PRELIMINARY AND FINAL SITE PLAN

FOR

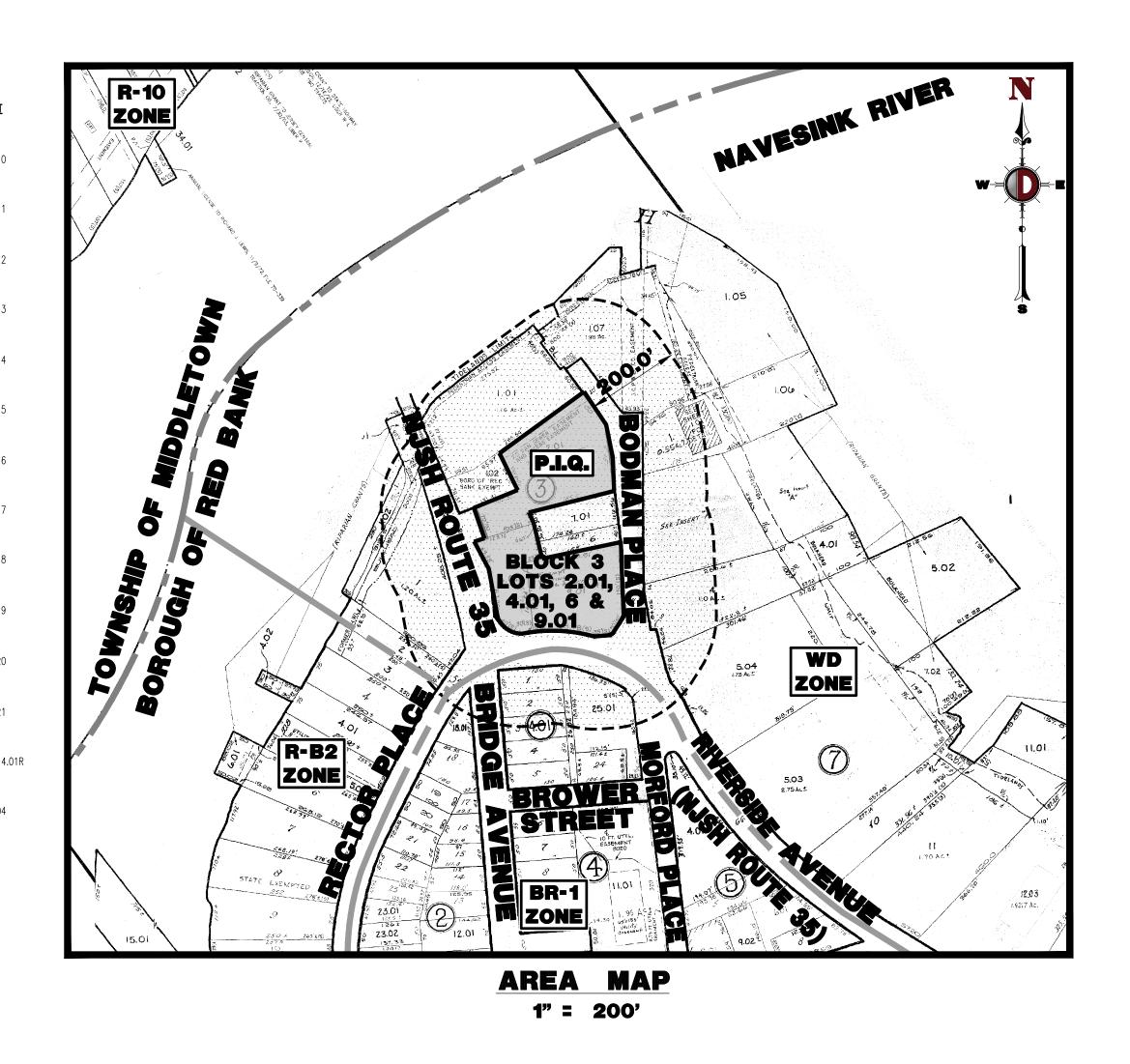
176 RIVERSIDE, LLC PROPOSED MIXED USE BUILDING

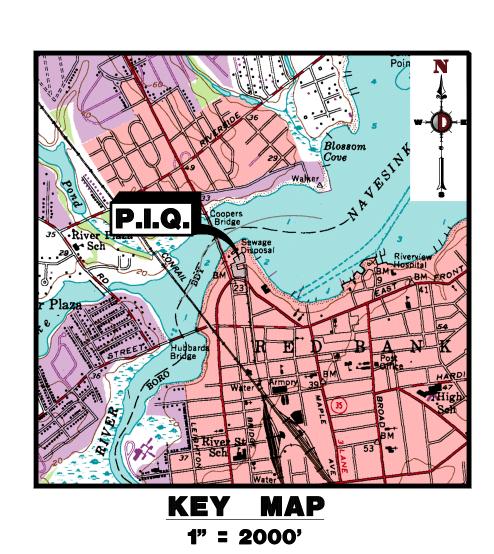
BLOCK 3, LOTS 2.01, 4.01, 6 & 9.01; TAX MAP SHEET #01 - LATEST REV. DATED 4-31-14 176 RIVERSIDE AVENUE

