

SOURCE: USGS 7.5 MINUTE SERIES, WEEHAWKEN, NJ-NY, 2016

LOCATION MAP

SCALE: 1" = 1000'±

PRELIMINARY AND FINAL MAJOR SITE PLAN

FOR



PROPOSED STARBUCKS DRIVE-THRU ONLY FACILITY

TAX MAP SHEET #1, BLOCK 6, LOTS 1 AND 38

1 STUYVESANT AVENUE

TOWNSHIP OF LYNDHURST, BERGEN COUNTY, NEW JERSEY

AGENCIES TO BE NOTIFIED	
TOWNSHIP OF LYNDHURST	367 VALLEY BROOK AVENUE LYNDHURST, NJ 07071
PASSAIC VALLEY WATER	1525 MAIN STREET CLIFTON, NJ 07105
COMCAST CABLEVISION	800 RAHWAY AVENUE LINDEN, NJ 07037
PASSAIC VALLEY SEWAGE	600 WILSON AVENUE NEWARK, NJ 07105
PSE&G	325 COUNTY AVENUE SECAUCUS, NJ 07094
PASSAIC RIVER COALITION	246 MADISONVILLE ROAD BASKING RIDGE, NJ 07920
NEW JERSEY MEADOWLANDS COMMISSION	ONE DEKORTE PLAZA LYNDHURST, NJ 07071
NEW JERSEY TRANSIT	ONE PENN PLAZA EAST NEWARK, NJ 07105
PORT AUTHORITY OF NY & NJ	225 PARK AVENUE SOUTH NEW YORK, NY 10003

APPLICANT

MANZO DOREN PARK AVE, LLC

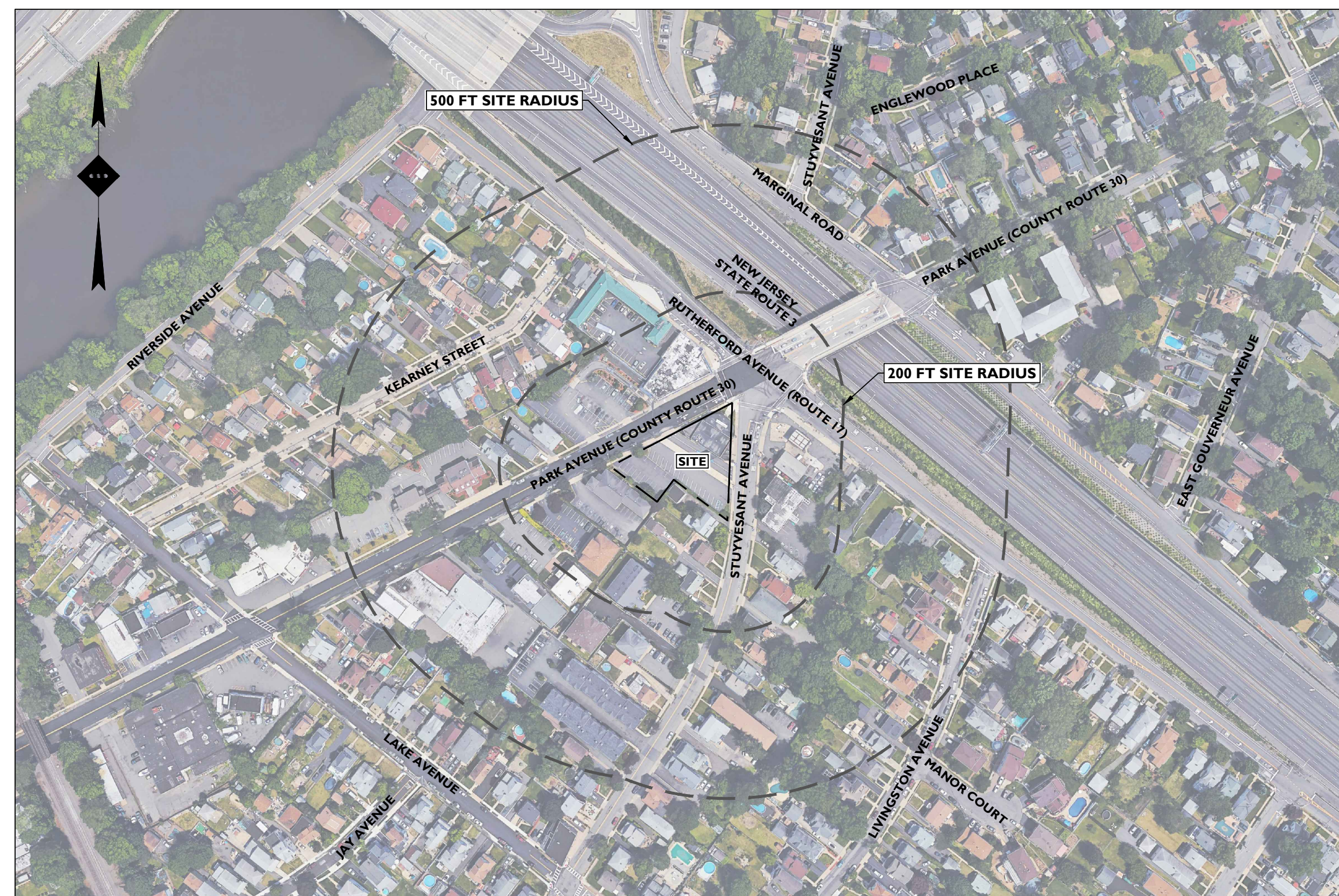
OWNER

1 STUYVESANT AVENUE, LLC
200 WASHINGTON STREET, 5TH FLOOR
HOBOKEN, NEW JERSEY 07030

ATTORNEY

RICHARD J ALLEN JR, ESQ.
KIPP & ALLEN, LLC
52 CHESTNUT STREET
RUTHERFORD, NJ 07070

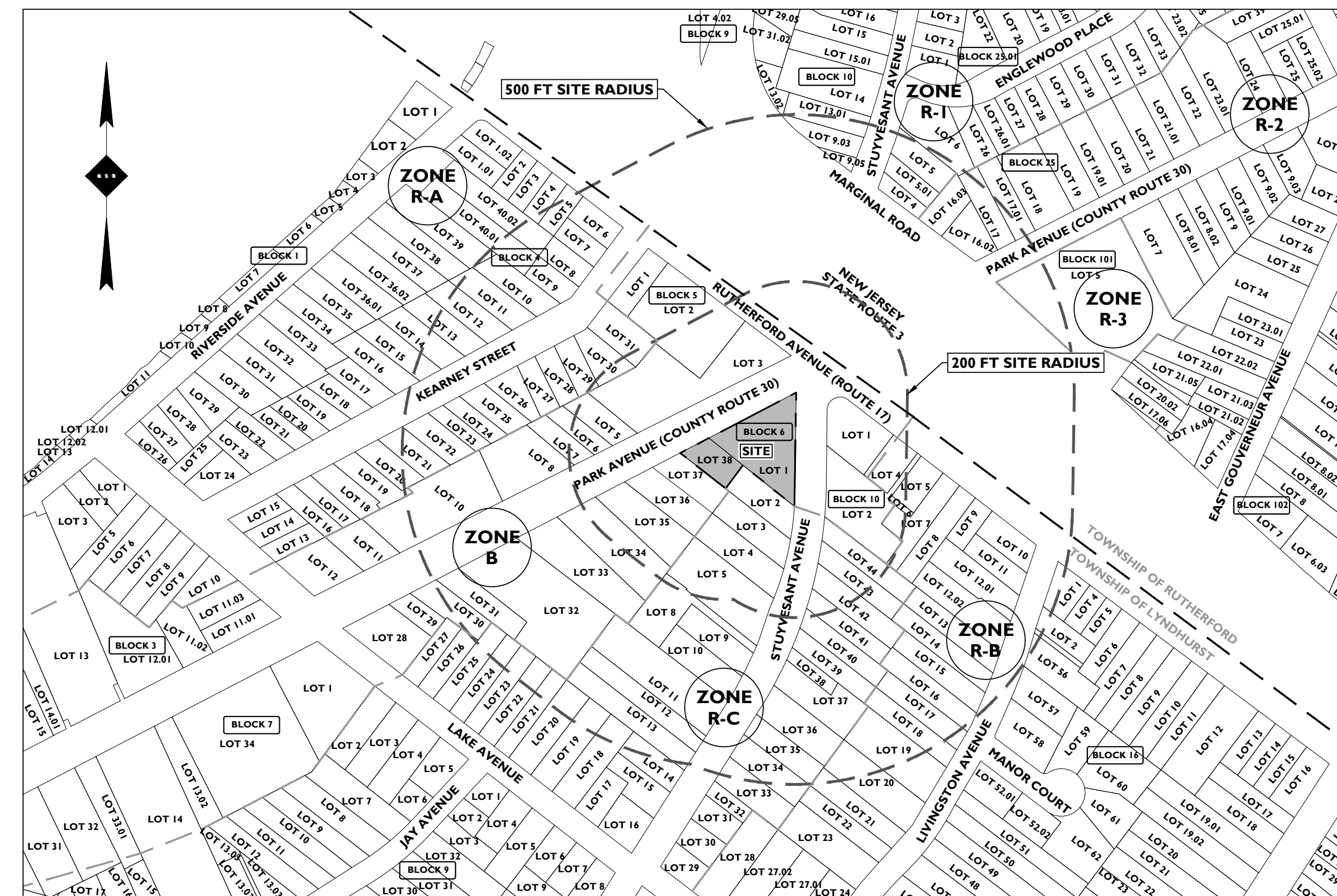
BLOCK	LOT	OWNER	OWNER'S ADDRESS
5	2	RADHESHYAM, L.L.C.	204 RUTHERFORD AVE LYNDHURST, NJ 07071
5	3	SCARDINO, COSMO J & LINDA	105 NEWARK AVE SPRING LAKE, NJ 07762
5	5	MASIELLO, ELIZABETH & ROBERT	21 PARK AVE LYNDHURST, NJ 07071
5	6	GUT, RICHARD & ELIZABETH	225 LAKE AVE LYNDHURST, NJ 07071
5	7	KARTANOWICZ (ETAL), KENNETH	35 PARK AVE LYNDHURST, NJ 07071
5	8	ANCO REALTY, LLC	37 PARK AVE LYNDHURST, NJ 07071
5	28	MOERS, JOHN J & STROUHAL, DITA MOERS	87 MAPLE ST RUTHERFORD, NJ 07070
5	29	PROANO, PAULO	28 KEARNY ST LYNDHURST, NJ 07071
5	30	SETTE, RAYMOND	26 KEARNY ST LYNDHURST, NJ 07071
5	31	SPAGNUOLO, DON R. & MARY J.	12 KEARNY ST LYNDHURST, NJ 07071
6	1	1 STUYVESANT AVENUE LLC	200 WASHINGTON ST, 5TH FL. HOBOKEN, NJ 07030
6	2	GARGIULO (ETAL), CARMELA R	748 SIXTH ST LYNDHURST, NJ 07071
6	3	16 STUYVESANT AVENUE LLC	748 SIXTH ST LYNDHURST, NJ 07071
6	4	CALCANO, JUDITH & ERIK	25 STUYVESANT AVE LYNDHURST, NJ 07071
6	5.1	MORICI, MELCHIORE A & BARBARA L	31 STUYVESANT AVE LYNDHURST, NJ 07071
6	5.1	TADROS, SHAHER SHARIK ETAL	31 STUYVESANT AVE 2B LYNDHURST, NJ 07071
6	5.1	DIAS REISTON	31 STUYVESANT AVE UNIT C LYNDHURST, NJ 07071
6	5.1	PALLUMBO, JENNIFER M	31 STUYVESANT AVE UNIT 4D LYNDHURST, NJ 07071
6	5.1	CRISARI, PETER S	31 STUYVESANT AVE UNIT E LYNDHURST, NJ 07071
6	5.1	EMANOUILIDIS, STERGIOS S	716 SOLDIER HILL ROAD OKRADELL, NJ 07630
6	5.1	SIMOES, PHYLLIS	31 STUYVESANT AVENUE #7G LYNDHURST, NJ 07071
6	5.1	SLONIK, TOMASZ & ANNA	138 ROBIN LANE KLUNKLETOWN, PA 18058
6	8	MOHAMMAD, HUMA	33A STUYVESANT AVE LYNDHURST, NJ 07071
6	8	SHEIKH, USMAN & RAZA, SADAF	33 STUYVESANT AVE, UNIT B LYNDHURST, NJ 07071
6	8	WAN, PENG & WANG, YING	33 STUYVESANT AVE, UNIT C LYNDHURST, NJ 07071
6	34	34 PARK AVENUE, LLC	34 PARK AVENUE LYNDHURST, NJ 07071
6	35	30 PARK REALTY LLC	30 PARK AVENUE LYNDHURST, NJ 07071
10	1	CHEEMA, GURPAL	916 LAWRENCE CT N WOODMERE, NY 11581
10	2.01	10 STUYVESANT AVE LLC	705 RIDGE ROAD LYNDHURST, NJ 07071
10	4	CHEEMA, GURPAL	916 LAWRENCE CT N WOODMERE, NY 11581
10	5	MOTA, CARLOS A. & CHU, ELLEN	318 RUTHERFORD AVE LYNDHURST, NJ 07071
10	40	BALIDEMAL, BEQIR & HAYRE	32 STUYVESANT AVENUE LYNDHURST, NJ 07071
10	41	KELLY, DENNIS & ELAINE	282 HOLLYWOOD AVENUE FAIRFIELD, NJ 07004
10	42	LYNDHURST HOMING PIGEON CLUB INC	309 GREEN AVE LYNDHURST, NJ 07071
10	43	VIDINHA, DECOLINDA NOGUEIRA	38 RIDGE ROAD RUTHERFORD, NJ 07070
10	44	16 STUYVESANT AVE LLC	748 6TH ST LYNDHURST, NJ 07071



SOURCE: GOOGLE EARTH PRO IMAGERY, DATED 2018

AERIAL MAP

SCALE: 1" = 200'±



SOURCE: TOWNSHIP OF LYNDHURST TAX MAP SHEET #1, TOWNSHIP OF RUTHERFORD TAX MAP SHEETS #3 & #7, TOWNSHIP OF LYNDHURST AND TOWNSHIP OF RUTHERFORD ZONING MAPS.

TAX & ZONING MAP

SCALE: 1" = 200'±

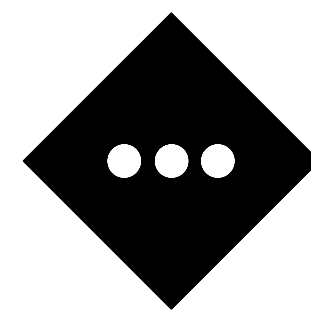


Know what's below
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APPROVAL BLOCK	
APPROVED BY THE LYNDHURST TOWNSHIP PLANNING BOARD	
CHAIRPERSON	DATE
SECRETARY	DATE

BERGEN COUNTY SIGNATURE BLOCK	
APPROVED BY THE COUNTY PLANNING BOARD COUNTY OF BERGEN, NEW JERSEY	
ATTESTED TO BY:	DATE

PLANS PREPARED BY:



STONEFIELD
engineering & design

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www.stonefieldeng.com

584 Broadway, Suite 310, New York, NY 10012

Phone 718.606.8305

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY STONEFIELD ENGINEERING & DESIGN, LLC DATED 06/25/19
 - TAX MAP OBTAINED FROM TOWNSHIP OF LYNDHURST, REVISED 10/01/2007
 - ZONING MAP OBTAINED FROM TOWNSHIP OF LYNDHURST, DATED APRIL 2012.
 - AERIAL OBTAINED FROM GOOGLE EARTH PRO IMAGERY, DATED 2018
 - LOCATION MAP OBTAINED FROM USGS QUADRANGLE MAPS - 7.5 MINUTE SERIES, WEEHAWKEN, NJ-NY, 2016
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
DEMOLITION PLAN	C-3
SITE PLAN	C-4
GRADING & DRAINAGE PLAN	C-5
UTILITY PLAN	C-6
LIGHTING PLAN	C-7
SOIL EROSION & SEDIMENT CONTROL PLAN	C-8
LANDSCAPING PLAN & DETAILS	C-9 & C-10
CONSTRUCTION DETAILS	C-11 - C-13

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MANZO DOREN PARK AVE, LLC
PROPOSED STARBUCKS DRIVE-THRU ONLY FACILITY
TAX MAP SHEET #1, BLOCK 6 & LOTS 1 & 38
1 STUYVESANT AVENUE
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY

ZACHARY E. CHAPLIN, P.E.
NEW JERSEY LICENSE No. 53605
LICENSED PROFESSIONAL ENGINEER



SCALE: AS SHOWN PROJECT ID: RUT-200355

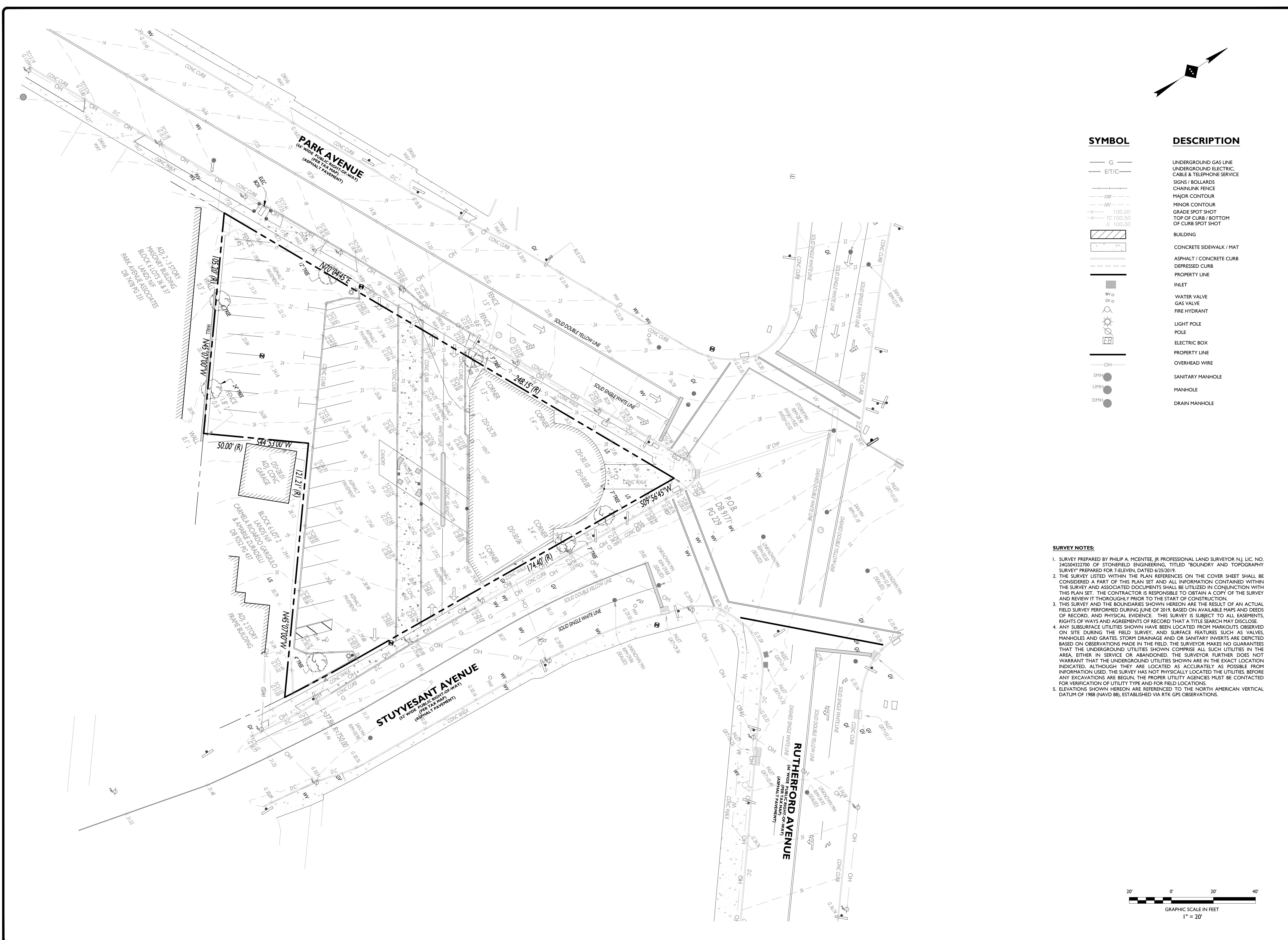
TITLE:
COVER SHEET

DRAWING:
C-1

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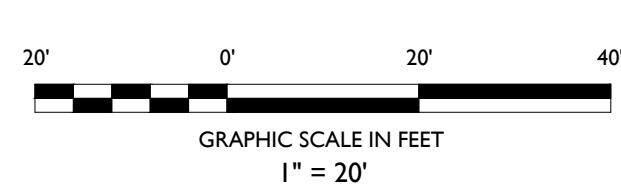
NOT APPROVED FOR CONSTRUCTION

