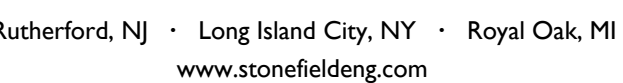
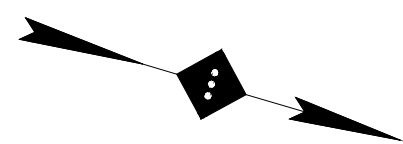


## ECAUCUS, N.J. 07096-15



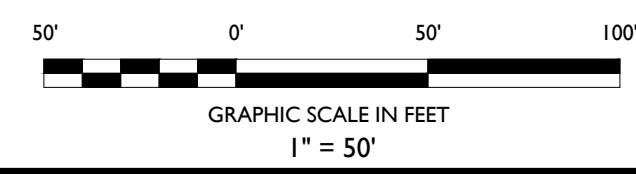
Headquarters: 92 Park Avenue, Rutherford, NJ 07070  
Phone 201.340.4468 - Fax 201.340.4472

NOTES :



## SITE LEGEND

- 
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB
- EXISTING CURB
- EXISTING BUILDING
- PROPOSED BUILDING
- CONTOUR LINE
- RIDGE LINE



02	AA	05-24-17	REVISED PER DRC MEETING
01	DB	03-21-17	SUBMITTED TO TOWNSHIP
NO.	BY	DATE	ISSUE OR REVISION

REVISION :

PROJECT :

PROPOSED RESIDENTIAL  
REDEVELOPMENT  
750 WALNUT AVENUE  
CRANFORD, N.J.

DRAWING TITLE :

**GRADING &  
DRAINAGE PLAN  
- PHASE 2 -**

ENGINEER  
JEFFREY A. MARTELL  
NJ PE # 47290

DATE: 03/21/2017

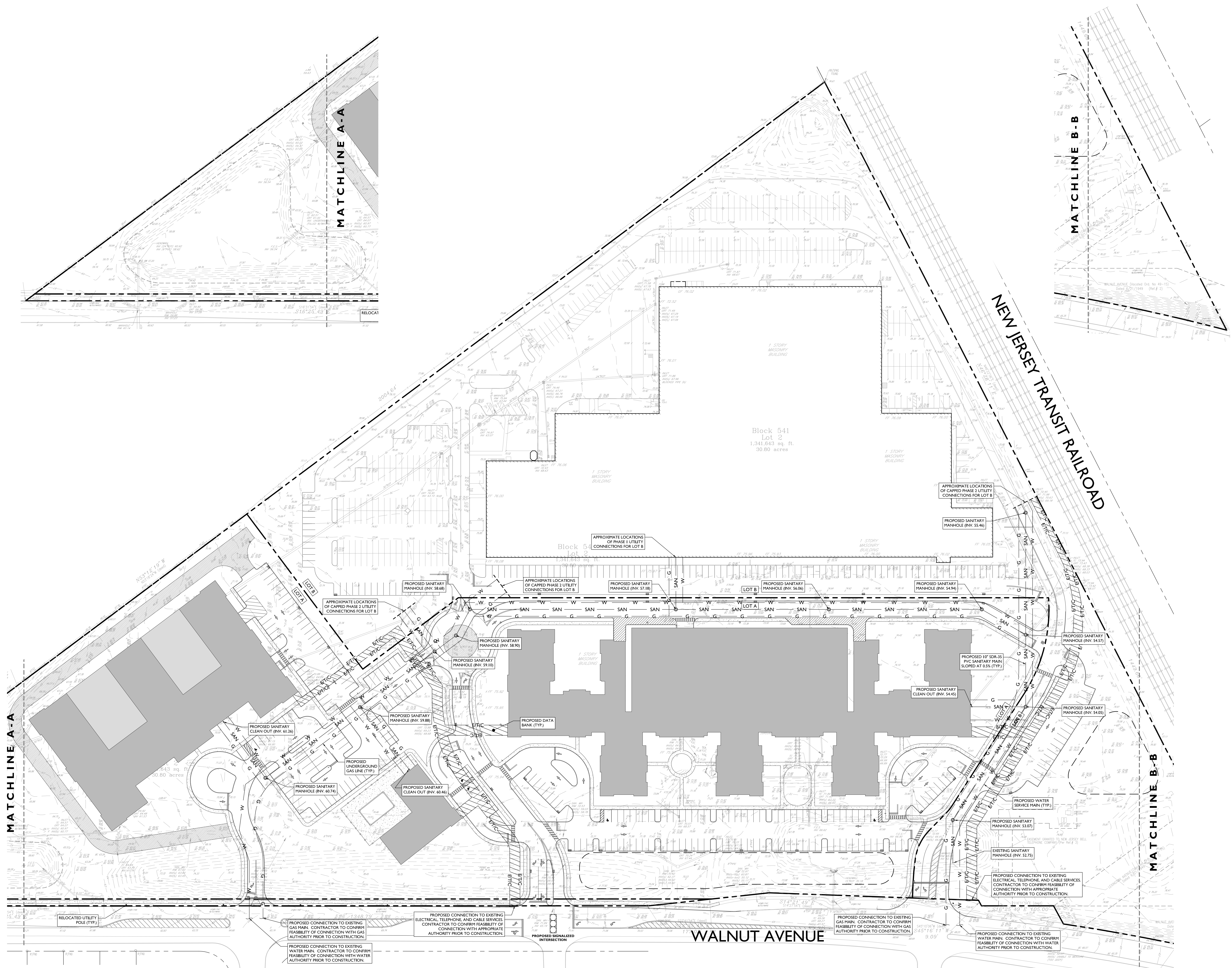
DRAWING BY: DB

CHK BY:	ZC
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**C-9**

CADO FILE NO:	9 OF 23
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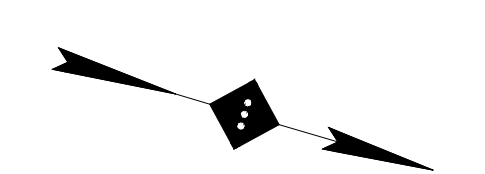


HARTZ  
MOUNTAIN  
INDUSTRIES  
400 PLAZA DRIVE  
P.O. BOX 1515  
SECAUCUS, N.J. 07096-1515

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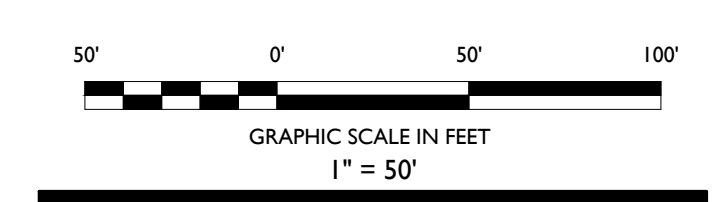
Headquarters: 92 Park Avenue, Rutherford, NJ 07070  
Phone 201.340.4468 · Fax 201.340.4472

NOTES :



**SITE LEGEND**

- G PROPOSED GAS LINE
- SAN PROPOSED SANITARY SEWER LATERAL
- W PROPOSED WATER SERVICE
- E/T/C PROPOSED DATA AND ELECTRICAL TRENCH
- EXISTING CURB
- EXISTING BUILDING
- PROPOSED BUILDING



02	AA	05-24-17	REVISED PER DRC MEETING
01	DB	03-21-17	SUBMITTED TO TOWNSHIP
NO.	BY	DATE	ISSUE OR REVISION

REVISION :

PROJECT :  
**PROPOSED RESIDENTIAL REDEVELOPMENT**  
750 WALNUT AVENUE  
CRANFORD, N.J.

