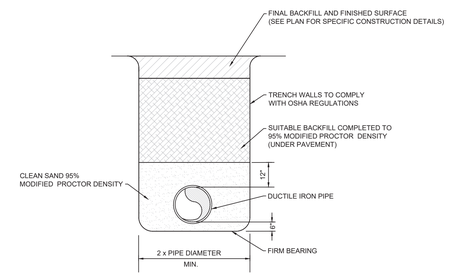
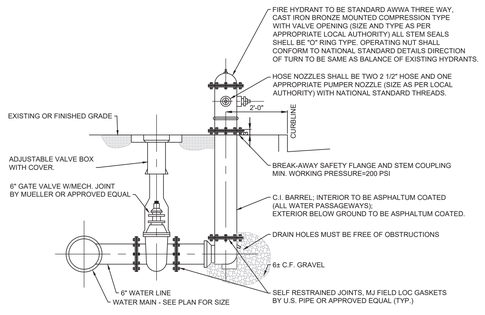


1 TYPICAL WATER SERVICE CONNECTION
SCALE: NTS

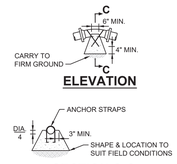


2 DUCTILE IRON PIPE TRENCH
SCALE: NTS



NOTE:
HYDRANT & GATE VALVE TO CONFORM TO LATEST AWWA SPECS, AND BE UL OR FM APPROVED

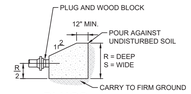
3 TYPICAL FIRE HYDRANT
SCALE: NTS



ELEVATION

SECTION C-C

VERTICAL DOWNWARD BENDS

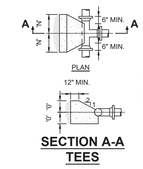


PLUGS

ANCHOR SCHEDULE FOR VERTICAL DOWNWARD BENDS	
SIZE	SIZE
4"Ø	#3 BAR
6"Ø	#4 BAR
8"Ø	#5 BAR
10"Ø	#7 BAR
12"Ø	#9 BAR
14"Ø	3"x1/2"-FLAT
24"Ø	5"x1/2"-FLAT

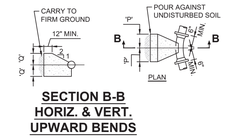
MECHANICAL JOINT BOLT AND NUTS ON PLUG SHALL BE ACCESSIBLE AFTER THRUST BLOCK IS POURED.

THRUST BLOCKS DESIGNED FOR 200 LB. PER SQ. IN. TEST PRESSURE AND 2000 LB. PER SQ. FT. SOIL PRESSURE.
- MIN. CONC. ANCHORAGE WITHOUT BACKFILL AND NO GROUND WATER CONDITION.



SECTION A-A
TEES

NOTE:
PS&S STANDARD METHOD OF PIPE RESTRAINT IS THE MJ FIELD LOK GASKET BY US PIPE. ONLY USE THRUST BLOCKS WHEN INSTRUCTED BY LOCAL AUTHORITY OR AS DIRECTED BY CLIENT.



SECTION B-B
HORIZ. & VERT. UPWARD BENDS

THRUST BLOCKS FOR TEES, HORIZONTAL & VERTICAL BENDS AND PLUGS								
	DESC.	DIMENSION	4"Ø	6"Ø	8"Ø	10"Ø	12"Ø	14"Ø	24"Ø
HORIZ. & VERT. UPWARD	TEES	N	0'-7"	0'-10"	1'-2"	1'-5"	1'-8"	1'-11"	3'-2"
		O	0'-7"	0'-10"	1'-2"	1'-5"	1'-8"	1'-11"	3'-2"
	90° BENDS	P	0'-9"	1'-0"	1'-4"	1'-8"	1'-11"	2'-3"	3'-9"
		Q	0'-9"	1'-0"	1'-4"	1'-8"	1'-11"	2'-3"	3'-9"
	45° BENDS	P	0'-7"	0'-9"	1'-0"	1'-3"	1'-5"	1'-8"	2'-9"
		Q	0'-7"	0'-9"	1'-0"	1'-3"	1'-5"	1'-8"	2'-9"
	22½° BENDS	P	0'-5"	0'-7"	0'-9"	0'-11"	1'-0"	1'-2"	2'-0"
		Q	0'-5"	0'-7"	0'-9"	0'-11"	1'-0"	1'-2"	2'-0"
	11½° BENDS	P	0'-4"	0'-5"	0'-6"	0'-8"	0'-9"	0'-10"	1'-5"
		Q	0'-4"	0'-5"	0'-6"	0'-8"	0'-9"	0'-10"	1'-5"
VERT. DOWNWARD	45° BENDS	MIN. CONC. * ANCHORAGE	0.6 C.Y.	1.1 C.Y.	1.9 C.Y.	2.8 C.Y.	3.9 C.Y.	5.2 C.Y.	14.9 C.Y.
	22½° BENDS	MIN. CONC. * ANCHORAGE	0.3 C.Y.	0.6 C.Y.	1.0 C.Y.	1.4 C.Y.	2.0 C.Y.	2.7 C.Y.	7.6 C.Y.
	11½° BENDS	MIN. CONC. * ANCHORAGE	0.2 C.Y.	0.3 C.Y.	0.5 C.Y.	0.7 C.Y.	1.0 C.Y.	1.4 C.Y.	3.8 C.Y.
	PLUGS	R	1'-2"	1'-8"	2'-4"	2'-10"	3'-4"	3'-10"	6'-4"
		S	1'-2"	1'-8"	2'-4"	2'-10"	3'-4"	3'-10"	6'-4"

150 PSI

THRUST BLOCKS FOR TEES, HORIZONTAL & VERTICAL BENDS AND PLUGS								
	DESC.	DIMENSION	4"Ø	6"Ø	8"Ø	10"Ø	12"Ø	14"Ø	24"Ø
HORIZ. & VERT. UPWARD	TEES	N	0'-9"	1'-1"	1'-5"	1'-9"	2'-1"	2'-5"	3'-10"
		O	0'-9"	1'-1"	1'-5"	1'-9"	2'-1"	2'-5"	3'-10"
	90° BENDS	P	0'-10"	1'-3"	1'-8"	2'-1"	2'-6"	2'-11"	4'-5"
		Q	0'-10"	1'-3"	1'-8"	2'-1"	2'-6"	2'-11"	4'-5"
	45° BENDS	P	0'-9"	1'-0"	1'-3"	1'-7"	1'-10"	2'-2"	3'-5"
		Q	0'-9"	1'-0"	1'-3"	1'-7"	1'-10"	2'-2"	3'-5"
	22 1/2° BENDS	P	0'-6"	0'-8"	0'-11"	1'-1"	1'-4"	1'-7"	2'-4"
		Q	0'-6"	0'-8"	0'-11"	1'-1"	1'-4"	1'-7"	2'-4"
	11 1/4° BENDS	P	0'-4"	0'-5"	0'-8"	0'-10"	0'-11"	1'-1"	1'-8"
		Q	0'-4"	0'-5"	0'-8"	0'-10"	0'-11"	1'-1"	1'-8"
VERT. DOWNWARD	45° BENDS	MIN. CONC. * ANCHORAGE	0.8 C.Y.	1.4 C.Y.	2.4 C.Y.	3.9 C.Y.	5.0 C.Y.	7.6 C.Y.	18.3 C.Y.
	22 1/2° BENDS	MIN. CONC. * ANCHORAGE	0.4 C.Y.	0.7 C.Y.	1.3 C.Y.	2.0 C.Y.	2.8 C.Y.	3.9 C.Y.	9.5 C.Y.
	11 1/4° BENDS	MIN. CONC. * ANCHORAGE	0.3 C.Y.	0.4 C.Y.	0.6 C.Y.	1.0 C.Y.	1.4 C.Y.	1.9 C.Y.	4.8 C.Y.
	PLUGS	R	1'-6"	2'-2"	2'-10"	3'-6"	4'-2"	4'-10"	7'-8"
		S	1'-6"	2'-2"	2'-10"	3'-6"	4'-2"	4'-10"	7'-8"

200 PSI

THRUST BLOCKS FOR TEES, HORIZONTAL & VERTICAL BENDS AND PLUGS								
	DESC.	DIMENSION	4"Ø	6"Ø	8"Ø	10"Ø	12"Ø	14"Ø	24"Ø
HORIZ. & VERT. UPWARD	TEES	N	0'-9"	1'-1"	1'-5"	1'-9"	2'-1"	2'-5"	4'-1"
		O	0'-9"	1'-1"	1'-5"	1'-9"	2'-1"	2'-5"	4'-1"
	90° BENDS	P	0'-11"	1'-4"	1'-9"	2'-1"	2'-6"	2'-10"	4'-10"
		Q	0'-11"	1'-4"	1'-9"	2'-1"	2'-6"	2'-10"	4'-10"
	45° BENDS	P	0'-8"	1'-0"	1'-3"	1'-7"	1'-10"	2'-1"	3'-7"
		Q	0'-8"	1'-0"	1'-3"	1'-7"	1'-10"	2'-1"	3'-7"
	22 1/2° BENDS	P	0'-6"	0'-8"	0'-11"	1'-1"	1'-4"	1'-6"	2'-7"
		Q	0'-6"	0'-8"	0'-11"	1'-1"	1'-4"	1'-6"	2'-7"
	11 1/4° BENDS	P	0'-4"	0'-5"	0'-8"	0'-10"	1'-0"	1'-1"	1'-10"
		Q	0'-4"	0'-6"	0'-8"	0'-10"	1'-0"	1'-1"	1'-10"
VERT. DOWNWARD	45° BENDS	MIN. CONC. * ANCHORAGE	0.9 C.Y.	1.8 C.Y.	3.1 C.Y.	4.6 C.Y.	6.5 C.Y.	8.7 C.Y.	24.7 C.Y.
	22 1/2° BENDS	MIN. CONC. * ANCHORAGE	0.5 C.Y.	0.9 C.Y.	1.6 C.Y.	2.4 C.Y.	3.3 C.Y.	4.4 C.Y.	12.6 C.Y.
	11 1/4° BENDS	MIN. CONC. * ANCHORAGE	0.3 C.Y.	0.5 C.Y.	0.8 C.Y.	1.2 C.Y.	1.7 C.Y.	2.2 C.Y.	6.4 C.Y.
	PLUGS	R	1'-6"	2'-2"	2'-10"	3'-6"	4'-2"	4'-10"	8'-2"
		S	1'-6"	2'-2"	2'-10"	3'-6"	4'-2"	4'-10"	8'-2"

250 PSI

4 THRUST BLOCK 150, 200, 250 PSI
SCALE: NTS

REV. / ISSUE	DATE	DESCRIPTION

CONSULTANT

ORIENTATION / KEY PLAN

PAULUS, SOKOLOWSKI AND SARTOR, LLC

67A MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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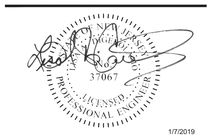


1/7/2019

CLIENT

PROJECT

NEW JERSEY
CENTER OF EXCELLENCE

1041 N.J.S.H. ROUTE 202/206
BLOCK 483, LOTS 17, 18 & 19

TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

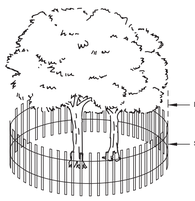
UTILITY DETAILS

JOB NO.:	00488.0041
DATE:	05/09/2018
DRAWN:	TB/CY
CHECK:	CH/LAD
SCALE:	N.T.S.

SHEET NO. 25 OF 75

C-25

FILE NAME: P:\00488\004 DWGS\C-DWGS\Package\C25-DETAILS.dwg, 11-29, LAST EDIT: 01/07/2019, 02:18:06 PM, LOGIN: thennigan@



TREE PROTECTION DURING CONSTRUCTION

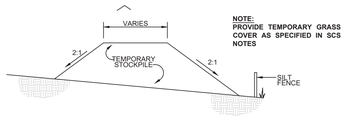
BOARDS WILL NOT BE NAILED TO TREES DURING BUILDING OPERATIONS.

FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA INSIDE THE DRIP LINE OF THE TREE BRANCHES.

DAMAGED TRUNKS OR EXPOSED ROOTS SHOULD HAVE DAMAGED BARK REMOVED IMMEDIATELY AND NO PAINT SHALL BE APPLIED. EXPOSED ROOTS SHOULD BE COVERED WITH TOPSOIL IMMEDIATELY AFTER EXCAVATION IS COMPLETE. ROOTS SHALL BE PRUNED TO GIVE A CLEAN, SHARP SURFACE AMENABLE TO HEALING. ROOTS EXPOSED DURING HOT WEATHER SHOULD BE IRRIGATED TO PREVENT PERMANENT TREE INJURY. CARE FOR SERIOUS INJURY SHOULD BE PRESCRIBED BY A PROFESSIONAL FORESTER OR CERTIFIED TREE EXPERT.

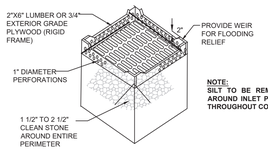
TREE LIMB REMOVAL,, WHERE NECESSARY, WILL BE DONE AS NATURAL TARGET PRUNING TO REMOVE THE DESIRED BRANCH AS CLOSE AS POSSIBLE TO THE BRANCH COLLAR. THERE SHOULD BE NO FLUSH CUTS; FLUSH CUTS DESTROY A MAJOR DEFENSE SYSTEM OF THE TREE. SEE TREE PRUNING DETAILS. NO TREE PAINT SHALL BE APPLIED. ALL CUTS SHALL BE MADE AT THE OUTSIDE EDGE OF THE BRANCH COLLAR. CUTS MADE TOO FAR BEYOND THE BRANCH COLLAR MAY LEAD TO EXCESS SPROUTING, CRACKS AND ROT. REMOVAL OF A "V" CROTCH SHOULD BE CONSIDERED FOR FREE STANDING SPECIMEN TREES TO AVOID FUTURE SPLITTING DAMAGE.

1 TREE PROTECTION
SCALE: NTS



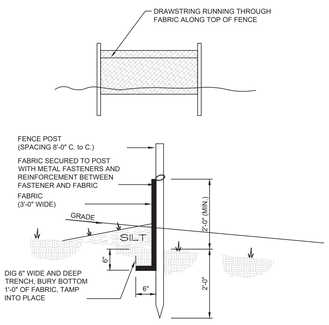
NOTE:
PROVIDE TEMPORARY GRASS COVER AS SPECIFIED IN SCS NOTES

2 TEMPORARY STOCKPILE
SCALE: NTS



NOTE:
SILT TO BE REMOVED FROM AROUND INLET PERIODICALLY THROUGHOUT CONSTRUCTION

3 TYPE "A", "E" & LAWN INLET PROTECTION
SCALE: NTS



5 SILT FENCE
SCALE: NTS

DESIGN CRITERIA

STONE SIZE	USE ASTM C-33, SIZE No. 2 (2 1/2 TO 1 1/2") OR 3 (2 to 1"). USE CLEAN CRUSHED ANGULAR STONE. CRUSHED CONCRETE OF SIMILAR SIZE MAY BE SUBSTITUTED BUT WILL REQUIRE MORE FREQUENT UPGRADING AND MAINTENANCE.
THICKNESS	NOT LESS THAN SIX (6) INCHES WITH FILTER FABRIC
WIDTH	NOT LESS THAN FULL WIDTH OF POINTS OF INGRESS OR EGRESS.
LENGTH	100 FEET MIN. THESE LENGTHS MAY BE INCREASED WHERE FIELD CONDITIONS DICTATED. STORMWATER FROM UP-SLOPE SURFACE SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD. WHERE THE SLOPE OF THE ACCESS ROAD EXCEED 5%, A STABILIZED BASE COURSE OF FINE AGGREGATE BITUMINOUS CONCRETE (FABC) SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE FABC AND USE OF A DENSE GRADE AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR OTHER GOVERNING AUTHORITY. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE INSTALLING THE STABILIZED CONSTRUCTION ACCESS.

TABLE OF LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADBEDS

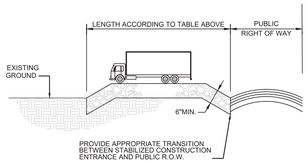
	LENGTH OF STONE REQUIRED	
PERCENT SLOPE OF ROADWAY	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 ft.	100ft.
2 TO 5%	100ft.	200ft.
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE (NOTE 1)	

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

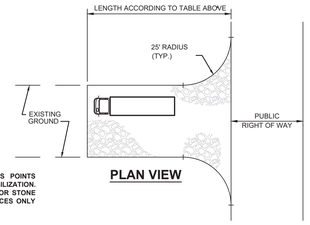
MAINTENANCE

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

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



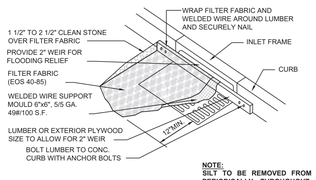
PROFILE



PLAN VIEW

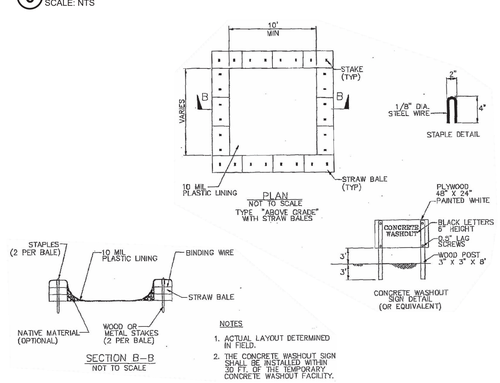
NOTE:
INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION. THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCES ONLY (TYP.).

4 STABILIZED CONSTRUCTION ENTRANCE
SCALE: NTS

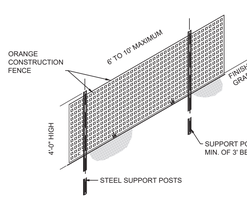


NOTE:
SILT TO BE REMOVED FROM AROUND INLET PERIODICALLY THROUGHOUT CONSTRUCTION PERIOD

6 CURB INLET PROTECTION
SCALE: NTS



8 CONCRETE WASHOUT
SCALE: NTS



7 ORANGE CONSTRUCTION FENCE
SCALE: NTS

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. **THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.**
2. **ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.**
3. **ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS**
4. **PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED**
5. **ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.**
6. **A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OR PRELIMINARY GRADING.**
7. **IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E.: STEEP SLOPES, ROADWAY EMBAMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.**
8. **ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THAT 3:1)**
9. **TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X6"PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.**
10. **AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.**
11. **IN THAT NJSA 4:24-39 ET SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.**
12. **CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.**
13. **ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.**
14. **THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.**
15. **MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.**
16. **CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION PROJECT.**
17. **THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.**
18. **HYDRO SEEDING IS A TWO- STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY, GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF SEEDING OPERATION, HYDROMULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDROMULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.**
19. **UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SOIL TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.**

BASIN COMPACTION NOTES

1. **IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).**
2. **INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED AND FIRMED IN ACCORDANCE WITH ABOVE.**
3. **IMMEDIATELY PRIOR TO TOPSOILING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS WILL HELP INSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).**
4. **SOIL COMPACTION RESULTING FROM LAND GRADING ACTIVITIES CAN IMPACT THE INFILTRATION RATE OF THE SOIL. RESTORATION OF COMPACTED SOILS THROUGH DEEP TILLAGE (6" TO 12") AND THE ADDITION OF ORGANIC MATTER MAY BE REQUIRED IN PLANNED PERVIOUS AREAS TO ENHANCE THE INFILTRATION RATE OF THE DISTURBED SOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLE, IRRIGATION SYSTEMS, ETC.).**
5. **TO PREVENT COMPACTION OF THE SUBSOIL WHICH WILL REDUCE ITS INFILTRATION CAPACITY, BASINS SHOULD BE EXCAVATED WITH LIGHT EARTH MOVING EQUIPMENT, PREFERABLY WITH TRACKS OR OVER-SIZED TIRES RATHER THAN THE NORMAL RUBBER TIRES. ONCE THE FINAL CONSTRUCTION PHASE IS REACHED, THE FLOOR OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND SMOOTHED OVER WITH A LEVELING DRAG OR EQUIVALENT GRADING EQUIPMENT.**
6. **FOR BASINS, ANNUAL TILLING OPERATIONS MAINTAIN INFILTRATION CAPACITY. THESE TILLED AREAS SHOULD BE RE-VEGETATED IMMEDIATELY TO PREVENT EROSION. DEEP TILLING CAN BE USED TO BREAKUP CLOGGED SURFACE LAYERS FOLLOWED BY REGARDING AND LEVELING. SAND OR ORGANIC MATTER CAN BE TILLED INTO THE BASIN FLOOR TO PROMOTE A RESTORED INFILTRATION CAPACITY. SEDIMENT REMOVAL PROCEDURES SHOULD NOT BE UNDERTAKEN UNTIL THE BASIN IS THOROUGHLY DRY. THE TOP LAYER SHOULD BE REMOVED BY LIGHT EQUIPMENT TO PREVENT COMPACTION. THE REMAINING SOIL CAN BE RETILED AND DISTURBED VEGETATION REPLANTED.**

DUST CONTROL

CONTRACTOR MUST PROVIDE DUST CONTROL MEASURES TO PREVENT BLOWING AND MOVEMENT OF DUST AND EXPOSED SOIL SURFACES. CONTROL MEASURES INCLUDE MUCHES, VEGETATIVE COVER, STAY-ON ADHESIVES, TILLAGE AND SPRINKLING WITH WATER UNTIL THE SURFACE IS WET. SEE PAGE 16-2 OF THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY" FOR ADDITIONAL DUST CONTROL MATERIALS AND APPLICATION RATES.

FILL MATERIALS TESTING

ALL IMPORTED FILL MATERIALS, IF ANY, SHALL BE TESTED FOR PRIORITY POLLUTANTS PLUS 40 PRIOR TO DELIVERY TO THE PROJECT. TESTING INTERVALS TO BE (1) TEST PER EACH SOURCE OF MATERIAL IF SOURCE IS FROM UNDISTURBED NATURAL GROUND. TESTING INTERVALS FOR ALL OTHERS TO BE DETERMINED UPON THE VOLUME OF FILL TO BE IMPORTED.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

WHERE APPLICABLE

ON EXPOSED SOILS THAT HAVE THE POTENTIAL FOR CAUSING OFF-SITE ENVIRONMENTAL DAMAGE.

METHODS AND MATERIALS

SITE PREPARATION

GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.

INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

SEEDBED PREPARATION

APPLY LIMESTONE IN ACCORDANCE WITH SOIL TYPE (CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL - 3 TONS/ACRE, SANDY LOAM, LOAM, SILT LOAM - 2 TONS/ACRES, LOAMY SAND, SAND - 1 TON/ACRE) AND THE RESULTS OF SOIL TESTING. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50 % WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES. PULVERIZED DOLOMITIC LIMESTONE IS PREFERRED -FOR MOST SOILS SOUTH OF THE NEW BRUNSWICK-TRENTON LINE.

WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.

INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO MANAGEMENT OF HIGH ACID PRODUCING SOILS.

SEEDING

USE THE FOLLOWING SEED MIXTURE(S) AND RATES BASED ON TIME OF YEAR:

EARLY SPRING/LATE SUMMER TO EARLY FALL

100 % PERENNIAL RYEGRASS

RATE = 100 LBS/ACRE

LATE FALL

100 % CEREAL RYE

RATE = 112 LBS/ACRE

MID-SUMMER

40 % PEARL MILLET

40 % MILLET (GERMAN OR HUNGARIAN)

20 % WEEPING LOVEGRASS

RATE = 100 LBS/ACRE

CONVENTIONAL SEEDING - APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.

HYDROSEEDING - HYSROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.

MULCHING

AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

STRAW OR HAY - UNNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85 SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.

PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.

CRIMPER (MULCH ANCHORING COULTER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.

LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE. USE ONE OF THE FOLLOWING:

EMULSIFIED ASPHALT - (SS- 1, CSS- 1, CMS-2, MS-2, RS- 1, RS-2, CRS- 1, AND CRS- 2). APPLY 0.04 GAL./SQ./YD. OR 194 GAL./ACRE ON FLAT AREAS AND ON SLOPES LESS THAN 8 FEET OR MORE HIGH, USE 0.075 GAL./SQ. YD. OR 363 GAL./ACRE. THESE MATERIALS MAY BE DIFFICULT TO APPLY UNIFORMLY AND WILL DISCOLOR SURFACES.

ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.

SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN R WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL. PELLETIZED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORMA MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

METHODS AND MATERIALS

SITE PREPARATION

GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.

IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

SEEDBED PREPARATION

**INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRU

Center of Excellence

Bridgewater, New Jersey

LANDSCAPE PLANS

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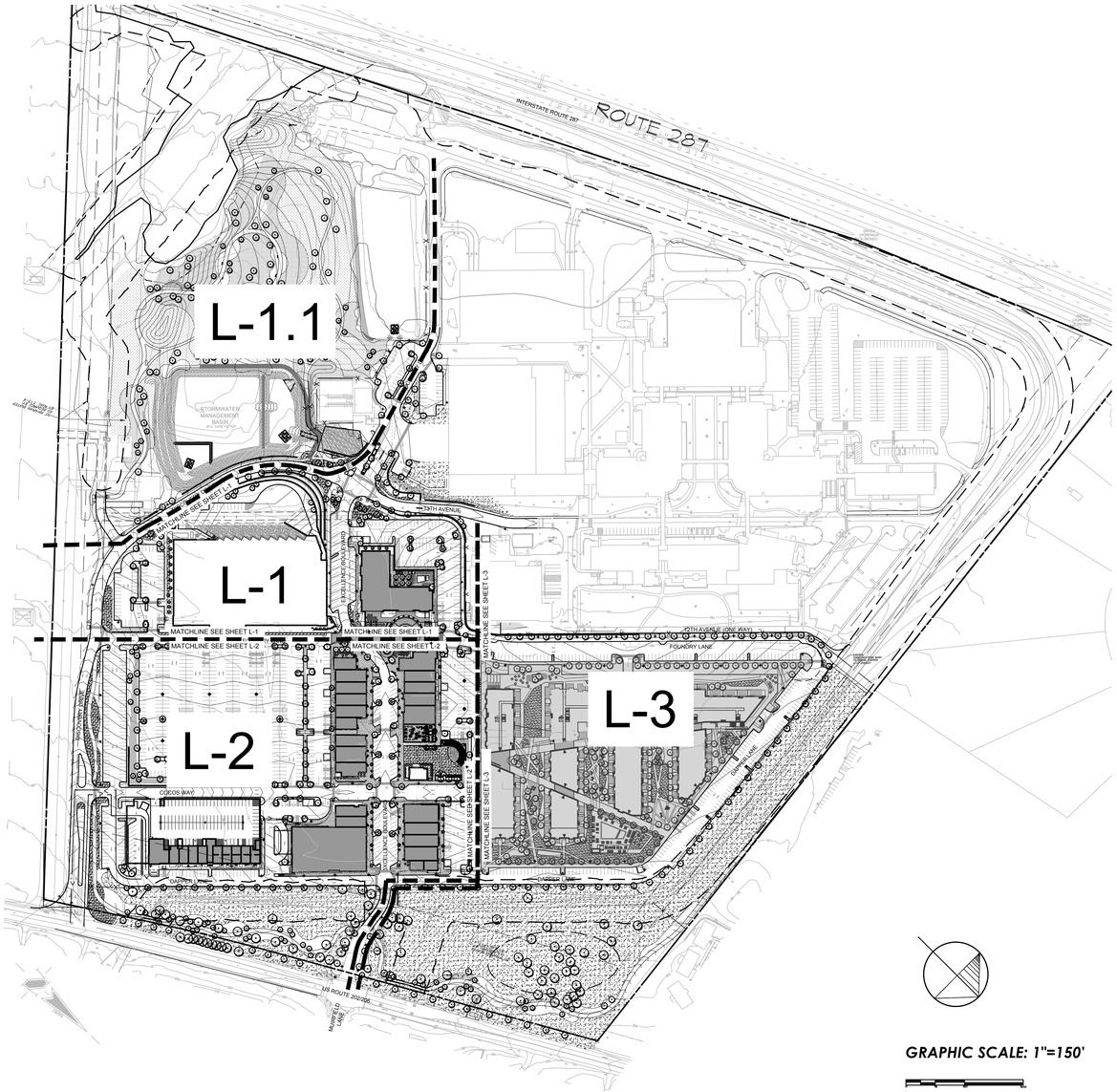
SUBMISSION

LANDSCAPE PLANS- NOT FOR CONSTRUCTION : 01-07-19

Project: Center of Excellence			
DRAWING LIST		***DATE***	***STATUS***
	Cover Sheet		
L-1	Landscape Plan	01-07-19	Submission
L-1.1	Landscape Plan-Basin Planting	01-07-19	Submission
L-2	Landscape Plan	01-07-19	Submission
L-3	Landscape Plan	01-07-19	Submission
L-3.1	Landscape Tree Requirements	01-07-19	Submission
L-3.2	Open Space Plan	01-07-19	Submission
L-3.2	Complete Streets Plan	01-07-19	Submission
L-4	Lighting Plan	01-07-19	Submission
L-5	Lighting Plan	01-07-19	Submission
L-5.1	Residential Area Lighting Plan	01-07-19	Submission
L-6	Commercial Enlargements	01-07-19	Submission
L-7	Planting Details	01-07-19	Submission
L-8	Site Details	01-07-19	Submission
L-9	Site Details	01-07-19	Submission


ROUTE 287
INTERSTATE ROUTE 287
L-1.1
L-1
L-2
L-3
STORMWATER MANAGEMENT BASIN
13TH AVENUE
12TH AVENUE (ONE WAY)
FOUNDRY LANE
CIGOS WAY
MATCHLINE SEE SHEET L-1
MATCHLINE SEE SHEET L-2
MATCHLINE SEE SHEET L-3
GRADE LEVEL CONCOURSE
GRADE LEVEL CONCOURSE
GRADE LEVEL CONCOURSE

LIGHTING KEY

- LITHONIA POLE LIGHT T5 WIDE OPTICS/ 25' MOUNTING HEIGHT
- LITHONIA POLE LIGHT T2 MEDIUM OPTICS/ 20' MOUNTING HEIGHT
- LITHONIA POLE LIGHT T5 WIDE OPTICS/ 17' MOUNTING HEIGHT
- LITHONIA POLE LIGHT T3 MEDIUM OPTICS/ 17' MOUNTING HEIGHT
- STERNBERG POLE LIGHT T3 OPTICS/ 16' MOUNTING HEIGHT

PLANTING KEY

NOTE: ALL TREE CANOPIES ARE DEPICTED AT THE APPROXIMATE SIZE AT 5 YEARS AFTER PLANTING

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- GROUND COVER MIX 'A'
- SHRUB PLANTING

-SEE SHEET L-3 FOR PLANT SPECIES AND SPACING
-SEE L-6 FOR HOTEL ENTRY PLAZA PLANTING

LAWN & SEED MIX KEY

- LAWN (SOD)
- COMMERCIAL LAWN SEED MIX

-SEE SHEET L-7 FOR SEED MIXES

0 40 80 160

STORMWATER MANAGEMENT BASIN
W.Q. SAND FILTER

MATCHLINE SEE SHEET L-1.1 DISCOVERY DR.

MATCHLINE SEE SHEET L-2

MATCHLINE SEE SHEET L-2

MATCHLINE SEE SHEET L-3

13TH AVENUE

EXCELLENCE BOULEVARD

DISCOVERY DRIVE

10' ASPHALT WALKING PATH

CONCRETE SIDEWALK (TYP. SEE CIVIL PLANS)

RESTAURANT PLAZA SEE SHEET L-6 FOR ENLARGEMENT

I/L-8 COLORED/STAMPED CONCRETE (TYP.)

EX. WELL #3

25-RKO 120-RAG 65-HQP 35-HQP 75-RKO 240-RAG 160-RAG 100-HQP 80-VP 5-CFP 4-PM1 4-PM2 3-PM1 1-PM2 80-VDC 5-101 4-102 100-RAG 10-101 11-102 3-PM1 3-PM2 7-TG2 2-CFP 10-VP 15-VP 60-RAG 30-VP 1-PM1 2-PM2 8-CBF 140-TBR 45-RAG 75-16D 180-VDC 10-RAG 8-GTH2 1-GTH2 15-16D 3-CBF 70-TBR 8-UP2 30-ITH 40-VP 30-ITH 12-JS 40-16D 2-UP2 20-16D 50-JS 160-ITH 5-TG2 3-CFP 3-CFP 100-HQP 8-UP2 40-HQP 30-VP 80-ITH 10-HQP 20-ITH 1-LN 4-TG2 3-LN 80-HQP 80-ITH 1-LN 70-VDC 2-LN 35-RKO 4-CBF 30-HQP 1-GTH2 30-16D 64-RAG 75-RPD 3-CFP 2-CFP 4-GTH2 140-RAG 44-VP 12-RKO 100-TBR 6-LN 1-GTH2 50-RKO 10-TBR 3-LN 40-RPD 6-GTH2 25-RPD

Ordinance Section	Criteria	Required	Provided
126-191 C (2)	Landscape Trees-3/5000 sf disturbed; 50% must be deciduous	294,803s.f. disturbed/5000 = 59x3 = 177 Trees	71 Landscape Trees Note: 380 3'-4' ht. shrubs planted counted at a rate of 3 shrubs for one tree, shall account for an additional 127 trees
126-191 C (3)	Shrubbery is to be planted at a ratio of ten shrubs per 5000 s.f. impervious area 130,792 sf	91,442s.f. impervious/5000 = 18x10 = 182 Shrubs	1272 (1090 additional shrubs provided)
126-191C (6)	Parking Lot Trees - 1 tree per 10 parking spaces	42(Surface Parking Only)/10=5Trees	16

Ordinance Section	Criteria	Required (for RSEED Development Only)	Provided
126-191 C (2)	Landscape Trees-3/5000 sf disturbed; 50% must be deciduous	1,331,665s.f. disturbed/5000 = 264x3 = 792 Trees	374 Landscape Trees Note: 1805 3'-4' ht. shrubs planted behind basin (shown on L-1.1), counted at a rate of 3 shrubs for one tree, shall account for an additional 601 trees
126-191 C (3)	Shrubbery is to be planted at a ratio of ten shrubs per 5000 s.f. impervious area 130,792 sf	913,875s.f. impervious/5000 = 182.8x10 =1828 Shrubs	4094 (2265 additional shrubs provided)
	Parking Lot Landscaping	Minimum 5%	Provided
126-191 B (13)	Street Trees - 50 ft Apart	28 Street Trees	30 (Includes 11 existing trees)
126-191C (5)	Foundation Plantings- 10 Shrubs for 20 feet of foundation	6165 lf/10 shrubs per 20 lf= 3082 shrubs	1368
126-191C (6)	Parking Lot Trees - 1 tree per 10 parking spaces	1286 (Surface Parking Only)/10=130 Trees	174
126-191D (1)	Front yard buffers along Route 202/206: 8 shrubs/30 l.f. of frontage	1463 l.f./30x8=390 Shrubs	2154 (1764 additional shrubs provided - to be applied toward deficiency for foundation planting)

REV. / ISSUE	DATE	DESCRIPTION
1.	8.16.18	NEW RESIDENTIAL BLDG.
2.	10.05.18	REV. PER PLANNING COMMENTS
3.	11.1218	REV. PER BOARD COMMENTS
4.	01-07-19	REVISED PER BOARD COMMENTS

CONSULTANT

ORIENTATION / KEY PLAN

MELILLO+BAUER ASSOCIATES
Landscape Architecture

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F 732_528_1077

THOMAS B. BAUER
NJ LICENSED LANDSCAPE ARCHITECT NO. AS000019

CLIENT

PROJECT

SHEET TITLE
STREETSCAPE - OVERALL PLAN

JOB NO.:
DATE: 05/09/18
DRAWN:
CHECK:
SCALE: 1" =40'-0"
SHEET NO. 28 of 75

L-1

LIGHTING KEY

- LITHONIA POLE LIGHT T5 WIDE OPTICS/ 25' MOUNTING HEIGHT
- LITHONIA POLE LIGHT T2 MEDIUM OPTICS/ 20' MOUNTING HEIGHT
- LITHONIA POLE LIGHT T5 WIDE OPTICS/ 17' MOUNTING HEIGHT
- LITHONIA POLE LIGHT T3 MEDIUM OPTICS/ 17' MOUNTING HEIGHT
- STERNBERG POLE LIGHT T3 OPTICS/ 16' MOUNTING HEIGHT

PLANTING KEY

NOTE: ALL TREE CANOPIES ARE DEPICTED AT THE APPROXIMATE SIZE AT 5 YEARS AFTER PLANTING

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- GROUND COVER MIX 'A'
- SHRUB PLANTING

-SEE SHEET L-3 FOR PLANT SPECIES AND SPACING

LAWN & SEED MIX KEY

- LAWN (SOD)
- STEEP SLOPE SEED MIX
- DEER RESISTANT SEED MIX
- DETENTION BASIN SEED MIX

-SEE SHEET L-7 FOR SEED MIXES

Ordinance Section	Criteria	Required	Provided
126-191 C (2)	Landscape Trees-3/5000 sf disturbed; 50% must be deciduous	294,803s.f. disturbed/5000 = 59x3 = 177 Trees	71 Landscape Trees Note: 380 3'-4' ht. shrubs planted counted at a rate of 3 shrubs for one tree, shall account for an additional 127 trees
126-191 C (3)	Shrubbery is to be planted at a ratio of ten shrubs per 5000 s.f. impervious area 130,792 sf	91,442s.f. impervious/5000 = 18x10 = 182 Shrubs	1272 (1090 additional shrubs provided)
126-191C (6)	Parking Lot Trees - 1 tree per 10 parking spaces	42(Surface Parking Only)/10=5Trees	16

Ordinance Section	Criteria	Required (For RSEED Development Only)	Provided
126-191 C (2)	Landscape Trees-3/5000 sf disturbed; 50% must be deciduous	1,331,665s.f. disturbed/5000 = 266x3 = 792 Trees	374 Landscape Trees Note: 1805 3'-4' ht. shrubs planted behind basin (shown on L-1.1), counted at a rate of 3 shrubs for one tree, shall account for an additional 601 trees
126-191 C (3)	Shrubbery is to be planted at a ratio of ten shrubs per 5000 s.f. impervious area 130,792 sf	913,875s.f. impervious/5000 = 182.8x10 =1828 Shrubs	4094 (2265 additional shrubs provided)
	Parking Lot Landscaping	Minimum 5%	Provided
126-191 B (13)	Street Trees - 50 ft Apart	28 Street Trees	30 (Includes 11 existing trees)
126-191C (5)	Foundation Plantings- 10 Shrubs for 20 feet of foundation	6165 lf/10 shrubs per 20 lf= 3082 shrubs	1368
126-191C (6)	Parking Lot Trees - 1 tree per 10 parking spaces	1286 (Surface Parking Only)/10=130 Trees	174
126-191D (1)	Front yard buffers along Route 202/206: 8 shrubs/30 l.f. of frontage	1463 l.f./30x8=390 Shrubs	2154 (1764 additional shrubs provided - to be applied toward deficiency for foundation planting)

REV. / ISSUE	DATE	DESCRIPTION
1	01-07-19	REVISED PER BOARD COMMENTS

CONSULTANT

ORIENTATION / KEY PLAN

MELILLO+BAUER ASSOCIATES
Landscape Architecture

200 Union Avenue
Brielle, New Jersey 08730

T 732_528_0664
F 732_528_1077

THOMAS B. BAUER
NJ LICENSED LANDSCAPE ARCHITECT NO. AS000019

CLIENT

PROJECT

SHEET TITLE

LANDSCAPE PLAN- BASIN PLANTING

JOB NO.:

DATE: 11/12/18

DRAWN:

CHECK:

SCALE: 1" =40'-0"

SHEET NO. 29 of 75

L-1.1

PLANTING KEY

NOTE: ALL TREE CANOPIES ARE DEPICTED AT THE APPROXIMATE SIZE AT 5 YEARS AFTER PLANTING

EXISTING TREE

SHADE TREE

COLUMNAR TREE

ORNAMENTAL TREE

EVERGREEN TREE

GROUND COVER MIX 'A'

SHRUB PLANTING

-SEE SHEET L-3 FOR PLANT SPECIES AND SPACING
-SEE L-6 FOR HOTEL ENTRY PLAZA PLANTING

LAWN & SEED MIX KEY

LAWN (SOD)

COMMERCIAL LAWN SEED MIX

-SEE SHEET L-7 FOR SEED MIXES

Ordinance Section	Criteria	Required (For RSEED Development Only)	Provided
126-191 C (2)	Landscape Trees-3/5000 sf disturbed; 50% must be deciduous	1,331,665s.f. disturbed/5000 = 264x3 = 792 Trees	374 Landscape Trees Note: 1805 3'-4' ht. shrubs planted behind basin (shown on L-1.1), counted at a rate of 3 shrubs for one tree, shall account for an additional 601 trees
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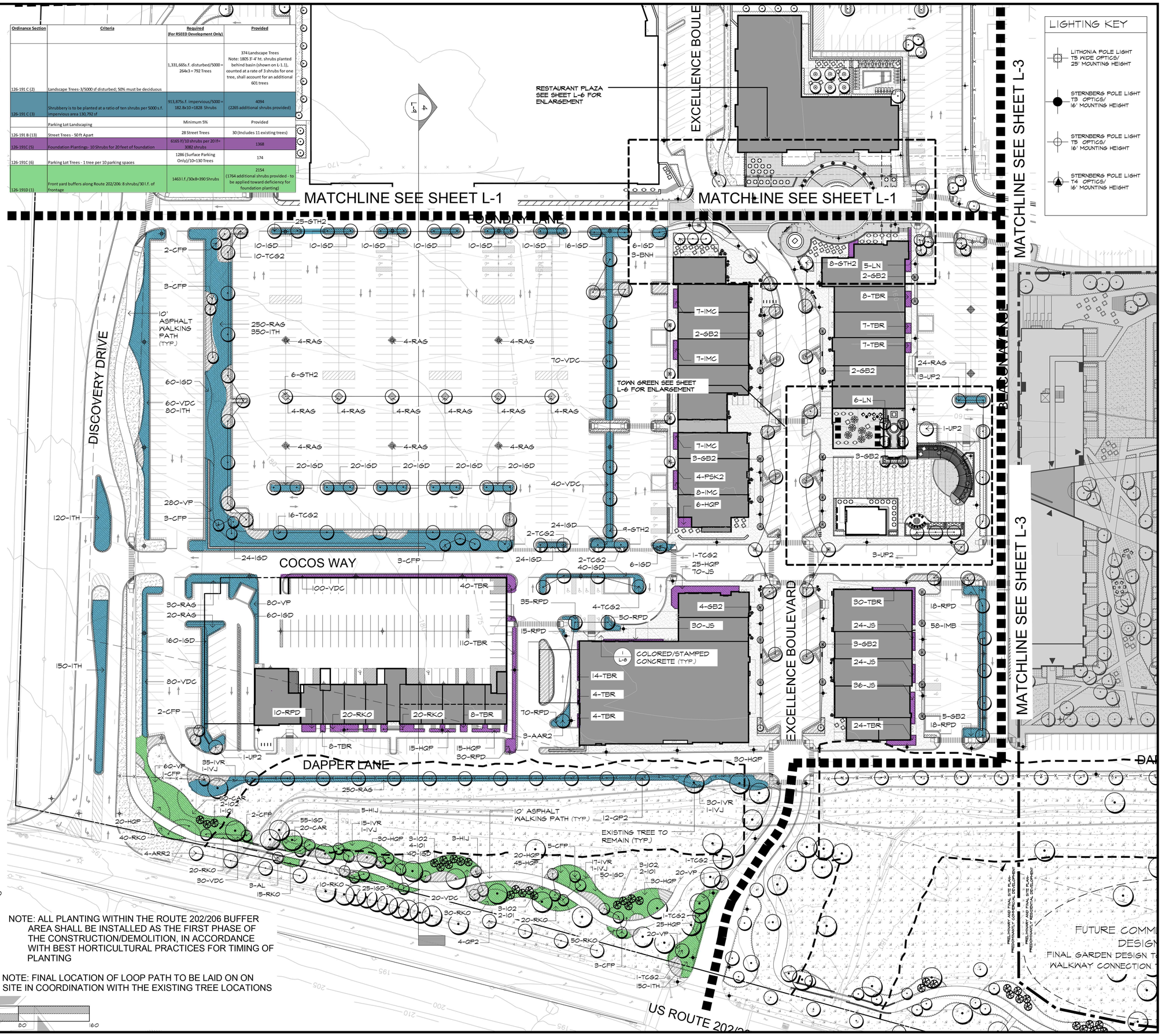

NOTE: ALL PLANTING WITHIN THE ROUTE 202/206 BUFFER AREA SHALL BE INSTALLED AS THE FIRST PHASE OF THE CONSTRUCTION/DEMOLITION, IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICES FOR TIMING OF PLANTING

NOTE: FINAL LOCATION OF LOOP PATH TO BE LAID ON ON SITE IN COORDINATION WITH THE EXISTING TREE LOCATIONS

0 40 80 160

LIGHTING KEY

- LITHONIA POLE LIGHT T5 WIDE OPTICS/ 25' MOUNTING HEIGHT
- STERNBERG POLE LIGHT T3 OPTICS/ 16' MOUNTING HEIGHT
- STERNBERG POLE LIGHT T5 OPTICS/ 16' MOUNTING HEIGHT
- STERNBERG POLE LIGHT T4 OPTICS/ 16' MOUNTING HEIGHT

REV. / ISSUE	DATE	DESCRIPTION
1.	8.16.18	NEW RESIDENTIAL BLDG.
2.	10.05.18	REV. PER PLANNING COMMENTS
3.	11.1218	REV. PER BOARD COMMENTS
4.	01-07-19	REVISED PER BOARD COMMENTS

CONSULTANT

ORIENTATION / KEY PLAN

MELILLO+BAUER ASSOCIATES
Landscape Architecture

200 Union Avenue
Brielle, New Jersey 08730

T 732_528_0644
F 732_528_1077

THOMAS B. BAUER
NJ LICENSED LANDSCAPE ARCHITECT NO. AS000019

CLIENT

PROJECT

SHEET TITLE
STREETSCAPE - OVERALL PLAN

JOB NO.:
DATE: 05/09/18
DRAWN:
CHECK:
SCALE: 1" =40'-0"

SHEET NO. 30 of 75

L-2

MATCHLINE SEE SHEET L-1

MATCHLINE SEE SHEET L-2

Ordinance Section	Criteria	Required (For RSEED Development Only)	Provided
126-191 C (2)	Landscape Trees-3/5000 sf disturbed; 50% must be deciduous	1,331,665s.f. disturbed/5000 = 264x3 = 792 Trees	374 Landscape Trees Note: 1805 3'-4' ht. shrubs planted behind basin (shown on L-1.1), counted at a rate of 3 shrubs for one tree, shall account for an additional 601 trees
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	Parking Lot Landscaping	Minimum 5%	Provided
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12TH AVENUE (ONE WAY)

FOUNDRY LANE

27-QP2

BLACKWELL STREET

DAPPER LANE

EXCELLENCE BOULEVARD

NOTE: A FINAL LANDSCAPE DESIGN FOR RESIDENTIAL DEVELOPMENT WILL BE PROVIDED WITH THE SUBMISSION FOR FINAL APPROVAL

ASPHALT WALKING PATH (TYP.)

TEMPORARY BLACK VINYL CHAIN LINK CONSTRUCTION FENCE

FUTURE COMMUNITY GARDEN
DESIGN T.B.D.
FINAL GARDEN DESIGN TO BE COORDINATED WITH WALKWAY CONNECTION THROUGH GARDEN AREA.

PRELIMINARY AND FINAL SITE PLAN- PREDOMINANTLY COMMERCIAL DEVELOPMENT

PRELIMINARY AND FINAL SITE PLAN- PREDOMINANTLY RESIDENTIAL DEVELOPMENT

NOTE: FINAL LOCATION OF LOOP PATH TO BE LAID ON ON SITE IN COORDINATION WITH THE EXISTING TREE LOCATIONS

0 40 80 160

PLANTING KEY

NOTE: ALL TREE CANOPIES ARE DEPICTED AT THE APPROXIMATE SIZE AT 5 YEARS AFTER PLANTING

- EXISTING TREE
- SHADE TREE
- COLUMNAR TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- GROUND COVER MIX 'A'
- SHRUB PLANTING

LAWN & SEED MIX KEY

- LAWN (SOD)
- COMMERCIAL LAWN SEED MIX

-SEE SHEET L-7 FOR SEED MIXES

LIGHTING KEY

- LITHONIA POLE LIGHT T FORWARD THROW MEDIUM OPTICS/ 17' MOUNTING HEIGHT
- STERNBERG POLE LIGHT T3 OPTICS/ 16' MOUNTING HEIGHT
- STERNBERG POLE LIGHT T4 OPTICS/ 16' MOUNTING HEIGHT
- STERNBERG POLE LIGHT T5 OPTICS/ 16' MOUNTING HEIGHT

Groundcover Mix A (Sun mix)

Botanical Name	Common Name	Size	Comments
Amsonia hubrichtii	Arkansas Amsonia	1 Gal.	Full Plants, 24" O.C.
Aster 'Wood's Pink'	Wood's Pink Aster	1 Gal.	Full Plants, 18" O.C.
Calamagrostis arund. 'Overdam'	Overdam Feather Reed Grass	1 Gal.	Full Plants, 24" O.C.
Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 Gal.	Full Plants, 24" O.C.
Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gal.	Full Plants, 24" O.C.
Pennisetum alopecuroides 'Karley Rose'	Karley Rose Fountain Grass	1 Gal.	Full Plants, 24" O.C.
Rudbeckia fulgida var. 'Fulgida'	Black Eyed Susan	1 Gal.	Full Plants, 24" O.C.
Vernonia lettermannii 'Iron Butterfly'	Iron Butterfly 'Narrowleaf Ironweed	1 Gal.	Full Plants, 18" O.C.

