HSS) NOT TO SCALE

ARCHITECTURAL AREA LIGHTING PRMD SERIES LED WALL MOUNTED LIGHT (W-1) NOT TO SCALE



C:\0110103\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\190630-LGT-5A-LAYOUT-C-06.LGT



MAP OF HIGHLAND GARDENS

BLOCK 2001 LOT 30

N/F LANDS OF MICHAEL & SUE ELLEN LA BELLE

BLOCK 2001 LOT 29

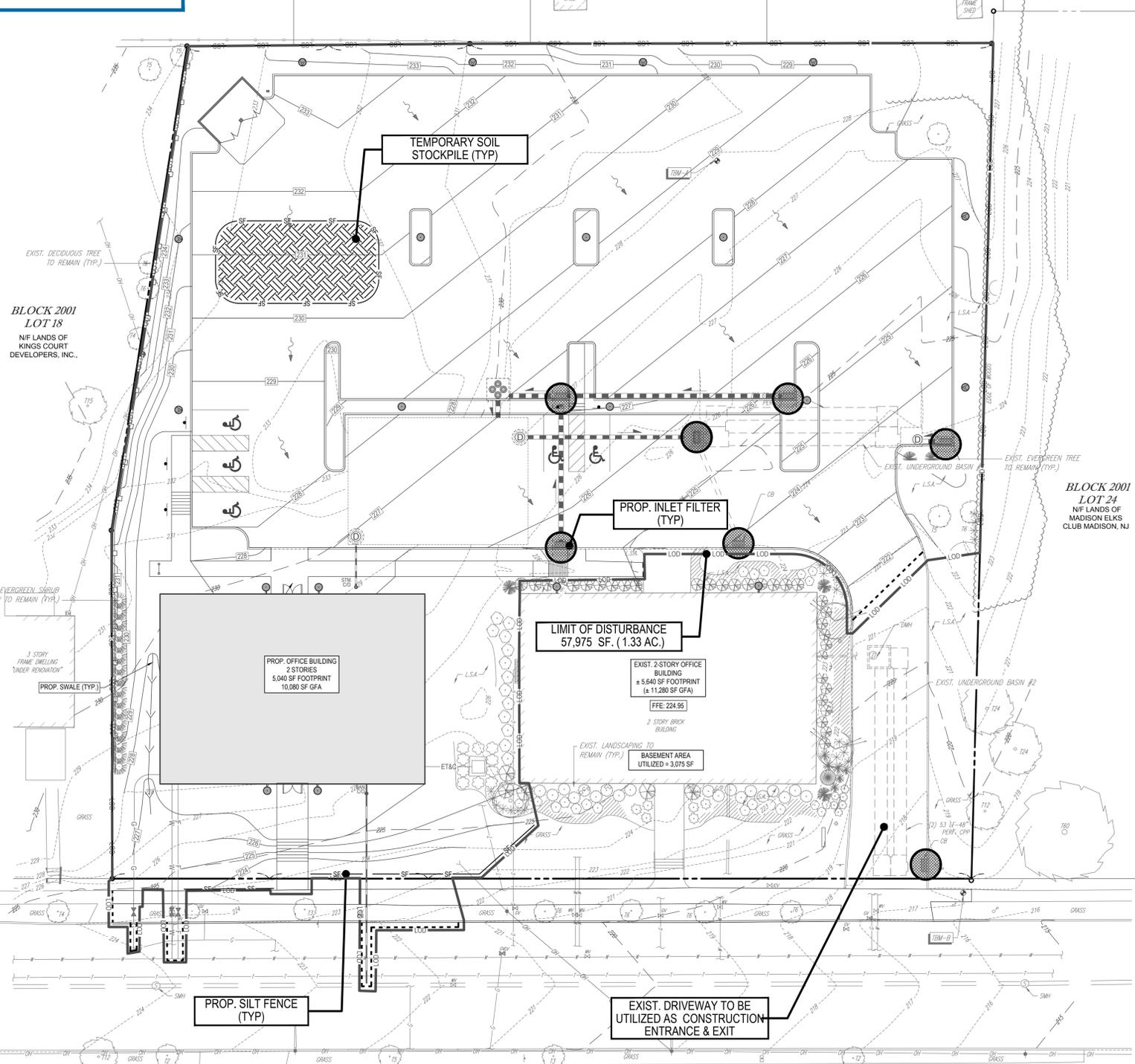
N/F LANDS OF ROBERT J. & CHRISTINE L. ROCCO

BLOCK 2001 LOT 28

N/F LANDS OF BREA A. & CHRISTIAN J. OLIVARI

BLOCK 2001 LOT 27

N/F LANDS OF THOMAS W. & DIANE W. STRACKA



MORRIS COUNTY SCD NOTES:

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
 - ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 21 BELOW.
 - PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOTE 22 BELOW.
 - IMMEDIATELY FOLLOWING FINAL DISTURBANCE ROUGH GRADING, ALL CRITICAL AREAS (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH NOTE 21 BELOW.
 - TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
 - PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION COVER. SPECIFIED RATES AND LOCATIONS SHALL BE ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
 - THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
 - ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
 - STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL HAVE A SILT FENCE PROPERLY ENTRENCHED AT THE TOE OF SLOPE.
 - A STABILIZED CONSTRUCTION ACCESS WILL BE INSTALLED, WHETHER AN EXISTING ROAD INTERSECTS WITH A PAVED ROAD, THE STABILIZED CONSTRUCTION ACCESS DETAIL, AND CHART FOR DIMENSIONS.
 - ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
 - PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
 - BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
 - ALL DEWATERING OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DEWATERING DETAIL.
 - ALL SEDIMENT BASINS WILL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 50%. A CLEAN OUT ELEVATION WILL BE IDENTIFIED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
 - DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATION COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SAID RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE MORRIS COUNTY SOIL CONSERVATION DISTRICT.
 - ALL TREES OUTSIDE THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR THOSE TREES WITHIN THE DISTURBANCE AREA WHICH ARE DESIGNATED TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
 - THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
 - THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING HELD.
 - DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.
 - TOPSOIL STOCKPILE PROTECTION
 - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
 - APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
 - PROPERTY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
 - TEMPORARY STABILIZATION SPECIFICATIONS
 - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
 - APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
 - PERMANENT STABILIZATION SPECIFICATIONS
 - APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
 - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
 - APPLY HARD FESCUE SEED AT 2.7 LBS. PER 1000 SQ. FT. AND CREeping RED FESCUE SEED AT 0.7 LBS PER 1000 SQ. FT. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS PER 1000 SQ. FT.
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
- NOTE: 72 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING, SHALL BE GIVEN TO THE MORRIS COUNTY SOIL CONSERVATION DISTRICT AND A PRE-CONSTRUCTION MEETING HELD.

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

- 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.
- EROSION CONTROL MEASURES MUST CONFORM TO THE NEW JERSEY GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, UNLESS OTHERWISE NOTED, OR UNLESS ENGINEER CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
- THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 1.33 ACRES.
- THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
 - STABILIZED CONSTRUCTION ENTRANCE/EXIT: A TEMPORARY GRADED CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
 - SEDIMENT FENCE: INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
 - INSTALL FILTER FABRIC DRAIN PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
 - INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
 - THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 4" COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DRAIN INLET PROTECTION.
 - THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS, WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON. THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
 - THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF ENGINEER SO REQUIRES TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
 - THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
 - THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
 - THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
 - THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
 - THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLANS FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
 - THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
 - THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
 - SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
 - THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.
 - THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH DEWATERING.
 - THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION & RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION & RESPONSE PROCEDURES.