BOROUGH OF RED BANK

MONMOUTH COUNTY, NEW JERSEY

			PROPERTY OV		_	
<u>ROPERTY OWNER</u>	<u>BLOCK</u>	<u>LOT</u>	PROPERTY OWNER	<u>BLOCK</u>	<u>LOT</u>	<u>PROPERTY_OWNER</u>
BANK CAPITAL, LLC % L I GORANO, M. ESQ. MERRITT TERRACE ATAWAN, NJ 07747	1	1, 1.01R, 1.02R	QUIRK, EDWARD & NORVINA 169 BORDEN ROAD MIDDLEBROW, NJ 07748	7	1.16	BILOTTA, FRANK B. & MARY R. 130 BODMAN PLACE, #7 RED BANK, NJ 07701
JLVIHILL, JOHN P & PAULA A O RUSTIC TERRACE IR HAVEN, NJ 07704	1	2	LLORCA, JAIME 138 BODMAN PLACE, UNIT 5 RED BANK, NJ 07701	7	1.17	BATTAGLIA, VICTOR PO BOX 2010 RED BANK, NJ 07701
RANDERSON REVOCABLE LIVING TRUST D RECTOR PLACE ED BANK, NJ 07701	1	3	MORGENTHALER, FREDERICK W & PATRICIA 138 BODMAN PLACE, UNIT 2 RED BANK, NJ 07701	7	1.18	VEMULA, RAHUL & TRINH, HIEN 130 BODMAN PLACE, #20 RED BANK, NJ 07701
NLIAN ICE, INC GENTRY DRIVE IR HAVEN, NJ 07704	2	18.01	MEHL, MAUREEN 138 BODMAN PLACE, APT #18 RED BANK, NJ 07701	7	1.19	OSMULSKI, PAUL 8 TANGLEWOOD COURT COLTS NECK, NJ 07722
VESINK INVESTMENTS LLC) BOX 307 IMSON, NJ 07760	3	1.01	PEARLMAN, LOUIS D 6 HOMESTEAD DRIVE COLTS NECK, NJ 07722	7	1.20	ROSE, CASSANDRA M 130 BODMAN PLACE, UNIT #18 RED BANK, NJ 07701
DROUGH OF RED BANK D MONMOUTH STREET D BANK, NJ 07701	3	1.02	RUGGIERO, ROCCO C 138 BODMAN PLACE, UNIT 12 RED BANK, NJ 07701	7	1.21	GAUNT, LARAINE 130 BODMAN PLACE UNIT 17 RED BANK, NJ 07701
6 RIVERSIDE, LLC SAF 9 SPRINGFIELD AVENUE, 2ND FLOOR MMIT, NJ 07901	3	2.01, 4.01	FURMAN, MARGARET ANN 138 BODMAN PLACE, UNIT 9 RED BANK, NJ 07701	7	1.22	SCHKEEPER, PETER A II 130 BODMAN PLACE, UNIT #6 RED BANK, NJ 07701
1 BODMAN, LLC 1 BODMAN PLACE ID BANK, NJ 07701	3	6	KENNEDY, KEVIN E. 138 BODMAN PLACE, UNIT 6 RED BANK, NJ 07701	7	1.23	U.S. BANK NA, TRUSTEE 60 LIVINGSTON AVENUE ST. PAUL, MN 55107
IRK RIDGE, II, II, IV LLC 150 OAK STREET KEWOOD, NJ 08701	3	7.01	ILVENTO, JAMES 138 BODMAN PLACE, UNIT 3 RED BANK, NJ 07701	7	1.24	DAY, KELLY A 2308 PENNBROOK LANE MANASQUAN, NJ 08736
6 RIVERSIDE LLC % SAXUM REAL ESTATE 9 SPRINGFIELD AVENUE, 2ND FLOOR IMMIT, NJ 07901	3	9.01	COSTA, RONALD P MD 138 BODMAN PLACE, #19 RED BANK, NJ 07701	7	1.25	SALMON, THOMAS 130 BODMAN PLACE #3 RED BANK, NJ 07701
MBACORTO, JAMES & LUZ MARIA 8 STOUT DRIVE DDLEBROW, NJ 07748	4.01	1, 2	RISIKA, ROBERT & MARY & JULIE 138 BODMAN PLACE, #16 RED BANK, NJ 07701	7	1.26	CHENEY, CAROL H, KRISTIN L 6225 RESERVE CIRCLE #1102 NAPLES, FL 34119
3-65 NORTH BRIDGE AVENUE LLC 3 RIVERSIDE AVENUE 1D BANK, NJ 07701	4.01	3	MARAVISTA CONDOASSN%HEARTHSTONE MGT 265 ROUTE 36, SUITE 209 WEST LONG BRANCH, NJ 07764	7	2, 2.01R	SCHULTZ, PAMELA SUE 130 BODMAN PLACE #1 RED BANK, NJ 07701
7 MORFORD PLACE, LLC B3 RIVERSIDE AVENUE ED BANK, NJ 07701	4.01	24.01	BENITEZ, SERGIO 130 BODMAN PLACE, UNIT #16 RED BANK, NJ 07701	7	2.01	PARK RIDGE, II, II, IV LLC 1750 OAK STREET LAKEWOOD, NJ 08701
8 BODMAN PLACE INC % ASSOC ADVISOR 0 MARKET YARD EEHOLD, NJ 07728	7	1	BASSLER, WILLIAM 130 BODMAN PLACE, #15 RED BANK, NJ 07701	7	2.02	MPI HOLDINGS INC 88 RIVERSIDE AVENUE RED BANK, NJ 07701
ODWARD, SUSAN 8 BODMAN PLACE D BANK, NJ 07701	7	1.08	OSMULSKI, PAUL & SUSAN M 8 TANGLEWOOD COURT COLTS NECK, NJ 07722	7	2.03	ALSO TO BE NOTIFIED:
DBLE MANAGEMENT, LLC O GOODLETTE ROAD NORTH, #304 PLES, FL 34102	7	1.09	MARSHALL, JEFFREY W 130 BODMAN PLACE, UNIT #13			JCP&L CO. 101 CRAWFORDS CORNER ROAD HOLMDEL, NJ 07733
NCINI, MICHAEL J BAYVIEW AVENUE LL VALLEY, CA 94941	7	1.10	RED BANK, NJ 07701 CRUZ, MATTHEW 130 BODMAN PLACE, UNIT 12	7	2.04	NEW JERSEY AMERICAN WATER COMPANY 661 SHREWSBURY AVENUE SHREWSBURY, NJ 07702
ARLMAN, LOUIS D HOMESTEAD DRIVE ULTS NECK, NJ 07722	7	1.11	RED BANK, NJ 07701 JOS H. BARBERA FAMILY TRUST 130 BODMAN PLACE, UNIT 11	7	2.05	VERIZON 540 BROAD STREET NEWARK, NJ 07102
NTILE, KRISTEN GUSTAFSON 8 BODMAN PLACE, UNIT 1 D BANK, NJ 07701	7	1.12	RED BANK, NJ 07701 ZAMPELLA, MICHAEL & THERESA A DONAHU 130 BODMAN PLACE, #10	7	2.06	NEW JERSEY NATURAL GAS COMPANY C/O JOAN PURCARO 1415 WYCKOFF ROAD WALL, NJ 07719
CASCIO, PATRICIA BAYSIDE DRIVE ANTIC HIGHLANDS, NJ 07716	7	1.13	RED BANK, NJ 07701" HOPKINS, KATHLEEN V 130 BODMAN PLACE, UNIT #9	7	2.07	RED BANK DEPARTMENT OF PUBLIC UTILITIES 75 CHESTNUT STREET RED BANK, NJ 07701
CAS, BETH B BODMAN PLACE, UNIT 14 D BANK, NJ 07701	7	1.14	RED BANK, NJ 07701 GAVIOLI, BRUCE 130 BODMAN PLACE, #8	7	2.08	COMCAST CABLE C/O ITILIA COMMISSION 403 SOUTH STREET
NGEVELD, CHARLOTTE Q 8 BODMAN PLACE, UNIT 11 D BANK. NJ 07701	7	1.15	RED BANK, NJ 07701	7	2.09	EATONTOWN, NJ 07724 DIRECTOR MONMOUTH COUNTY PLANNING BOAR PO BOX 1255 EPEFLOID NJ 07728
						FREEHOLD, NJ 07728 DEPARTMENT OF TRANSPORTATION 1035 PARKWAY AVENUE CN 600





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PREPARED BY

DYNAMIC ENGINEERING CONSULTANTS, P.C.

