

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1200	20		2	PONDISH CRAIG A 1438 WOODLANE ROAD EASTAMPTON, NJ 08060	1438 WOODLANE ROAD	
1200	21		4A	VALBHAVI CORP 2525 RT 206 EASTAMPTON, NJ 08060	2525 ROUTE 206	
1200	22		4A	BRENNAN, JOHN P & PATRICIA 1301 LONG BEACH BLVD LONG BEACH TOWNSHIP, NJ 08008	2523 ROUTE 206	
1200	23		2	LOGG, LLC % MELINA WALKER 2521 ROUTE 206 EASTAMPTON, NJ 08060	2521 ROUTE 206	
1200	25		2	OZBAY, CEVDET & KAHYAOLLU, YUSUF 1307 MAPLE AVE ROSELIND, NJ 08554	2515 ROUTE 206	
1200	30		3A	SMITHVILLE FARMS INC 24022 MAIN ST, PO BOX 415 COLUMBUS, NJ 08022	865 POMELL ROAD	
1200	30	QFARM	3B	SMITHVILLE FARMS INC 24022 MAIN ST, PO BOX 415 COLUMBUS, NJ 08022	865 POMELL ROAD	

PSE&G
Manager-Corporate Properties
80 Park Plaza T6B
Newark N.J. 07102

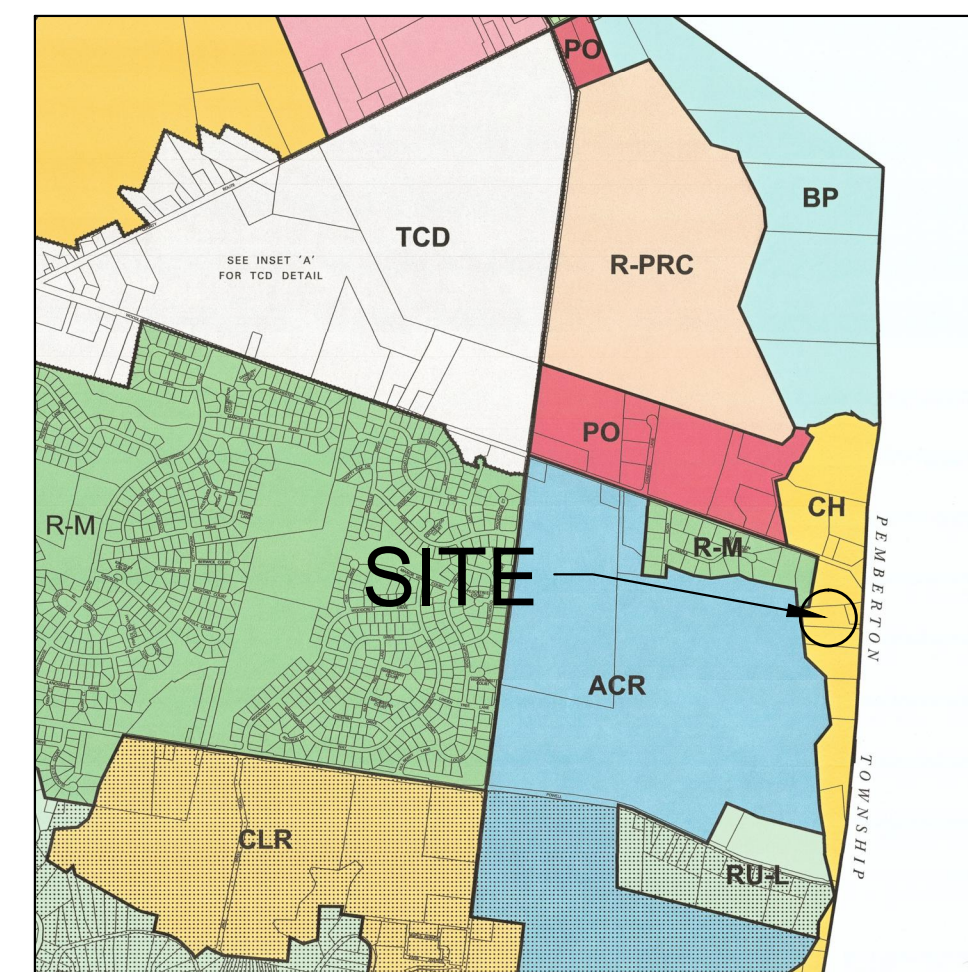
Department of Transportation
PO Box 600
Trenton NJ 08625-0600

Burlington County Board
Of Taxation
49 Rancocas Road
Mt. Holly NJ 08060

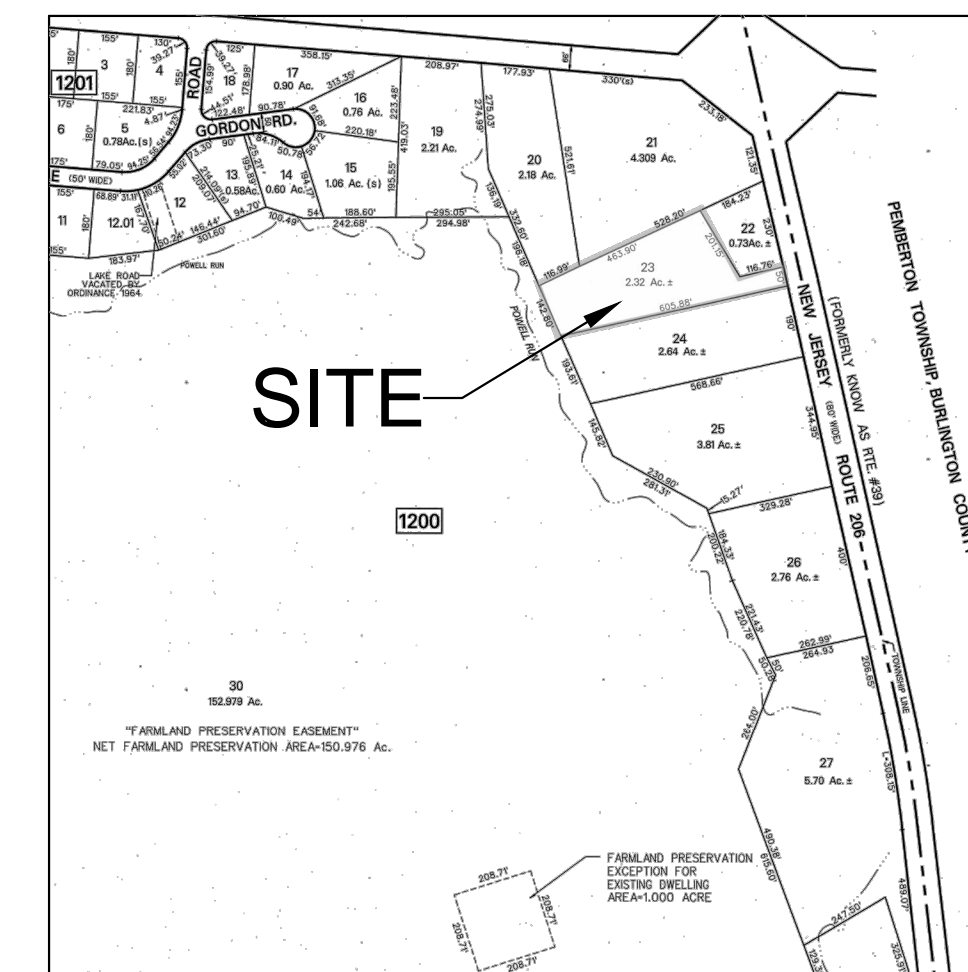
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
778	1.01	QFARM	3B	CRAMER, CHARLES B & JONES, C C 3108 N PEMBERTON RD MT HOLLY, NJ 08060	N PEMBERTON RD	

MINOR SITE PLANS FOR BLOCK 1200, LOTS 23 & 24 TOWNSHIP OF EASTAMPTON BURLINGTON COUNTY, NEW JERSEY

- NOTES:
- OWNER / APPLICANT:
2200 ROWDY GOATS, LLC
FRANK TAYLOR
2519 ROUTE 206
MOUNT HOLLY, NJ 08060
 - THE PARCEL IN QUESTION IS KNOWN AS BLOCK 1200, LOTS 23 & 24. (4.92 AC.) OF EASTAMPTON TOWNSHIP AND IS LOCATED WITHIN THE CH (COMMERCIAL HIGHWAY DISTRICT) ZONING DISTRICT OF EASTAMPTON TOWNSHIP.
 - TOPOGRAPHIC, PLANIMETRIC AND OUTBOUND INFORMATION SHOWN HEREON TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY 2521 ROUTE 206, BLOCK 1200, LOTS 23 EASTAMPTON TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY", PREPARED BY TRI-STATE ENGINEERING & SURVEYING, PC, DATED 3/8/22.
 - ADJACENT LOT NUMBERS REFER TO EASTAMPTON TOWNSHIP TAX MAPS, SHEET #12.
 - ALL MATERIALS, METHODS AND DETAILS OF CONSTRUCTION SHALL CONFORM TO THE REGULATIONS OF THE BOROUGH OF PINE HILL, CAMDEN COUNTY, THE STATE OF NEW JERSEY AND/OR THE APPROPRIATE UTILITY COMPANY WHOEVER REGULATIONS TAKES PRECEDENCE. THE SITE SHALL CONFORM TO MOST RECENT VERSION OF CHAPTER 14 (FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION) OF THE IFC, NEW JERSEY EDITION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING STRUCTURES AND UTILITIES BOTH ABOVE AND BELOW GROUND SURFACE BEFORE ENTERING THE CONSTRUCTION SITE. FINAL INQUIRIES TO "UNDERGROUND UTILITIES" (1-800-272-1000) SHALL BE MADE BY THE CONTRACTOR WITHIN 72 HOURS OF ENTERING THE SITE. THE CONTRACTOR SHOULD COORDINATE AND VERIFY THE METHOD OF LOCATION WITH THE APPROPRIATE UTILITY COMPANY.
 - IN GENERAL THE VERTICAL DESIGN OF PROPOSED GRAVITY UTILITIES AS SHOWN ARE INFLUENCED BY THE EXISTING GRAVITY UTILITIES AND OTHER UTILITIES MAY HAVE TO BE RELOCATED. UTILITIES SHOWN ON THE PLAN ARE DERIVED FROM EXISTING INFORMATION RECEIVED FROM THE APPROPRIATE UTILITY COMPANY AND/OR THE PROPERTY OWNER.
 - ELECTRIC, GAS, TELEPHONE AND CABLE TV SERVICE SHALL BE INSTALLED UNDERGROUND AT THE SITE IN ACCORDANCE WITH THE REGULATIONS OF THE LOCAL UTILITY COMPANIES AND PINE HILL BOROUGH, WHOEVER REGULATION TAKES PRECEDENCE.
 - ALL REINFORCED CONCRETE STORM DRAIN PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76 AND SHALL BE RUBBER GASKETED, CLASS III, WALL 10" PIPE EXCEPT WHERE COVER IS LESS THAN PERMITTED BY R.S.I.S. IN WHICH CASE PIPE SHALL BE CLASS IV, WALL 8".
 - PROVIDE 10-FOOT MIN. HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS PROVIDE 18-INCHES MIN. VERTICAL CLEARANCE BETWEEN SEWER/WATER MAINS AND PIPES CROSSING ABOVE. IF LESS THAN 18-INCHES, SUPPORT TOP PIPE WITH CONCRETE SADDLE.
 - ALL CONCRETE SHALL BE 4,000 P.S.I. AT 28 DAY COMPRESSIVE STRENGTH EXCEPT MACHINE PLACED, WHICH SHALL BE 4,500 P.S.I. AT 28 DAY COMPRESSIVE STRENGTH.
 - ALL TRAFFIC CONTROL DEVICES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGN MATERIALS SHALL BE MAKE OF REFLECTIVE SHEETING ON ALUMINUM BLANKS MOUNTED ON STEEL U-CHANNEL POSTS. ALL CONFORMING TO N.J.D.O.T. STANDARD SPECIFICATIONS AND THE PINE HILL BOROUGH LAND USE ORDINANCE.
 - IN ACCORDANCE WITH SECTION 28.48 OF THE CURRENT MUTCD, WHEN SIGN ARROWS ARE USED TO INDICATE THE EXTENT OF ZONES, THE SIGNS SHOULD BE SET AN ANGLE OF NOT LESS THAN 30 DEGREES OR MORE THAN 45 DEGREES WITH THE LINE OF TRAFFIC FLOW IN ORDER TO BE VISIBLE TO APPROACHING TRAFFIC.
 - ALL GRADED SLOPES SHALL NOT EXCEED THREE (3) FEET HORIZONTALLY TO ONE (1) FOOT VERTICALLY, UNLESS SPECIFICALLY NOTED WITH SPECIAL STABILIZATION METHODS.
 - ALL DEMOLITION MATERIALS AND DEBRIS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 - ALL AREAS NOT COVERED BY PAVEMENT, SIDEWALK OR BUILDINGS ARE TO BE COVERED WITH FOUR (4) INCHES OF COMPACTED TOPSOIL.
 - ALL EXPOSED CONCRETE FLATWORK (CURB, SIDEWALK, DRIVEWAY APRONS, ETC.) SHOULD HAVE 4-6% AIR ENTRAINMENT.
 - AT THE END OF EACH WORK DAY, ALL ROADWAYS SHALL BE SWEEP CLEAN AND ALL OPEN TRENCHES SHALL BE BACKFILLED AND THE PUBLIC PROTECTED FROM THE WORK AREA.
 - ALL TREES SHALL BE LIMBED TO 7 FEET AND SHRUBS SHALL HAVE A MATURE HEIGHT OF 30 INCHES WITHIN SIGHT TRIANGLES.
 - THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(6) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.320) (OSHA COMPETENT PERSON).
 - SUBBASE OUTLET DRAINS TO BE PROVIDED AT INLETS, WHERE DIRECTED BY TOWNSHIP ENGINEER.
 - NO TOPSOIL SHALL BE REMOVED FROM THE SITE.
 - TRASH AND RECYCLING PICK-UP SHALL BE A PRIVATE WASTE HAULER AND SHALL ONLY BE PERMITTED BETWEEN THE HOURS OF 7AM AND 10PM IN ACCORDANCE WITH TOWNSHIP ORDINANCE.
 - ALL PARKING STRIPING TO BE 4" WHITE THERMOPLASTIC OR LIFE LONG EPOXY. HANDICAP STRIPING TO BE 4" BLUE THERMOPLASTIC OR LIFE LONG EPOXY, STOP BAR STRIPING TO BE 24" WHITE THERMOPLASTIC OR LIFE LONG EPOXY, AND CROSSWALK STRIPING TO BE 12" WHITE THERMOPLASTIC OR LIFE LONG EPOXY.
 - LOTS 23 & 24 TO BE CONSOLIDATED UPON APPROVAL OF THIS SITE PLAN.
 - PER FEMA MAP 340095 SUBJECT PROPERTY IS WITHIN AREA OF MINIMAL FLOOD HAZARD ZONE X.