DRAWING TITLE :

**UTILITY PLAN - PHASE 1 -**

ENGINEER  
JEFFREY A. MARTELL  
NJ REG # 47290

DATE : 03/21/2017  
PROJECT NO. : T-16509  
DRAWING BY : DB  
CHK BY : ZC  
DWG NO. :  
CADD FILE NO. : 10 OF 23

**C-10**

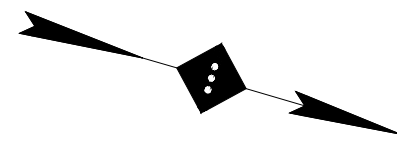




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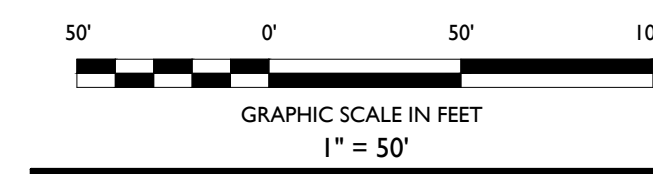
Headquarters: 92 Park Avenue, Rutherford, NJ 07070  
Phone 201.340.4468 · Fax 201.340.4472

NOTES :



**SITE LEGEND**

- G PROPOSED GAS LINE
- SAN PROPOSED SANITARY SEWER LATERAL
- W PROPOSED WATER SERVICE
- ET/C PROPOSED DATA AND ELECTRICAL TRENCH
- EXISTING CURB
- EXISTING BUILDING
- PROPOSED BUILDING



02	AA	05-24-17	REVISED PER DBC MEETING
01	DB	03-21-17	SUBMITTED TO TOWNSHIP
NO.	BY	DATE	ISSUE OR REVISION

REVISION :

PROJECT :  
**PROPOSED RESIDENTIAL  
REDEVELOPMENT**  
750 WALNUT AVENUE  
CRANFORD, N.J.

DRAWING TITLE :