1904 MAIN STREET

LAKE COMO, NJ 07719

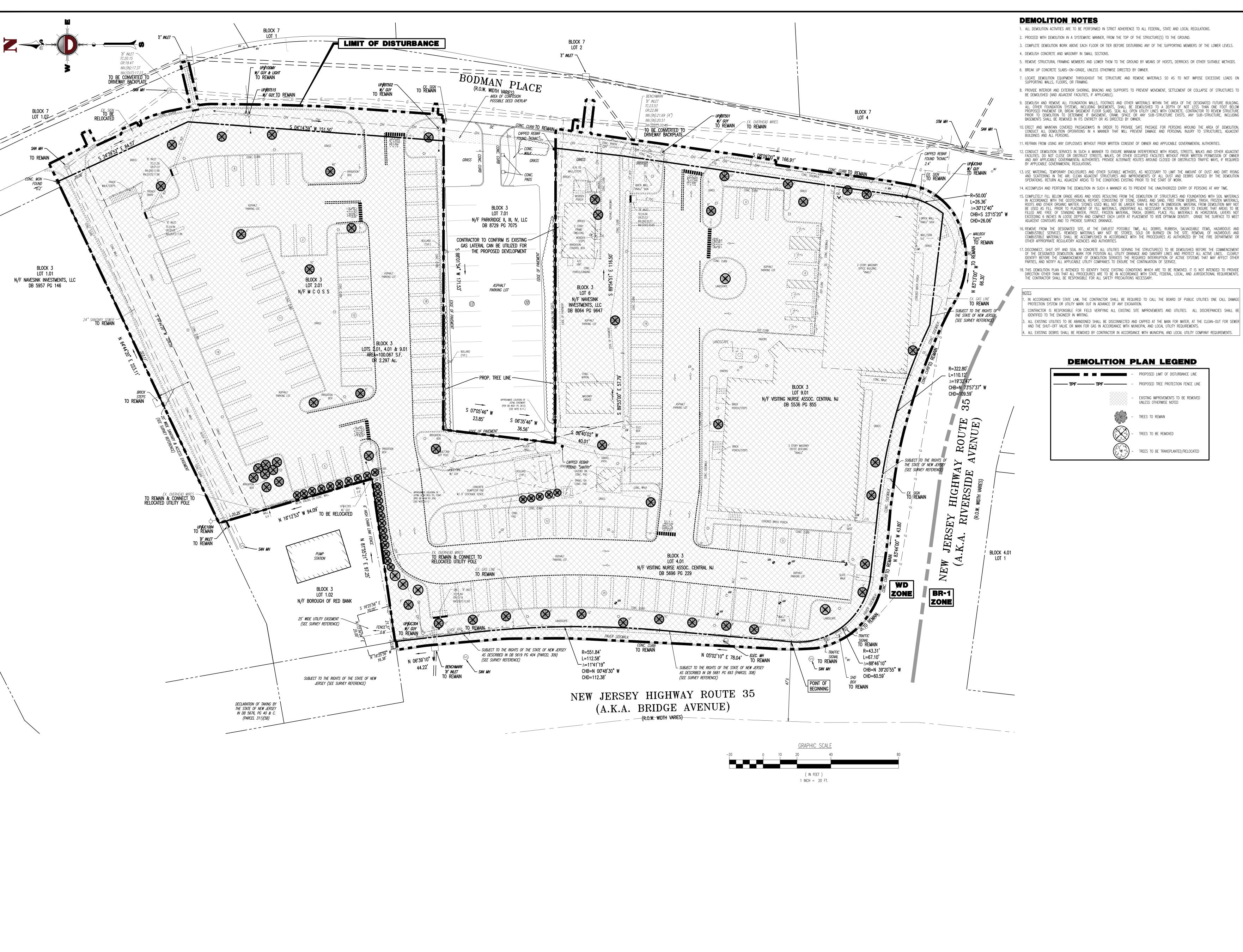
WWW.DYNAMICEC.COM

PLANNI	NU BUA	RD APP	KUYA
APPROVED BY THE PLANN	ING BOARD OF BOROUGH C	F REND BANK, MONMOUTH C	OUNTY, NEW JERSEY
CHAIRMAN			DATE
SECRETARY			DATE

DYNA - ENGINEERING - SURVEY - TR
REV. DATE COMMENTS BY
COMMENTS: THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION
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PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522
COVER SHEET



Plotted: 04/12/19 — 12:55 PM, By: kkirk File: P:\DFCPC PRO.IFCTS\2561 176 Riverside 11C\99



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DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.

3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.

4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. 5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOISTS, DERRICKS OR OTHER SUITABLE METHODS.

6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.

7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING. 8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO

9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR, BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB—STRUCTURE EXISTS. ANY SUB—STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.

10. ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.

11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.

BY APPLICABLE GOVERNMENTAL REGULATIONS. 13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.

14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME. 15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NO BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE

16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.

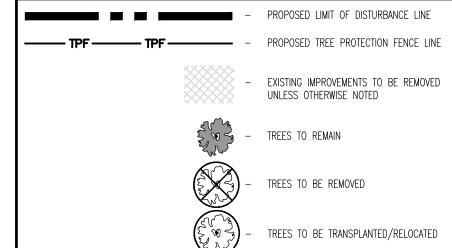
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER

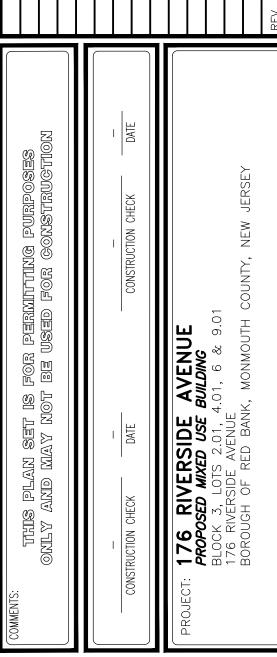
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL B IDENTIFIED TO THE ENGINEER IN WRITING.

ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

DEMOLITION PLAN LEGEND





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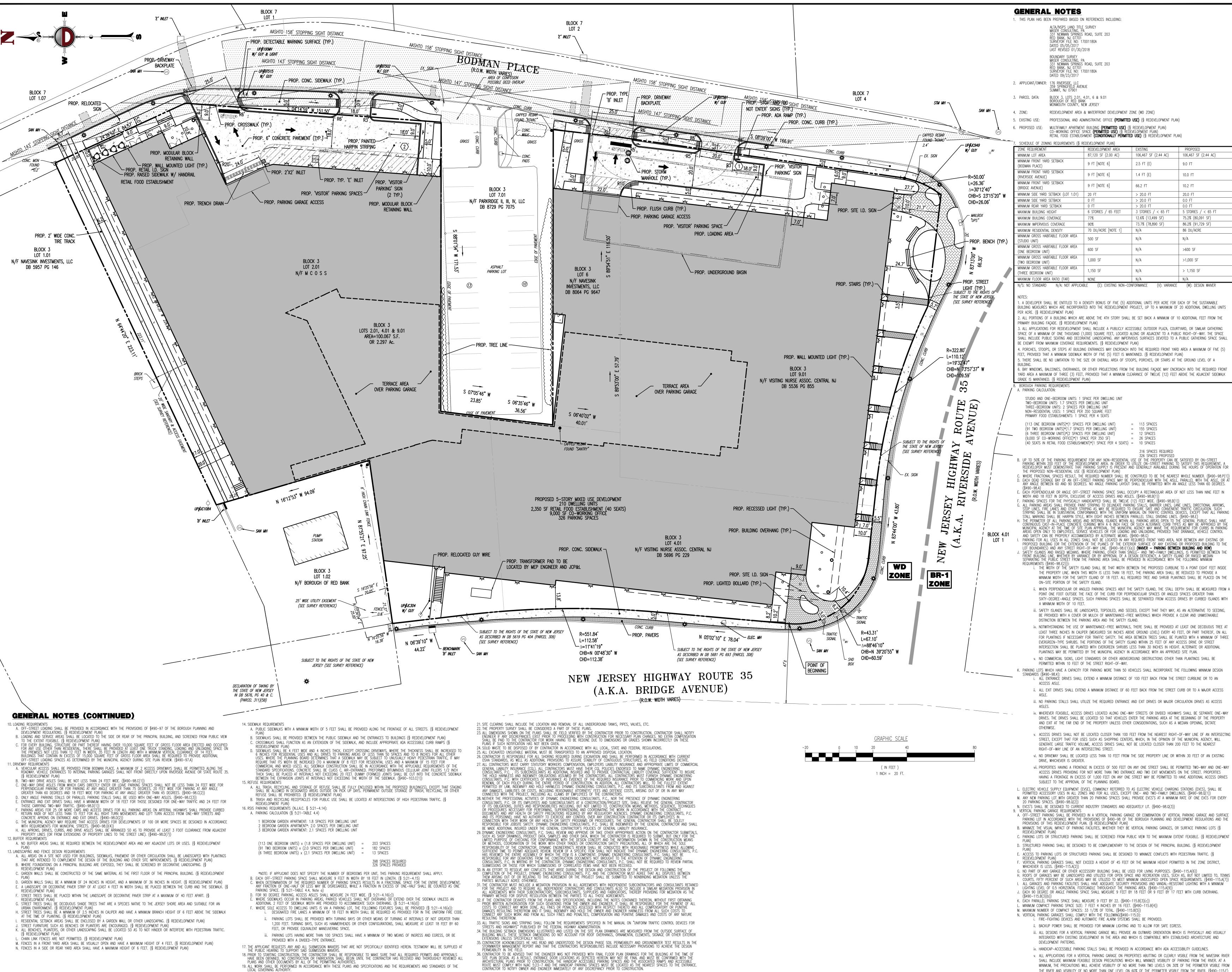
ROBERT P. FREUD

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938

MATTHEW J. BERSCH PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

> DEMOLITION PLAN

(v) |04/10/2019| KTK | MJB 2561-99-001



106,467 SF (2.44 AC)