SOURCE: EASTAMPTON TOWNSHIP ZONING MAP NTS



SOURCE: EASTAMPTON TOWNSHIP TAX MAP NTS

APPROVED BY THE EASTAMPTON TOWNSHIP PLANNING BOARD

CHAIRPERSON _____	DATE _____
SECRETARY _____	DATE _____
BOARD ENGINEER _____	DATE _____
MUNICIPAL CLERK _____	DATE _____

2521 ROUTE 206

INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL SITE PLAN
3	GRADING PLAN
4	LIGHTING PLAN
5	SOIL EROSION AND SEDIMENT CONTROL PLAN
6	SOIL EROSION AND SEDIMENT CONTROL DETAILS
7	CONSTRUCTION DETAILS

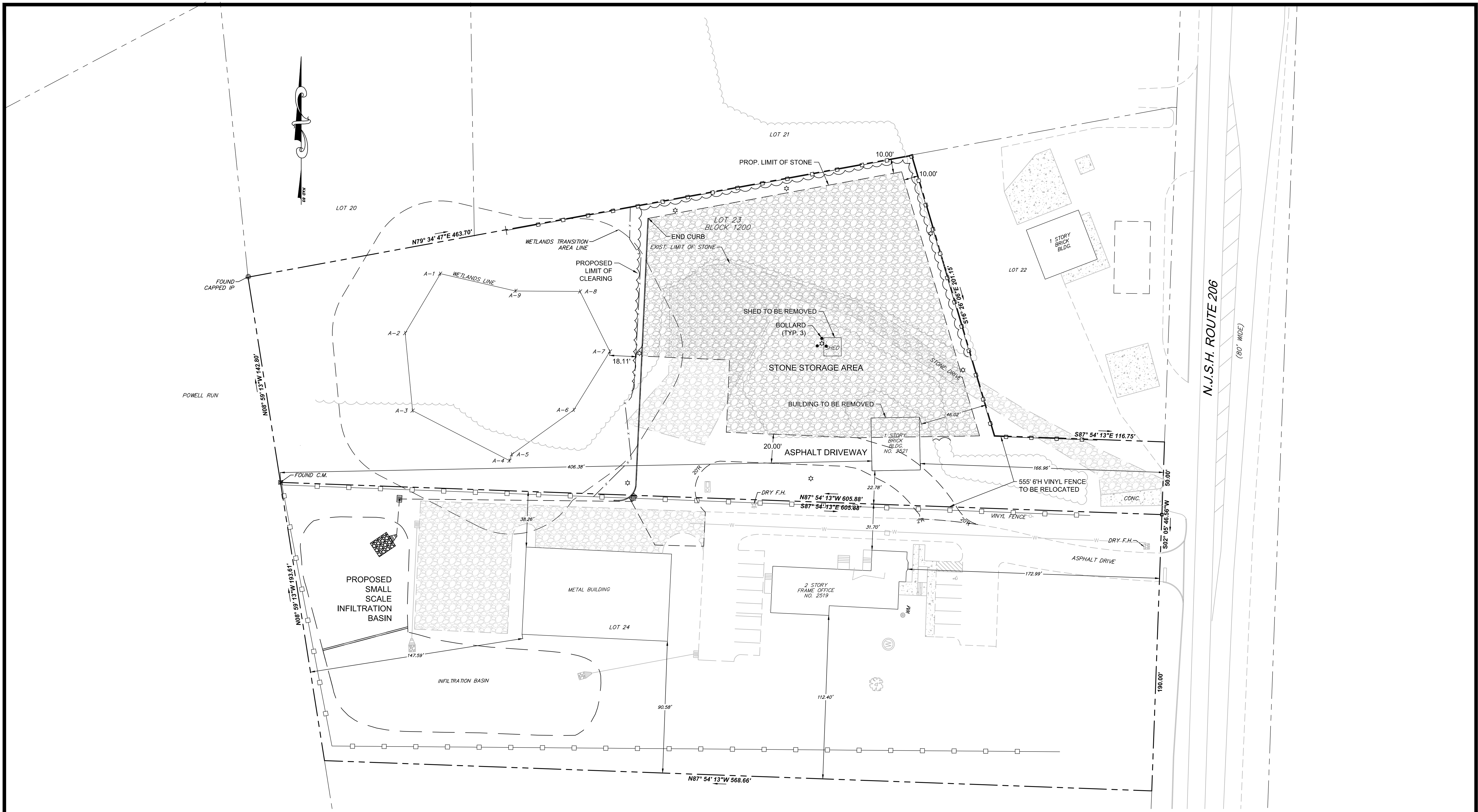
THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING STRUCTURES AND UTILITIES, WHICH HE DEEMS NECESSARY, BOTH ABOVE AND BELOW THE GROUND SURFACE HEAVY EQUIPMENT ENTERS THE SITE.

FINAL INQUIRIES TO "UNDERGROUND UTILITIES" (PHONE #: 1-800-272-1000) SHALL BE MADE BY THE CONTRACTOR AND/OR OWNER WITHIN SEVEN (7) DAYS OF ENTERING THE SITE. THE CONTRACTOR AND/OR OWNER SHALL COORDINATE AND VERIFY THE METHOD OF UTILITY LOCATION WITH THE APPROPRIATE UTILITY COMPANY.

IN GENERAL THE VERTICAL DESIGN OF PROPOSED GRAVITY UTILITIES, AS SHOWN, ARE INFLUENCED BY THE EXISTING GRAVITY UTILITIES ONLY, WHICH MAY NECESSITATE THE RELOCATIONS OF OTHER UTILITIES.

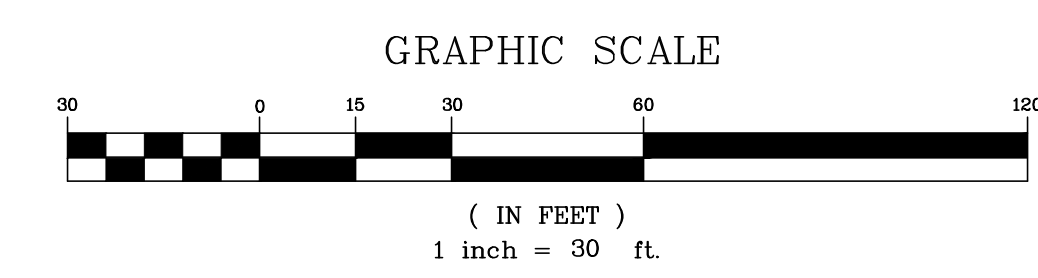
UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE, AND BASED ON EXISTING INFORMATION RECEIVED FROM UTILITY COMPANIES.