ISSUE	DATE	BY	DESCRIPTION
1	02/24/2021	AM	FOR CLIENT REVIEW



SYMBOL	DESCRIPTION
— G —	UNDERGROUND GAS LINE
— E/T/C —	UNDERGROUND ELECTRIC, CABLE & TELEPHONE SERVICE
— 100 —	SIGNS / BOLLARDS
— 101 —	CHAINLINK FENCE
— 100.00 —	MAJOR CONTOUR
— 101.00 —	MINOR CONTOUR
— X —	GRADE SPOT SHOT
— X —	TOP OF CURB / BOTTOM OF CURB SPOT SHOT
— G —	100.00
— G —	100.50
— G —	100.00
[Hatched Box]	BUILDING
[Dashed Box]	CONCRETE SIDEWALK / MAT
[Dotted Box]	ASPHALT / CONCRETE CURB
[Dashed Line]	DEPRESSED CURB
[Solid Line]	PROPERTY LINE
[Square]	INLET
[Circle]	WATER VALVE
[Circle]	GAS VALVE
[Circle]	FIRE HYDRANT
[Circle]	LIGHT POLE
[Circle]	POLE
[Circle]	ELECTRIC BOX
[Circle]	PROPERTY LINE
[Circle]	OVERHEAD WIRE
[Circle]	SANITARY MANHOLE
[Circle]	MANHOLE
[Circle]	DRAIN MANHOLE

- SURVEY NOTES:**
1. SURVEY PREPARED BY PHILIP A. MCENTEE, JR. PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 24658422700 OF STONEFIELD ENGINEERING, TITLED "BOUNDARY AND TOPOGRAPHY SURVEY" PREPARED FOR TALEVEN, DATED 6/25/2019.
 2. THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.
 3. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING JUNE OF 2019, BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS AND AGREEMENTS OF RECORD THAT A TITLE SEARCH MAY DISCLOSE.
 4. ANY SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARKOUTS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND GRATES, STORM DRAINAGE AND OR SANITARY INVERTS ARE DEPICTED BASED ON OBSERVATIONS MADE IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UTILITIES. BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
 5. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK GPS OBSERVATIONS.



NO.	DATE	BY	DESCRIPTION
1	02/24/2021	AM	FOR CLIENT REVIEW

NOT APPROVED FOR CONSTRUCTION

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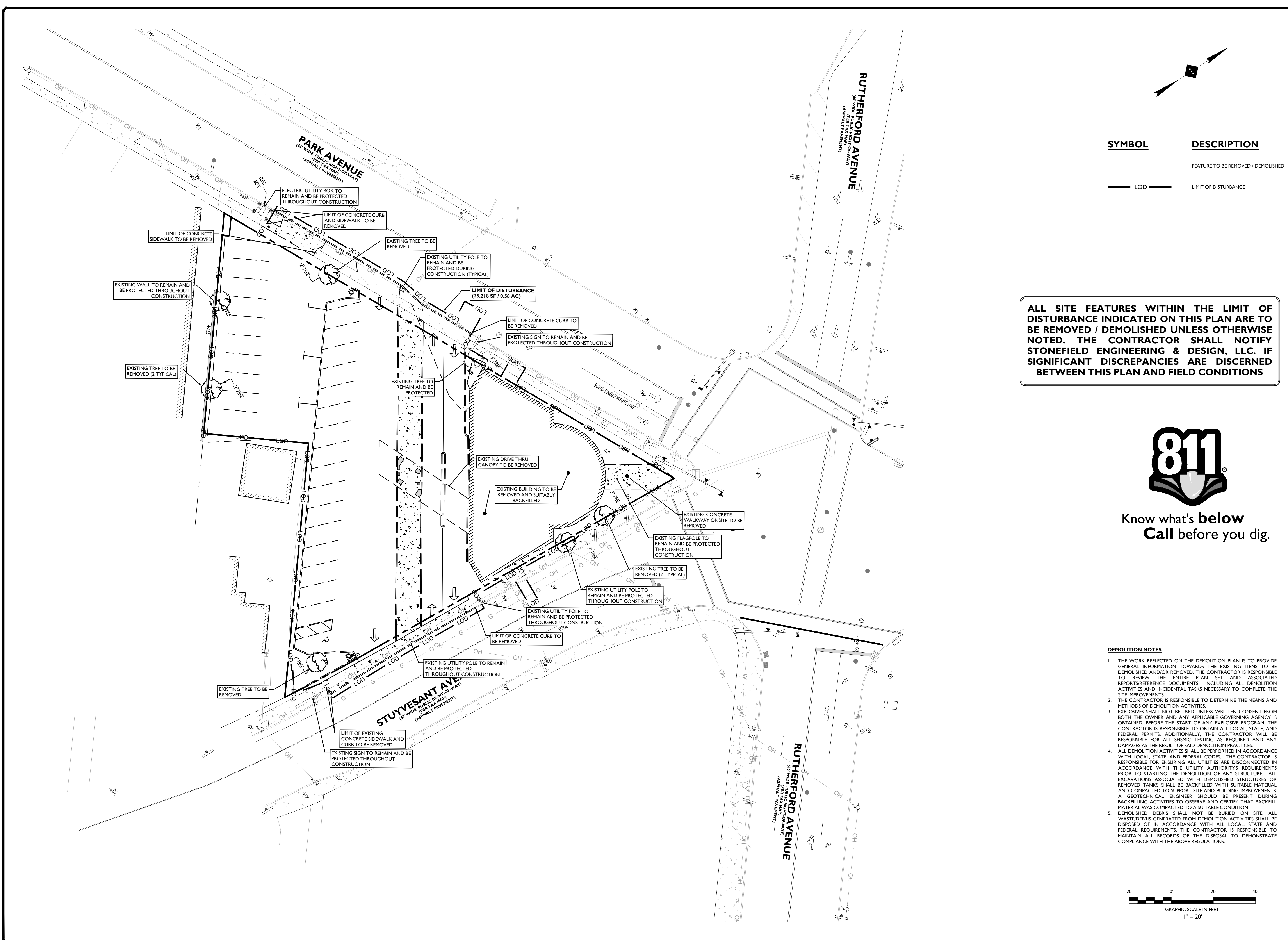
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SCALE: 1" = 20' PROJECT ID: RUT-200355

TITLE:
EXISTING CONDITIONS PLAN

DRAWING:
C-2

2:RUTPH000001/202003/21/2021/2021/1/STUYVESANT AVENUE, LYNDHURST, NJ CAD/PC/DTL/04/04/2021/04



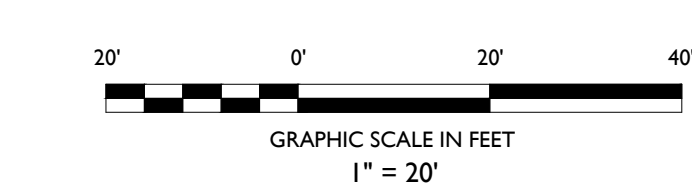
ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



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DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



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TAX MAP SHEET #1, BLOCK 6 LOTS 1 & 38
1 STUYVESANT AVENUE
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY

ZACHARY E. CHAPLIN, P.E.
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STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: RUT-200355

TITLE:
DEMOLITION PLAN

DRAWING:
C-3

Z:\RUTHERFORD\2020\20200355\TOWNSHIP OF LYNDHURST\1-STUYVESANT AVENUE\1-DEMOLITION\1-DEMOLITION.DWG

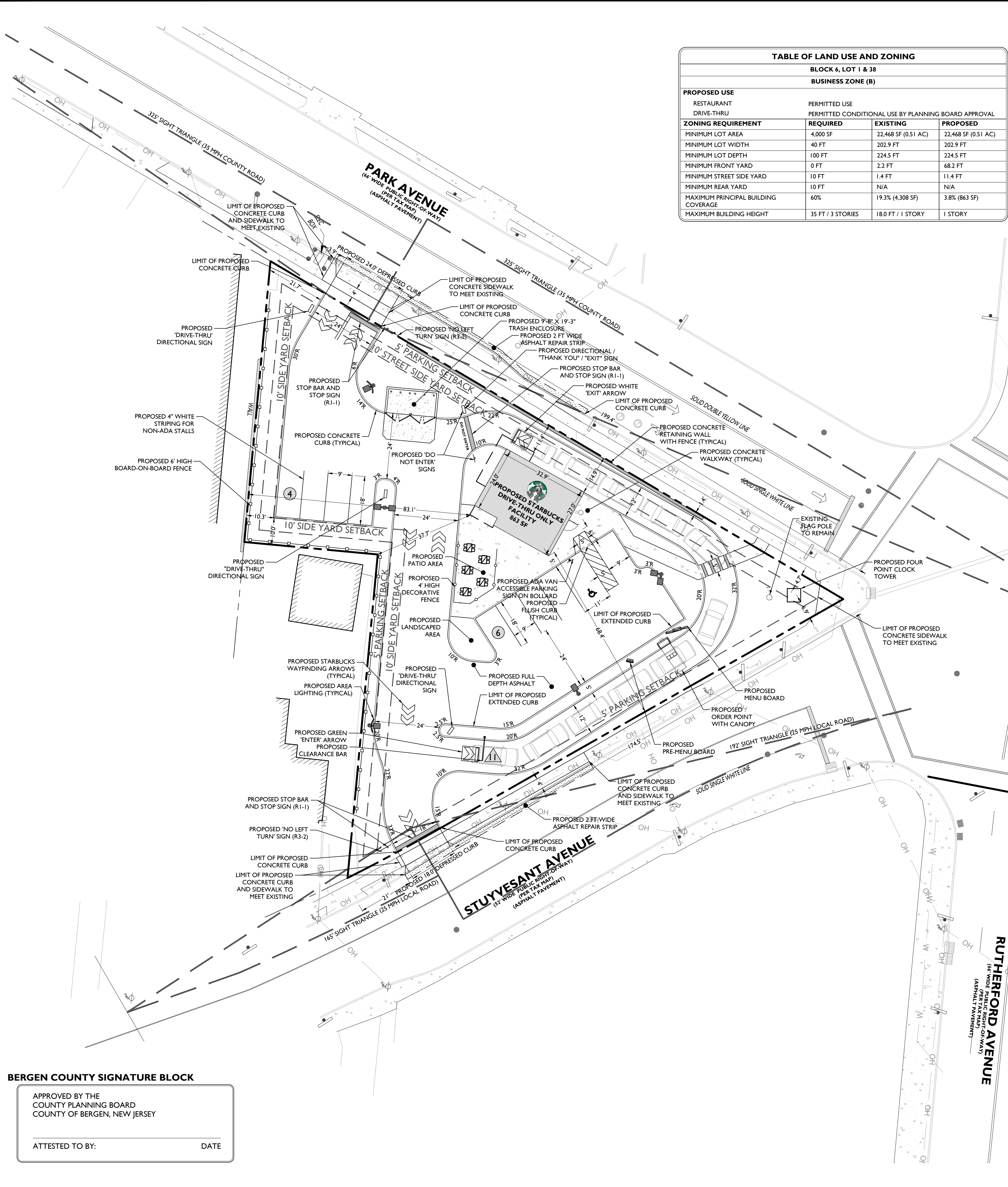


TABLE OF LAND USE AND ZONING			
BLOCK 6, LOT 1 & 38 BUSINESS ZONE (B)			
PROPOSED USE	PERMITTED USE		
RESTAURANT DRIVE-THRU	PERMITTED CONDITIONAL USE BY PLANNING BOARD APPROVAL		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	4,000 SF	22,468 SF (0.51 AC)	22,468 SF (0.51 AC)
MINIMUM LOT WIDTH	40 FT	202.9 FT	202.9 FT
MINIMUM LOT DEPTH	100 FT	224.5 FT	224.5 FT
MINIMUM FRONT YARD	0 FT	2.2 FT	68.2 FT
MINIMUM STREET SIDE YARD	10 FT	1.4 FT	11.4 FT
MINIMUM REAR YARD	10 FT	N/A	N/A
MAXIMUM PRINCIPAL BUILDING COVERAGE	60%	19.3% (4,308 SF)	3.8% (863 SF)
MAXIMUM BUILDING HEIGHT	35 FT / 3 STORIES	18.0 FT / 1 STORY	1 STORY

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 21-8.2	MINIMUM TWO-WAY 90° PARKING DRIVE AISLE WIDTH: 24 FT	24 FT
§ 21-8.2	THE DIMENSIONS OF INDIVIDUAL SPACES SHALL BE AT LEAST 9 FT BY 18 FT	9 FT BY 18 FT PARKING SPACES
§ 21-8.8	OFF-STREET PARKING SPACES SHALL NOT BE LOCATED IN ANY REQUIRED FRONT YARD	COMPLIES
§ 21-8.8	NO OFF-STREET PARKING AREAS SHALL BE LOCATED ANY CLOSER THAN FIVE FEET TO ANY LOT LINE	COMPLIES (100 FT)
§ 21-8.11.d	NO DRIVEWAY CURB CUT SHALL BE CLOSER THAN 20 FEET TO THE POINT WHERE THE CURB RETURN RADIUS OF AN INTERSECTION MEETS THE CURB LINE OF THE STREET	COMPLIES (174.5 FT)
§ 21-8.11.f	TWO-WAY DRIVEWAY WIDTH: 20-24 FT	24.0 FT
§ 21-8.12	MINIMUM 40 FEET OF UNOBSTRUCTED VISION IN BOTH DIRECTIONS AT ALL ENTRANCE AND EXIT DRIVES	COMPLIES
§ 21-8.18	OFF-STREET PARKING SPACE REQUIREMENTS: EATING AND DRINKING ESTABLISHMENTS: 1 SPACE PER EACH 3 SEATS IN EXCESS OF 10 24 SEATS X (1 SPACE / 3 SEATS) = 8 SPACES	11 SPACES
§ 21-8.19	OFF-STREET LOADING SPACE SHALL BE PROVIDED IN AN AMOUNT AND MANNER THAT ALL LOADING, UNLOADING AND MANEUVERING OPERATIONS SHALL BE CONDUCTED ENTIRELY WITHIN THE BOUNDARIES OF THE LOT.	COMPLIES
§ 21-8.20	OFF-STREET LOADING NOT PERMITTED IN REQUIRED FRONT YARD.	COMPLIES

SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 21-9.4 (C)	WALL MOUNTED SIGNS 1. WALL MOUNTED SIGNS SHALL BE NO LARGER THAN 24 SQUARE FEET AND SHALL NOT EXTEND BEYOND THE BUSINESS FRONT TO WHICH THEY ARE ATTACHED. 2. WALL MOUNTED SIGNS SHALL BE MOUNTED FLAT ONTO THE BUILDING. PAINTING OF A SIGN DIRECTLY ON THE BUILDING SHALL BE PROHIBITED. 3. INTERNAL ILLUMINATION OF WALL SIGNS IS PROHIBITED. 4. NEON FRAMING SIGNS ARE PROHIBITED.	TRD PER SIGNAGE PACKAGE
§ 21-9.4 (D)	FREESTANDING SIGNS WHERE THE BUILDING IS SET BACK FROM THE STREET LINE A DISTANCE OF 25 FEET OR MORE, NOT MORE THAN ONE FREESTANDING SIGN, WITH A TOTAL AREA OF NOT MORE THAN 40 SQUARE FEET, MAY BE ERECTED.	TRD PER SIGNAGE PACKAGE

FENCE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 21-5.3 (C)	IN A BUSINESS OR INDUSTRIAL ZONE NO FENCE OR WALL SHALL BE OVER EIGHT FEET IN HEIGHT.	COMPLIES
§ 21-5.3 (D)	NO FENCE, SHRUBS OR OTHER OBSTRUCTIONS TO VISIBILITY SHALL BE ERECTED, PLANTED OR MAINTAINED UPON A CORNER LOT WITHIN 25 FEET OF ANY STREET INTERSECTION.	COMPLIES
§ 21-4.5 (D)	ALL BUSINESS USES MUST BE BUFFERED FROM ANY ADJACENT RESIDENTIAL USE OR ZONE WITH A SIX FOOT HIGH EVERGREEN OR DECORATIVE FENCE SCREEN, EXCEPT THAT WITHIN TEN FEET OF A PUBLIC SIDEWALK.	COMPLIES

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED DEPRESSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED SIGNS
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED BUILDING DOORS
---	PROPOSED BOARD-ON-BOARD FENCE
---	PROPOSED DECORATIVE FENCE
---	PROPOSED RETAINING WALL
---	PROPOSED ADA PATH OF TRAVEL

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

- BERGEN COUNTY NOTES**
- COUNTY SIGHT DISTANCE CRITERIA - THE DRIVER'S POSITION SHALL BE FIFTEEN (15) FEET BEHIND THE CURB LINE. THE DRIVER'S EYE LEVEL SHOULD BE SET AT A POINT THREE AND A HALF (3.5) FEET ABOVE THE DRIVEWAY PAVEMENT AND THE DRIVER SHOULD BE CAPABLE OF SEEING AN OBJECT TWO (2) FEET HIGH PLACED IN THE CENTER OF ALL LANES. DEPICTED SIGHT DISTANCES REPRESENT MAXIMUM CLEAR SIGHT DISTANCE.
 - THE CONTRACTOR SHALL NOTIFY THE BERGEN COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTOR AT 201-336-6815 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AFFECTING A COUNTY ROAD AND/OR DRAINAGE FACILITIES.
 - ALL MATERIALS AND CONSTRUCTION PERFORMED IN ANY OF THE COUNTY OF BERGEN'S RIGHT-OF-WAY / ROAD WIDENING EASEMENT SHALL BE IN ACCORDANCE WITH CURRENTLY ADOPTED NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTIONS (2007 EDITION OR NEWER) AS MODIFIED BY ANY SUPPLEMENTAL SPECIFICATIONS AND AMENDMENTS BY NJDOT AND COUNTY OF BERGEN SPECIFICATIONS. THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: MONUMENTS, REFERENCE MARKERS, CURBS, SIDEWALKS, GUIDE RAILS & END TREATMENTS, FENCES, RETAINING WALLS, STORM DRAINAGE PIPES, STORM DRAINAGE STRUCTURES, BRIDGES & CULVERTS AND ROADWAY CONSTRUCTION, OMISSION AND/OR CORRECTIONS DEEMED NECESSARY TO CONFORM TO ANY SPECIFICATIONS AND DETAILS SHALL BE THE RESPONSIBILITY OF THE PROJECTS APPLICANT, DEVELOPER, CONTRACTOR AND/OR PROPERTY OWNER.
 - ALL EXISTING OR PROPOSED SIDEWALKS, CURBING AND HANDICAP RAMPS SHALL BE CONSTRUCTED AND/OR RECONSTRUCTED TO MEET THE CURRENT REQUIREMENTS OF THE ADA (ACCESSBOARD.GOV/PROVAC/DRAFT.HTM). PURSUANT TO N.J.S.A. 27:17-8, THE COUNTY OF BERGEN MAINTAINS ROADWAYS BETWEEN CURB LINES OR EDGES-OF-PAVEMENT. THE COUNTY NEVER THE LESS RETAINS ITS JURISDICTIONAL AUTHORITY TO ENFORCE THE ADA REQUIREMENTS.
 - CURB AND ROADWAY SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE BERGEN COUNTY ENGINEERS' DESIGN AND CONSTRUCTION PLAN STANDARDS AVAILABLE FROM THE COUNTY ENGINEER'S OFFICE.
 - THE POSTED SPEED LIMIT ALONG PARK AVENUE (COUNTY ROUTE 30) WITHIN ONE HUNDRED (100) FEET OF THE PROPOSED DRIVEWAY, ON BOTH SIDES OF PARK AVENUE (COUNTY ROUTE 30) IS 35 MPH.
 - THE DRIVEWAY TRAFFIC FLOW ARROWS / WORDING, STRIPING, AND STOP BAR SHALL BE THERMOPLASTIC.
 - STATE PLANE COORDINATES (NAD - 1983) HAVE BEEN OBTAINED BY MEANS OF GLOBAL POSITIONING SYSTEM (GPS).