**UTILITY PLAN  
- PHASE 2 -**

ENGINEER  
JEFFREY A. MARTELL  
NJ PE # 47290

DATE : 03/21/2017

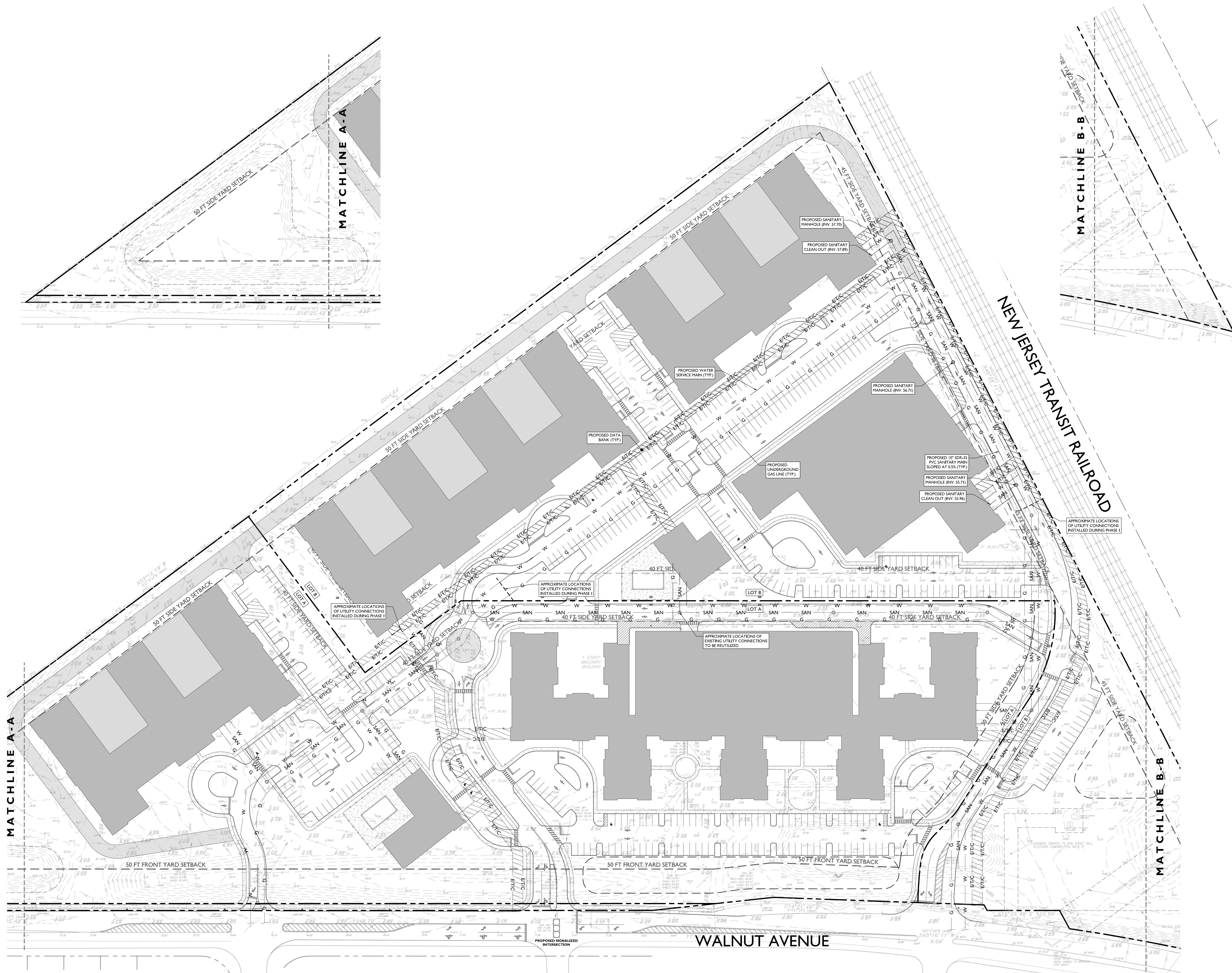
PROJECT NO. : T-16509

DRAWING BY: DB

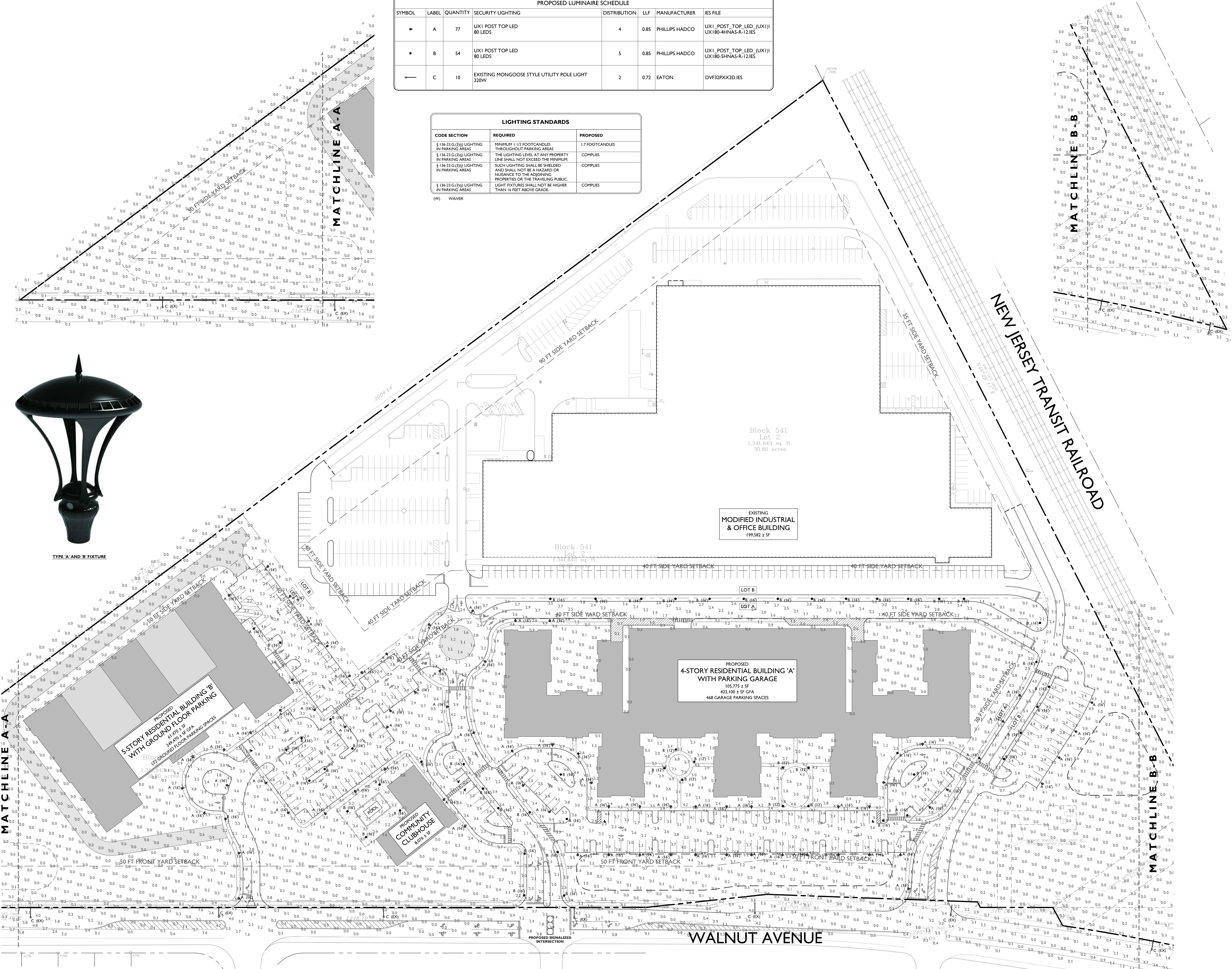
CHECK BY: ZC

DWG NO. **C-11**

CADD FILE NO: 11 OF 23







PROPOSED LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER
▶	A	77	UX1 POST TOP LED 80 LEDS	4	0.85	PHILLIPS HADCO
•	B	54	UX1 POST TOP LED 80 LEDS	5	0.85	PHILLIPS HADCO
—	C	10	EXISTING MONGOOSE STYLE UTILITY POLE LIGHT 320W	2	0.72	EATON
			IES FILE			
			UX1_POST_TOP_LED_(UX1) UX180-4HNAS-R-12.IES			
			UX1_POST_TOP_LED_(UX1) UX180-5HNAS-R-12.IES			
			OVF32PXXD.IES			

LIGHTING STANDARDS		
CODE SECTION	REQUIRED	PROPOSED
§ 136-23.G.(3)(i) LIGHTING IN PARKING AREAS	MINIMUM 1 1/2 FOOTCANDLES THROUGHOUT PARKING AREAS	1.7 FOOTCANDLES
§ 136-23.G.(3)(ii) LIGHTING IN PARKING AREAS	THE LIGHTING LEVEL AT ANY PROPERTY LINE SHALL NOT EXCEED THE MINIMUM.	COMPLIES
§ 136-23.G.(3)(iii) LIGHTING IN PARKING AREAS	SUCH LIGHTING SHALL BE SHIELDED AND SHALL NOT BE A HAZARD OR NUISANCE TO THE ADJOINING PROPERTIES OR THE TRAVELING PUBLIC.	COMPLIES
§ 136-23.G.(3)(iv) LIGHTING IN PARKING AREAS	LIGHT FIXTURES SHALL NOT BE HIGHER THAN 16 FEET ABOVE GRADE.	COMPLIES
(W)	WAIVER	



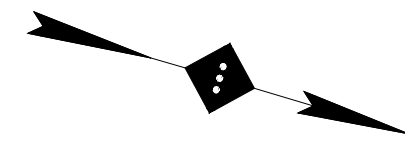
TYPE 'A' AND 'B' FIXTURE

HARTZ  
MOUNTAIN  
INDUSTRIES  
400 PLAZA DRIVE  
P.O. BOX 1515  
SECAUCUS, N.J. 07096-1515

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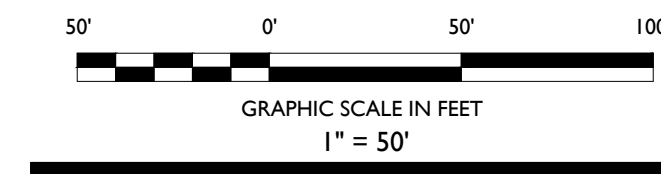
Headquarters: 92 Park Avenue, Rutherford, NJ 07070  
Phone 201.340.4468 · Fax 201.340.4472

NOTES :



SITE LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB
- EXISTING CURB
- EXISTING BUILDING
- PROPOSED BUILDING



02	AA	05-24-17	REVISED PER DBC MEETING
01	DB	03-21-17	SUBMITTED TO TOWNSHIP
NO.	BY	DATE	ISSUE OR REVISION

REVISION :

PROJECT :  
**PROPOSED RESIDENTIAL  
REDEVELOPMENT**  
750 WALNUT AVENUE  
CRANFORD, N.J.