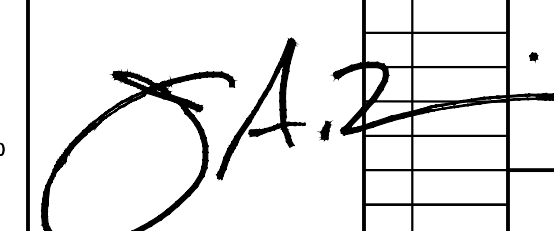

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DATE SIGNED:	NO.	DATE	REVISIONS	
			2521 ROUTE 206 BLOCK 1200 LOT 23 & 24 EASTAMPTON TOWNSHIP BURLINGTON COUNTY, NEW JERSEY	
			TRISTATE ENGINEERING AND SURVEYING, PC 	
JOSEPH A. MANCINI New Jersey Professional Engineer Lic. No. 24GED4573000			P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com	
SCALE: AS SHOWN			DATE: 08/19/2022	PROJECT NO: 19-016
			SHEET: 1	OF: 7



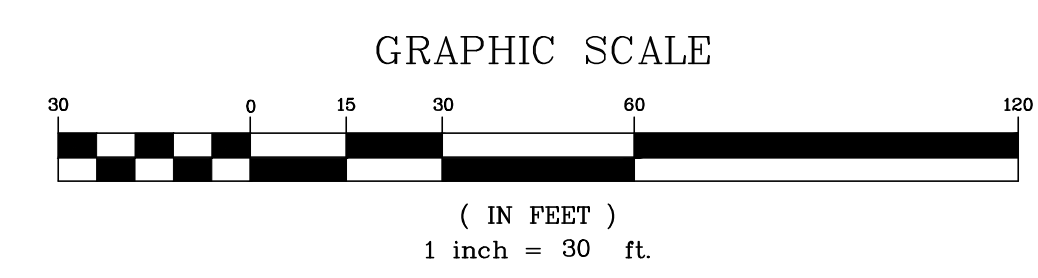
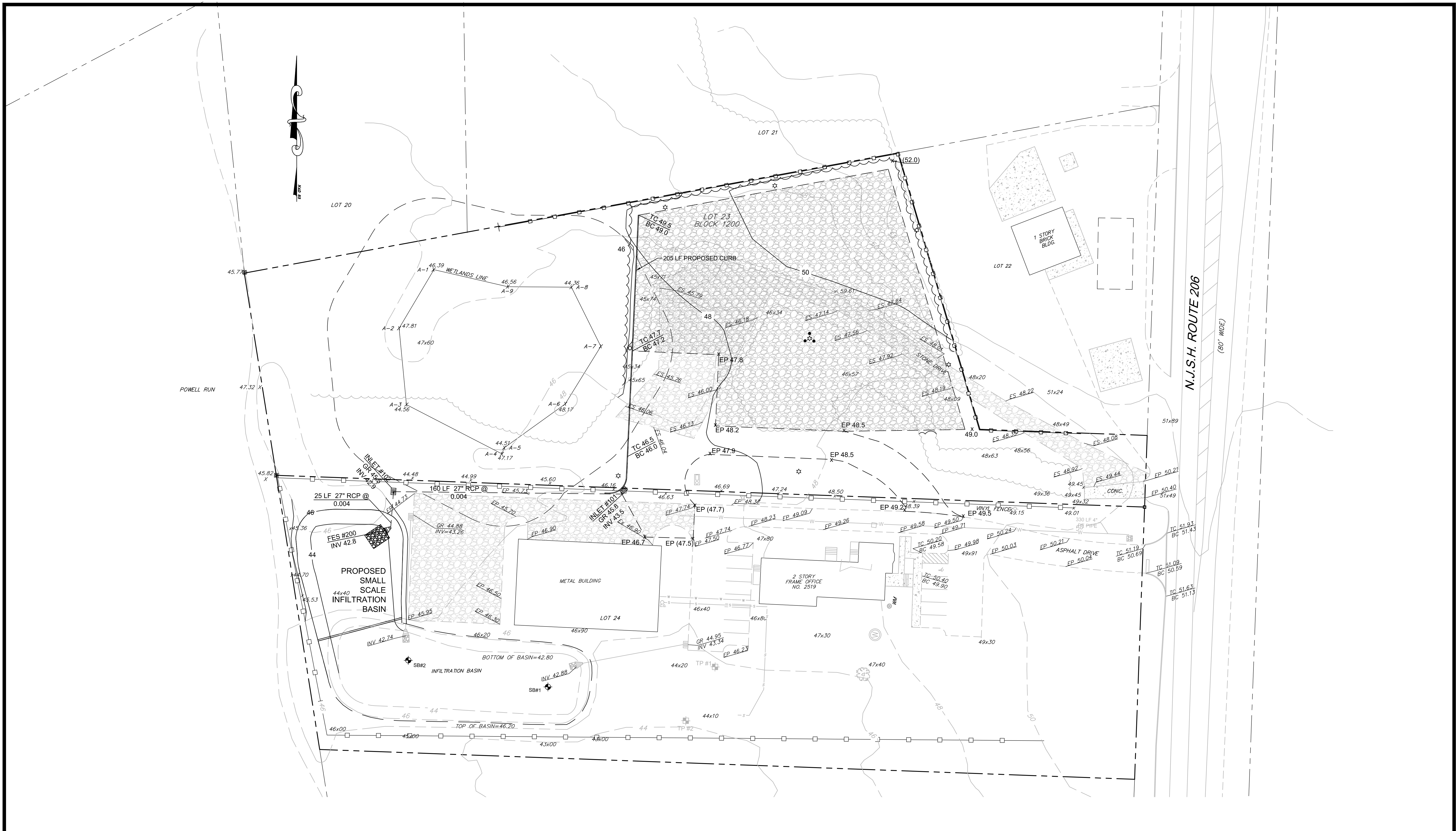
ZONE: COMMERCIAL HIGHWAY DISTRICT (CH)					
	REQUIRED	EXISTING LOT 23	EXISTING LOT 24	PROPOSED CONSOLIDATED LOTS	STATUS
MIN. LOT AREA	1 ACRE	2.282 ACRES	2.562 ACRES	4.844 ACRES	C
MIN. FRONTAGE	175 FT.	50.00 FT.	190.00 FT.	240.00 FT.	C
MIN. LOT WIDTH	175 FT.	50.00 FT.	190.00 FT.	240.00 FT.	C
MIN. LOT DEPTH	175 FT.	479.95 FT.	479.95 FT.	479.95 FT.	C
MIN. FRONT YARD	50 FT.	166.96 FT.	172.99 FT.	172.99 FT.	C
MIN. REAR YARD	40 FT.	406.38 FT.	406.38 FT.	406.38 FT.	C
MIN. SIDE YARD	25 FT.	22.78 FT.	90.58 FT.	90.58 FT.	C
MAX. BLDG. COVERAGE	20%	1.4% (1,360 SF)	7.9% (8,859 SF)	4.2% (8,860) SF	C
MAX. IMPERVIOUS COVER	65%	11.9% (11,822 SF)	18.8% (21,086 SF)	31.8% (66,758 SF)	C
MAX. ACC. BLDG. COVERAGE	2%	0.2% (152 SF)	0.2% (152 SF)	0%	C

C = CONFORMS, ENC = EXIST, NON-CONFORMING, V = VARIANCE REQUIRED, N/A = NOT APPLICABLE



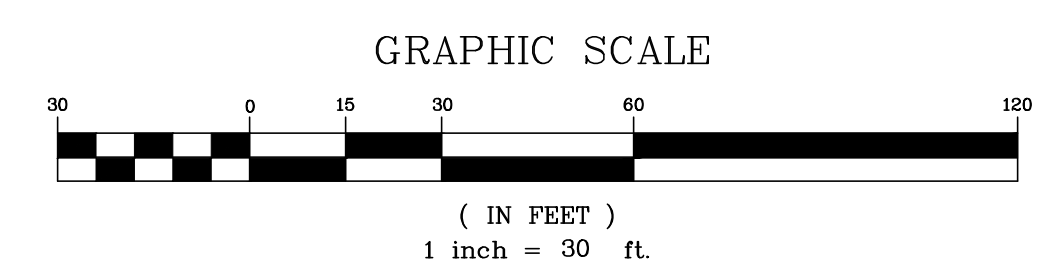
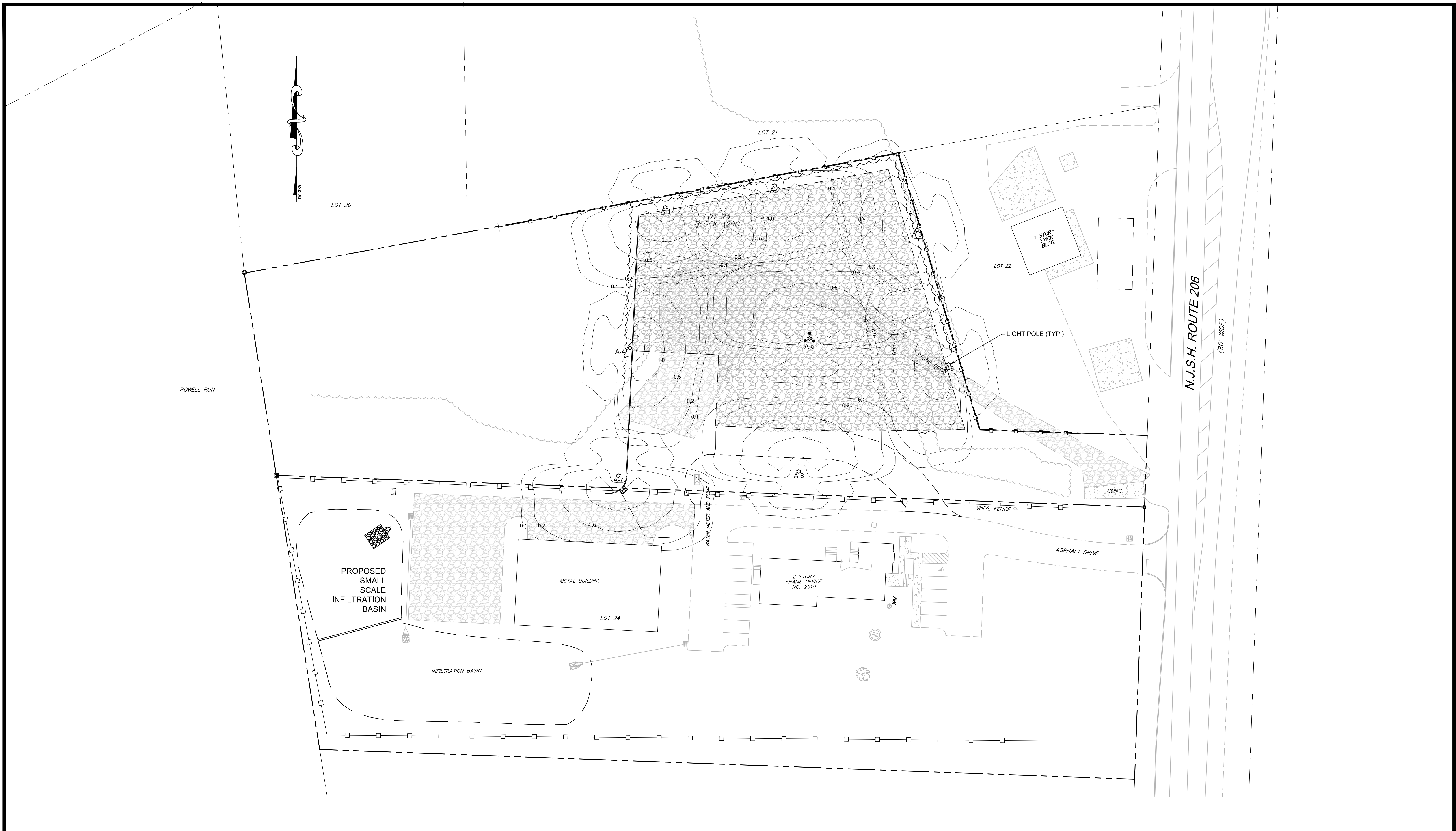
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DATE SIGNED:		REVISIONS:		
			NO.	DATE
 JOSEPH A. MANCINI New Jersey Professional Engineer Lic. No. 24GED4573000			2521 ROUTE 206 BLOCK 1200 LOT 23 & 24 EASTAMPTON TOWNSHIP BURLINGTON COUNTY, NEW JERSEY	
			TRISTATE ENGINEERING AND SURVEYING, PC  P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com	
SCALE: 1" = 30'	DATE: 08/19/2022	PROJECT NO: 19-016	SHEET: 2	OF: 7

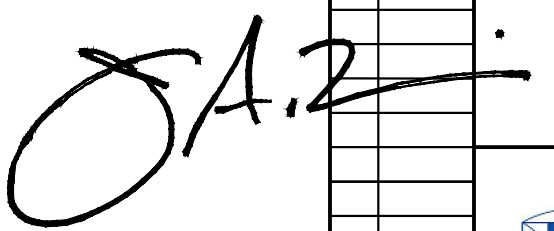

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DESIGNED: JAM	DRAWN: MLC	CHECKED: JAM	GRADING, DRAINAGE, & UTILITIES PLAN	
DATE SIGNED:		REVISIONS:	2521 ROUTE 206 BLOCK 1200 LOT 23 & 24 EASTAMPTON TOWNSHIP BURLINGTON COUNTY, NEW JERSEY	
 JOSEPH A. MANCINI New Jersey Professional Engineer Lic. No. 24GED4573000		 TRISTATE ENGINEERING AND SURVEYING, PC P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com		PROJECT NO: 19-016
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Date: Oct 11, 2022, 3:11pm