BERGEN COUNTY SIGNATURE BLOCK

APPROVED BY THE COUNTY PLANNING BOARD
COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY: _____ DATE _____

NO.	DATE	ISSUE	DESCRIPTION
1	02/24/2021	AM	FOR CLIENT REVIEW

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ - New York, NY
Princeton, NJ - Tampa, FL - Detroit, MI
www.stonefielddesign.com

584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

PRELIMINARY AND FINAL MAJOR SITE PLAN

MANZO DOREN PARK AVE, LLC

PROPOSED STARBUCKS DRIVE-THRU ONLY FACILITY

TAX MAP SHEET #1, BLOCK 6 & LOTS 1 & 38
1 STUYVESANT AVENUE
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY

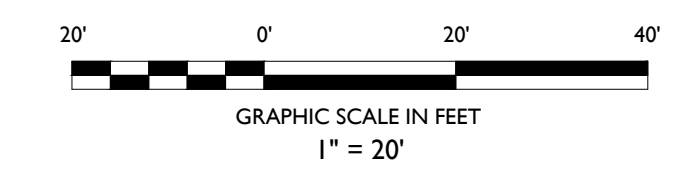
ZACHARY E. CHAPLIN, P.E.
NEW JERSEY LICENSE No. 53605
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: RUT-200935

TITLE: **SITE PLAN**

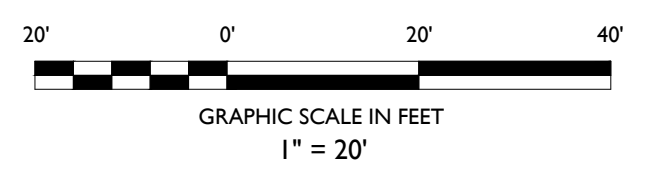
DRAWING: **C-4**





SYMBOL	DESCRIPTION
---	PROPERTY LINE
— SAN —	PROPOSED SANITARY LATERAL
— W —	PROPOSED DOMESTIC WATER SERVICE
— E/T/C —	PROPOSED ELECTRICAL/DATA CONDUITS
— G —	PROPOSED GAS LINE
○	PROPOSED SANITARY CLEANOUT

- DRAINAGE AND UTILITY NOTES**
1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
 2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
 3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
 4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
 7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
 8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADE.
 9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
 10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.



ISSUE	DATE	BY	DESCRIPTION
1	02/24/2021	AM	FOR CLIENT REVIEW

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TAX MAP SHEET #1, BLOCK 6 & LOTS 1 & 38
1 STUYVESANT AVENUE
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ZACHARY E. CHAPLIN, P.E.
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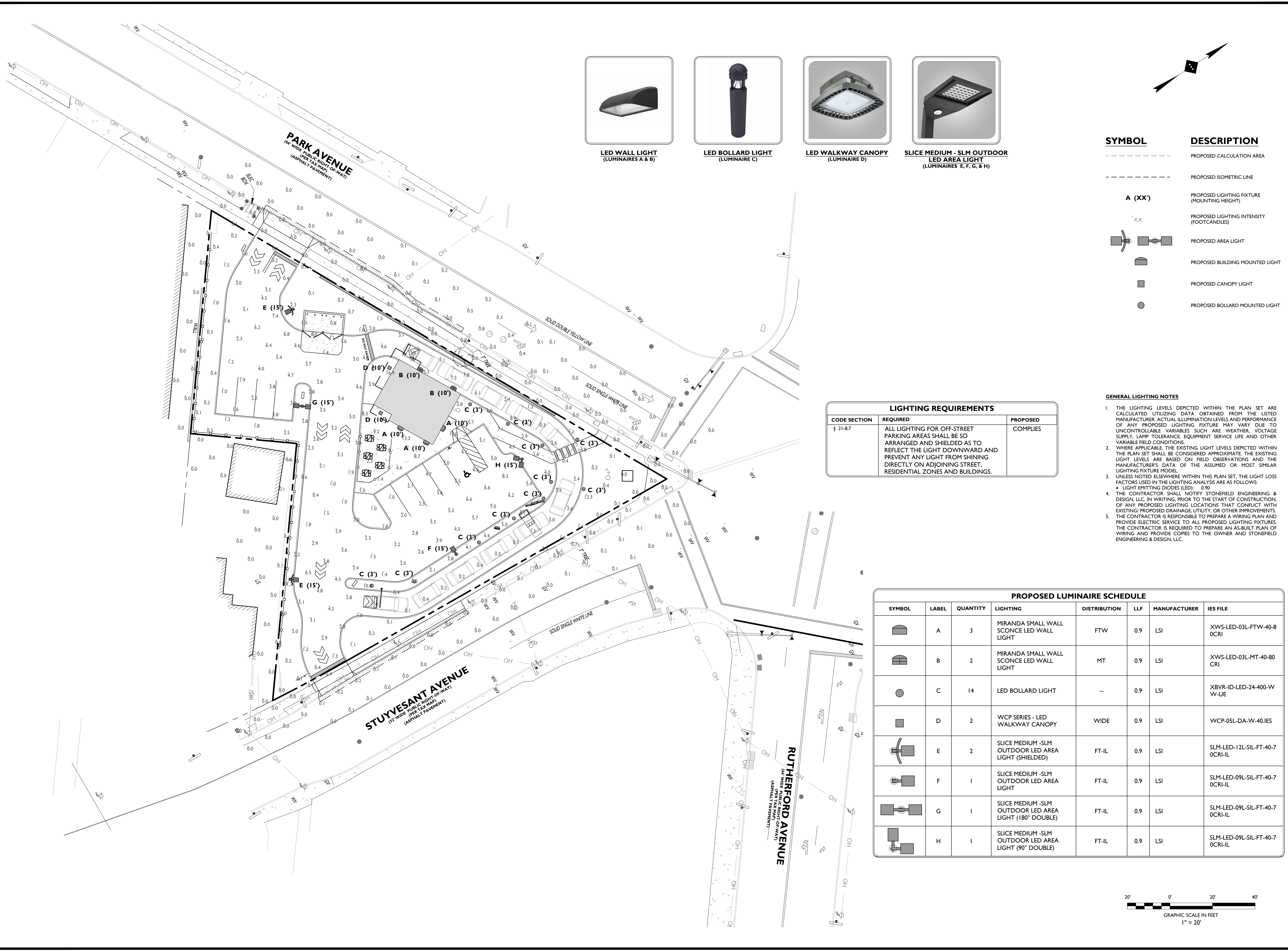
SCALE: 1" = 20' PROJECT ID: RUT-200355

TITLE:
UTILITY PLAN

DRAWING:
C-6

Z:\RUTHERFORD\2020\200355\200355_T0001\HARD - 1\STUYVESANT AVENUE\LINDHURST\NJCAD\DWG\UTL\UTL.DWG

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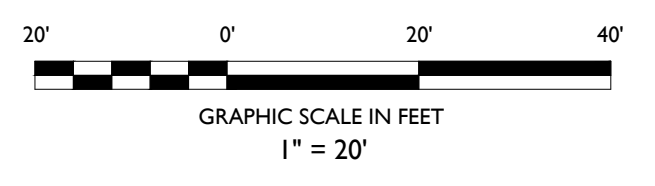


SYMBOL	DESCRIPTION
---	PROPOSED CALCULATION AREA
- - - - -	PROPOSED ISOMETRIC LINE
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+xx	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
[Symbol]	PROPOSED AREA LIGHT
[Symbol]	PROPOSED BUILDING MOUNTED LIGHT
[Symbol]	PROPOSED CANOPY LIGHT
[Symbol]	PROPOSED BOLLARD MOUNTED LIGHT

- GENERAL LIGHTING NOTES**
1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
 2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
 3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
 5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

CODE SECTION	REQUIRED	PROPOSED
§ 21-8.7	ALL LIGHTING FOR OFF-STREET PARKING AREAS SHALL BE SO ARRANGED AND SHIELDED AS TO REFLECT THE LIGHT DOWNWARD AND PREVENT ANY LIGHT FROM SHINING DIRECTLY ON ADJOINING STREET, RESIDENTIAL ZONES AND BUILDINGS.	COMPLIES

PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
[Symbol]	A	3	MIRANDA SMALL WALL SCONCE LED WALL LIGHT	FTW	0.9	LSI	XWS-LED-03L-FTW-40-8 OCRI
[Symbol]	B	2	MIRANDA SMALL WALL SCONCE LED WALL LIGHT	MT	0.9	LSI	XWS-LED-03L-MT-40-80 CRI
[Symbol]	C	14	LED BOLLARD LIGHT	--	0.9	LSI	XBVR-ID-LED-24-400-W W-UE
[Symbol]	D	2	WCP SERIES - LED WALKWAY CANOPY	WIDE	0.9	LSI	WCP-05L-DA-W-40IES
[Symbol]	E	2	SLICE MEDIUM - SLM OUTDOOR LED AREA LIGHT (SHIELDED)	FT-IL	0.9	LSI	SLM-LED-12L-SIL-FT-40-7 OCRI-IL
[Symbol]	F	1	SLICE MEDIUM - SLM OUTDOOR LED AREA LIGHT	FT-IL	0.9	LSI	SLM-LED-09L-SIL-FT-40-7 OCRI-IL
[Symbol]	G	1	SLICE MEDIUM - SLM OUTDOOR LED AREA LIGHT (180° DOUBLE)	FT-IL	0.9	LSI	SLM-LED-09L-SIL-FT-40-7 OCRI-IL
[Symbol]	H	1	SLICE MEDIUM - SLM OUTDOOR LED AREA LIGHT (90° DOUBLE)	FT-IL	0.9	LSI	SLM-LED-09L-SIL-FT-40-7 OCRI-IL



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MANZO DOREN PARK AVE, LLC

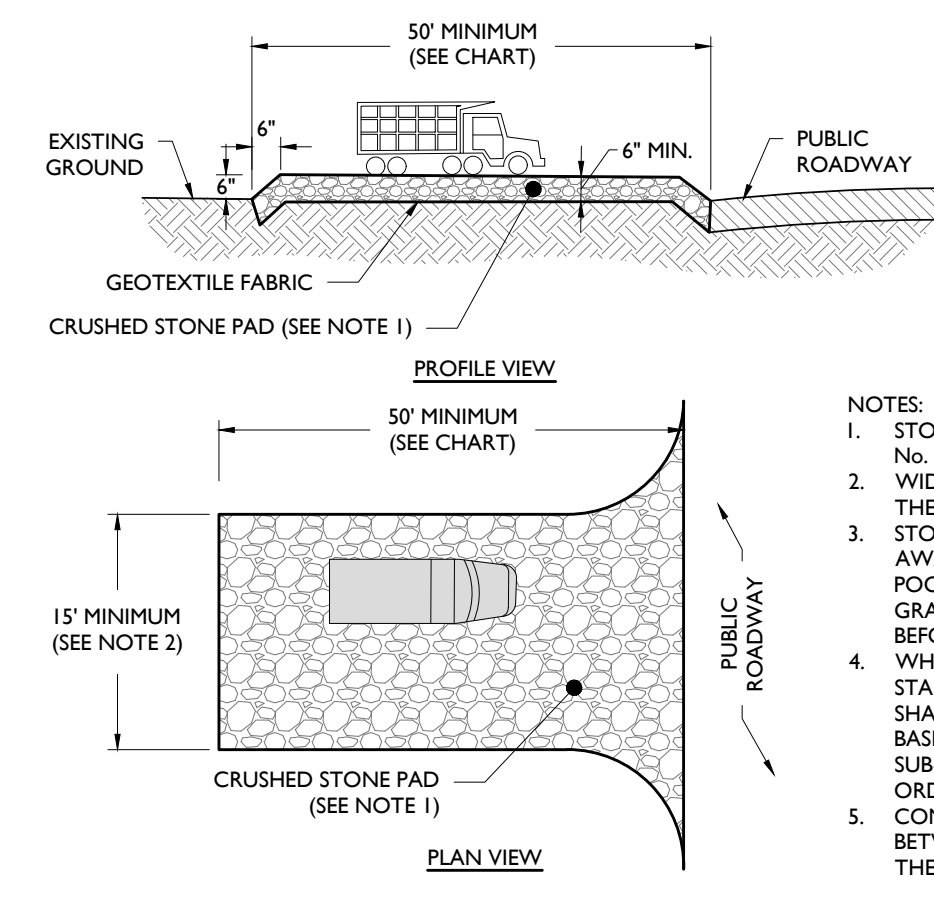
PROPOSED STARBUCKS DRIVE-THRU ONLY FACILITY

ZACHARY E. CHAPLIN, P.E.
NEW JERSEY LICENSE No. 53605
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 20' PROJECT ID: RUT-200355

TITLE:
LIGHTING PLAN

DRAWING:
C-7



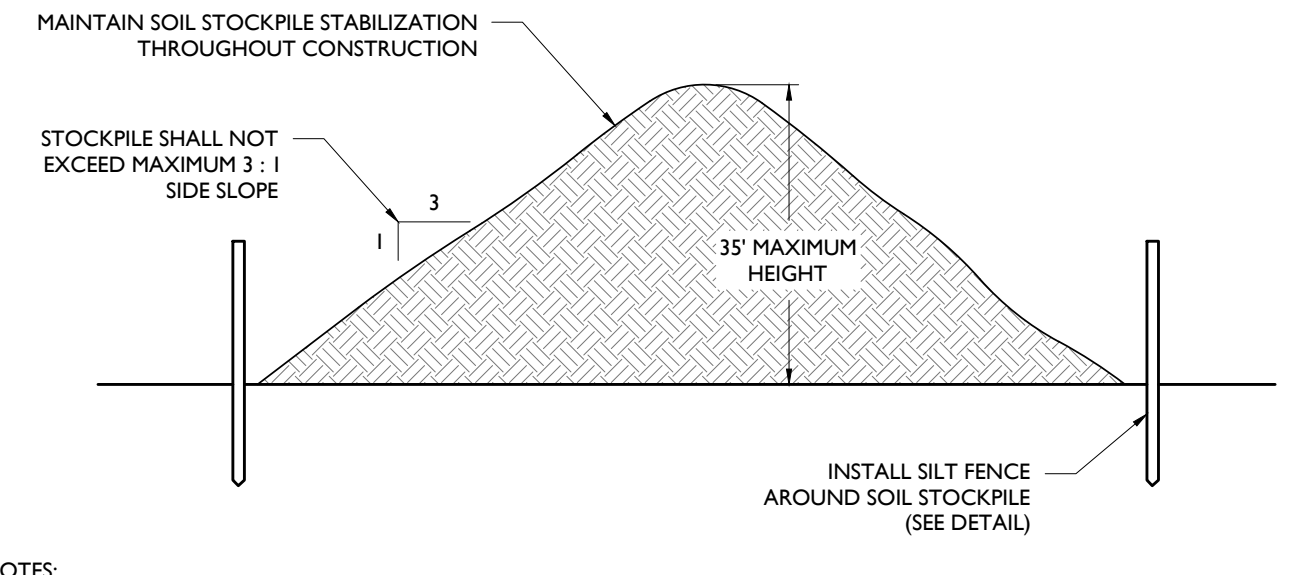
SLOPE OF PUBLIC ROADWAY	LENGTH OF STONE REQ'D	COARSE GRAINED SOILS	FINE GRAINED SOILS
0% TO 2%	50 FEET	100 FEET	
2% TO 5%	100 FEET	200 FEET	
> 5%	SEE NOTE 4		

- 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

BERGEN COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NJ STANDARDS), AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH UNROTTED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.
- STABILIZATION SPECIFICATIONS:
 - TEMPORARY SEEDING AND MULCHING:
 - GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
 - FERTILIZER - APPLY 11 LBS. / 1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
 - SEED - PERENNIAL RYEGRASS 100 LBS. / ACRE (2.3 LBS. / 1,000 SF) OR OTHER APPROVED SEED; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 - MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS. / 1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
 - PERMANENT SEEDING AND MULCHING:
 - TOPSOIL - A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4" FIRMED IN PLACE IS REQUIRED.
 - GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
 - FERTILIZER - APPLY 11 LBS. / 1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
 - SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS. / ACRE (8 LBS. / 1,000 SF) OR OTHER APPROVED SEED; PLANT BETWEEN MARCH 1 AND OCTOBER 1.
 - (SUMMER SEEDING REQUIRES IRRIGATION)
 - MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS. / 1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
- STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAYBALE SEDIMENT BARRIER OR SILT FENCE.
- A CRUSHED STONE VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1" - 2" CRUSHED STONE 6" THICK. WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
- MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
- DRIVEWAYS MUST BE STABILIZED WITH 1" - 2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
- ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 28-1.07 OF THE NJ STANDARDS.
- STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED. BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL, DRAINAGE OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1.1 OF THE NJ STANDARDS.
- DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 14-1.1 OF THE NJ STANDARDS.
- THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
- ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
- A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
- THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE. BERGEN COUNTY SCD, 700 KINDERKAMACK ROAD, SUITE 106, ORADELL, NJ 07649. TEL: 201-261-4407; FAX: 201-261-7573.
- THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
- THE OWNER MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE DISTRICT REQUIRES AT LEAST ONE WEEK'S NOTICE TO FACILITATE THE SCHEDULING OF ALL REPORT OF COMPLIANCE INSPECTIONS. ALL SITE WORK MUST BE COMPLETED, INCLUDING TEMPORARY/PERMANENT STABILIZATION OF ALL EXPOSED AREAS, PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT. REVISED 12/7/17.