REQUIREMENTS FOR LAND GRADING:

- SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL, MUST BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- SOIL COMPACTION TESTING IS NOT REQUIRED IF WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE @ MINIMUM DEPTH) OR SIMILAR IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION, AND PERFORMED JUST PRIOR TO PLACEMENT OF TOPSOIL AND SEEDING.
- AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
- COMPACTION TESTING LOCATION ARE DENOTED ON THE PLAN. A COPY OF THE PLAN, OR PORTION OF THE PLAN, MUST BE USED TO MARK LOCATIONS OF TESTS AND BE ATTACHED TO THE COMPACTION MITIGATION VERIFICATION FORM, AVAILABLE AT THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT OR AGENCY HAVING JURISDICTION.
- SOIL COMPACTION REMEDIATION OR TESTING TO PROVE REMEDIATION IS NOT NECESSARY IN AREAS WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED THAT ARE NOT OTHERWISE EXEMPTED BY THE SESC/NJ TESTING METHOD IS TO BE SELECTED, AND SOIL COMPACTION TESTING IS TO BE PERFORMED BY THE CONTRACTOR OR OTHER PROJECT OWNERS REPRESENTATIVE (E.G., ENGINEER).
- A MINIMUM OF TWO (2) TESTS ARE TO BE PERFORMED FOR PROJECTS WITH AN OVERALL LIMIT OF DISTURBANCE OF UP TO ONE (1) ACRE AND AT A RATE OF TWO (2) TESTS PER ACRE OF THE OVERALL LIMIT OF DISTURBANCE FOR LARGER AREAS WHICH ARE TO BE EVENLY DISTRIBUTED OVER THE AREA OF DISTURBANCE SUBJECT TO TESTING.
- TESTS ARE TO BE PERFORMED IN AREAS REPRESENTATIVE OF THE CONSTRUCTION ACTIVITY PREVAILING IN THE AREA.
- IN THE EVENT THIS TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE TESTING METHOD, THE CONTRACTOR/OWNER WILL HAVE THE OPTION TO PERFORM COMPACTION MITIGATION OVER THE ENTIRE DISTURBED AREA (INCLUDING EXEMPT AREAS) OR TO PERFORM ADDITIONAL TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION.
- SOIL TEST METHOD OPTIONS - THE OPTIONS THAT ARE PERMITTED ARE CONTAINED IN THE SESC/NJ CHAPTER 19, WHICH PROVIDES SPECIFICATIONS FOR EACH OPTION THAT MUST BE FOLLOWED. THE OPTIONS INCLUDE THE FOLLOWING:
 - PROBING WIRE TEST METHOD
 - HANDHELD SOIL PENETROMETER TEST METHOD
 - TUBE BULK DENSITY TEST METHOD
 - NUCLEAR DENSITY TEST METHOD

MAXIMUM DRY BULK DENSITIES (GRAMS/CUBIC CENTIMETER) BY SOIL TYPE

SOIL TYPE/TEXTURE	BULK DENSITY g/cc
COARSE, MEDIUM AND FINE SANDS AND LOAMY SANDS	1.75
VERY FINE SAND AND LOAMY VERY FINE SAND	1.77
SANDY LOAM	1.80
LOAM, SANDY CLAY LOAM	1.70
CLAY LOAM	1.65
SANDY CLAY	1.60
SILT, SILT LOAM	1.55
SILTY CLAY LOAM	1.50
SILT CLAY	1.45
CLAY	1.40

SOURCE: USDA NATURAL RESOURCE CONSERVATION SERVICE, SOIL QUALITY INFORMATION SHEET, SOIL QUANTITY RESOURCE CONCERNS, COMPACTION, APRIL 1996.

- ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED, SUBJECT TO DISTRICT PRE-APPROVAL.
- PROCEDURES FOR SOIL COMPACTION MITIGATION
 - IF SURGRADE SOILS ARE DETERMINED TO BE EXCESSIVELY COMPACTED BY TESTING OPTION INDICATED ABOVE, PROCEDURES MUST BE IMPLEMENTED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. RESTORATION OF COMPACTED SOILS IS TO BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.) OR IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER.
- INSTALLATION REQUIREMENTS
 - TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETATIVE MATTER WHICH CAN INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STRUCTURE OR FILL AREAS MUST BE REMOVED AND DISPOSED OF ACCORDING TO THE PLAN.
 - TOPSOIL IS TO BE STRIPPED AND STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISH GRADING OF ALL EXPOSED AREAS REQUIRING TOPSOIL. SESC/NJ STANDARD FOR TOPSOIL, PG. 8-1.
 - TOPSOIL MUST BE APPLIED UNIFORMLY APPLIED TO AN AVERAGE DEPTH OF 5 INCHES, WITH A MINIMUM DEPTH OF 4 INCHES REQUIRED, IF SPECIAL REGULATIONS AND/OR INDUSTRY DESIGN STANDARDS ARE APPROPRIATE, ALTERNATE TOPSOIL DEPTHS MAY BE REQUIRED. SEE SESC/NJ STANDARD FOR TOPSOIL, PG. 8-2.
 - FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT CAN BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS.
 - ALL STRUCTURAL FILLS MUST BE COMPACTED AS DETERMINED BY STRUCTURAL ENGINEERING REQUIREMENTS FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESSIVE SATURATION.
 - ALL DISTURBED AREAS MUST BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND MUST BE PROTECTED FROM EROSION. SEE SESC/NJ STANDARD FOR VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 4-1.
 - TREES TO BE RETAINED MUST BE PROTECTED AS NECESSARY IN ACCORDANCE WITH SESC/NJ STANDARD FOR TREE PROTECTION DURING CONSTRUCTION, PG. 9-1.
- UPON COMPLETION OF SOIL COMPACTION TESTING, A COMPLETED "SOIL COMPACTION MITIGATION VERIFICATION FORM", ALONG WITH TEST RESULTS, MUST BE SUBMITTED TO THE SOIL CONSERVATION DISTRICT PRIOR TO A REQUEST FOR A "REPORT OF COMPLIANCE INSPECTION".

SEQUENCE OF CONSTRUCTION:

- PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES, INCLUDING DOWN SLOPE PERIMETER HAY BALES AND SILT FENCE. (1 DAY)
- PHASE 2: CLEAR AND ROUGH GRADE FOR NEW PARKING EXPANSION AND OTHER AREA REQUIRING EXCAVATION. (3 DAYS)
- PHASE 3: NEW BUILDING CONSTRUCTION. (21 DAYS)
- PHASE 4: EXCAVATE AND INSTALL PROPOSED INFILTRATION BASIN AND DRY WELL. (14 DAYS)
- PHASE 5: EXCAVATE AND INSTALL ON-SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND UTILITIES, ETC. (14 DAYS)
- PHASE 6: FINAL GRADING ON SITE. (3 DAYS)
- PHASE 7: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING. (7 DAYS)

STABILIZATION SPECIFICATIONS TEMPORARY SEEDING AND MULCHING:

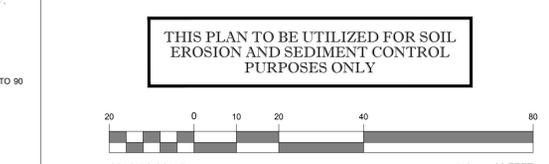
- LIME - 90 LBS/1,000 SF GROUND LIMESTONE; FERTILIZER - 11 LBS/1,000 SF; 20-10-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
- SEEDS
 - COOL SEASON: PERENNIAL RYE GRASS 100 LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 - WARM SEASON: PEARL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

- PERMANENT STABILIZATION SPECIFICATIONS:
 - MULCHING
 - 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.
 - SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF SOIL SURFACE WILL BE COVERED.
 - MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
 - PEG AND TWINE
 - MULCH NETTING
 - LIQUID MULCH-BINDERS
 - MULCH STABILIZATION
 - 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 THE DOWN. OTHER SUITABLE MATERIALS MAY BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
 - 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 PROBLEM.
 - SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
 - 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 HYDROSEEDER.
 - MULCH NETTING SUCH AS PAPER JUTE, EXCELISOR, COTTON, OR PLASTIC, MAY BE USED.

SESC COMPACTION NOTE:

THE SUBJECT SITE IS LOCATED IN METROPOLITAN PLANNING AREA (PA1). THIS SITE DOES NOT CONTAIN WOODY VEGETATION AND IS THEREFORE EXCLUDED FROM THE SOIL RESTORATION REMEDIATION REQUIREMENTS PER THE STANDARDS URBAN REDEVELOPMENT AREA EXCLUSION SPECIFICATIONS.