1 5 STORIES / < 65 F

75.2% (80,091 SF

86.2% (91,729 SF

86 DU/ACRE

>600 SF

>1,000 SF

> 1,150 SF

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v. ACCESS DRIVES SHALL NOT BE LOCATED CLOSER THAN 100 FEET FROM THE NEAREST RIGHT-OF-WAY LINE OF AN INTERSECTING STREET, EXCEPT THAT FOR USES SUCH AS SHOPPING CENTERS, WHICH, IN THE OPINION OF THE MUNICIPAL AGENCY, WILL GENERATE LARGE TRAFFIC VOLUME, ACCESS DRIVES SHALL NOT BE LOCATED CLOSER THAN 200 FEET TO THE NEAREST

vi. NO DRIVEWAY SHALL BE LOCATED LESS THAN 10 FEET FROM THE SIDE PROPERTY LINE OR WITHIN 30 FEET OF AN EXISTING vii. Properties having a frontage in excess of 500 feet on any one street shall be permitted two-way and one-way

HAVING A FRONTAGE IN EXCESS OF 1,000 FEET ON ANY ONE STREET MAY BE PERMITTED TO HAVE ADDITIONAL ACCESS DRIVES L. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE), COMMONLY REFERRED TO AS ELECTRIC VEHICLE CHARGING STATIONS (EVCS), SHALL BE PERMITTED ACCESSORY USES IN ALL ZONES AND FOR ALL USES, EXCEPT ONE- AND TWO-FAMILY DWELLINGS. (\$490-98.Q(1))

M. ANY NEW PARKING LOT WITH GREATER THAN 20 PARKING SPACES SHALL PROVIDE EVCS'S AT A MINIMUM RATE OF ONE EVCS FOR EVERY N. EVCS'S SHALL BE DESIGNED TO CURRENT INDUSTRY STANDARDS AND ADEQUATELY LIT. (\$490-98.Q(3))

A. OFF-STREET PARKING SHALL BE PROVIDED IN A VERTICAL PARKING GARAGE OR COMBINATION OF VERTICAL PARKING GARAGE AND SURFACE PARKING LOT IN ACCORDANCE WITH THE PROVISIONS OF \$490-98 OF THE BOROUGH PLANNING AND DEVELOPMENT REGULATIONS AND THE B. MINIMIZE THE VISUAL IMPACT OF PARKING FACILITIES, WHETHER THEY BE VERTICAL PARKING GARAGES, OR SURFACE PARKING LOTS (\$

C. PARKING LOTS OR STRUCTURED PARKING SHALL BE SCREENED FROM PUBLIC VIEW TO THE MAXIMUM EXTENT FEASIBLE. (§ REDEVELOPMENT D. STRUCTURED PARKING SHALL BE DESIGNED TO BE COMPLEMENTARY TO THE DESIGN OF THE PRINCIPAL BUILDING. (\$ REDEVELOPMENT

E. ACCÉSS TO PARKING LOTS OR STRUCTURED PARKING SHALL BE DESIGNED TO MINIMIZE CONFLICTS WITH PEDESTRIAN TRAFFIC. (§ F. VERTICAL PARKING GARAGES SHALL NOT EXCEED A HEIGHT OF 45 FEET OR THE MAXIMUM HEIGHT PERMITTED IN THE ZONE DISTRICT,

H. ROOFS OF GARAGES MAY BE LANDSCAPED AND UTILIZED FOR OPEN SPACE AND RECREATION USES, SUCH AS, BUT NOT LIMITED TO, TENNIS COURTS. FIFTY PERCENT OF SUCH AREAS MAY BE UTILIZED TO MEET MINIMUM UNOCCUPIED OPEN SPACE REQUIREMENTS. (\$490-115.A(7)) I. ALL GARAGES AND PARKING FACILITIES SHALL HAVE ADEQUATE SECURITY PROVISIONS AND VANDAL—RESISTANT LIGHTING WITH A MINIMUM LIGHTING LEVEL OF 0.5 HORIZONTAL FOOTCANDLE THROUGHOUT THE PARKING AREA. (§490—115.A(9)) J. EACH 90 DEGREE OR ANGLE PARKING SPACE SHALL MEASURE 9 FEET BY 18 FEET ON 9 FEET BY 17 FEET WITH CURB OVERHANG.

iii. ALL DESIGNS FOR A VERTICAL PARKING GARAGE WILL PROVIDE AN OUTWARD ORIENTATION WHICH IS PHYSICALLY AND VISUALLY INTEGRATED WITH EXISTING DEVELOPMENT IN THE AREA AND WHICH IS COMPATIBLE WITH ESTABLISHED ARCHITECTURE AND

v. ALL APPLICATIONS FOR A VERTICAL PARKING GARAGE ON PROPERTIES ABUTTING OR CLEARLY VISIBLE FROM THE NAVESINK RIVER SHALL INCLUDE MAXIMUM FEASIBLE DESIGN PRECAUTIONS WHICH WILL MINIMIZE VISIBILITY OF PARKING FROM THE RIVER. AT A MINIMUM, THE PRECAUTIONS WILL ACHIEVE VISIBILITY OF NO MORE THAN TWO LEVELS ON 30% OF THE PERIMETER VISIBLE FROM THE RIVER AND VISIBILITY OF NO MORE THAN ONE LEVEL ON 60% OF THE PERIMETER VISIBLE FROM THE RIVER. (\$490-115.E)