- NOTES:**
- STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
 - STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).

SOIL STOCKPILE DETAIL
NOT TO SCALE

SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
- - -	ADJACENT PROPERTY BOUNDARY
---	LOD
- - -	PROPOSED SILT FENCE
[Symbol]	PROPOSED STOCKPILE & EQUIPMENT STORAGE
[Symbol]	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	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.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE EROSION CONTROL MEASURES AND SHALL ENSURE THAT NO SOIL IS DEPOSITED ON ANY ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. IF IN VIOLATION, THE CONTRACTOR SHALL IMMEDIATELY RECTIFY.
- THE CONTRACTOR SHALL VERIFY THAT ANY SOILS IMPORTED TO THE SITE ARE CERTIFIED CLEAN SOILS IN ACCORDANCE WITH THE CURRENT NEW JERSEY DEP STANDARDS. A COPY OF THE CERTIFICATION SHALL BE PROVIDED TO THE TOWNSHIP PRIOR TO THE IMPORT OF ANY MATERIAL. RECYCLED MATERIAL OR DEMOLISHED MATERIAL ARE NOT PERMITTED FOR USE AS BACKFILL.

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	DUNELLEN URBAN LAND COMPLEX (DuUB)
PERCENT OF SITE COVERAGE	23.1%
HYDROLOGIC SOIL GROUP	A
DEPTH TO RESTRICTIVE LAYER	> 80 INCHES
SOIL PERMEABILITY	1.98 TO 5.95 IN / HR
DEPTH TO WATER TABLE	> 80 INCHES
TYPE OF SOIL	DUNELLEN URBAN LAND COMPLEX (DuUD)
PERCENT OF SITE COVERAGE	41.7%
HYDROLOGIC SOIL GROUP	A
DEPTH TO RESTRICTIVE LAYER	> 80 INCHES
SOIL PERMEABILITY	.60 TO 6.00 IN / HR
DEPTH TO WATER TABLE	> 80 INCHES
TYPE OF SOIL	URBAN LAND (UR)
PERCENT OF SITE COVERAGE	35.2%
HYDROLOGIC SOIL GROUP	N/A
DEPTH TO RESTRICTIVE LAYER	N/A
SOIL PERMEABILITY	N/A
DEPTH TO WATER TABLE	N/A

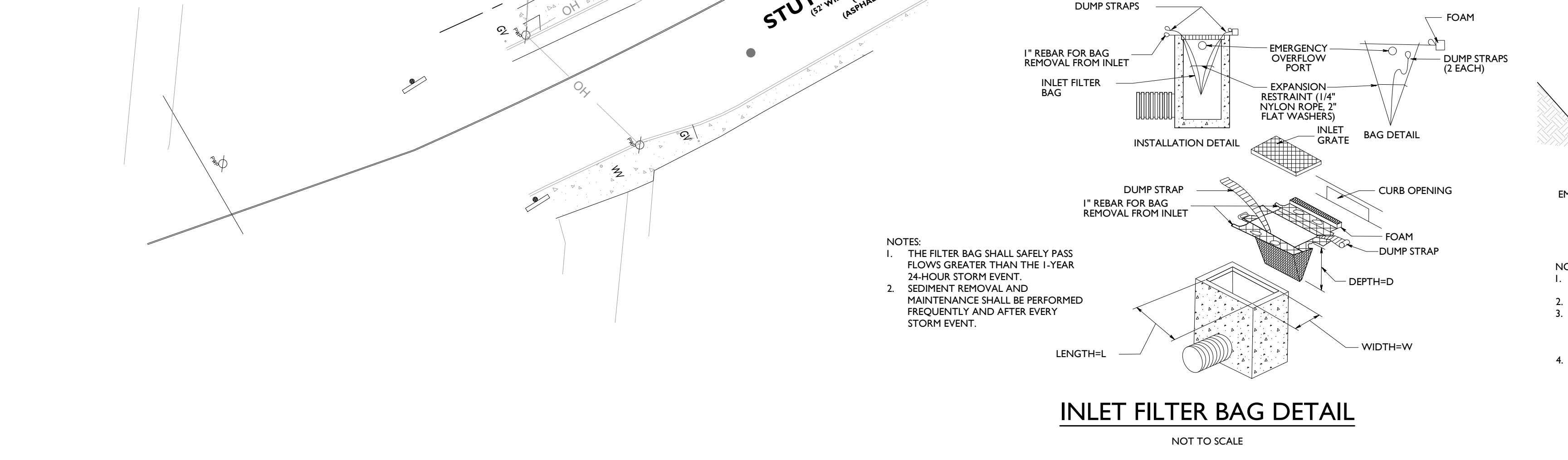
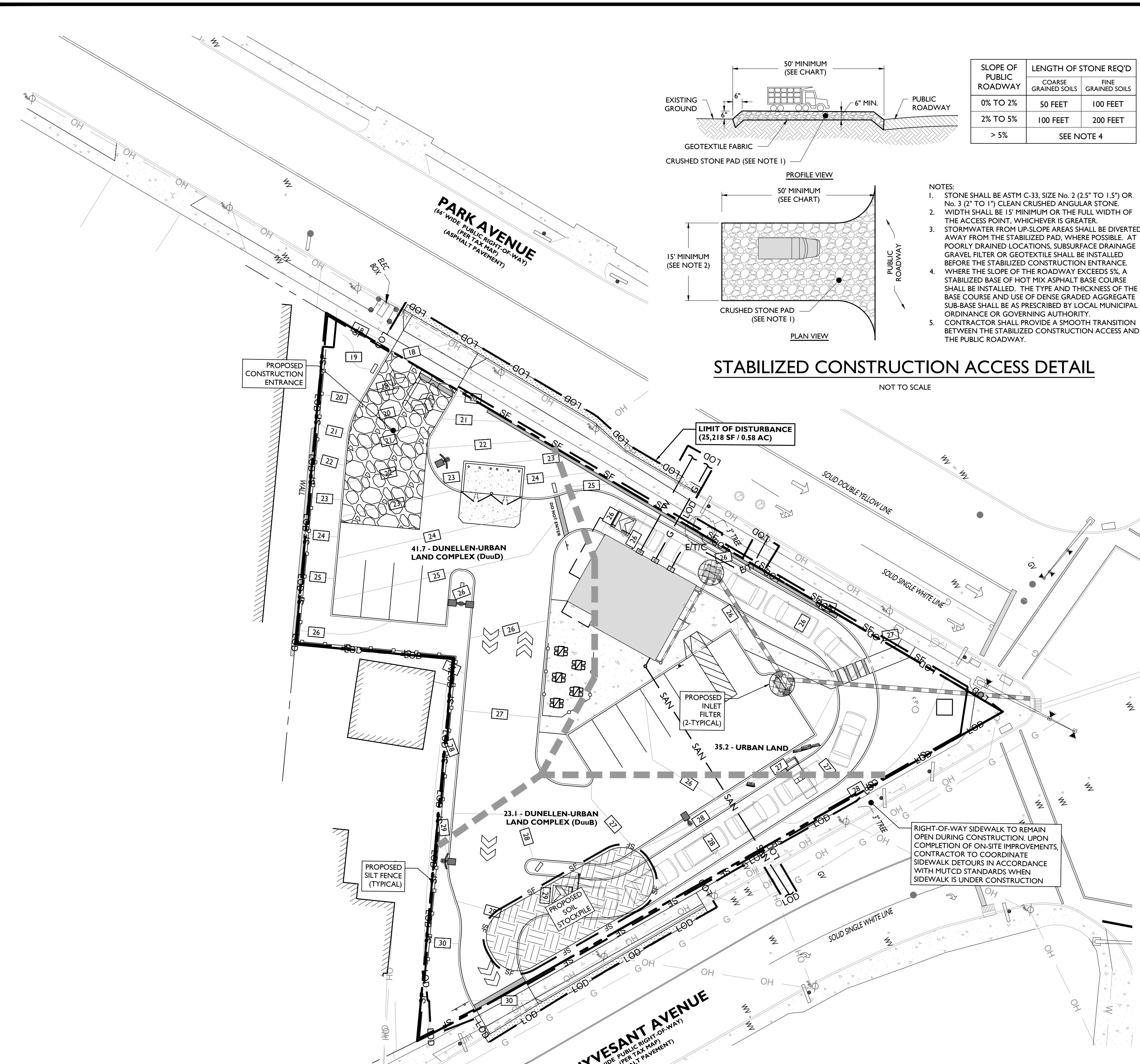
SOIL COMPACTION EXEMPTION NOTE

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PAI), UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH, IN ACCORDANCE WITH EVJ JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PAI AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED"

SEQUENCE OF CONSTRUCTION:

- INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE (2 DAYS).
- ROUGH GRADING AND TEMPORARY SEEDING (7 DAYS).
- SITE IMPROVEMENTS, UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE, LANDSCAPING IMPROVEMENTS AND FINAL SEEDING (60 DAYS).
- REMOVE SOIL EROSION MEASURES (1 DAY).

NOTE: TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.



INLET FILTER BAG DETAIL NOT TO SCALE
SILT FENCE DETAIL NOT TO SCALE

DATE	BY	DESCRIPTION
02/24/2021	AM	FOR CLIENT REVIEW
1	ISSUE	

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584 Broadway, Suite 310, New York, NY 10012
Phone: 718.606.8305

PRELIMINARY AND FINAL MAJOR SITE PLAN

MANZO DOREN PARK AVE, LLC

PROPOSED STARBUCKS DRIVE-THRU ONLY FACILITY

TAX MAP SHEET #1, BLOCK 6 LOTS 1 & 38
1 STUYVESANT AVENUE
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY

ZACHARY E. CHAPLIN, P.E.
NEW JERSEY LICENSE NO. 53605
LICENSED PROFESSIONAL ENGINEER

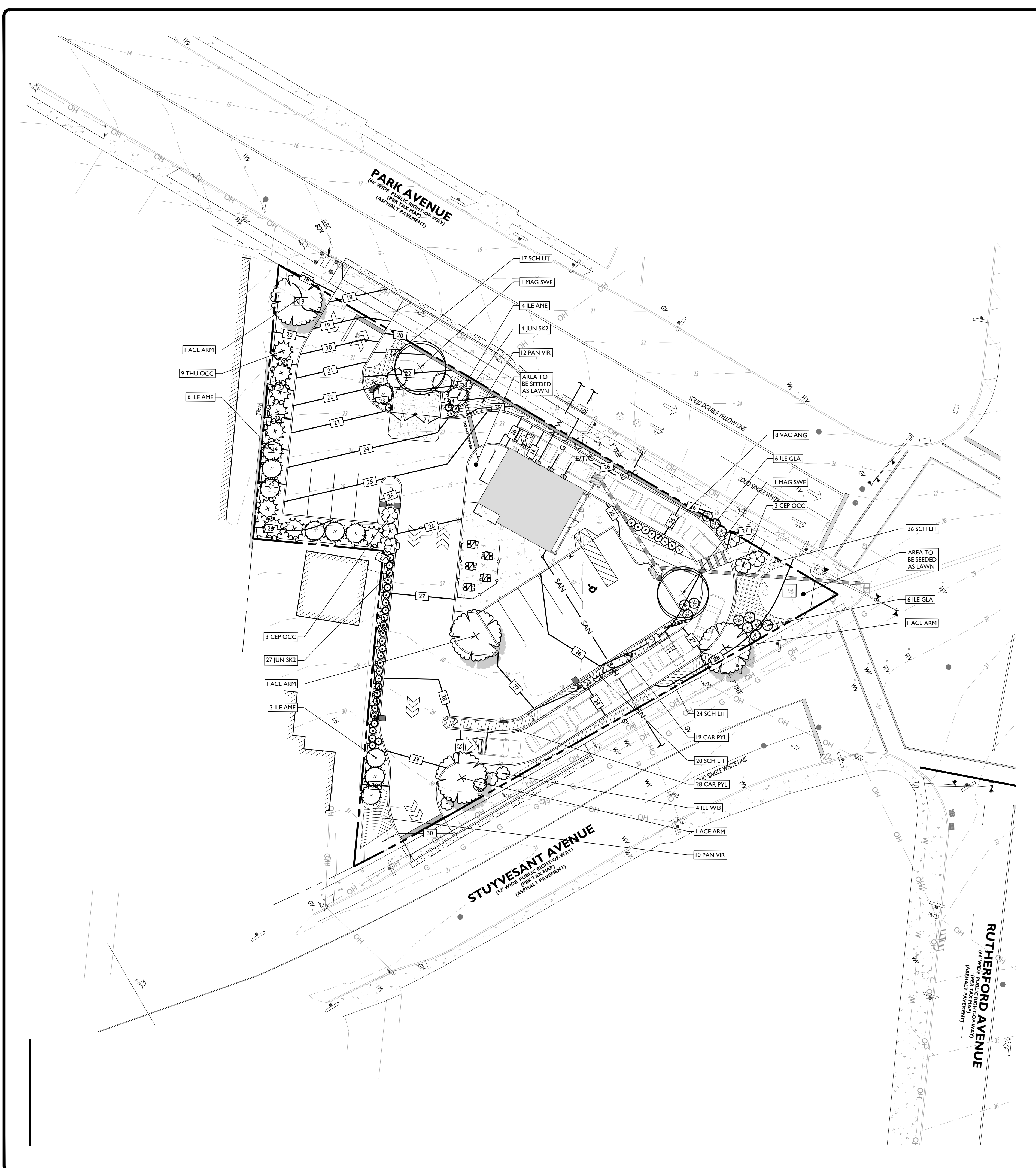
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SCALE: 1" = 20' PROJECT ID: RUT-200355

SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING: **C-8**

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	ACE ARM	4	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" - 2.5" CAL	B&B	NATIVE
	MAG SWE	2	MAGNOLIA VIRGINIANA	SWEET BAY	2" - 2.5" CAL	B&B	NATIVE
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	ILE AME	13	ILEX OPACA	AMERICAN HOLLY	6' HT	B&B	NATIVE
	JUN SK2	31	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	6' HT	B&B	NATIVE
	THU OCC	9	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6' HT	B&B	NATIVE
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	CEP OCC	6	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	18" - 24"	POT	NATIVE
	ILE W13	4	ILEX VERTICILLATA	WINTERBERRY	18" - 24"	POT	NATIVE
	VAC ANG	8	VACCINIUM ANGLUSTIFOLIUM	LOWBUSH BLUEBERRY	15" - 18"	POT	NATIVE
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	ILE GLA	12	ILEX GLABRA	INKBERRY HOLLY	24" - 30"	B&B	NATIVE
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	CAR PYL	84	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL	24" o.c.	NATIVE
	PAN VIR	22	PANICUM VIRGATUM	SWITCH GRASS	5 GAL	48" o.c.	NATIVE
	SCH LIT	97	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	1 GAL	30" o.c.	NATIVE

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

BUFFER & LANDSCAPING REQUIREMENTS

DESIGN STANDARDS	REQUIRED	PROPOSED
\$21-4.5d	ALL BUSINESS USES MUST BE BUFFERED FROM ANY ADJACENT RESIDENTIAL USE OR ZONE WITH A 6 FT HIGH EVERGREEN OR DECORATIVE FENCE SCREEN, EXCEPT THAT WITHIN TEN FT OF A PUBLIC SIDEWALK, THE BUFFER SHALL BE NO MORE THAN 2.5 FT IN HEIGHT.	COMPLIES
\$21-7.8.f.1	IN BUSINESS ZONES A MINIMUM OF 1 TREE FOR EVERY 25 FT OF LOT FRONTAGE IS REQUIRED IN THE STREET RIGHT-OF-WAY OR WITHIN 10 FT OF THE RIGHT-OF-WAY	4 TREES PROVIDED
\$21-7.8.f.2	83 LF OF FRONTAGE * (1 TREE/25 LF OF FRONTAGE) = 4 TREES	COMPLIES
\$21-7.8.f.2	ALL AREAS NOT UTILIZED FOR BUILDING, PARKING, LOADING, INGRESS, EGRESS, PATIOS, TENNIS COURTS OR SWIMMING POOLS OR PEDESTRIAN WALKWAYS SHALL BE ATTRACTIVELY LANDSCAPED WITH LIVE PLANT OR ORGANIC MATERIAL. EXISTING TREES OF SIX INCH CALIPER OR OVER SHALL NOT BE REMOVED UNLESS THEY ARE SO LOCATED AS TO INTERFERE UNDULY WITH CONSTRUCTION. NO TREE, HEDGE OR SHRUB OVER 3 FT IN HEIGHT SHALL BE LOCATED OR MAINTAINED WITHIN A 25 FT RADIUS OF A LOT CORNER FORMED BY TWO INTERSECTING STREET LINES.	COMPLIES
\$21-8.10.a	ALL PARKING AREAS OF 15 PARKING SPACES OR MORE SHALL BE LANDSCAPED WITH A TREE FOR EVERY 15 SPACES.	2 TREES
	24 SPACES * (1 TREE / 15 SPACES) = 2 TREES	

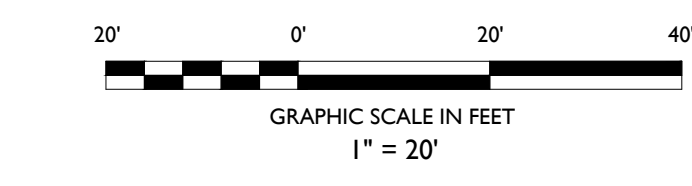
IRRIGATION NOTE:
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

- LANDSCAPING NOTES**
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
 - THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
 - THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
 - THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.
 - ALL PLANT MATERIAL WHICH FAILS TO FLOURISH WITHIN 1 YEAR OF INITIAL INSTALLATION SHALL BE REPLACED.