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

STABILIZATION SPECIFICATIONS - PERMANENT SEEDING:

- LIME - 90 LBS/1,000 SF GROUND LIMESTONE; FERTILIZER - 14 LBS/1,000 SF; 20-10-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
- SEEDS
 - HARD FESCUE: 120 LBS/ACRE OR 2.7 LBS/1,000 S.F.
 - PERENNIAL RYEGRASS: 30 LBS/ACRE OR 0.7 LBS/1,000 S.F.
 - KENTUCKY BLUEGRASS: 40 LBS/ACRE OR 0.9 LBS/1,000 S.F.
- PERMANENT STABILIZATION SPECIFICATIONS: MULCHING
 - 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.
 - SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF SOIL SURFACE WILL BE COVERED.
 - MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
 - PEG AND TWINE
 - MULCH NETTING
 - LIQUID MULCH-BINDERS

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4	04/30/2020	REV. PER BOROUGH COMMENTS	DM	BE
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PROJECT NO.: J190530
DRAWN BY: BM
CHECKED BY: GD
DATE: 08/09/2019
CAD ID: J190530-FPP-5A

PRELIMINARY & FINAL SITE PLAN
APPLICATION Z19-027
FOR
HELLER PROPERTY PARTNERS, LP

PROPOSED OFFICE BUILDING & SITE IMPROVEMENTS
BLOCK 2001, EXIST. LOTS 19, 20, 21, 22 & 23
176, 178 & 180 MAIN STREET
BOROUGH OF MADISON
MORRIS COUNTY, NEW JERSEY

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35 TECHNOLOGY DRIVE
WARREN, NJ 07059
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NJ CERT. OF AUTHORIZATION: 24528161700

R.L. STREKER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 45344
NEW YORK LICENSE NO. 079512

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

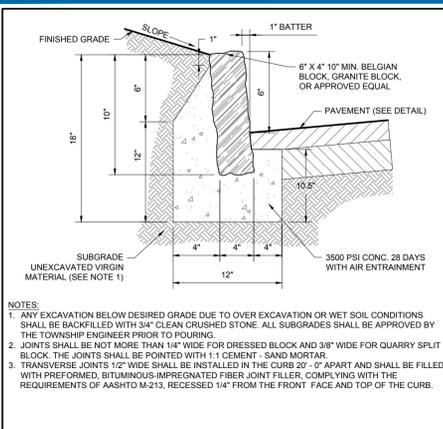
SHEET NUMBER:
C-09
OF 15

REVISION 5 - 06/17/2020

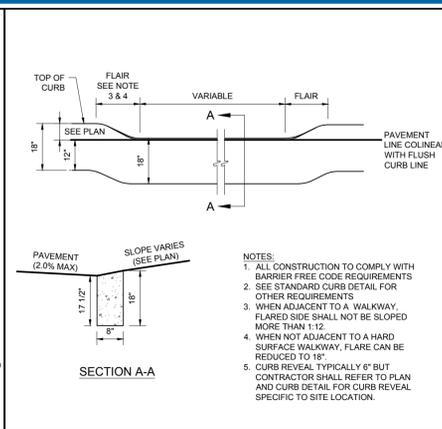
MAIN STREET
(A.K.A. NEW JERSEY STATE HIGHWAY ROUTE 124)
(F.K.A. NEW JERSEY STATE HIGHWAY ROUTE 24)
(68' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

← TWO WAY TRAFFIC →
(30 MPH POSTED SPEED LIMIT)

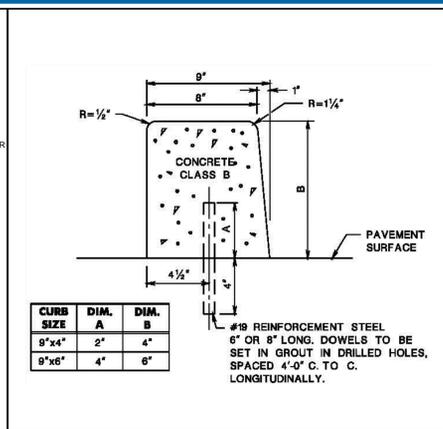
5:0011010300DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\0190530-FPP-5A-LAYOUT-C-09.ECD



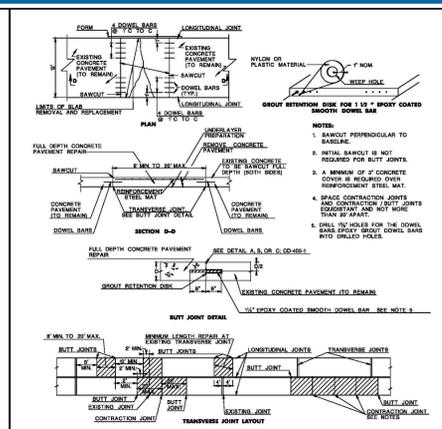
1 GRANITE BLOCK CURB DETAIL
NOT TO SCALE (S030101-012013)



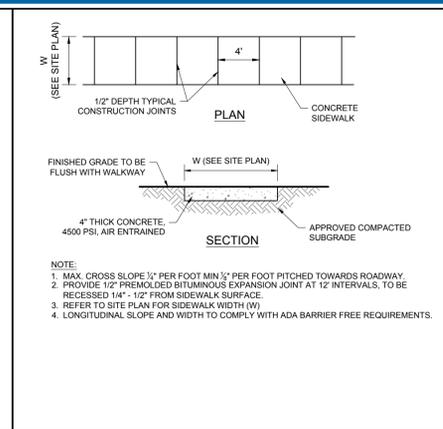
2 ADA FLUSH CURB DETAIL
NOT TO SCALE (S039904-012013)



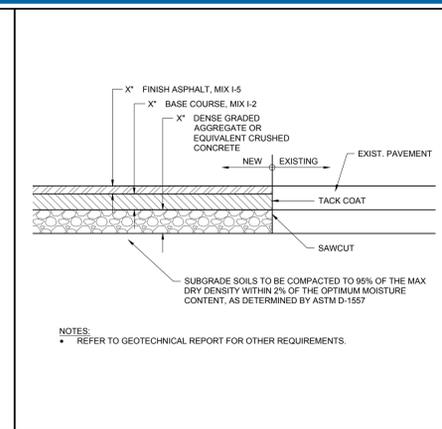
3 NJDOT 9' X 18' DETAIL
NOT TO SCALE (SOURCE: NJDOT 2016)



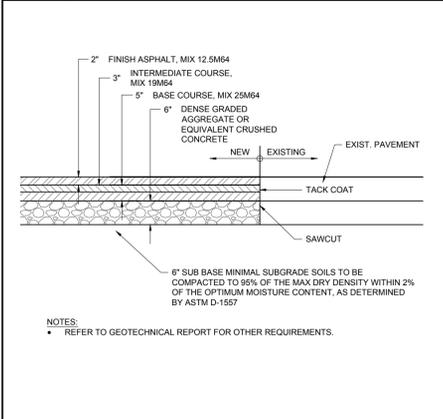
4 NJDOT FULL DEPTH CONCRETE PAVEMENT REPAIR DETAIL
NOT TO SCALE (SOURCE: NJDOT 2016)



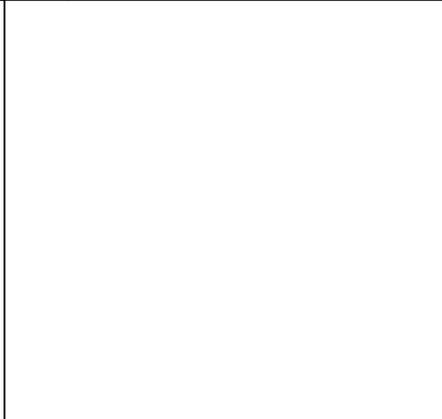
5 CONCRETE SIDEWALK DETAIL
NOT TO SCALE (S090105-012013)



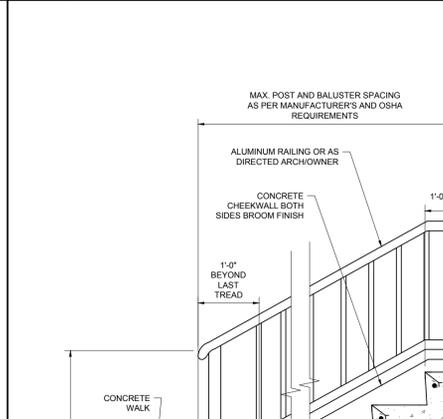
6 STANDARD PAVING DETAIL
NOT TO SCALE (S080102-012013)



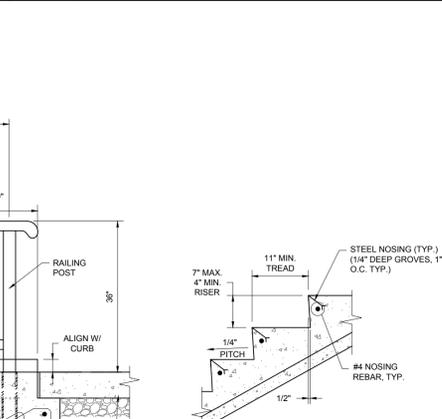
7 DOT STANDARD PAVING DETAIL
NOT TO SCALE (S080102-012013)



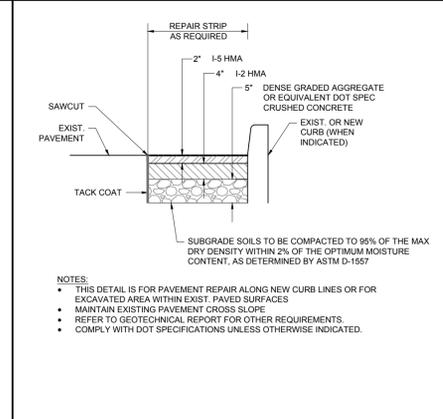
14 ADA RAMP IN SIDEWALK WITH BROOM FINISH WITH DOWELS DETAIL
NOT TO SCALE (S070102-01-012013)