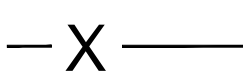


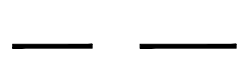


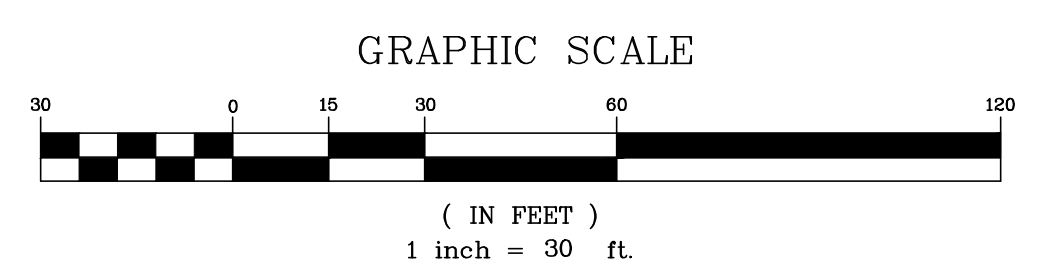
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		NO. DATE	TRISTATE ENGINEERING AND SURVEYING, PC	
 JOSEPH A. MANCINI New Jersey Professional Engineer Lic. No. 24GED4573300			 P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com	
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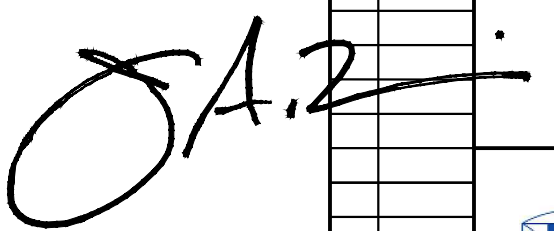

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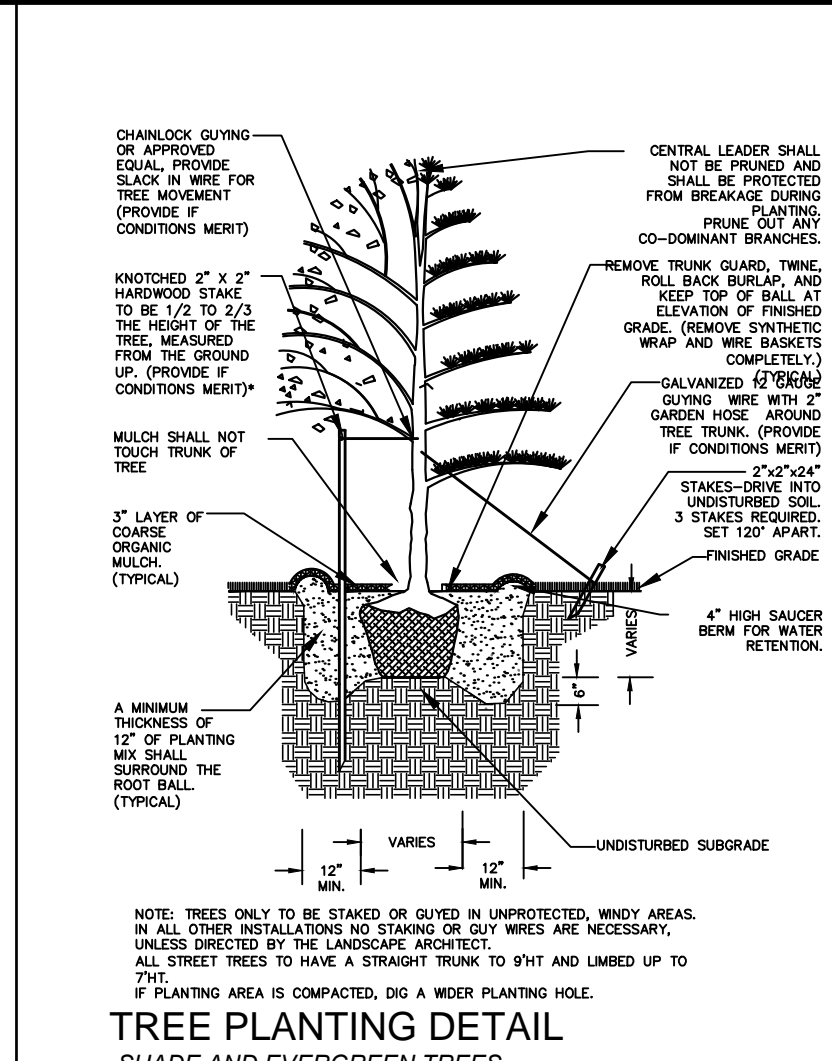
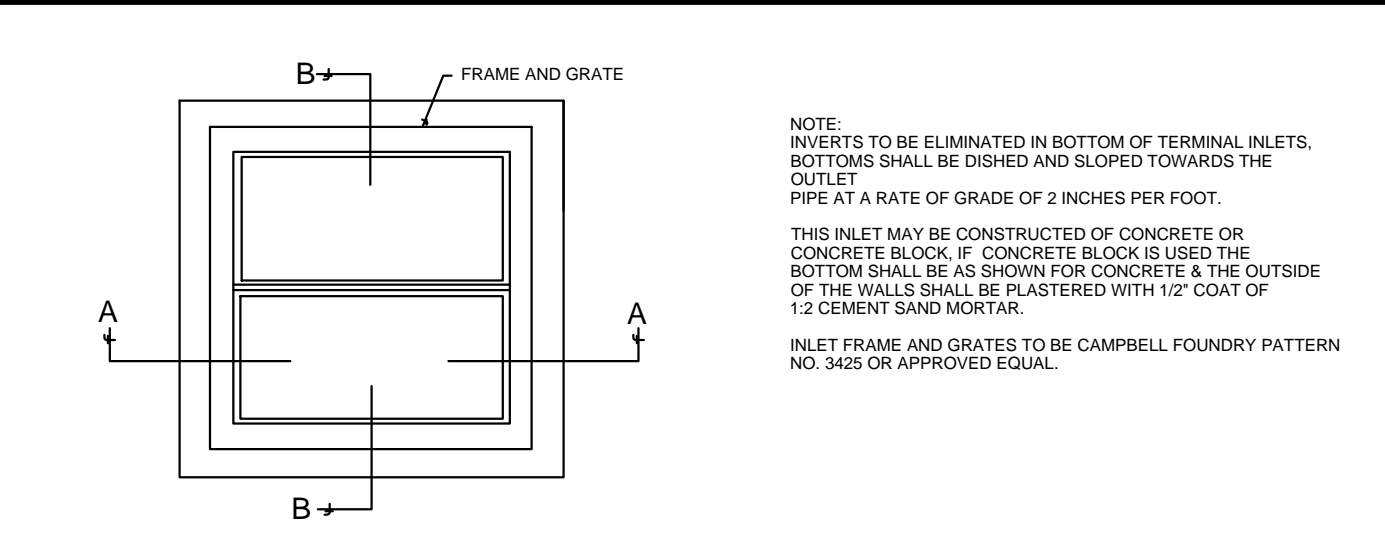
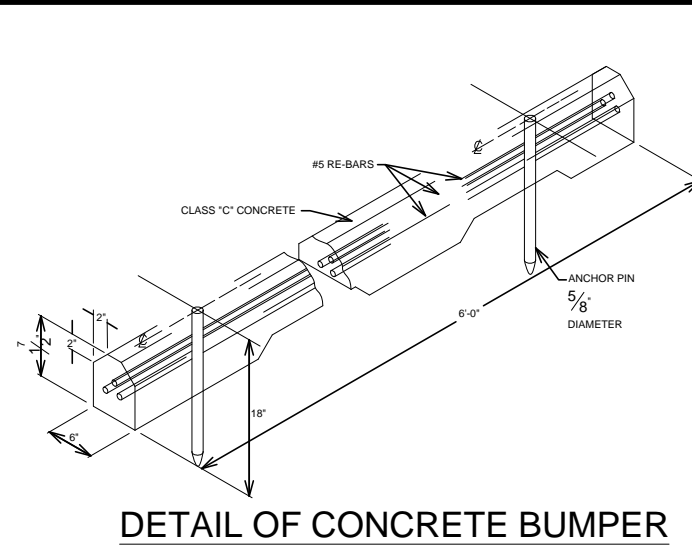
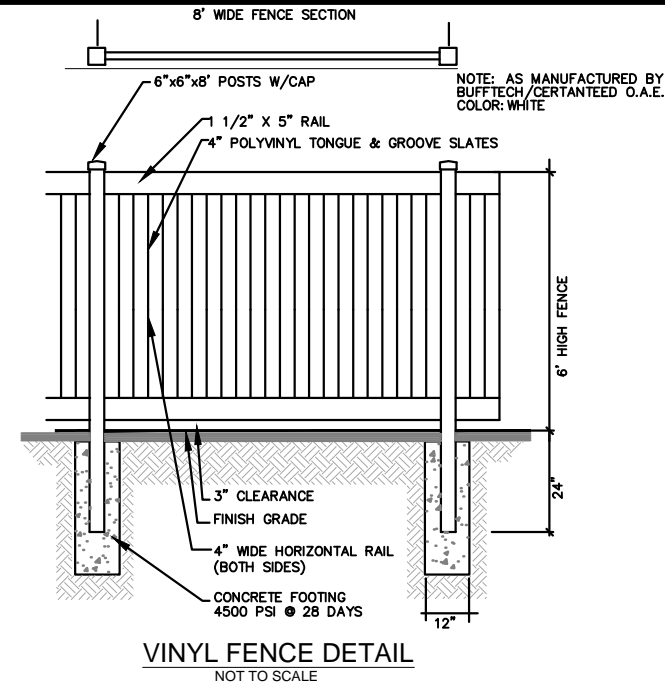
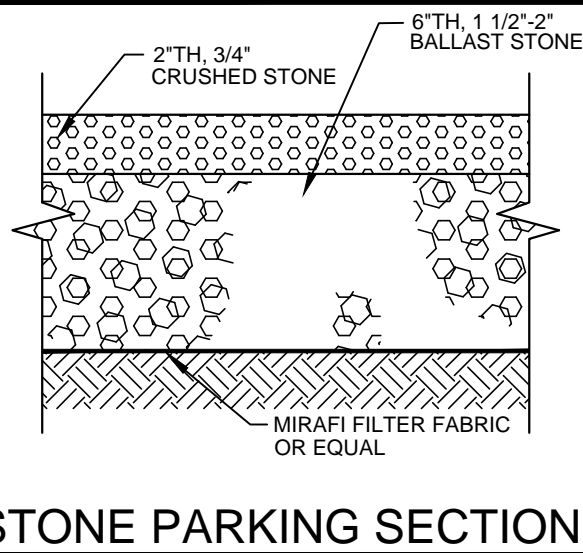
SOIL EROSION CONTROL LEGEND

-  DENOTES INLET PROTECTION
-  DENOTES SILT FENCE
-  DENOTES REINFORCED SILT FENCE
-  DENOTES LIMIT OF DISTURBANCE
- HodA** DENOTES SOIL CLASSIFICATION
-  DENOTES SOIL TYPE LIMIT