Groundcover Mix B (Shade mix)

Botanical Name	Common Name	Size	Comments
Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	1 Gal.	Full Plants, 12" O.C.
Carex pensylvanica	Oak Sedge	1 Gal.	Full Plants, 12" O.C.
Hakonechloa macra 'Aureola'	Japanese Forest Grass	1 Gal.	Full Plants, 12" O.C.
Heuchera macrorhiza 'Autumn Bride'	Autumn Bride Alumroot	1 Gal.	Full Plants, 18" O.C.
Heuchera x 'Southern Comfort'	Southern Comfort Coral Bells	1 Gal.	Full Plants, 18" O.C.
Liriope Muscari 'Big Blue'	Big Blue Lilyturf	1 Gal.	Full Plants, 12" O.C.
Osmundastrum cinnamomeum	Cinnamon Fern	1 Gal.	Full Plants, 24" O.C.

PLANT LIST L-1, L-1.1, L-2 & L-3

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL. At time of planting	HT. At time of planting	SPRD. Approx. at 5 years after planting	ROOT	COMMENTS
		SHADE TREES						
ARR2	38	Acer rubrum 'Red Sunset'	Red Sunset Maple	2.5"-3"	13'-15'	Approx. 15'	B&B	Full Specimens, headed to 7'
BNH	3	Betula nigra 'Heritage'	Heritage Birch		14'-16'	Approx. 15'	B&B	Full Specimens, 3 trunk minimum
GB2	21	Ginko biloba 'Princeton Sentry'	Princeton Sentry Columnar Ginko	2.5"-3"	11'-13'	Approx. 7'	B&B	Full Specimens
GTH2	61	Gleditsia tri. inermis 'Halka'	Halka Honeylocust	2.5"-3"	13'-15'	Approx. 15'	B&B	Full Specimens, headed to 7'
LS2	24	Liquidambar styraciflua	American Sweetgum	2.5"-3"	12'-14'	Approx. 15'	B&B	Full Specimens, headed to 6'
LSR2	1	Liquidambar styraciflua 'Rotundiloba'	Round Lobed Sweetgum	2.5"-3"	12'-14'	Approx. 15'	B&B	Full Specimens, headed to 6'
QP2	54	Quercus palustris	Pin Oak	2.5"-3"	13'-15'	Approx. 15'	B&B	Full Specimens, headed to 7'
TCG2	49	Tilia cordata 'Greenspire'	Greenspire Linden	2.5"-3"	13'-15'	Approx. 15'	B&B	Full Specimens, headed to 7'
UP2	51	Ulmus parvifolia	Lacebark Elm	2.5"-3"	13'-15'	Approx. 15'	B&B	Full Specimens, headed to 7'
		ORNAMENTAL TREES						
AL	12	Amelanchier laevis 'Cumulus'	Cumulus Allegheny Serviceberry	2.5"	12'-14'	Approx. 12'	B&B	Full Specimens, single stem
CBF	15	Carpinus betulus 'Fastigiata'	Pyramid European Hornbeam	2.5"-3"	12'-14'	Approx. 12'	B&B	Full Specimens, single stem, low branched
CFP	77	Cornus florida 'Cherokee Princess'	Flowering Dogwood	2.5"	12'-14'	Approx. 12'	B&B	Full, Heavy Specimens
HJ	14	Hamamelis x intermedia 'Jelena'	Jelena Witch Hazel		4'-5'	Approx. 12'	Can	Full Plants
LN	27	Lagerstroemia 'Natchez'	Natchez Crapemyrtle	2.5"	12'-14'	Approx. 12'	B&B	Full, Heavy Specimens, multi-trunk
PSK2	4	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	2.5"-3"		Approx. 12'	B&B	Full, Heavy Specimens, headed to 7'
		EVERGREEN TREES						
IO1	40	Ilex opaca	American Holly		8'-9'	Approx. 9'	B&B	Full, uniform specimens, branched to the ground
IO2	40	Ilex opaca	American Holly		9'-10'	Approx. 9'	B&B	Full, uniform specimens, branched to the ground
JV1	9	Juniperus virginiana	Eastern Red Cedar		8'-9'	Approx. 9'	B&B	Full, uniform specimens, branched to the ground
JV2	16	Juniperus virginiana	Eastern Red Cedar		9'-10'	Approx. 9'	B&B	Full, uniform specimens, branched to the ground
PM1	22	Pseudotsuga menziesii	Douglas Fir		8'-9'	Approx. 9'	B&B	Full, uniform specimens, branched to the ground
PM2	20	Pseudotsuga menziesii	Douglas Fir		8'-10'	Approx. 9'	B&B	Full, uniform specimens, branched to the ground
		SHRUBS			HT. At time of planting	SPRD. At time of planting		
CAR	148	Clethera alnifolia 'Rosea'	Pink Summersweet		2.5-3'		#5 Can	Full Plants, 3' O.C.
CF	665	Calycanthus floridus	Eastern Sweetshrub		3'-4'		#5 Can	Full Plants, 3' O.C.
FG	500	Fothergilla x Intermedia 'Blue Shadow'	Blue Shadow Fotherghilla		3'-4'		#5 Can	Full Plants, 2.5' O.C.
HQP	888	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hy drangea		3'-4'		#5 Can	Full Plants, 3' O.C.
IGD	1075	Ilex glabra 'Densa'	Dense Inkberry		3'-4'		#5 Can	Full Plants, 2.5' O.C.
IMB	58	Ilex x meser. 'Blue Princess/Blue Prince' Holly	Blue Princess/Blue Prince Holly		3'-4'		#5 Can	Full Plants, 3' O.C.
IMC	29	Ilex x meserveae 'China Girl/Boy'	China Girl/ China Boy Holly		3'-4'		#5 Can	Full Plants, 3' O.C.
IVJ	8	Ilex verticillata 'Jim Dandy'	Jim Dandy Male Winterberry		3'-4'		#5 Can	Full Plants, 3' O.C.
IVR	244	Ilex verticillata 'Red Sprite' (I.v. 'nana')	Red Sprite Female Winterberry		2.5-3'		#5 Can	Full Plants, 3' O.C.
ITH	1410	Ilex virginica 'Henry's Garnet'	Henry's Garnet Sweetspire		2.5-3'		#5 Can	Full Plants, 2.5' O.C.
JS	366	Juniperus sargenti	Sargent Juniper			18"-24"	#2 Can	Full Plants, 2' O.C.
MP	370	Myrica pennsylvanica	Northern Bayberry		3'-4'		#5 Can	Full Plants, 3' O.C.
RAG	1706	Rhus aeromatica 'Grow-Low'	Fragrant Sumac		24" min.		#3 Can	Full Plants, 3' O.C.
RKO	567	Rosa x Radtko Pink	Double Pink Knockout Rose		3'-4'		#3 Can	Full Plants, 3' O.C.
RM	800	Rhododendron maximum var. album	Rosebay Rhododendron		3'-4'		#5 Can	Full Plants, 3' O.C.
RPD	386	Rosa 'Pink Drift'	Red Drift Meidiland Rose			18"-24"	#3 Can	Full Plants, 2' O.C.
TBR	584	Taxus baccata 'Repandens'	Spreading English Yew		2.5'-3'	2'-2.5'	#5 Can	Full Plants, 2.5' O.C.
VDC	891	Viburnum dentatum 'Chicago Lustre'	Chicago Lustre Arrowwood Viburnum		3'-4'		#5 Can	Full Plants, 3' O.C.
VP	787	Viburnum x pragense	Prague Viburnum		3'-4'		#5 Can	Full Plants, 3' O.C.

REV. / ISSUE	DATE	DESCRIPTION
1.	8.16.18	NEW RESIDENTIAL BLDG.
2.	10.05.18	REV. PER PLANNING COMMENTS
3.	11.12.18	REV. PER BOARD COMMENTS
4.	01-07-19	REVISED PER BOARD COMMENTS

CONSULTANT

ORIENTATION / KEY PLAN

MELILLO+BAUER ASSOCIATES
Landscape Architecture

200 Union Avenue
Brielle, New Jersey 08730

T 732_528_0644
F 732_528_1077

THOMAS B. BAUER
NJ LICENSED LANDSCAPE ARCHITECT NO. AS000019

CLIENT

PROJECT

SHEET TITLE
STREETSCAPE
- OVERALL PLAN

JOB NO.:
DATE: 05/09/18
DRAWN:
CHECK:
SCALE: 1" =40'-0"

SHEET NO. 31 of 75

L-3

Ordinance Section	Criteria	Required	Provided
126-191 C (2)	Landscape Trees-3/5000 sf disturbed; 50% must be deciduous	294,803s.f. disturbed/5000 = 59x3 = 177 Trees	71 Landscape Trees Note: 380 3'-4' ht. shrubs planted counted at a rate of 3 shrubs for one tree, shall account for an additional 127 trees
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126-191C (6)	Parking Lot Trees - 1 tree per 10 parking spaces	42(Surface Parking Only)/10=5Trees	16

KEY

PARKING LOT TREE

LANDSCAPE TREE

STREET TREE

EXISTING TREE

NOTE: TREES WITHIN THE RESIDENTIAL BLOCK WERE NOT COUNTED TOWARD ORDINANCE REQUIREMENTS

FUTURE COMMUNITY GARDEN
DESIGN T.B.D.
FINAL GARDEN DESIGN TO BE COORDINATED WITH WALKWAY CONNECTION THROUGH GARDEN AREA.

0 80 160 320

Ordinance Section	Criteria	Required (For RSEED Development Only)	Provided
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REV. / ISSUE	DATE	DESCRIPTION
1.	8.16.18	NEW RESIDENTIAL BLDG.
2.	10.05.18	REV. PER PLANNING COMMENTS
3.	11.12.18	REV. PER BOARD COMMENTS
4.	01-07-19	REVISED PER BOARD COMMENTS

CONSULTANT

ORIENTATION / KEY PLAN

MELILLO+BAUER
ASSOCIATES
Landscape Architecture

200 Union Avenue
Brielle, New Jersey 08730

T 732_528_0644
F 732_528_1077

THOMAS B. BAUER
NJ LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

CLIENT

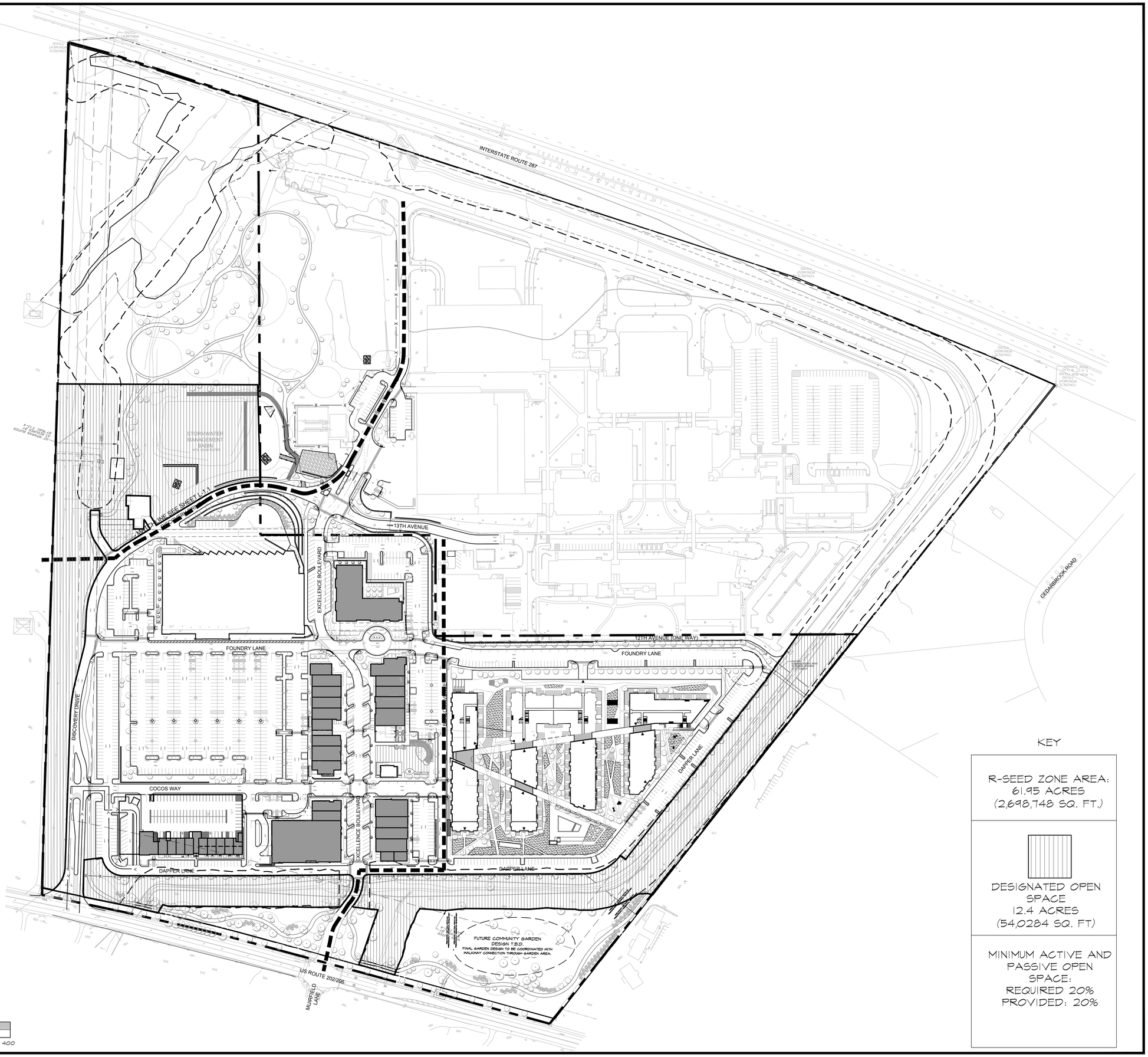
PROJECT

SHEET TITLE
STREETSCAPE -LANDSCAPE REQUIREMENTS

JOB NO.:
DATE: 05/09/18
DRAWN:
CHECK:
SCALE: 1" =80'-0"

SHEET NO. 32 of 75

L-3.1



KEY

R-SEED ZONE AREA:
61.95 ACRES
(2,698,748 SQ. FT.)

DESIGNATED OPEN SPACE
12.4 ACRES
(54,0284 SQ. FT)

MINIMUM ACTIVE AND PASSIVE OPEN SPACE:
REQUIRED 20%
PROVIDED: 20%

REV. / ISSUE	DATE	DESCRIPTION
1.	10.05.18	REV. PER PLANNING COMMENTS
2.	11.12.18	REV. PER BOARD COMMENTS
3.	01-07-19	REVISED PER BOARD COMMENTS

CONSULTANT

ORIENTATION / KEY PLAN

MELILLO+BAUER
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Landscape Architecture

200 Union Avenue
Brielle, New Jersey 08730

T 732_528_0664
F 732_528_1077

THOMAS B. BAUER
NJ LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

CLIENT

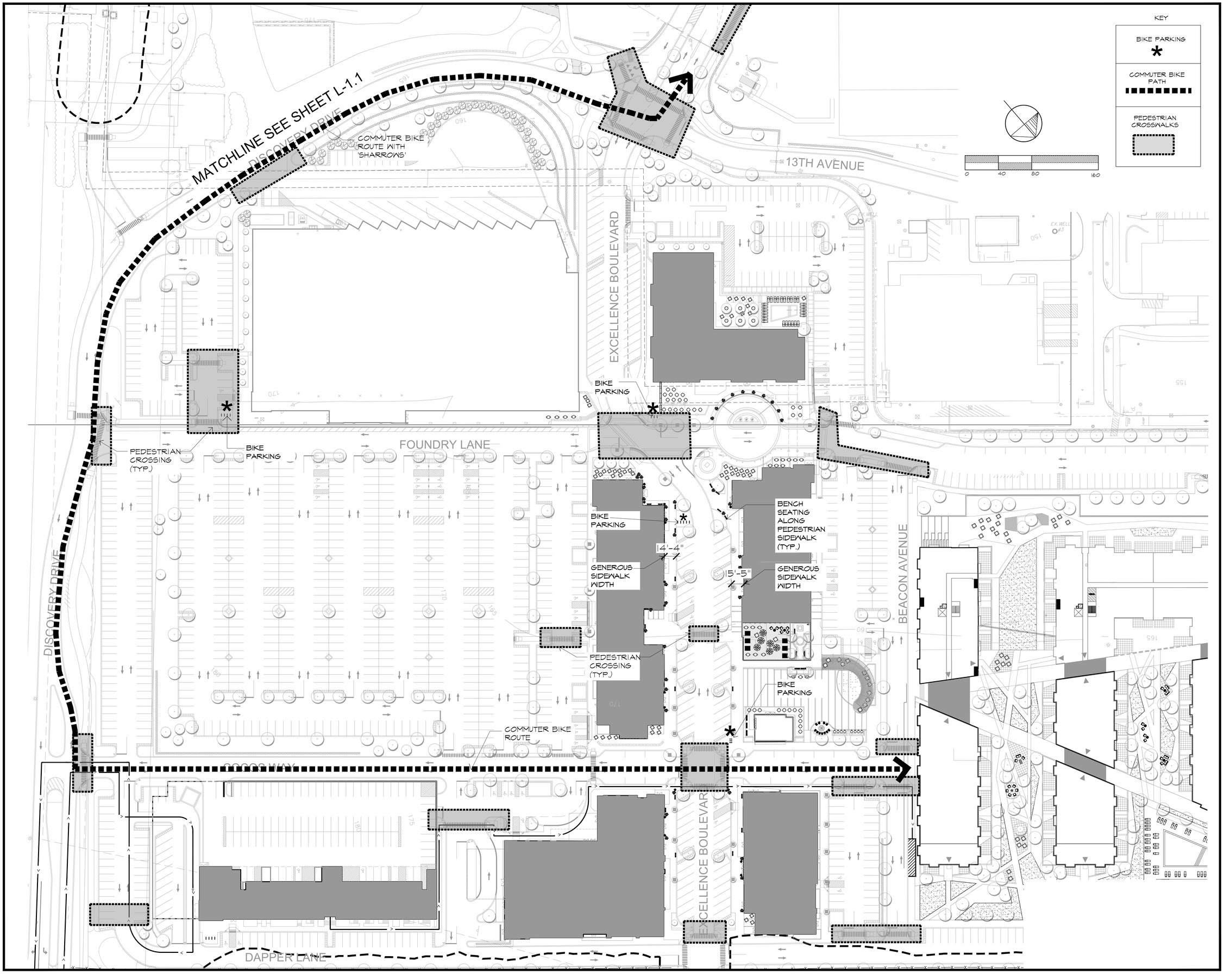
PROJECT

SHEET TITLE
STREETSCAPE
-DESIGNATED
OPEN SPACE

JOB NO.:
DATE: 10/05/18
DRAWN:
CHECK:
SCALE: 1" =100'-0"

SHEET NO. 33 of 75

L-3.2



REV. / ISSUE	DATE	DESCRIPTION
1.	10.05.18	REV. PER PLANNING COMMENTS
2.	01-07-19	REVISED PER BOARD COMMENTS

CONSULTANT

ORIENTATION / KEY PLAN

MELILLO+BAUER
ASSOCIATES
Landscape Architecture

200 Union Avenue
Brielle, New Jersey 08730

T 732_528_0664
F 732_528_1077

THOMAS B. BAUER
NJ LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

CLIENT

PROJECT

SHEET TITLE

COMPLETE STREETS PLAN

JOB NO.:

DATE: 10/05/18

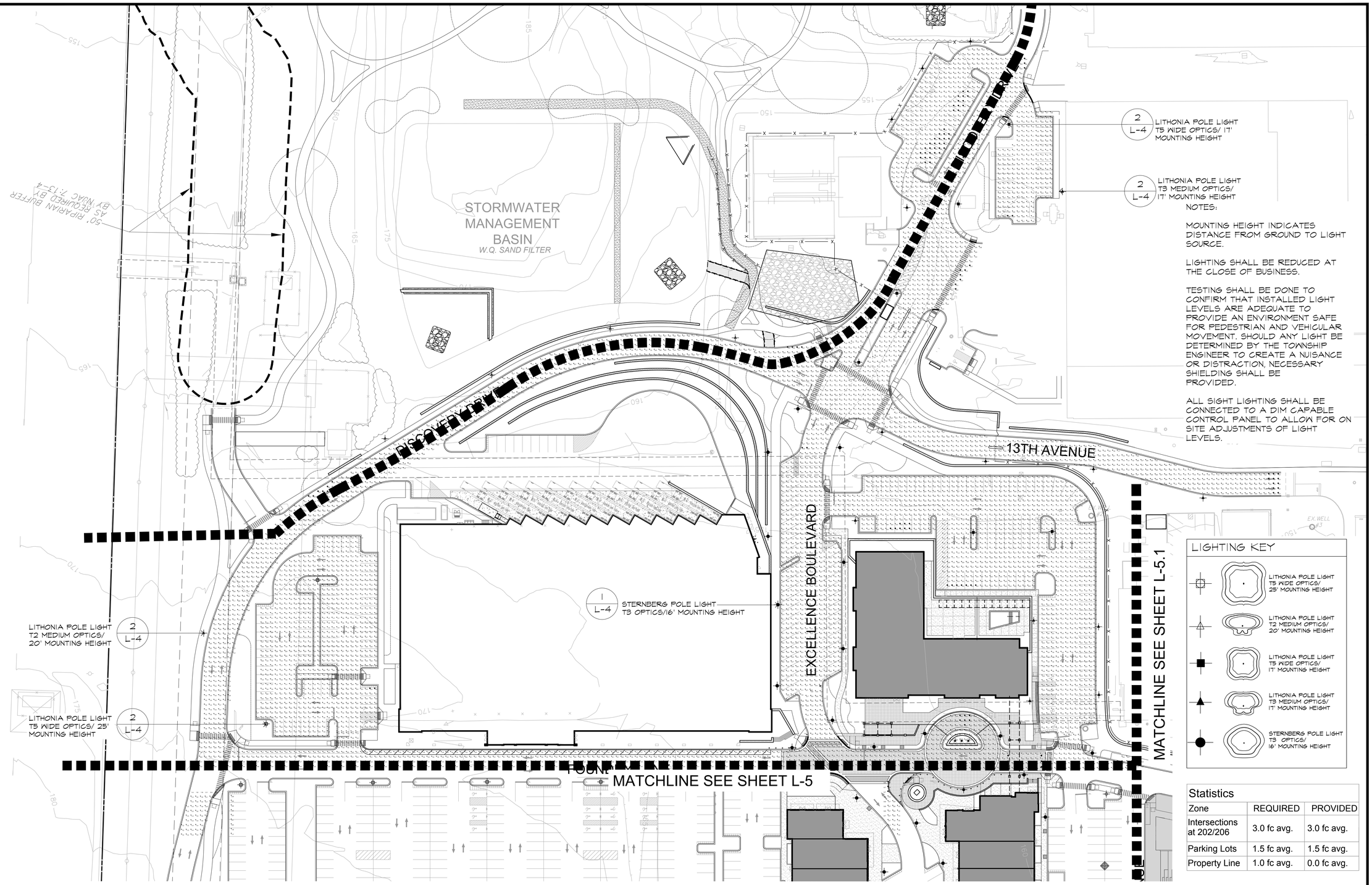
DRAWN:

CHECK:

SCALE: 1" =40'-0"

SHEET NO. 34 of 75

L-3.3



NOTES:

MOUNTING HEIGHT INDICATES DISTANCE FROM GROUND TO LIGHT SOURCE.

LIGHTING SHALL BE REDUCED AT THE CLOSE OF BUSINESS.

TESTING SHALL BE DONE TO CONFIRM THAT INSTALLED LIGHT LEVELS ARE ADEQUATE TO PROVIDE AN ENVIRONMENT SAFE FOR PEDESTRIAN AND VEHICULAR MOVEMENT. SHOULD ANY LIGHT BE DETERMINED BY THE TOWNSHIP ENGINEER TO CREATE A NUISANCE OR DISTRACTION, NECESSARY SHIELDING SHALL BE PROVIDED.

ALL SIGHT LIGHTING SHALL BE CONNECTED TO A DIM CAPABLE CONTROL PANEL TO ALLOW FOR ON SITE ADJUSTMENTS OF LIGHT LEVELS.

LIGHTING KEY

- LITHONIA POLE LIGHT T5 WIDE OPTICS/ 25' MOUNTING HEIGHT
- LITHONIA POLE LIGHT T2 MEDIUM OPTICS/ 20' MOUNTING HEIGHT
- LITHONIA POLE LIGHT T5 WIDE OPTICS/ 17' MOUNTING HEIGHT
- LITHONIA POLE LIGHT T3 MEDIUM OPTICS/ 17' MOUNTING HEIGHT
- STERNBERG POLE LIGHT T3 OPTICS/ 16' MOUNTING HEIGHT

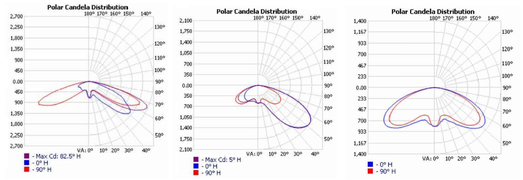
Statistics

Zone	REQUIRED	PROVIDED
Intersections at 202/206	3.0 fc avg.	3.0 fc avg.
Parking Lots	1.5 fc avg.	1.5 fc avg.
Property Line	1.0 fc avg.	0.0 fc avg.

POST TOP LIGHT FIXTURE
STYLE: SOLANA SL660
STRAIGHT ROUND POLE (RO6 HR)
LAMP: 63 WATT LED, 3000K
MFG. BY: STERNBERG LIGHTING
555 LAWRENCE AVE
ROSELLE, IL 60172
P: 847-588-3400
WWW.STERNBERGLIGHTING.COM
INSTALL PER MFG. RECOMMENDATIONS

NOTES:
-SEE PLANS FOR LIGHT LOCATION
-ALL ELECTRICAL WIRING AND COMPONENTS TO COMPLY WITH N.E.C. AND ALL OTHER APPLICABLE CODES.





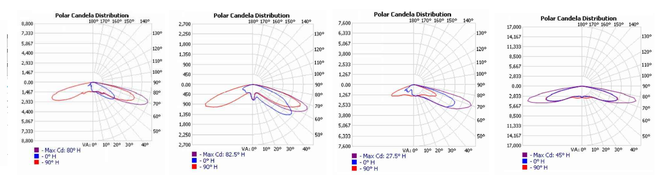
1 L-4 DETAIL: STERNBERG POLE LIGHT

NTS

POLE MOUNTED LIGHT FIXTURE
STYLE: LITHONIA D-SERIES LED AREA LUMINAIRE
LAMP: 41 WATT LED, 3000K
260 WATT LED, 3000K (GROCERY STORE PARKING LOT)
MFG. BY: LITHONIA LIGHTING
ONE LITHONIA WAY CONYERS, GEORGIA 30012
P: 800.278.8041
INSTALL PER MFG. RECOMMENDATIONS

NOTES:
-SEE PLANS FOR LIGHT LOCATION
-ALL ELECTRICAL WIRING AND COMPONENTS TO COMPLY WITH N.E.C. AND ALL OTHER APPLICABLE CODES.





2 L-4 DETAIL: LITHONIA POLE LIGHT

NTS

0 40 80 160

REV. / ISSUE	DATE	DESCRIPTION
1.	10.05.18	REV. PER PLANNING COMMENTS
2.	11.12.18	REV. PER BOARD COMMENTS
3.	01-07-19	REVISED PER BOARD COMMENTS

CONSULTANT

ORIENTATION / KEY PLAN

MELILLO+BAUER ASSOCIATES
Landscape Architecture

200 Union Avenue
Brielle, New Jersey 08730

T 732_528_0664
F 732_528_1077

THOMAS B. BAUER
NJ LICENSED LANDSCAPE ARCHITECT NO. AS0000119

CLIENT

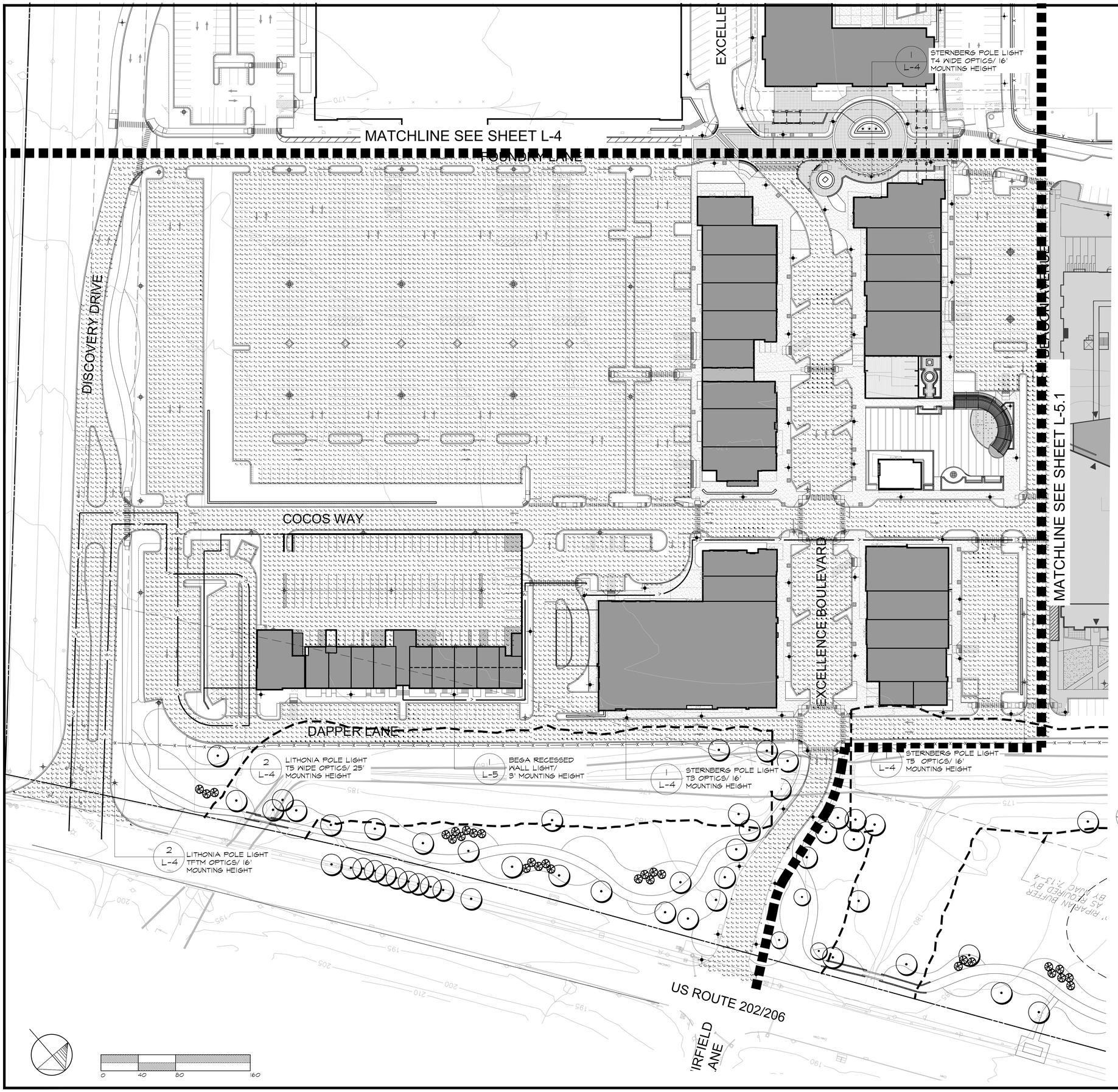
PROJECT

SHEET TITLE
STREETSCAPE - LIGHTING PLAN

JOB NO.:
DATE: 05/09/18
DRAWN:
CHECK:
SCALE: 1" =40'-0"

SHEET NO. 35 of 75

L-4



LIGHTING KEY

- LITHONIA POLE LIGHT T5 WIDE OPTICS/ 25' MOUNTING HEIGHT
- STERNBERG POLE LIGHT T3 OPTICS/ 16' MOUNTING HEIGHT
- STERNBERG POLE LIGHT T5 OPTICS/ 16' MOUNTING HEIGHT
- STERNBERG POLE LIGHT T4 OPTICS/ 16' MOUNTING HEIGHT
- LITHONIA POLE LIGHT TFTM WIDE OPTICS/ 16' MOUNTING HEIGHT
- BEGA WALL LIGHT 3' MOUNTING HEIGHT

Statistics		
Zone	REQUIRED	PROVIDED
Intersections at 202/206	3.0 fc avg.	3.0 fc avg.
Parking Lots	1.5 fc avg.	1.5 fc avg.
Property Line	1.0 fc avg.	0.0 fc avg.

NOTES:

MOUNTING HEIGHT INDICATES DISTANCE FROM GROUND TO LIGHT SOURCE.

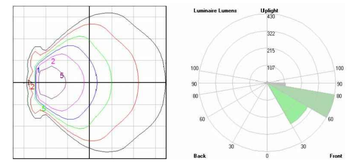
LIGHTING SHALL BE REDUCED AT THE CLOSE OF BUSINESS.

TESTING SHALL BE DONE TO CONFIRM THAT INSTALLED LIGHT LEVELS ARE ADEQUATE TO PROVIDE AN ENVIRONMENT SAFE FOR PEDESTRIAN AND VEHICULAR MOVEMENT. SHOULD ANY LIGHT BE DETERMINED BY THE TOWNSHIP ENGINEER TO CREATE A NUISANCE OR DISTRACTION, NECESSARY SHIELDING SHALL BE PROVIDED.

ALL SIGHT LIGHTING SHALL BE CONNECTED TO A DIM CAPABLE CONTROL PANEL TO ALLOW FOR ON SITE ADJUSTMENTS OF LIGHT LEVELS



RECESSED WALL LIGHT
MODEL #: 22249
LAMP: T.TW
MFG. BY: BEGA-US
P. 800-884-0533
AS DIST. BY: LIBERTY LIGHTING GROUP
P. 973-701-0600
INSTALL PER MFG. RECOMMENDATIONS



1 / L-5 DETAIL: RECESSED WALL LIGHT
NTS

NOTE: FINAL LIGHTING LEVELS AT 202 / 206 INERSECTIONS ARE SUBJECT TO NJDOT REVIN AND APPROVAL AND MAY REFLECT LIGHTING LEVELS BELOW 3.0 FC IF REQUIRED BY NJDOT

REV. / ISSUE	DATE	DESCRIPTION
1.	10.05.18	REV. PER PLANNING COMMENTS
2.	11.12.18	REV. PER BOARD COMMENTS
3.	01-07-19	REVISED PER BOARD COMMENTS

CONSULTANT

ORIENTATION / KEY PLAN

MELILLO+BAUER ASSOCIATES
Landscape Architecture

200 Union Avenue
Brielle, New Jersey 08730

T 732_528_0664
F 732_528_1077

THOMAS B. BAUER
NJ LICENSED LANDSCAPE ARCHITECT NO. AS000019

CLIENT

PROJECT

SHEET TITLE
STREETSCAPE -LIGHTING PLAN

JOB NO.:
DATE: 05/09/18
DRAWN:
CHECK:
SCALE: 1" =40'-0"

SHEET NO. 36 of 75

L-5

MATCHLINE SEE SHEET L-4

MATCHLINE SEE SHEET L-5

12TH AVENUE (ONE WAY)

FOUNDRY LANE

EXISTING COMMUNICATIONS BANK TO REMAIN EXISTING 4-4" CONDUIT

DAPPER LANE

EXCELLENCE BOULEVARD

DAPPER LANE

STERNBERG POLE LIGHT
T3 OPTICS/ 16'
MOUNTING HEIGHT
L-4

STERNBERG POLE LIGHT
T3 OPTICS/ 16'
MOUNTING HEIGHT
L-4

PRELIMINARY AND FINAL SITE PLAN-
PREDOMINANTLY COMMERCIAL DEVELOPMENT

PRELIMINARY AND FINAL SITE PLAN-
PREDOMINANTLY RESIDENTIAL DEVELOPMENT

FUTURE COMMUNITY GARDEN
DESIGN T.B.D.
FINAL GARDEN DESIGN TO BE COORDINATED WITH
WALKWAY CONNECTION THROUGH GARDEN AREA.

E 202/206

LIGHTING KEY

STERNBERG POLE LIGHT
T3 OPTICS/
16' MOUNTING HEIGHT

STERNBERG POLE LIGHT
T3 OPTICS/
16' MOUNTING HEIGHT

0 40 80 160

REV. / ISSUE	DATE	DESCRIPTION
1.	8.16.18	NEW RESIDENTIAL BLDG.
2.	10.05.18	REV. PER PLANNING COMMENTS
3.	01-07-19	REVISED PER BOARD COMMENTS

CONSULTANT

ORIENTATION / KEY PLAN

MELILLO+BAUER
ASSOCIATES
Landscape Architecture

200 Union Avenue
Brielle, New Jersey 08730

T 732_528_0664
F 732_528_1077

THOMAS B. BAUER
NJ LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

CLIENT

PROJECT

SHEET TITLE
STREETSCAPE
- OVERALL
LIGHTING PLAN

JOB NO.:

DATE: 05/09/18

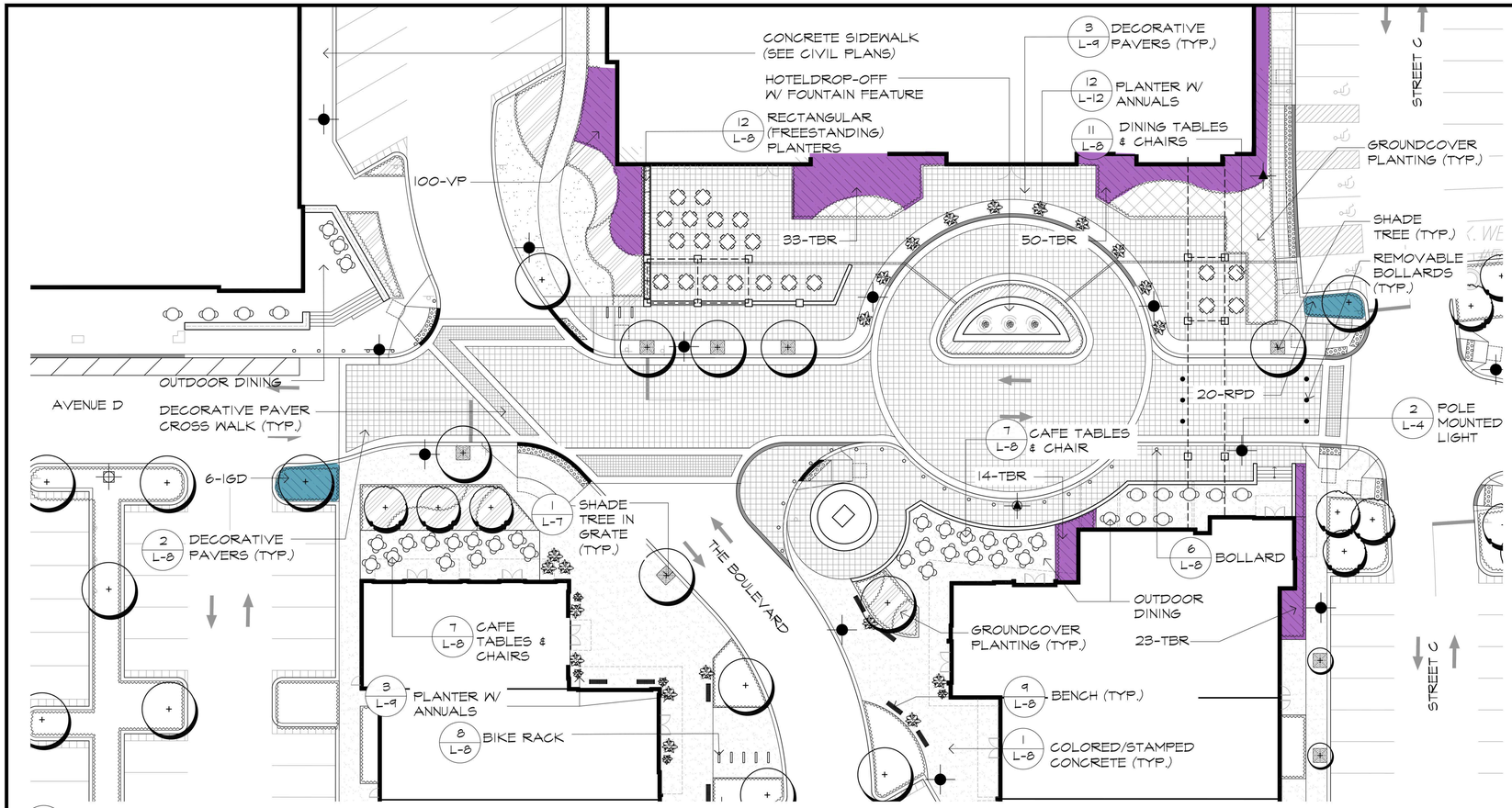
DRAWN:

CHECK:

SCALE: 1" =40'-0"

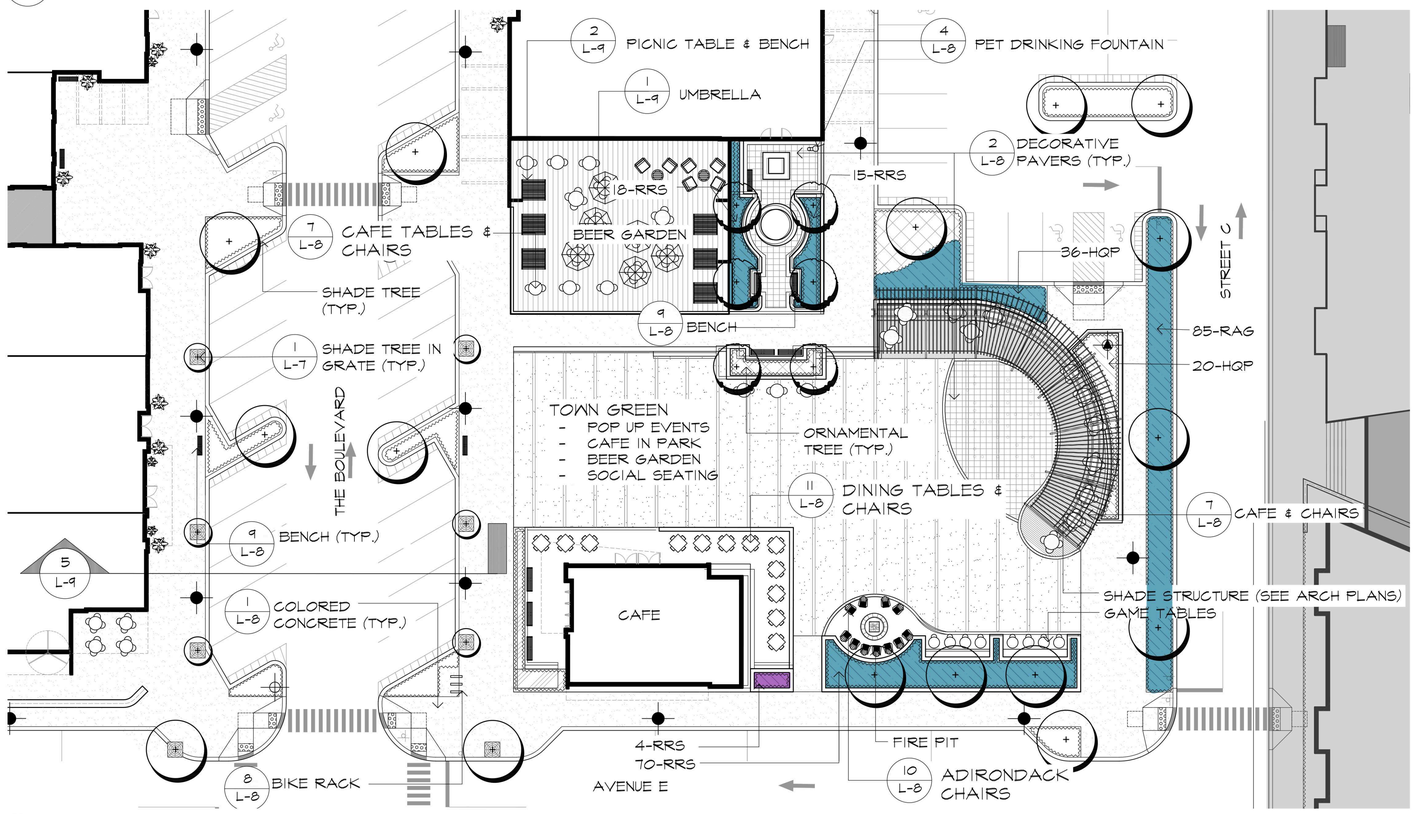
SHEET NO. 37 of 75

L-5.1



1 L-7 PLAN: HOTEL ENTRANCE AND OUTDOOR DINING

1/16"=1'-0"



2 L-7 PLAN: TOWN GREEN

1/16"=1'-0"

PLANTING KEY

SHADE TREE

COLUMNAR TREE

ORNAMENTAL TREE

GROUND COVER 'A' (SUN) | GROUND COVER 'B' (SHADE)

GROUND COVER PLANTING

SHRUB PLANTING

NOTE:

SEE SHEETS L-1 - L-3 FOR TREE, STREETSCAPE, AND PARKING LOT PLANTINGS

SEE SHEET L-3 FOR PLANT SPECIES AND SPACING

SEE SHEET L-5 FOR LIGHTING

PLANT LIST L7

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPRD.	ROOT	COMMENTS
		SHRUBS						
HQP	56	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea		2.5'-3'		#5 Can	Full Plants, 3' O.C.
RAG	85	Rhus aromatica 'Grow-Low'	Fragrant Sumac		24" MIN.		#5 Can	Full Plants, 3' O.C.
RRS	107	Rosa rugosa 'Snow Pavement'	Snow Pavement Japanese Shore Rose		2.5'-3'		#5 Can	Full Plants, 2.5' O.C.
RPD	20	Rosa 'Pink Drift'	Red Drift Meidiland Rose			18"-24"	#3 Can	Full Plants, 2' O.C.
TBR	120	Taxus baccata 'Repandens'	Spreading English Yew		2'-2.5'	2'-2.5'	#5 Can	Full Plants, 2.5' O.C.
VP	100	Viburnum x pragense	Prague Viburnum		2.5'-3'		#5 Can	Full Plants, 2' O.C.

Groundcover Mix A (Sun mix)

Botanical Name	Common Name	Size	Comments
Amsonia hubrichtii	Arkansas Amsonia	1 Gal.	Full Plants, 24" O.C.
Aster 'Wood's Pink'	Wood's Pink Aster	1 Gal.	Full Plants, 18" O.C.
Calamagrostis arund. 'Overdam'	Overdam Feather Reed Grass	1 Gal.	Full Plants, 24" O.C.
Panicum virgatum 'Sheandoah'	Sheandoah Switch Grass	1 Gal.	Full Plants, 24" O.C.
Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	1 Gal.	Full Plants, 24" O.C.
Pennisetum alopecuroides 'Karley Rose'	Karley Rose Fountain Grass	1 Gal.	Full Plants, 24" O.C.
Rudbeckia fulgida var. 'Fulgida	Black Eyed Susan	1 Gal.	Full Plants, 24" O.C.
Vernonia lettermannii 'Iron Butterfly'	Iron Butterfly/Narrowleaf Ironweed	1 Gal.	Full Plants, 18" O.C.

Groundcover Mix B (Shade mix)

Botanical Name	Common Name	Size	Comments
Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	1 Gal.	Full Plants, 12" O.C.
Carex pensylvanica	Oak Sedge	1 Gal.	Full Plants, 12" O.C.
Hakonechloa macra 'Aureola'	Japanese Forest Grass	1 Gal.	Full Plants, 12" O.C.
Heuchera macrorhiza 'Autumn Bride'	Autumn Bride Alumroot	1 Gal.	Full Plants, 18" O.C.
Heuchera x 'Southern Comfort'	Southern Comfort Coral Bells	1 Gal.	Full Plants, 18" O.C.
Liriope Muscari 'Big Blue'	Big Blue Lilyturf	1 Gal.	Full Plants, 12" O.C.
Osmundastrum cinnamomeum	Cinnamon Fern	1 Gal.	Full Plants, 24" O.C.