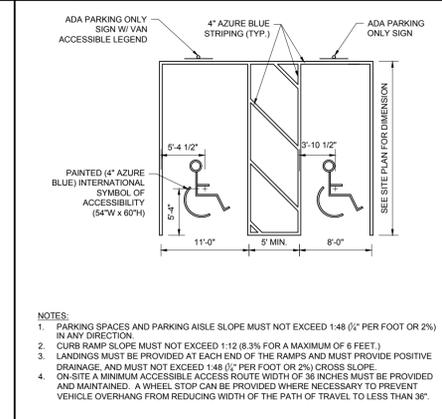
9 CONCRETE STEPS WITH CHEEK WALL DETAIL
NOT TO SCALE (S110102-112016)



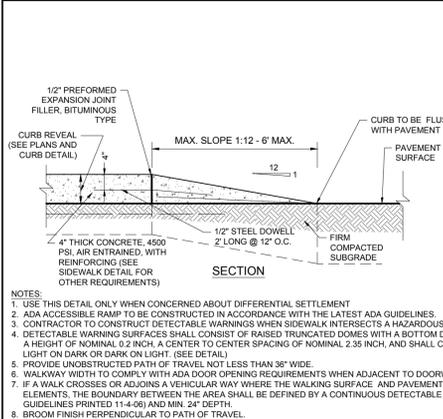
16 CONCRETE PAVER DETAIL
NOT TO SCALE (S090203-012013)



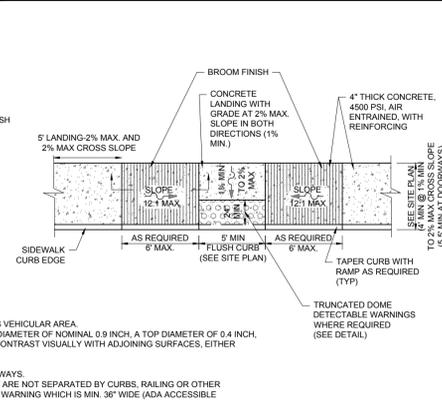
17 CONCRETE MAT 6' THICK WITH REBAR DETAIL
NOT TO SCALE (S029904-92016)



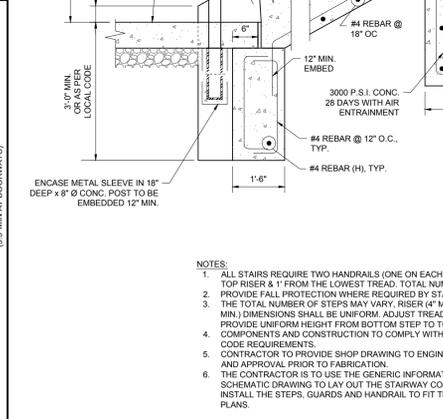
18 EXISTING BASIN DETAIL
NOT TO SCALE (S090501-012013)



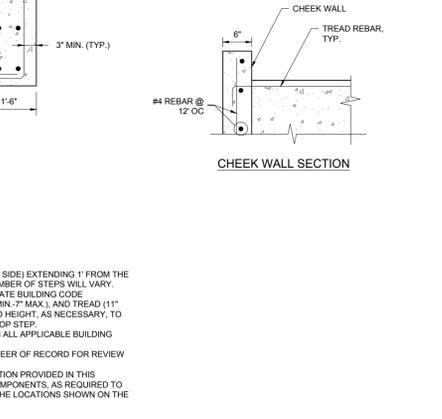
10 PAVEMENT REPAIR DETAIL
NOT TO SCALE (S080402-072016)



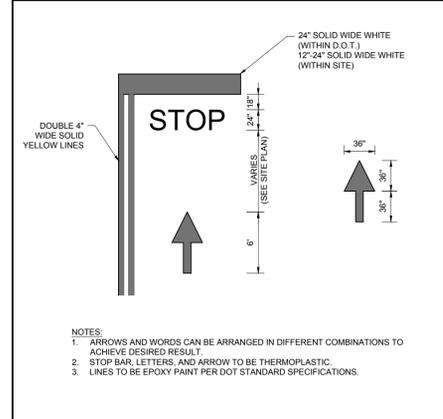
11 ADA PARKING STALL MARKING DETAIL
NOT TO SCALE (S070302-012013)



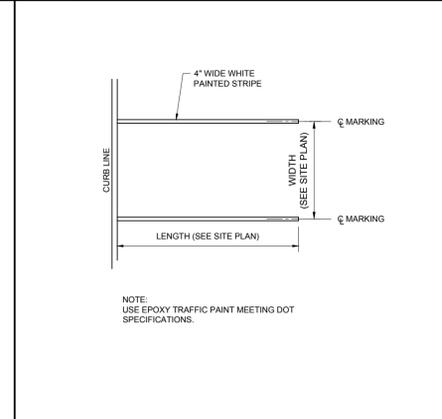
12 PAINTED MARKING DETAILS
NOT TO SCALE (S080501-012013)



13 STANDARD STRIPING DETAIL
NOT TO SCALE (S080506-012013)



15 PAVEMENT MILLING DETAILS
NOT TO SCALE (S090401-012017)



16 CONCRETE PAVER DETAIL
NOT TO SCALE (S090203-012013)

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CHECKED BY:	GD
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CAD I.D.:	J190530-CDS-5A

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HELLER PROPERTY PARTNERS, LP

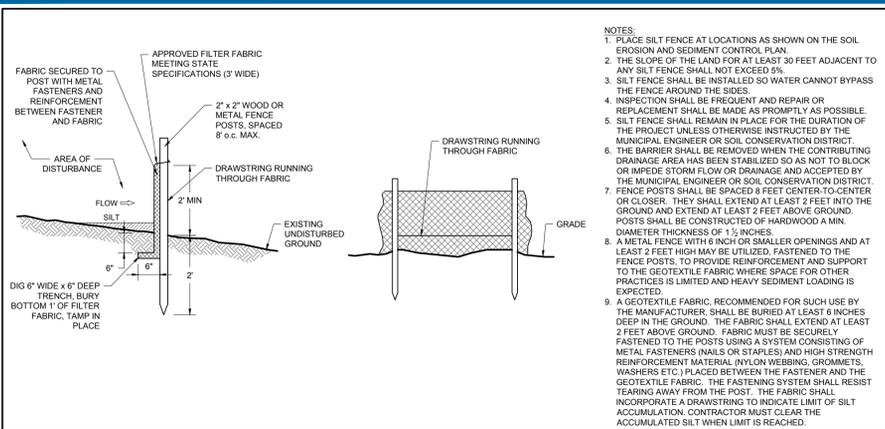
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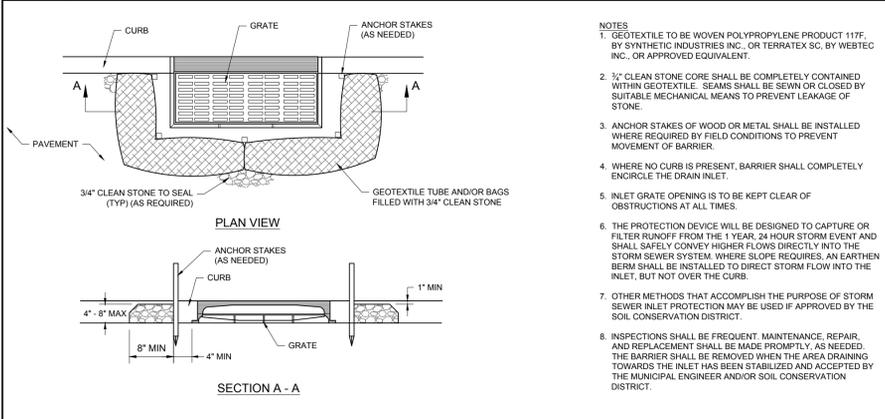
R.L. STREKER
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NEW YORK LICENSE NO. 079512

SHEET TITLE:
DETAIL SHEET
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OF 15
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C:\001\1050\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\190530-CDS-5A-LAYOUT_C-10.DWG



1 SILT FENCE DETAIL
NOT TO SCALE (0039902 - 1/2017)



2 STABILIZED CONSTRUCTION EXIT/ACCESS & ANTI-TRACKING PAD DETAIL
NOT TO SCALE (0029901 - 08/2017)



3 TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE (0079901 - 1/2017)



4 INLET FILTER DETAIL
NOT TO SCALE (0049901-01/2013)

DEFINITION
THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS

PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON-SITE 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 OR 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 SOCS
- 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	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.		
POLYACRYLAMIDE (PAM) -DRY SPREAD			
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.