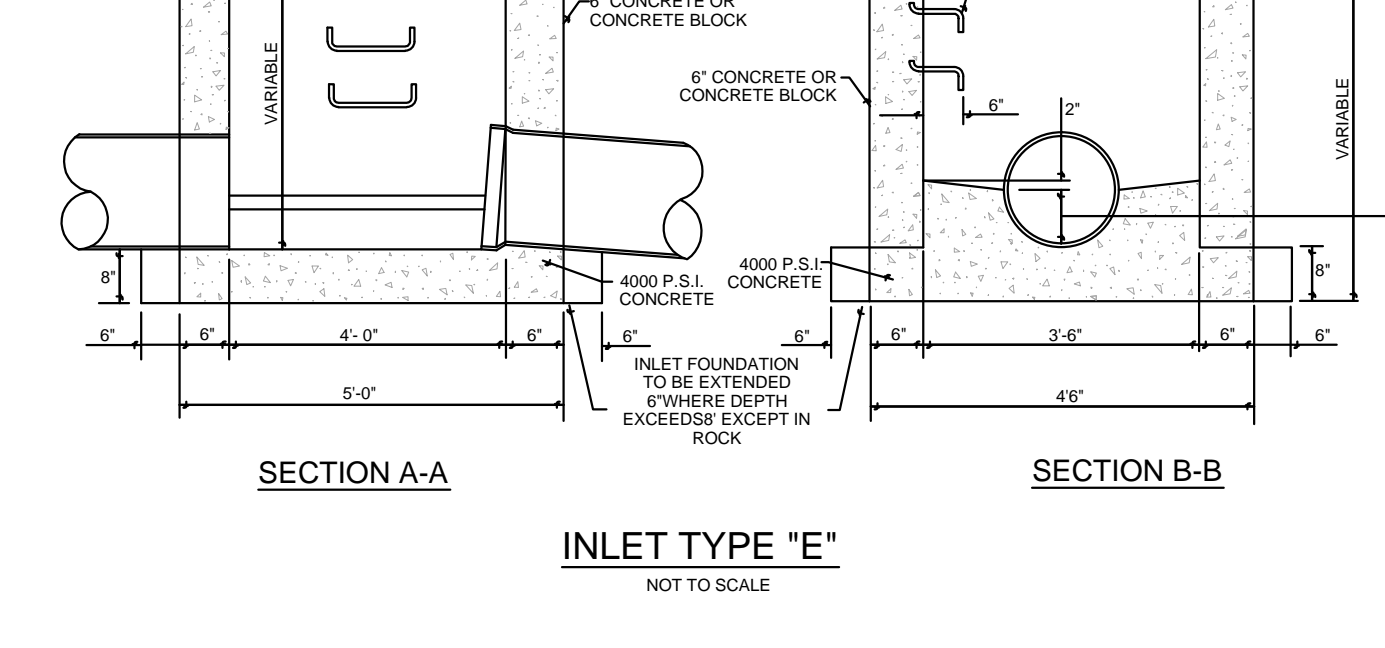
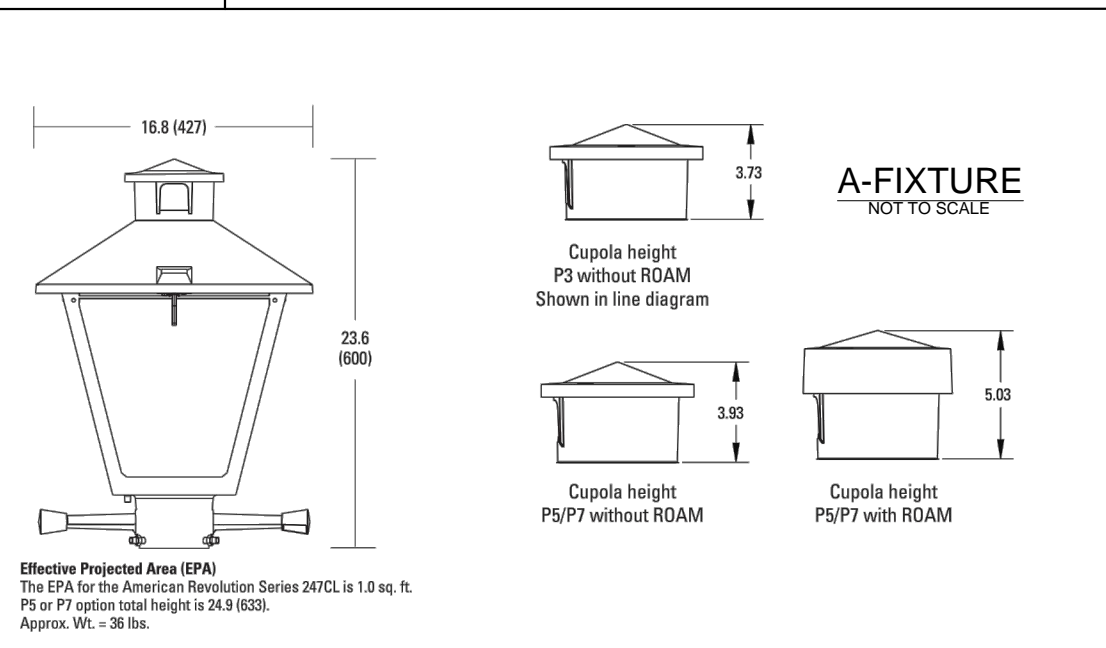
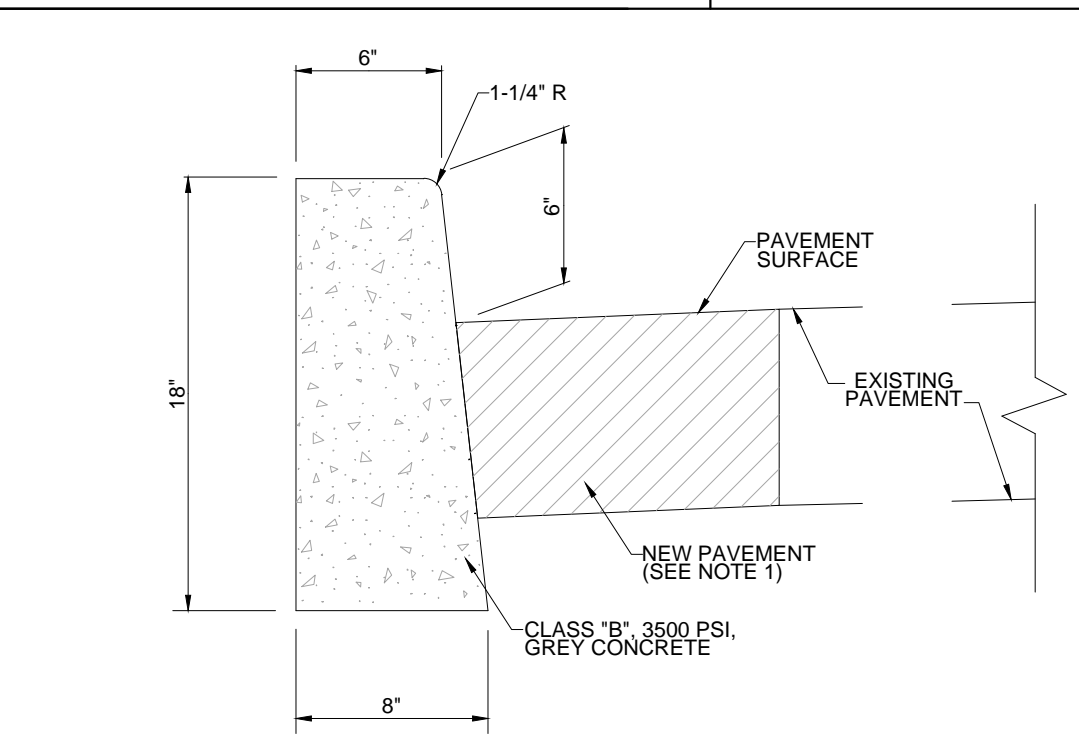