ONE CALL

BEFORE YOU BREAK GROUND FOR A PROJECT AROUND YOUR YARD, SUCH AS A FENCE, IN-GROUND POOL, OR HOME ADDITION, YOU MUST CALL NEW JERSEY ONE CALL AT (800) 272-5000 TO REQUEST A MARK OUT OF THE UTILITY SERVICES THAT ARE UNDERGROUND. IT IS RECOMMENDED THAT YOU CALL 3 DAYS BEFORE YOU DIG. THE STATE OF NEW JERSEY REQUIRES THAT YOU CALL "BEFORE" YOU DIG SO THAT YOU CAN IDENTIFY UTILITIES ARE LOCATED SUCH AS WATER, GAS, ELECTRIC, PHONE, CABLE, ETC.) ONCE MARKED (QUIETLY) YOU CAN DIG WITHOUT THE RISK OF INTERRUPTING SERVICE FROM CHANGING PROPERTY OR INJURY. IF YOU ARE HAVING A HOME FOR YOU, THEY ARE RESPONSIBLE TO CONTACT ONE CALL. UTILITY SERVICES ARE MARKED WITH FIRST OR A FLAG. THE FOLLOWING LIST WILL HELP YOU IDENTIFY WHAT UTILITY HAS PERFORMED A MARK:

ELECTRIC-RED, GAS-OIL-YELLOW, COMMUNICATION TV-ORANGE, WATER-BLUE, SEWER-GREEN, TEMPORARY SURVEY MARKINGS-MAGENTA, PROPOSED EXCAVATION-WHITE



ISSUE	DATE	BY	DESCRIPTION
1	02/24/2021	AM	FOR CLIENT REVIEW

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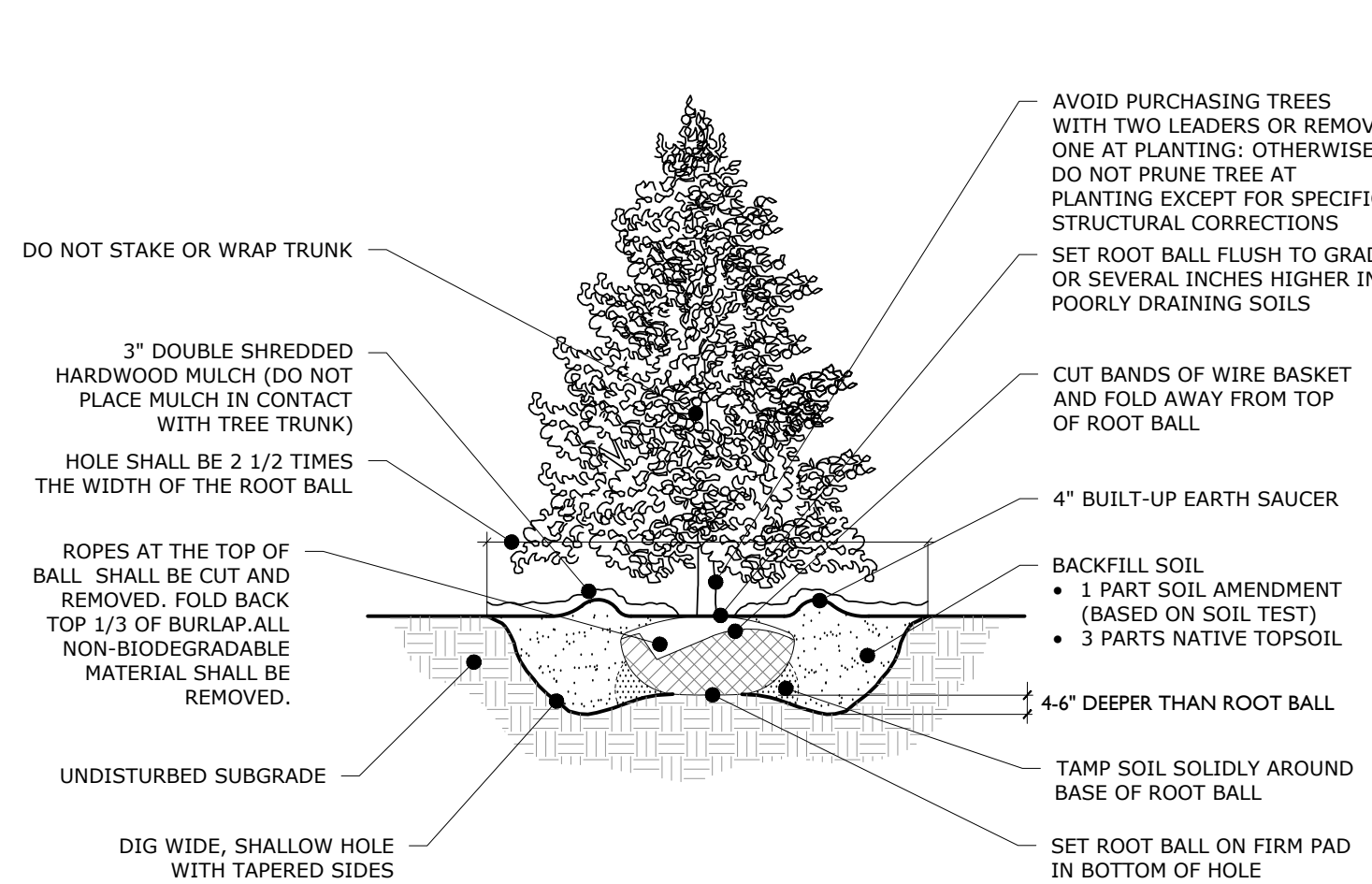
SCALE: 1" = 20' PROJECT ID: RUT-200355

TITLE:
LANDSCAPING PLAN

DRAWING:
C-9

NOTES:

- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

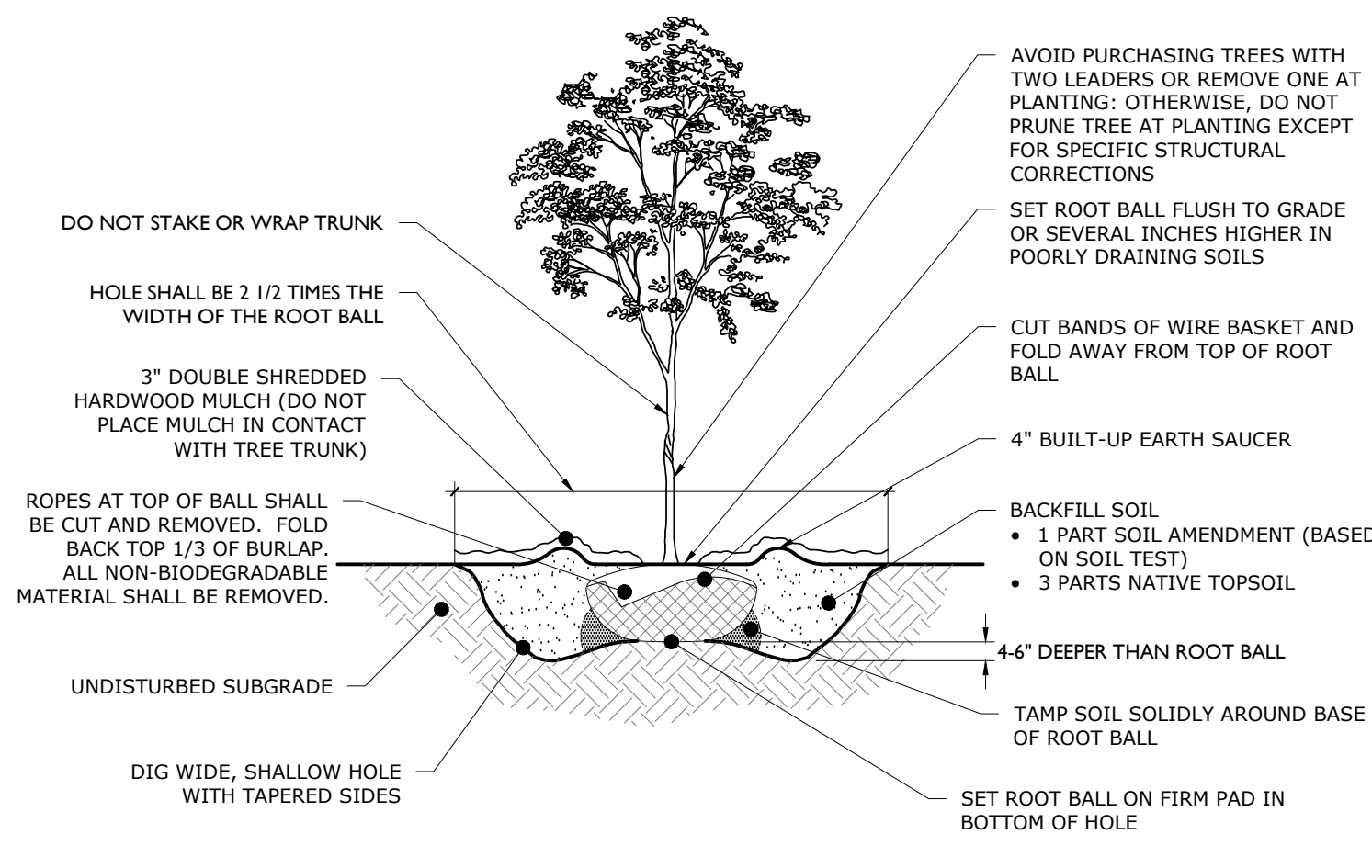


EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

NOTES:

- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

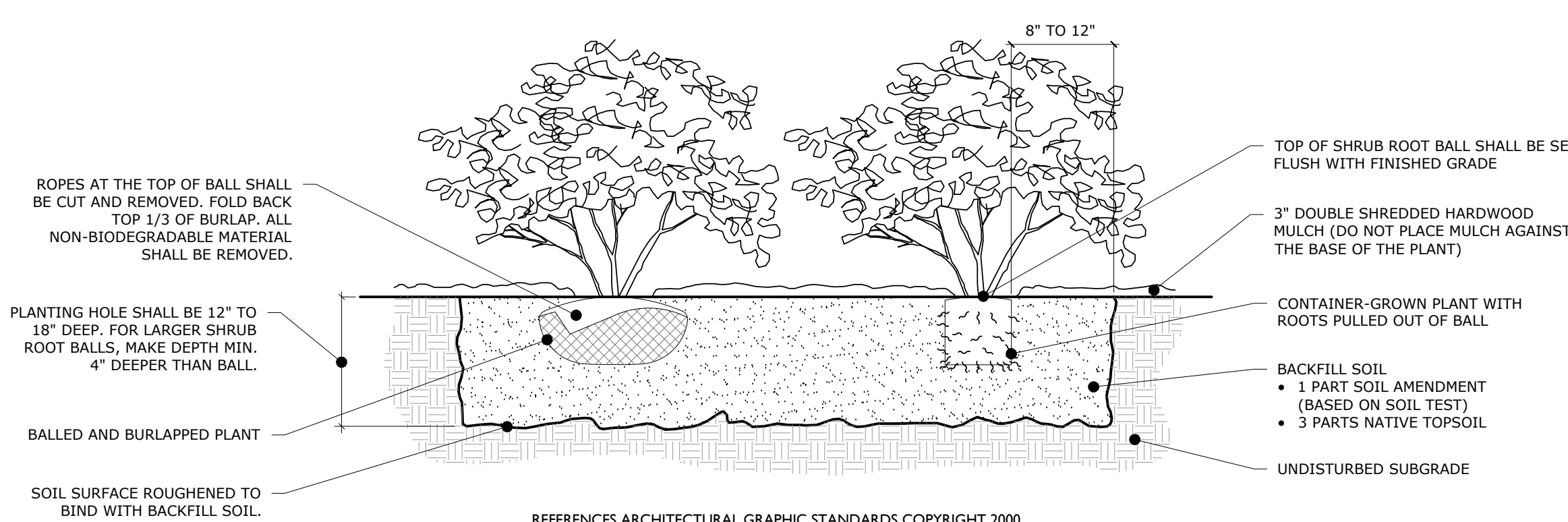


DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

NOTES:

- FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.



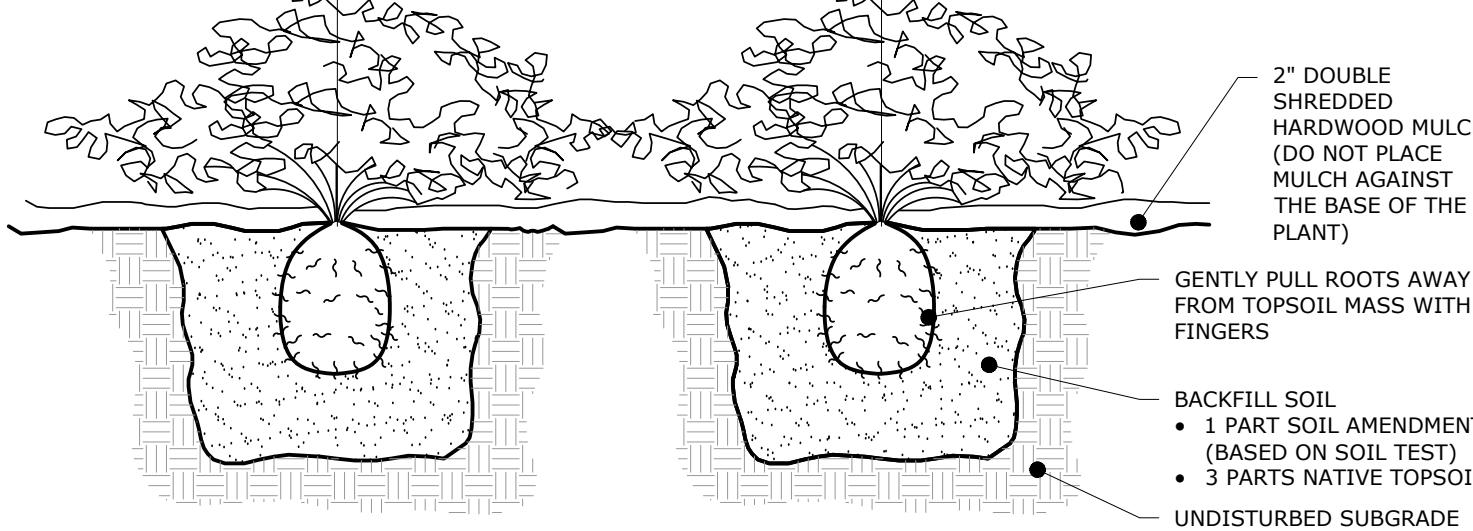
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

NOTES:

- THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS.

SPACING "O"	ROW "A"
6" O.C.	5.20'
8" O.C.	6.93'
10" O.C.	8.66'
12" O.C.	10.40'
15" O.C.	13.00'
18" O.C.	15.60'
24" O.C.	20.80'
30" O.C.	26.00'
36" O.C.	30.00'



GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE

GENERAL LANDSCAPING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE SUBJECT TO THE INSPECTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
- WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
- IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS, AND SEED VERIFYING TYPE AND PURITY.
- UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
- THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRAIN-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FILL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
- IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
 - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELLED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
 - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TIE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") ABOVE FINISH GRADE AT THE TREE TRUNK AND 12 INCHES (12") ABOVE FINISH GRADE AT THE GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
 - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

- LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
- BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
- TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
- OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
- CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
- UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
- DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR, GROUND COVER, PERENNIAL AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
- WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
- SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
- APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
- ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:
 - MYCORR TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.
 - DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
 - MYCORR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
 - SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
 - FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
 - OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

- MYCORR TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.**
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HEALTHY START MACRO TABS 12-8-8

- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR SLOW BIODEGRADATION AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

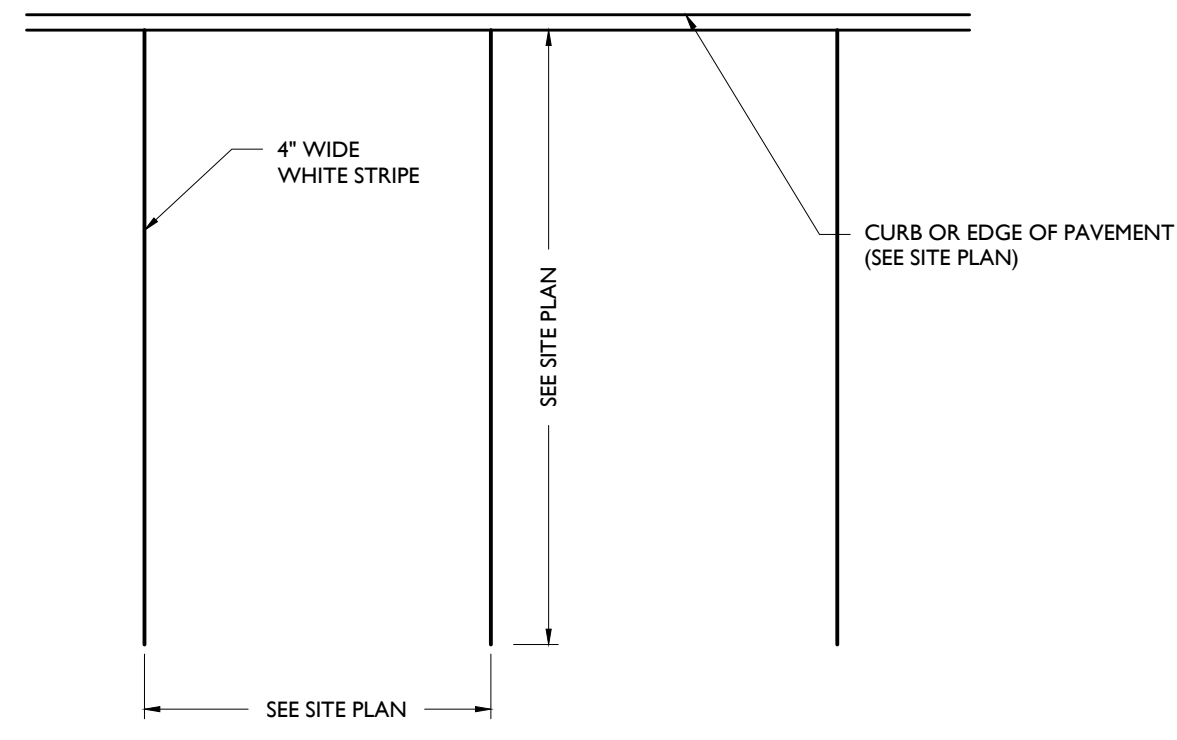
PLANT QUALITY AND HANDLING NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
- ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
- PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
- THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
- ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEEL-ED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
- PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR AGED BURLAP. PROPER IRRIGATION SHALL BE SUPPLIED SO AS NOT TO ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
- NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
- PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
- IF ROCKS OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE OR REMOVE PLANTING SITS OR DILETTA FROM THE CONTRACT.
- IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
- INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
 - PLANTS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
 - THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):

ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ACER BUEBERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER GLABRUM	CULCITRIS VARIETIES	QUERCUS VARIETIES
ACER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
ACER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
BETULA VARIETIES	ILEX X FOESTERII	PYRUS VARIETIES
CARPINUS VARIETIES	ILEX NELLE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
CEDRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERCIDIPHYLLUM VARIETIES	KOELERUTERA PANICULATA	TAXODIUM VARIETIES
CORNUS VARIETIES	LIQUIDAMBAR VARIETIES	TAXUS & REPANDENS
CORNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
CORNUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
CORNUS VARIETIES	NYSSA SYLVATICA	ZELKOVA VARIETIES
- IF A PROPOSED PLANT IS UNAVAILABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
- DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
- THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
- A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
- MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYNS IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
- MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANING AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
- GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
- SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
- LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT THE REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OF A WATERING TRUCK OR OTHER ACCEPTABLE MEANS.
- THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
- IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

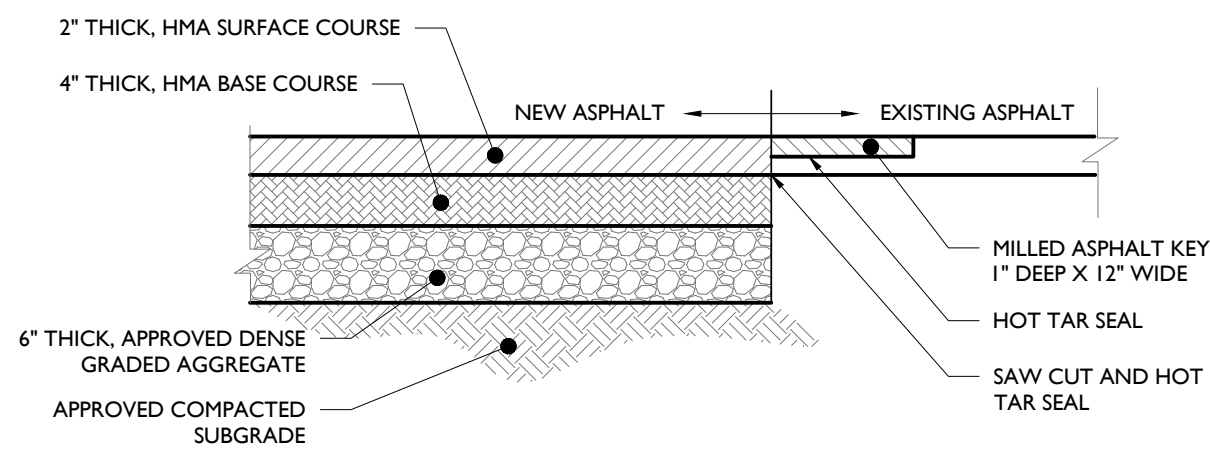
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PARKING STALL MARKINGS