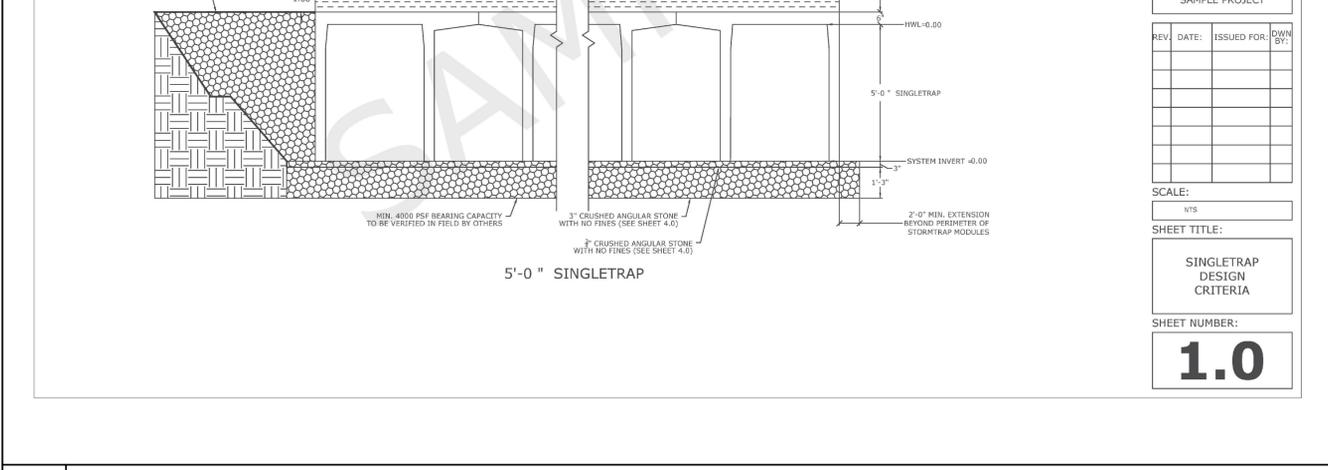
SPRINKLING: SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

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.

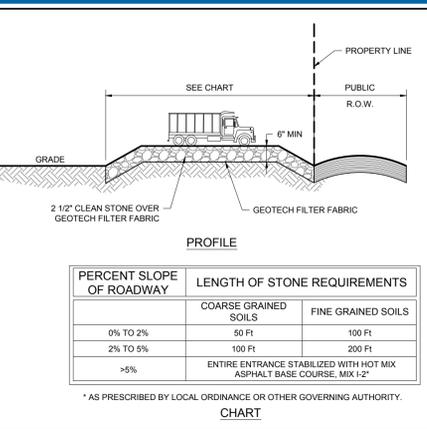
CALCIUM CHLORIDE: SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION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

STONE: COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

5 NJSCD STANDARD FOR DUST CONTROL
NOT TO SCALE (0999916 - 2/2018)



6 SINGLE TRAP INFILTRATION DETAIL
NOT TO SCALE (00000000)



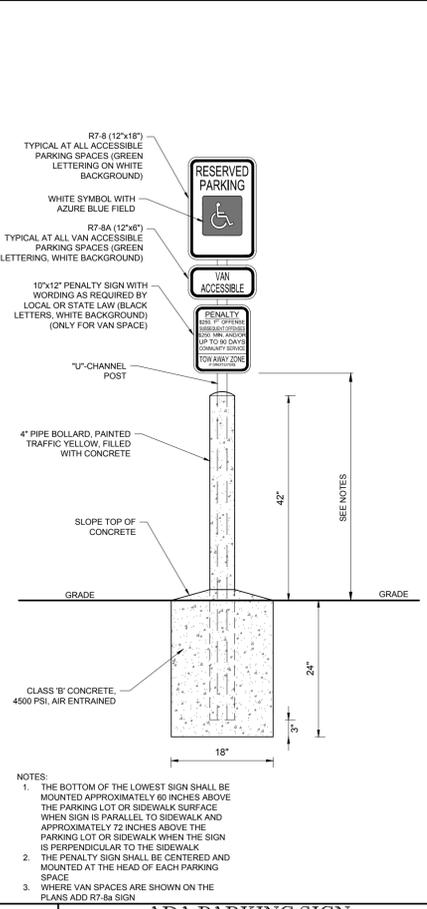
7 ADA PARKING SIGN ON BOLLARD
NOT TO SCALE (S07021 - 11/2016)

PERCENT SLOPE OF ROADWAY

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIREMENTS
0% TO 2%	COARSE GRAINED SOILS: 50 FT; FINE GRAINED SOILS: 100 FT
2% TO 5%	100 FT; 200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH HOT MIX ASPHALT BASE COURSE, MIX 1:2*

* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

8 ADA PARKING SIGN WITH VAN ACCESSIBLE SIGN DETAIL
NOT TO SCALE (S07026 - 11/2016)



StormTrap
PARTS LISTED AT: [WWW.STORMTRAP.COM](http://www.stormtrap.com)
1-877-867-6872

ENGINEER INFORMATION:

PROJECT INFORMATION:
SINGLETRAP
INFILTRATION

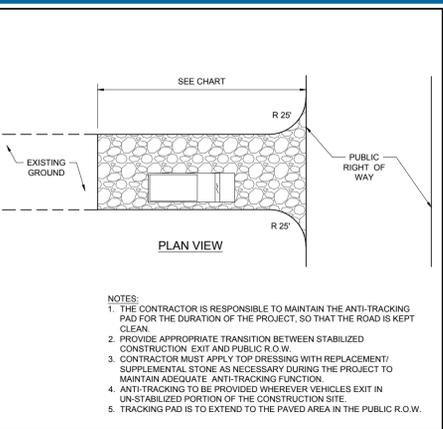
CURRENT ISSUE DATE:

ISSUED FOR:
SAMPLE PROJECT

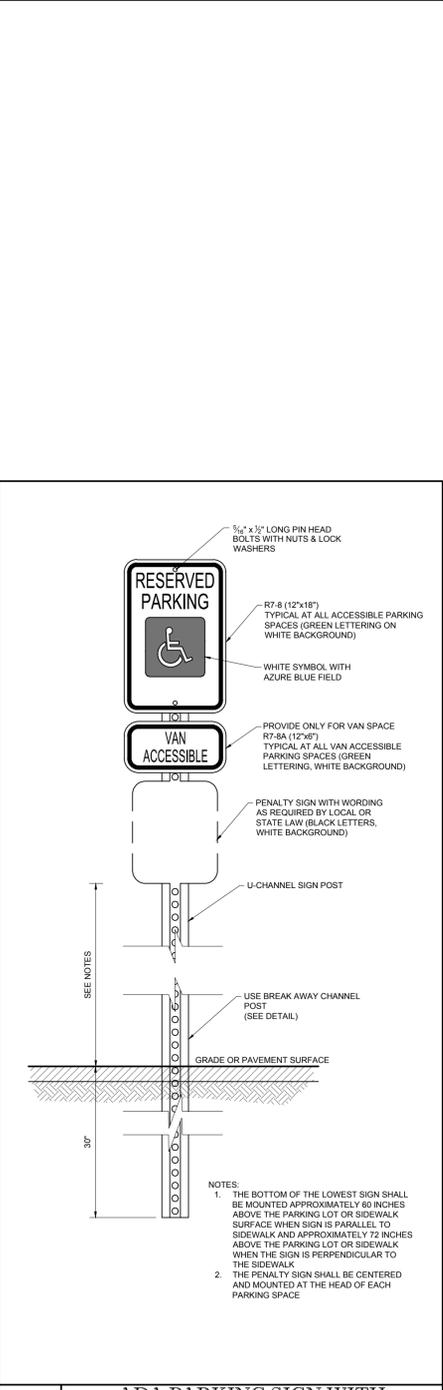
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NTS

SHEET TITLE:
SINGLETRAP DESIGN CRITERIA

SHEET NUMBER:
1.0



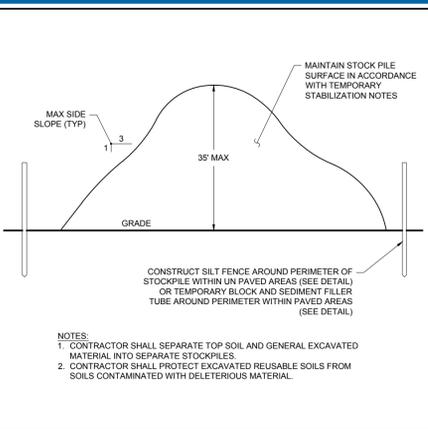
8 ADA PARKING SIGN WITH VAN ACCESSIBLE SIGN DETAIL
NOT TO SCALE (S07026 - 11/2016)



StormTrap SYSTEM INFORMATION
WATER STORAGE REQ'D: 10000 CUBIC FEET
WATER STORAGE PROV: 12359.0 CUBIC FEET
UNIT HEADROOM: 5' 0" SINGLETRAP
UNIT QUANTITY: 27 TOTAL PIECES

STORMTRAP STRUCTURAL DESIGN CRITERIA

- STORMTRAP MODULES SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
- COVER RANGE: MIN. 1.08" MAX. 4.00" CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
- ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.