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DATE SIGNED:			
 JOSEPH A. MANCINI New Jersey Professional Engineer Lic. No. 24GED4573300			2521 ROUTE 206 BLOCK 1200 LOT 23 EASTAMPTON TOWNSHIP BURLINGTON COUNTY, NEW JERSEY TRISTATE ENGINEERING AND SURVEYING, PC  P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com
SCALE: 1" = 30'		DATE: 3/14/22	PROJECT NO: 19-016
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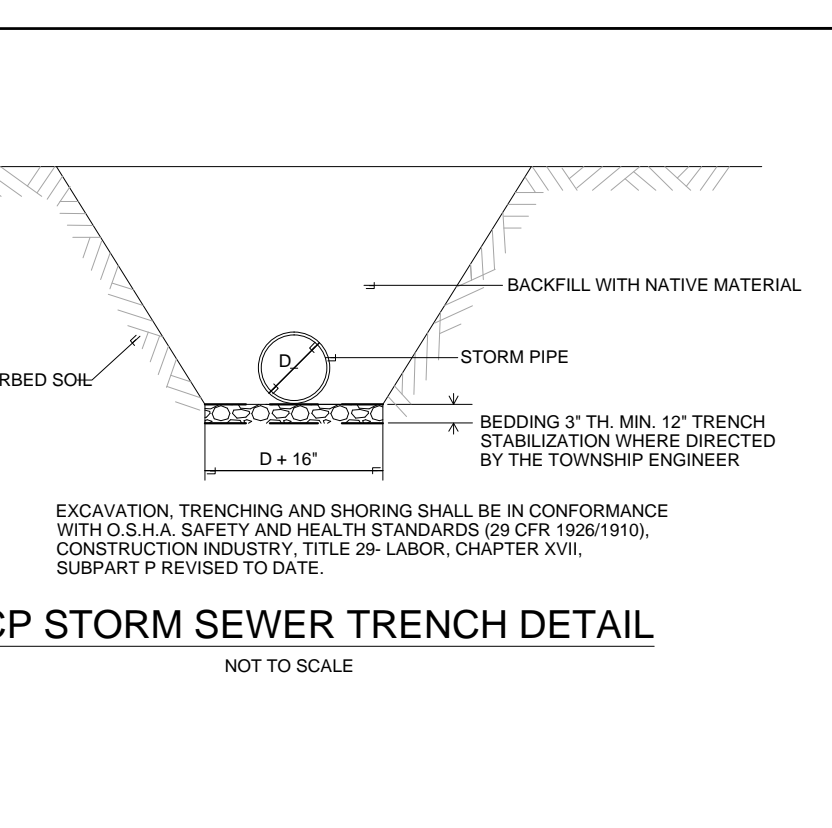
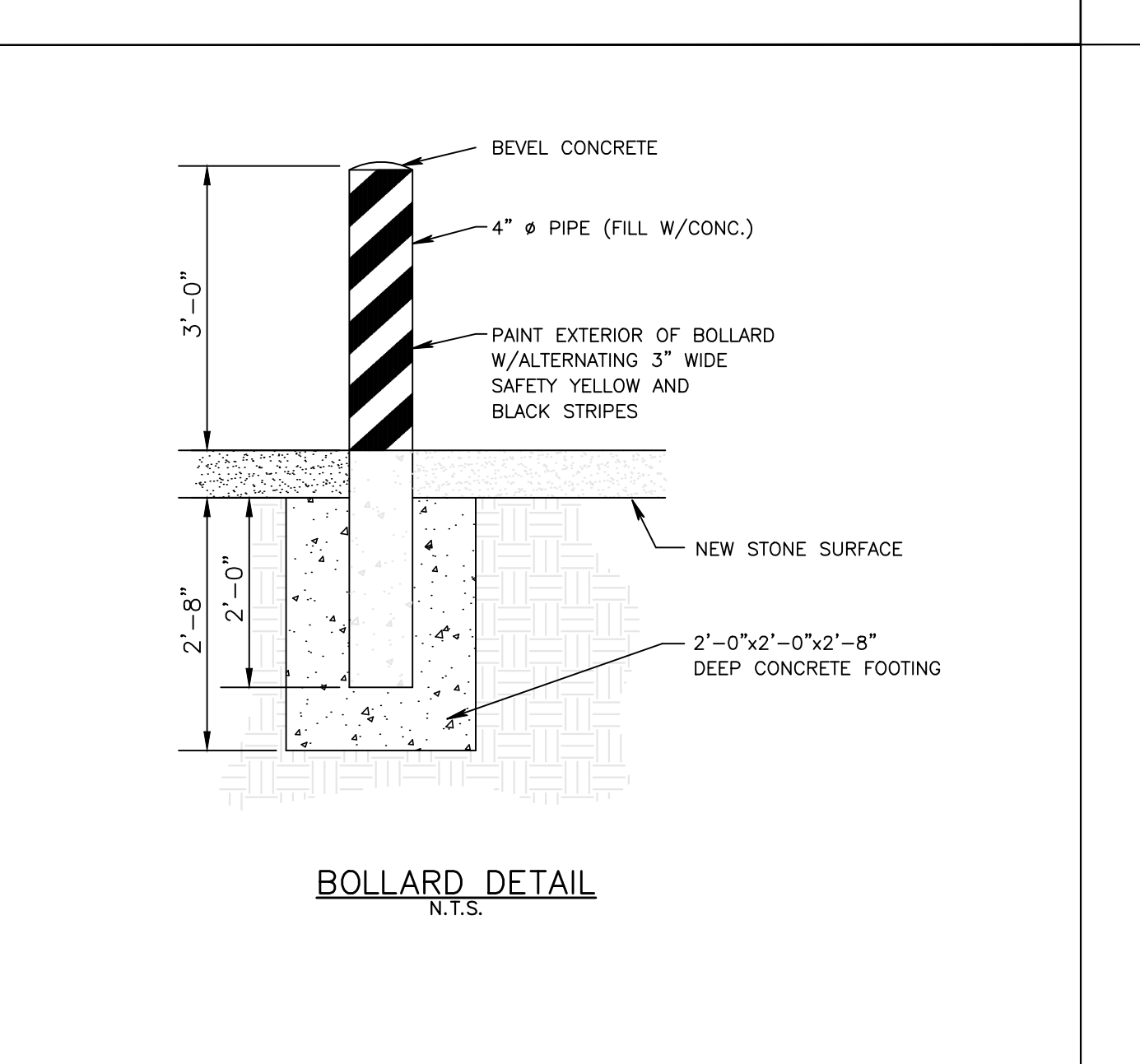
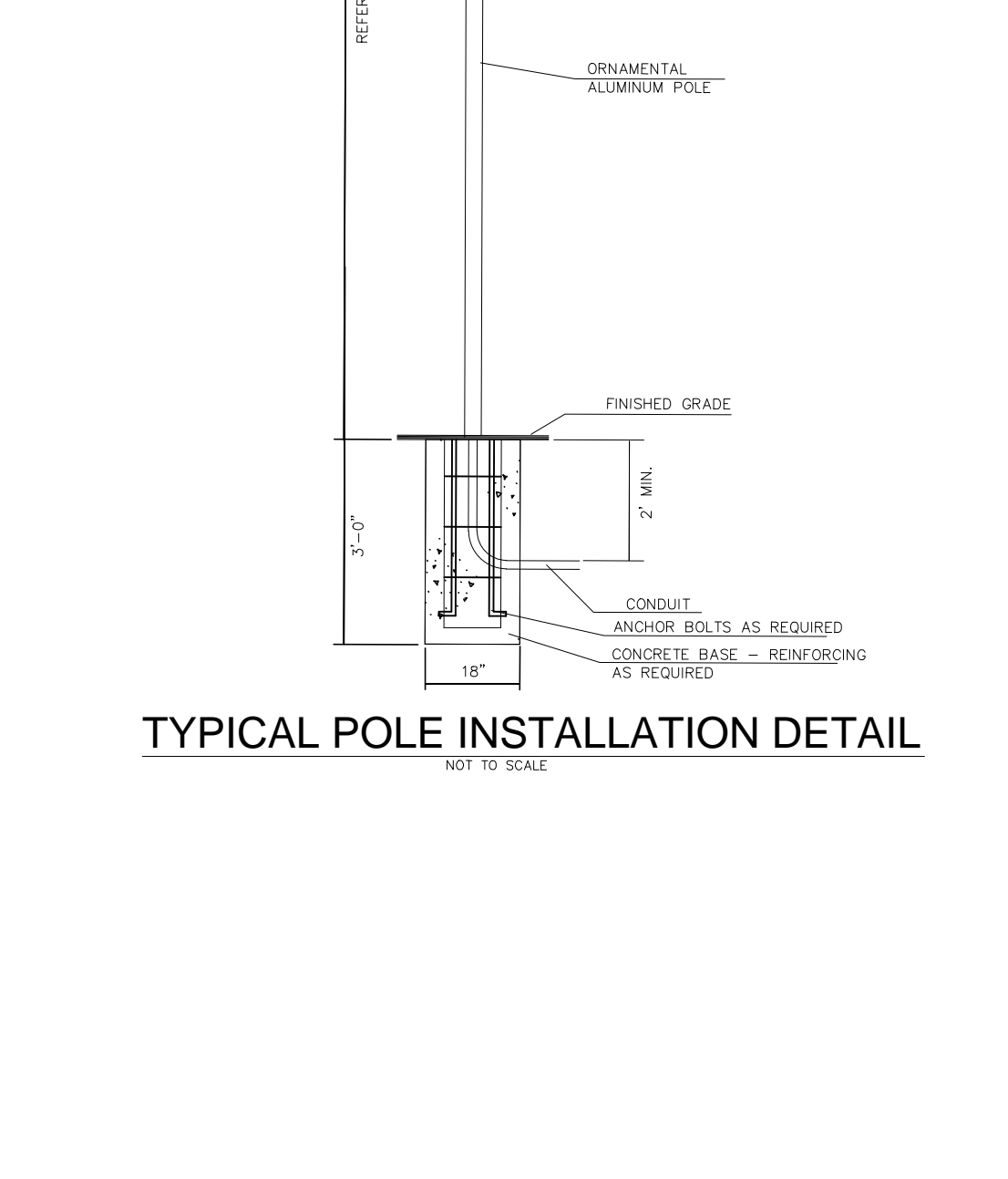
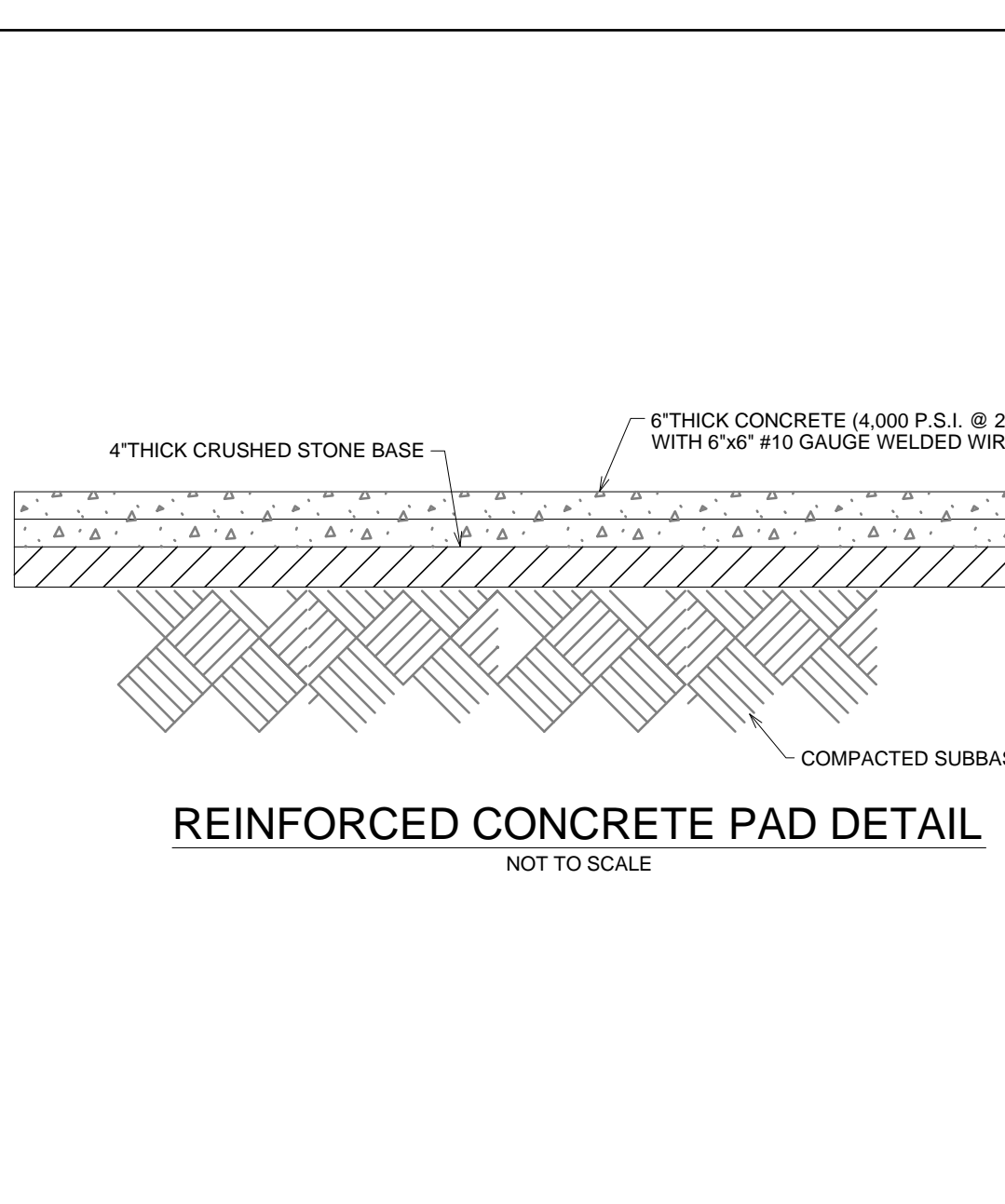
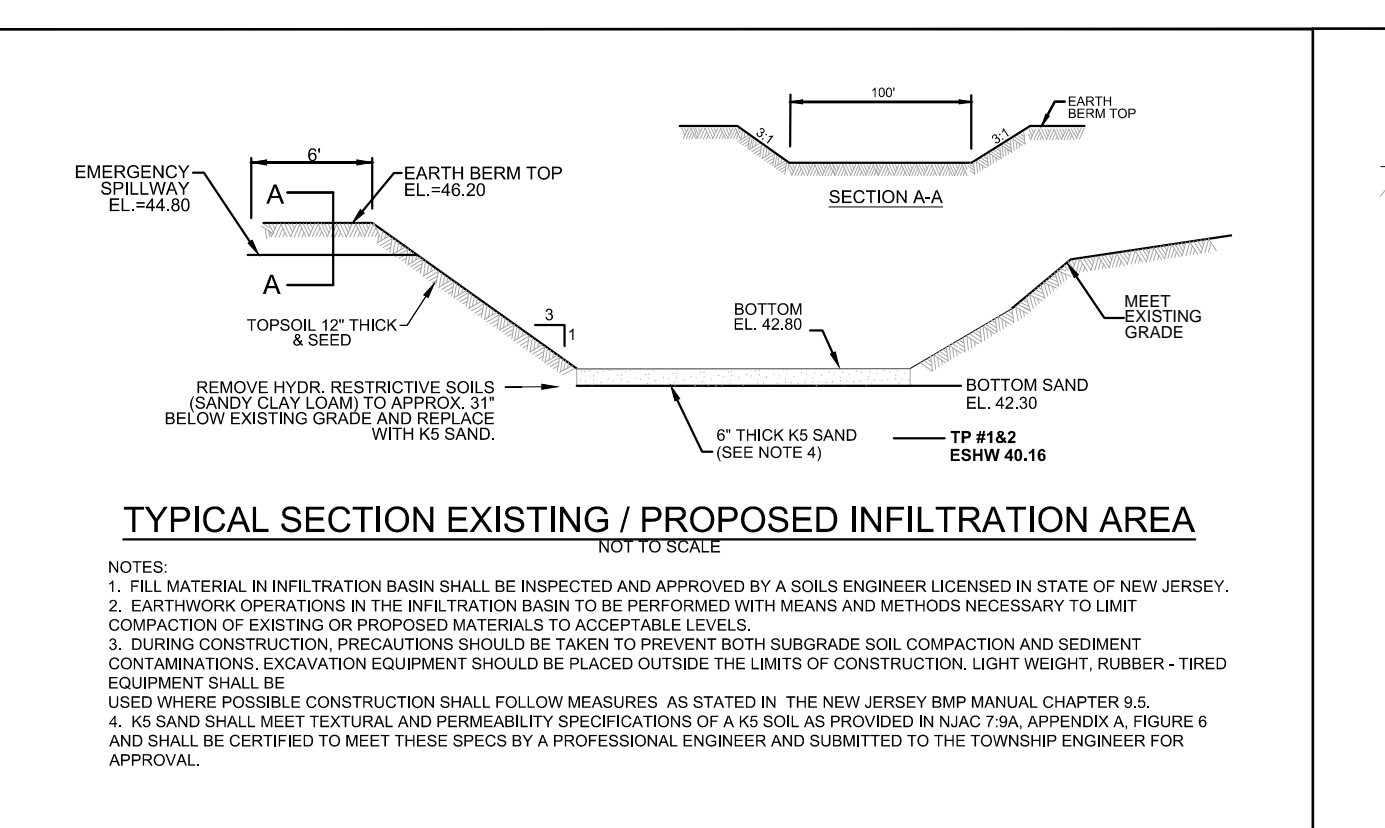
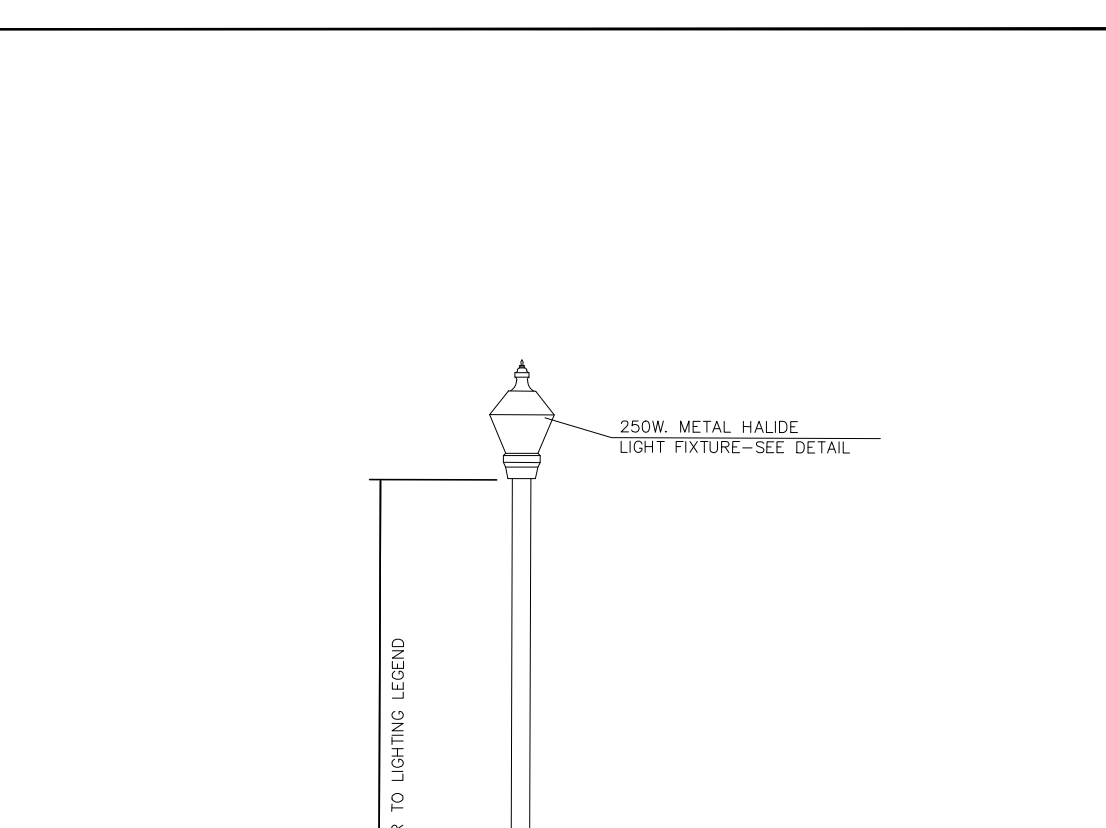
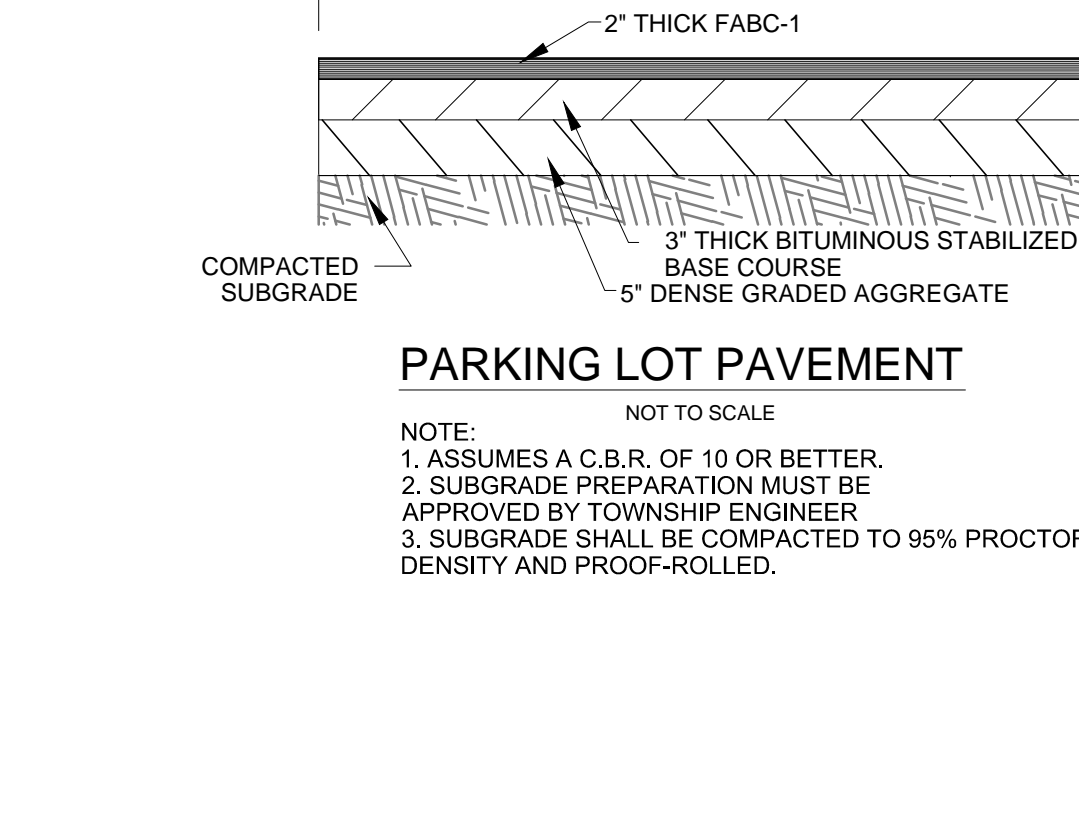
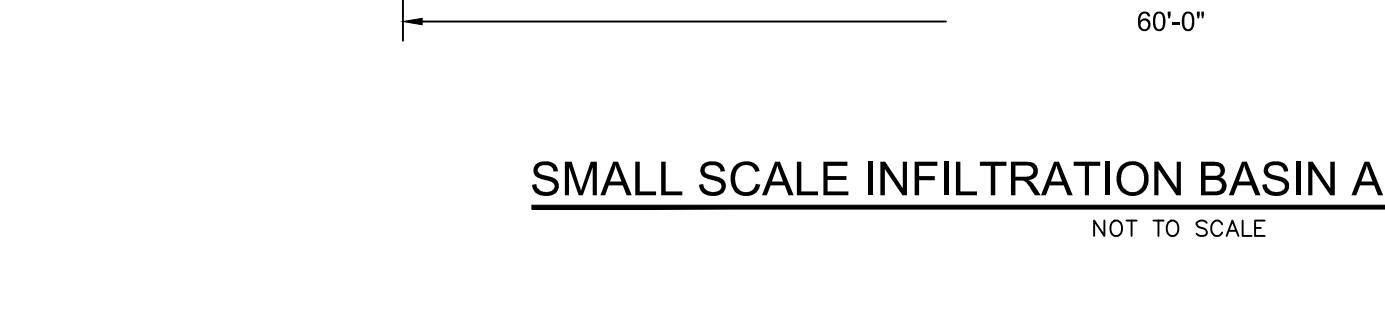
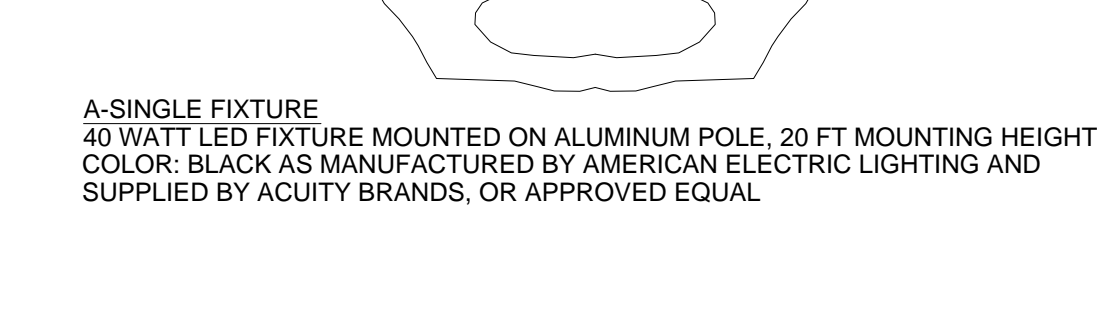
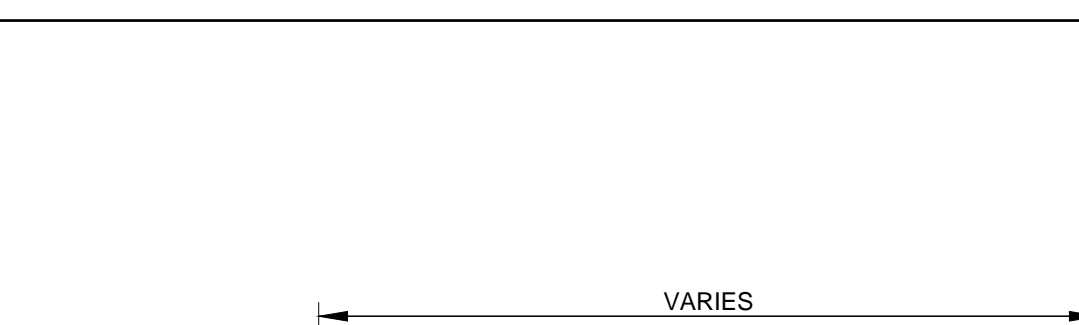
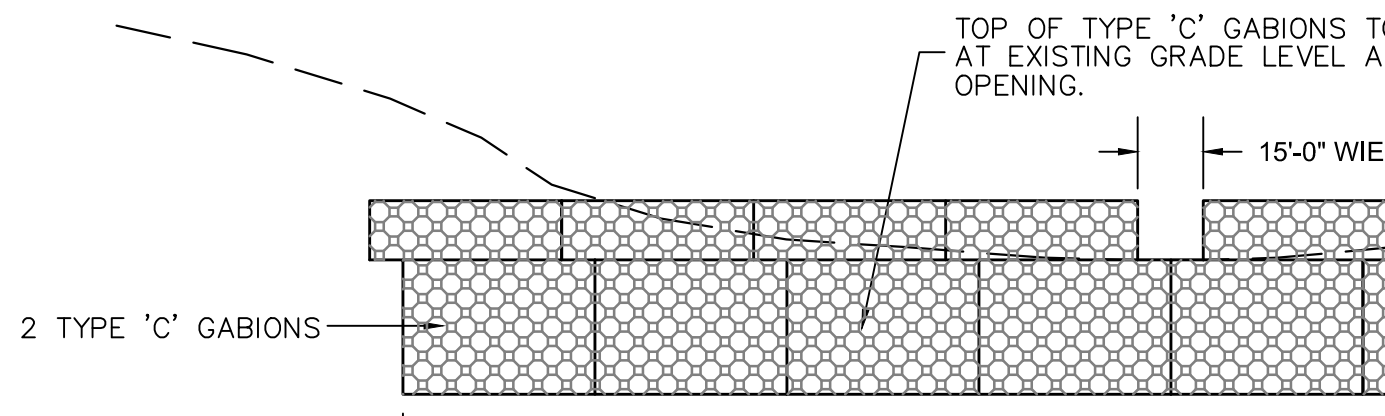
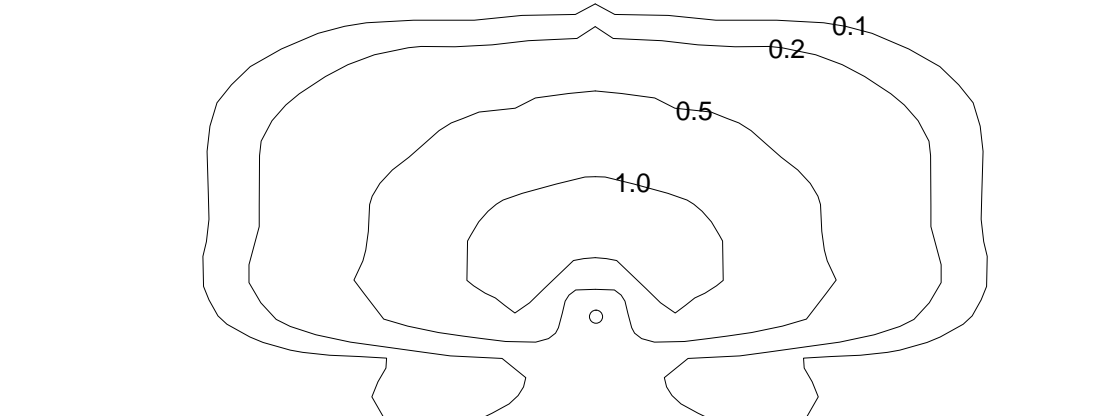
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- ### PLANTING NOTES
- A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF QUANTITIES, SIZES, AND OTHER REQUIREMENTS IS SHOWN ON THE PLANT SCHEDULE. IN THE EVENT THAT DISCREPANCIES OCCUR BETWEEN THE QUANTITIES OF PLANTS INDICATED IN THE PLANT LIST AND THOSE INDICATED ON THE PLAN, THE PLANT QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
 - ANY PLANT SCHEDULE MODIFICATIONS SHALL BE SUBJECT TO THE APPROVAL BY THE TOWNSHIP REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PRECONSTRUCTION MEETING. REQUEST TO BE MADE IN WRITING TO AUTHORITY.
 - ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUNSCOLD INJURIES, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL OTHER FORMS OF INFECTIONS. ALL PLANT MATERIAL SHALL BE THOROUGHLY WETTED WITH AN ANTI-TRANSPIRANT UPON DELIVERY OF MATERIAL TO THE SITE. ALL EVERGREEN MATERIAL SHALL BE RESPIRATED PRIOR TO THE FIRST WINTER BY THE OWNER.
 - SIZE AND GRADING STANDARDS SHALL CONFORM TO ANSI #1 OR BETTER AND SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS. AFTER ACCEPTANCE BY THE OWNER, AS REQUIRED BY ORDINANCE, ALL PLANT MATERIAL NOT SURVIVING FOR A PERIOD OF (2) TWO YEARS SHALL BE REPLACED WITH THE EQUIVALENT SIZE AND SPECIES.