Ordinance Section	Criteria	Required (For RSEED Development Only)	Provided
126-191 C (2)	Landscape Trees-3/5000 sf disturbed; 50% must be deciduous	1,331,665s.f. disturbed/5000 = 264x3 = 792 Trees	374 Landscape Trees Note: 1805 3'-4' ht. shrubs planted behind basin (shown on L-1.1), counted at a rate of 3 shrubs for one tree, shall account for an additional 601 trees
126-191 C (3)	Shrubbery is to be planted at a ratio of ten shrubs per 5000 s.f. impervious area 130,792 sf	913,875s.f. impervious/5000 = 182.8x10 =1828 Shrubs	4094 (2265 additional shrubs provided)
	Parking Lot Landscaping	Minimum 5%	Provided
126-191 B (13)	Street Trees - 50 ft Apart	28 Street Trees	30 (Includes 11 existing trees)
126-191C (5)	Foundation Plantings- 10 Shrubs for 20 feet of foundation	6165 lf/10 shrubs per 20 lf= 3082 shrubs	1368
126-191C (6)	Parking Lot Trees - 1 tree per 10 parking spaces	1286 (Surface Parking Only)/10=130 Trees	174
126-191D (1)	Front yard buffers along Route 202/206: 8 shrubs/30 l.f. of frontage	1463 l.f./30x8=390 Shrubs	2154 (1764 additional shrubs provided - to be applied toward deficiency for foundation planting)

REV. / ISSUE	DATE	DESCRIPTION
1.	11.12.18	REV. PER BOARD COMMENTS
2.	01-07-19	REVISED PER BOARD COMMENTS

CONSULTANT

ORIENTATION / KEY PLAN

MELILLO+BAUER ASSOCIATES
Landscape Architecture

200 Union Avenue
Brielle, New Jersey 08730

T 732_528_0644
F 732_528_1077

THOMAS B. BAUER
NJ LICENSED LANDSCAPE ARCHITECT NO. AS0000119

CLIENT

PROJECT

SHEET TITLE

RESTAURANT PLAZA & TOWN GREEN ENLARGEMENT PLANS

JOB NO. 17-108

DATE: 05/09/18

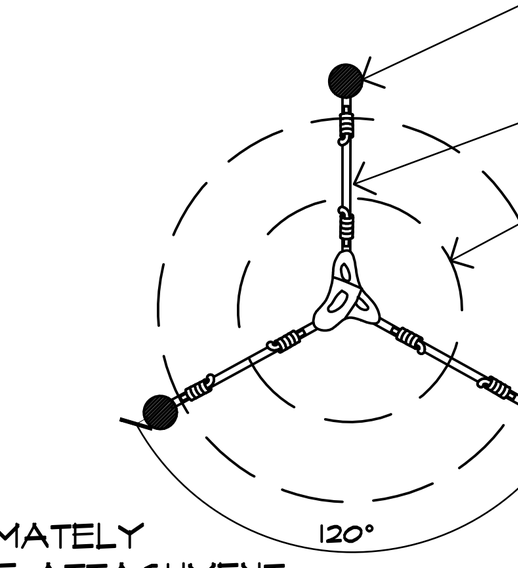
DRAWN:

CHECK:

SCALE: AS SHOWN

SHEET NO. 38 of 75

L-6

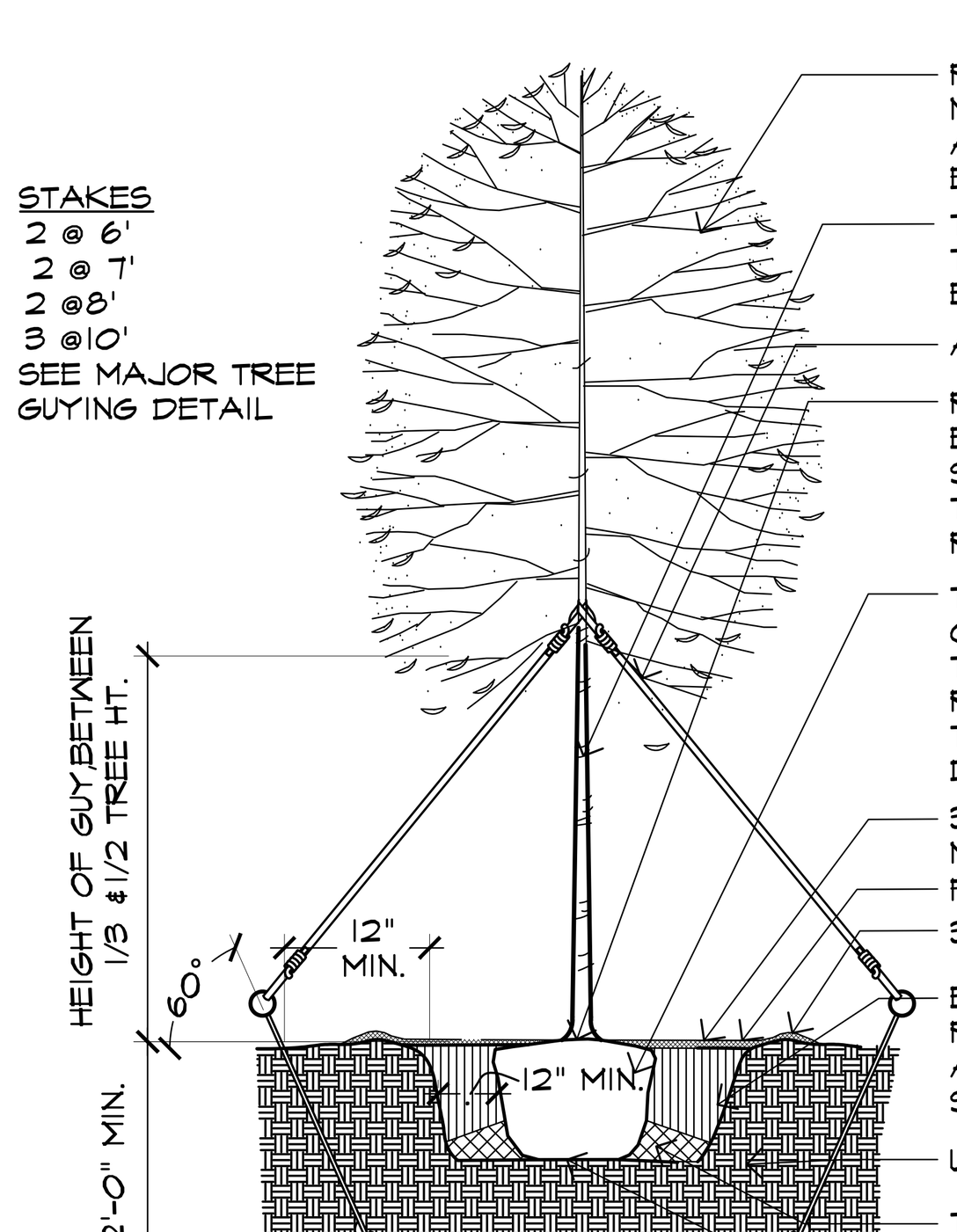


30" ARBORTIE STEEL EYE STAKE
INSTALL PER MFG. SPECIFICATIONS
ARBOR TIE
INSTALL AND TIE PER MFG. SPECIFICATIONS
TREE BALL
TREE PIT
DISTANCE APPROXIMATELY EQUAL TO HEIGHT OF ATTACHMENT.
120°

NOTES:
WHEN PLANTING ON SLOPES, PLACE SINGLE STAKE DOWNHILL, AND TWO STAKES UPHILL.

PLAN

TREE SIZE	STAKES
8'-10' HT.	2 @ 6'
10'-2" CAL.	2 @ 7'
2"-4" CAL.	2 @8'
4"-6" CAL.	3 @10'
+6" CAL.	SEE MAJOR TREE GUYING DETAIL



PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE. NEVER CUT CENTRAL TRUNK OR LEADER AND DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

TREE WRAP - WRAP TREE WITH BREATHABLE FABRIC FROM TRUNK FLARE TO THE FIRST BRANCH. SECURE WITH BIO-DEGRADABLE TAPE

ARBOR TIE

REMOVE ALL ROPE FROM TRUNK AND TOP OF BALL. REMOVE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL. ALL REMAINING STRINGS AND TWINE SHAL BE CUT. WHEN A WIRE BASKET IS PRESENT THE WIRE BASKET SHALL BE REMOVED FROM THE TOP 1/3 OF THE ROOT BALL AND ALL REMAINING WIRE BANDS SHALL BE CUT.

THE TRUNK FLARE OF EACH TREE SHALL BE VISIBLE AT THE TOP OF THE ROOT BALL. IF NURSERY GRADE IS ABOVE THE FLARE THE CONTRACTOR SHALL CAREFULLY EXCAVATE THE TOP OF THE ROOT BALL TO EXPOSE THE TRUNK FLARE.
TREES WHOSE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.
DO NOT COVER THE THE TOP OF THE ROOT BALL WITH SOIL.

3" SHREDDED HARDWOOD BARK MULCH, UNIFORMLY SPREAD. MULCH SHALL NOT BE IN CONTACT WITH THE TRUNK OF THE TREE.

FINISH GRADE

3" SAUCER RIM

BACKFILL MIXTURE, SHALL BE A THOROUGHLY MIXED BLEND OF 1 PART PEAT MOSS, 1 PART COW MANURE AND 3 PARTS TOPSOIL. AMENDMENTS SHALL BE ADDED AS RECOMMENDED BY A CERTIFIED SOIL TEST. AIR POCKETS SHALL REMOVED FROM THE BACKFILL.

UNDISTURBED GRADE

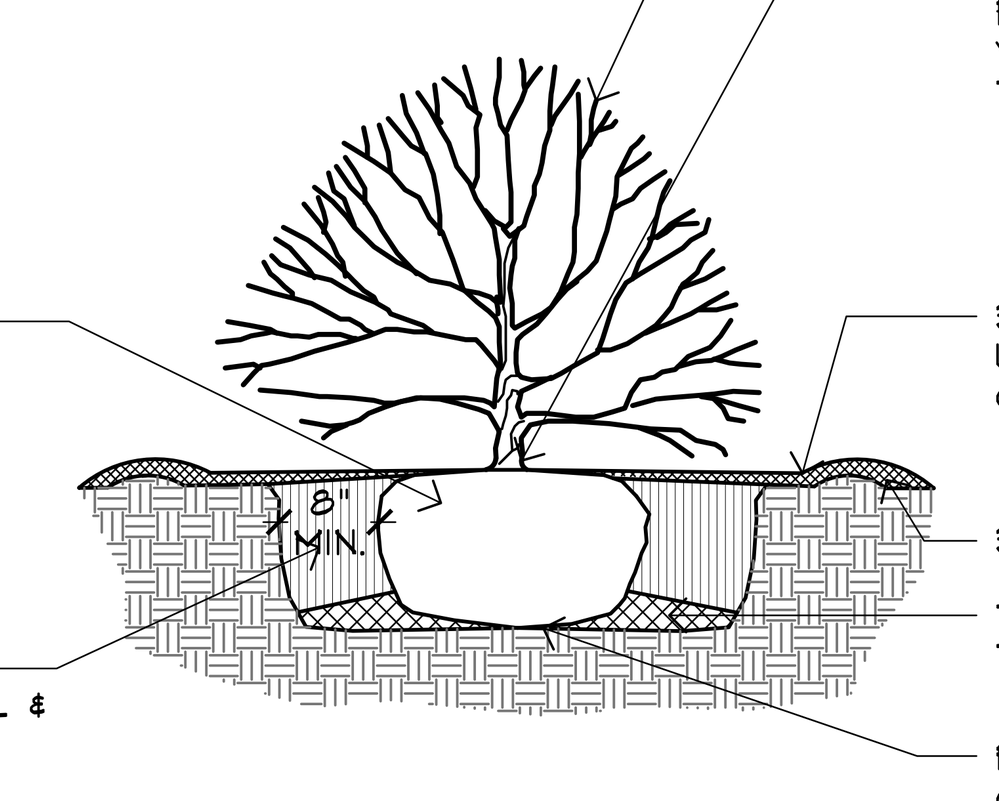
TAMP SOIL AROUND ROOT BALL BASE FIRMLY TO PREVENT THE ROOT BALL FROM SHIFTING.

PLACE ROOT BALL ON 2" OF COMPACTED BACKFILL MIXTURE.

SECTION

NOTES:
- CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
- CONTRACTOR SHALL REMOVE STAKING, GUYING AND WRAP AT END OF GUARANTEE PERIOD. All PLANTING MUST BE GUARANTEED FOR TWO FULL GROWING SEASONS FROM THE TIME OF FINAL ACCEPTANCE BY THE OWNER OR GOVERNING AUTHORITY.
- ON ALL FALL PLANTINGS THE CONTRACTOR SHALL WRAP THE TREES SPECIFIED BY THE LANDSCAPE ARCHITECT (ACER spp.) FROM THE TRUNK FLARE TO THE FIRST BRANCH. TREE WRAP SHALL BE REMOVED BY APRIL 1. TREE WRAP SHALL BE BREATHABLE AND AS APPROVED BY THE LANDSCAPE ARCHITECT.
- TREE WRAP SHALL BE INSTALLED AT THE TIME OF PLANTING AND BE REMOVED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- TREE WRAP SHALL BE REMOVED NO LATER THAN 12 MONTHS AFTER PLANTING.
- TREES WHOSE NORTH ORIENTATION IS NOT CHANGED FROM THE NURSERY DO NOT NEED TO BE WRAPPED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
- GUYS ON MULTI-STEM TREES TO BE MADE ON HEAVIEST BRANCHES OF PLANT.
- THE ROOT BALL SHALL BE PLACED FLUSH WITH GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS.
- MIN. ROOT BALL DIAMETER FOR ALL DECIDUOUS TREES SHALL BE 28"
- MIN. ROOT BALL DEPTH FRO ALL DECIDUOUS TREES SHALL BE 18.5"
- MIN. HOLE DIAMETER SHALL BE 52"

1 / L-10 DETAIL- DECIDUOUS TREE PLANTING
N.T.S.



PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL SHRUB SHAPE. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

THE TRUNK FLARE OF EACH SHRUB SHALL BE VISIBLE AT THE TOP OF THE ROOT BALL. IF NURSERY GRADE IS ABOVE THE FLARE THE CONTRACTOR SHALL CAREFULLY EXCAVATE THE TOP OF THE ROOT BALL TO EXPOSE THE TRUNK FLARE. SHRUBS WHOSE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE THE TOP OF THE ROOT BALL WITH SOIL.

REMOVE ALL ROPE FROM TRUNK AND TOP OF BALL. REMOVE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL.

3" SHREDDED HARDWOOD BARK MULCH, UNIFORMLY SPREAD. MULCH SHALL NOT BE IN CONTACT WITH THE TRUNK OF THE SHRUB.

3" SAUCER RIM

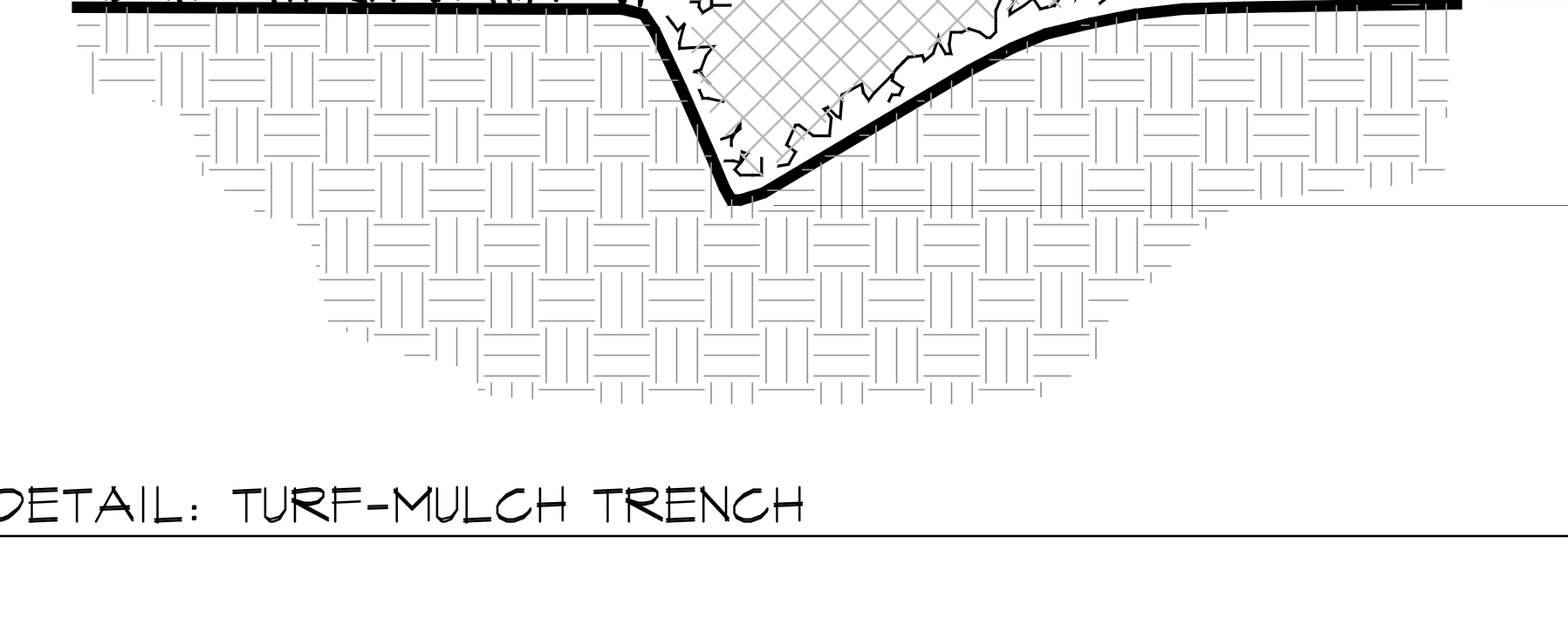
BACKFILL MIXTURE SHALL BE A THOROUGHLY MIXED BLEND OF SOIL & TOPSOIL AMENDMENTS.
AMENDMENTS SHALL BE ADDED AS RECOMMENDED BY A CERTIFIED SOIL TEST. AIR POCKETS SHALL REMOVED FROM THE BACKFILL.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY TO PREVENT THE ROOT BALL FROM SHIFTING.

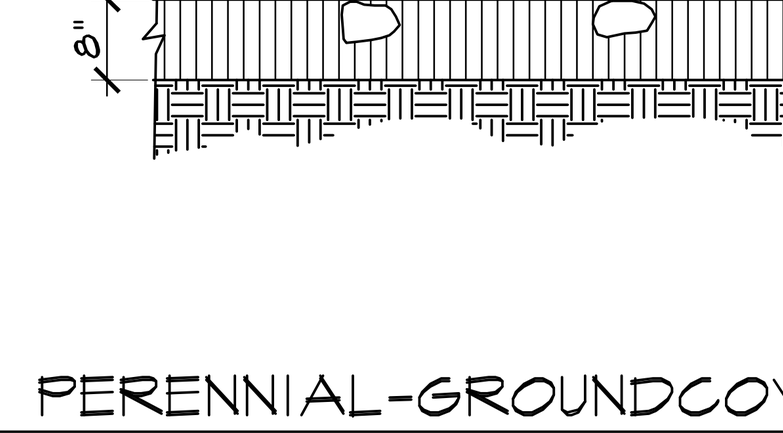
PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

2 / L-10 DETAIL: SHRUB PLANTING
N.T.S.

LAWN
BEDLINE TRENCH
MULCHED PLANTING BED



3 / L-10 DETAIL: TURF-MULCH TRENCH
N.T.S.

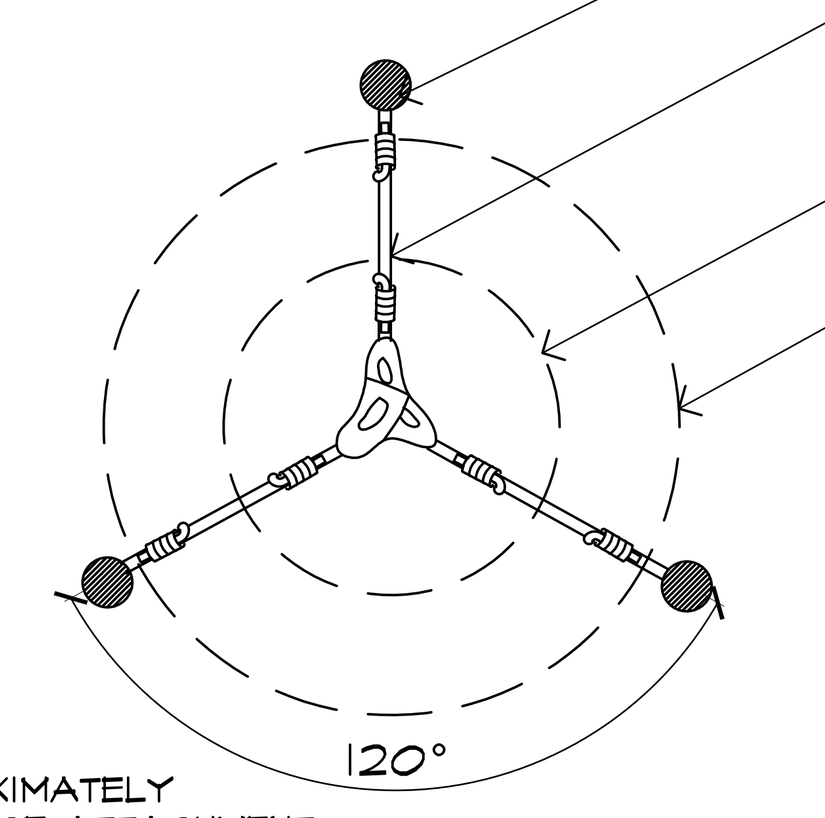


3" SHREDDED HARDWOOD BARK MULCH COVERING ENTIRE PLANTING BED.

BACKFILL MIXTURE, SHALL BE A THOROUGHLY MIXED BLEND OF TOPSOIL & SOIL AMENDMENTS. AMENDMENTS SHALL BE ADDED AS RECOMMENDED BY A CERTIFIED SOIL TEST. BACKFILL SHALL BE WATERED WHILE PLANTING TO ELIMINATE AIR POCKETS.

UNDISTURBED SUBGRADE

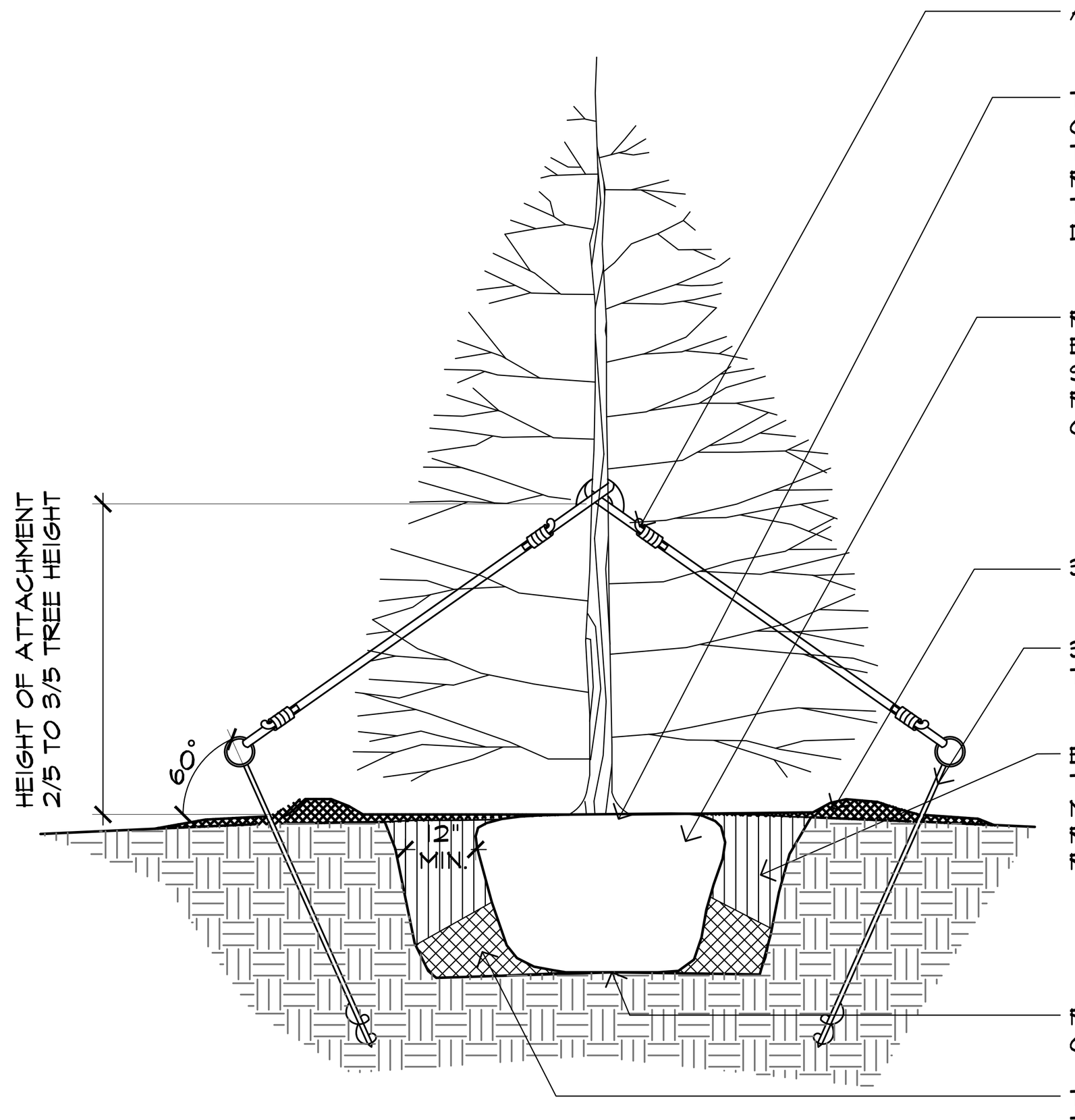
4 / L-10 DETAIL: PERENNIAL-GROUNDCOVER PLANTING
N.T.S.



ARBORTIE STEEL EYE STAKES
INSTALL PER MFG. SPECIFICATIONS
ARBOR TIE
INSTALL PER MFG. SPECIFICATIONS
TREE BALL
TREE PIT
DISTANCE APPROXIMATELY EQUAL TO HEIGHT OF ATTACHMENT.

NOTES:
WHEN PLANTING ON SLOPES, PLACE SINGLE STAKE DOWNHILL, AND TWO STAKES UPHILL.

PLAN



ARBOR TIE GUYING SYSTEM

THE TRUNK FLARE OF EACH TREE SHALL BE VISIBLE AT THE TOP OF THE ROOT BALL. IF NURSERY GRADE IS ABOVE THE FLARE THE CONTRACTOR SHALL CAREFULLY EXCAVATE THE TOP OF THE ROOT BALL TO EXPOSE THE TRUNK FLARE.
TREES WHOSE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.
DO NOT COVER THE THE TOP OF THE ROOT BALL WITH SOIL.

REMOVE ALL ROPE FROM TRUNK AND TOP OF BALL. REMOVE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL. ALL REMAINING STRINGS AND TWINE SHALL BE CUT. WHEN A WIRE BASKET IS PRESENT THE WIRE BASKET SHALL BE REMOVED FROM THE TOP 1/3 OF THE ROOT BALL AND ALL REMAINING WIRE BANDS SHALL BE CUT.

3" SAUCER RIM.

30" ARBORTIE STEEL EYE STAKES, 3 PER TREE.
TIGHTEN ARBORTIE PER MFG. SPECIFICATIONS

BACKFILL MIXTURE, SHALL BE A THOROUGHLY MIXED BLEND OF 1 PART PEAT MOSS, 1 PART COW MANURE AND 3 PARTS TOPSOIL. AMENDMENTS SHALL BE ADDED AS RECOMMENDED BY CERTIFIED SOIL TEST. AIR POCKETS SHALL BE REMOVED FROM BACKFILL.

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY TO PREVENT THE ROOT BALL FROM SHIFTING.

SECTION

NOTES:
- CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
- CONTRACTOR SHALL REMOVE STAKING, GUYING AND WRAP AT THE END OF THE GUARANTEE PERIOD. ALL PLANTING MUST BE GUARANTEED FOR ONE FULL GROWING SEASON FROM THE TIME OF FINAL ACCEPTANCE BY TOWNSHIP LANDSCAPE ARCHITECT.

NOTES:
- MIN. ROOT BALL DIA. FOR ALL EVERGREEN TREES SHALL BE 22"
- MIN ROOT BALL DEPTH FOR ALL EVERGREEN TREES SHALL BE 14.5"
- THE ROOT BALL SHALL BE PLACED FLUSH WITH GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS.
- MIN. HOLE DIAMETER SHALL BE 46"

5 / L-10 DETAIL: EVERGREEN TREE PLANTING
N.T.S.

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Native Steep Slope Mix w/Annual Ryegrass - ERNMX-181

	Botanical Name	Common Name	Price/lb
27.30 %	*Sorghastrum nutans, NY4 Ecotype*	Indiangrass, NY4 Ecotype	12.81
20.00 %	*Lolium multiflorum*	Annual Ryegrass	0.90
11.00 %	*Andropogon gerardii, 'Niagara'*	Big Bluestem, 'Niagara'	13.06
10.20 %	*Schizachyrium scoparium, 'Camper'*	Little Bluestem, 'Camper'	12.59
10.00 %	*Elymus virginicus, PA Ecotype*	Virginia Wildrye, PA Ecotype	6.73
7.00 %	*Elymus canadensis*	Canada Wildrye	6.50
5.00 %	*Panicum virgatum, 'Shelter'*	Switchgrass, 'Shelter'	4.69
2.00 %	*Chamaecrista fasciculata, PA Ecotype*	Partridge Pea, PA Ecotype	7.00
1.80 %	*Coreopsis lanceolata*	Lanceleaf Coreopsis	24.00
1.70 %	*Echinacea purpurea*	Purple Coneflower	36.00
1.50 %	*Rudbeckia hirta, Coastal Plain NC Ecotype*	Blackeyed Susan, Coastal Plain NC Ecotype	20.00
1.30 %	*Liatris spicata*	Marsh (Dense) Blazing Star (Spiked Gayfeather)	210.00
1.20 %	*Heliopsis helianthoides, PA Ecotype*	Oxeye Sunflower, PA Ecotype	36.00
100.00 %		**Mix Price/lb Bulk:**	**$12.41**

Seeding Rate: 60 lb per acre, or 1 lb per 1,000 sq ft
Erosion Control & Revegetation

The native grass and forb species tolerate poor soils typically found on steep slopes in the eastern United States. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

6 / L-10 NATIVE STEEP SLOPE SEED MIX
N.T.S.

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Deer Resistant Meadow Mix - ERNMX-155

	Botanical Name	Common Name	Price/lb
64.90 %	*Schizachyrium scoparium, 'Camper'*	Little Bluestem, 'Camper'	12.59
12.00 %	*Elymus riparius, PA Ecotype*	Riverbank Wildrye, PA Ecotype	7.29
3.70 %	*Echinacea purpurea*	Purple Coneflower	36.00
3.00 %	*Chamaecrista fasciculata, PA Ecotype*	Partridge Pea, PA Ecotype	7.00
3.00 %	*Rudbeckia hirta, Coastal Plain NC Ecotype*	Blackeyed Susan, Coastal Plain NC Ecotype	20.00
2.50 %	*Coreopsis lanceolata*	Lanceleaf Coreopsis	24.00
2.00 %	*Asclepias tuberosa, PA Ecotype*	Butterfly Milkweed, PA Ecotype	196.00
2.00 %	*Aster oblongifolius, PA Ecotype*	Aromatic Aster, PA Ecotype	320.00
2.00 %	*Liatris spicata*	Marsh (Dense) Blazing Star (Spiked Gayfeather)	210.00
2.00 %	*Penstemon digitalis, PA Ecotype*	Tall White Beardtongue, PA Ecotype	160.00
0.50 %	*Rudbeckia fulgida var. fulgida, Northern VA Ecotype*	Orange Coneflower, Northern VA Ecotype	300.00
0.50 %	*Senna hebecarpa, VA & WV Ecotype*	Wild Senna, VA & WV Ecotype	24.00
0.50 %	*Tradescantia ohiensis, PA Ecotype*	Ohio Spiderwort, PA Ecotype	210.00
0.40 %	*Monarda fistulosa, Fort Indiantown Gap-PA Ecotype*	Wild Bergamot, Fort Indiantown Gap-PA Ecotype	160.00
0.30 %	*Pycnanthemum tenuifolium*	Narrowleaf Mountainmint	140.00
0.20 %	*Solidago bicolor, PA Ecotype*	White (Silver Rod) Goldenrod, PA Ecotype	340.00
0.20 %	*Solidago juncea, PA Ecotype*	Early Goldenrod, PA Ecotype	280.00
0.20 %	*Solidago nemoralis, PA Ecotype*	Gray Goldenrod, PA Ecotype	360.00
0.10 %	*Penstemon hirsutus*	Hairy Beardtongue	400.00
100.00 %		**Mix Price/lb Bulk:**	**$35.59**

Seeding Rate: 20 lb per acre
Pollinator Favorites; Uplands & Meadows

Contains species that deer typically do not find palatable. It is not guaranteed that hungry deer will not eat the species in this mix, but these species are normally not preferred. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

7 / L-10 DEER RESISTANT SEED MIX
N.T.S.

LANDSCAPE MAINTENANCE CHECKLIST:

TREES, SHRUBS AND GROUND COVERS

PRUNING: PRUNE TREES TO REMOVE DEAD AND DISEASED WOOD AND TO IMPROVE OVERALL HABIT. PRUNE SHRUBS AS NEEDED, AFTER FLOWERING ONLY. PRUNE AT LEAST ONCE PER YEAR. PLANT MATERIAL SHOWN PLANTED IN A MASS OR TOUCHING EACH OTHER ARE TO BE ALLOWED TO GROW TOGETHER IN ORDER TO BE ABLE TO PERFORM AS A SCREEN OR HEDGE. PRUNE HEDGES WIDER AT BASE THAN TOP TO AVOID SHADE ON BOTTOM OF PLANT.
FERTILIZER: RATION 2:1:1 AT 2-3 LBS. ACTUAL, NITROGEN PER 1,000 S.F. FERTILIZE IN SPRING ONLY.
PESTICIDES: APPLY PESTICIDES ONLY AS NEEDED FOR SPECIFIC DISEASES ON INSECT PESTS.
WEED CONTROL: WEED ALL BEDS AS NEEDED TO KEEP WELL GROOMED AND RELATIVELY WEED FREE.
WATER: WATER ALL NEW PLANT MATERIAL AS NEEDED THROUGH FIRST AND SECOND GROWING SEASONS. IF RAIN IS INSUFFICIENT, WATER ALL WOODY PLANTS THOROUGHLY TWO TIMES PER WEEK.
MULCH: RENEW SHREDDED BARK MULCH TO 3" DEPTH EVERY YEAR.
LEAF REMOVAL: REMOVE LEAVES FROM ALL BEDS, TURF AREAS, PARKING AREAS AND WALKS.
REPLACEMENTS: REPLACE ALL DEAD SHRUBS AND TREES WITHIN THE NEXT PLANTING SEASON. (2/15 TO 5/15 OR 10/15 TO 12/30).
* KEEP ALL PAVED AREAS FREE FROM DEBRIS.

TURF:
RENEWAL PROCEDURES: OVER-SEED THIN SPOTS IN SPRING AND FALL. THATCH AS NECESSARY. (4/1 TO 5/30 & 8/16 TO 10/15).
FERTILIZER: RATIO 3:1:2 AT 1 LB. PER 1,000 S.F. FERTILZE TWO TIMES PER YEAR.
PESTICIDES: INSPECT AND APPLY AS NEEDED FOR DISEASES AND INSECTS.
MOW: MAINTAIN A 2" HEIGHT. MOW AT LEAST ONCE PER WEEK.
MANICURE: TRIM LAWN AND GROUND COVERS ALONG SIDEWALKS AND SHRUB BED EDGES. RAKE AS NEEDED.

PLANT NOTES:

1. THE CONTRACTOR SHALL FURNISH QUANTITIES NECESSARY TO COMPLETE THE PLANTING AS SHOWN ON THE PLANTING PLANS.
   A. ALL PLANTS SHALL EQUAL OR EXCEED MEASUREMENTS SPECIFIED IN THE PLANT LIST WHICH ARE THE MINIMUM ACCEPTABLE.
   B. PLANTS SHALL BE MEASURED BEFORE PRUNING. NECESSARY PRUNING SHALL BE PERFORMED AFTER THE PLANT IS UNTIED AND PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY MAJOR PRUNING REQUIREMENTS DUE TO DAMAGE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT NEEDS SIGNIFICANT PRUNING DUE TO DAMAGE FROM SHIPMENT OR HANDLING.
   C. WHEN FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, STOCK SHALL BE SELECTED FOR UNIFORM HEIGHT AND SPREAD AND LABELED BY NUMBER TO ASSURE SYMMETRY IN PLANTING.
2. WHEN ALL PLANT MATERIAL HAS BEEN SELECTED AND PRE-TAGGED BY THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN ORDER TO SCHEDULE HIS NURSERY INSPECTION WITH A MINIMUM OF 3 DAYS ADVANCE NOTICE.
   A. THE CONTRACTOR SHALL ACCOMPANY THE LANDSCAPE ARCHITECT ON ALL INSPECTIONS.
   B. THE CONTRACTOR SHALL HAVE SUFFICIENT ALTERNATE CHOICES TO PREVENT LOSS OF TIME IN THE EVENT THAT SOME TREES FAIL TO MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT.
   C. ALL TREES MUST BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.
3. LOCATIONS OF PLANT MATERIAL SHOWN ON PLANS ARE APPROXIMATE. FINAL LOCATIONS WILL VARY FROM PLAN AND SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
   A. CONTRACTOR SHALL PROVIDE PRE-MARKED, COLOR-CODED FLAGS FOR ALL SHADE TREES, EVERGREEN TREES AND FLOWERING TREES.
   B. LANDSCAPE ARCHITECT SHALL PLACE THE COLOR-CODED FLAGS TO INDICATE PLANT LOCATIONS.
   C. CONTRACTOR SHALL PLACE TREES ABOVE GROUND IN ACCORDANCE WITH THE FLAGGED LOCATION. THE LANDSCAPE ARCHITECT MAY REQUEST THE CONTRACTOR TO MOVE, TURN OR RELOCATE THE PLANT MATERIAL AT THIS TIME. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PRE-DIG TREE PITS.
   D. UPON FINAL APPROVAL BY THE LANDSCAPE ARCHITECT OF TREE PLACEMENT, CONTRACTOR SHALL PAINT A CIRCLE AROUND THE BALL OF THE TREE, MOVE TREE AND EXCAVATE TREE PIT.
4. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED; VIGOROUS ROOT SYSTEMS, BE FREE FROM DEFECTS AND INJURIES AND COMPLY WITH ANY SPECIAL INSTRUCTIONS NOTED WITHIN THE PLANT LIST.
5. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT PLANT STOCK WHICH HAS NOT BEEN PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY.
6. QUALITY, BRANCHING AND SIZE OF PLANTS, INCLUDING ROOT SIZE, SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1-2014 (OR MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
7. B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3-4 INCHES WITH SHREDDED HARDWOOD BARK MULCH. MULCH SHOULD NOT COME INTO CONTACT WITH THE ROOT COLLAR OF TREES OR SHRUBS. THE TOP OF THE ROOT BALL FOR ALL B&B PLANTS SHALL BE EXCAVATED TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE AT THE TOP OF THE BALL AND PLANTED LEVEL OR 1" ABOVE FINISHED GRADE. ALL BEDLINES SHALL BE CUT FOUR INCHES DEEP INTO A "V" SHAPED GROOVE TO PROVIDE A WELL DEFINED EDGE. THE LAYOUT OF ALL BEDLINES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO CUTTING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY MARK OUTS AND COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TREE GUYS, STAKES, SUPPORTS AND MULCH RINGS OR BEDS DURING THE CONSTRUCTION AND MAINTENANCE PERIOD.
11. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PROPOSED PLANT MATERIAL. TREES SHALL BE PRUNED OF ANY BRANCHES THAT INTERFERE WITH PEDESTRIANS, VEHICLES OR SIGNS. SHADE TREES MUST BE SINGLE TRUNK, TREE FORM SPECIMENS. ALL PARKING LOT AND STREET TREES SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET.
12. ANY DISCREPANCY BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE RESOLVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
13. ALL PLANTED AREAS & LAWN AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THROUGH THE USE OF SURFACE OR DRIP-IRRIGATION TO PROVIDE ADEQUATE WATER TO PROMOTE HEALTHY PLANT MATERIAL AND SOUND HORTICULTURAL PRACTICE. IRRIGATION CONTRACTOR SHALL SUBMIT PROPOSED IRRIGATION PLANS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE. TREES AND SHRUBS SHOULD BE INSTALLED DURING THE FOLLOWING FALL AND SPRING SEASONS, WITH THE EXCEPTION OF TREES WHICH EXPERIENCE A FALL DIGGING HAZARD WHICH SHOULD ONLY BE PLANTED IN THE SPRING.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF 2 YEARS FROM THE TIME OF LANDSCAPE APPROVAL BY TOWNSHIP LANDSCAPE ARCHITECT AND/OR REVIEWING AUTHORITY.

FALL: 9/15-DEC. 15 EVERGREEN TREES
FALL: 9/15-DEC. 15 DECIDUOUS TREES
SPRING: 3/15-MAY 15 ALL PLANTS

FALL DIGGING HAZARD

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

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Native Detention Area Mix - ERNMX-183

	Botanical Name	Common Name
28.00 %	*Panicum clandestinum (Dichanthelium c.), 'Tioga'*	Deertongue, 'Tioga'
24.00 %	*Carex vulpinoidea, PA Ecotype*	Fox Sedge, PA Ecotype
20.00 %	*Elymus virginicus, PA Ecotype*	Virginia Wildrye, PA Ecotype
20.00 %	*Panicum virgatum, 'Shawnee'*	Switchgrass, 'Shawnee'
4.00 %	*Agrostis perennans, PA Ecotype*	Autumn Bentgrass, PA Ecotype
3.00 %	*Juncus tenuis, PA Ecotype*	Path Rush, PA Ecotype
1.00 %	*Juncus effusus*	Soft Rush
100.00 %		

Seeding Rate: 20 lb per acre, or 1/2 lb per 1,000 sq ft
Stormwater Management

The native grasses, sedges and rushes establish quickly in areas where mowing is not anticipated. With a high seed count per pound, it can achieve native establishment with minimum risk and tolerate low-fertility. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

8 / L-10 DETENTION BASIN SEED MIX
N.T.S.

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Commercial Conservation Mix - ERNMX-113

	Botanical Name	Common Name	Price/lb
25.00 %	*Festuca rubra*	Creeping Red Fescue	2.05
25.00 %	*Lolium multiflorum*	Annual Ryegrass	0.90
25.00 %	*Lolium perenne, 'Shining Star'*	Perennial Ryegrass, 'Shining Star' (turf type)	1.85
25.00 %	*Lolium perenne, 'Spirit'*	Perennial Ryegrass, 'Spirit' (turf type)	1.85
100.00 %		**Mix Price/lb Bulk:**	**$1.66**

Seeding Rate: 75-150 lb per acre, or 3-5 lb per 1,000 sq ft
Lawn & Turfgrass Sites

Durable and drought resistant, the ryegrass will stay greener in hot weather. The red fescue will work well in dry to wet shaded areas and a variety of soil conditions. An ideal, inexpensive lawn mix for high-traffic areas. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

9 / L-10 COMMERCIAL CONSERVATION SEED MIX
N.T.S.

REV. / ISSUE	DATE	DESCRIPTION
1.	11.1218	REV. PER BOARD COMMENTS
2.	01-07-19	REVISED PER BOARD COMMENTS

CONSULTANT

ORIENTATION / KEY PLAN

MELILLO+BAUER ASSOCIATES
Landscape Architecture

200 Union Avenue
Brielle, New Jersey 08730

T 732_528_0664
F 732_528_1077

THOMAS B. BAUER
NJ LICENSED LANDSCAPE ARCHITECT
NO. AS000019

CLIENT

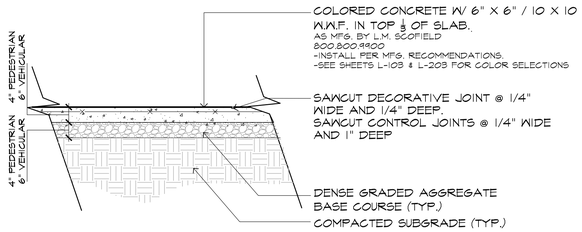
PROJECT

SHEET TITLE
PLANTING DETAILS

JOB NO.: 17-108
DATE: 05/09/18
DRAWN:
CHECK:
SCALE: AS SHOWN

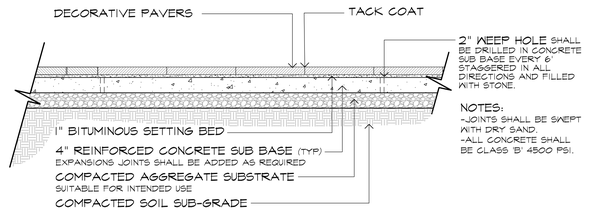
SHEET NO. 39 of 75

L-7



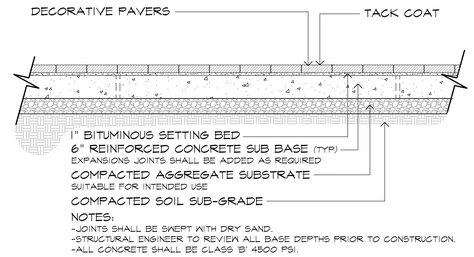
1 L-8 SECTION: COLORED/STAMPED CONCRETE

3/4"=1'-0"



2 L-8 SECTION: PEDESTRIAN-DECORATIVE PAVERS

3/4"=1'-0"



3 L-8 SECTION: VEHICULAR-DECORATIVE PAVERS

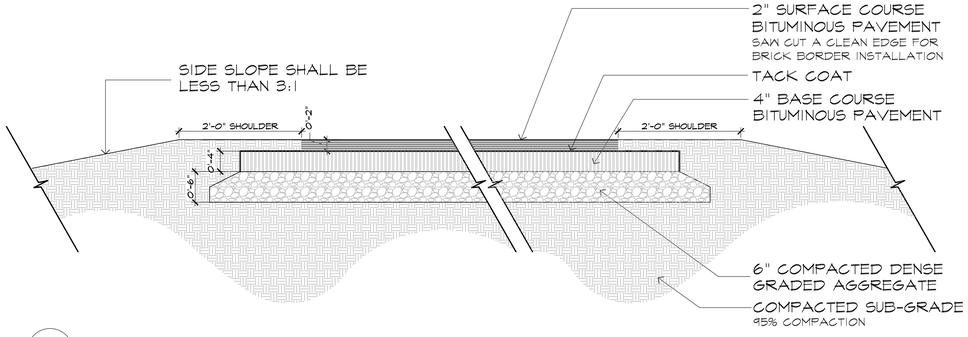
3/4"=1'-0"



FIDO & ME FOUNTAIN
MODEL#: PBARK-49B STANDARD
COLOR: TBD
SIZE: 17"W x 38"H
MATERIAL: TBD
MFG. BY: BARK PARK
OR APPROVED EQUAL.
INSTALL PER MFG. RECOMMENDATIONS

4 L-8 DETAIL: PET DRINKING FOUNTAIN

NTS



5 L-8 SECTION: ASPHALT WALKING PATH

1"=1'-0"



METRO BOLLARD
BLACK POWDERCOATED BOLLARD
AS MANUFACTURED BY:
IRONSMITH
760-776-5071
WWW.IRONSMITH.CC
INSTALL PER MFG. RECOMMENDATIONS

6 L-8 DETAIL: BOLLARD

NTS



PARC CENTRE TABLES AND CHAIRS
30" ROUND TABLE
ARMLESS CHAIRS
FRAME COLOR TO BE SELECTED
AS MFG. BY: FORMS + SURFACES
30 PINE STREET
PITTSBURGH, PA 15223
800-451-0410
CONTRACTOR TO SUBMIT CUT SHEETS FOR APPROVAL

7 L-8 DETAIL: CAFE TABLE & CHAIR SEATING

NTS



TRIO BIKE RACK - SLATE
TEXTURE POWDERCOATED
MODEL#: SKTRO
AS MFG. BY: FORMS + SURFACES
30 PINE STREET
PITTSBURGH, PA 15223
800-451-0410

8 L-8 DETAIL-BIKE RACK

NTS



VECTOR BENCH
JATOBA HARDWOOD SLATS
FRAME COLOR: SLATE TEXTURE
MODEL#: SBVTR-72J-2E-OB
AS MFG. BY: FORMS + SURFACES
30 PINE STREET
PITTSBURGH, PA 15223
800-451-0410
CONTRACTOR TO SUBMIT CUT SHEETS FOR APPROVAL

9 L-8 DETAIL-BENCH (COMMERCIAL AREA)

NTS



ADIRONDACK CHAIR
COLOR TO BE SELECTED
AS MFG. BY C.R. PLASTIC PRODUCTS
WWW.CRPPRODUCTS.COM
800-490-1283
CONTRACTOR TO SUBMIT CUT SHEETS FOR APPROVAL

10 L-8 DETAIL: ADIRONDACK CHAIR

NTS



AVIVIO DINING TABLE AND CHAIRS
RECYCLED RECLAIMED RED IRONWOOD TOP
MODEL#: STAVO-T4040W
FRAME FINISH: SLATE TEXTURE
AS MFG. BY: FORMS + SURFACES
30 PINE STREET
PITTSBURGH, PA 15223
800-451-0410
CONTRACTOR TO SUBMIT CUT SHEETS FOR APPROVAL

11 L-8 DETAIL: DINING TABLE & CHAIR SEATING

NTS



MARINER PLANTER
WITH IPE WOOD SLATS AND STOCK PLANTER LINER
SIZE: 72"X24"
CONTRACTOR TO FIELD VERIFY DIMENSIONS.
AS MFG. BY DEEP STREAM DESIGNS
WWW.DEEPSTREAMDESIGNS.COM
305-857-0466
CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO ORDERING

12 L-8 DETAIL: PLANTER

NTS



APEX LITTER AND RECYCLING RECEPTACLE
36 GAL. WITH JATOBA HARDWOOD INSETS
MODEL#: SLAPX-36J
FRAME COLOR: SLATE TEXTURE
AS MFG. BY: FORMS + SURFACES
30 PINE STREET
PITTSBURGH, PA 15223
800-451-0410
CONTRACTOR TO SUBMIT CUT SHEETS FOR APPROVAL

13 L-8 DETAIL-TRASH RECEPTACLE

NTS



COMMERCIAL GRADE LIGHT STRING W/ LED BULBS
MEDIUM BASE STRING LIGHT WITH LED BULBS

STRING LIGHT MODEL #: ETLS-XXX
BULB MODEL #: PS40-E26-WW
VOLTAGE: 120V
WATTAGE: 1440W (MAX RUN)

BULB MODEL #: PS40-E26-WW

CABLE MODEL #: LS-CABLE-500
FASTENERS: LS-LOCK-10 (AS NEEDED)
TENSIONING TOOL: LS-TT (AS NEEDED)

AS MFG. BY:
AMERICAN LIGHTING
1400 E. 58TH AVE. SUITE A
DENVER, CO 80229
800.860.1838
AMERICANLIGHTING.COM

NOTES:
1. STRING LIGHT TO BE SUPPORT BY SS STEEL GUIDE CABLE ATTACHED TO OVERHEAD STRUCTURE. AS SUPPLIED BY MFG.
2. STRING LIGHTS TO BE ATTACHED/ SUPPORTED BY CABLE WITH APPROPRIATE FASTENERS.
3. INSTALL AND MOUNT AS PER MFG. RECOMMENDATIONS
4. ETLS MODELS USE GROUNDED PLUGS AND SOCKETS, WHILE MAINTAINING ETLS SAFETY RATING FOR YEAR-ROUND USE. DO NOT CUT WIRE.