DRAWING TITLE :

**LIGHTING PLAN  
- PHASE I -**

ENGINEER  
JEFFREY A. MARTELL  
NJ PE # 47290

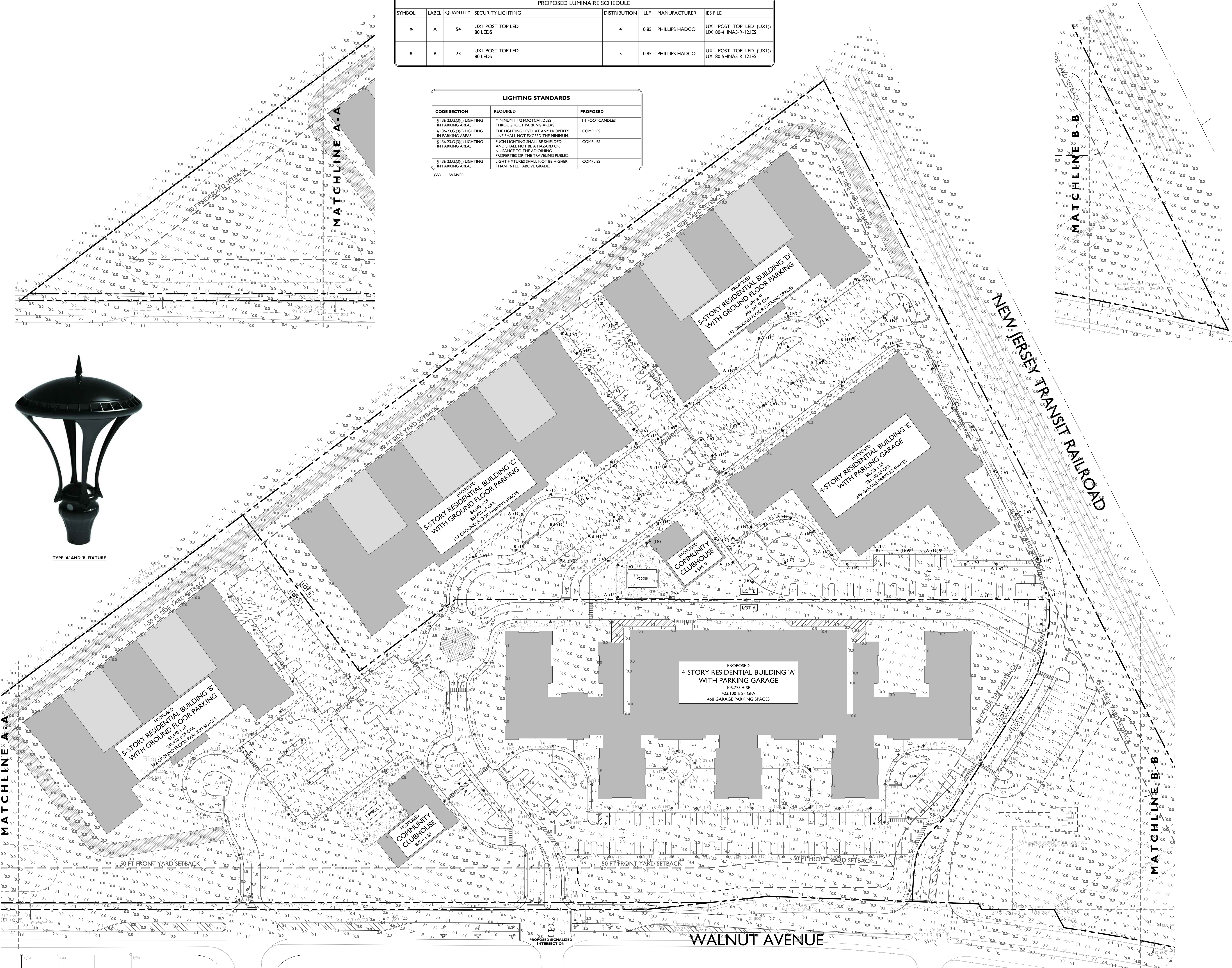
DATE : 03/21/2017

PROJECT NO. : T-16509  
DRAWING BY : DB  
CHECKED : ZC  
DWG NO. :

**C-12**

CADD FILE NO. : 12 OF 23





PROPOSED LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER
▶	A	54	UX1 POST TOP LED 80 LEDS	4	0.85	PHILLIPS HADCO
•	B	23	UX1 POST TOP LED 80 LEDS	5	0.85	PHILLIPS HADCO
			IES FILE			
			UX1_POST_TOP_LED_(UX1) UX180-4HNAS-R-12.IES			
			UX1_POST_TOP_LED_(UX1) UX180-5HNAS-R-12.IES			

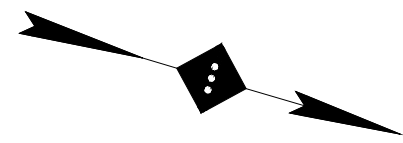
LIGHTING STANDARDS		
CODE SECTION	REQUIRED	PROPOSED
§ 136-23.G.(3)(i) LIGHTING IN PARKING AREAS	MINIMUM 1.12 FOOTCANDLES THROUGHOUT PARKING AREAS	1.6 FOOTCANDLES
§ 136-23.G.(3)(ii) LIGHTING IN PARKING AREAS	THE LIGHTING LEVEL AT ANY PROPERTY LINE SHALL NOT EXCEED THE MINIMUM.	COMPLIES
§ 136-23.G.(3)(iii) LIGHTING IN PARKING AREAS	SUCH LIGHTING SHALL BE SHIELDED AND SHALL NOT BE A HAZARD OR NUISANCE TO THE ADJOINING PROPERTIES OR THE TRAVELING PUBLIC.	COMPLIES
§ 136-23.G.(3)(iv) LIGHTING IN PARKING AREAS	LIGHT FIXTURES SHALL NOT BE HIGHER THAN 16 FEET ABOVE GRADE.	COMPLIES
(v) WAIVER		

HARTZ  
MOUNTAIN  
INDUSTRIES  
400 PLAZA DRIVE  
P.O. BOX 1515  
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NOTES :



SITE LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB
- EXISTING CURB
- EXISTING BUILDING
- PROPOSED BUILDING

50' 0' 50' 100'  
GRAPHIC SCALE IN FEET  
1" = 50'

02	AA	05-24-17	REVISED PER DBC MEETING
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NO.	BY	DATE	ISSUE OR REVISION

REVISION :

PROJECT :  
**PROPOSED RESIDENTIAL  
REDEVELOPMENT**  
750 WALNUT AVENUE  
CRANFORD, N.J.