7 ADA PARKING SIGN ON BOLLARD
NOT TO SCALE (S07021 - 11/2016)



8 ADA PARKING SIGN WITH VAN ACCESSIBLE SIGN DETAIL
NOT TO SCALE (S07026 - 11/2016)

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DETAIL SHEET
SHEET NUMBER:
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OF 15
REVISION 5 - 06/17/2020

GENERAL NOTES

- THESE PLANS ARE SOLELY BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING, N.J. LLC (HEREIN "BOHLER ENGINEERING") PRIOR TO THE DATE ON WHICH ENGINEER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER ENGINEERING, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
- THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REQUIREMENTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS/REQUIREMENTS CONTAINED HEREIN, SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCORE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD THAT THE LATEST EDITION OF THE DOCUMENTS GOVERNING THIS PROJECT ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BE INITIATED UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REQUIREMENTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE. THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPREHEND THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH APPROVED ARCHITECTURAL BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
- THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE DONE OR OBTAINED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR'S ENGINEER OF RECORD VERIFYING AND CORRECTING THE SAME, AND (B) THE CONTRACTOR'S ENGINEER OF RECORD PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
- THE CONTRACTOR'S DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BE COORDINATED WITH THE ARCHITECT AND ENGINEER OF RECORD. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
- THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH, AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THESE PLANS, AND IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS, AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD, IMMEDIATELY IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE REFERENCED DOCUMENTS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
- ENGINEER OF RECORD IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING 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, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
- THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ADJACENT TO PAVEMENT, STRUCTURES, ETC., WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRANS AND ANYONE INVOLVED WITH THE PROJECT.
- DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
- THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REPAIRING, REPLACING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL, INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR SHALL REPAIR OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY AND OTHER REQUIREMENTS. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST PROMPTLY DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
- THE ENGINEER OF RECORD AND BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE ENGINEER OF RECORD AND BOHLER ENGINEERING HAVE NOT BEEN RETAINED TO BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF ENGINEER OF RECORD AND BOHLER ENGINEERING SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND BOHLER ENGINEERING ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
- THE CONTRACTOR SHALL BE RESPONSIBLE, IN WRITING, TO THE ENGINEER OF RECORD AND BOHLER ENGINEERING, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST, IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE. IT WILL BE AT THE CONTRACTOR'S OWN RISK AND LIABILITY, FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENGINEER OF RECORD AND BOHLER ENGINEERING'S DEFENSE AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGE PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHOEVER DATE IS LATER. IN ADDITION, CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVAANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, DAMAGES, AND COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, OF ANY CHANGE OF ITS INSURANCE PROVIDER.
- THE ENGINEER OF RECORD AND BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK, SPECIFIED BOTH ON THESE PLANS, AND IN ANY CONTRACTS AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS WHOLLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVAANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT THE CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER ENGINEERING PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE SUBJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS EMPLOYEES, PERSONNEL, AGENTS, SUBCONTRACTORS AND SUBCONSULTANTS HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER OR ANY RESPONSIBILITY FOR ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER ENGINEERING FROM AND FROM ANY LIABILITY TO BOHLER ENGINEERING RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE. THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER ENGINEERING AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTORS POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
- WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER ENGINEERING'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER ENGINEERING WILL REVIEW 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 EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS, CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER ENGINEERING HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER ENGINEERING WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER ENGINEERING'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER ENGINEERING'S ATTENTION. BOHLER ENGINEERING IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR NOTES FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES SHALL BE ASSESSED WITH RESPECT THERETO AND ALL COSTS INCURRED OR PUNITIVE DAMAGES RESULTING THEREFROM, AND FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER ENGINEERING PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEY'S FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
- THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S BIDDING AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
- OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND DESIGN, AND, FURTHER, THE ENGINEER OF RECORD AND/OR BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER ENGINEERING PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES, AND COSTS THAT ENGINEER OF RECORD AND/OR BOHLER ENGINEERING INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
- THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER ENGINEERING HAS NO RESPONSIBILITY FOR OR AS RELATED TO ANY SUCH VIOLATIONS, DAMAGES, AND COSTS.
- THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO NOTIFY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS ENGINEER OF RECORD AND/OR BOHLER ENGINEERING PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD. THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL 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 AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
- AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER OF RECORD, OR THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" (CONSTITUTES) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEER OF RECORD'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PRACTICE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

(Rev. 1/2019)

LIGHT POLE FOUNDATION NOTES

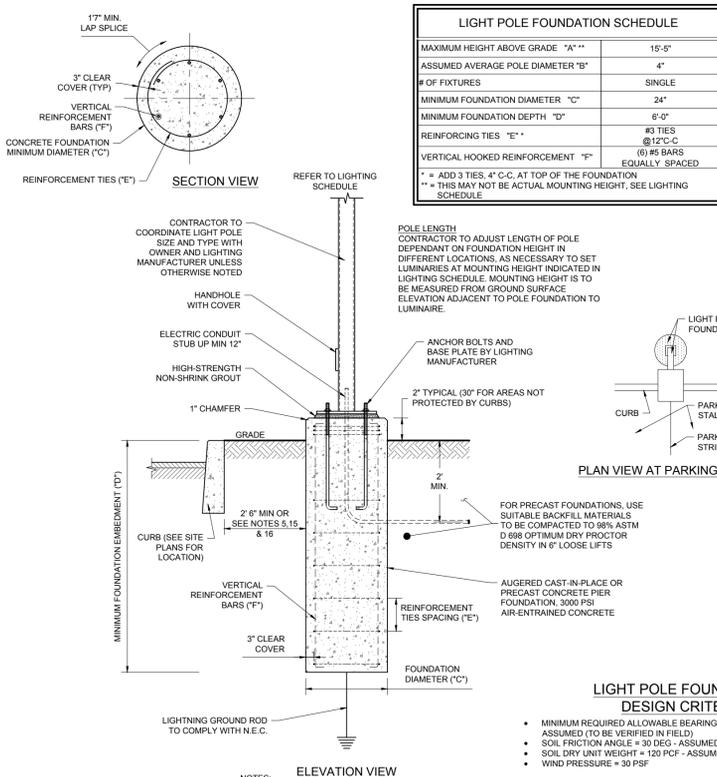
- THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS, COORDINATE WITH ALL CONTRACT DRAWINGS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ENSURE NO CONFLICTS ARISE BETWEEN LIGHT POLE FOUNDATIONS, STRUCTURES, AND UTILITIES. IF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARISE, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY IN WRITING.
- 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 REMEDIATED AS PER THE DIRECTION OF THE ON SITE GEOTECHNICAL ENGINEER.
- IF CONDITIONS IN THE FIELD ARE DIFFERENT THAN THOSE INDICATED, CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.
- CONTRACTOR IS RESPONSIBLE TO ENSURE THAT APPROPRIATE SELECT BACKFILL IS USED, AND THOROUGHLY COMPACTED TO 98% MAX. DENSITY ASTM D 698.
- STRUCTURAL CONCRETE AND CONCRETING PRACTICES SHALL CONFORM WITH ACI-318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," DETAILS ARE TO BE IN ACCORDANCE WITH ACI-318, "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.
- CONCRETE MUST BE NORMAL WEIGHT STONE AGGREGATE WITH THE STATED MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, HISTORICAL DATA OR LABORATORY TESTS FOR THE MIXTURE. ALL CONCRETE 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 1200 PSI GREATER THAN THE REQUIRED STRENGTH ON LABORATORY TEST RESULTS.
- CONCRETE IS TO HAVE A SLUMP NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".

- EXPOSED CONCRETE IS TO BE AIR ENTRAINED, 6% (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
- CONCRETE TO BE CONSOLIDATED IN PLACE USING AN INTERNAL VIBRATOR.
- 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 STRIPPERS 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.
- ALL SPLICES OF REINFORCING BARS NOT INDICATED ARE TO BE LTS AS PER THE REINFORCING SPLICE SCHEDULE OR 4 BAR DIAMETERS. DISCONTINUOUS ENDS OF CONTINUOUS BARS ARE TO BE STANDARD HOOKS.
- IF CAVING OF DRILLED HOLES ARE ENCOUNTERED, CONTRACTOR SHALL PROVIDE BENTONITE SLURRY IN PERMANENT CASINGS FOR DRILLED CONCRETE FOUNDATIONS.
- 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.
- ALL ELECTRICAL COMPONENTS TO COMPLY WITH N.E.C.
- WHEN 2"Ø CLEARANCE CAN NOT BE PROVIDED, CONCRETE FOUNDATION MUST BE EXTENDED TO 30" ABOVE SURFACE, OR PROVIDE BOLLARD PROTECTION FOR LIGHT POLE.
- VERIFY WITH LOCATIONS SHOWN ON LIGHTING PLAN.
- CONTRACTOR IS TO RECORD ON A CLEAN COPY OF THE LIGHTING PLANS THE LOCATION OF ALL REINFORCING TO BE PROVIDED TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE OF THE WORK.
- UPON ACCEPTANCE OF THE COMPLETED WORK BY THE OWNER, THE CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE MAINTENANCE OF THE LIGHTING SYSTEM.