NOT TO SCALE

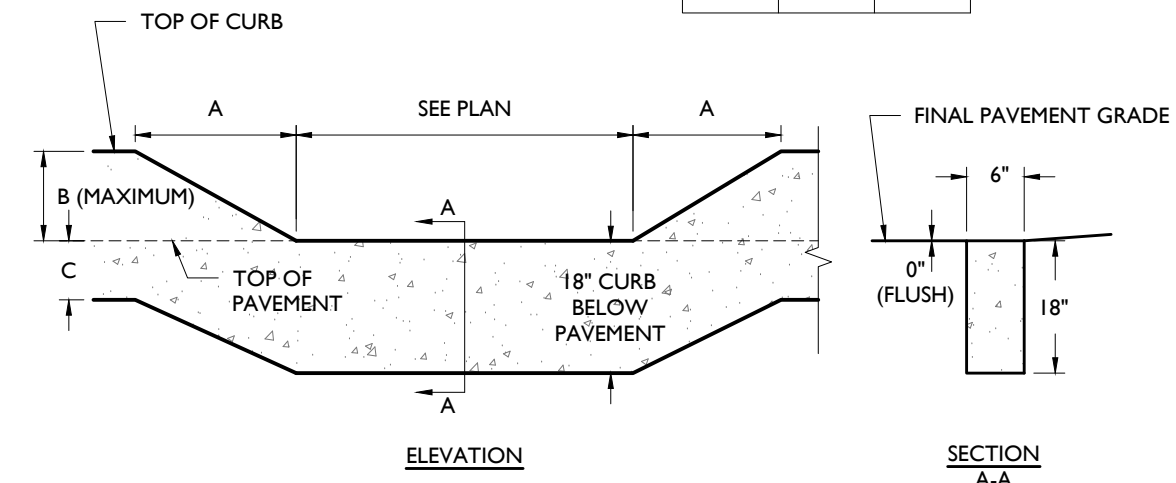


FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

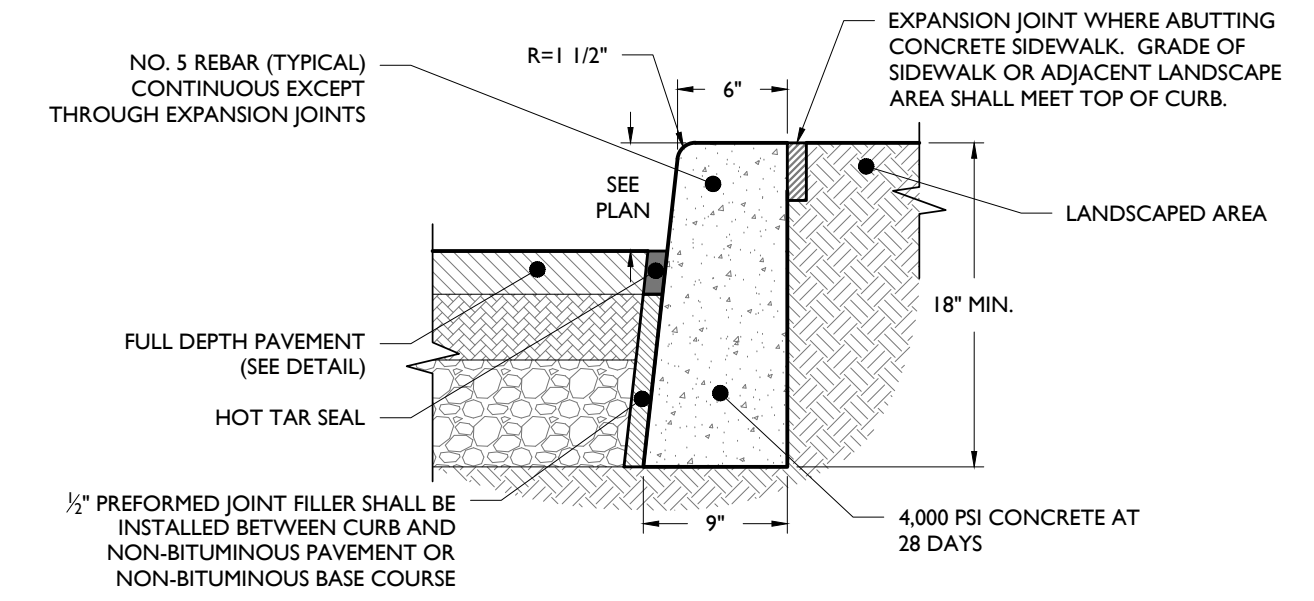
NOTE: HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

FLUSH CURB DIMENSIONS		
A	B	C
72"	6"	12"
60"	5"	13"
48"	4"	14"
36"	3"	15"



FLUSH CURB DETAIL

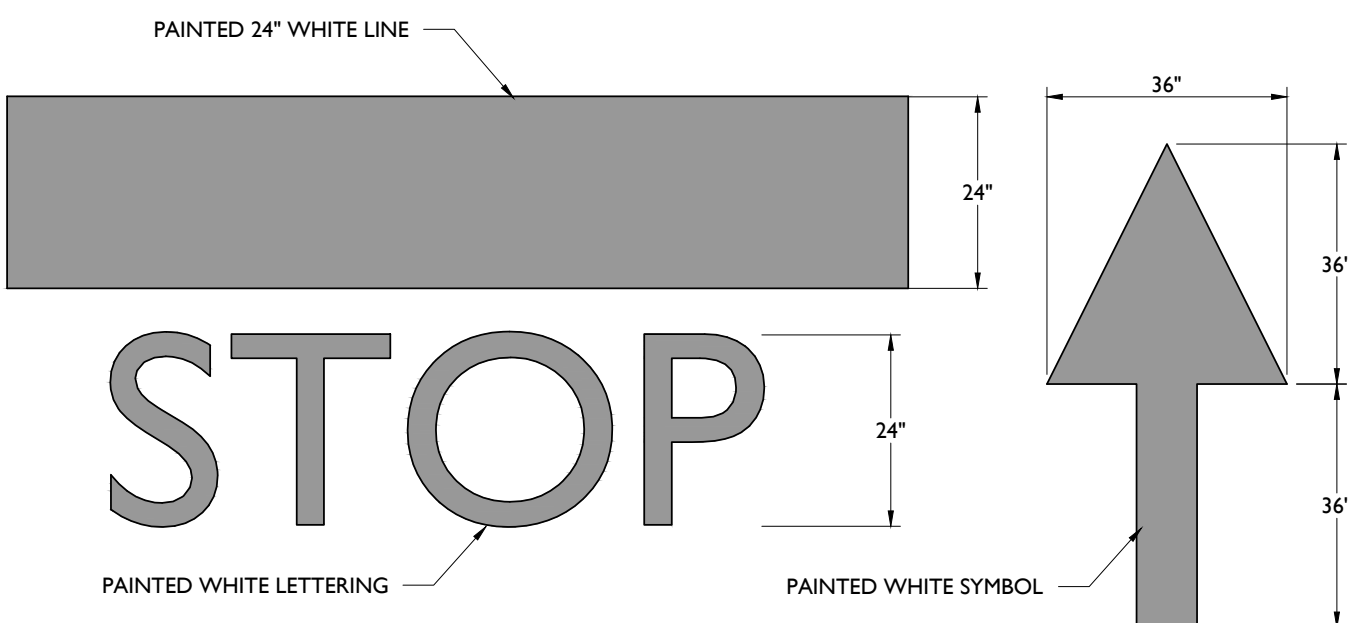
NOT TO SCALE



CONCRETE CURB DETAIL

NOT TO SCALE

NOTES:
 1. CONCRETE SHALL BE 4000 PSI AT 28 DAYS, AIR-ENTRAINED.
 2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/4" FROM SURFACE.
 3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
 4. 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.



STOP BAR & ARROW DETAILS

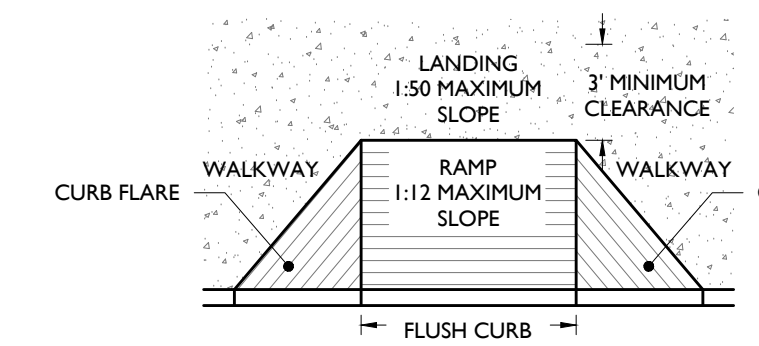
NOT TO SCALE

M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)		RED	WHITE	30"x30"	GROUND
NO LEFT TURN (R3-2)		CIRCLE AND DIAGONAL: RED LEGEND: BLACK	WHITE	24"x24"	GROUND

NOTE:
 1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
 2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

SIGN DATA TABLE

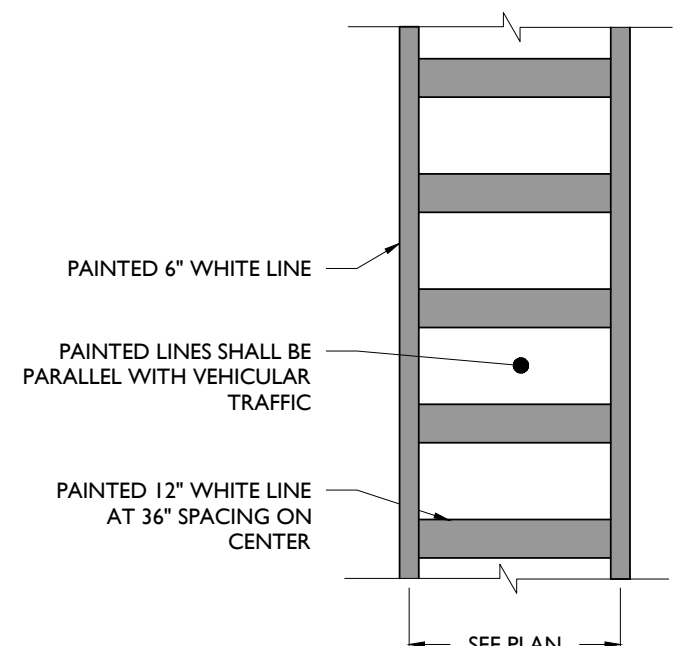
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CURB RAMP WITH FLARES DETAIL

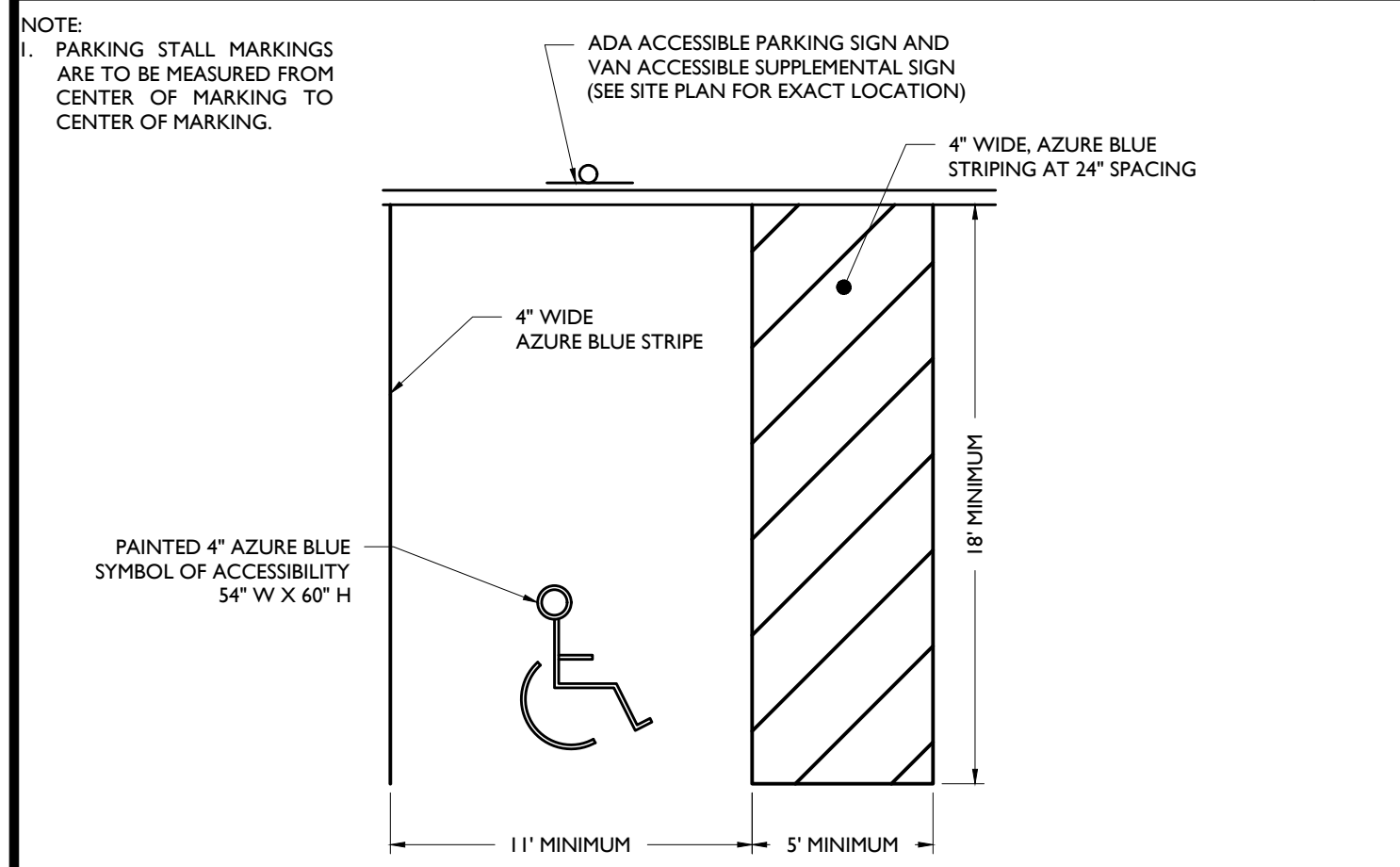
NOT TO SCALE

NOTES:
 1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 1:50 SLOPE.
 2. WHERE A 60" X 60" LANDING EXISTS AT THE TOP OF RAMP, RAMP FLARE SHALL NOT EXCEED 1:10 SLOPE. WHERE LANDING IS NOT PROVIDED RAMP FLARE SHALL NOT EXCEED 1:12 SLOPE.
 3. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
 4. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.



CROSSWALK DETAIL

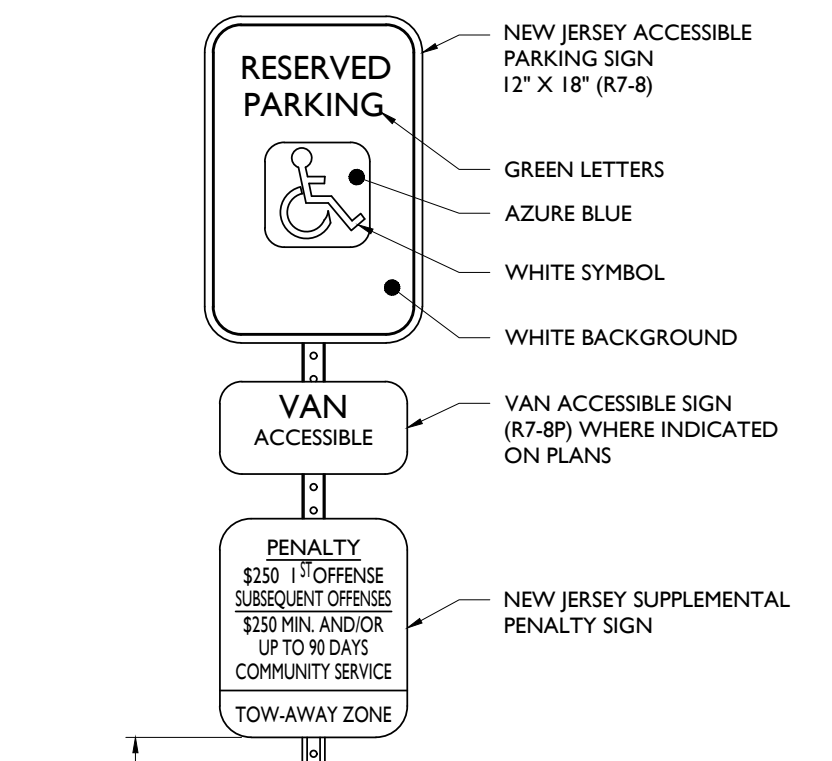
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ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

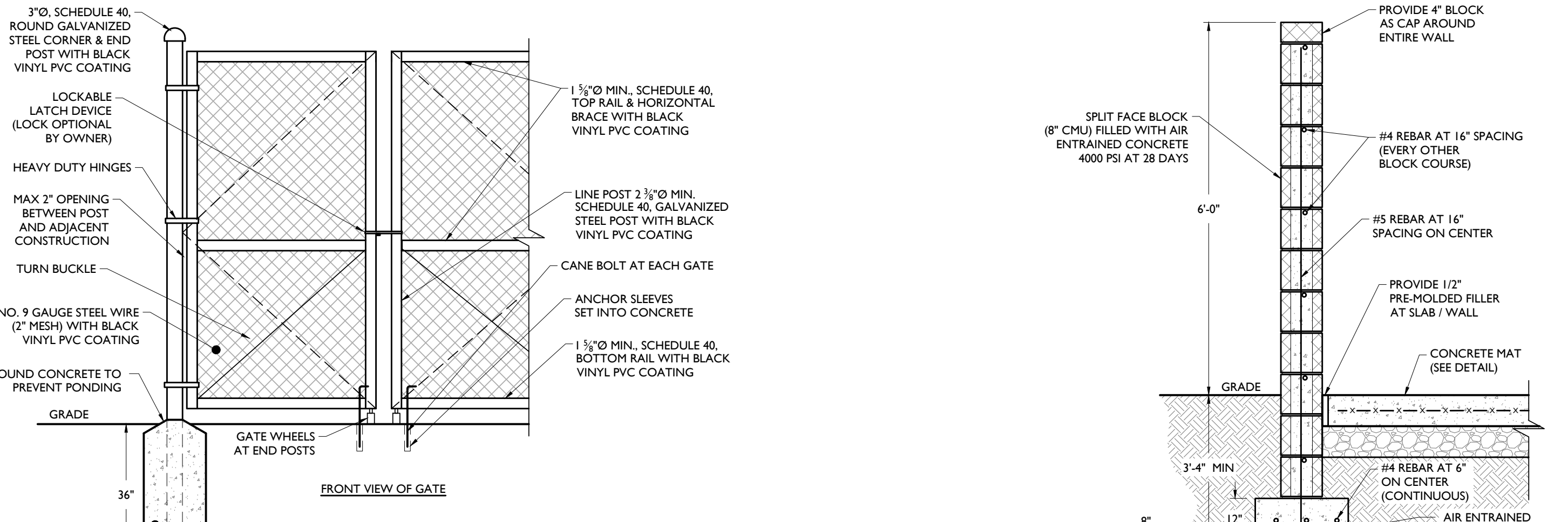
NOTE:
 1. PARKING STALL MARKINGS ARE TO BE MEASURED FROM CENTER OF MARKING TO CENTER OF MARKING.