 - ALL PLANTS SHALL BE PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO INSURE ADEQUATE PROTECTION AGAINST INJURY AND DESICCATION. EACH SHIPMENT SHALL BE CERTIFIED TO EFFECT SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER OF STOCK AND ON ARRIVAL.
 - NO PLANT MATERIAL SHALL BE PLANTED BY THE CONTRACTOR UNTIL IT IS INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS AGENT AT THE SITE. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF THE MATERIALS. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST.
 - SHADE AND EVERGREEN PLANTS SHALL BE FIELD ADJUSTED TO MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FROM ANY SEWER MAIN OR STORM SEWER.
 - SHADE AND EVERGREEN TREES SHALL BE PLANTED AT LEAST TWO (2) FEET FROM ANY CURBING, PAVING OR SIDEWALK. WHENEVER POSSIBLE THIS DIMENSION SHOULD BE INCREASED TO FOUR (4) FEET.
 - PLANTING MIXTURE SHALL CONSIST OF APPROXIMATELY FOUR PARTS OF ACCEPTANCE NATURAL TOPSOIL AND ONE PART PLURALIZED PEAT AND TO EACH CUBIC YARD SHALL BE ADDED AND INCORPORATED BY THOROUGHLY MIXING, FOUR POUNDS OF COMMERCIAL FERTILIZER HAVING AN ANALYSIS OF 8-8-8.
 - PEAT MOSS FOR PLANTING MEDIUM SHALL BE IMPORTED CANADIAN SPHAGNUM PEAT MOSS. BROWN, LOW IN CONTENT OF WOODY MATERIAL AND BE FREE OF MINERAL CONTENT HARMFUL TO PLANT LIFE. APPROVAL BY THE LANDSCAPE ARCHITECT OR HIS AGENT.
 - CONTRACTOR SHALL SCALE PLANT LOCATIONS FROM PLANS AND STAKE LOCATIONS ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR HIS AGENT.
 - ALL SEEDED AREAS THAT DO NOT SHOW A PROMPT UNIFORM GERMINATION SHALL BE RESEED BY THE LANDSCAPE CONTRACTOR AT INTERVALS OF 45-60 DAYS, UNTIL A GOOD GROWTH IS ESTABLISHED OVER THE ENTIRE LAWN AREA.
 - ALL PLANT BEDS SHALL BE MULCHED WITH THREE (3) INCHES OF SHREDDED HARDWOOD MULCH OR OTHER MATERIAL APPROVED BY THE LANDSCAPE ARCHITECT. THE LIMIT OF THIS MULCH FOR TREES SHALL BE THE AREA OF THE PIT AND FOR SHRUBS AND BEDS, THE ENTIRE SHRUB OR BED AREA AS INDICATED ON THE PLAN. DO NOT CREATE MULCH PYRAMIDS. SEE PLANTING DETAIL FOR MULCH APPLICATION.
 - ALL PLANTING BEDS SHALL BE ROTOTILLED TO A DEPTH OF TEN (10) INCHES PRIOR TO ANY PLANTING. ALL STONES, WIRE, CONCRETE AND UNSUITABLE MATERIALS SHALL BE REMOVED.