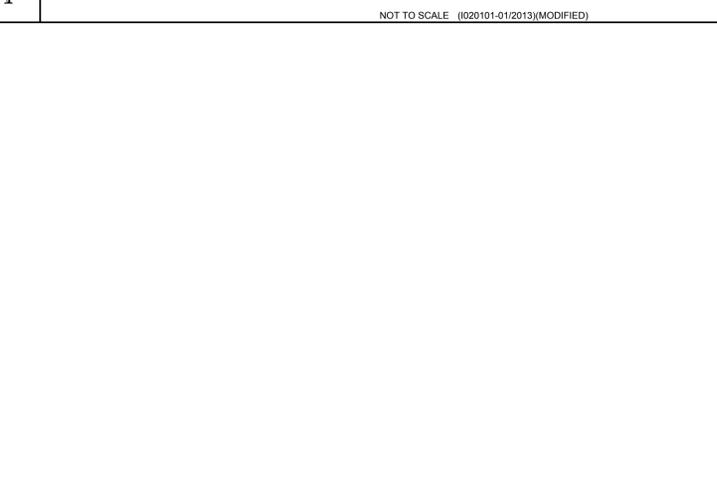
LIGHT POLE FOUNDATION SCHEDULE

MAXIMUM HEIGHT ABOVE GRADE "A" *	15'-5"
ASSUMED AVERAGE POLE DIAMETER "B"	4"
# OF FIXTURES	SINGLE
MINIMUM FOUNDATION DIAMETER "C"	24"
MINIMUM FOUNDATION DEPTH "D"	6'-0"
REINFORCING TIES "E"	#3 TIES @ 12" C
VERTICAL HOOKED REINFORCEMENT "F"	#3 #5 BARS EQUALLY SPACED

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



LIGHT POLE FOUNDATION DETAIL



DB8 - Decorative Pole

4" ROUND (RD) & FLUTED (FL) DECORATIVE BASE

1. BASE	2. POLE	3. OAH	4. COLOR	5. OPTIONS/ACCESSORIES					
DB8 4R10-125 12' (3.7m)	4" RD x 125'	52	15.4	10.5	8.3	6.7	5.6	4.7	4.0
DB8 4R14-125 14' (4.3m)	4" RD x 125'	56	15.9	10.7	8.2	6.3	5.0	4.1	3.4
DB8 4R16-125 16' (4.9m)	4" RD x 125'	59	16.2	10.8	8.4	6.8	5.4	4.3	3.5
DB8 4R18-125 18' (5.5m)	4" RD x 125'	62	16.5	11.0	8.7	7.1	5.5	4.3	3.6
DB8 4R20-125 20' (6.1m)	4" RD x 125'	65	16.8	11.3	9.0	7.6	5.8	4.5	3.7
DB8 4R24-125 24' (7.3m)	4" RD x 125'	72	17.7	12.3	9.4	7.3	5.7	4.7	4.0
DB8 4R28-125 28' (8.5m)	4" RD x 125'	79	18.6	13.3	10.6	8.6	6.6	5.4	4.3
DB8 4R32-125 32' (9.7m)	4" RD x 125'	86	19.5	14.3	11.6	9.5	7.4	6.1	4.9
DB8 4R36-125 36' (10.9m)	4" RD x 125'	93	20.4	15.3	12.6	10.4	8.1	6.6	5.4
DB8 4R40-125 40' (12.1m)	4" RD x 125'	100	21.3	16.3	13.7	11.3	8.9	7.3	6.1
DB8 4R44-125 44' (13.4m)	4" RD x 125'	107	22.2	17.3	14.8	12.2	9.6	7.7	6.4
DB8 4R48-125 48' (14.6m)	4" RD x 125'	114	23.1	18.3	15.9	13.1	10.5	8.5	7.1
DB8 4R52-125 52' (15.8m)	4" RD x 125'	121	24.0	19.3	17.0	14.0	11.4	9.4	7.8
DB8 4R56-125 56' (17.0m)	4" RD x 125'	128	24.9	20.3	18.1	15.0	12.3	10.3	8.5
DB8 4R60-125 60' (18.3m)	4" RD x 125'	135	25.8	21.3	19.2	16.0	13.2	11.2	9.4
DB8 4R64-125 64' (19.5m)	4" RD x 125'	142	26.7	22.3	20.3	17.0	14.1	12.1	10.3
DB8 4R68-125 68' (20.7m)	4" RD x 125'	149	27.6	23.3	21.4	18.0	15.0	13.0	11.2
DB8 4R72-125 72' (21.9m)	4" RD x 125'	156	28.5	24.3	22.5	19.0	15.9	13.9	12.1
DB8 4R76-125 76' (23.1m)	4" RD x 125'	163	29.4	25.3	23.6	20.0	16.8	14.8	13.0
DB8 4R80-125 80' (24.3m)	4" RD x 125'	170	30.3	26.3	24.7	21.0	17.7	15.7	13.9

2. COLOR
- | | | |
|----------------|-----|------------------|
| Standard Color | WH | White |
| | BL | Black |
| | BLT | Black Bronze |
| | DB | Dark Bronze |
| | DBN | Dark Green |
| | DBG | Dark Green |
| | TT | Titanium |
| | WDB | Weathered Bronze |
| | WDB | Weathered Bronze |
| | VEB | Verde |
| | CR | Copper |
| | MAL | Matte Aluminum |
| | AGN | Antique Green |
| | LO | Light Gray |
- Premium Color
SHK Sharnick
SPP Sand and Pepper
SFM Silver and Metal
WCP Weathered Copper
RAL RAL 4 digit color
CUSTOM Custom color
3. OPTIONS / ACCESSORIES
- F51 (Single weatherproof base holder. Finish by others.)
F52 (Double weatherproof base holder. Finish by others.)
LR (Ladder rest. Slides over 4" O.D. pole.)
PCA1 (Plastic protection housing. The housing slips over 4" O.D. pole. Includes an internal lock mechanism, and an access door with integral lvs and stainless steel latch. Adds 5/16" diam to the overall height of the pole.)
PCR (Low profile lock protection mounted with cast pole cap. Slides on the top of the pole with three stainless steel screws. Protection by others.)
PLT (Plant Hanger. For 4" O.D. poles. (Specify location on spec.)
PBC (Cast aluminum protection housing. Integrate welded to the pole. Includes an AEC approved clear weatherproof cover. Does not include a receptacle or internal wiring.)



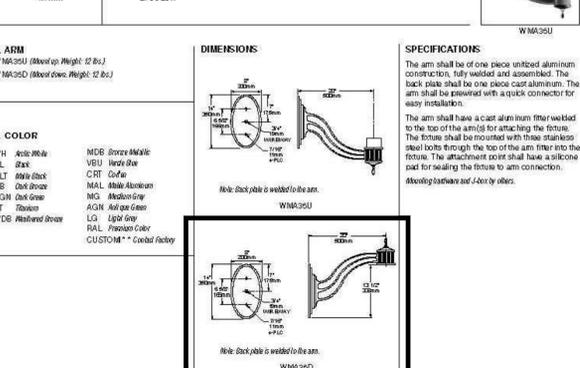
CONTRACTOR TO COORDINATE LIGHT POLE SPECIFICS W/ MANUFACTURER LIGHT POLE COLOR TO MATCH FIXTURE, BLACK

ARCHITECTURAL AREA LIGHTING
16555 East Gate Ave. | City of Industry | CA 91745
P 626.966.5666 | F 626.966.2959 | www.aal.net
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LIGHT POLE SPECIFICATION