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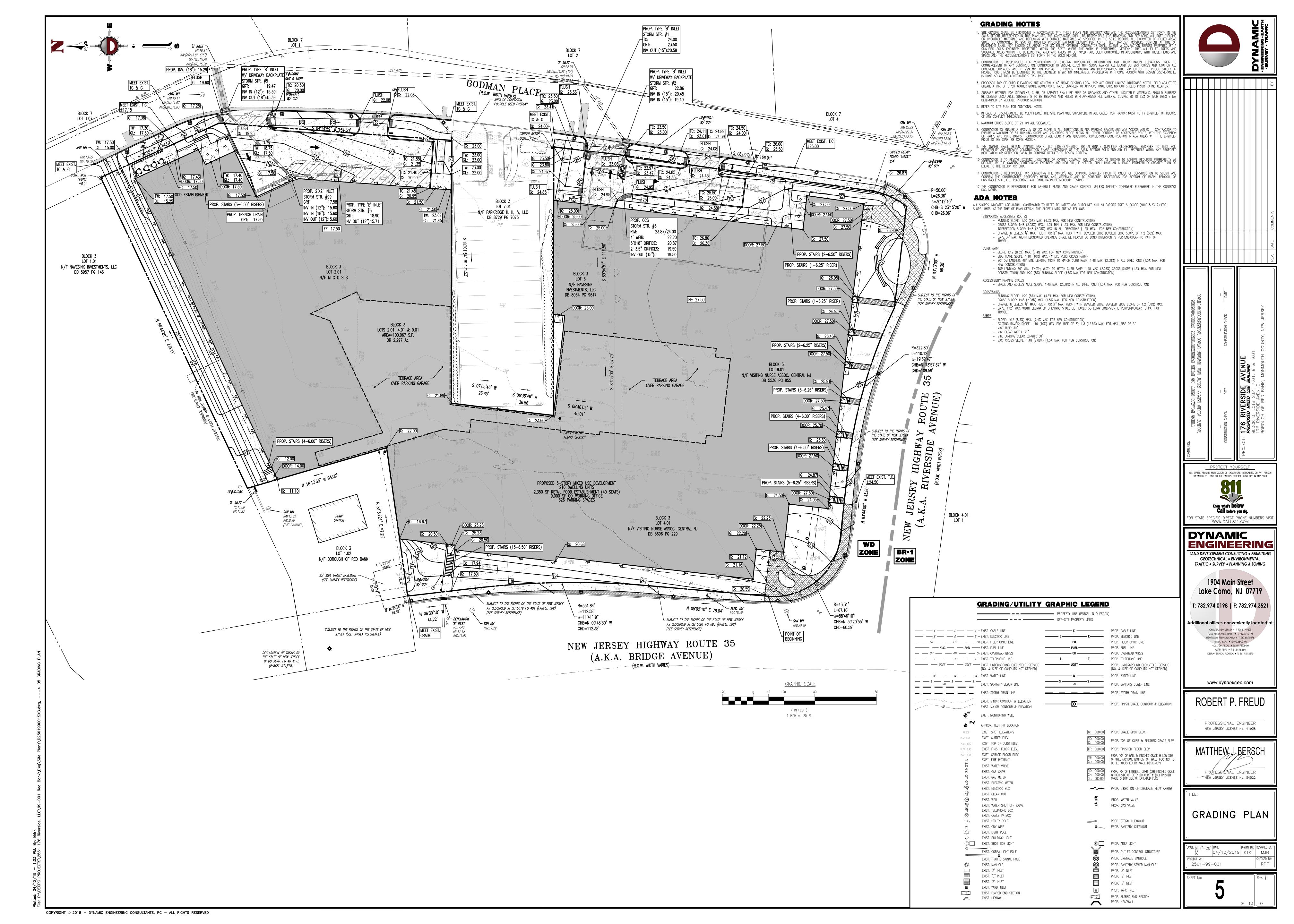
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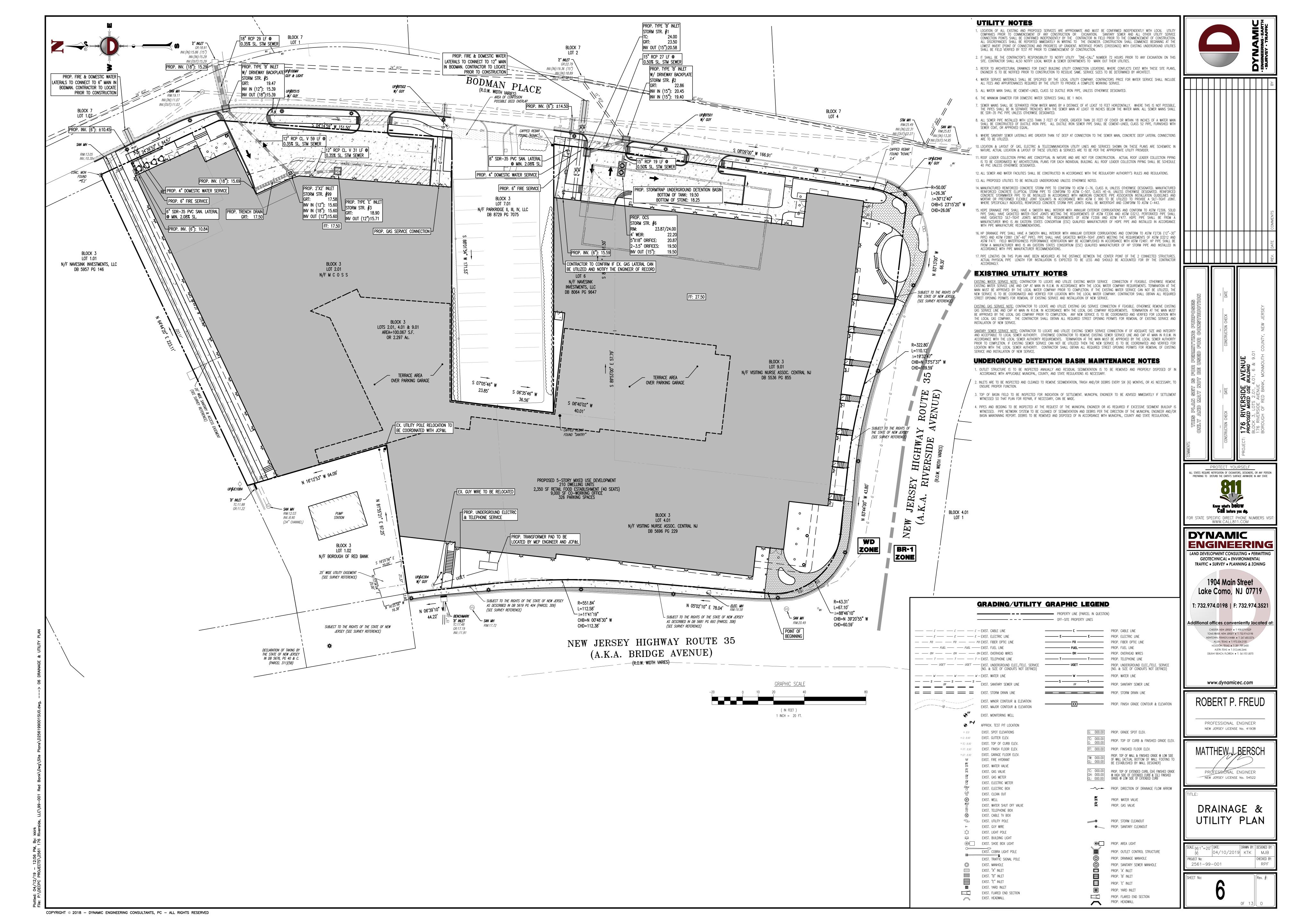
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522