14 L-8 DETAIL: STRING LIGHTS

NTS



EVA BENCH
REVERIE COLLECTION
WOOD SLATS
SIZE: 6FT
AS MFG. BY: VICTOR STANLEY
WWW.VICTORSTANLEY.COM
1.800.368.2573
CONTRACTOR TO SUBMIT CUT SHEETS FOR APPROVAL

15 L-8 DETAIL: BENCH (MEADOW AREA)

NTS

REV. / ISSUE	DATE	DESCRIPTION
1.	11.1218	REV. PER BOARD COMMENTS
2.	01-07-19	REVISED PER BOARD COMMENTS

CONSULTANT

ORIENTATION / KEY PLAN

MELILLO+BAUER
ASSOCIATES
Landscape Architecture

200 Union Avenue
Brielle, New Jersey 08730

T 732_528_0664
F 732_528_1077

THOMAS B. BAUER
NJ LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

CLIENT

PROJECT

SHEET TITLE

SITE DETAILS

JOB NO.17-108
DATE: 05/09/18
DRAWN:
CHECK:
SCALE: AS SHOWN

SHEET NO. 40 of 75

L-8



DINING UMBRELLA
STYLE:8PLU- LACAYA
SIZE: 8' OCT.
FABRIC COLOR TO BE SELECTED BY L.A.
SEE PLANS FOR QUANTITY AND LOCATIONS
ANCHOR: SBSN128-BK, FREESTANDING STEEL BASE W/ WHEELS
AS MFG. BY TEXACRAFT, WWW.TEXACRAFT.COM,
P:800-327-1541
CONTRACTOR TO SUBMIT CUT SHEETS FOR REVIEW AND APPROVAL PRIOR TO PURCHASING

1 L-9 DETAIL: UMBRELLA NTS



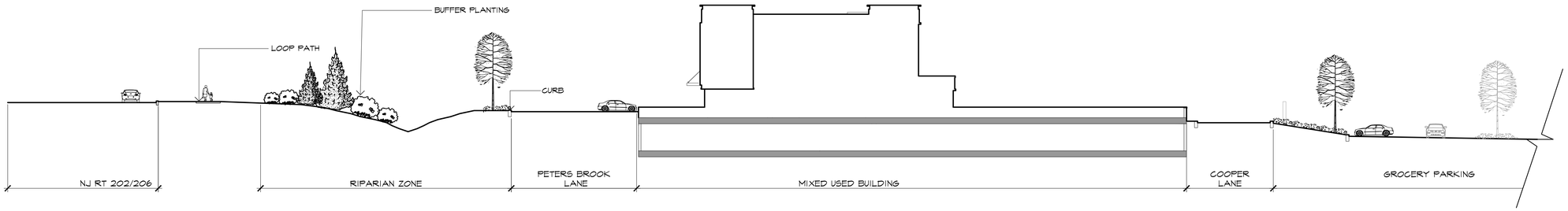
TRIO TABLE ENSEMBLE - SLATE
TEXTURE FRAME AND CUMARU SLATS
MODEL#: STTRO-725C
AS MFG. BY: FORMS + SURFACES
30 PINE STREET
PITTSBURGH, PA 15223
800-451-0410
CONTRACTOR TO SUBMIT CUT SHEETS FOR APPROVAL

2 L-9 DETAIL: PICNIC TABLE NTS

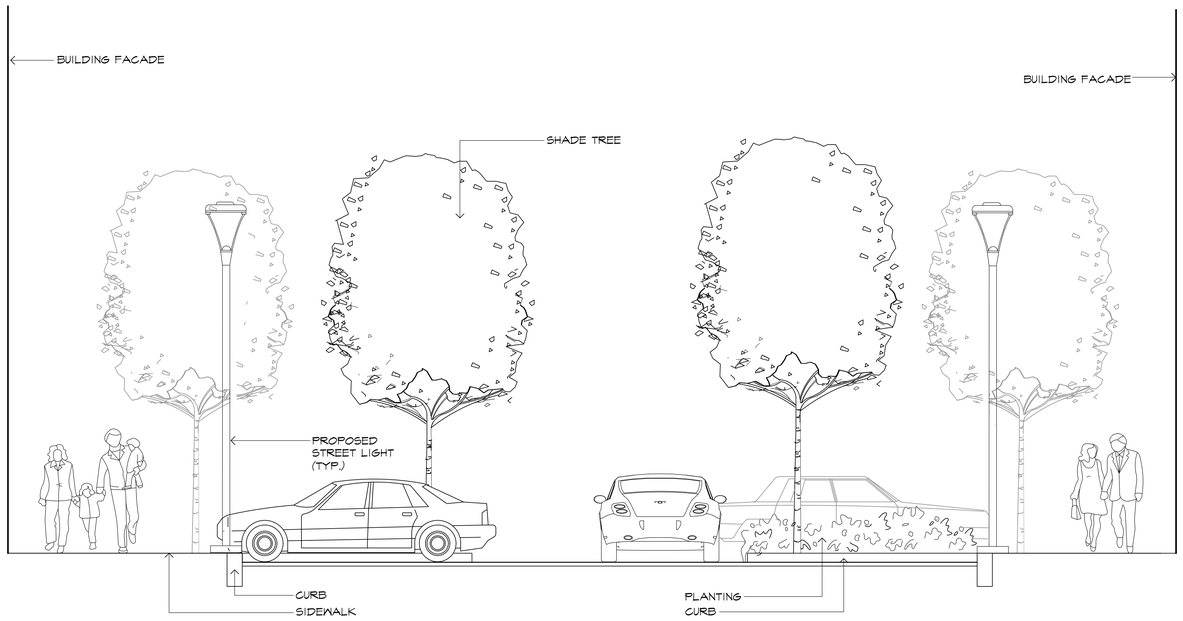


CONCRETE PLANTER
KORNEGAY SQUARE SERIES
SIZE:SS-21 AND SS-27
AS MFG. BY: KORNEGAY DESIGN
WWW.KORNEGAY.COM
602-252-6323
CONTRACTOR TO SUBMIT CUT SHEETS FOR APPROVAL

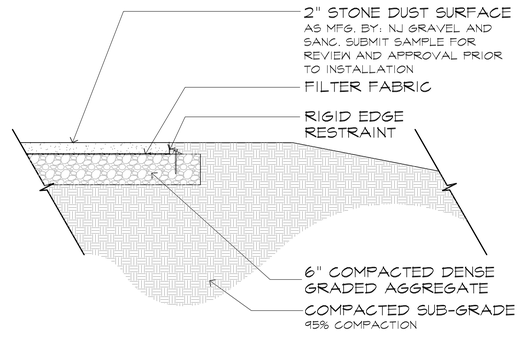
3 L-9 DETAIL: DECORATIVE PLANTER NTS



4 L-9 SECTION: PARKING LOT SCALE: 1/16"= 1'-0"



5 L-9 SECTION: BOULEVARD SCALE: 3/8"=1'-0"



6 L-9 SECTION: STONE DUST WALKING PATH 1"=1'-0"

REV. / ISSUE	DATE	DESCRIPTION
1.	11.1218	REV. PER BOARD COMMENTS
2	01-07-19	REVISED PER BOARD COMMENTS

CONSULTANT

ORIENTATION / KEY PLAN

MELILLO+BAUER
ASSOCIATES
Landscape Architecture

200 Union Avenue
Brielle, New Jersey 08730

T 732_528_0664
F 732_528_1077

THOMAS B. BAUER
NJ LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

CLIENT

PROJECT

SHEET TITLE
SITE DETAILS

JOB NO.17-108
DATE: 05/09/18
DRAWN:
CHECK:
SCALE: AS SHOWN

SHEET NO. 41 of 75

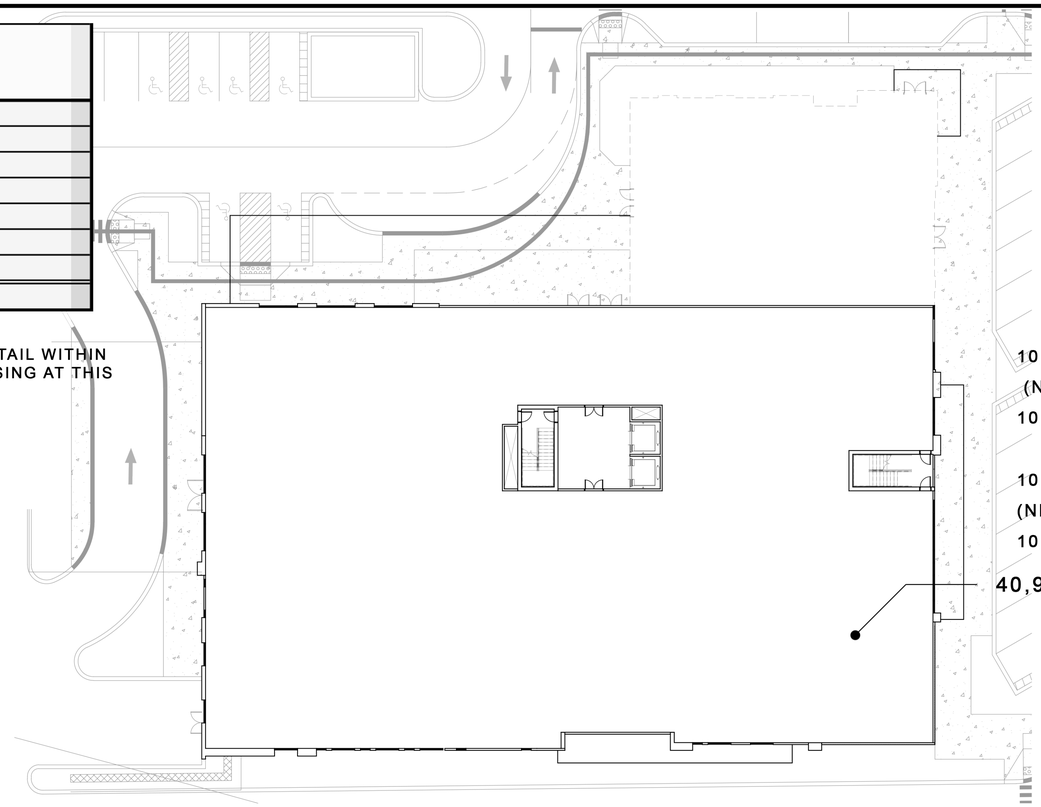
L-9

Building		Net Floor Area (SF)	# Room or Seat	Usage
1-1st Fl Retail		4,201	N/A	Retail
1-1st Fl Office		9,973	N/A	Office
1-1st Fl	WELLNESS COUNSELING OR SIMILAR	9,973	N/A	Office
1-2nd Fl Office		10,230	N/A	Office
1-2nd Fl	WELLNESS COUNSELING OR SIMILAR	10,230	N/A	Office
1-3rd Fl Office		10,230	N/A	Office
1-3rd Fl	WELLNESS COUNSELING OR SIMILAR	10,230	N/A	Office
1 - TOTAL		65,067		

*LOCATIONS OF RESTAURANT AND RETAIL WITHIN PARCEL BLOCK ARE SUBJECT TO LEASING AT THIS TIME.

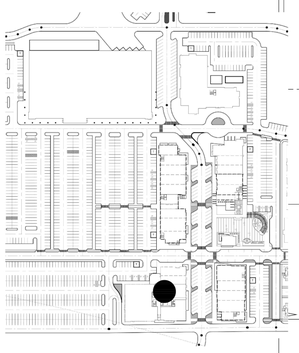
-EXTERNAL TRASH ENCLOSURES ARE LOCATED ON EACH BLOCK / RETAIL LOADING IS ANTICIPATED (TO BE LOW VOLUME) AT REAR OF STORES IN SHORT TERM PARKING SPOTS DURING NON-PEAK / EARLY MORNING DELIVERY TIMES

-SCREENING OF GROUND-MOUNTED AND ROOF MOUNTED UTILITIES MUST BE PROVIDED IF VISIBLE FROM GROUND LEVEL
-SCREENING SHOULD BE APPROVED BY TOWNSHIP PLANNER

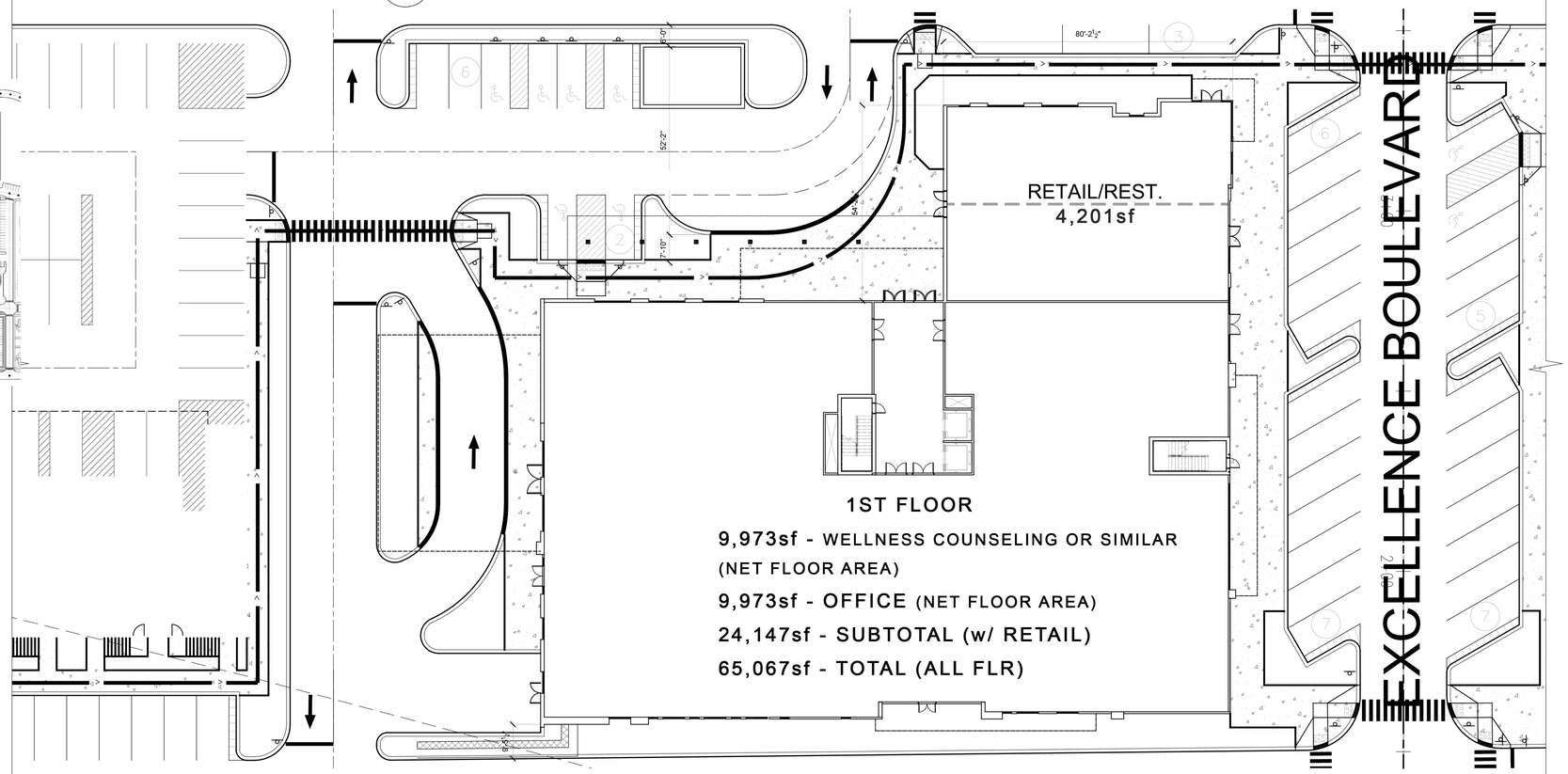


1 PARCEL 1 TYPICAL UPPER LEVEL (WELLNESS COUNSELING OR SIMILAR)
SCALE: 1/16"=1'-0"

2ND FLOOR
10,230sf - WELLNESS COUNSELING OR SIMILAR (NET FLOOR AREA)
10,230sf - OFFICE (NET FLOOR AREA)
3RD FLOOR
10,230sf - WELLNESS COUNSELING OR SIMILAR (NET FLOOR AREA)
10,230sf - OFFICE (NET FLOOR AREA)
40,920sf - SUBTOTAL (2ND FLR & 3RD FLR)
65,067sf - TOTAL (ALL FLR)



KEY PLAN



2 PARCEL 1 GROUND FLOOR (WELLNESS COUNSELING OR SIMILAR)
SCALE: 1/16"=1'-0"

FOR BUILDINGS ONLY - SEE CIVIL / LANDSCAPE PLAN FOR SITE DIMENSIONS & FEATURES

0 16' 32' 64'
SCALE: 1/16" = 1'-0"

REV. / ISSUE	DATE	DESCRIPTION

DISCLAIMER:
NOTE - BUILDING PLANS & ELEVATIONS ARE SUBMITTED AT A SCHEMATIC DESIGN LEVEL. THEY ARE INTENDED TO BE DEVELOPED FURTHER AND ARE NOT TO BE USED FOR CONSTRUCTION.

CONSULTANT

ORIENTATION / KEY PLAN

streetsense.
3 BETHESDA METRO, SUITE 140
BETHESDA, MARYLAND 20814
(P) 301.652.9020 (F) 301.652.9166

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CLIENT

PROJECT
NEW JERSEY CENTER OF EXCELLENCE
1041 N.J.S.H. ROUTE 202/206
PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE
PARCEL 1
WELLNESS COUNSELING OR SIMILAR
FLOOR PLANS

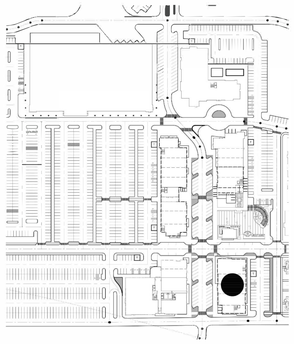
JOB NO.: 17-203
DATE: 1/7/2018
DRAWN:RYAN JANES
CHECK: BRANDON DIAMOND
SCALE: VARIES

SHEET NO.
A1-1.0

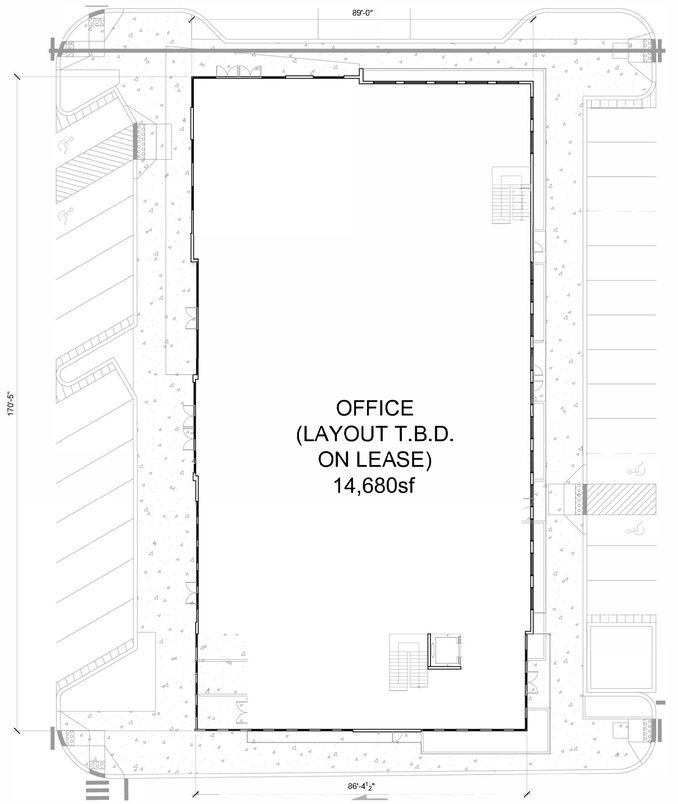
FILE NAME: J:\17-203\01 Drawings\Design - SDE\PDE 100ROAD\Sheets\A1-1.0_Parcel 1Wellness Center - Update XXX.dwg LAST EDIT: 01/09/2019 - 02:54:29 PM LOGIN: sshelsmith XREFS: Titleblock-PRMS - 2017-12-14_NJCOE - Retail Masterplan_2 - 034860930C_2009 (1) - 2018-12-20_NJCOE - Retail Masterplan_2 - 034860930C_2009 (1) - MBA - Arch - StreetSense - Base - MBA - Arch - TXT - Base - MBA - Eng - Base IMAGE: KEY PLAN.jpg - 2017-07-27_152108.jpg

Non-Residential Buidling Square Footage Data			
Building	Net Floor Area (SF)	**# Room or Seat**	**Usage**
2-1st Fl Retail	13,160	N/A	Retail
2-1st Fl Office	611	N/A	Office
2-2nd Fl Office	14,680	N/A	Office
2-Total	**28,451**		

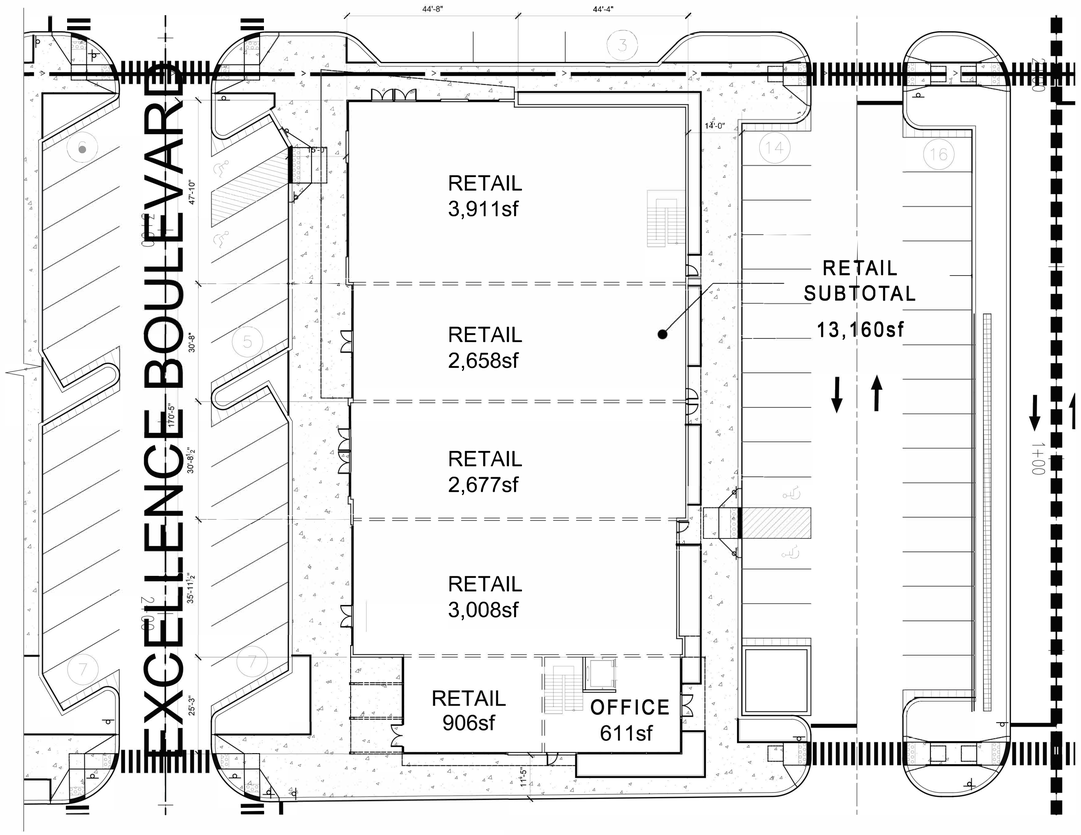
*LOCATIONS OF RESTAURANT AND RETAIL WITHIN PARCEL BLOCK ARE SUBJECT TO LEASING AT THIS TIME.



KEY PLAN



1 PARCEL 2 UPPER LEVEL (MIXED USE RETAIL)
SCALE: 1/16"=1'-0"



2 PARCEL 2 GROUND FLOOR (MIXED USE RETAIL)
SCALE: 1/16"=1'-0"

N

0 16' 32' 64'
SCALE: 1/16" = 1'-0"

-EXTERNAL TRASH ENCLOSURES ARE LOCATED ON EACH BLOCK / RETAIL LOADING IS ANTICIPATED (TO BE LOW VOLUME) AT REAR OF STORES IN SHORT TERM PARKING SPOTS DURING NON-PEAK / EARLY MORNING DELIVERY TIMES

-SCREENING OF GROUND-MOUNTED AND ROOF MOUNTED UTILITIES MUST BE PROVIDED IF VISIBLE FROM GROUND LEVEL
-SCREENING SHOULD BE APPROVED BY TOWNSHIP PLANNER

FOR BUILDINGS ONLY - SEE CIVIL / LANDSCAPE PLAN FOR SITE DIMENSIONS & FEATURES

REV. / ISSUE	DATE	DESCRIPTION

DISCLAIMER:
NOTE - BUILDING PLANS & ELEVATIONS ARE SUBMITTED AT A SCHEMATIC DESIGN LEVEL. THEY ARE INTENDED TO BE DEVELOPED FURTHER AND ARE NOT TO BE USED FOR CONSTRUCTION.

CONSULTANT

ORIENTATION / KEY PLAN

streetsense.
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(P) 301.652.9020 (F) 301.652.9166

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PROJECT
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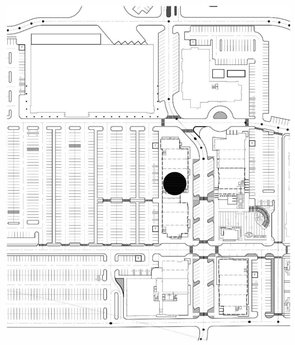
1041 N.J.S.H. ROUTE 202/206
PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE
PARCEL 2
MIXED USE RETAIL
FLOOR PLANS

JOB NO.: 17-203
DATE: 1/7/2018
DRAWN: RYAN JANES
CHECK: BRANDON DIAMOND
SCALE: VARIES

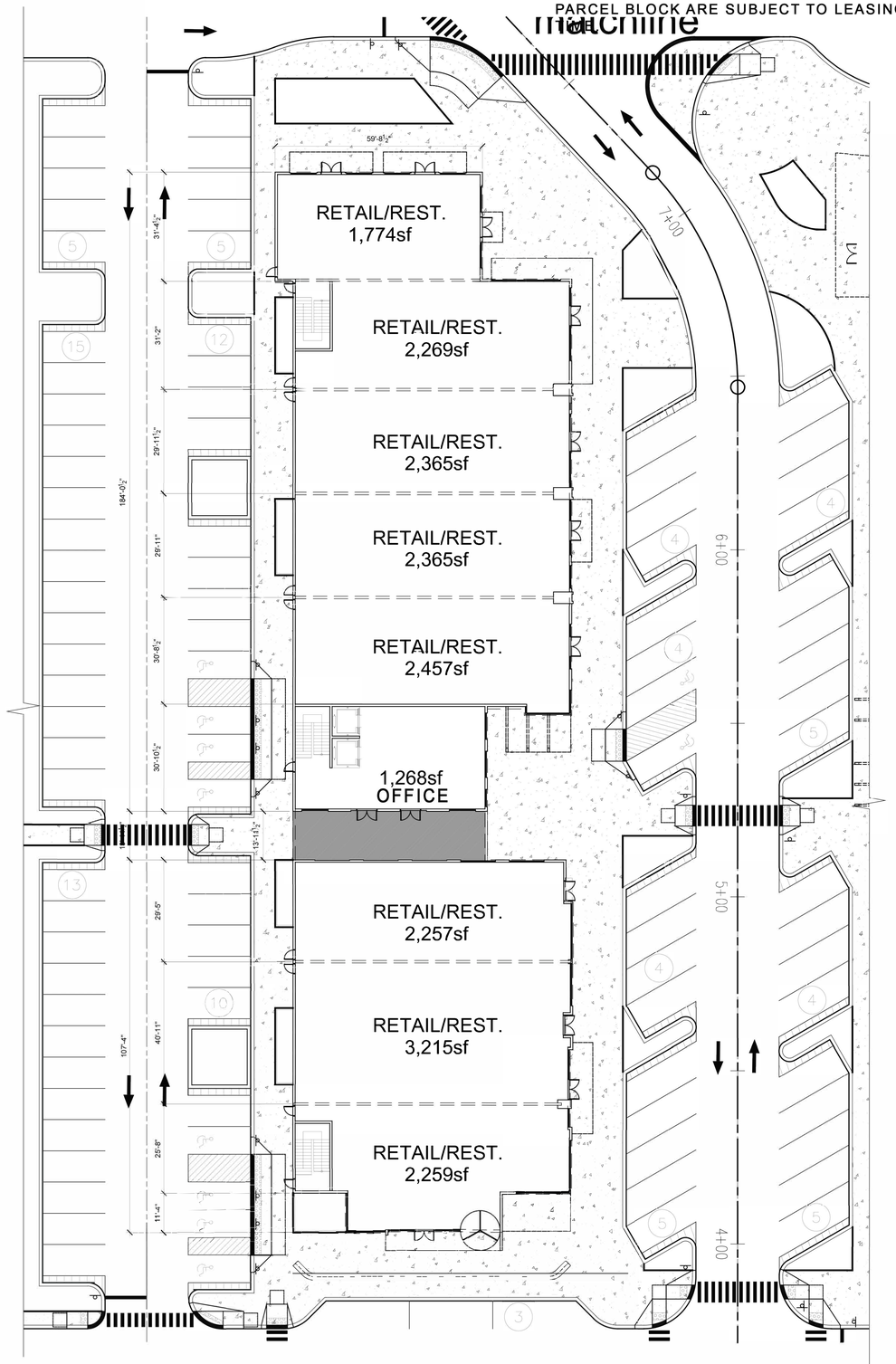
SHEET NO. 42 OF 88

A1-2.0



KEY PLAN

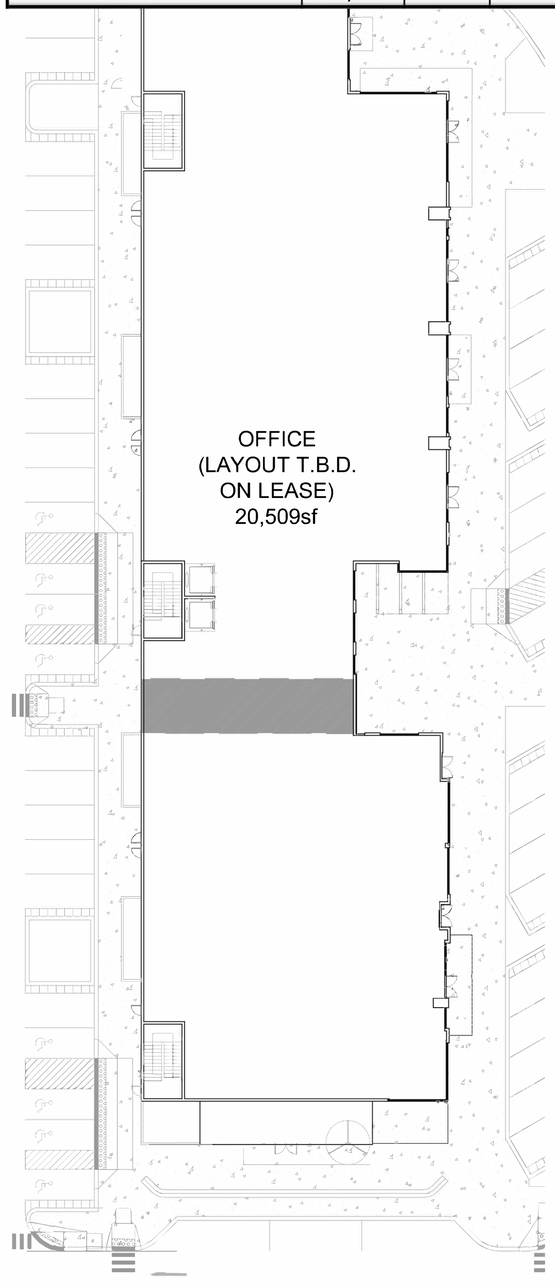
*LOCATIONS OF RESTAURANT AND RETAIL WITHIN PARCEL BLOCK ARE SUBJECT TO LEASING AT THIS TIME



1 PARCEL 3 GROUD FLOOR (MIXED USE RETAIL)
SCALE: 1/16"=1'-0"

Non-Residential Buidling Square Footage Data

Building	Net Floor Area (SF)	# Room or Seat	Usage
3-1st Fl Restaurant	8,667	261	Restaurant
3-1st Fl Retail	10,294	N/A	Retail
3-1st Fl Office	1,268	N/A	Office
3-2nd Fl Office	20,509	N/A	Office
3 - TOTAL	**40,738**		



2 PARCEL 3 UPPER LEVEL (MIXED USE RETAIL)
SCALE: 1/16"=1'-0"

-EXTERNAL TRASH ENCLOSURES ARE LOCATED ON EACH BLOCK / RETAIL LOADING IS ANTICIPATED (TO BE LOW VOLUME) AT REAR OF STORES IN SHORT TERM PARKING SPOTS DURING NON-PEAK / EARLY MORNING DELIVERY TIMES

-SCREENING OF GROUND-MOUNTED AND ROOF MOUNTED UTILITIES MUST BE PROVIDED IF VISIBLE FROM GROUND LEVEL
-SCREENING SHOULD BE APPROVED BY TOWNSHIP PLANNER

FOR BUILDINGS ONLY - SEE CIVIL / LANDSCAPE PLAN FOR SITE DIMENSIONS & FEATURES

N

0 16' 32' 64'
SCALE: 1/16" = 1'-0"

REV. / ISSUE	DATE	DESCRIPTION

DISCLAIMER:
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CENTER OF EXCELLENCE

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PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

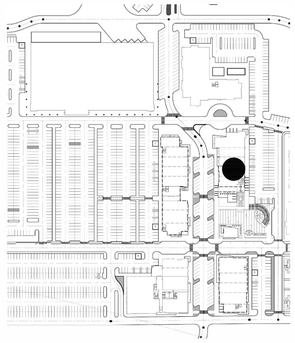
PARCEL 3
MIXED USE RETAIL
FLOOR PLANS

JOB NO.: 17-203
DATE: 1/7/2018
DRAWN: RYAN JANES
CHECK: BRANDON DIAMOND
SCALE: VARIES

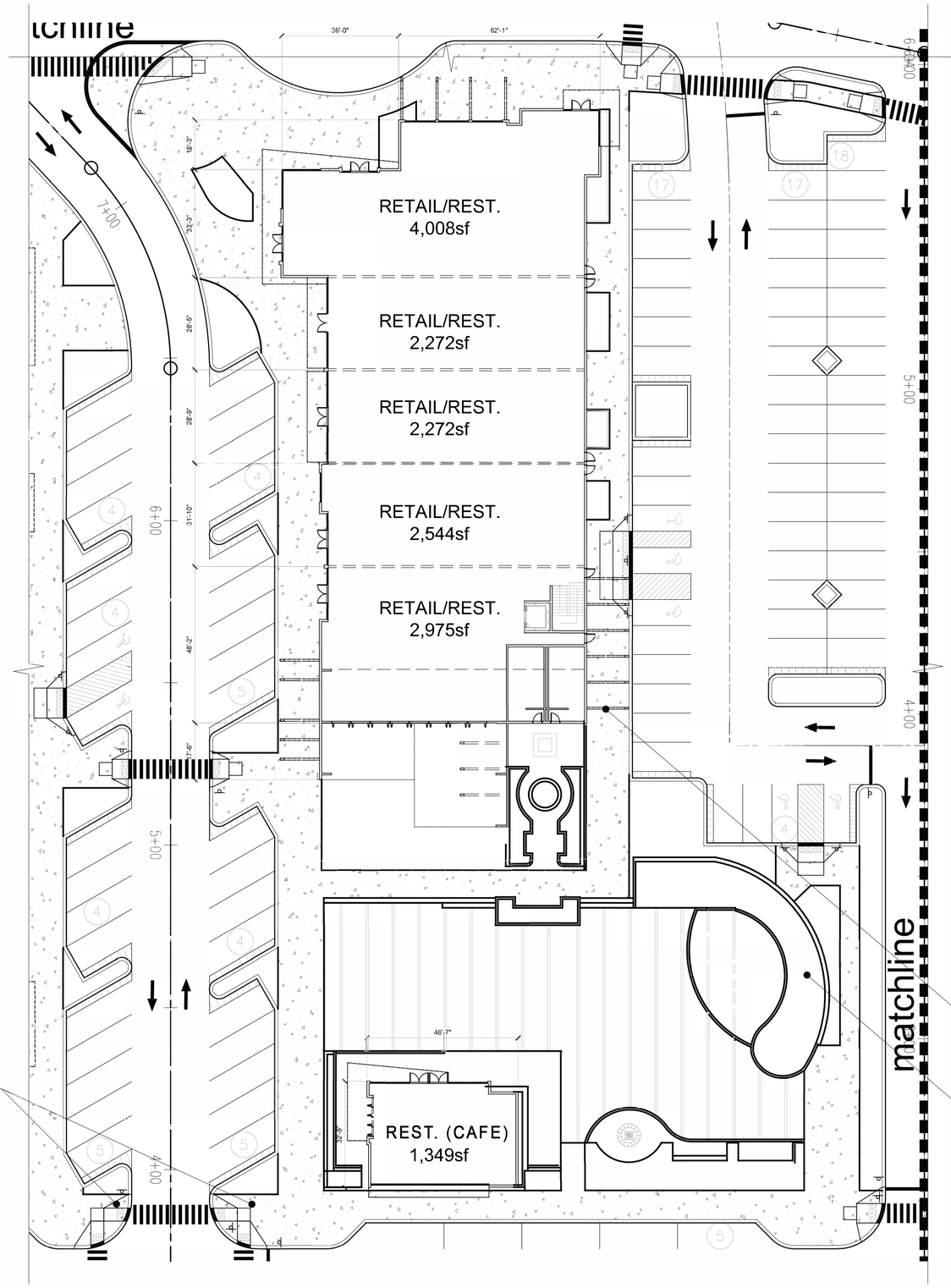
SHEET NO. 43 OF 88

A1-3.0

FILE NAME: a 17-203 p1 Schematic Design = 22E,72E, 103E\CAD\Sheets\A1-3.0_P1-Parcel3-Retail.dwg LAST EDIT: 01/08/2018 - 02:56:01 PM LOGIN: schulute@ KRTS: Titleblock-P3&5 : 2018-12-20_AJOE-Retail Masterplan_5 : 004880039C_(E00) (1) : 004880039C_(E00).DWG



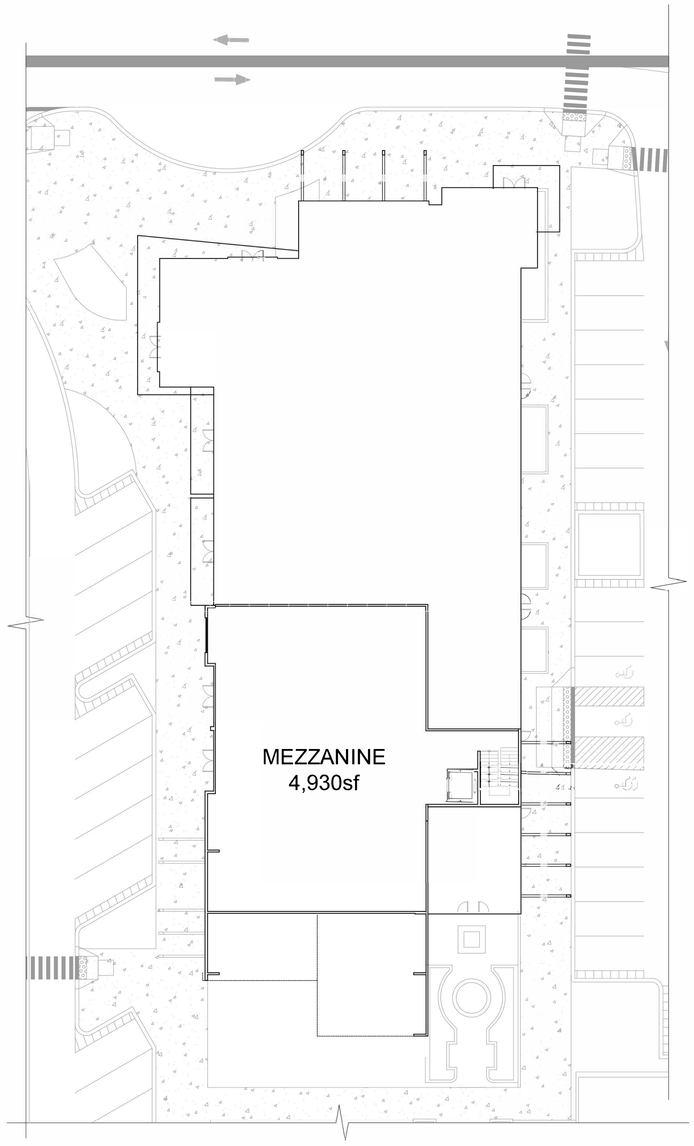
KEY PLAN



H/C ACCESSIBILITY
REFER TO CIVIL

1 PARCEL 4 GROUD FLOOR (TOWN GREEN RETAIL)
SCALE: 1/16"=1'-0"

*LOCATIONS OF RESTAURANT AND RETAIL WITHIN PARCEL BLOCK ARE SUBJECT TO LEASING AT THIS TIME.