 - PLANTING BEDS SHALL BE THOROUGHLY EXCAVATED AND BACKFILLED WITH THE PLANT MIXTURE DESCRIBED IN 9 ABOVE. ALL PAVEMENT SUBBASE, AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE ISLAND PLANTING BEDS UNTIL VIRGIN SOIL IS REPLACED.
 - IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREAS BEYOND THE GUARANTEE PERIOD COMMENCING WITH THE DATE OF INITIAL ACCEPTANCE.
 - THE CONTRACTOR SHALL BECOME RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE EXCAVATING.
 - ANY AND ALL IRRIGATION SYSTEMS SHALL CONTAIN A RAIN SENSOR. IT IS RECOMMENDED THAT IF PLANTING BEDS ARE IRRIGATED, DROPP IRRIGATION IS PREFERRED.
 - ALL EVERGREEN TREES SHALL BE CONICAL IN SHAPE UNLESS OTHERWISE NOTED. CONICAL SHALL MEAN THE PLANT SHALL HAVE A WIDER BASE (3:3 RATIO) AT A MINIMUM AND TAPER TO THE TOP. PLANT LEADER SHALL BE NO LONGER THAN 12 INCHES. CONICAL SHALL ALSO MEAN A FULL SHAPE FROM THE BOTTOM OF PLANT (6-12" FROM ROOT BALL) TO TOP LEADER. REFER TO ANSI 260-1996, 4.1.2.5 TYPE S- CONE TYPE.
 - SPECIMEN PLANT MATERIAL SHALL MEAN FOR EVERGREEN SPECIES EXCEPTIONALLY HEAVY, WELL SHAPED PLANTS WHICH HAVE BEEN TRIMMED TO FORM A PERFECTLY SYMMETRICAL, TIGHTLY KNIT PLANT.
 - FOR CONICAL AND EVERGREEN PLANT MATERIAL AVERAGE HEIGHT SHALL BE MEASURED FROM THE UPPER LIMIT OF BRANCH WHORL AND MIDPOINT OF LEADER.
 - ALL EVERGREEN TREES MUST BE SLIGHTLY SHEARED.



- ### CONCRETE CURB DETAIL
- NOT TO SCALE
- NOTES:
- WHEN NEW CURB IS INSTALLED ALONG AN EXISTING PAVED AREA, THE EXISTING PAVEMENT SHALL BE CUT IN A STRAIGHT LINE WITH A SHARP TOOL, AND THE NEW PAVEMENT SHALL BE TACKED AND BUTTED TO EXISTING PAVEMENT.
 - TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO SPEC. M-213, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.



DESIGNED		DRAWN		CHECKED	
JAM	MLC	JAM	MLC	JAM	MLC
DATE SIGNED		DATE SIGNED		DATE SIGNED	
CONSTRUCTION DETAILS					
2521 ROUTE 206 BLOCK 1200 LOT 23 EASTAMPTON TOWNSHIP BURLINGTON COUNTY, NEW JERSEY					
TRISTATE ENGINEERING AND SURVEYING, PC					
P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com					
JOSEPH A. MANCINI		SCALE:		DATE:	
New Jersey Professional Engineer Lic. No. 24CDE0573000		AS SHOWN		8/19/22	
PROJECT NO.		19-016		SHEET	
				7 of 7	