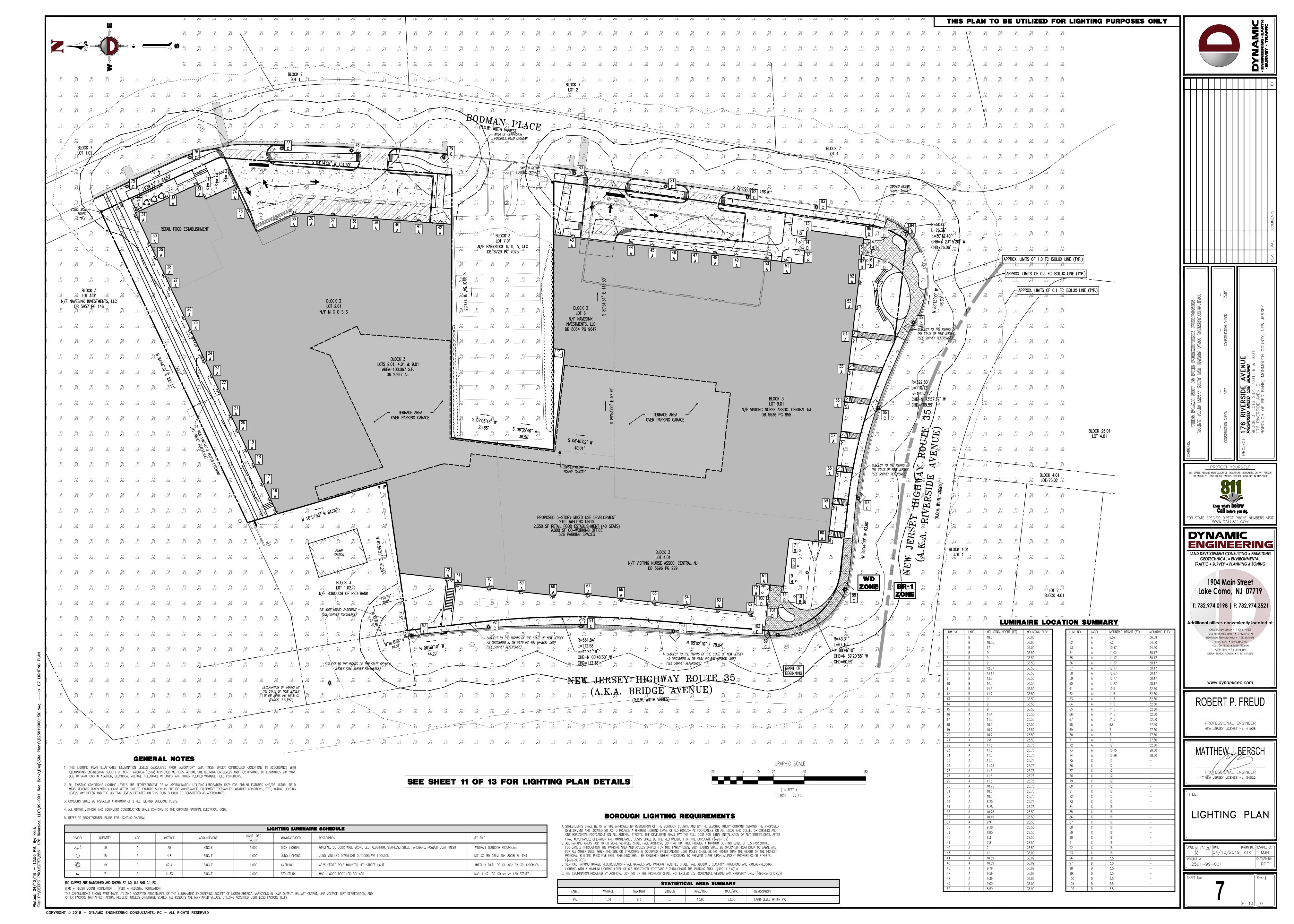
SITE PLAN

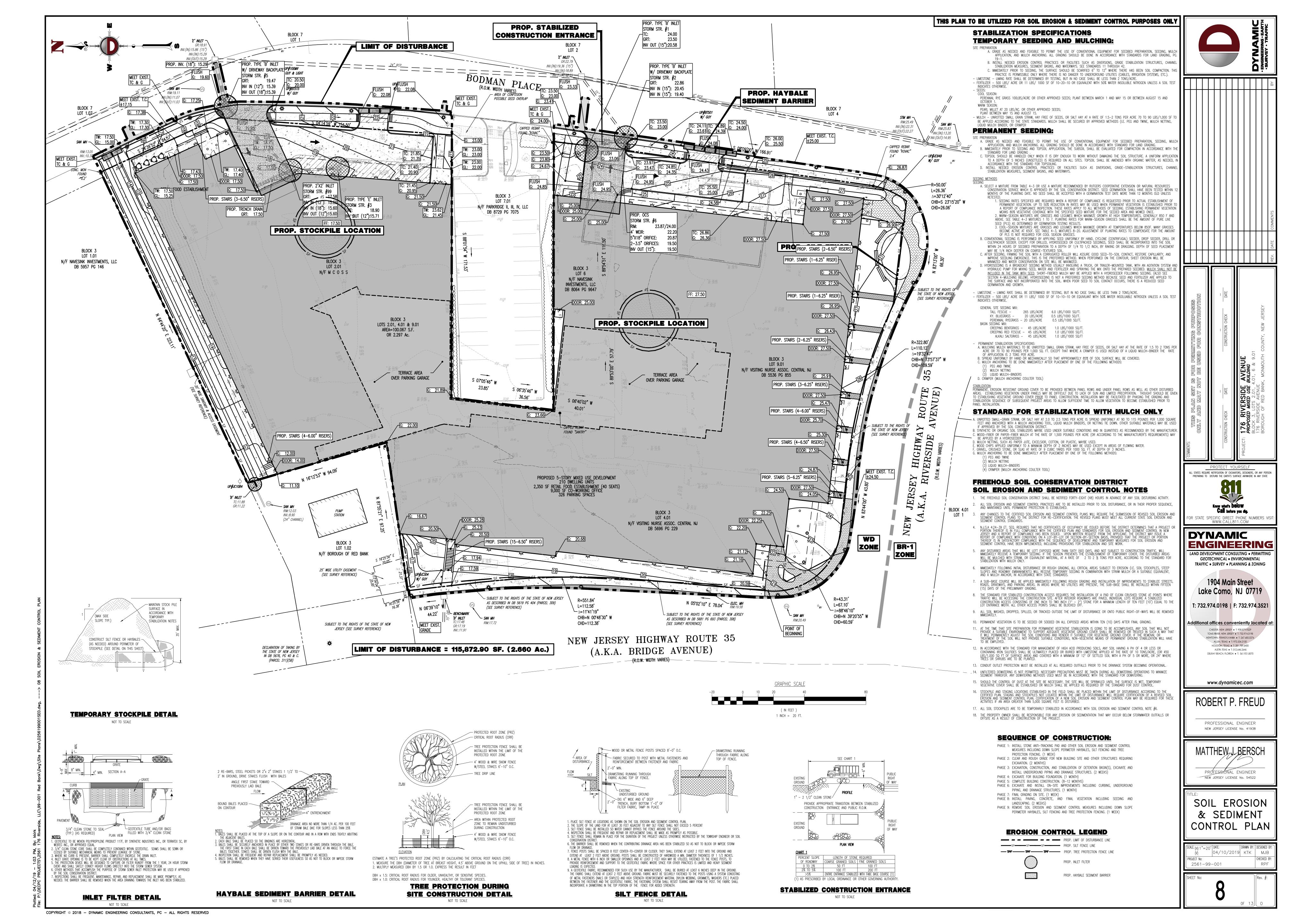
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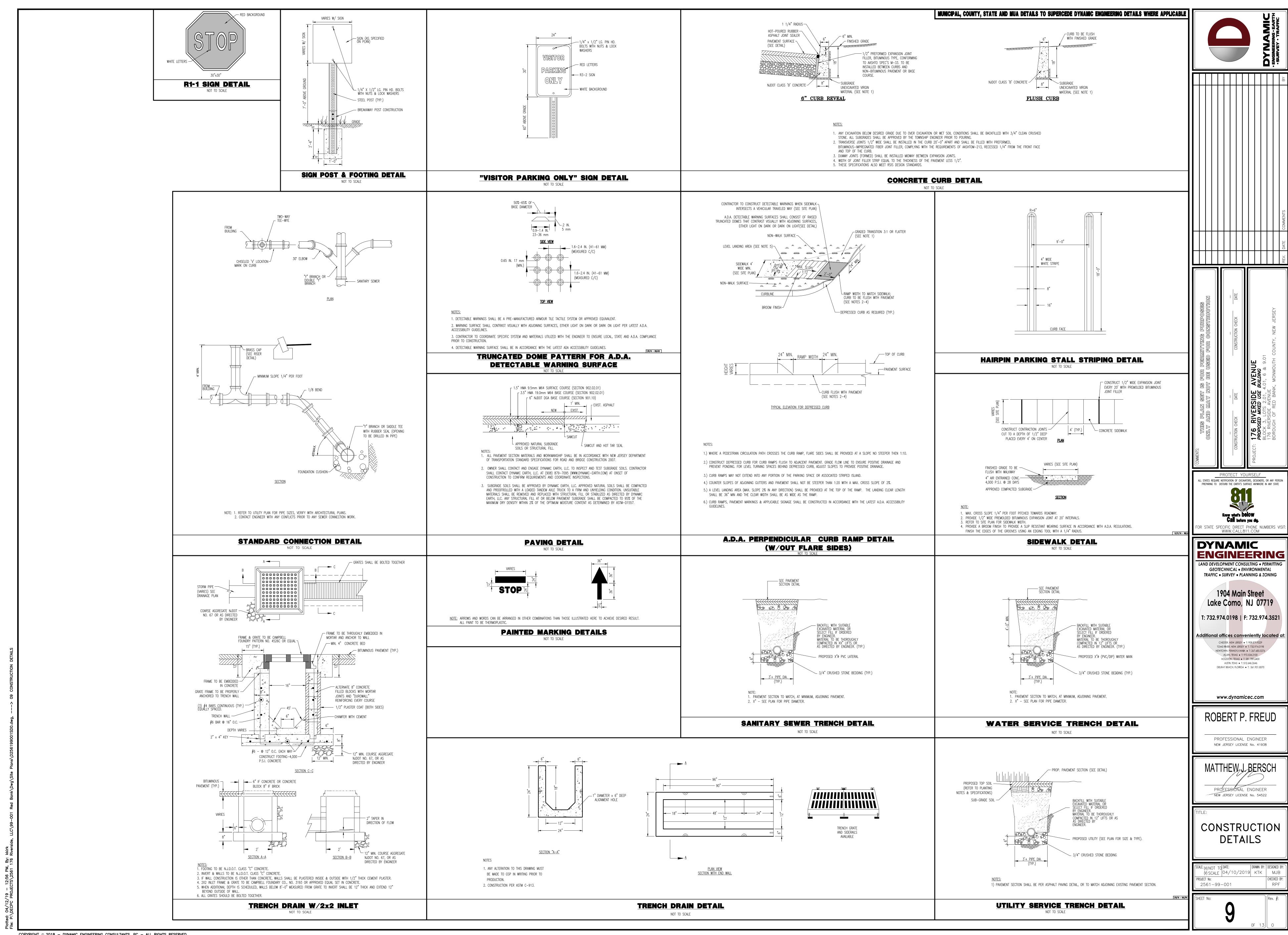
20. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.