2 PARCEL 4 MEZZANINE LEVEL (TOWN GREEN RETAIL)
SCALE: 1/16"=1'-0"

TRELLIS - NEED TO COORDINATE WITH LANDSCAPE / CIVIL

TRELLIS - DETAILS TO BE PROVIDED BY STREETSENSE AT TIME OF CONSTRUCTION

Non-Residential Buidling Square Footage Data

Building	Net Floor Area (SF)	# Room or Seat	Usage
4-1st Fl Retail	8,552	N/A	Retail
4-1st Fl Restaurant	8,105	244	Restaurant
4-2nd Fl Retail (Mezzanine)	4,930	N/A	Retail
4-Restaurant (Café)	1,349	41	Restaurant
4 - TOTAL	**22,936**		

0 16' 32' 64'
SCALE: 1/16" = 1'-0"

-SCREENING OF GROUND-MOUNTED AND ROOF MOUNTED UTILITIES MUST BE PROVIDED IF VISIBLE FROM GROUND LEVEL
-SCREENING SHOULD BE APPROVED BY TOWNSHIP PLANNER

FOR BUILDINGS ONLY - SEE CIVIL / LANDSCAPE PLAN FOR SITE DIMENSIONS & FEATURES

REV. / ISSUE	DATE	DESCRIPTION

DISCLAIMER:
NOTE - BUILDING PLANS & ELEVATIONS ARE SUBMITTED AT A SCHEMATIC DESIGN LEVEL. THEY ARE INTENDED TO BE DEVELOPED FURTHER AND ARE NOT TO BE USED FOR CONSTRUCTION

CONSULTANT

ORIENTATION / KEY PLAN

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NEW JERSEY
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PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE
PARCEL 4
TOWN GREEN RETAIL
FLOOR PLANS

JOB NO.: 17-203
DATE: 1/7/2018
DRAWN: RYAN JANES
CHECK: BRANDON DIAMOND
SCALE: VARIES

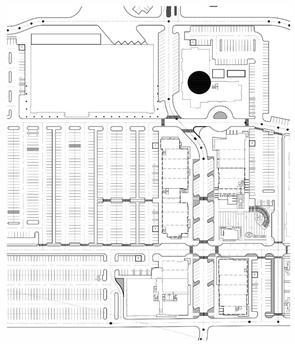
SHEET NO. 44 OF 88

A1-4.0

FILE NAME: J:\17-203\01 Schematic Design - DGN\DS_CDR\CAD\Sheets\A1-4.0_Pr-Parcel4-Town Green Retail.dwg LAST EDIT: 01/08/2018 - 02:55:37 PM USER: schulmanb PREFS: Tracbuck-PCMS - 2017-7+11_UBA-Base-Complete04a - 2018-12-20_MJOE-Retail Masterplan_a - 0048800306C_(E)00 (1) - 0048800306C_(E)00 (2)

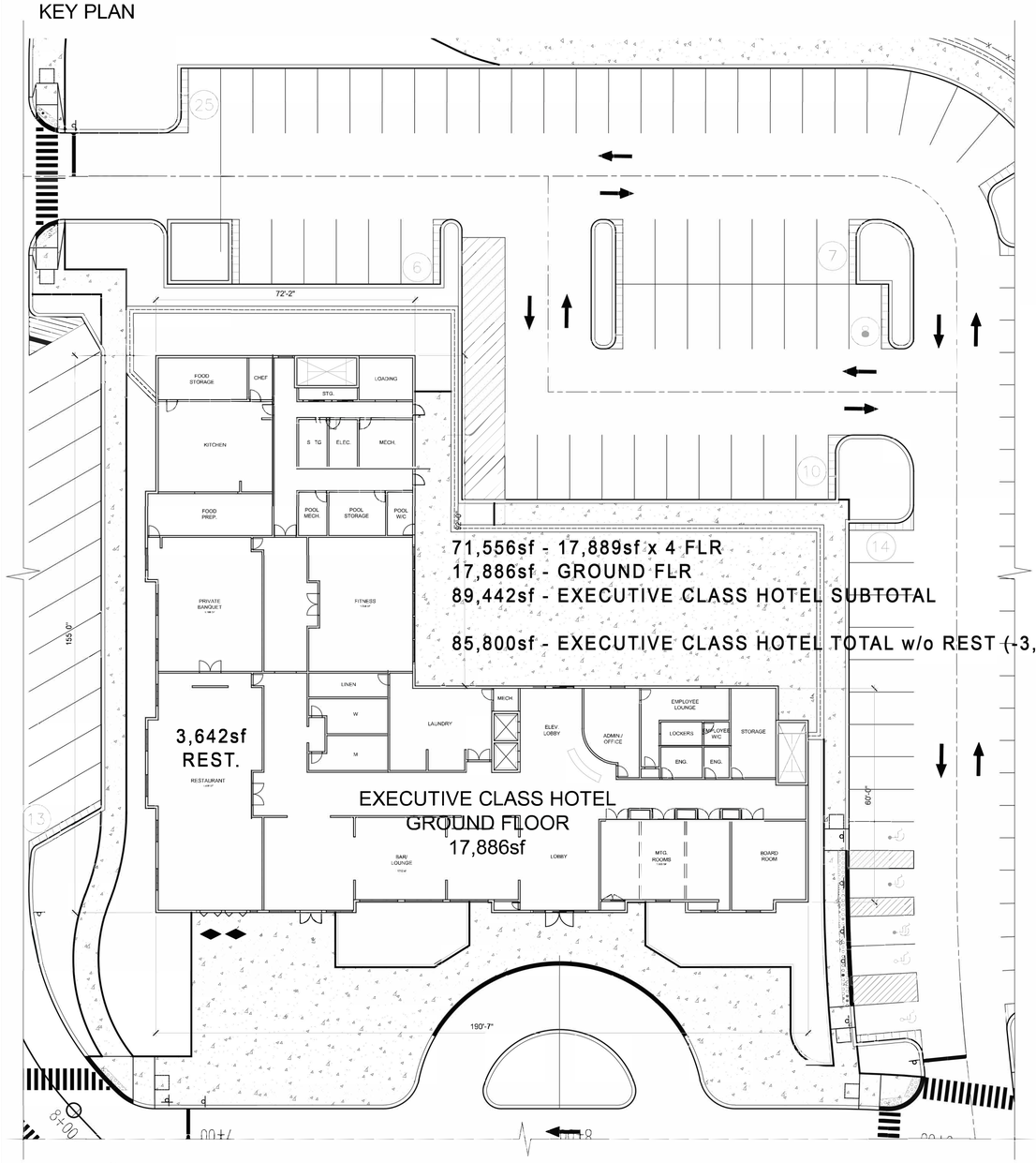
-SCREENING OF GROUND-MOUNTED AND ROOF MOUNTED UTILITIES MUST BE PROVIDED IF VISIBLE FROM GROUND LEVEL
-SCREENING SHOULD BE APPROVED BY TOWNSHIP PLANNER

Non-Residential Buidling Square Footage Data			
Building	**Net Floor Area (SF)** G.L.A. (SF)	**# Room or Seat**	**Usage**
5-Restaurant	3,642	110	Restaurant
5- Executive Class Hotel	N/A	124	85,800 SF Hotel
5 - TOTAL	**3,642**		

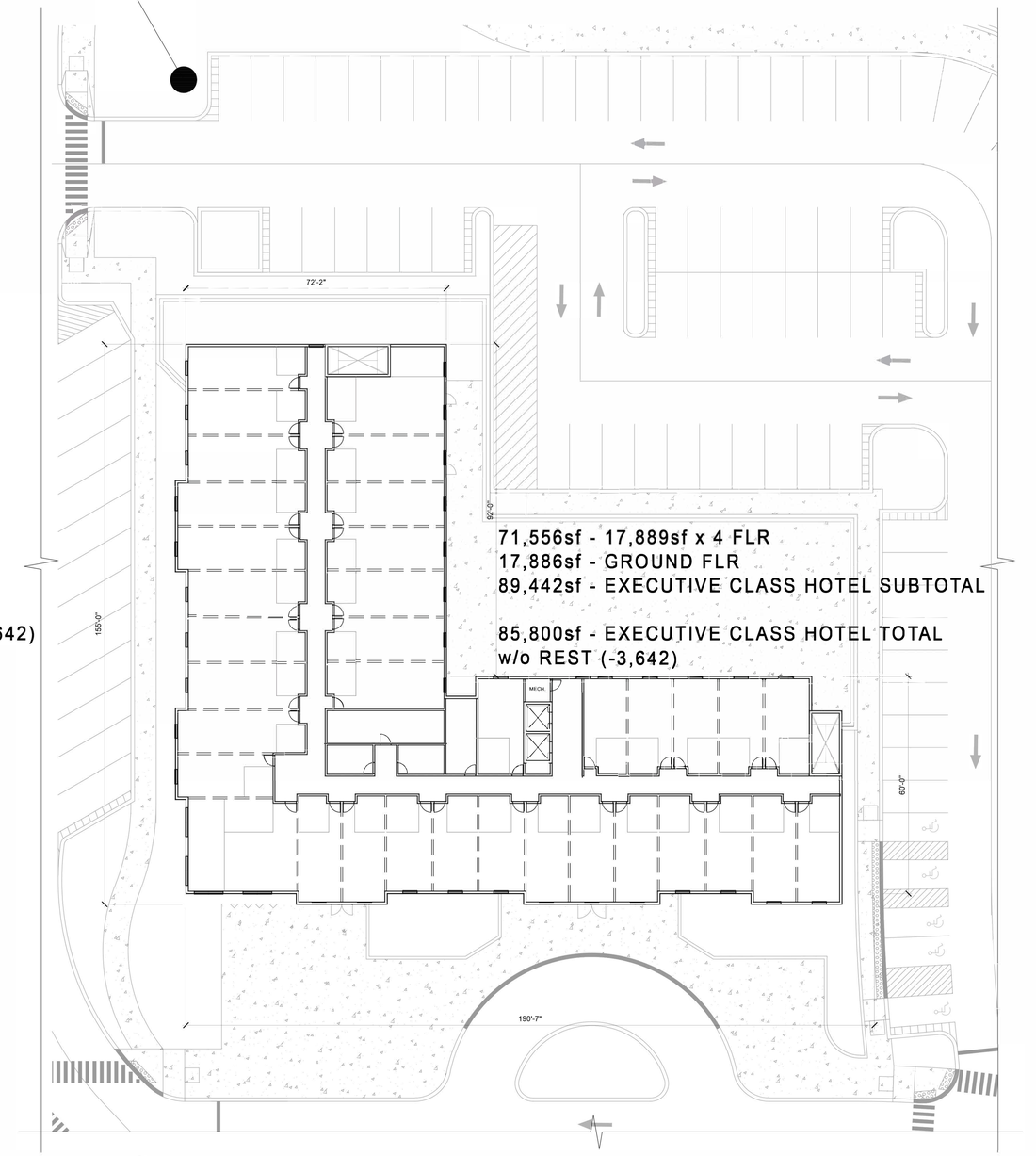


KEY PLAN

REFER TO GROUND FLOOR PLAN FOR UPDATED SITE CONTEXT



1 PARCEL 5 GROUD FLOOR (EXECUTIVE CLASS HOTEL)
SCALE: 1/16"=1'-0"



2 PARCEL 5 TYPICAL UPPER LEVEL (EXECUTIVE CLASS HOTEL)
SCALE: 1/16"=1'-0" 31 keys per level (4 LEVELS)

LOADING AREA FOR HOTEL TO BE DETERMINED WHEN THE HOTEL OPERATOR FINALIZES HOTEL DESIGN
FOR BUILDINGS ONLY - SEE CIVIL / LANDSCAPE PLAN FOR SITE DIMENSIONS & FEATURES

0 16' 32' 64'
SCALE: 1/16" = 1'-0"

REV. / ISSUE	DATE	DESCRIPTION

DISCLAIMER:
NOTE - BUILDING PLANS & ELEVATIONS ARE SUBMITTED AT A SCHEMATIC DESIGN LEVEL. THEY ARE INTENDED TO BE DEVELOPED FURTHER AND ARE NOT TO BE USED FOR CONSTRUCTION.

CONSULTANT

ORIENTATION / KEY PLAN

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PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE
PARCEL 5
EXECUTIVE CLASS HOTEL
FLOOR PLANS

JOB NO.: 17-203
DATE: 1/7/2018
DRAWN: RYAN JANES
CHECK: BRANDON DIAMOND
SCALE: VARIES

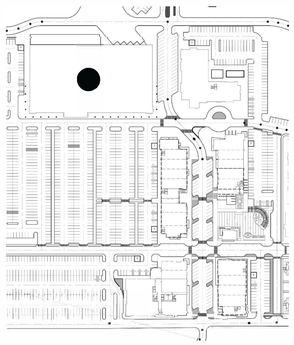
SHEET NO. 45 OF 88

A1-5.0

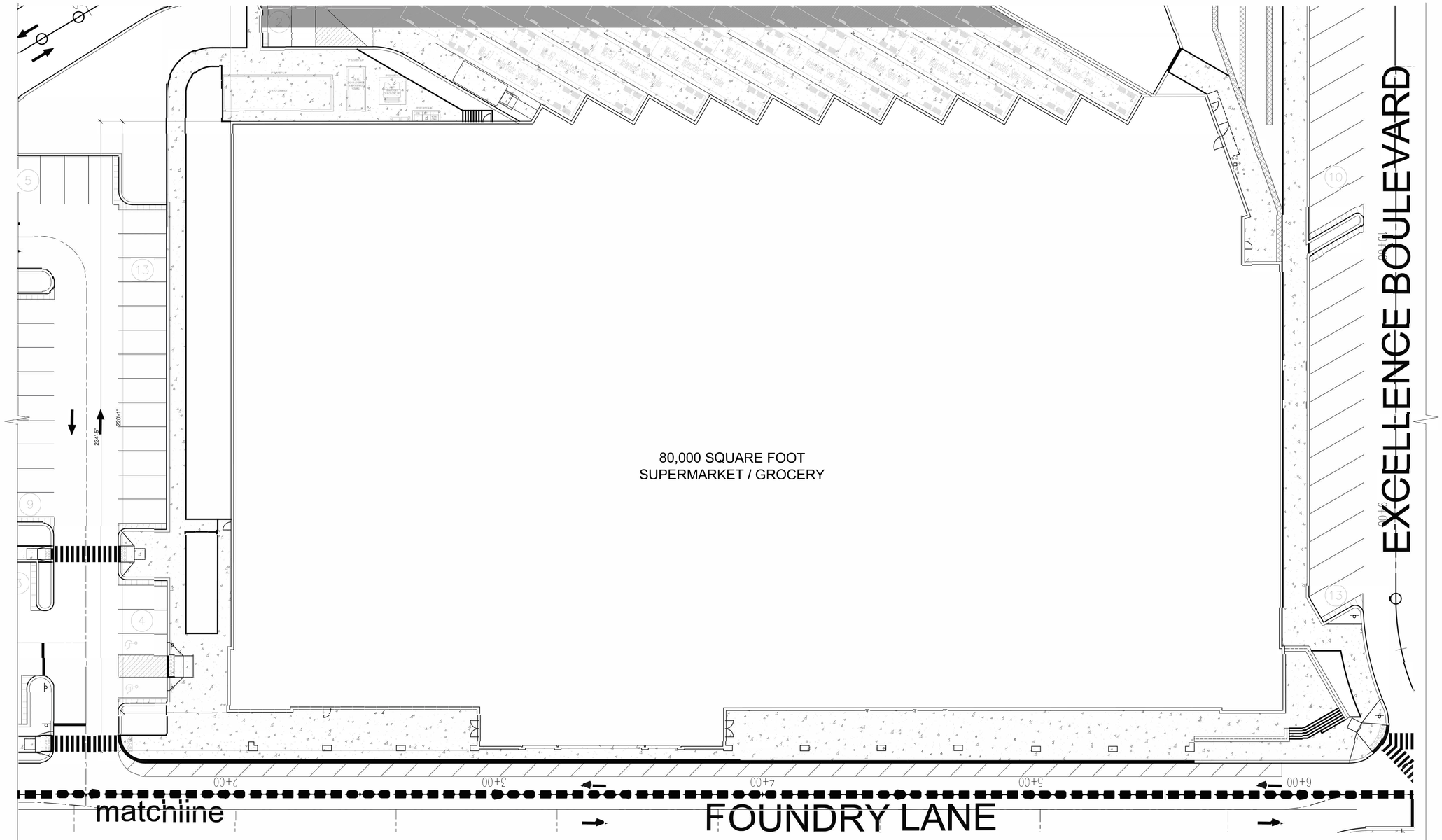
FILE NAME: J:\17\-203\31 Schematic Design - SD\CTDE 1\DRS\CAD\Sheets\A1-5.0_PI-Parcel5-Hotel.dwg LAST EDIT: 01/08/2018 - 02:55:53 PM LOGIN: ashabanah WRPS: Thetlock-PP3451 - 2017-12-14_NJCOE-Retail Masterplan_5 - 004850336C_8500 (DEV - MBA-Arch-StreetSense-Base - MBA-Arch-TNT-Base - MBA-Eng-Base IMAGE: KEY PLAN.jpg ; 20171207_152108.jpg ; Base-Complete09a - 004850336C_8500 (1) ; 2018-12-20_NJCOE-Retail Masterplan_5 ; 2017-12-14_NJCOE-Retail Masterplan_5 ; 2017-11_MBA-Base-Complete09a ; 004850336C_8500 (1) ; 2018-12-20_NJCOE-Retail Masterplan_5 ; 2017-12-14_NJCOE-Retail Masterplan_5 ; 2017-11_MBA-Base-Complete09a

-SCREENING OF GROUND-MOUNTED AND ROOF MOUNTED UTILITIES MUST BE PROVIDED IF VISIBLE FROM GROUND LEVEL
-SCREENING SHOULD BE APPROVED BY TOWNSHIP PLANNER

Non-Residential Buidling Square Footage Data			
Building	Net Floor Area (SF)	**# Room or Seat**	**Usage**
6-Grocery	80,000	N/A	Grocery
6 - TOTAL	**80,000**		



KEY PLAN



1 PARCEL 6 GROUD FLOOR (GROCERY)
SCALE: 1/16"=1'-0"

N

0 16' 32' 64'
SCALE: 1/16" = 1'-0"

FOR BUILDINGS ONLY - SEE CIVIL / LANDSCAPE PLAN FOR SITE DIMENSIONS & FEATURES

REV. / ISSUE	DATE	DESCRIPTION

DISCLAIMER:
NOTE - BUILDING PLANS & ELEVATIONS ARE SUBMITTED AT A SCHEMATIC DESIGN LEVEL, THEY ARE INTENDED TO BE DEVELOPED FURTHER AND ARE NOT TO BE USED FOR CONSTRUCTION.

CONSULTANT

ORIENTATION / KEY PLAN

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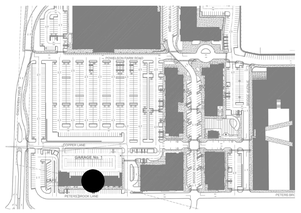
PROJECT
NEW JERSEY
CENTER OF EXCELLENCE
1041 N.J.S.H. ROUTE 202/206
PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE
PARCEL 6
GROCERY
FLOOR PLANS

JOB NO. : 17-203
DATE: 1/7/2018
DRAWN: RYAN JANES
CHECK: BRANDON DIAMOND
SCALE: VARIES

SHEET NO. 43 OF 88

A1-6.0



KEY PLAN

UNIT#	AREA (sf)	BEDS	BATHS	COAH
UNIT#1	1,679	3	2.5	MR
UNIT#2	1,604	3	2.5	MR
UNIT#3	1,665	3	2.5	MR
UNIT#4	1,665	3	2.5	MR
UNIT#5	1,665	3	2.5	MR
UNIT#6	1,665	3	2.5	MR
UNIT#7	1,665	3	2.5	MR
UNIT#8	1,665	3	2.5	MR
UNIT#9	1,488	3	2.5	MR
UNIT#10	634	1	1	VL
UNIT#11	988	2	2	VL
UNIT#12	991	2	2	L
UNIT#13	1,018	2	2	L
UNIT#14	640	1	1	L
UNIT#15	631	1	1	L
UNIT#16	631	1	1	MO
UNIT#17	962	2	2	VL
UNIT#18	634	1	1	MO
UNIT#19	710	1	1	MO
UNIT#20	964	2	2	MO
UNIT#21	961	2	2	L
UNIT#22	634	1	1	MO
UNIT#23	964	2	2	MO
UNIT#24	964	2	2	MO
UNIT#25	638	1	1	L
UNIT#26	964	2	2	MO

RESIDENTIAL UNITS TABLE

MR = Market Rate
MO = COAH (Mod.)
L = COAH (Low)
VL = COAH (Very Low)

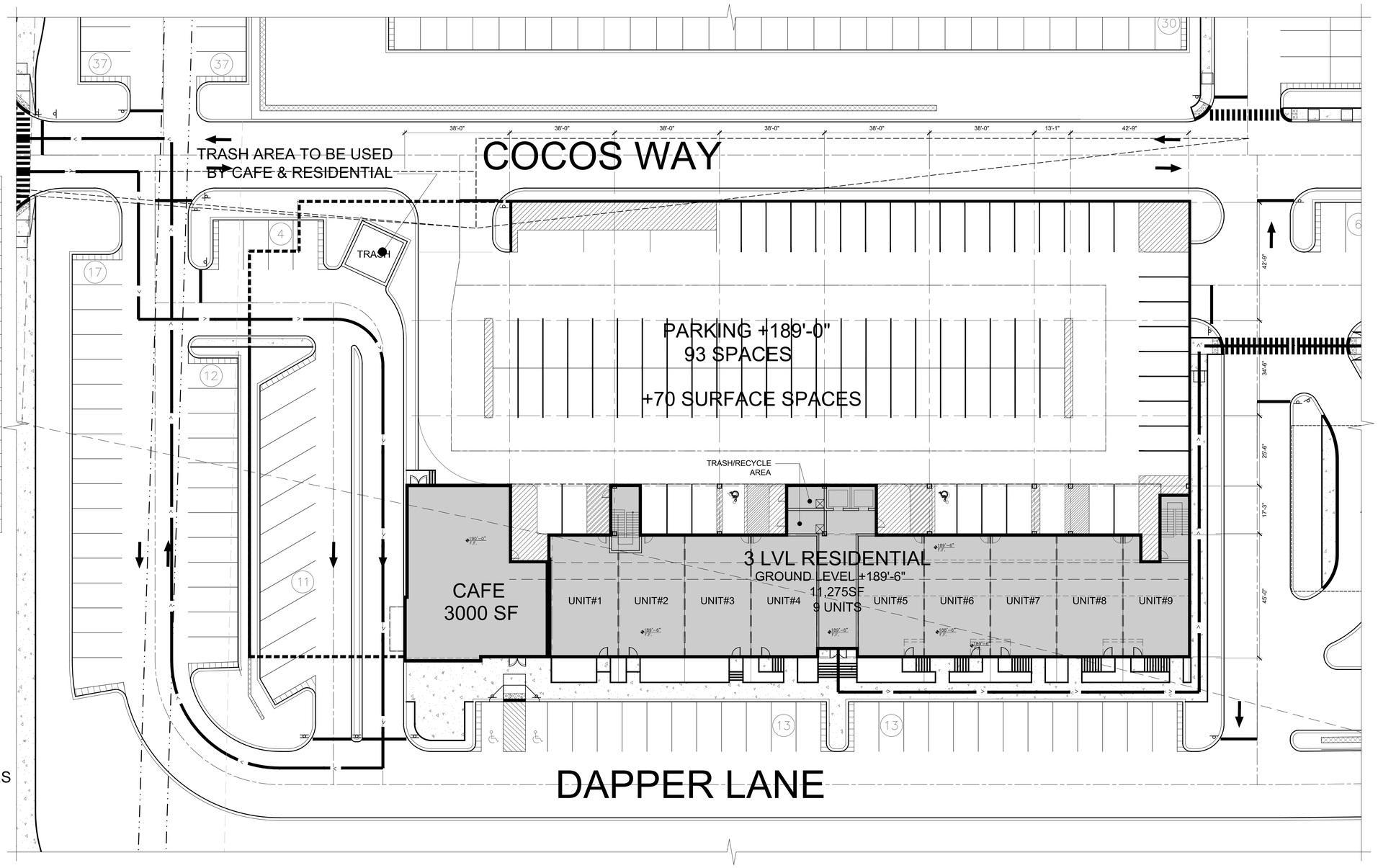
RESIDENTIAL BUILDING
GROUND FLOOR - 11,385SF
9 MARKET RATE TOWNHOMES
3,000SF RETAIL SPACE

SECOND FLOOR - 13,951SF
COAH - 5 UNITS (4 2B, 1 1B)

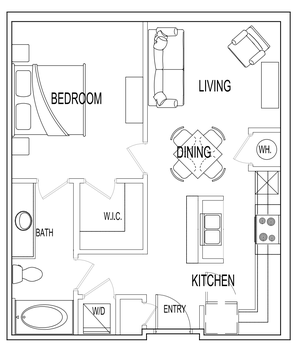
THIRD FLOOR - 13,149SF
COAH - 12 UNITS (5 2B, 7 1B)

TOTALS
41,485 SF
17 COAH UNITS
9 MARKET RATE TOWNHOMES
9 2B, 8 1B (60/40)

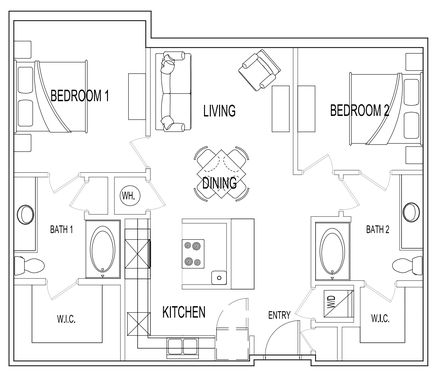
PARKING PROVIDED
232 STRUCTURED SPACES
70 SURFACE SPACES
302 SPACES TOTAL



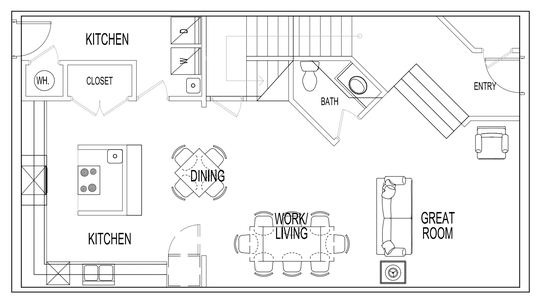
1 PARCEL 7 GROUD FLOOR (BLOCK RESIDENTIAL BUILDING)
SCALE: 1/16"=1'-0"



1 PARCEL 11-TYPICAL 1 BEDROOM
SCALE: 3/16"=1'-0"



2 PARCEL 11-TYPICAL 2 BEDROOM
SCALE: 3/16"=1'-0"



3 PARCEL 11-TYPICAL 1 TOWNHOME GROUND FLOOR
SCALE: 3/16"=1'-0"

-ALL RESIDENTIAL UNITS ARE RENTAL UNITS
-AFFORDABLE UNITS ARE TO HAVE THE SAME UTILITIES AS THE MARKET UNITS
-SCREENING SHOULD BE APPROVED BY TOWNSHIP PLANNER
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REV. / ISSUE	DATE	DESCRIPTION

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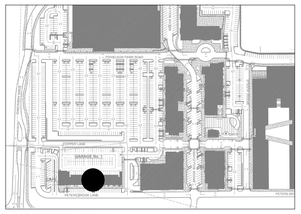
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE
PARCEL 11
RESIDENTIAL BLOCK
FLOOR PLANS

JOB NO.: 17-203
DATE: 1/7/2018
DRAWN:RYAN JANES
CHECK: BRANDON DIAMOND
SCALE: VARIES

SHEET NO.
A1-7.0

PLT NAME: J:\17-203\01 Elements Design - SDE,TDE, 1008\CAD\Sheets\A1-7.0_P7-Parcel11-Residential Block.dwg LAST EDIT: 01/09/2019 - 02:31:32 PM LOGIN: shdiamond RBFS: Thelock-P5842 - 2018-12-11 NJCE Residential Block Study - 004850092_2859 (1) MVCE Key Plan.dgn



KEY PLAN

UNIT#	AREA (sf)	BEDS	BATHS	COAH
UNIT#1	1,679	3	2.5	MR
UNIT#2	1,604	3	2.5	MR
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UNIT#6	1,665	3	2.5	MR
UNIT#7	1,665	3	2.5	MR
UNIT#8	1,665	3	2.5	MR
UNIT#9	1,488	3	2.5	MR
UNIT#10	634	1	1	VL
UNIT#11	988	2	2	VL
UNIT#12	991	2	2	L
UNIT#13	1,018	2	2	L
UNIT#14	640	1	1	L
UNIT#15	631	1	1	L
UNIT#16	631	1	1	MO
UNIT#17	962	2	2	VL
UNIT#18	634	1	1	MO
UNIT#19	710	1	1	MO
UNIT#20	964	2	2	MO
UNIT#21	961	2	2	L
UNIT#22	634	1	1	MO
UNIT#23	964	2	2	MO
UNIT#24	964	2	2	MO
UNIT#25	638	1	1	L
UNIT#26	964	2	2	MO

RESIDENTIAL UNITS TABLE

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RESIDENTIAL BUILDING

GROUND FLOOR - 11,385SF
9 MARKET RATE TOWNHOMES
3,000SF RETAIL SPACE

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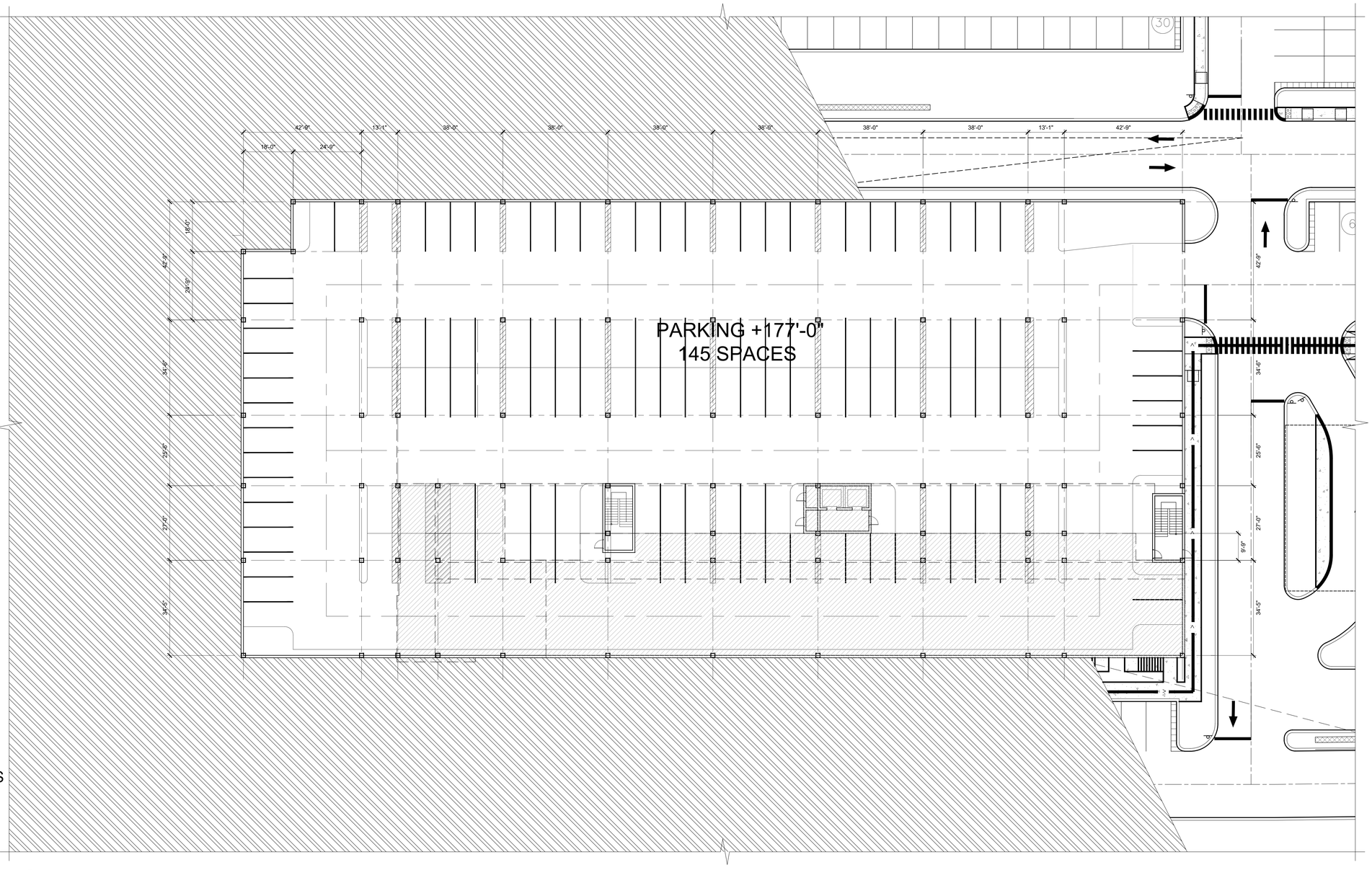
THIRD FLOOR - 13,149SF
COAH - 12 UNITS (5 2B, 7 1B)

TOTALS

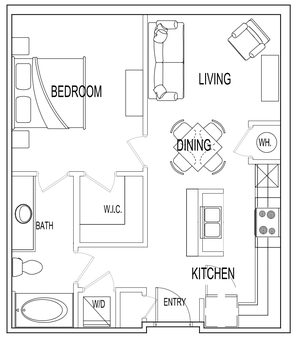
41,485 SF
17 COAH UNITS
9 MARKET RATE TOWNHOMES
9 2B, 8 1B (60/40)

PARKING PROVIDED

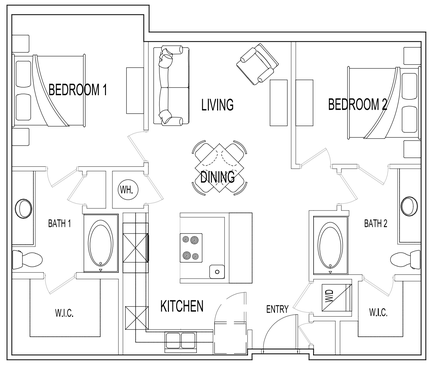
232 STRUCTURED SPACES
70 SURFACE SPACES
302 SPACES TOTAL



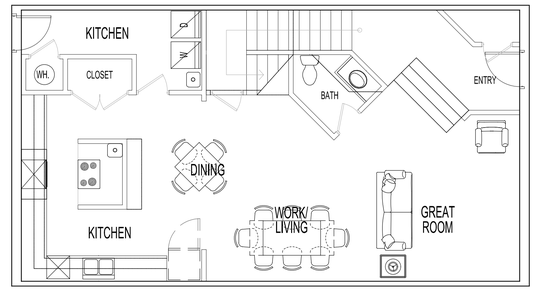
1 PARCEL 11 LOWER PARKING LEVEL (BLOCK RESIDENTIAL BUILDING)
SCALE: 1/16"=1'-0"



1 PARCEL 11-TYPICAL 1 BEDROOM
SCALE: 3/16"=1'-0"



2 PARCEL 11-TYPICAL 2 BEDROOM
SCALE: 3/16"=1'-0"



3 PARCEL 11-TYPICAL 1 TOWNHOME GROUND FLOOR
SCALE: 3/16"=1'-0"

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SHEET TITLE

PARCEL 11
RESIDENTIAL BLOCK
FLOOR PLANS

JOB NO.: 17-203
DATE: 1/7/2018
DRAWN:RYAN JANES
CHECK: BRANDON DIAMOND
SCALE: VARIES

SHEET NO.

A1-7.1

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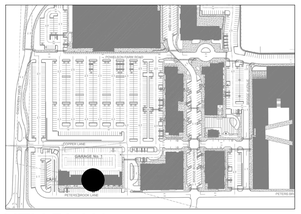

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UNIT#7	1,665	3	2.5	MR
UNIT#8	1,665	3	2.5	MR
UNIT#9	1,488	3	2.5	MR
UNIT#10	634	1	1	VL
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UNIT#12	991	2	2	L
UNIT#13	1,018	2	2	L
UNIT#14	640	1	1	L
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UNIT#18	634	1	1	MO
UNIT#19	710	1	1	MO
UNIT#20	964	2	2	MO
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UNIT#22	634	1	1	MO
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9 MARKET RATE TOWNHOMES
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PARKING PROVIDED

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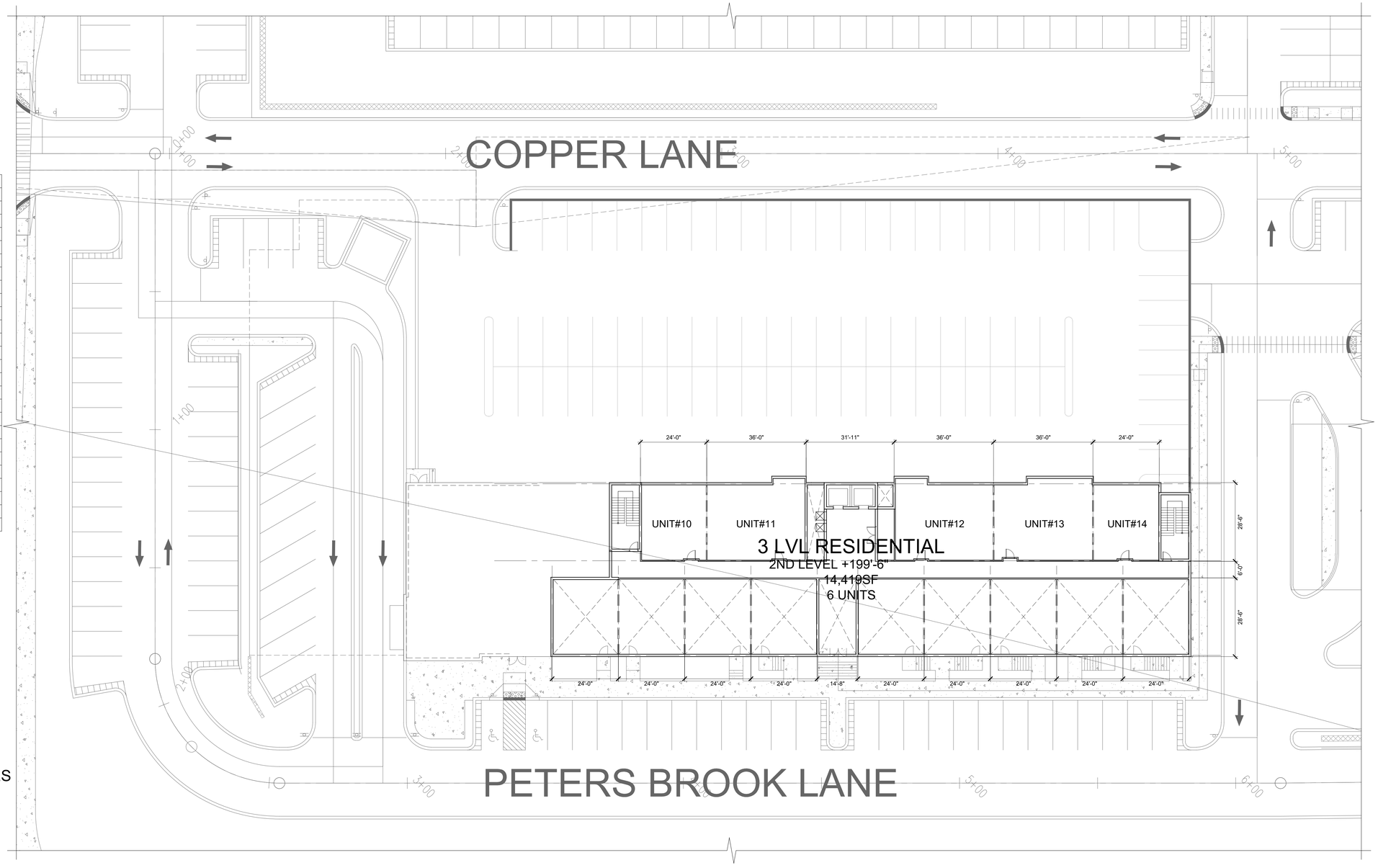
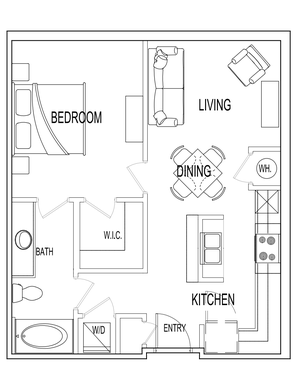
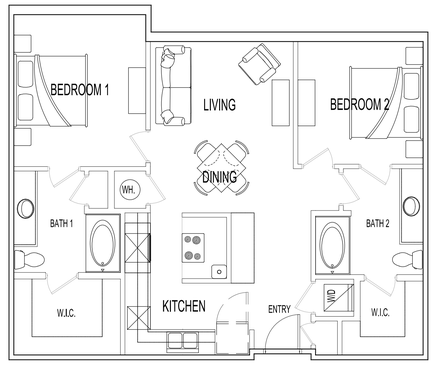


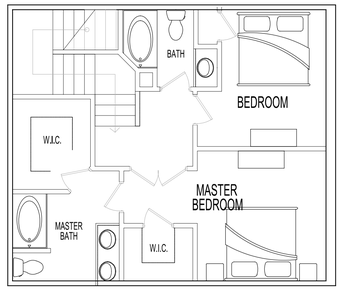
1 PARCEL 11 2nd LEVEL (BLOCK RESIDENTIAL BUILDING)
SCALE: 1/16"=1'-0"



1 PARCEL 11-TYPICAL 1 BEDROOM
SCALE: 3/16"=1'-0"



2 PARCEL 11-TYPICAL 2 BEDROOM
SCALE: 3/16"=1'-0"



3 PARCEL 11-TYPICAL 1 TOWNHOME GROUND FLOOR
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RESIDENTIAL BLOCK
FLOOR PLANS

JOB NO.: 17-203
DATE: 1/7/2018
DRAWN:RYAN JANES
CHECK: BRANDON DIAMOND
SCALE: VARIES

SHEET NO.

A1-7.2

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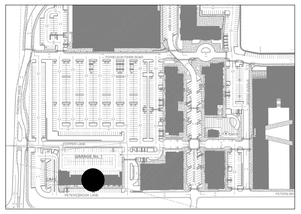

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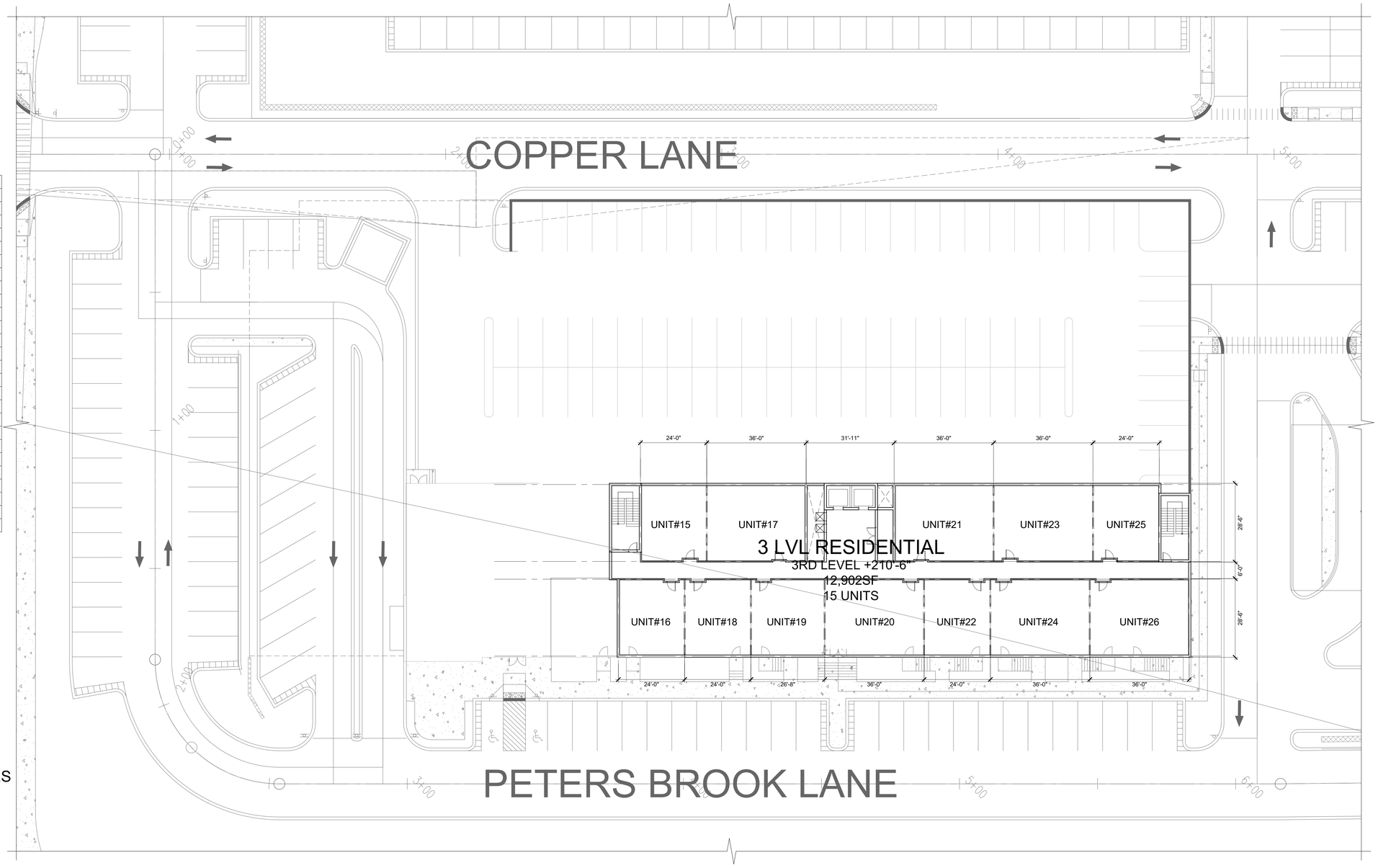
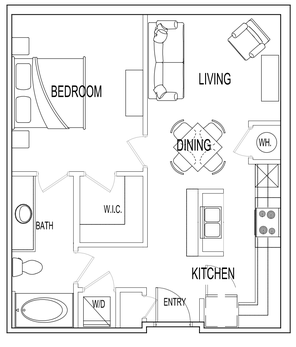
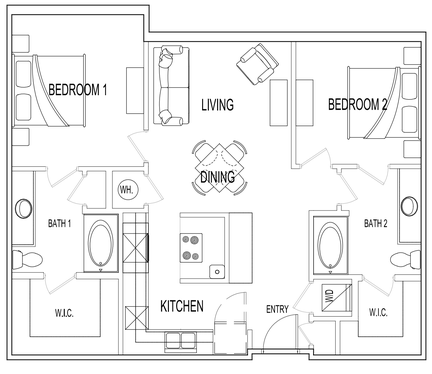


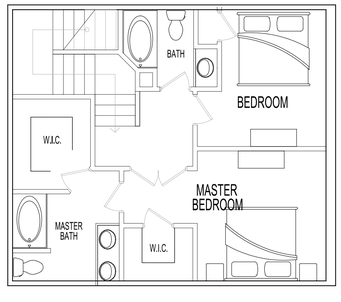
1 PARCEL 11 3rd LEVEL (BLOCK RESIDENTIAL BUILDING)
SCALE: 1/16"=1'-0"



1 PARCEL 11-TYPICAL 1 BEDROOM
SCALE: 3/16"=1'-0"



2 PARCEL 11-TYPICAL 2 BEDROOM
SCALE: 3/16"=1'-0"



3 PARCEL 11-TYPICAL 1 TOWNHOME GROUND FLOOR
SCALE: 3/16"=1'-0"

-ALL RESIDENTIAL UNITS ARE RENTAL UNITS
-AFFORDABLE UNITS ARE TO HAVE THE SAME UTILITIES AS THE MARKET UNITS
-SCREENING SHOULD BE APPROVED BY TOWNSHIP PLANNER
-SCREENING OF GROUND-MOUNTED AND ROOF MOUNTED UTILITIES MUST BE PROVIDED IF VISIBLE FROM GROUND LEVEL
FOR BUILDINGS ONLY - SEE CIVIL / LANDSCAPE PLAN FOR SITE DIMENSIONS & FEATURES

N

0 16' 32' 64'
SCALE: 1/16" = 1'-0"

REV. / ISSUE	DATE	DESCRIPTION

DISCLAIMER:
NOTE - BUILDING PLANS & ELEVATIONS ARE SUBMITTED AT A SCHEMATIC DESIGN LEVEL. THEY ARE INTENDED TO BE DEVELOPED FURTHER AND ARE NOT TO BE USED FOR CONSTRUCTION.

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PROJECT

NEW JERSEY
CENTER OF EXCELLENCE

1041 N.J.S.H. ROUTE 202/206
PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

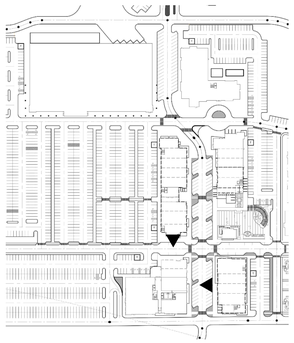
PARCEL 11
RESIDENTIAL BLOCK
FLOOR PLANS

JOB NO.: 17-203
DATE: 1/7/2018
DRAWN:RYAN JANES
CHECK: BRANDON DIAMOND
SCALE: VARIES

SHEET NO.