DRAWING TITLE :

**LIGHTING PLAN  
- PHASE 2 -**

ENGINEER  
JEFFREY A. MARTELL  
NJ PE # 47290

DATE : 03/21/2017

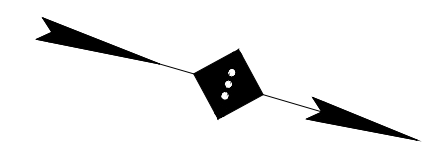
PROJECT NO. : T-16509  
DRAWING BY : DB  
CHK BY : ZC

**C-13**

CADD FILE NO : 13 OF 23



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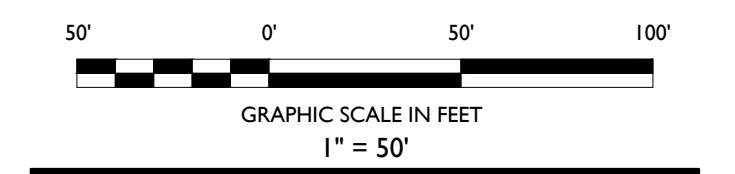


SITE LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB
- EXISTING CURB
- EXISTING BUILDING
- PROPOSED BUILDING
- LOD
- PROPOSED LIMIT OF DISTURBANCE
- SF
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION FILTER

SOIL EROSION AND SEDIMENT CONTROL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.



02	AA	03-24-17	REVISED PER DBC MEETING
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NO.	BY	DATE	ISSUE OR REVISION
REVISION :			

PROJECT :  
**PROPOSED RESIDENTIAL REDEVELOPMENT**  
750 WALNUT AVENUE  
CRANFORD, N.J.

DRAWING TITLE :  
**SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE I -**

ENGINEER :  
JEFFREY A. MARTELL  
NJ REG # 47290

DATE :  
03/21/2017

PROJECT NO. :  
T-16509

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03/21/2017

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PROJECT NO. :  
T-16509

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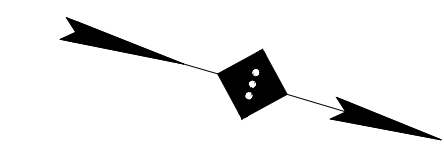
DATE :  
03/21/2017

PROJECT NO. :  
T-16509

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NOTES :

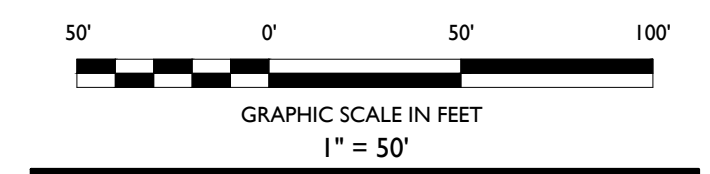


#### SITE LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB
- EXISTING CURB
- EXISTING BUILDING
- PROPOSED BUILDING
- LOD
- PROPOSED LIMIT OF DISTURBANCE
- SF
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION FILTER

#### SOIL EROSION AND SEDIMENT CONTROL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.



02	AA	05-24-17	REVISED PER DBC MEETING
01	DB	03-21-17	SUBMITTED TO TOWNSHIP
NO.		BY	DATE
REVISION :		ISSUE OR REVISION	

PROJECT :  
**PROPOSED RESIDENTIAL  
REDEVELOPMENT**  
750 WALNUT AVENUE  
CRANFORD, N.J.

DRAWING TITLE :

**SOIL EROSION AND  
SEDIMENT CONTROL PLAN  
- PHASE 2 -**

ENGINEER  
JEFFREY A. MARTELL  
NJ REG. # 47290

DATE : 03/21/2017

PROJECT NO. : T-16509

DRAWING BY: DB

CHECKED: ZC

DATE: 03/21/2017

C-15

CADD FILE NO: 15 OF 23

SLOPE OF PUBLIC ROADWAY	LENGTH OF STONE REQ'D	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0% TO 2%	50 FEET	100 FEET
2% TO 5%	100 FEET	200 FEET
> 5%	SEE NOTE 4	

- NOTES:
- STONE SHALL BE ASTM C-33, SIZE No. 2 (2.5" TO 1.5") OR No. 3 (2" TO 1") CLEAN CRUSHED ANGULAR STONE.
  - WIDTH SHALL BE 15' MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.
  - STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD, WHERE POSSIBLE. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE THE STABILIZED CONSTRUCTION ENTRANCE.
  - WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.
  - CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ACCESS AND THE PUBLIC ROADWAY.

#### STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE

#### SOIL STOCKPILE DETAIL

NOT TO SCALE

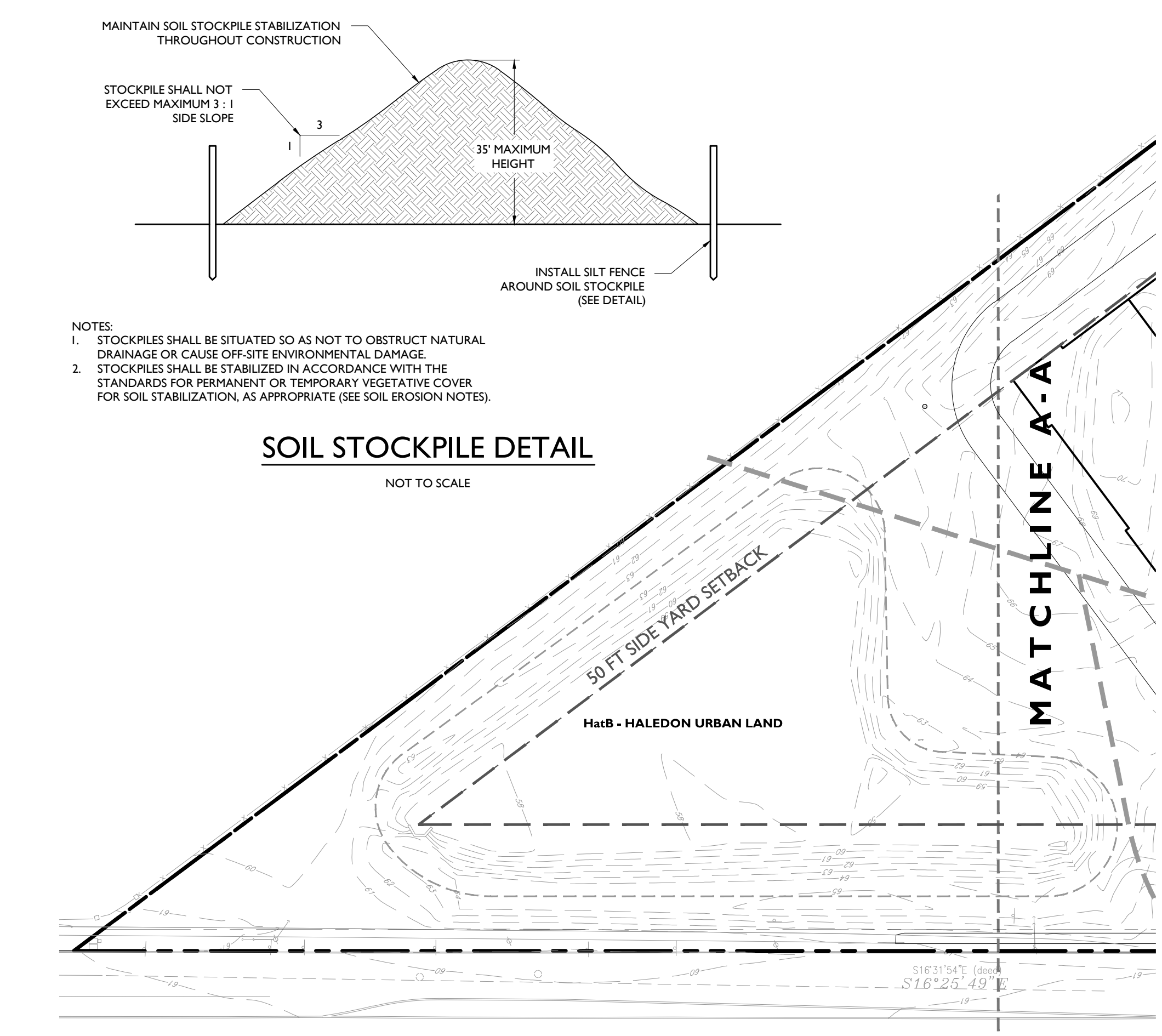
#### SILT FENCE DETAIL

NOT TO SCALE

#### INLET FILTER BAG DETAIL

NOT TO SCALE

- NOTES:
- THE FILTER BAG SHALL SAFELY PASS FLOWS GREATER THAN THE 1-YEAR 24-HOUR STORM EVENT.
  - SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.



MATCHLINE A-A

MATCHLINE B-B

NEW JERSEY TRANSIT RAILROAD

WALNUT AVENUE

MATCHLINE A-A

MATCHLINE B-B

#### SOIL EROSION AND SEDIMENT CONTROL NOTES

- THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
- 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.
- 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.
- PERMANENT VEGETATION SHALL BE SEEDER OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- 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.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES, ROADWAY EMBANKMENTS) 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.
- ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).
- 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.
- 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.

1. IN THAT NJSA 424-39 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.

2. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTLETS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.

3. 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 RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.

4. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.

5. MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.

6. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION PROJECT.

7. 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.

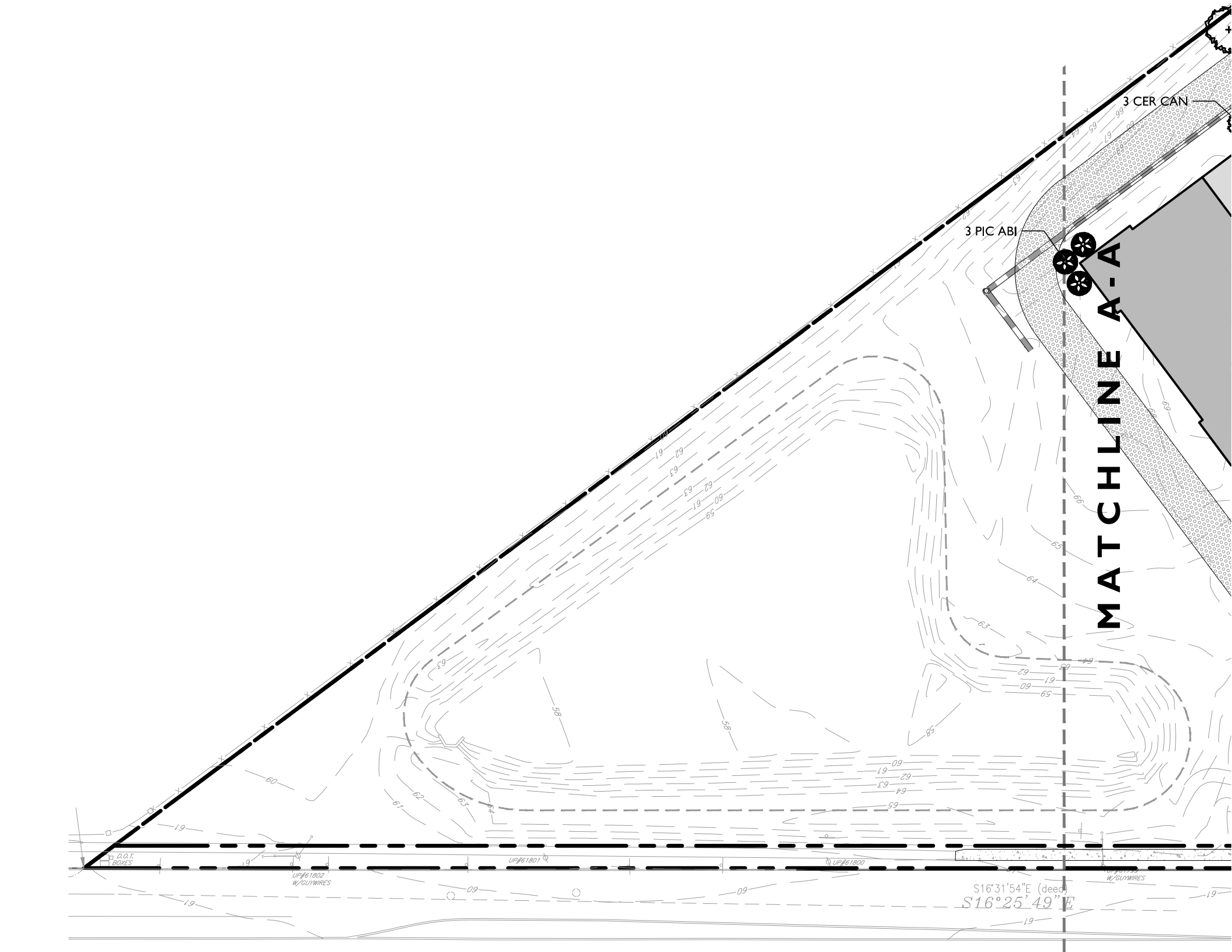
8. HYDRO SEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY. GOOD SEED TO SOIL CONTACT AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF SEEDING OPERATION, HYDRO-MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS PER ACRE IN SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.