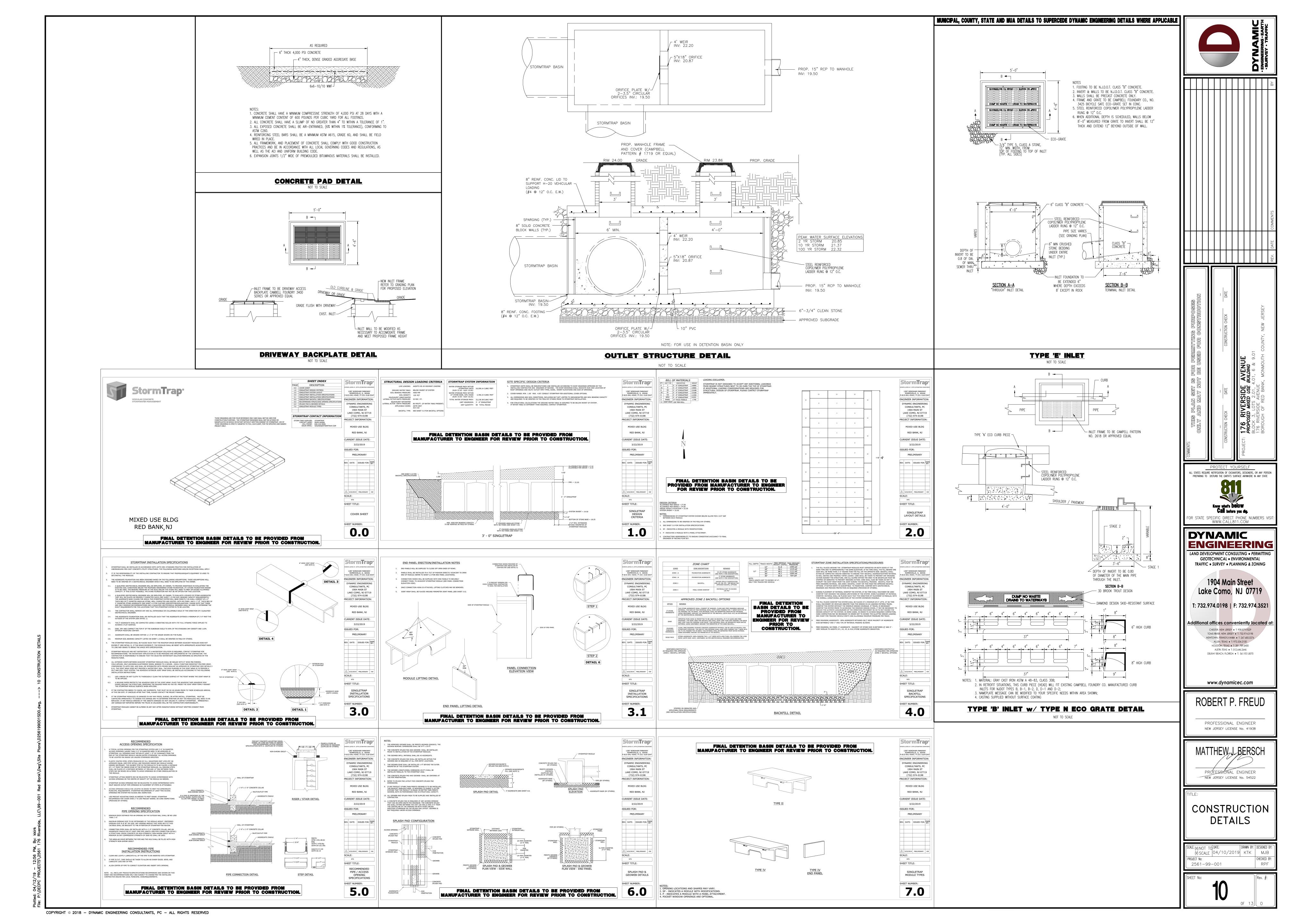


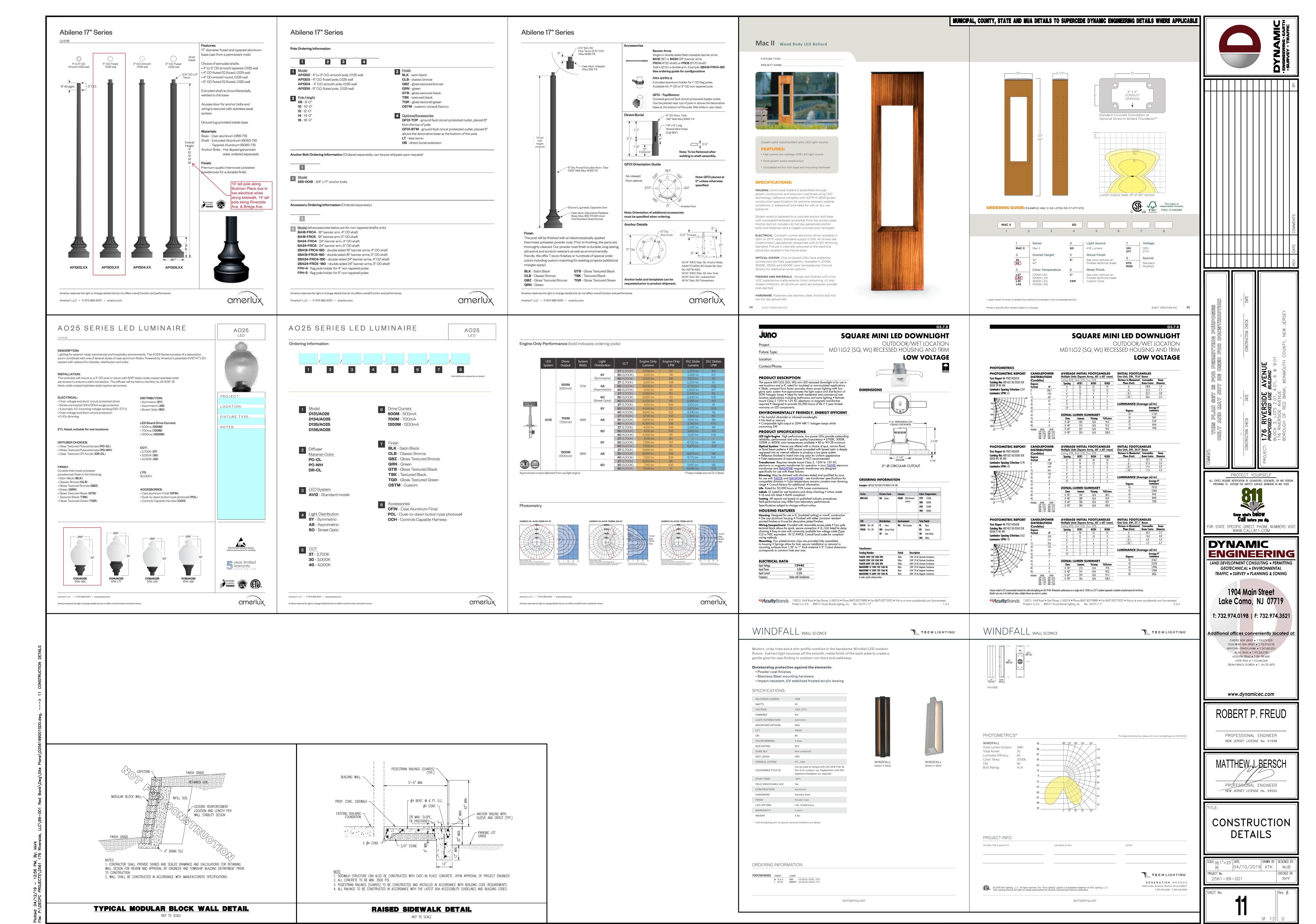




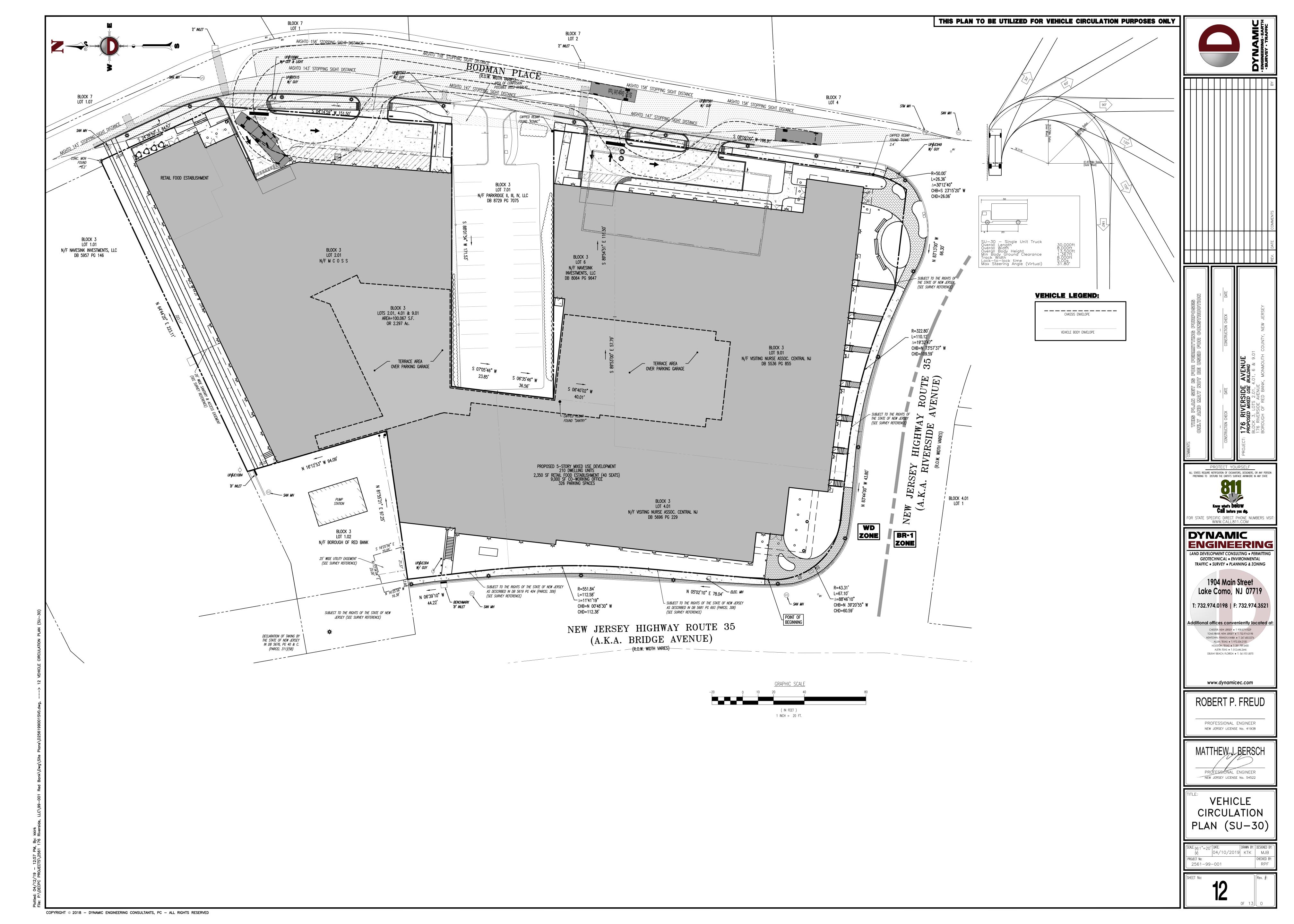