A1-7.3

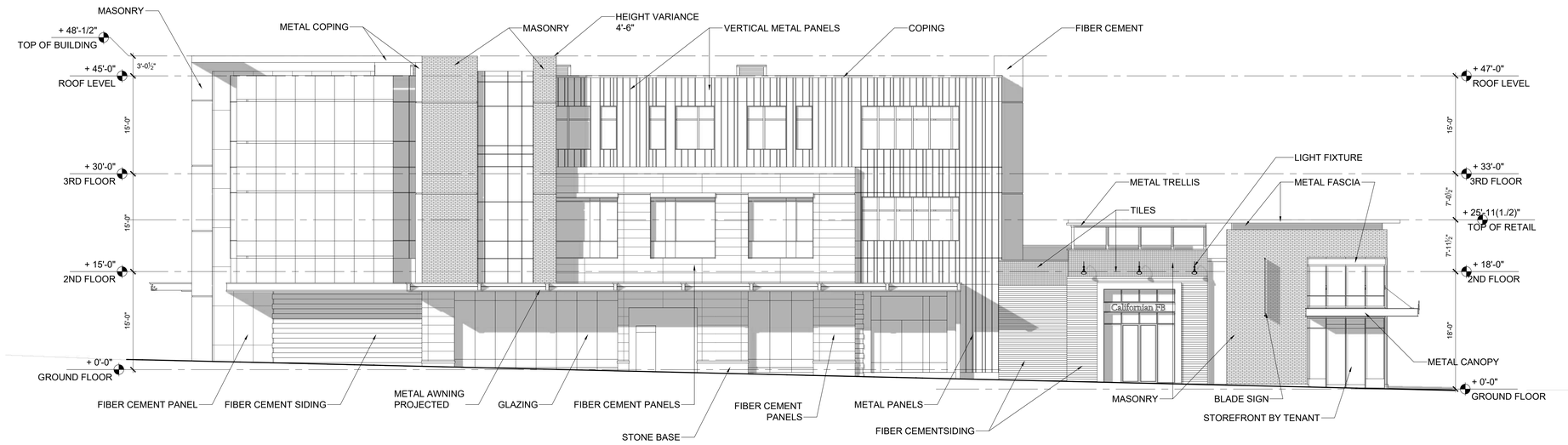
FILE NAME: A1-7.3SOUTH Schematic Design - SCALE*24, 1/2"=1'-0" (Full) (Sheet) A1-7.3_For Permit - Residential Block Plans.dwg LAST EDIT: 01/08/2019 - 03:36:52 PM USER: smithalexa XREFS: TitleBlock-PSB - 2018-12-11 NJCOE Residential Block Plans - 634883938C_B000 (1) IMAGE: Key Plan.jpg



KEY PLAN

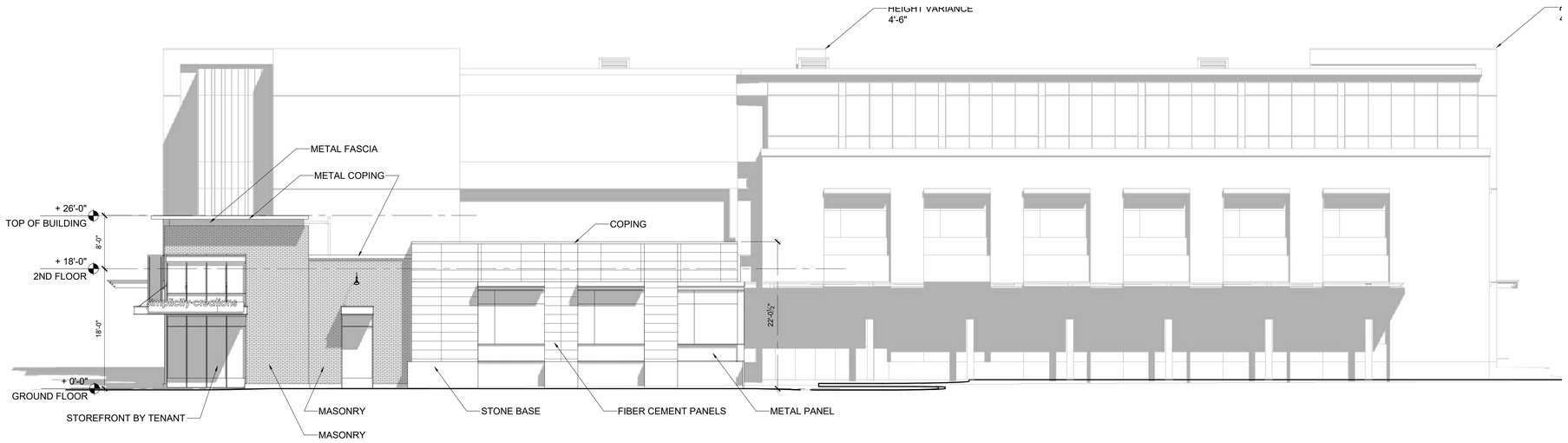
BUILDING PARAPET HEIGHT

BUILDING No.	ALLOWABLE PARAPET HEIGHT (FT)	PROPOSED PARAPET HEIGHT (FT)	VARIANCE
1	3	4'-6"	YES
2	3	4'-8"	YES
3	3	3'-0"	NO
4	3	3'-0"	NO
5	3	3'-0"	NO
6	3	6'-0"	YES
7	3		YES
8	3		YES
9	3		YES
10	3		YES
11	3	3'-0"	NO



1 PARCEL 1 EAST ELEVATION (WELLNESS COUNSELING OR SIMILAR)

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



2 PARCEL 1 NORTH ELEVATION (WELLNESS COUNSELING OR SIMILAR)

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

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-SCREENING SHOULD BE APPROVED BY TOWNSHIP PLANNER

0 8' 16' 32'

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

REV. / ISSUE	DATE	DESCRIPTION

DISCLAIMER:
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SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE
PARCEL 1
WELLNESS COUNSELING
OR SIMILAR
ELEVATIONS

JOB NO.: 17-203

DATE: 1/7/2018

DRAWN:RYAN JANES

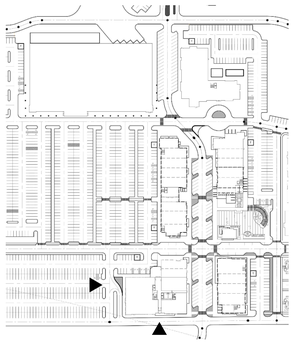
CHECK: BRANDON DIAMOND

SCALE: VARIES

SHEET NO. 47 OF 66

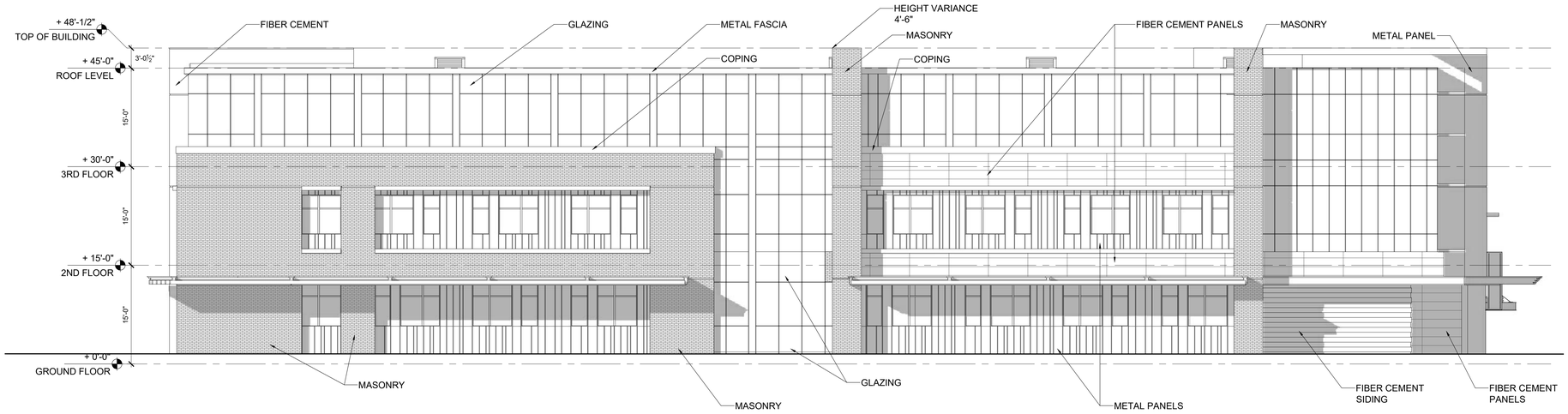
A2-1.0

FILE NAME: J:\17-203\01 Schematic Design - 05%,75%, 100%\CAD\Sheets\A-2-0_Ex-Parcel-Wellness Center.dwg LAST EDIT: 01/08/2018 - 04:10:08 PM LOGIN: schallam MXRFS: Thielsick - Ex-Parcel-Wellness Center - Thielsick-P845 IMAGE: East Elevation Shadow.jpg ; North Elevation Shadow.jpg ; South Elevation.jpg ; West Elevation Shadow 2.jpg ;



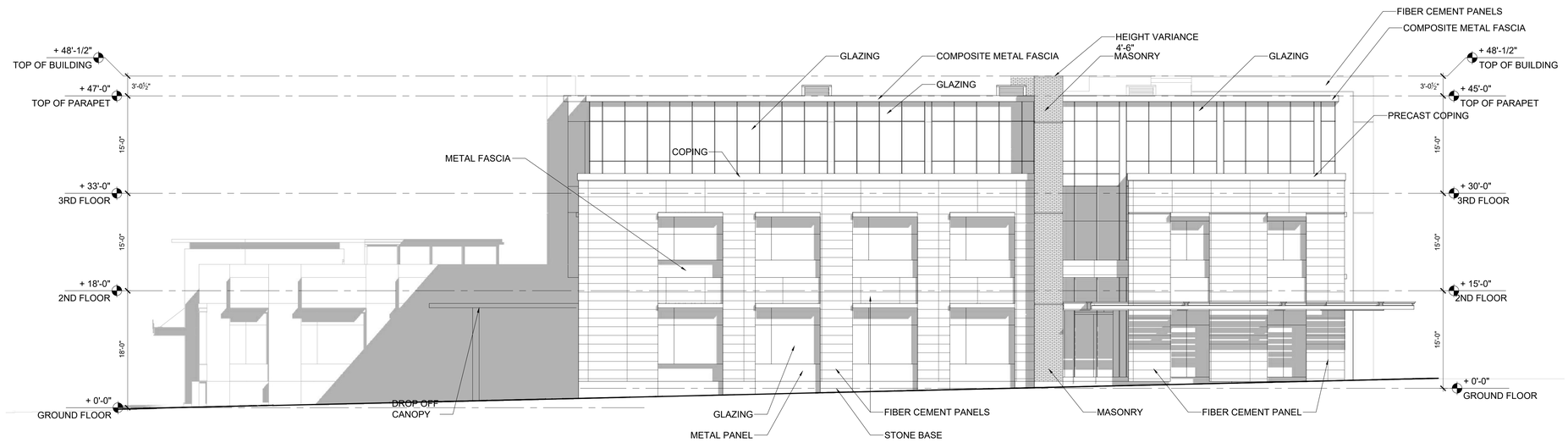
KEY PLAN

BUILDING PARAPET HEIGHT			
BUILDING No.	ALLOWABLE PARAPET HEIGHT (FT)	PROPOSED PARAPET HEIGHT (FT)	VARIANCE
1	3	4'-6"	YES
2	3	4'-8"	YES
3	3	3'-0"	NO
4	3	3'-0"	NO
5	3	3'-0"	NO
6	3	6'-0"	YES
7	3		YES
8	3		YES
9	3		YES
10	3		YES
11	3	3'-0"	NO



1 PARCEL 1 SOUTH ELEVATION (WELLNESS COUNSELING OR SIMILAR)

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



2 PARCEL 1 WEST ELEVATION (WELLNESS COUNSELING OR SIMILAR)

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

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0 8' 16' 32'

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

REV. / ISSUE	DATE	DESCRIPTION

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CONSULTANT

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SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE
PARCEL 1
WELLNESS COUNSELING
OR SIMILAR
ELEVATIONS

JOB NO.: 17-203

DATE: 1/7/2018

DRAWN:RYAN JANES

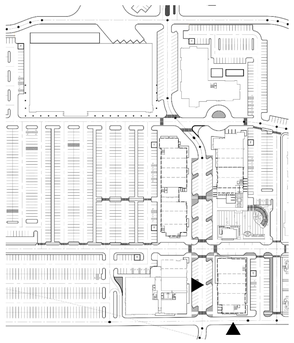
CHECK: BRANDON DIAMOND

SCALE: VARIES

SHEET NO. 48 OF 66

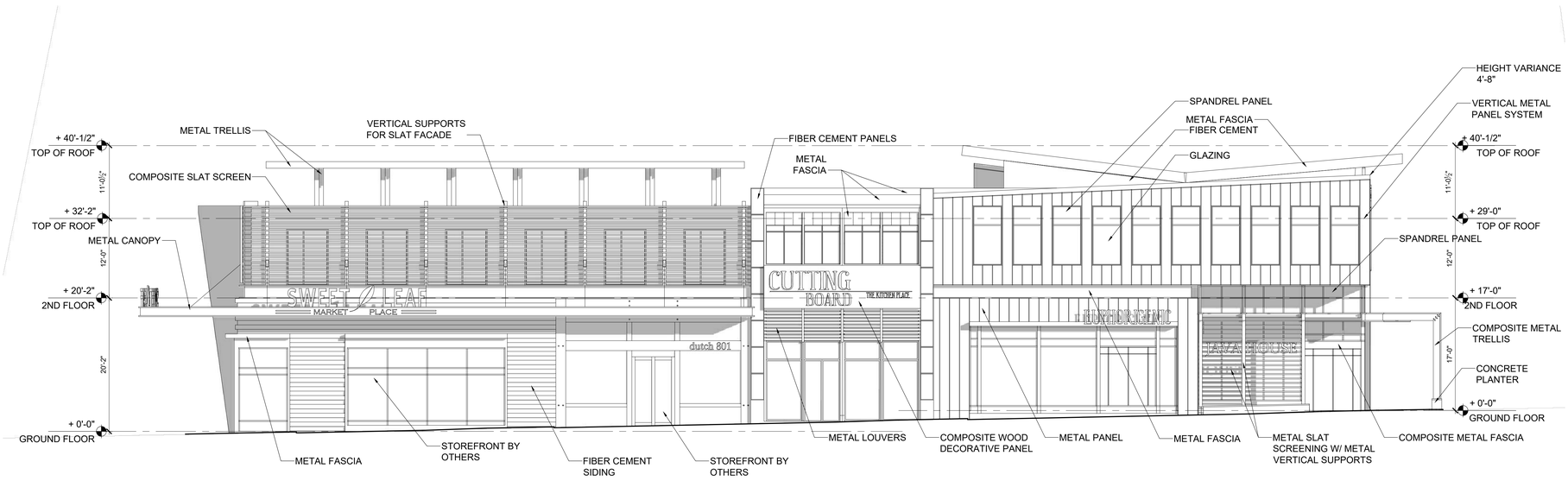
A2-1.1

FILE NAME: J:\17-203\01 Schematic Design\- 05\[CAD\Sheets\A-2\[A-2Parcel1-Wellness Center.dwg LAST EDIT: 01/08/2018 - 04:10:20 PM LOGIN: schallam XREFS: Thistlock - E:\Parcel1-Wellness Center - Thistlock-P3&5 IMAGE: East Elevation Shadow.jpg ; North Elevation Shadow.jpg ; South Elevation.jpg ; West Elevation Shadow 2.jpg ;

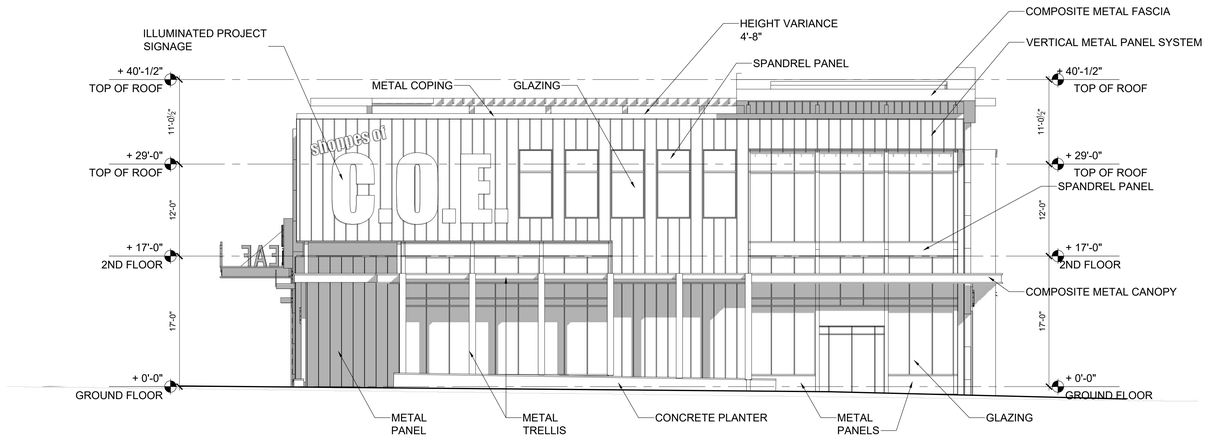


KEY PLAN

BUILDING PARAPET HEIGHT			
BUILDING No.	ALLOWABLE PARAPET HEIGHT (FT)	PROPOSED PARAPET HEIGHT (FT)	VARIANCE
1	3	4'-6"	YES
2	3	4'-8"	YES
3	3	3'-0"	NO
4	3	3'-0"	NO
5	3	3'-0"	NO
6	3	6'-0"	YES
7	3		YES
8	3		YES
9	3		YES
10	3		YES
11	3	3'-0"	NO



1 PARCEL 2 WEST ELEVATION (OFFICE OVER RETAIL)
SCALE: 1/8"=1'-0"



2 PARCEL 2 SOUTH ELEVATION (OFFICE OVER RETAIL)
SCALE: 1/8"=1'-0"

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

REV. / ISSUE	DATE	DESCRIPTION

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TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

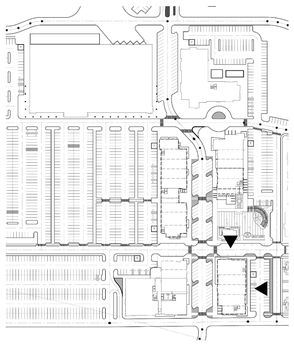
PARCEL 2
RETAIL ELEVATIONS

JOB NO.: 17-203
DATE: 1/7/2018
DRAWN:RYAN JANES
CHECK: BRANDON DIAMOND
SCALE: VARIES

SHEET NO. 49 OF 66

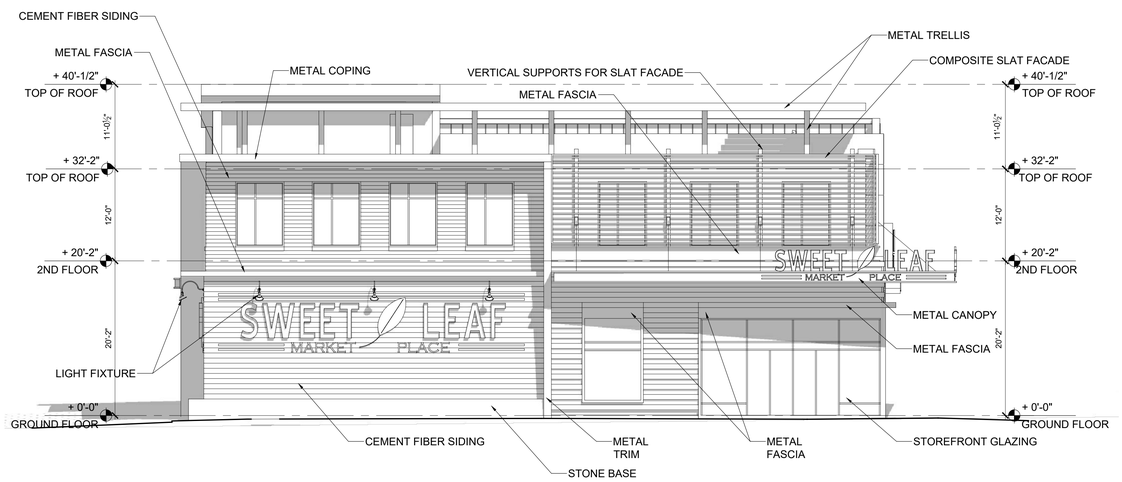
A2-2.0

FILE NAME: X:\17-203\31 Schematic Design - SDR_PLN_WORK\CAD\Sheet\V=220_1\~Parcel2-West Use Retail.dwg LAST EDIT: 01/08/2018 - 04:16:40 PM LOGIN: schollenb WKRTS: Thistlock x ELx-Parcel2-West Use Retail - Thistlock-PS&S MAGE: East Elevation.jpg - KEY PLAN.jpg - North Elevation.jpg - South Elevation.jpg - West Elevation.jpg



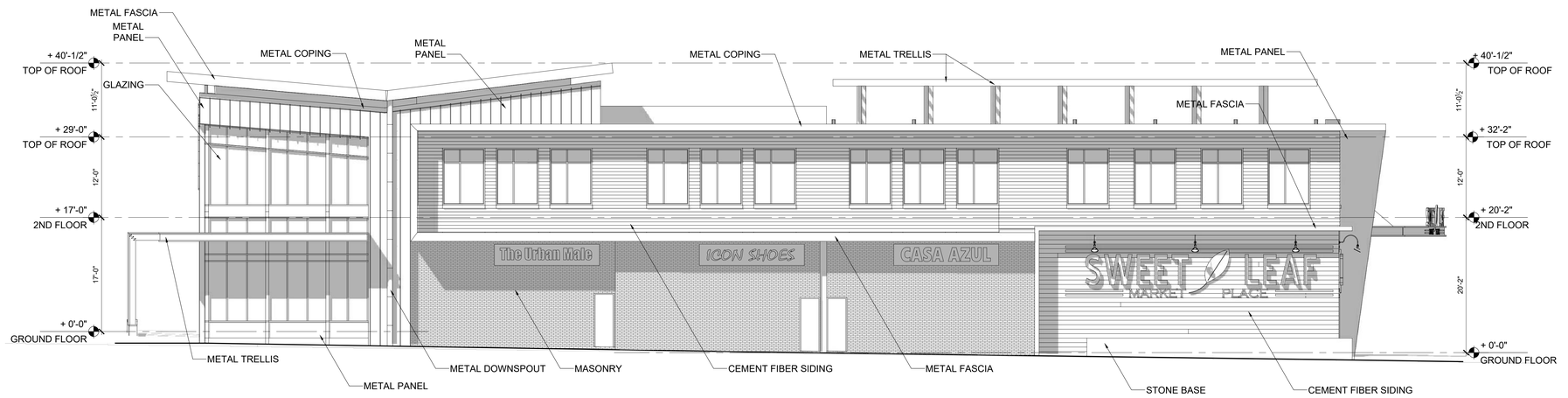
KEY PLAN

BUILDING PARAPET HEIGHT			
BUILDING No.	ALLOWABLE PARAPET HEIGHT (FT)	PROPOSED PARAPET HEIGHT (FT)	VARIANCE
1	3	4'-6"	YES
2	3	4'-8"	YES
3	3	3'-0"	NO
4	3	3'-0"	NO
5	3	3'-0"	NO
6	3	6'-0"	YES
7	3		YES
8	3		YES
9	3		YES
10	3		YES
11	3	3'-0"	NO



1 PARCEL 2 NORTH ELEVATION (OFFICE OVER RETAIL)

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



2 PARCEL 2 EAST ELEVATION (OFFICE OVER RETAIL)

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

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0 8' 16' 32'

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

REV. / ISSUE	DATE	DESCRIPTION

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PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

PARCEL 2
RETAIL ELEVATIONS

JOB NO.: 17-203

DATE: 1/7/2018

DRAWN:RYAN JANES

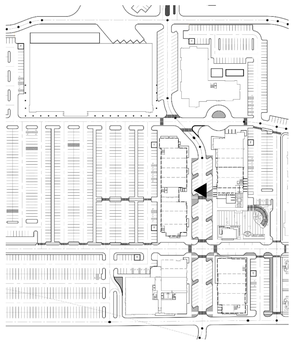
CHECK: BRANDON DIAMOND

SCALE: VARIES

SHEET NO. 50 OF 66

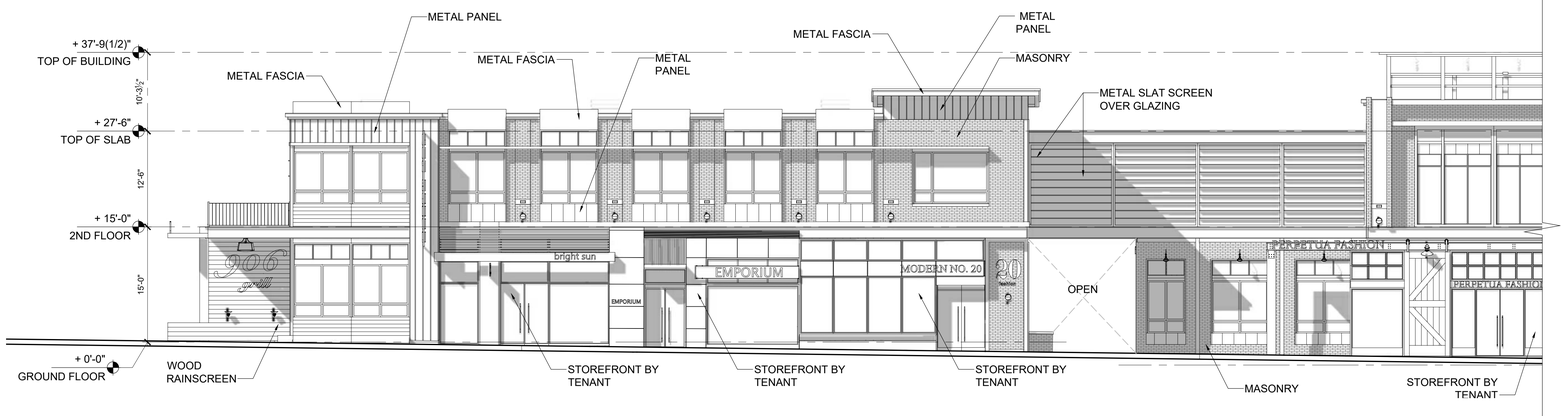
A2-2.1

FILE NAME: A17-203\01 Schematic Design - SDC\CTR_1\ARCH\Sheets\A-203_21--Parcel--Mixed Use Retail.dwg LAST EDIT: 01/09/2019 - 04:19:51 PM USER: mhamm@ XREFS: Thiblock_1_Parcel--Mixed Use Retail - Thibleck--P3&5 IMAGE: East Elevation.jpg ; KEY PLAN.jpg ; North Elevation.jpg ; South Elevation.jpg ; West Elevation.jpg ;

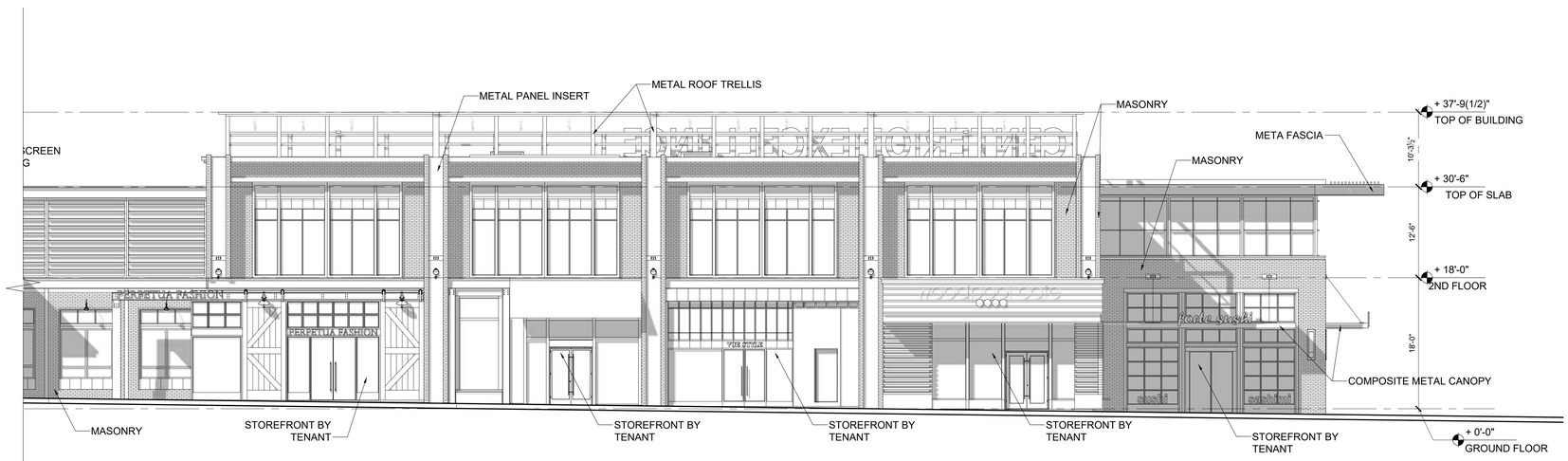


KEY PLAN

BUILDING PARAPET HEIGHT			
BUILDING No.	ALLOWABLE PARAPET HEIGHT (FT)	PROPOSED PARAPET HEIGHT (FT)	VARIANCE
1	3	4'-6"	YES
2	3	4'-8"	YES
3	3	3'-0"	NO
4	3	3'-0"	NO
5	3	3'-0"	NO
6	3	6'-0"	YES
7	3		YES
8	3		YES
9	3		YES
10	3		YES
11	3	3'-0"	NO



1 PARCEL 3 EAST ELEVATION (OFFICE OVER RETAIL)
SCALE: 1/8"=1'-0"



2 PARCEL 3 EAST ELEVATION (OFFICE OVER RETAIL)
SCALE: 1/8"=1'-0"

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(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

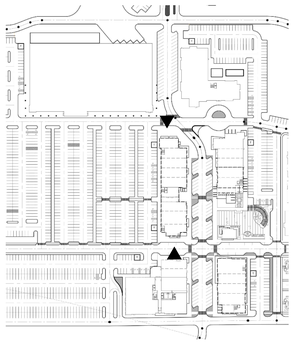
PARCEL 3
MIXED USE RETAIL
ELEVATIONS

JOB NO.: 17-203
DATE: 1/7/2018
DRAWN:RYAN JANES
CHECK: BRANDON DIAMOND
SCALE: VARIES

SHEET NO. 51 OF 66

A2-3.0

FILE NAME: X:\17-203\31 Schematic Design - DOCS\CAD\Sheet\V=3/8_1_Parcel3 Retail.dwg LAST EDIT: 01/09/2018 - 04:11:15 PM USER: cshannon RSITE: Trellis& ELs-Parcel3-Retail + Trellis&PSBS IMAGE: East Elevation Shadow.jpg + KEY PLAN.jpg + North Elevation Shadow.jpg + South Elevation Shadow.jpg +



KEY PLAN

BUILDING PARAPET HEIGHT			
BUILDING No.	ALLOWABLE PARAPET HEIGHT (FT)	PROPOSED PARAPET HEIGHT (FT)	VARIANCE
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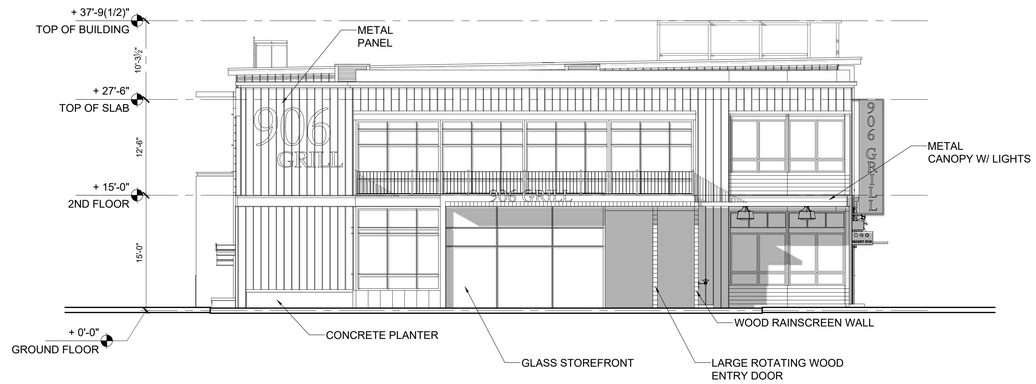
4	3	3'-0"	NO
5	3	3'-0"	NO
6	3	6'-0"	YES
7	3		YES
8	3		YES
9	3		YES
10	3		YES
11	3	3'-0"	NO



1 PARCEL 3 SOUTH ELEVATION (OFFICE OVER RETAIL)

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

2 PARCEL 3 NORTH ELEVATION (OFFICE OVER RETAIL)

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

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

REV. / ISSUE	DATE	DESCRIPTION

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PROJECT

NEW JERSEY
CENTER OF EXCELLENCE

1041 N.J.S.H. ROUTE 202/206
PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

PARCEL 3
MIXED USE RETAIL
ELEVATIONS

JOB NO.: 17-203

DATE: 1/7/2018

DRAWN:RYAN JANES

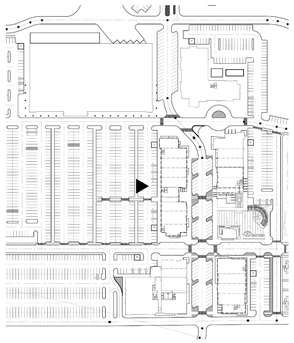
CHECK: BRANDON DIAMOND

SCALE: VARIES

SHEET NO. 52 OF 66

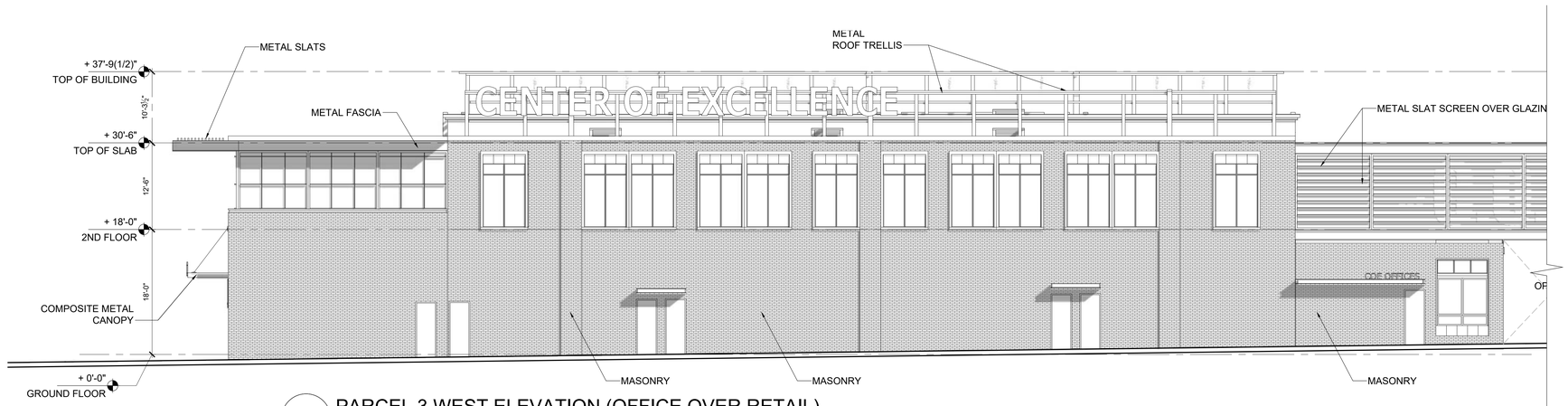
A2-3.1

FILE NAME: J:\17-203\01 Drawings\Design - SDR_PDR_100%\CAD\Sheets\A-203_01-Parcel-Retail.dwg LAST EDIT: 01/08/2019 - 04:11:20 PM USER: smithkm KEFS: Thinstock - EL-Parcel-Retail Thinstock-SP&S MASS East Elevation Shadow.jpg | ASY PLAN.jpg | North Elevation Shadow.jpg | South Elevation Shadow.jpg | West Elevation Shadow.jpg |

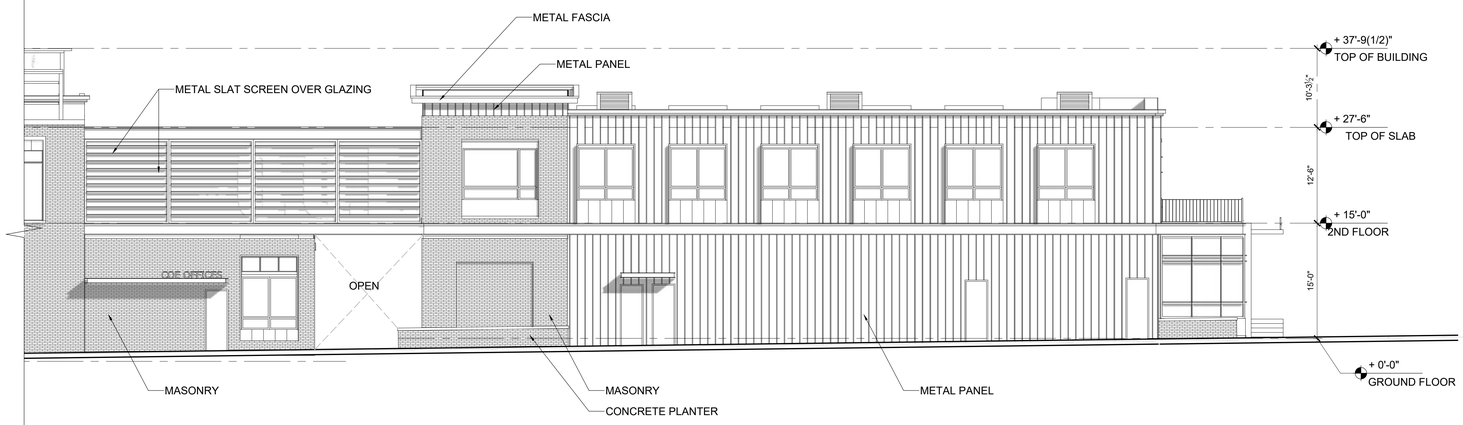


KEY PLAN

BUILDING PARAPET HEIGHT			
BUILDING No.	ALLOWABLE PARAPET HEIGHT (FT)	PROPOSED PARAPET HEIGHT (FT)	VARIANCE
1	3	4'-6"	YES
2	3	4'-8"	YES
3	3	3'-0"	NO
4	3	3'-0"	NO
5	3	3'-0"	NO
6	3	6'-0"	YES
7	3		YES
8	3		YES
9	3		YES
10	3		YES
11	3	3'-0"	NO



1 PARCEL 3 WEST ELEVATION (OFFICE OVER RETAIL)
SCALE: 1/8"=1'-0"



2 PARCEL 3 WEST ELEVATION (OFFICE OVER RETAIL)
SCALE: 1/8"=1'-0"

CIP II/AR Bridgewater Holdings LLC will be allowed to convert the second floor of the Boulevard Buildings to residential use and/or add additional stories to the Boulevard Buildings in order to add residential space on the Boulevard. If CIP II/AR Bridgewater Holdings LLC so chooses, revised plans will be submitted when final approval on the residential component is sought. Any height increase will be compliant with the height requirements of the zone.

-SCREENING OF GROUND-MOUNTED AND ROOF MOUNTED UTILITIES MUST BE PROVIDED IF VISIBLE FROM GROUND LEVEL
-SCREENING SHOULD BE APPROVED BY TOWNSHIP PLANNER

REV. / ISSUE	DATE	DESCRIPTION

DISCLAIMER:
NOTE - BUILDING PLANS & ELEVATIONS ARE SUBMITTED AT A SCHEMATIC DESIGN LEVEL. THEY ARE INTENDED TO BE DEVELOPED FURTHER AND ARE NOT TO BE USED FOR CONSTRUCTION.

CONSULTANT

ORIENTATION / KEY PLAN

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NEW JERSEY
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1041 N.J.S.H. ROUTE 202/206
PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

PARCEL 3
MIXED USE RETAIL
ELEVATIONS

JOB NO.: 17-203

DATE: 1/7/2018

DRAWN:RYAN JANES

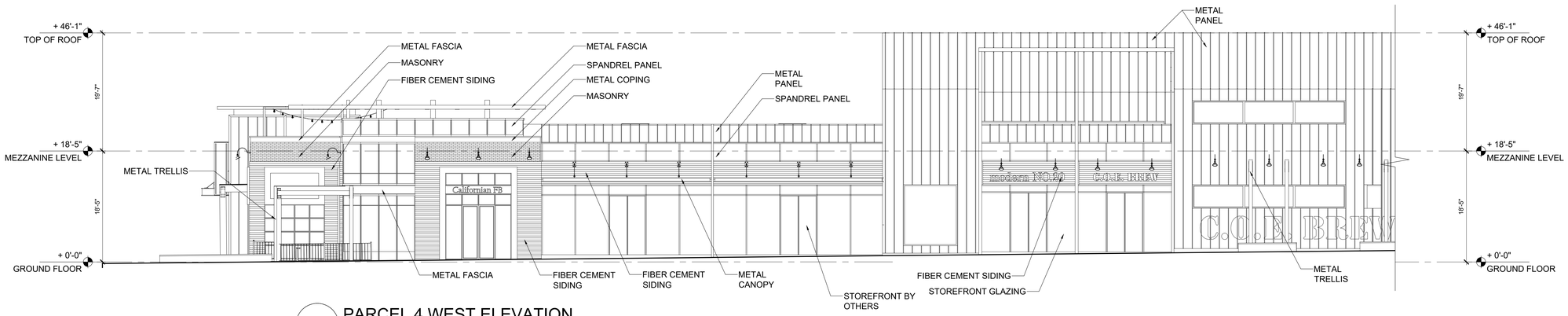
CHECK: BRANDON DIAMOND

SCALE: VARIES

SHEET NO. 53 OF 66

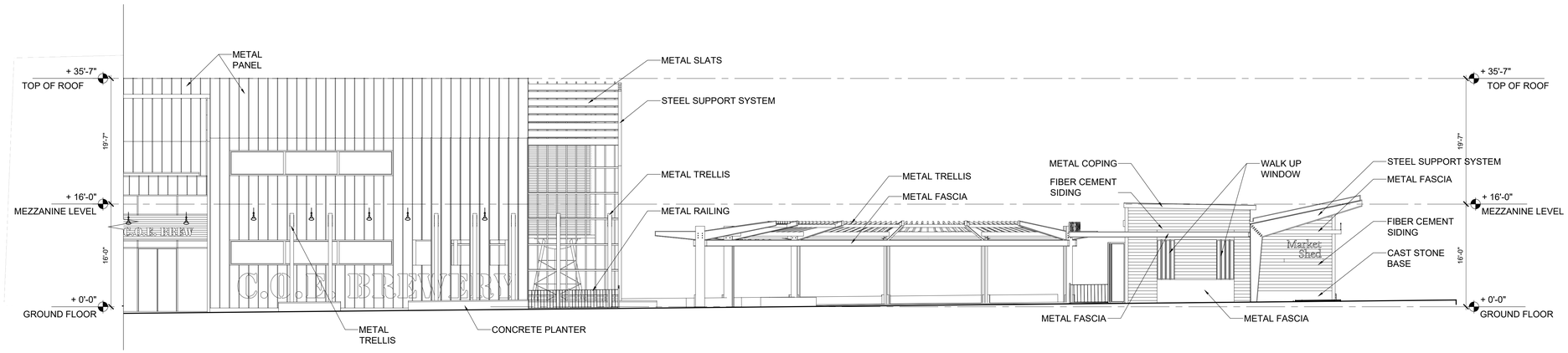
A2-3.2

FILE NAME: J:\17-203\201 Schematic Design - SDS\CTR_1\DATCAD\Sheets\A-230_21--Parcel3--Retail.dwg LAST EDIT: 01/09/2019 - 04:11:30 PM USER: snallamotu XREFs: Thkblock Thkblock-PS&S MAGE: East Elevation Shadow.jpg South Elevation Shadow.jpg West Elevation Shadow.jpg North Elevation Shadow.jpg KEY PLAN.jpg Parcel3--Retail.dwg



1 PARCEL 4 WEST ELEVATION

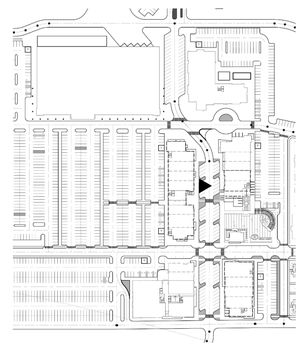
SCALE: 1/8"=1'-0"



2 PARCEL 4 WEST ELEVATION

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

BUILDING PARAPET HEIGHT			
BUILDING No.	ALLOWABLE PARAPET HEIGHT (FT)	PROPOSED PARAPET HEIGHT (FT)	VARIANCE
1	3	4'-6"	YES
2	3	4'-8"	YES
3	3	3'-0"	NO
4	3	3'-0"	NO
5	3	3'-0"	NO
6	3	6'-0"	YES
7	3		YES
8	3		YES
9	3		YES
10	3		YES
11	3	3'-0"	NO



KEY PLAN

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-SCREENING SHOULD BE APPROVED BY TOWNSHIP PLANNER

0 8' 16' 32'

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

REV. / ISSUE	DATE	DESCRIPTION

DISCLAIMER:
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CONSULTANT

ORIENTATION / KEY PLAN

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PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

PARCEL 4
RETAIL ELEVATIONS
MATERIAL BOARDS

JOB NO.: 17-203

DATE: 1/7/2018

DRAWN:RYAN JANES

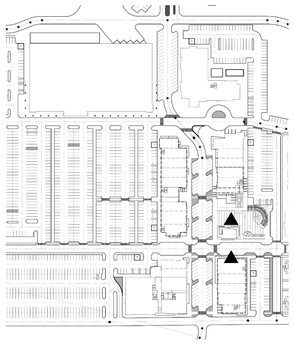
CHECK: BRANDON DIAMOND

SCALE: VARIES

SHEET NO. 54 OF 66

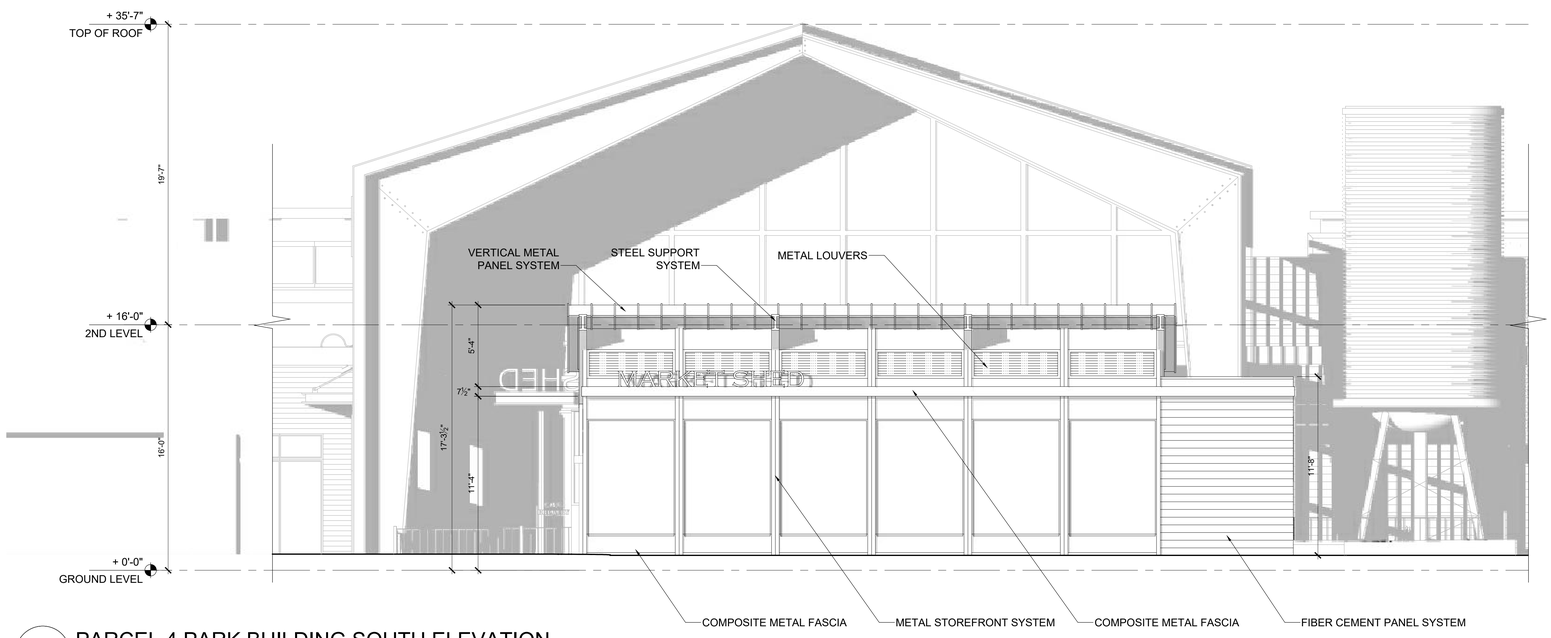
A2-4.0

FILE NAME: J:\17-203\01 Schematic Design - DOE,TOE, COS\CAD\Sheets\V-24\E_Parcel4-Town Green Retail.dwg LAST EDIT: 01/09/2019 - 04:11:50 PM LOGIN: schlesinm REFS: Tbldlock | E_Parcel4-Retail Town Green | Tbldlock-P3&5 IMAGE: East Elevation Shadow.jpg | North Elevation Shadow.jpg | South Elevation Shadow 1.jpg | South Elevation Shadow A.jpg | South Elevation Shadow B.jpg | West Elevation.jpg |



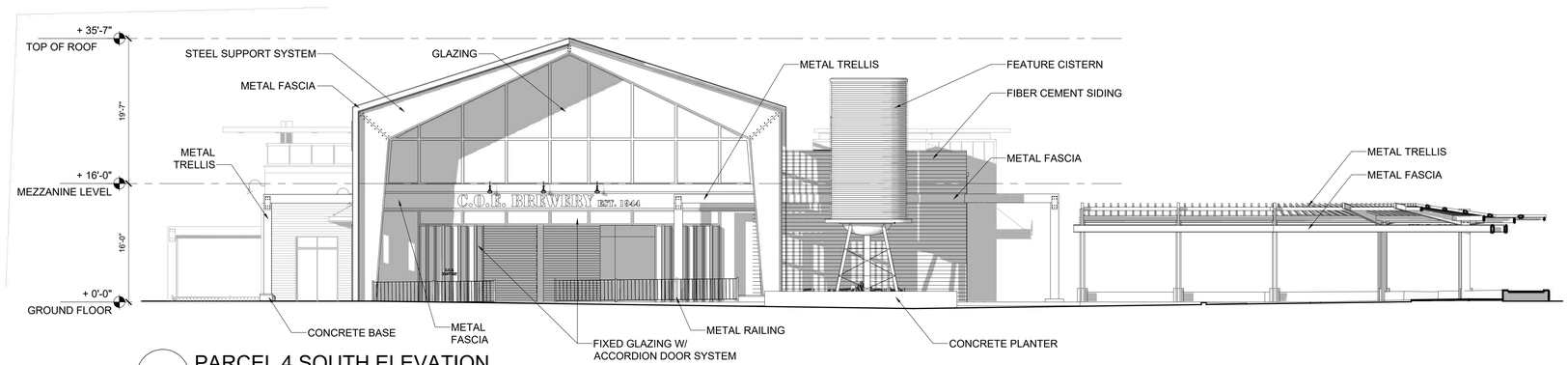
KEY PLAN

BUILDING PARAPET HEIGHT			
BUILDING No.	ALLOWABLE PARAPET HEIGHT (FT)	PROPOSED PARAPET HEIGHT (FT)	VARIANCE
1	3	4'-6"	YES
2	3	4'-8"	YES
3	3	3'-0"	NO
4	3	3'-0"	NO
5	3	3'-0"	NO
6	3	6'-0"	YES
7	3		YES
8	3		YES
9	3		YES
10	3		YES
11	3	3'-0"	NO



1 PARCEL 4 PARK BUILDING SOUTH ELEVATION

SCALE: 1/4"=1'-0"



2 PARCEL 4 SOUTH ELEVATION

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

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0 8' 16' 32'

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

REV. / ISSUE	DATE	DESCRIPTION

DISCLAIMER:
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CONSULTANT

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NEW JERSEY
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PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