NOT TO SCALE SOURCE: ARCHITECTURAL AREA LIGHTING

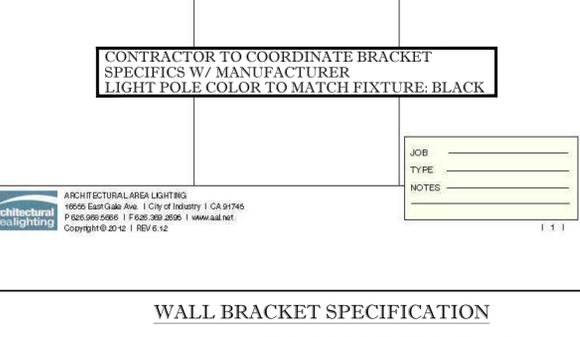
WMA35U/WMA35D - Period Wall Mount Arms



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

ARCHITECTURAL AREA LIGHTING
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WALL BRACKET SPECIFICATION



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

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	10/15/2019	REV PER BOROUGH COMMENTS	BE
2	12/20/2019	REV PER BOROUGH COMMENTS	GS
3	03/09/2020	REV PER BOROUGH COMMENTS	BE
4	04/30/2020	REV PER BOROUGH COMMENTS	BE
5	06/17/2020	REV PER BOROUGH COMMENTS	GS

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT NO.: J190530
DRAWN BY: BM
CHECKED BY: GD
DATE: 08/09/20
CADD ID: J190530-CDS-5A

PRELIMINARY & FINAL SITE PLAN APPLICATION 219-027

FOR

HELLER PROPERTY PARTNERS, LP

PROPOSED OFFICE BUILDING & SITE IMPROVEMENTS
BLOCK 201, EXIST. LOTS 19, 20, 21, 22 & 23
176, 178 & 180 MAIN STREET
BOROUGH OF MADISON
MORRIS COUNTY, NEW JERSEY

BOHLER ENGINEERING

35 TECHNOLOGY DRIVE
WARREN, NJ 07059
Phone: (908) 668-5300
(908) 754-4401
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NJ CERT. OF AUTHORIZATION NO. 24524819100

R.L. STREKER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 45344
NEW YORK LICENSE NO. 079512

SHEET TITLE: **DETAIL SHEET**

SHEET NUMBER: **C-13**

OF 15

REVISION 5 - 06/17/202

REVISIONS				
REV	DATE	COMMENT	DESIGNED BY	CHECKED BY
1	10/15/2019	REV. PER BOROUGH COMMENTS	MF	BE
2	12/20/2019	REV. PER BOROUGH COMMENTS	GS	BE
3	03/09/2020	REV. PER BOROUGH COMMENTS	GS	BE
4	04/30/2020	REV. PER BOROUGH COMMENTS	DM	BE
5	06/17/2020	REV. PER BOROUGH COMMENTS	GS	BE

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PROJECT No.:	J190530
DRAWN BY:	BM
CHECKED BY:	GD
DATE:	08/09/2019
CAD I.D.:	J190530-CDS-5A

PRELIMINARY & FINAL SITE PLAN APPLICATION Z19-027

HELLER PROPERTY PARTNERS, LP

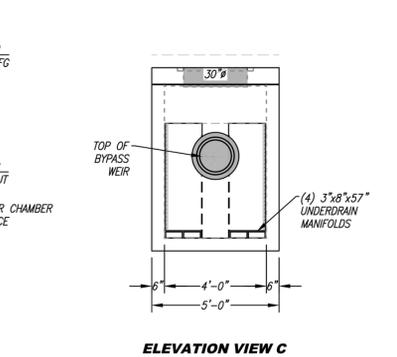
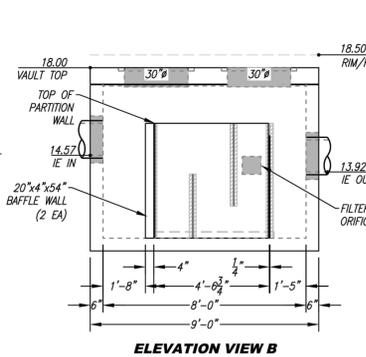
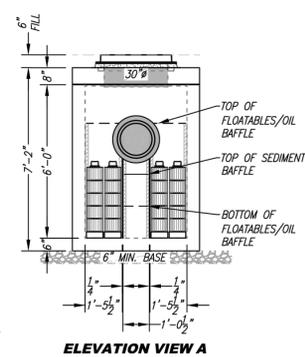
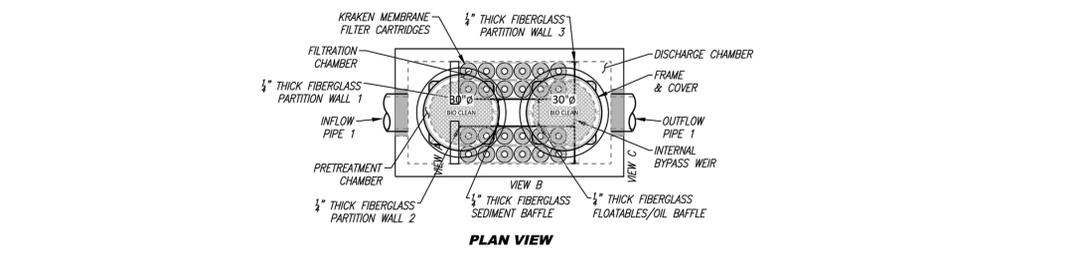
PROPOSED OFFICE BUILDING & SITE IMPROVEMENTS
 BLOCK 2001; EXIST. LOTS 19, 20, 21, 22 & 23
 176, 178 & 180 MAIN STREET
 BOROUGH OF MADISON
 MORRIS COUNTY, NEW JERSEY

BOHLER ENGINEERING
 BOHLER ENGINEERING NJ, LLC
 35 TECHNOLOGY DRIVE
 WARREN, NJ 07059
 Phone: (908) 668-6300
 Fax: (908) 754-4401
 www.BohlerEngineering.com
 NJ CERT. OF AUTHORIZATION NO. 245A28161700

R.L. STREKER
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 45344
 NEW YORK LICENSE No. 079512

SHEET TITLE:
DETAIL SHEET
 SHEET NUMBER:
C-14
 OF 15
 REVISION 5 - 06/17/2020

SITE SPECIFIC DATA*	
PROJECT NUMBER	----
PROJECT NAME	SPEEDWAY
PROJECT LOCATION	ELIZABETH, NJ
STRUCTURE ID	BB
WATER QUALITY FLOW RATE (CFS)	0.42
PEAK FLOW RATE (CFS)	3.47
PEAK STORM DURATION (YEARS)	
PIPE DATA	I.E. MATERIAL DIAMETER
INFLOW PIPE 1	14.57 HDPE 15"
OUTFLOW PIPE 1	13.92 HDPE 15"
RIM ELEVATION	18.50
SURFACE LOADING REQUIREMENT	H20
FRAME AND COVER	(2) #30"
CORROSIVE SOIL CONDITIONS	NA
KNOWN GROUNDWATER ELEVATION	NA
NOTES:	
*PER ENGINEER OF RECORD	
KRAKEN FILTER PERFORMANCE DATA	
CARTRIDGE HEIGHT (IN)	30.75
CARTRIDGE FLOW RATE (GPM)	8.50
NUMBER OF CARTRIDGES	24
TOTAL TREATMENT FLOW RATE (CFS)	0.45
SEDIMENT STORAGE CAPACITY (CF)	5.12
INSTALLATION NOTES	
1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS, AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE KRAKEN FILTER UNIT AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.	
2. MANUFACTURER RECOMMENDS A 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.	
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH).	
4. ALL CAPS AROUND PIPES SHALL BE SEALED WATER-TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURER'S STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.	
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL PIPES, RISERS, AND MANHOLES. ALL COVERS SHALL BE SHIPPED LOOSE. CONTRACTOR TO GROUT ALL MANHOLES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.	



- GENERAL NOTES**
- BIO CLEAN TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS, AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS, AND ACCESSORIES PLEASE CONTACT BIO CLEAN.

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: US 8,848,185; US 8,848,186; US 8,848,187; US 8,848,188; US 8,848,189; US 8,848,190; US 8,848,191; US 8,848,192; US 8,848,193; US 8,848,194; US 8,848,195; US 8,848,196; US 8,848,197; US 8,848,198; US 8,848,199; US 8,848,200; US 8,848,201; US 8,848,202; US 8,848,203; US 8,848,204; US 8,848,205; US 8,848,206; US 8,848,207; US 8,848,208; US 8,848,209; US 8,848,210; US 8,848,211; US 8,848,212; US 8,848,213; US 8,848,214; US 8,848,215; US 8,848,216; US 8,848,217; US 8,848,218; US 8,848,219; US 8,848,220; US 8,848,221; US 8,848,222; US 8,848,223; US 8,848,224; US 8,848,225; US 8,848,226; US 8,848,227; US 8,848,228; US 8,848,229; US 8,848,230; US 8,848,231; US 8,848,232; US 8,848,233; US 8,848,234; US 8,848,235; US 8,848,236; US 8,848,237; US 8,848,238; US 8,848,239; US 8,848,240; US 8,848,241; US 8,848,242; US 8,848,243; US 8,848,244; US 8,848,245; US 8,848,246; US 8,848,247; US 8,848,248; US 8,848,249; US 8,848,250; US 8,848,251; 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