ACCESSIBLE PARKING SIGN DETAIL

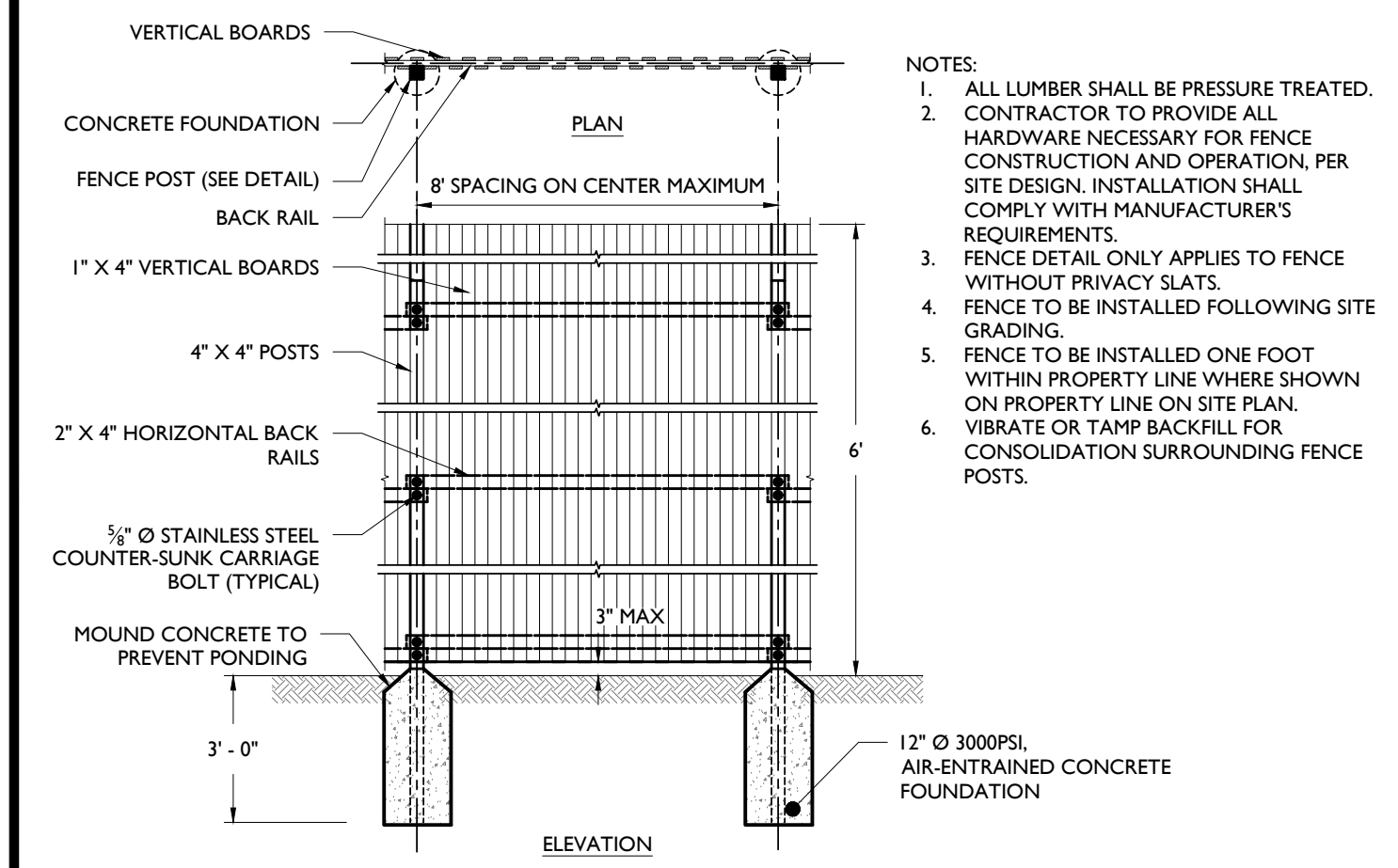
NOT TO SCALE

NOTE: BLOCK COLOR TO MATCH BUILDING OR AS SPECIFIED BY OWNER



DOUBLE TRASH / RECYCLE ENCLOSURE DETAIL

NOT TO SCALE



BOARD ON BOARD FENCE DETAIL

NOT TO SCALE

NOTES:
 1. ALL LUMBER SHALL BE PRESSURE TREATED. CONTRACTOR TO PROVIDE ALL HARDWARE NECESSARY FOR FENCE CONSTRUCTION AND OPERATION. PER SITE DESIGN, INSTALLATION SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS.
 2. FENCE DETAIL ONLY APPLIES TO FENCE WITHOUT PRIVACY SLATS.
 3. FENCE TO BE INSTALLED FOLLOWING SITE GRADING.
 4. FENCE TO BE INSTALLED ONE FOOT WITHIN PROPERTY LINE WHERE SHOWN ON PROPERTY LINE ON SITE PLAN.
 5. VIBRATE OR TAMP BACKFILL FOR CONSOLIDATION SURROUNDING FENCE POSTS.
 6. FENCE TO BE INSTALLED ONE FOOT WITHIN PROPERTY LINE WHERE SHOWN ON PROPERTY LINE ON SITE PLAN.

NO.	DATE	ISSUE	BY	DESCRIPTION
1	02/24/2021	AM		FOR CLIENT REVIEW

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
 engineering & design

Rutherford, NJ - New York, NY
 Princeton, NJ - Tampa, FL - Detroit, MI
 www.stonefielddesign.com