PARCEL 4
RETAIL ELEVATIONS

JOB NO.: 17-203

DATE: 1/7/2018

DRAWN:RYAN JANES

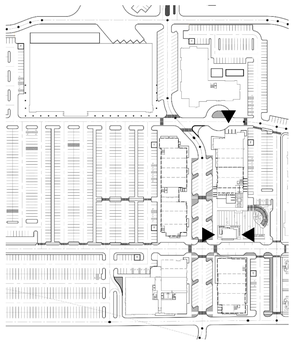
CHECK: BRANDON DIAMOND

SCALE: VARIES

SHEET NO. 55 OF 66

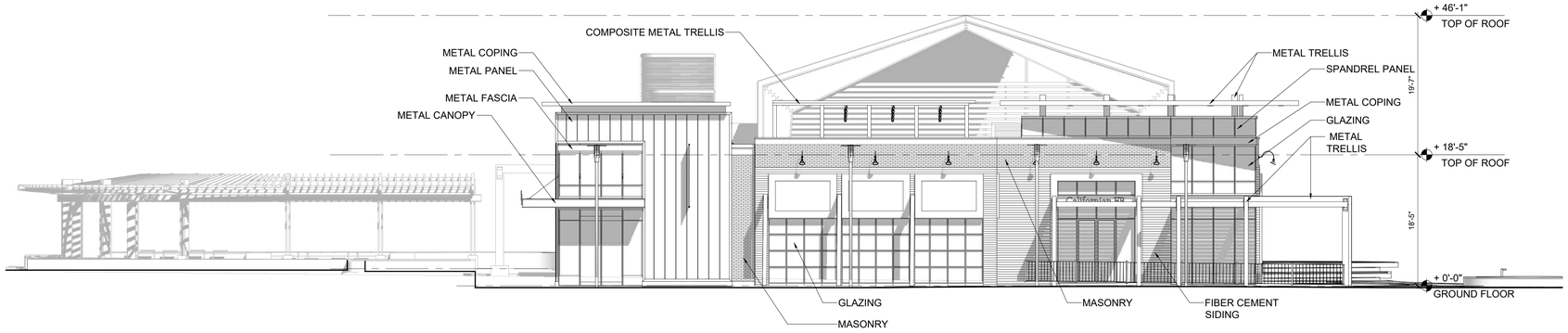
A2-4.1

FILE NAME: A:\17-203\01 Schematic Design - SDR_TCR_100KY\pdf\Sheets\A-2-4.1_Parcel 4 Town Green Retail.dwg LAST EDIT: 07/26/2018 - 04:16:08 PM LOGIN: schellerm WIDES: Thibstck - EL-Parcel 4 Retail Town Green - Thibstck-PSBS IMAGE: East Elevation Shadow.jpg : KEY PLAN.jpg : North Elevation Shadow.jpg : South Elevation Shadow 1.jpg : South Elevation Shadow A.jpg : South Elevation Shadow B.jpg : West Elevation.jpg :

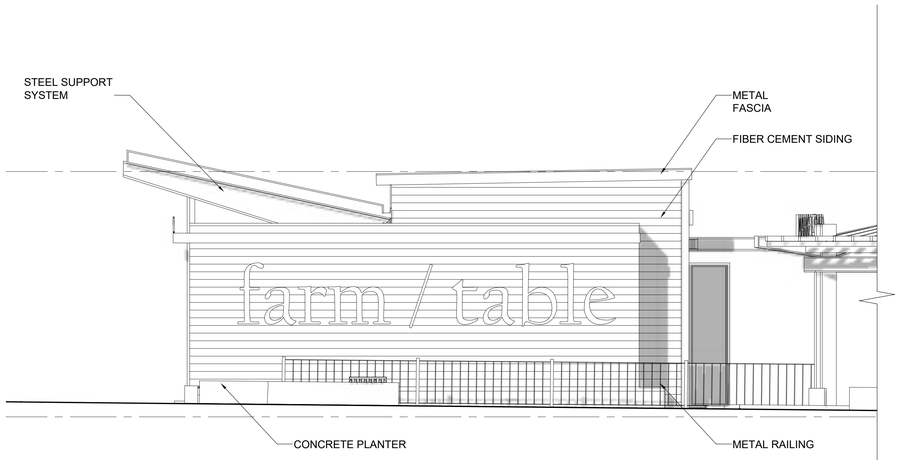


KEY PLAN

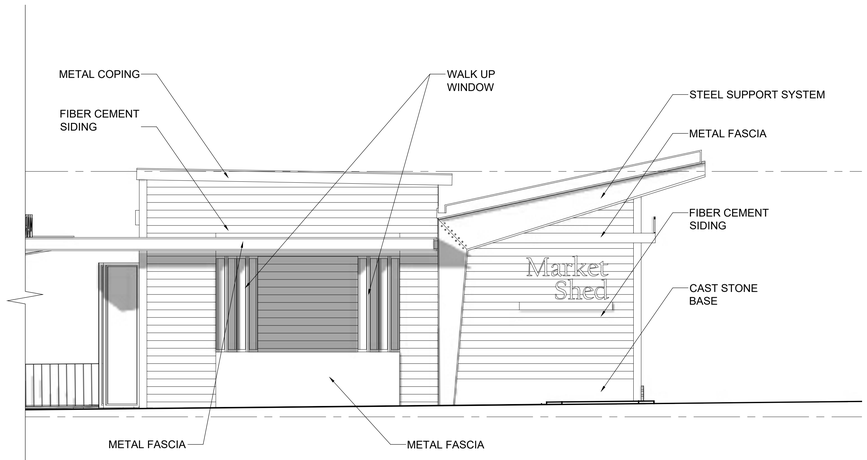
BUILDING PARAPET HEIGHT			
BUILDING No.	ALLOWABLE PARAPET HEIGHT (FT)	PROPOSED PARAPET HEIGHT (FT)	VARIANCE
1	3	4'-6"	YES
2	3	4'-8"	YES
3	3	3'-0"	NO
4	3	3'-0"	NO
5	3	3'-0"	NO
6	3	6'-0"	YES
7	3		YES
8	3		YES
9	3		YES
10	3		YES
11	3	3'-0"	NO



1 PARCEL 4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 PARCEL 4 PARK BUILDING EAST ELEVATION
SCALE: 1/4"=1'-0"



3 PARCEL 4 PARK BUILDING WEST ELEVATION
SCALE: 1/4"=1'-0"

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0 8' 16' 32'
SCALE: 1/8" = 1'-0"

REV. / ISSUE	DATE	DESCRIPTION

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CONSULTANT

ORIENTATION / KEY PLAN

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NEW JERSEY
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PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

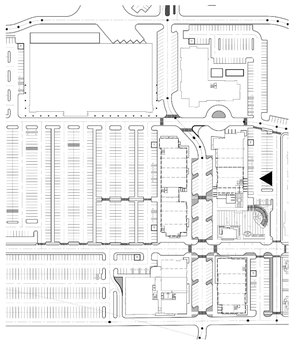
PARCEL 4
RETAIL ELEVATIONS

JOB NO.: 17-203
DATE: 1/7/2018
DRAWN:RYAN JANES
CHECK: BRANDON DIAMOND
SCALE: VARIES

SHEET NO. 56 OF 66

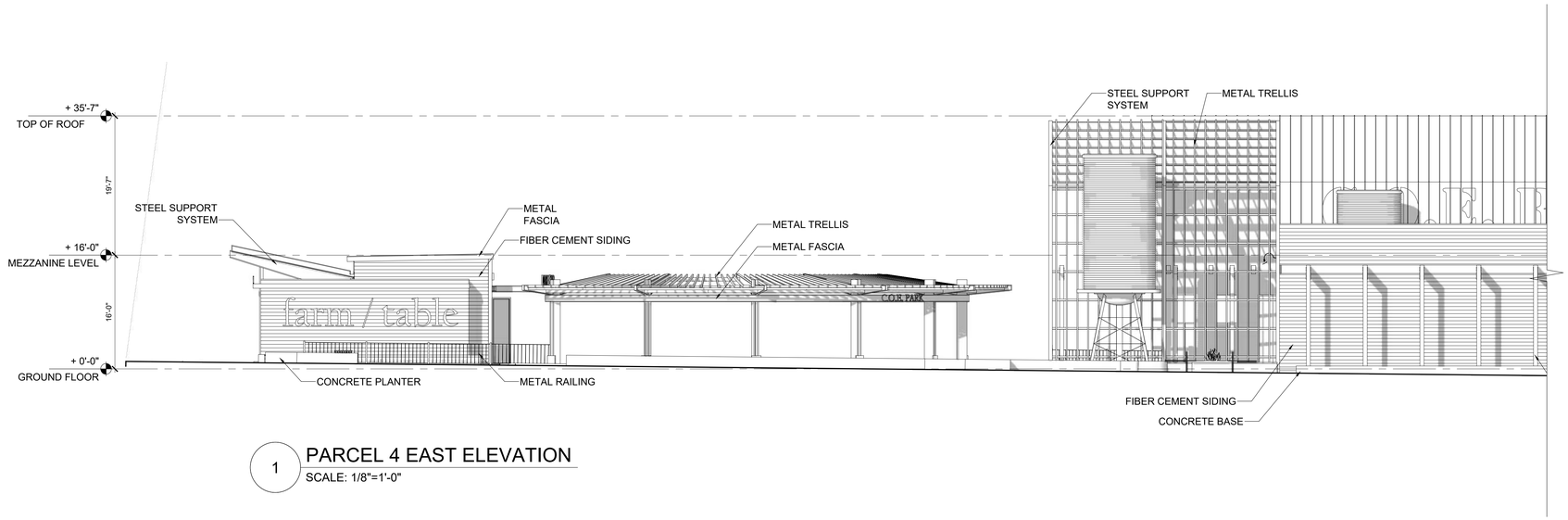
A2-4.2

FILE NAME: A17-203\01 Schematic Design - SDR\CTR_100\Cad\Sheets\A-140_E2--Parcel 4 Town Green Retail.dwg LAST EDIT: 07/06/2018 - 04:16:30 PM LOGIN: ashallcross XREFS: Thibolca EL-Parcel 4 Retail Town Green Thibolca-PSBS IMAGE: East Elevation Shadow.jpg : North Elevation Shadow.jpg : South Elevation Shadow 1.jpg : South Elevation Shadow A.jpg : South Elevation Shadow B.jpg : West Elevation.jpg :



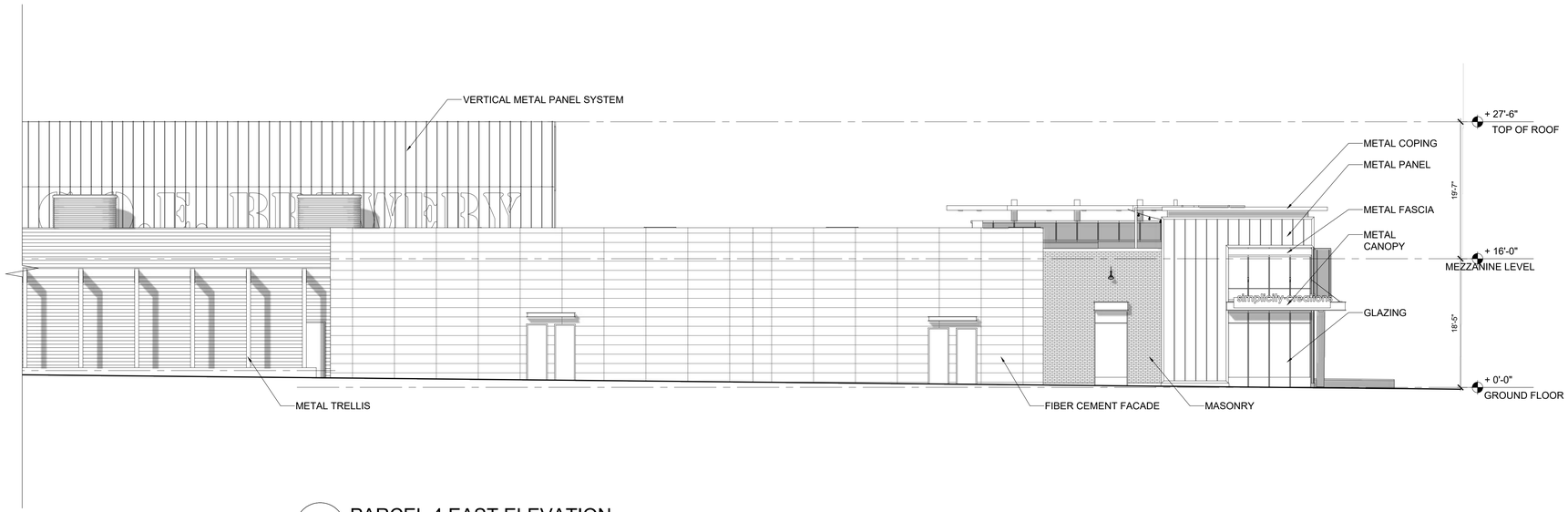
KEY PLAN

BUILDING PARAPET HEIGHT			
BUILDING No.	ALLOWABLE PARAPET HEIGHT (FT)	PROPOSED PARAPET HEIGHT (FT)	VARIANCE
1	3	4'-6"	YES
2	3	4'-8"	YES
3	3	3'-0"	NO
4	3	3'-0"	NO
5	3	3'-0"	NO
6	3	6'-0"	YES
7	3		YES
8	3		YES
9	3		YES
10	3		YES
11	3	3'-0"	NO



1 PARCEL 4 EAST ELEVATION

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



2 PARCEL 4 EAST ELEVATION

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

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0 8' 16' 32'

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

REV. / ISSUE	DATE	DESCRIPTION

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PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

PARCEL 4
RETAIL ELEVATIONS

JOB NO.: 17-203

DATE: 1/7/2018

DRAWN:RYAN JANES

CHECK: BRANDON DIAMOND

SCALE: VARIES

SHEET NO. 57 OF 66

A2-4.3

FILE NAME: J:\17-203\01 Schemdl Design - DOE,TOE, EOS\CAD\Sheet\V-24\C_ELPerspE+Town Green Retail.dwg LAST EDIT: 01/09/2019 - 04:12:43 PM LOGIN: jcohlmann PREPS: TitleBlock_ELPerspE+Retail Town Green - TitleBlock-PSBS IMAGE: East Elevation Shadow.jpg | South Elevation Shadow 1.jpg | South Elevation Shadow A.jpg | South Elevation Shadow B.jpg | West Elevation.jpg | North Elevation Shadow.jpg | North Elevation Shadow A.jpg | KEY PLAN.jpg | North Elevation Shadow B.jpg

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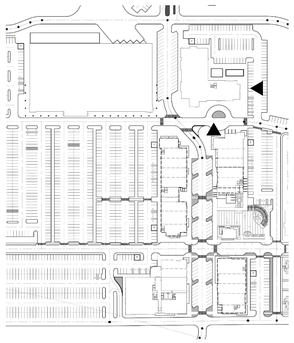
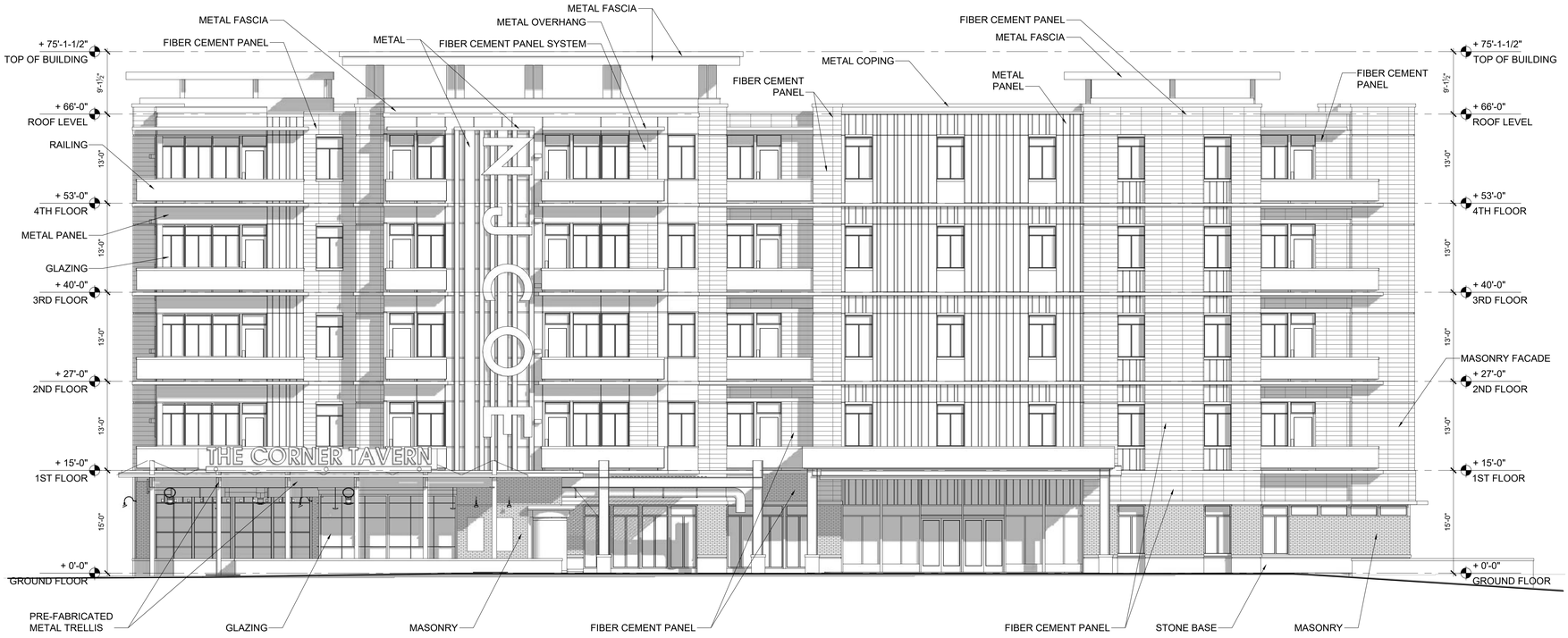


KEY PLAN

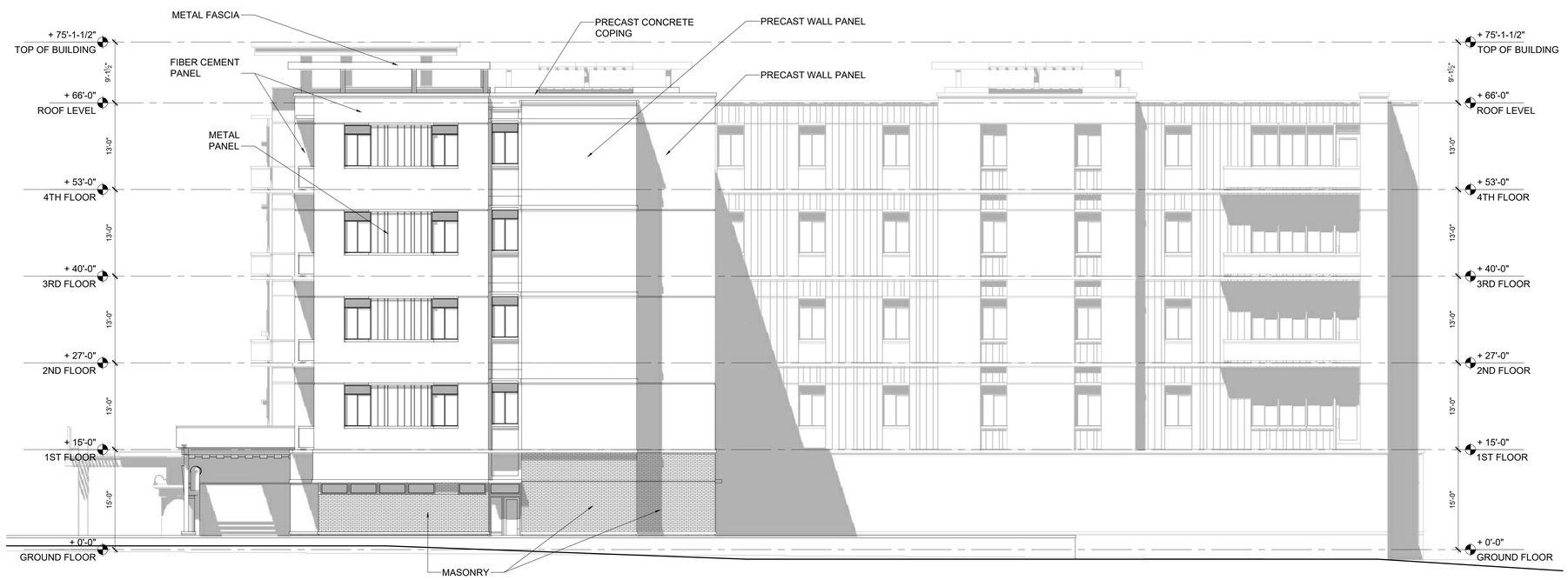
BUILDING PARAPET HEIGHT

BUILDING No.	ALLOWABLE PARAPET HEIGHT (FT)	PROPOSED PARAPET HEIGHT (FT)	VARIANCE
1	3	4'-6"	YES
2	3	4'-8"	YES
3	3	3'-0"	NO
4	3	3'-0"	NO
5	3	3'-0"	NO
6	3	6'-0"	YES
7	3		YES
8	3		YES
9	3		YES
10	3		YES
11	3	3'-0"	NO



1 PARCEL 5 SOUTH ELEVATION

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



2 PARCEL 5 EAST ELEVATION

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

-SCREENING OF GROUND-MOUNTED AND ROOF MOUNTED UTILITIES MUST BE PROVIDED IF VISIBLE FROM GROUND LEVEL
-SCREENING SHOULD BE APPROVED BY TOWNSHIP PLANNER

0 8' 16' 32'

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

REV. / ISSUE	DATE	DESCRIPTION

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CONSULTANT

ORIENTATION / KEY PLAN

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PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

PARCEL 5
EXECUTIVE CLASS HOTEL
ELEVATIONS

JOB NO.: 17-203

DATE: 1/7/2018

DRAWN:RYAN JANES

CHECK: BRANDON DIAMOND

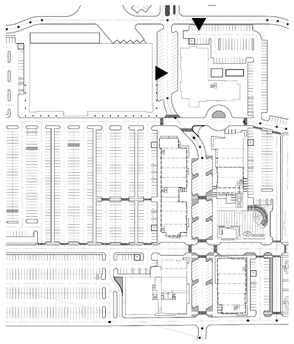
SCALE: VARIES

SHEET NO. 58 OF 66

A2-5.0

FILE NAME: 8.17-203\01 Schematic Design - SDR_TCR_100K\cad\Sheets\A-250_E2--Parcel5-Hotel.dwg LAST EDIT: 01/09/2019 - 04:13:02 PM USRN: smithdavidb XREFS: Thinblock - EL-Parcel5-Hotel - Thinblock-PSMS MAGE: East Elevation Shadow.jpg - North Elevation Shadow.jpg - South Elevation Shadow.jpg - West Elevation Shadow.jpg - KEY PLAN.jpg -

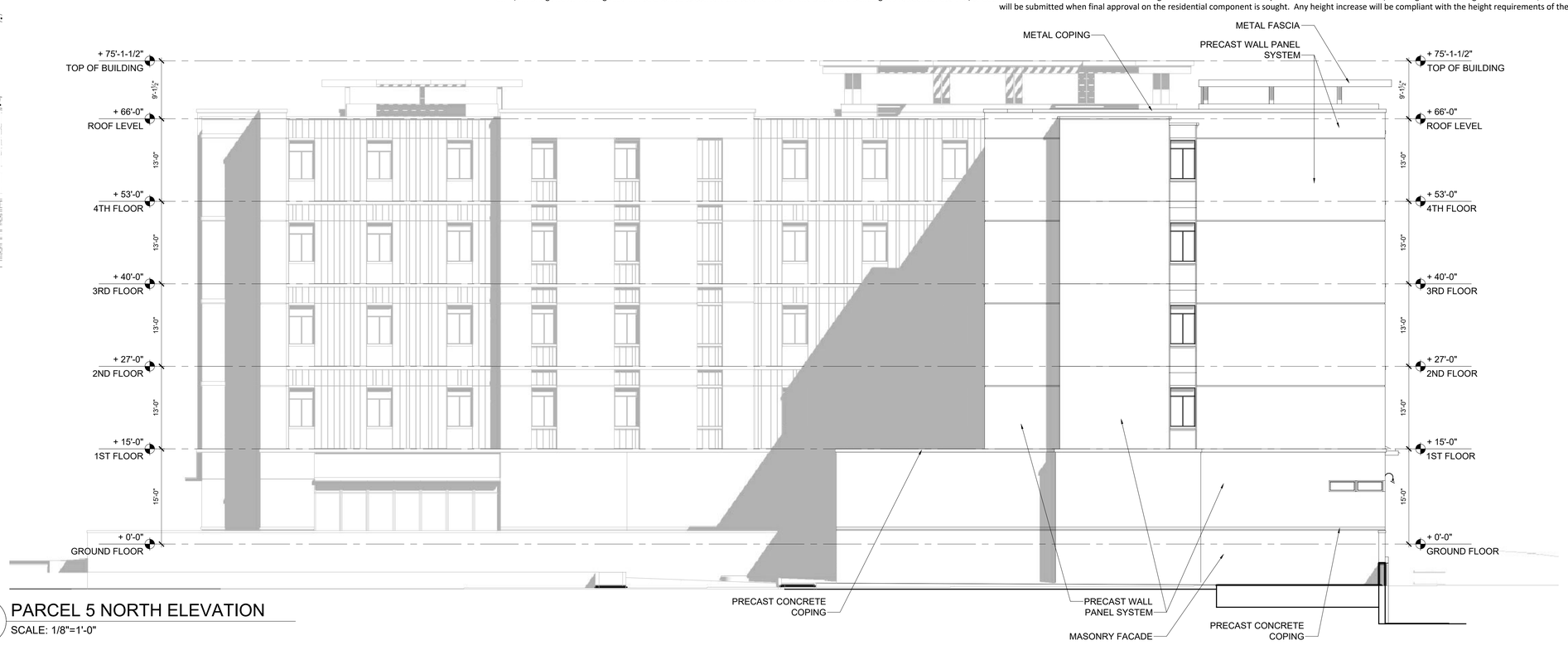
CIP II/AR Bridgewater Holdings LLC will be allowed to convert the second floor of the Boulevard Buildings to residential use and/or add additional stories to the Boulevard Buildings in order to add residential space on the Boulevard. If CIP II/AR Bridgewater Holdings LLC so chooses, revised plans will be submitted when final approval on the residential component is sought. Any height increase will be compliant with the height requirements of the zone.



KEY PLAN

BUILDING PARAPET HEIGHT

BUILDING No.	ALLOWABLE PARAPET HEIGHT (FT)	PROPOSED PARAPET HEIGHT (FT)	VARIANCE
1	3	4'-6"	YES
2	3	4'-8"	YES
3	3	3'-0"	NO
4	3	3'-0"	NO
5	3	3'-0"	NO
6	3	6'-0"	YES
7	3		YES
8	3		YES
9	3		YES
10	3		YES
11	3	3'-0"	NO



1 PARCEL 5 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 PARCEL 5 WEST ELEVATION
SCALE: 1/8"=1'-0"

-SCREENING OF GROUND-MOUNTED AND ROOF MOUNTED UTILITIES MUST BE PROVIDED IF VISIBLE FROM GROUND LEVEL
-SCREENING SHOULD BE APPROVED BY TOWNSHIP PLANNER

0 8' 16' 32'
SCALE: 1/8" = 1'-0"

REV. / ISSUE	DATE	DESCRIPTION

DISCLAIMER:
NOTE - BUILDING PLANS & ELEVATIONS ARE SUBMITTED AT A SCHEMATIC DESIGN LEVEL. THEY ARE INTENDED TO BE DEVELOPED FURTHER AND ARE NOT TO BE USED FOR CONSTRUCTION.

CONSULTANT

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PROJECT
NEW JERSEY
CENTER OF EXCELLENCE
1041 N.J.S.H. ROUTE 202/206
PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE
PARCEL 5
EXECUTIVE CLASS HOTEL
ELEVATIONS

JOB NO.: 17-203
DATE: 1/7/2018
DRAWN:RYAN JANES
CHECK: BRANDON DIAMOND
SCALE: VARIES

SHEET NO. 59 OF 66

A2-5.1

FILE NAME: J:\17-203\01 Schematic Design - 30%,75%, 100%\CAD\Sheets\A-2-5Z1.1-Parcel5-Hotel.dwg LAST EDIT: 01/06/2018 - 04:14:14 PM LOGIN: ashelmerdine XREFS: Titleblock - EL-Parcel5-Hotel - Titleblock-P5&6 MAKE: East Elevation Shadow.jpg - WEST Plus.jpg - North Elevation Shadow.jpg - South Elevation Shadow.jpg

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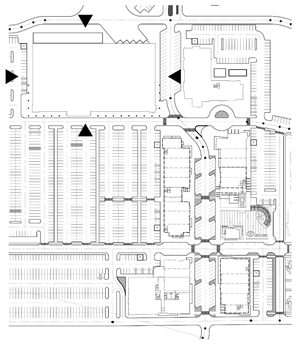

KEY PLAN

BUILDING PARAPET HEIGHT			
BUILDING No.	ALLOWABLE PARAPET HEIGHT (FT)	PROPOSED PARAPET HEIGHT (FT)	VARIANCE
1	3	4'-6"	YES
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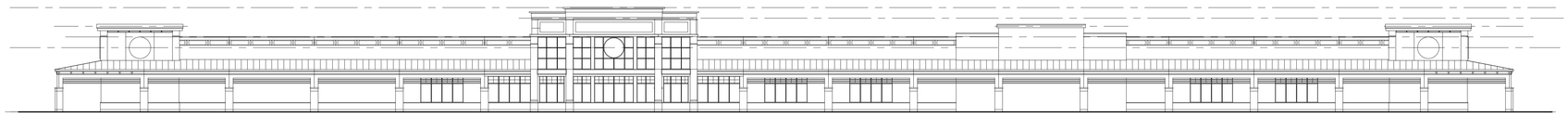
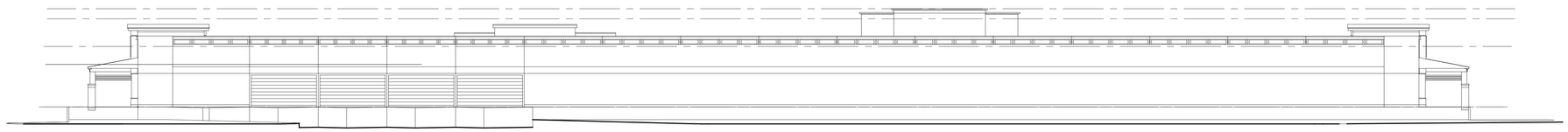
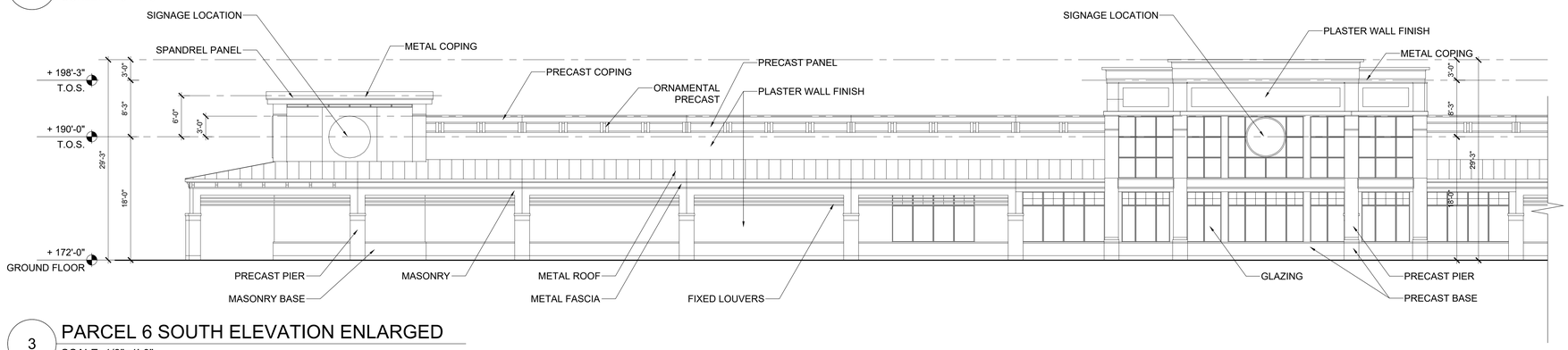
3	3	3'-0"	NO
4	3	3'-0"	NO
5	3	3'-0"	NO
6	3	6'-0"	YES
7	3		YES
8	3		YES
9	3		YES
10	3		YES
11	3	3'-0"	NO



1 PARCEL 6 SOUTH OVERALL ELEVATION
SCALE: 1/16"=1'-0"



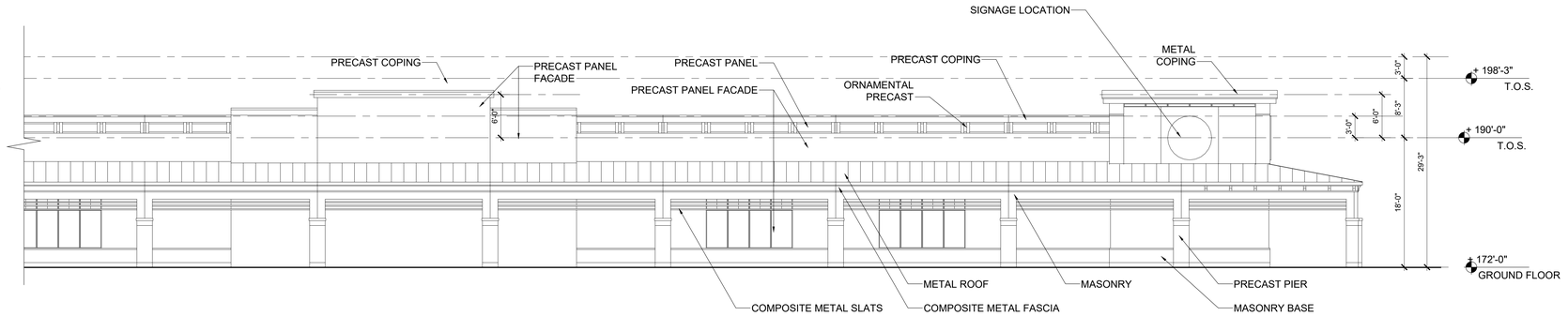
2 PARCEL 6 NORTH OVERALL ELEVATION
SCALE: 1/16"=1'-0"



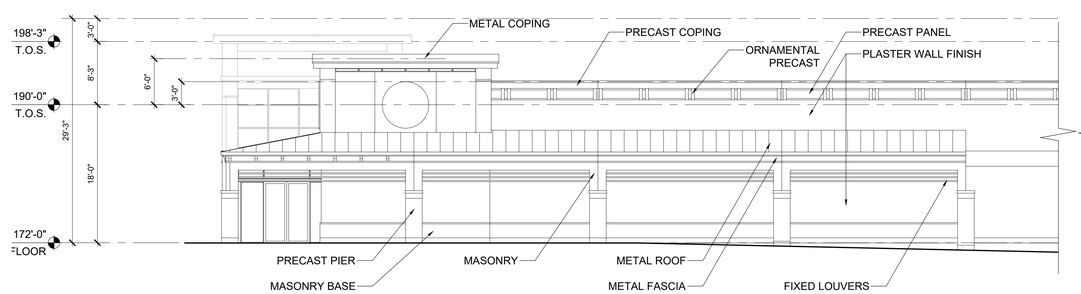
3 PARCEL 6 SOUTH ELEVATION ENLARGED
SCALE: 1/8"=1'-0"

-SCREENING OF GROUND-MOUNTED AND ROOF MOUNTED UTILITIES MUST BE PROVIDED IF VISIBLE FROM GROUND LEVEL

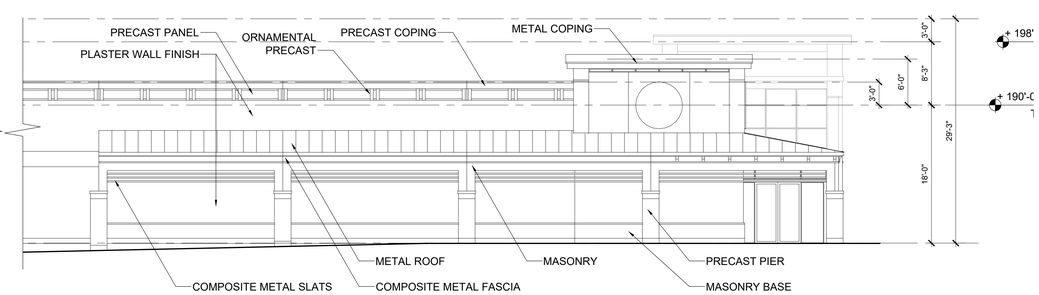
-SCREENING SHOULD BE APPROVED BY TOWNSHIP PLANNER



4 PARCEL 6 SOUTH ELEVATION ENLARGED
SCALE: 1/8"=1'-0"



5 PARCEL 6 EAST ELEVATION
SCALE: 1/8"=1'-0"



6 PARCEL 6 WEST ELEVATION
SCALE: 1/8"=1'-0"

0 8' 16' 32'
SCALE: 1/8" = 1'-0"

REV. / ISSUE	DATE	DESCRIPTION

DISCLAIMER:
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CONSULTANT

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PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

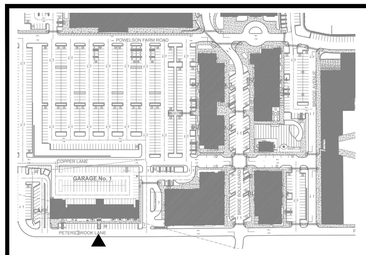
SHEET TITLE
PARCEL 6
GROCERY ELEVATIONS

JOB NO.: 17-203
DATE: 1/7/2018
DRAWN:RYAN JANES
CHECK: BRANDON DIAMOND
SCALE: VARIES

SHEET NO. 60 OF 66

A2-6.0

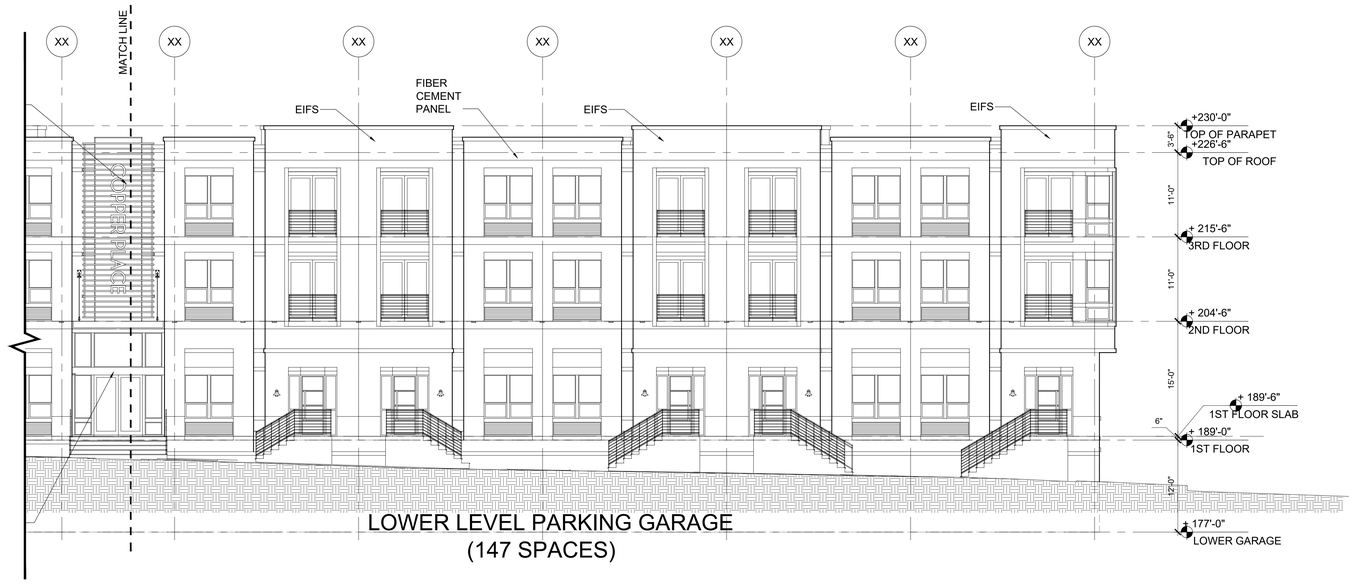
FILE NAME: J:\17-203\01 Schematic Design - 05\ILTDL 1005\CAD\Sheets\A-202.31-Parcel6-Grocery.dwg LAST EDIT: 01/09/2019 - 04:13:32 PM USER: mhiemink REFS: Tbldata | E:\Parcel6-Grocery | Tbldata-PSMS MVIEC: KEY PLAN.jpg | Parcel6-Grocery.jpg



KEY PLAN

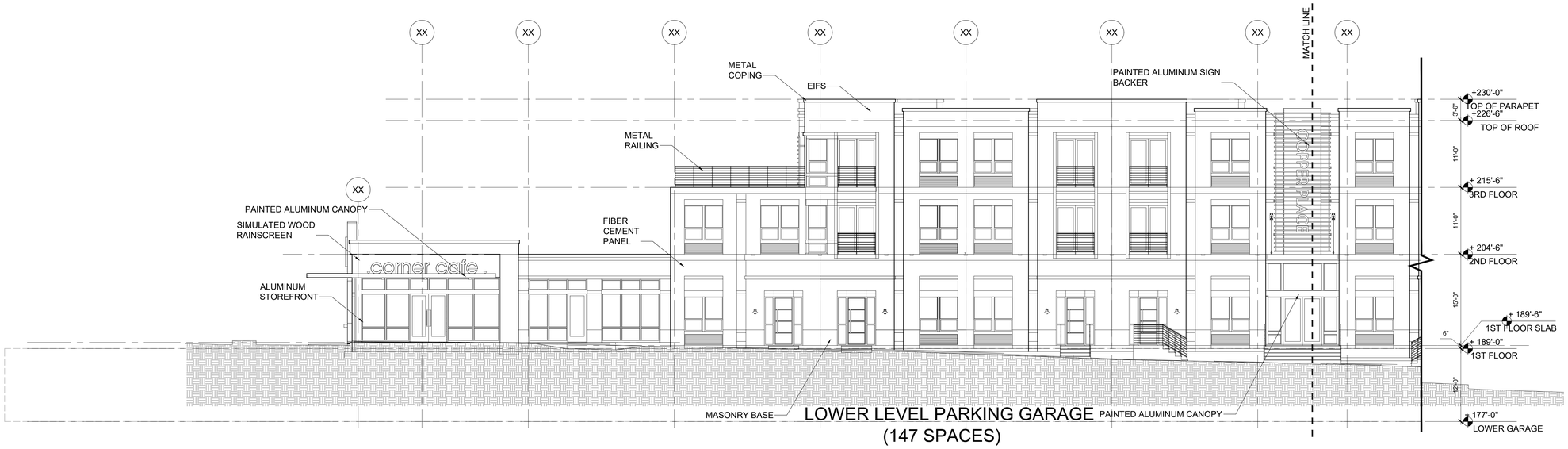
BUILDING PARAPET HEIGHT

BUILDING No.	ALLOWABLE PARAPET HEIGHT (FT)	PROPOSED PARAPET HEIGHT (FT)	VARIANCE
1	3	4'-6"	YES
2	3	4'-8"	YES
3	3	3'-0"	NO
4	3	3'-0"	NO
5	3	3'-0"	NO
6	3	6'-0"	YES
7	3		YES
8	3		YES
9	3		YES
10	3		YES
11	3	3'-0"	NO



1 PARCEL 7 SOUTH ELEVATION

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



2 PARCEL 7 SOUTH ELEVATION

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

-SCREENING OF GROUND-MOUNTED AND ROOF MOUNTED UTILITIES MUST BE PROVIDED IF VISIBLE FROM GROUND LEVEL
-SCREENING SHOULD BE APPROVED BY TOWNSHIP PLANNER

0 8' 16' 32'

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

REV. / ISSUE	DATE	DESCRIPTION

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(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

PARCEL 11
RESIDENTIAL
ELEVATIONS

JOB NO.: 17-203

DATE: 1/7/2018

DRAWN:RYAN JANES

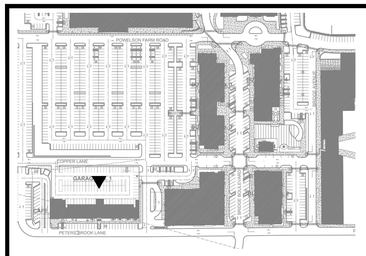
CHECK: BRANDON DIAMOND

SCALE: VARIES

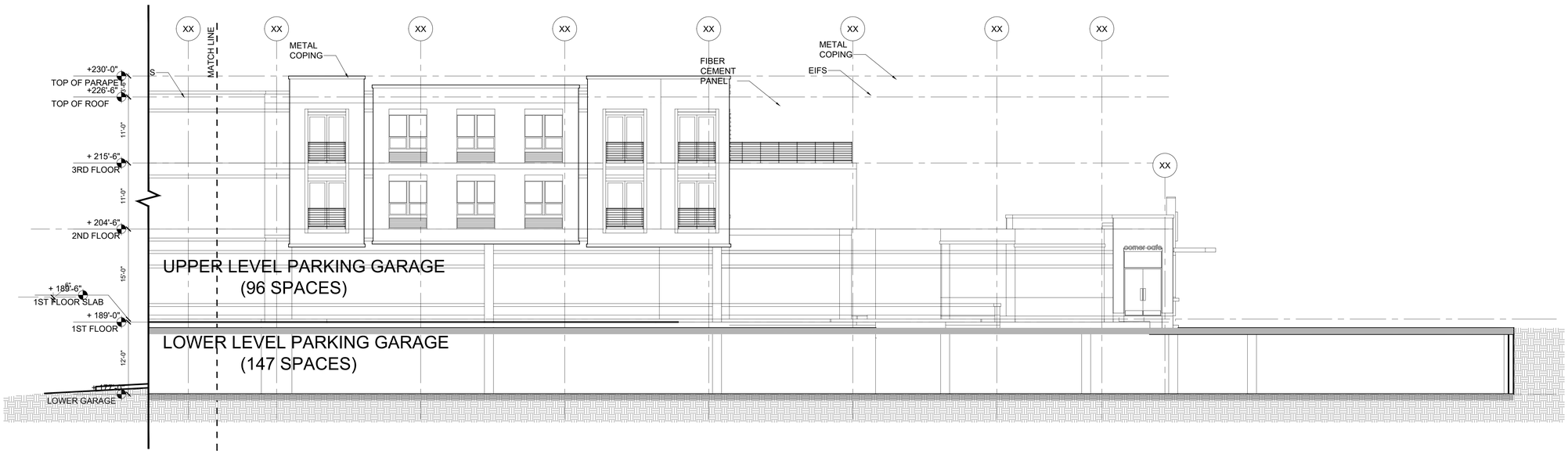
SHEET NO. 49 OF 66

A2-7.0

FILE NAME: J:\17-203\01 Schematic Design - DCE,TCE, 100ft\CAD\Sheet\A-270_Ex Parcel 7 Residential.dwg LAST EDIT: 01/08/2018 - 04:16:07 PM LOGIN: sshelvin WXRS: EL-Parcel7-Residential - Titleblock - PS&S IMAGE: Key Plan.jpg



KEY PLAN



1 PARCEL 7 NORTH ELEVATION

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



2 PARCEL 7 NORTH ELEVATION

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

BUILDING PARAPET HEIGHT			
BUILDING No.	ALLOWABLE PARAPET HEIGHT (FT)	PROPOSED PARAPET HEIGHT (FT)	VARIANCE
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3	3	3'-0"	NO
4	3	3'-0"	NO
5	3	3'-0"	NO
6	3	6'-0"	YES
7	3		YES
8	3		YES
9	3		YES
10	3		YES
11	3	3'-0"	NO

-SCREENING OF GROUND-MOUNTED AND ROOF MOUNTED UTILITIES MUST BE PROVIDED IF VISIBLE FROM GROUND LEVEL
-SCREENING SHOULD BE APPROVED BY TOWNSHIP PLANNER

0 8' 16' 32'

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

REV. / ISSUE	DATE	DESCRIPTION

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CENTER OF EXCELLENCE

1041 N.J.S.H. ROUTE 202/206
PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

PARCEL 11
RESIDENTIAL
ELEVATIONS

JOB NO.: 17-203

DATE: 1/7/2018

DRAWN:RYAN JANES

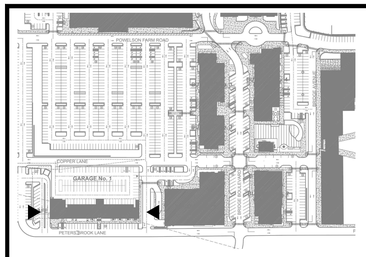
CHECK: BRANDON DIAMOND

SCALE: VARIES

SHEET NO. 49 OF 66

A2-7.1

FILE NAME: A1V1=20X31 Schematic Design - SCALE*24_ 100% CAD Sheet\A1v-270_D - Parcel 7 Residential.dwg LAST EDIT: 01/09/2018 — 04:16:17 PM USER: cshelton@ RSFS: EL-Parcel7-Residential - Titleblock - PS4S MASS: Key Plan.jpg