9. UNLITRE DOWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DOWATERING OPERATIONS TO MINIMIZE SOIL TRANSFER. ANY DOWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DOWATERING.

#### BASIN COMPACTION NOTES

- 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.).
- INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED IN ACCORDANCE WITH ABOVE.
- IMMEDIATELY PRIOR TO TOPDRESSING, 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.).
- 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.).
- 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.
- 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 RETILLED AND DISTURBED VEGETATION REPLANTED.





MATCHLINE A-A

34° 16' 11" E

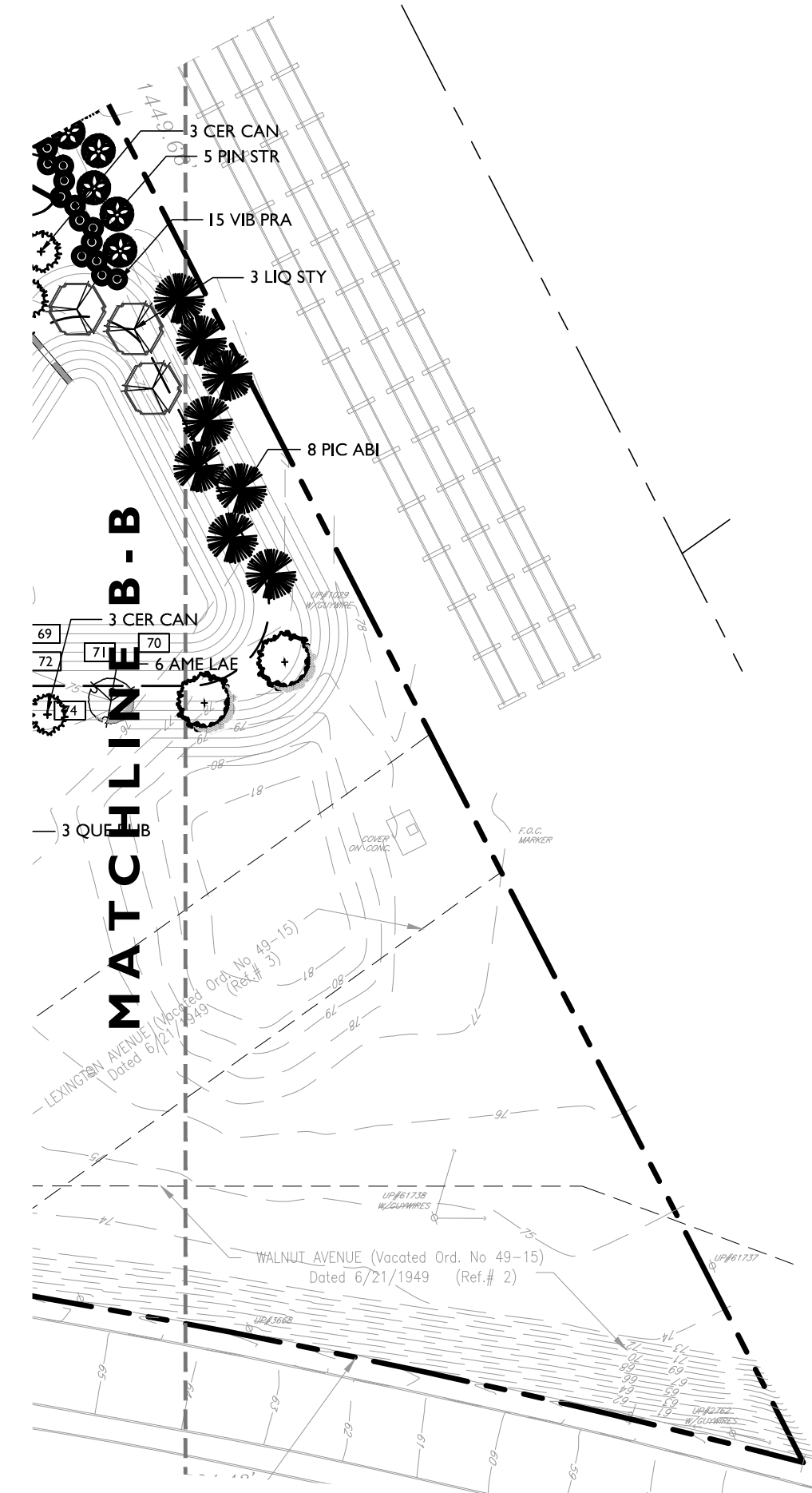
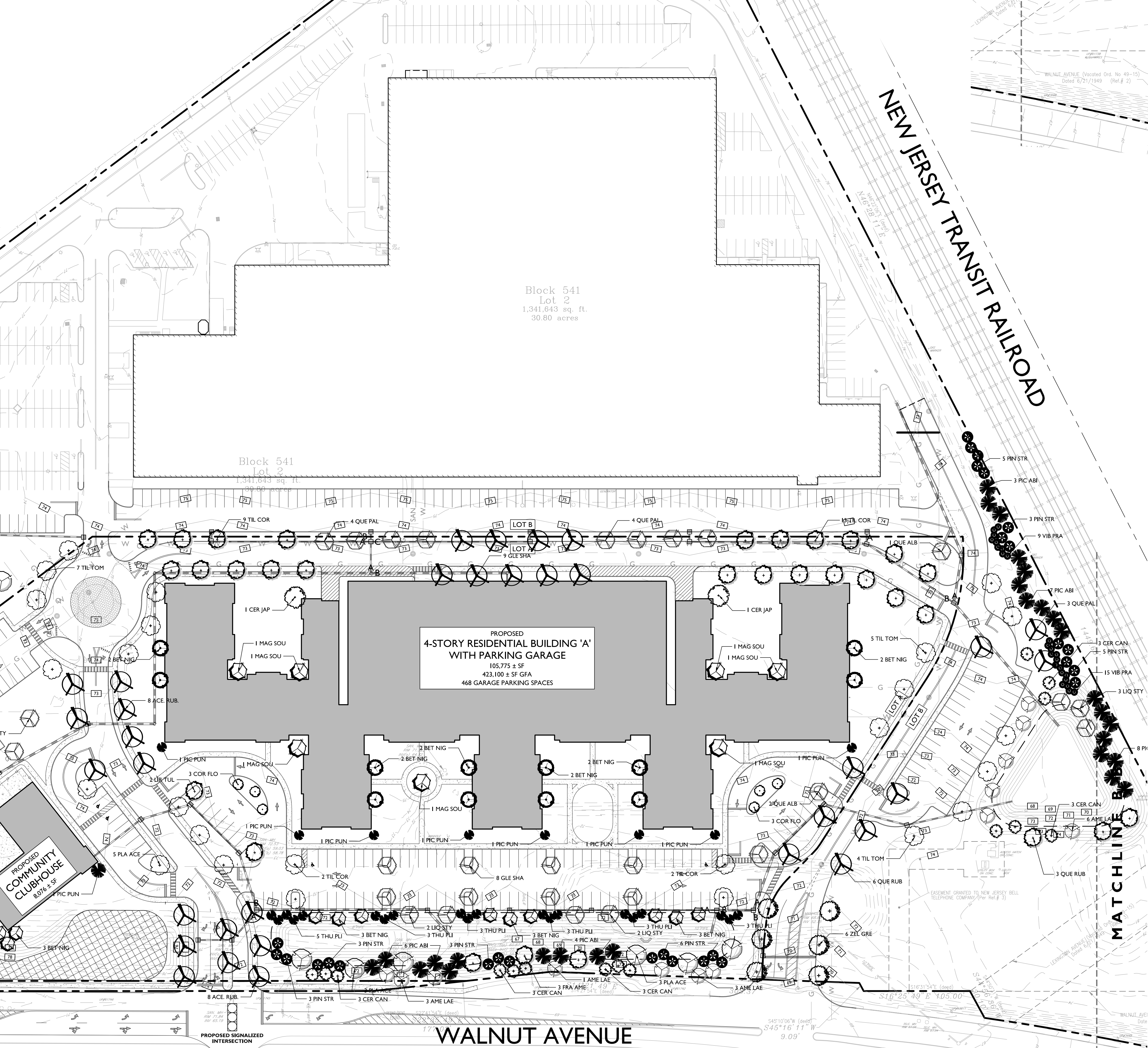
10.00'