584 Broadway, Suite 310, New York, NY 10012
 Phone 718.606.8305

PRELIMINARY AND FINAL MAJOR SITE PLAN

MANZO DOREN PARK AVE, LLC

PROPOSED STARBUCKS DRIVE-THRU ONLY FACILITY

TAX MAP SHEET #1, BLOCK 6 LOTS 1 & 38
 1 STUYVESANT AVENUE
 TOWNSHIP OF LYNDHURST
 BERGEN COUNTY, NEW JERSEY

ZACHARY E. CHAPLIN, P.E.
 NEW JERSEY LICENSE No. 53605
 LICENSED PROFESSIONAL ENGINEER

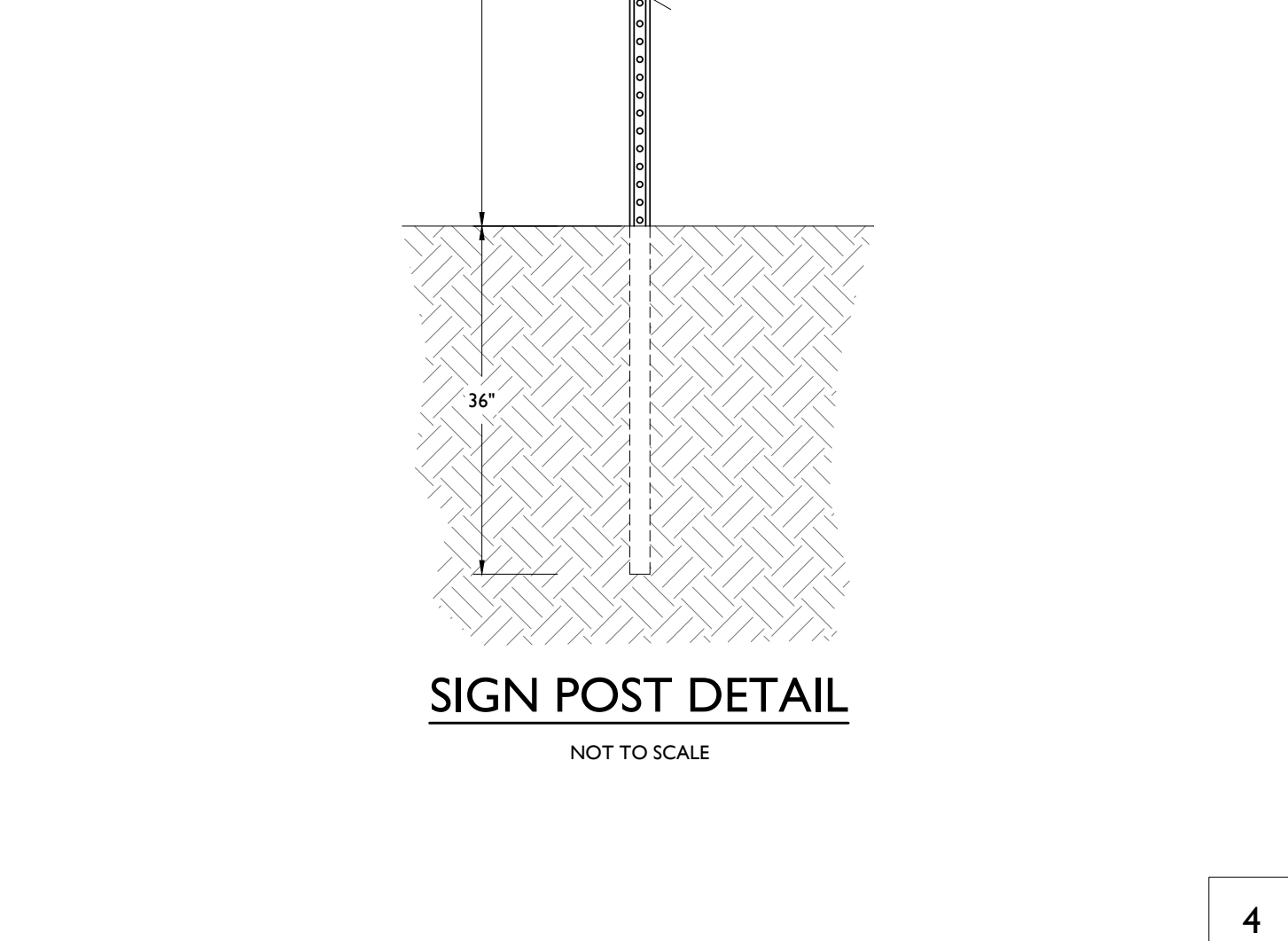
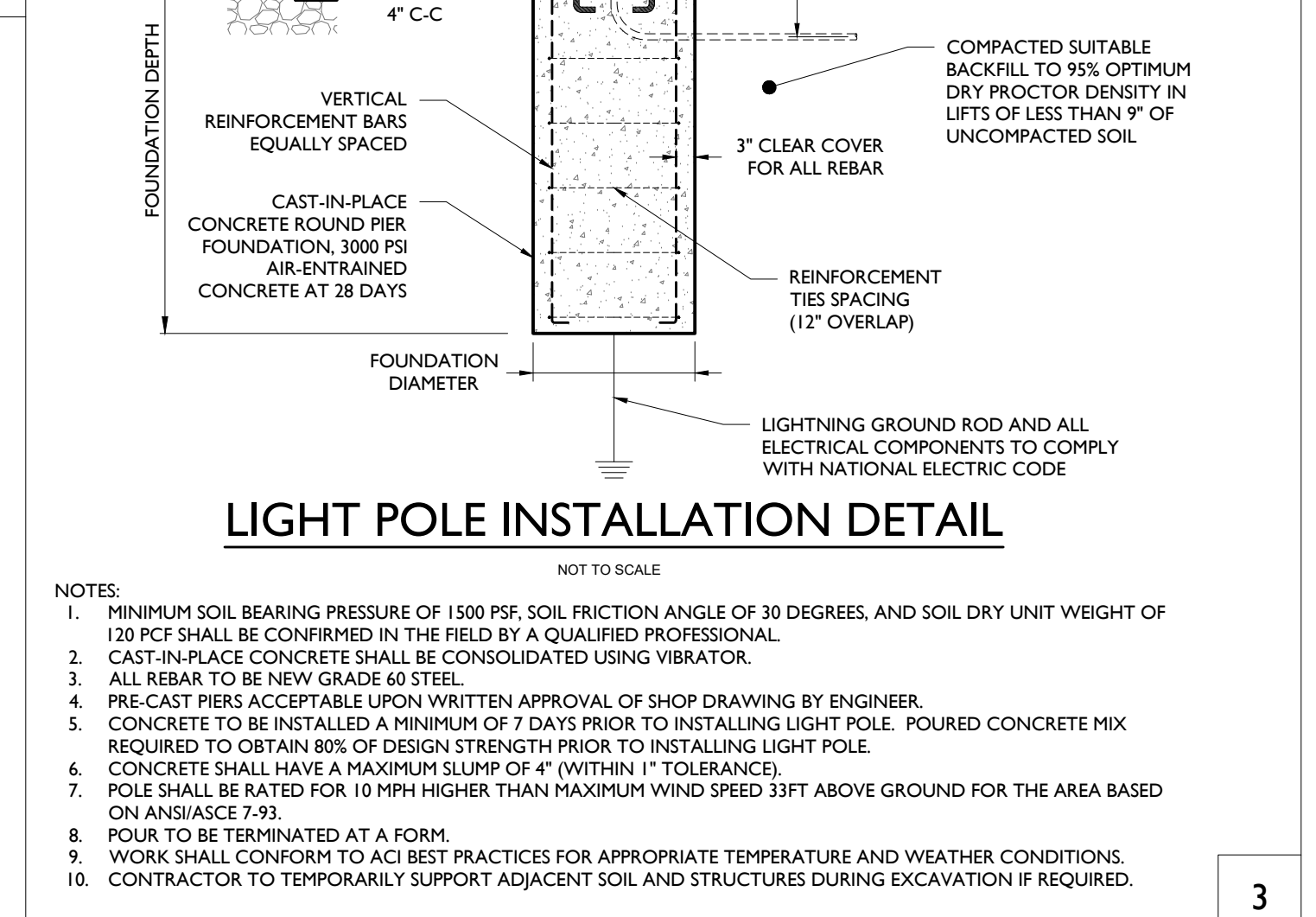
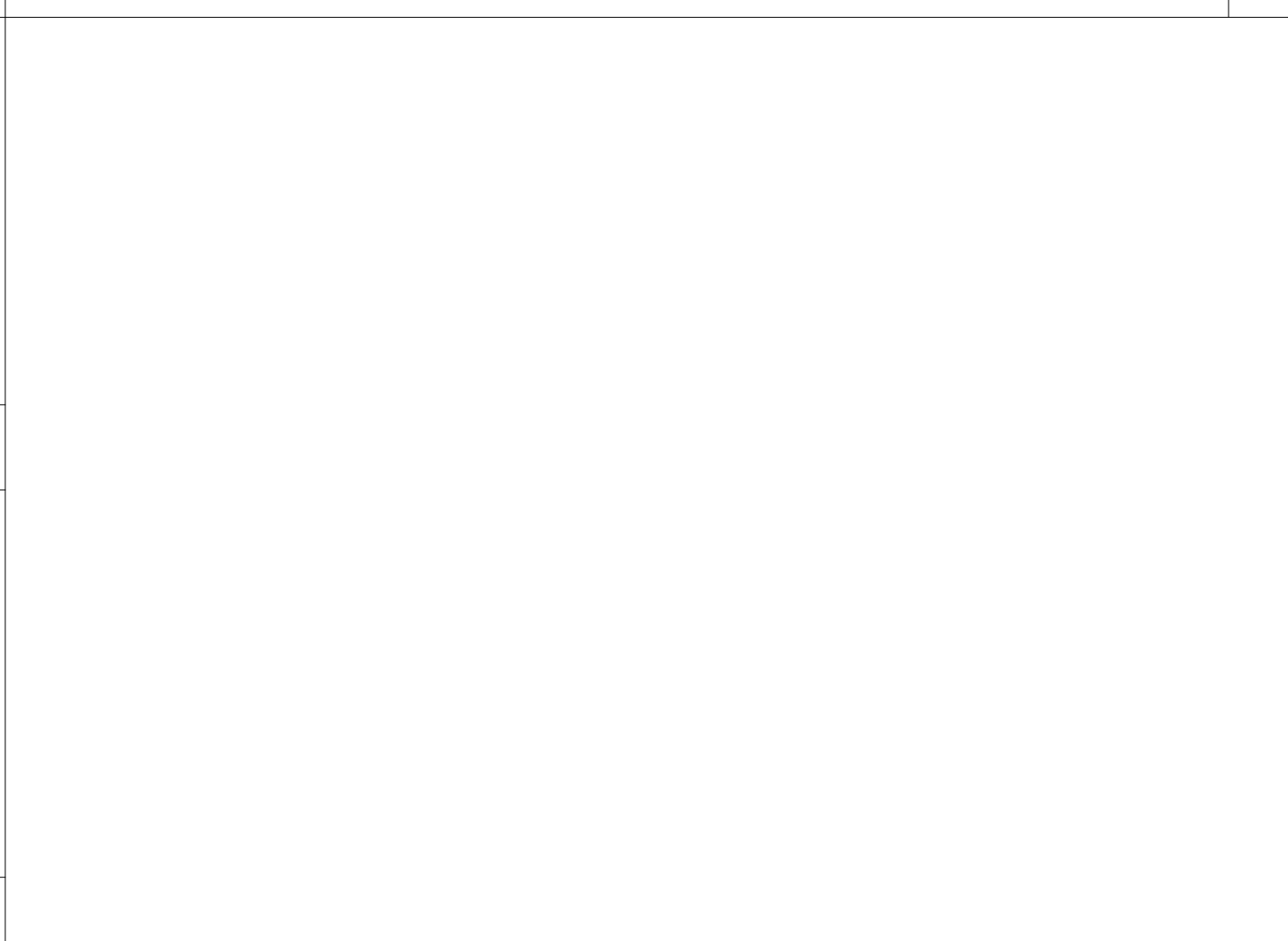
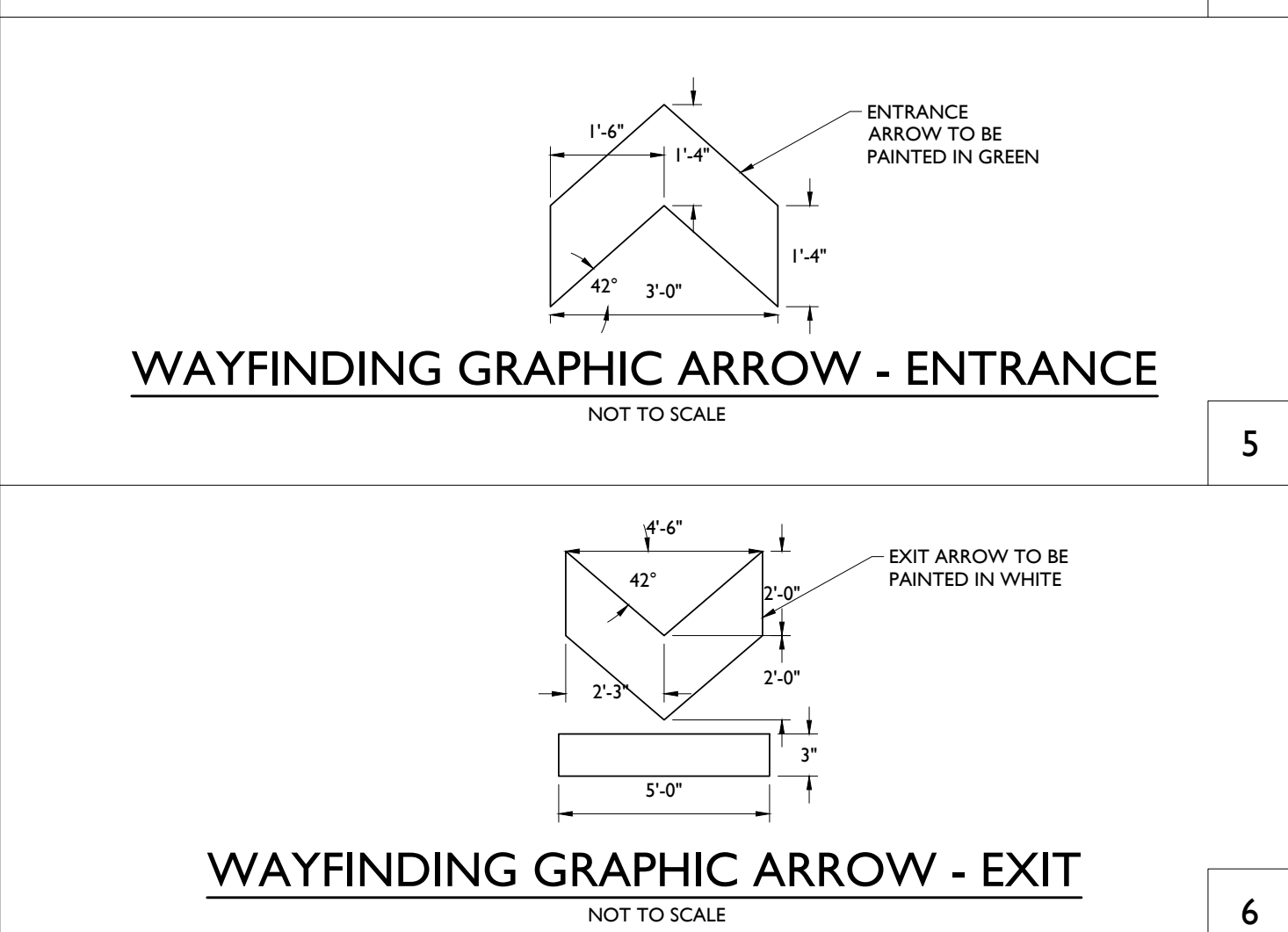
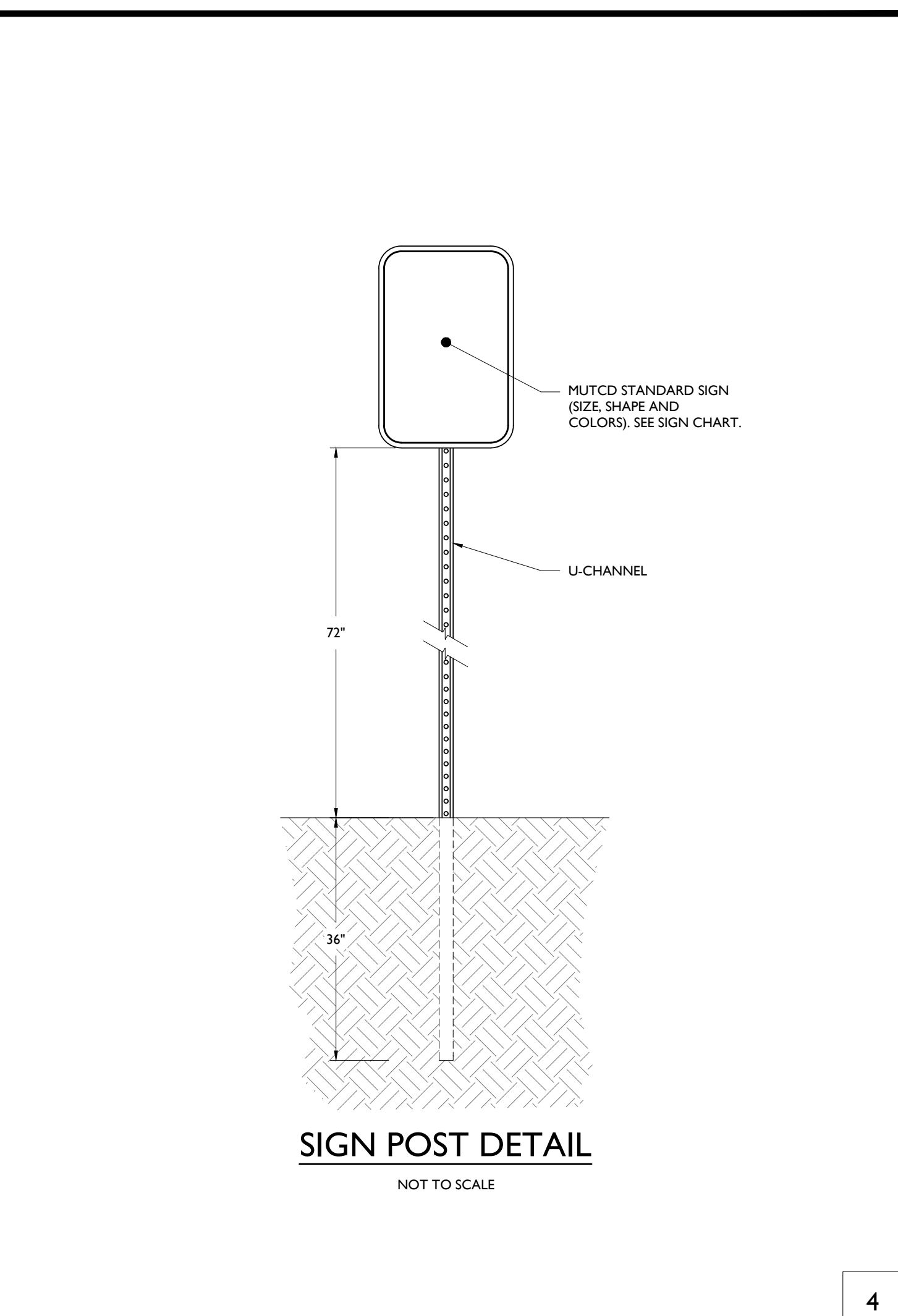
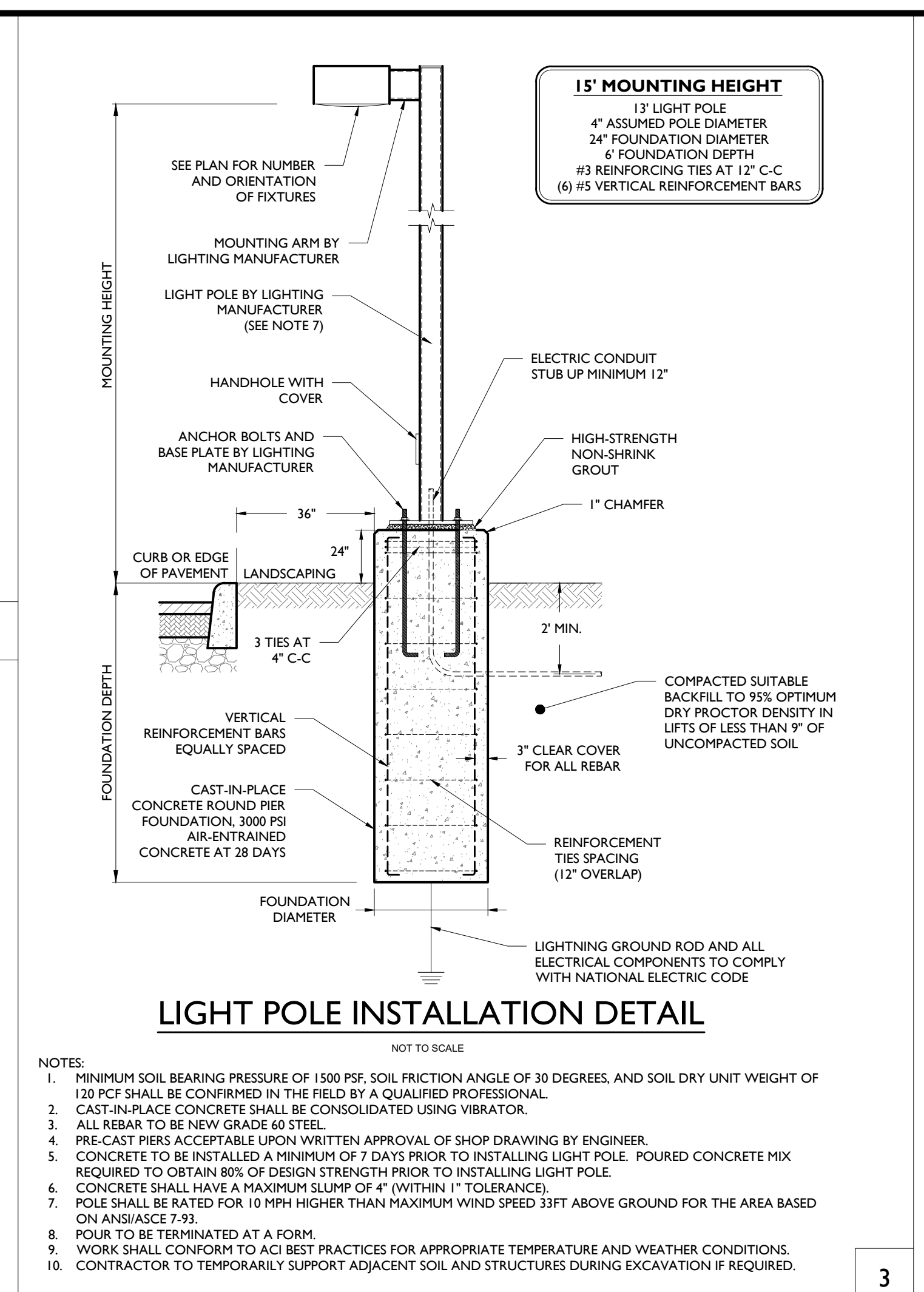
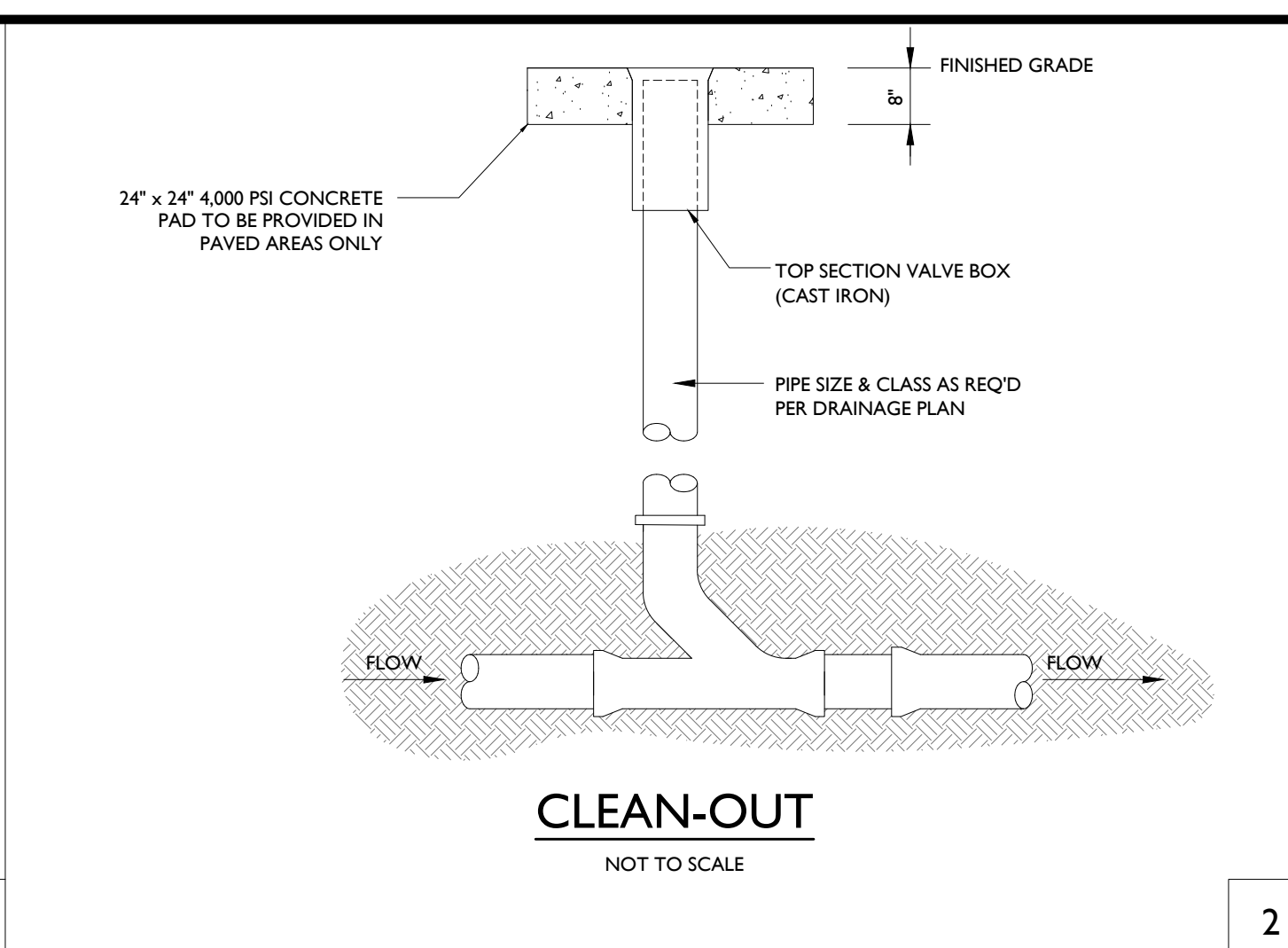
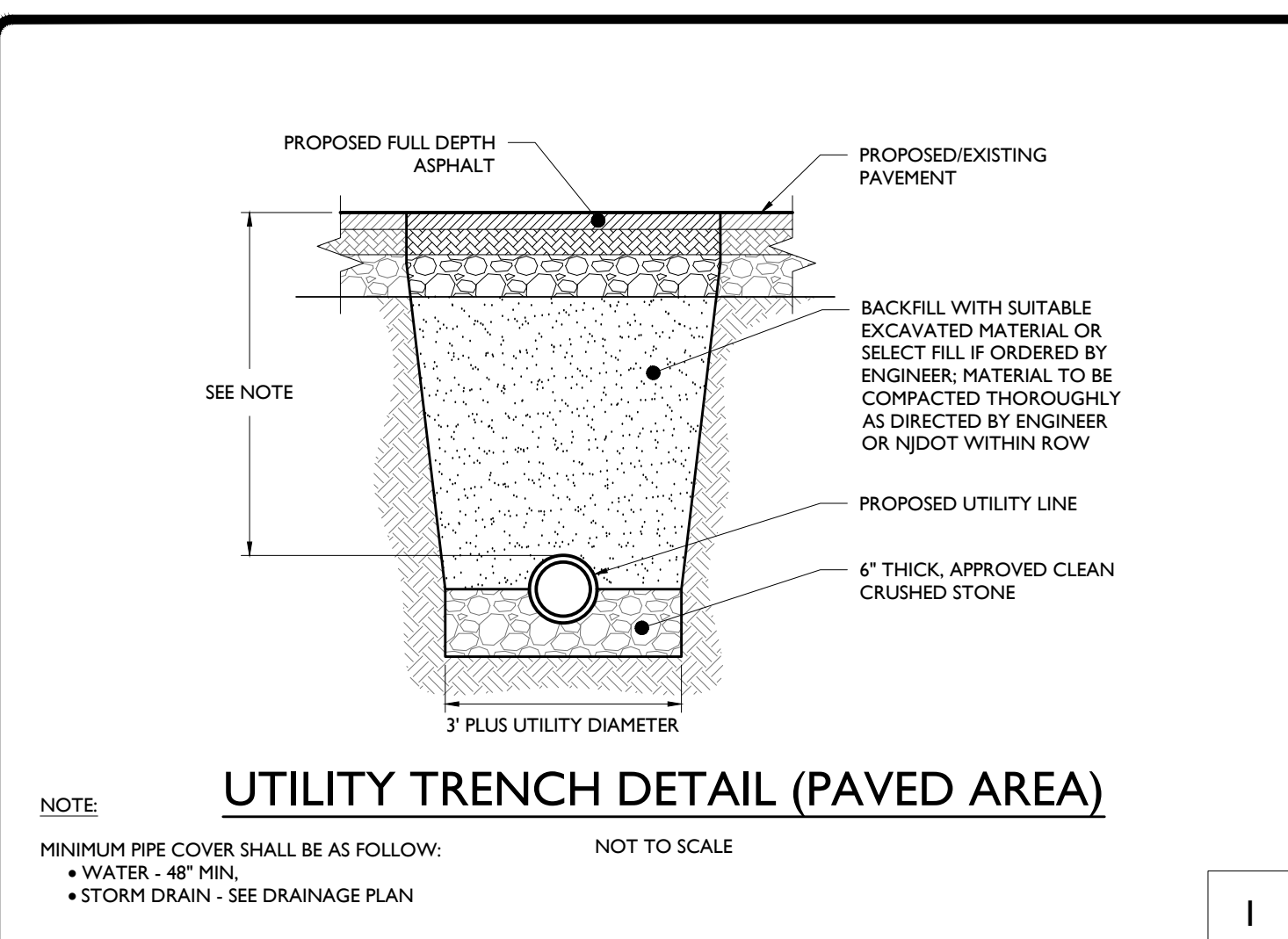
STONEFIELD
 engineering & design

SCALE: AS SHOWN PROJECT ID: RUT-200355

TITLE: CONSTRUCTION DETAILS

DRAWING: C-11

C-11



Miranda Small Wall Sconce (XWS)
Back to Quick Links

ORDERING GUIDE

Light Source	Lumen Package	Distribution Lens	Voltage	Driver	Color Temp	Color Rendering
LED	SL-3000 Hrs SL-6000 Hrs SL-9000 Hrs SL-12000 Hrs SL-15000 Hrs SL-18000 Hrs SL-21000 Hrs SL-24000 Hrs SL-27000 Hrs SL-30000 Hrs SL-33000 Hrs SL-36000 Hrs SL-39000 Hrs SL-42000 Hrs SL-45000 Hrs SL-48000 Hrs SL-51000 Hrs SL-54000 Hrs SL-57000 Hrs SL-60000 Hrs SL-63000 Hrs SL-66000 Hrs SL-69000 Hrs SL-72000 Hrs SL-75000 Hrs SL-78000 Hrs SL-81000 Hrs SL-84000 Hrs SL-87000 Hrs SL-90000 Hrs SL-93000 Hrs SL-96000 Hrs SL-99000 Hrs SL-102000 Hrs SL-105000 Hrs SL-108000 Hrs SL-111000 Hrs SL-114000 Hrs SL-117000 Hrs SL-120000 Hrs SL-123000 Hrs SL-126000 Hrs SL-129000 Hrs SL-132000 Hrs SL-135000 Hrs SL-138000 Hrs SL-141000 Hrs SL-144000 Hrs SL-147000 Hrs SL-150000 Hrs SL-153000 Hrs SL-156000 Hrs SL-159000 Hrs SL-162000 Hrs SL-165000 Hrs SL-168000 Hrs SL-171000 Hrs SL-174000 Hrs SL-177000 Hrs SL-180000 Hrs SL-183000 Hrs SL-186000 Hrs SL-189000 Hrs SL-192000 Hrs SL-195000 Hrs SL-198000 Hrs SL-201000 Hrs SL-204000 Hrs SL-207000 Hrs SL-210000 Hrs SL-213000 Hrs SL-216000 Hrs SL-219000 Hrs SL-222000 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