KEY PLAN

BUILDING PARAPET HEIGHT

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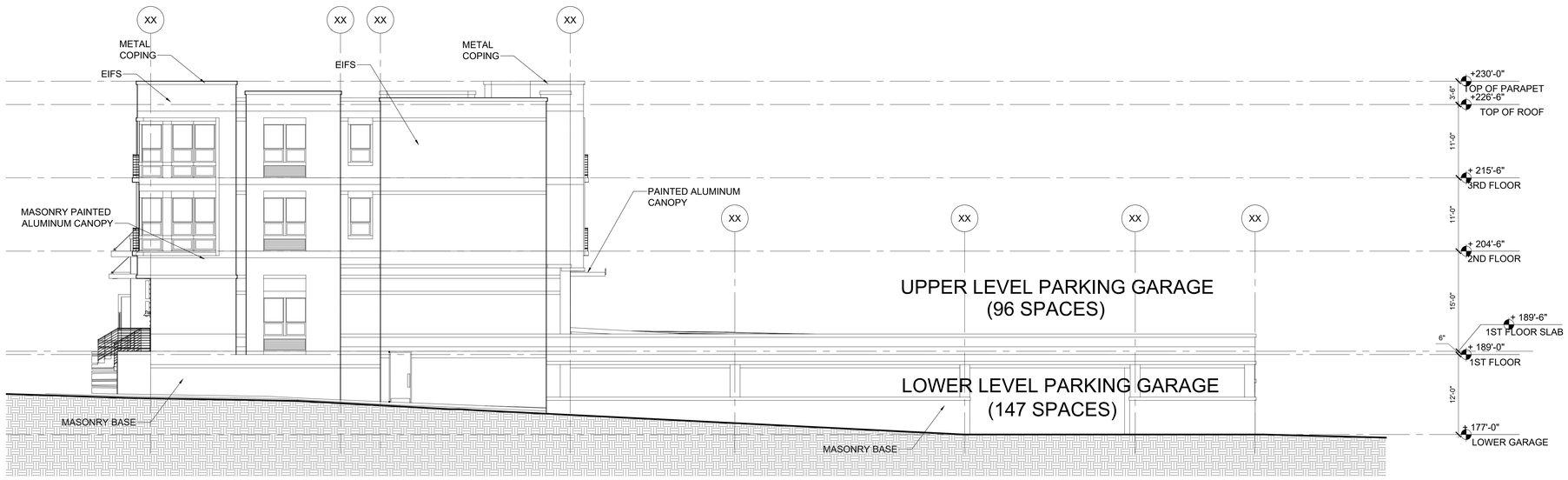
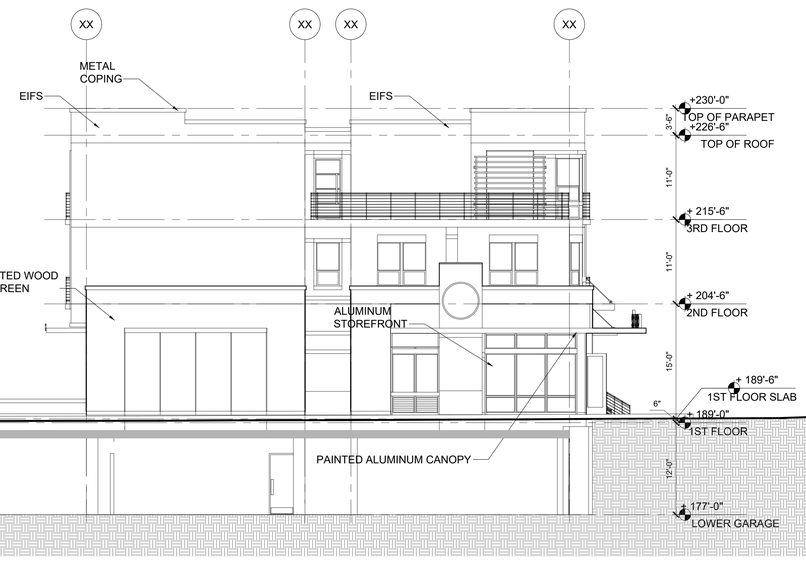
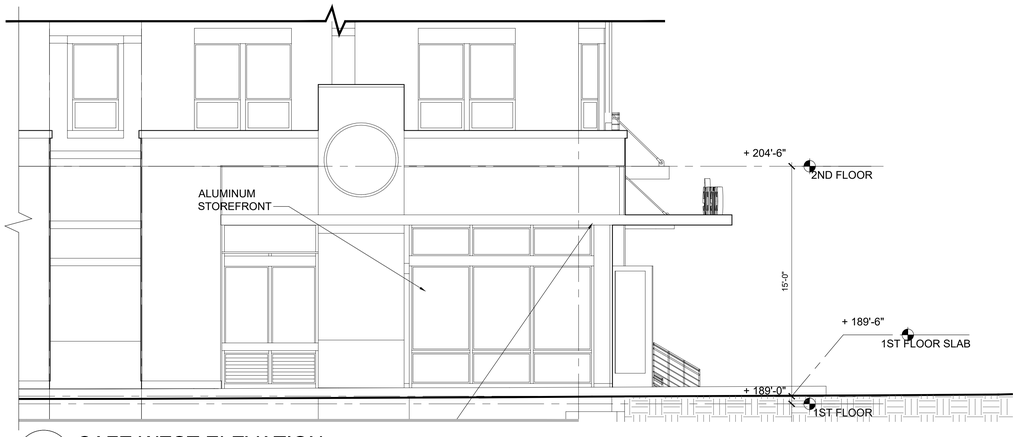
5	3	3'-0"	NO
6	3	6'-0"	YES
7	3		YES
8	3		YES
9	3		YES
10	3		YES
11	3	3'-0"	NO



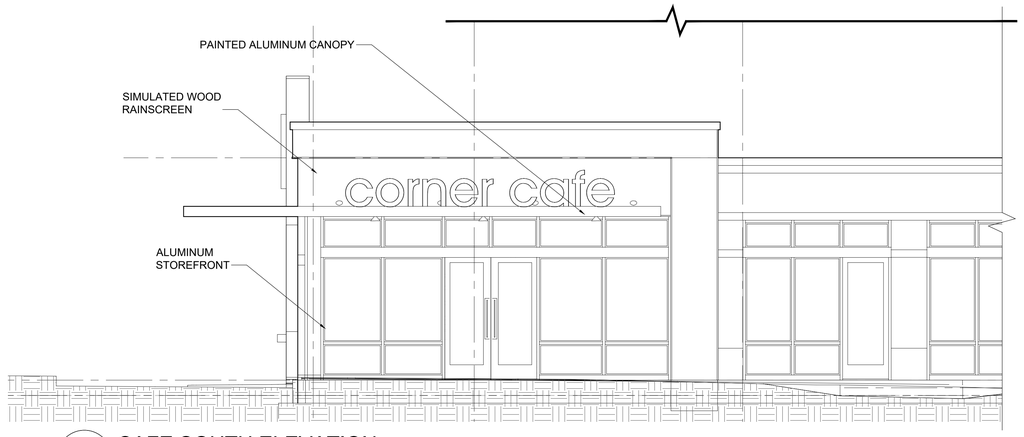
1 PARCEL 7 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 PARCEL 7 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 CAFE WEST ELEVATION
SCALE: 1/4"=1'-0"



4 CAFE SOUTH ELEVATION
SCALE: 1/4"=1'-0"

-SCREENING OF GROUND-MOUNTED AND ROOF MOUNTED UTILITIES MUST BE PROVIDED IF VISIBLE FROM GROUND LEVEL
-SCREENING SHOULD BE APPROVED BY TOWNSHIP PLANNER

0 8' 16' 32'
SCALE: 1/8" = 1'-0"

REV. / ISSUE	DATE	DESCRIPTION

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CONSULTANT

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PORTION OF BLOCK 483, LOTS 17, 18 & 19
(IN R-SEED ZONE)
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

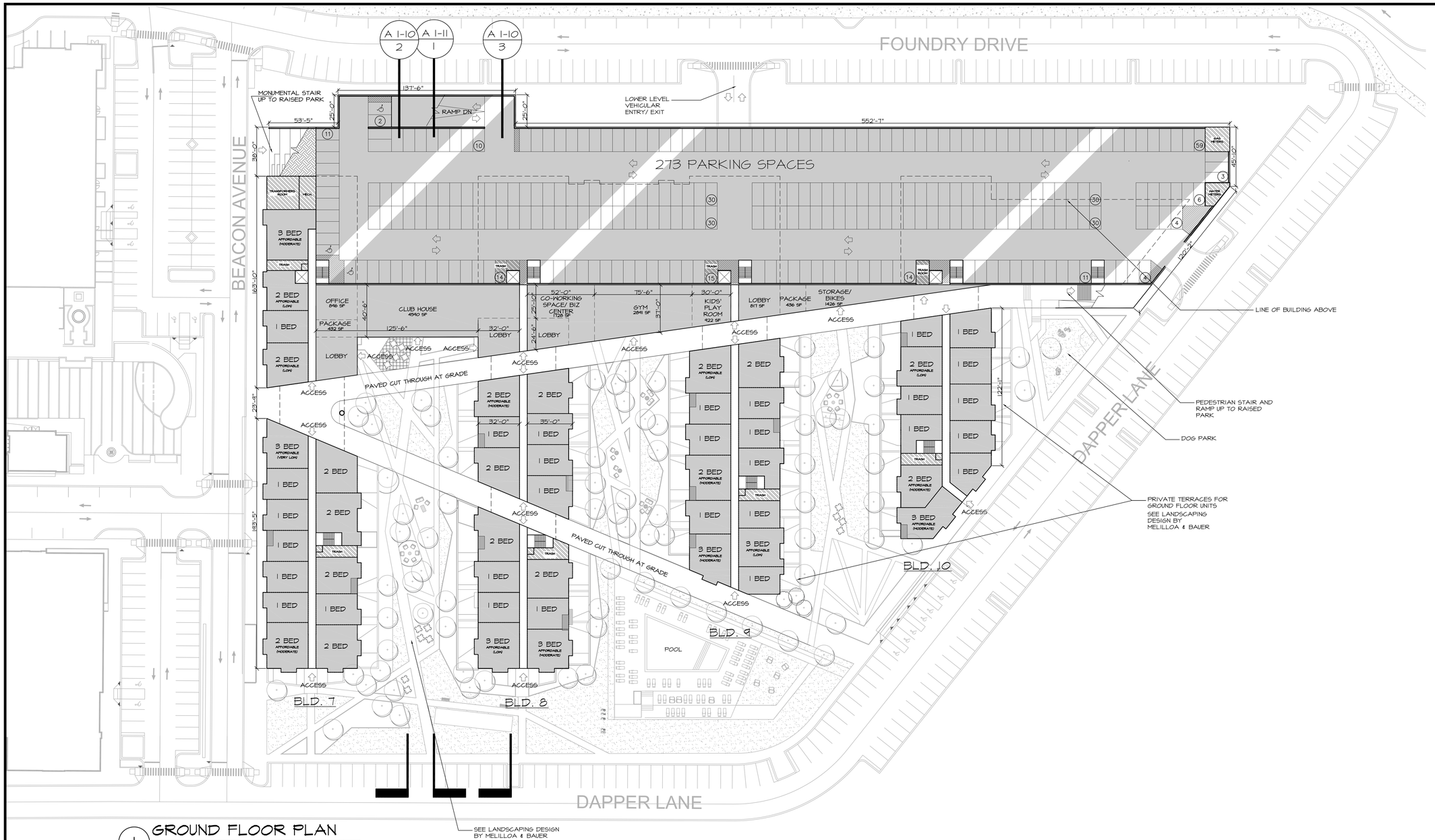
SHEET TITLE
PARCEL 11
RESIDENTIAL
ELEVATIONS

JOB NO.: 17-203
DATE: 1/7/2018
DRAWN:RYAN JANES
CHECK: BRANDON DIAMOND
SCALE: VARIES

SHEET NO. 49 OF 66

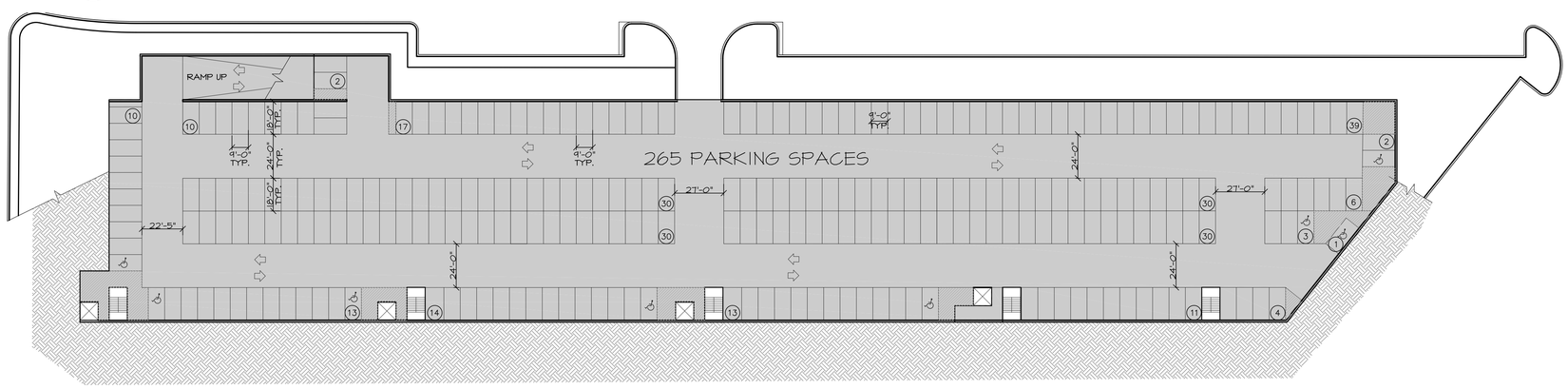
A2-7.2

FILE NAME: J:\17-203\01 Schematic Design - SDAT\C Submittal\Design - SDAT\C 1008\CAD\Sheets\A-210_Ex-Parcel-Residential.dwg LAST EDIT: 01/08/2018 - 04:16:28 PM LOGIN: sshelburne XREFS: EL-Parcel7-Residential - Thibiliaud - P.DWG IMAGE: Key Plan.jpg



1 GROUND FLOOR PLAN

SCALE: 1/32" = 1'-0"



2 LOWER LEVEL PARKING

SCALE: 1/32" = 1'-0"

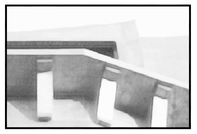
GENERAL NOTES

1. ALL AFFORDABLE UNITS ARE TO HAVE SAME UTILITIES AS THE MARKET UNITS.
2. ALL RESIDENTIAL UNITS ARE TO BE RENTAL UNITS.
3. "SCREENING OF GROUND-MOUNTED AND ROOF-MOUNTED UTILITIES MUST BE PROVIDED IF VISIBLE FROM THE GROUND LEVEL; SCREENING SHOULD BE APPROVED BY THE TOWNSHIP PLANNER."

REV. / ISSUE	DATE	DESCRIPTION
1	08/16/18	NEW RESIDENTIAL BUILDING
2	11/12/18	REVISED PER BOARD COMMENT
3	01/07/19	REVISED PER BOARD COMMENT

CONSULTANT

ORIENTATION / KEY PLAN



Minervini Vandermark Architecture

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New Jersey, 07030
tel. 201-386-0637 fax 201-386-0628
www.mvarchitecture.com

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PROJECT

NEW JERSEY CENTER OF EXCELLENCE

1041 N.J.S.H. ROUTE 202/206
BLOCK 483, LOTS 17, 18 & 19

TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

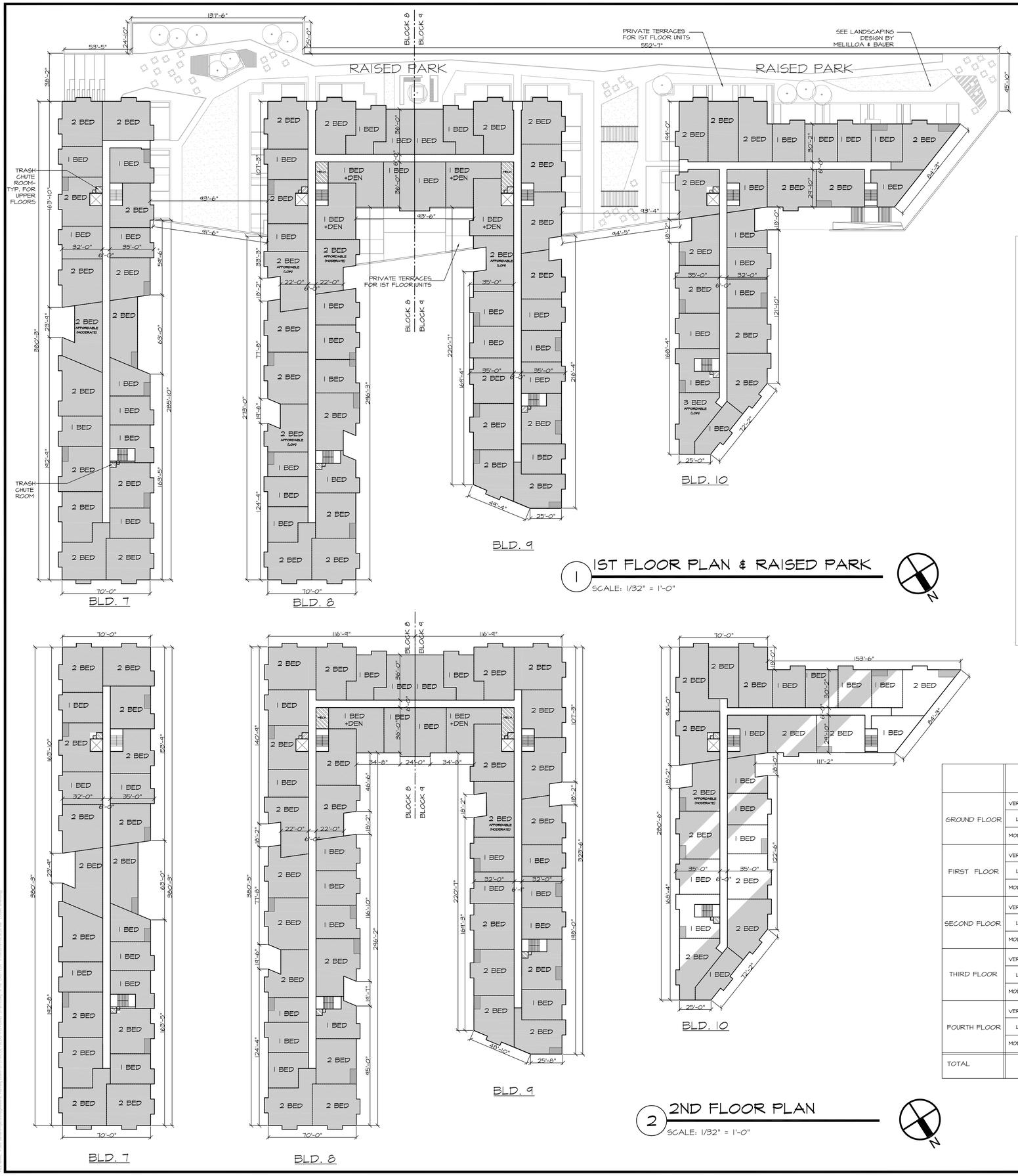
SHEET TITLE

SCHEMATIC PLANS:
GROUND FLOOR &
LOWER LEVEL PARKING
GENERAL NOTES

JOB NO.:
DATE: 12/18/18
DRAWN: AM
CHECK: FJM/ACV
SCALE: AS NOTED

SHEET NO. OF

A1-7



1 1ST FLOOR PLAN & RAISED PARK

SCALE: 1/32" = 1'-0"

2 2ND FLOOR PLAN

SCALE: 1/32" = 1'-0"

	BUILDING 7	BUILDING 8	BUILDING 9	BUILDING 10	TOTAL AREA
GROUND FLOOR	15628 SF	13200 SF	11828 SF	9805 SF	
FIRST FLOOR	24108 SF	27071 SF	23178 SF	24025 SF	
SECOND FLOOR	24214 SF	27285 SF	23374 SF	24212 SF	
THIRD FLOOR	21963 SF	22073 SF	19842 SF	23946 SF	
FOURTH FLOOR	9444 SF	8576 SF	7022 SF	12696 SF	
TOTAL	95862 SF	98205 SF	85244 SF	94684 SF	374000 SF

3 NET RESIDENTIAL AREA

SCALE: NOT TO SCALE

Building 7	COAH					
	Very Low	Low	Moderate	Market	Total COAH Units	Total Units
1 bed	0	0	0	43	0	43
2 bed	0	2	2	46	4	50
3 bed	1	0	1	0	2	2
Total	1	2	3	89	6	95

Building 8	COAH					
	Very Low	Low	Moderate	Market	Total COAH Units	Total Units
1 bed	0	0	0	47	0	47
2 bed	0	2	2	44	4	48
3 bed	0	1	1	0	2	2
Total	0	3	3	91	6	97

Building 9	COAH					
	Very Low	Low	Moderate	Market	Total COAH Units	Total Units
1 bed	0	0	0	45	0	45
2 bed	0	2	2	35	4	39
3 bed	0	1	1	0	2	2
Total	0	3	3	80	6	86

Building 10	COAH					
	Very Low	Low	Moderate	Market	Total COAH Units	Total Units
1 bed	0	0	0	48	0	48
2 bed	0	1	2	43	3	46
3 bed	0	1	1	0	2	2
Total	0	2	3	91	5	96

Buildings 7 to 10	COAH					
	Very Low	Low	Moderate	Market	Total COAH Units	Total Units
1 bed	0	0	0	183	0	183
2 bed	0	7	8	168	15	183
3 bed	1	3	4	0	8	8
Total	1	10	12	351	23	374

4 RESIDENTIAL UNIT SUMMERY - BLD. 7 TO 10

SCALE: NOT TO SCALE

		BUILDING 7			BUILDING 8			BUILDING 9			BUILDING 10			TOTAL COAH UNITS
		1 BED	2 BED	3 BED	1 BED	2 BED	3 BED	1 BED	2 BED	3 BED	1 BED	2 BED	3 BED	
GROUND FLOOR	VERY LOW	0	0	1	0	0	0	0	0	0	0	0	0	17
	LOW	0	2	2	0	0	1	0	1	1	0	1	0	
	MODERATE	0	1	1	0	1	1	0	1	1	0	1	1	
FIRST FLOOR	VERY LOW	0	0	0	0	0	0	0	0	0	0	0	0	5
	LOW	0	0	0	0	2	0	0	0	0	0	0	1	
	MODERATE	0	1	0	0	1	0	0	0	0	0	0	0	
SECOND FLOOR	VERY LOW	0	0	0	0	0	0	0	0	0	0	0	0	2
	LOW	0	0	0	0	0	0	0	0	0	0	0	0	
	MODERATE	0	0	0	0	0	0	0	1	0	0	1	0	
THIRD FLOOR	VERY LOW	0	0	0	0	0	0	0	0	0	0	0	0	0
	LOW	0	0	0	0	0	0	0	0	0	0	0	0	
	MODERATE	0	0	0	0	0	0	0	0	0	0	0	0	
FOURTH FLOOR	VERY LOW	0	0	0	0	0	0	0	0	0	0	0	0	0
	LOW	0	0	0	0	0	0	0	0	0	0	0	0	
	MODERATE	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL		0	4	4	0	4	2	0	3	2	0	3	2	24

5 AFFORDABLE UNIT SUMMERY

SCALE: NOT TO SCALE

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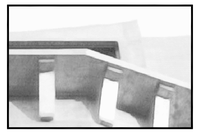
3	01/07/19	REVISED PER BOARD COMMENT

CONSULTANT

ORIENTATION / KEY PLAN



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www.mvarchitecture.com

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PROJECT

NEW JERSEY
CENTER OF EXCELLENCE

1041 N.J.S.H. ROUTE 202/206
BLOCK 483, LOTS 17, 18 & 19

TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

SCHEMATIC PLANS:
1ST FLOOR PLAN & RAISED PARK
2ND FLOOR PLAN
RESIDENTIAL AREA & UNIT SUMMERY

JOB NO.:
DATE: 12/18/18
DRAWN: AM
CHECK: FJM/ACV
SCALE: AS NOTED

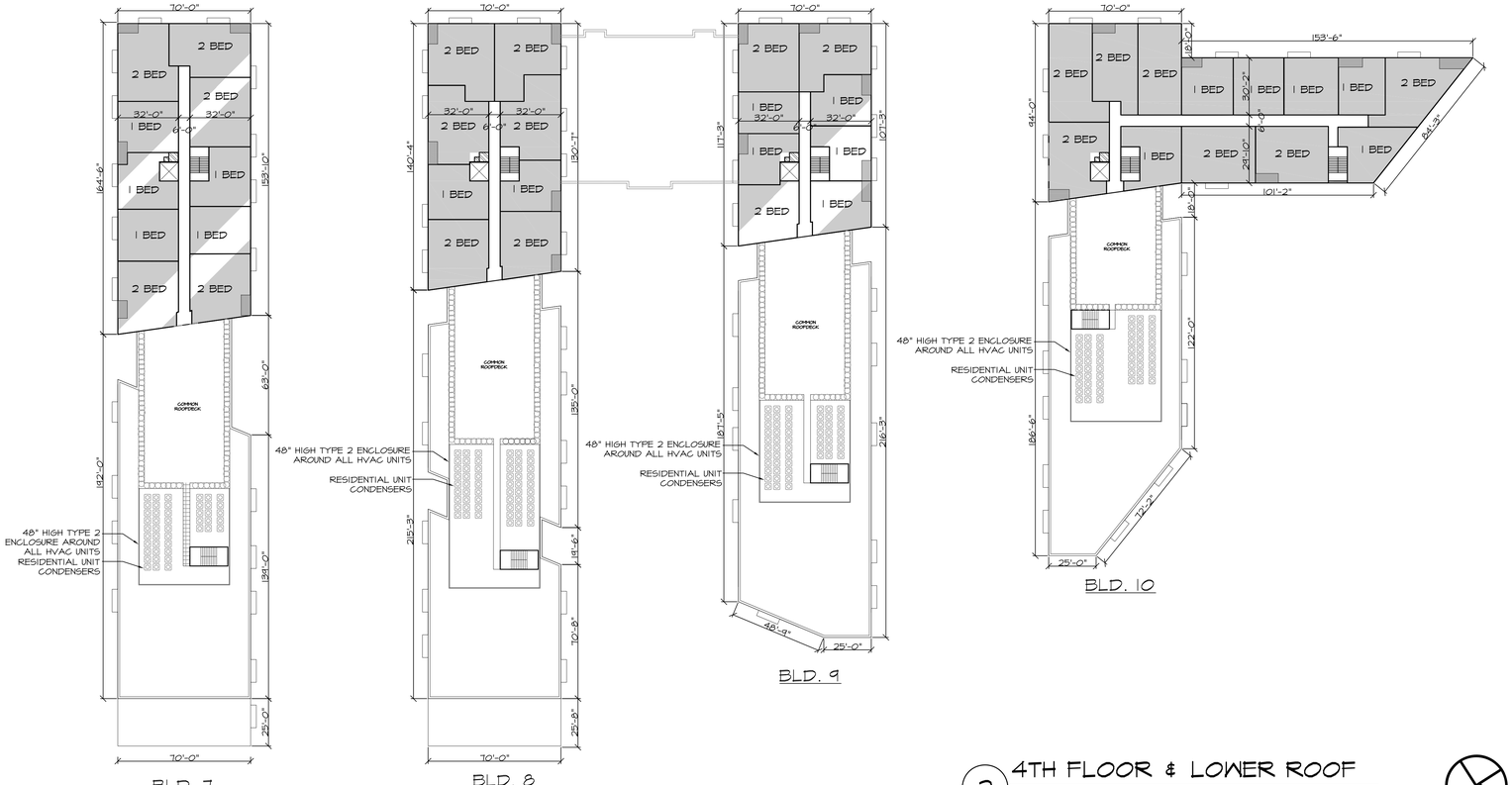
SHEET NO. OF

A1-8



1 3RD FLOOR PLAN

SCALE: 1/32" = 1'-0"



2 4TH FLOOR & LOWER ROOF

SCALE: 1/32" = 1'-0"

REV. / ISSUE	DATE	DESCRIPTION
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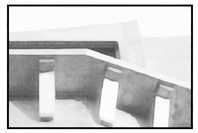
ORIENTATION / KEY PLAN



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TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

SCHEMATIC PLANS:
3RD & 4TH FLOOR PLAN

JOB NO.:

DATE: 12/18/18

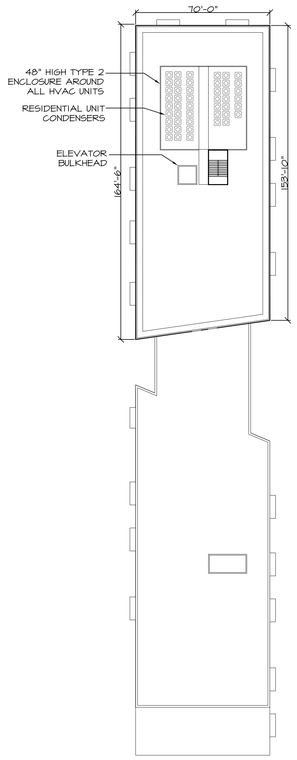
DRAWN: AM

CHECK: FJM/ACV

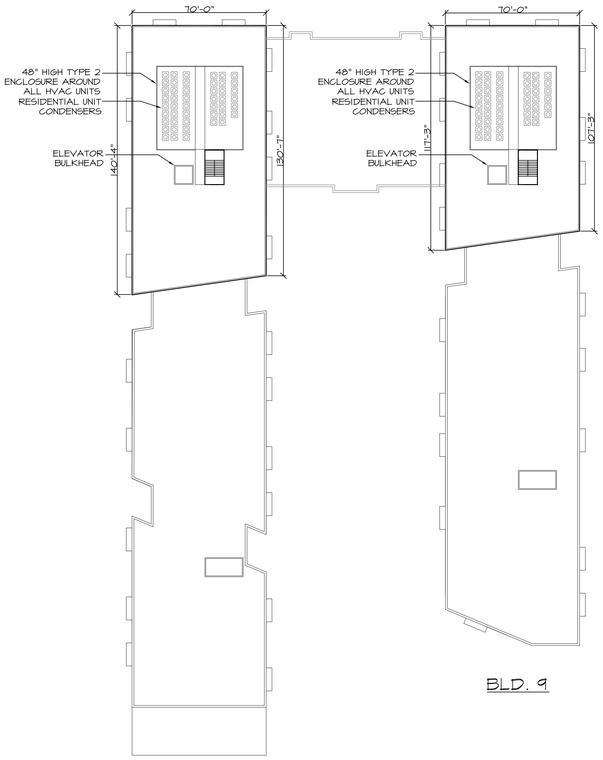
SCALE: AS NOTED

SHEET NO. OF

A1-9



BLD. 7



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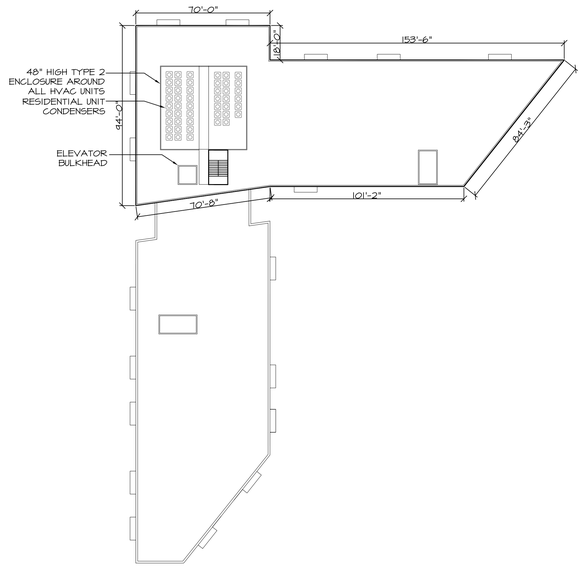
BLD. 9



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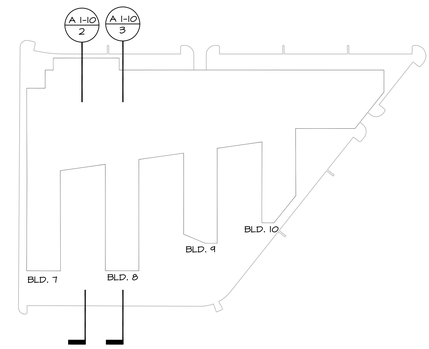
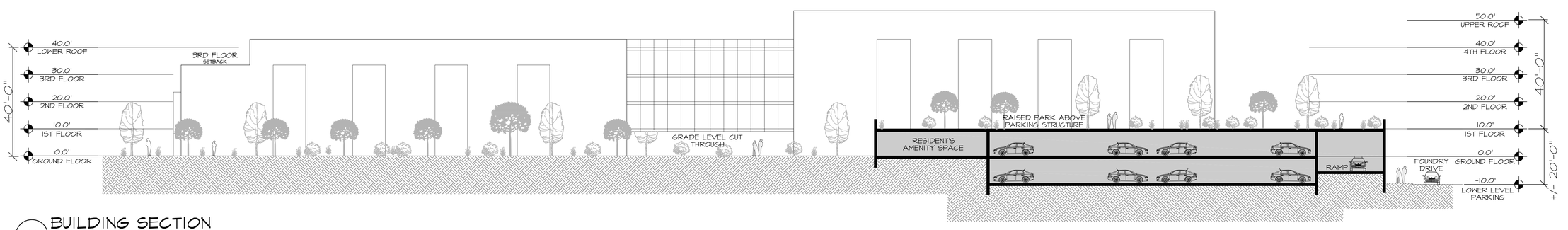


4 KEYPLAN

SCALE: 1/128" = 1'-0"

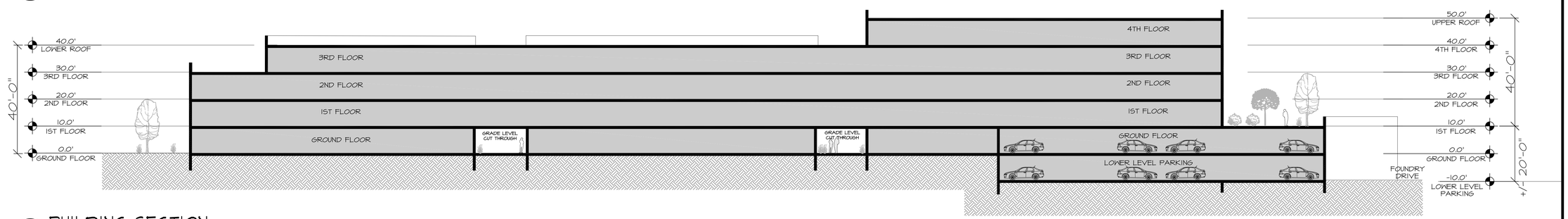
1 UPPER ROOF PLAN

SCALE: 1/32" = 1'-0"



2 BUILDING SECTION

SCALE: 1/16" = 1'-0"



3 BUILDING SECTION

SCALE: 1/16" = 1'-0"

REV. / ISSUE	DATE	DESCRIPTION
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2	11/12/18	REVISED PER BOARD COMMENT
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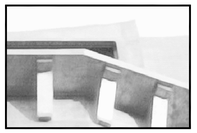
CONSULTANT

ORIENTATION / KEY PLAN



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NEW JERSEY
CENTER OF EXCELLENCE

1041 N.J.S.H. ROUTE 202/206
BLOCK 483, LOTS 17, 18 & 19

TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

SCHEMATIC DRAWINGS:
UPPER ROOF PLAN &
BUILDING SECTIONS
KEY PLAN

JOB NO.:

DATE: 12/18/18

DRAWN: AM

CHECK: FJM/ACV

SCALE: AS NOTED

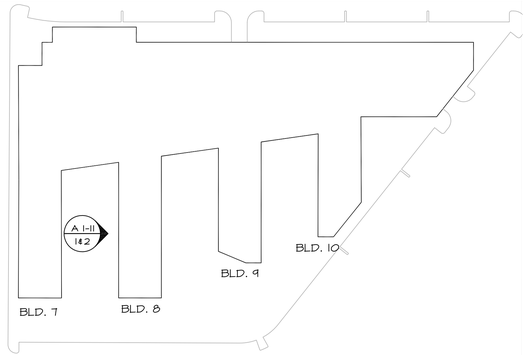
SHEET NO. OF

A1-10

BUILDING PARAPET HEIGHT			
BUILDING No.	ALLOWABLE PARAPET HEIGHT (FT)	PROPOSED PARAPET HEIGHT (FT)	VARIANCE
7	3	3 MAX.	NO
8	3	3 MAX.	NO
9	3	3 MAX.	NO
10	3	3 MAX.	NO

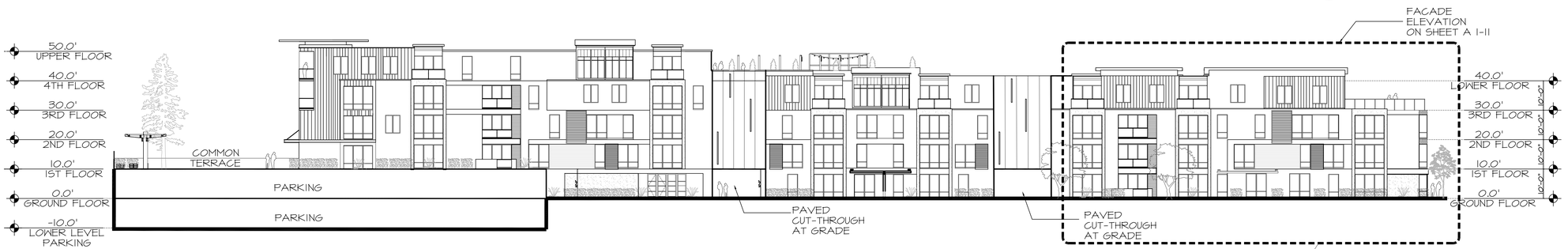
3 BUILDING PARAPET HEIGHT

SCALE: NOT TO SCALE



4 KEYPLAN

SCALE: 1/128" = 1'-0"



1 NORTH-WEST SIDE ELEVATION - BUILDING #8 - TYPICAL OF OVERALL RESIDENTIAL DEVELOPMENT

SCALE: 1/16" = 1'-0"



2 NORTH-WEST SIDE ELEVATION - BUILDING #8

SCALE: 1/4" = 1'-0"

REV. / ISSUE	DATE	DESCRIPTION
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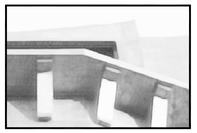
CONSULTANT

ORIENTATION / KEY PLAN



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NEW JERSEY CENTER OF EXCELLENCE

1041 N.J.S.H. ROUTE 202/206
BLOCK 483, LOTS 17, 18 & 19

TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY 08807

SHEET TITLE

BUILDING ELEVATIONS
BUILDING PARAPET HEIGHT TABLE
KEY PLAN

JOB NO.:

DATE: 12/18/18

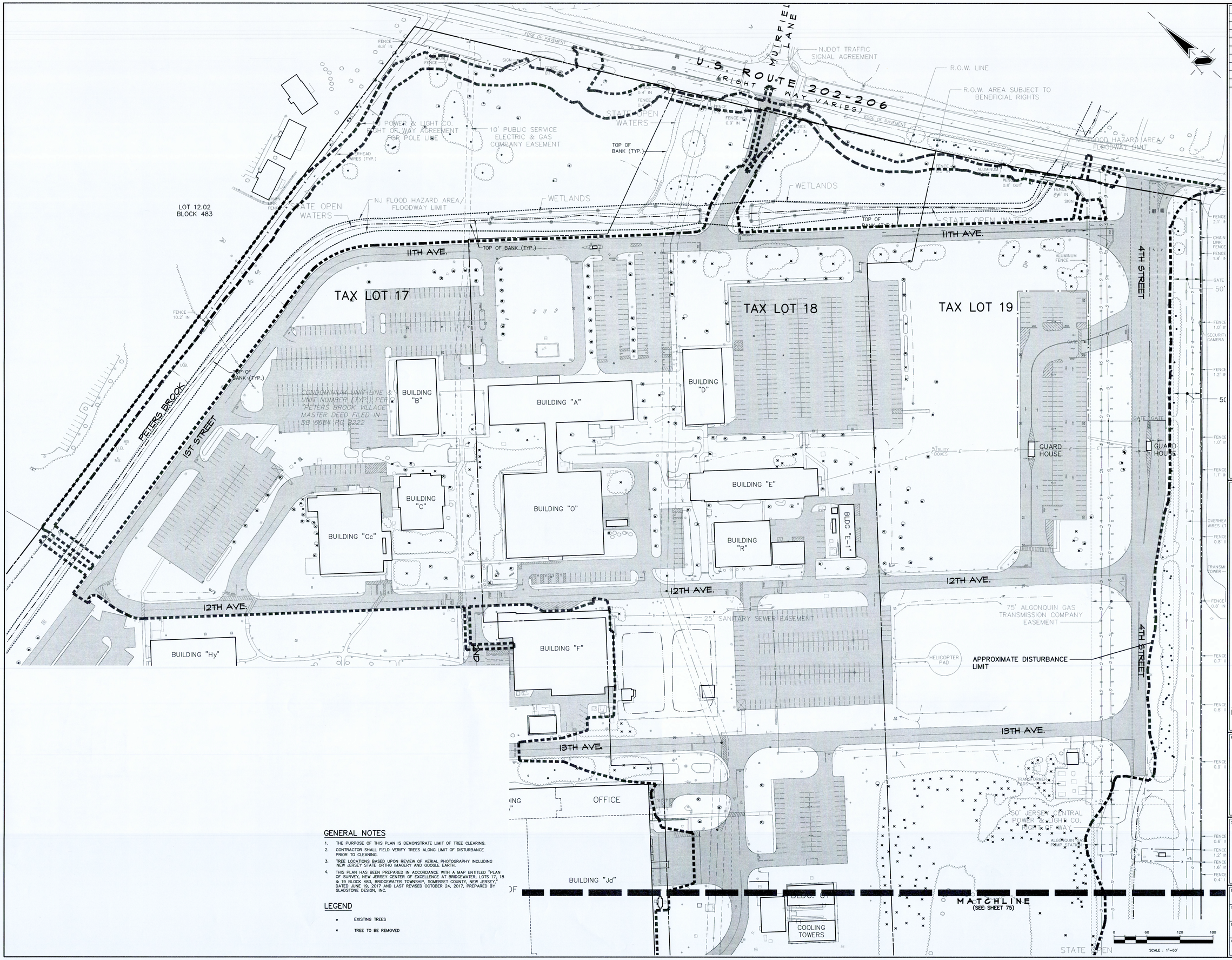
DRAWN: AM

CHECK: FJM/ACV

SCALE: AS NOTED

SHEET NO. OF

A1-11



GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS DEMONSTRATE LIMIT OF TREE CLEARING.
2. CONTRACTOR SHALL FIELD VERIFY TREES ALONG LIMIT OF DISTURBANCE PRIOR TO CLEANING.
3. TREE LOCATIONS BASED UPON REVIEW OF AERIAL PHOTOGRAPHY INCLUDING NEW JERSEY STATE ORTHO IMAGERY AND GOOGLE EARTH.
4. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH A MAP ENTITLED "PLAN OF SURVEY, NEW JERSEY CENTER OF EXCELLENCE AT BRIDGEWATER, LOTS 17, 18 & 19 BLOCK 483, BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY," DATED JUNE 19, 2017 AND LAST REVISED OCTOBER 24, 2017, PREPARED BY GLADSTONE DESIGN, INC.

LEGEND

- • EXISTING TREES
- × TREE TO BE REMOVED

REVISIONS		
NO.	DATE	DESCRIPTION
1	11-12-18	REVISED PER BOARD COMMENTS
2	01-07-19	REVISED PER BOARD COMMENTS

GLADSTONE DESIGN, Inc.
Consulting Engineers
Land Surveyors
Landscape Architects
Land Planners

265 Main Street P.O. Box 400
Gladstone, New Jersey 07934
Telephone (908) 234-0309
Facsimile (908) 719-3320

NJ Certificate of Authorization
No. 24GA28034400

Ronald A. Kennedy, P.E.; P.P.; CME; LEED AP
Kurt T. Hanic, P.L.S.
Robert C. Morris
Robert C. Moschello, P.E.

ROBERT C. MOSCHELLO, P.E.
NJ PROFESSIONAL ENGINEER
LICENSE No. 24GE04427900

PROJECT

NEW JERSEY CENTER OF EXCELLENCE AT BRIDGEWATER

LOTS 17, 18 & 19 BLOCK 483

BRIDGEWATER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

SHEET TITLE

TREE REMOVAL PLAN

DATE	MAY 09, 2018
SCALE	1" = 60'
JOB NO.	004-88
DRAWN	DSE
SHEET NO.	74 OF 75
CHKD.	RCM2

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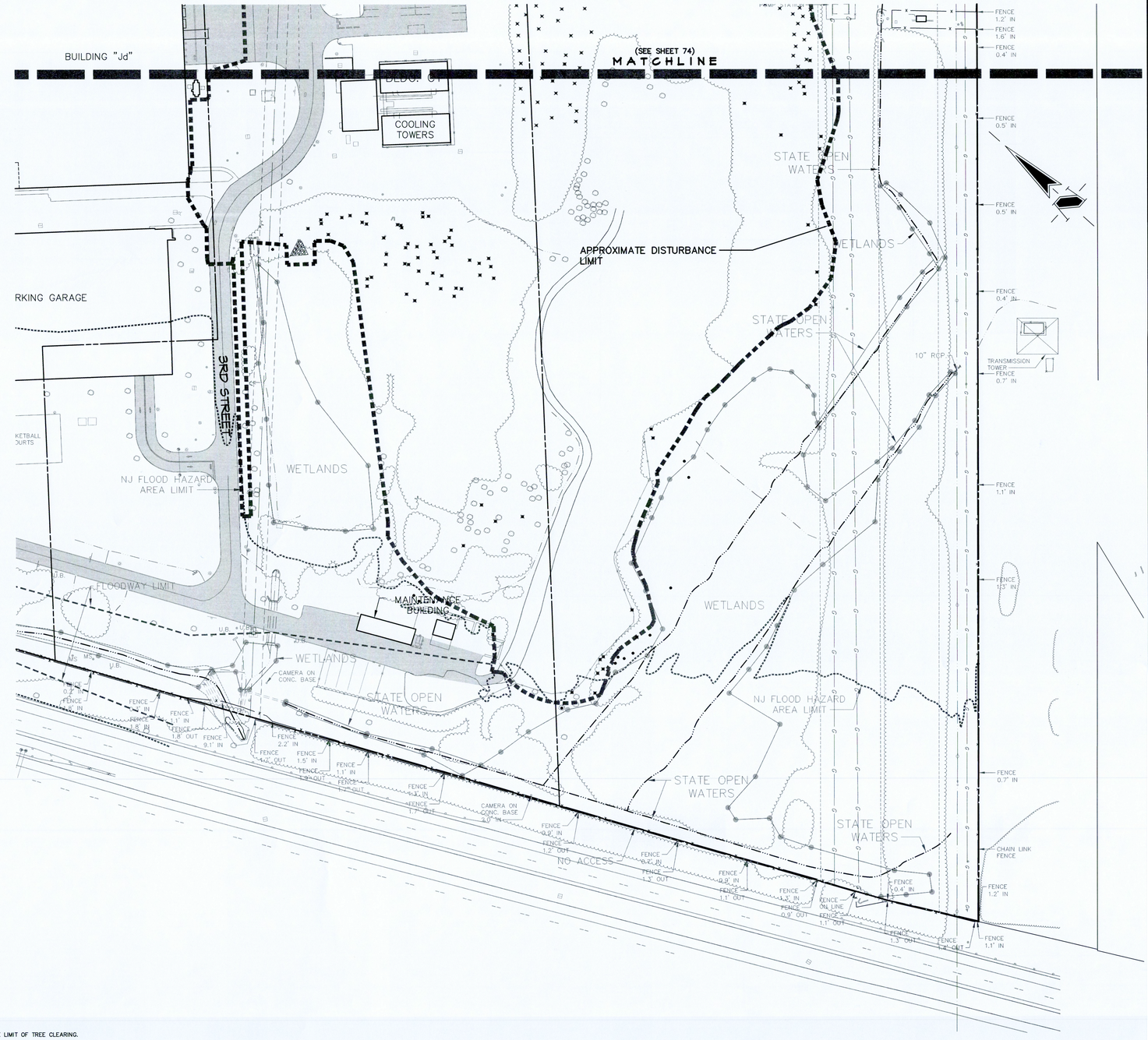

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LEGEND

- • EXISTING TREES
- × TREE TO BE REMOVED

REVISIONS		
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NEW JERSEY CENTER OF EXCELLENCE AT BRIDGEWATER

LOTS 17, 18 & 19 BLOCK 483

BRIDGEWATER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

SHEET TITLE

TREE REMOVAL PLAN

DATE	MAY 09, 2018
SCALE	1" = 60'
JOB NO.	004-88
DRAWN	DSE
SHEET NO.	75 OF 75
CHKD.	RCM2

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