10.00'

10.00'

10.00'

PHASE I PLANT LIST				
TREES & SHRUBS				
QUANTITY	PLANT KEY	BOTANICAL NAME	COMMON NAME	SIZE
16	ACE. RUB.	Acer rubrum 'October Glory'	October Glory Red Maple	3"-3.5" cal.
12	AME. LAE.	Amelanchier laevis	Allegheny Serviceberry	8'-10'
24	BET. NIG.	Betula nigra 'Heritage'	Heritage River Birch	8'-10'
2	CER. JAP.	Cercidiphyllum japonicum	Katsura-tree	3"-3.5" cal.
24	CER. CAN.	Cercis Canadensis	Eastern Redbud	8'-10'
9	COR. FLO.	Cornus florida 'Appalachian Joy'	White Flowering Dogwood	8'-10'
11	FRA. AME.	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	3"-3.5" cal.
7	GIN. BIL.	Ginkgo biloba	Ginkgo	3"-3.5" cal.
17	GLE. SHA.	Gleditsia tricanthos inermis 'Shademaster'	Shademaster Honeylocust	3"-3.5" cal.
5	LIR. TUL.	Liriodendron tulipifera	Tulip Tree	3"-3.5" cal.
19	LIQ. STY.	Liquidambar styraciflua 'Moraine'	Moraine Sweetgum	3"-3.5" cal.
7	MAG. SOU.	Magnolia x soulangeana 'Rustica Rubra'	Saucer Magnolia	8'-10'
35	PIC. ABI.	Picea abies	Norway Spruce	8 - 10'
11	PIC. PUN.	Picea pungens	Colorado Spruce	8'-10'
28	PIN. STR.	Pinus strobus	Eastern White Pine	6'-8'
11	PLA. ACE.	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	3"-3.5" cal.
4	PRU. YED.	Prunus x yedoensis	Yoshino Cherry	2'-2.5"
3	QUE. ALB.	Quercus alba	White Oak	3"-3.5" cal.
15	QUE. PAL.	Quercus palustris	Pin Oak	3"-3.5" cal.
21	QUE. RUB.	Quercus rubra	Red Oak	3"-3.5" cal.
27	THU. PL.	Thuja plicata	Green Giant Arborvitae	8 - 10'
26	TIL. COR.	Tilia cordata	Little Leaf Linden	3"-3.5" cal.
16	TIL. TOM.	Tilia tomentosa 'Green Mountain'	Silver Linden	3"-3.5" cal.
24	VIB. PRA.	Viburnum 'pragense'	Prague Viburnum	3'- 4'
6	ZEL. GRE.	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3"-3.5" cal.



MATCHLINE B-B

NEW JERSEY TRANSIT RAILROAD

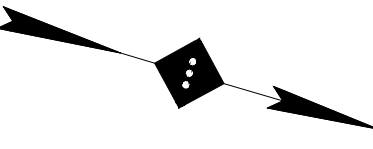
WALNUT AVENUE

HARTZ  
MOUNTAIN  
INDUSTRIES  
400 PLAZA DRIVE  
P.O. BOX 1515  
SECAUCUS, N.J. 07096-1515

**STONEFIELD**  
engineering & design  
Rutherford, NJ · Long Island City, NY · Royal Oak, MI  
www.stonefielddesign.com

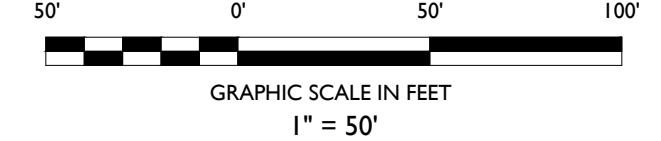
Headquarters: 92 Park Avenue, Rutherford, NJ 07070  
Phone 201.340.4468 · Fax 201.340.4472

NOTES :



LANDSCAPING LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY



02	AA	05-24-17	REVISED PER DRC MEETING
01	DB	02-21-17	SUBMITTED TO TOWNSHIP
NO.	BY	DATE	ISSUE OR REVISION

REVISION :

PROJECT :  
**PROPOSED RESIDENTIAL  
REDEVELOPMENT**  
750 WALNUT AVENUE  
CRANFORD, N.J.

DRAWING TITLE :

**OVERALL LANDSCAPING  
PLAN  
- PHASE I -**

DESIGNED BY  
JEFFREY A. MARTELL  
N.J. REG. # 47290

DATE : 03/21/2017

PROJECT NO. : T-16509

DRAWING BY : DB

CHECK BY : ZC

DWG NO. : C-16

CADD FILE NO. : 16 OF 23