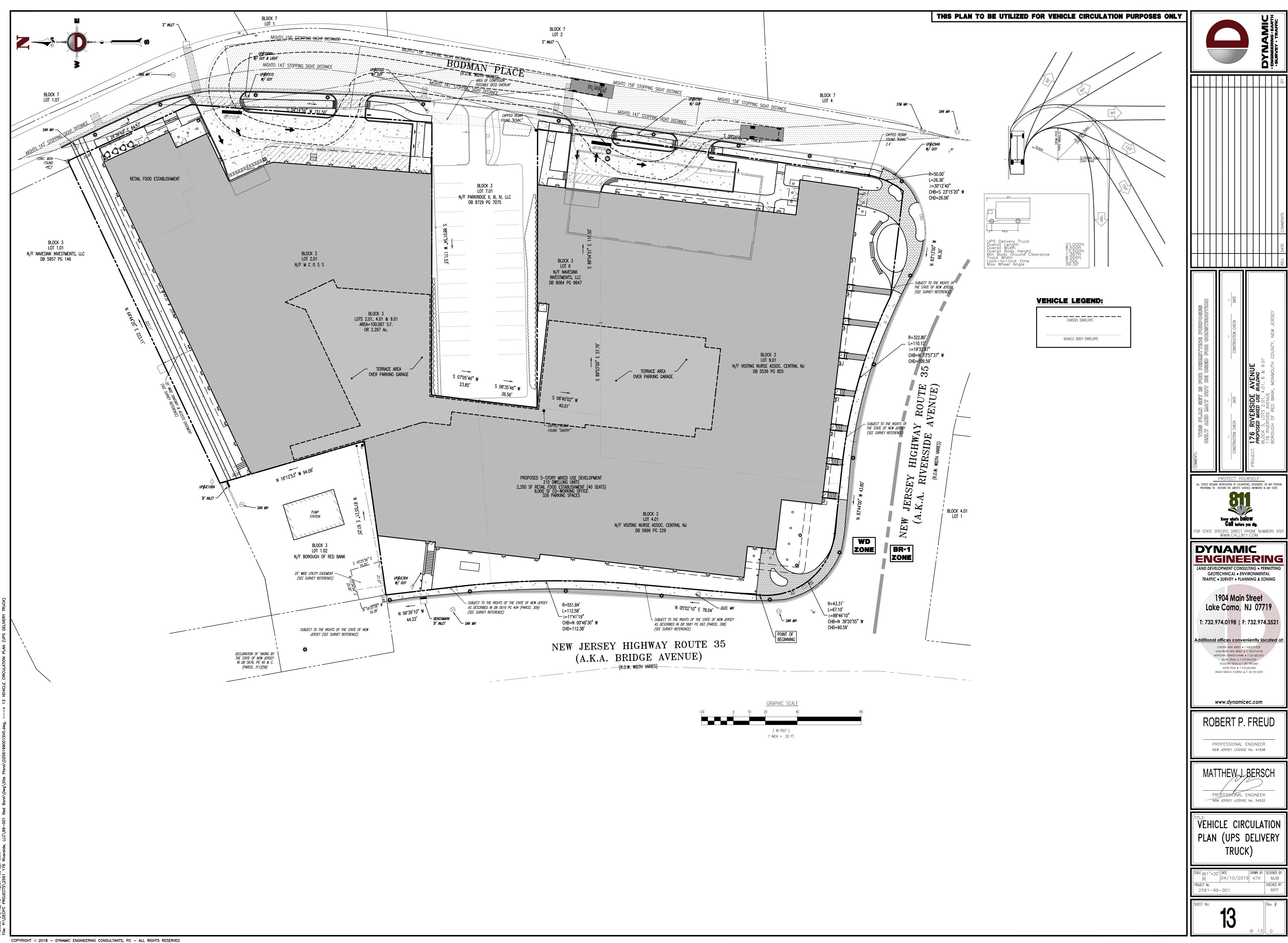
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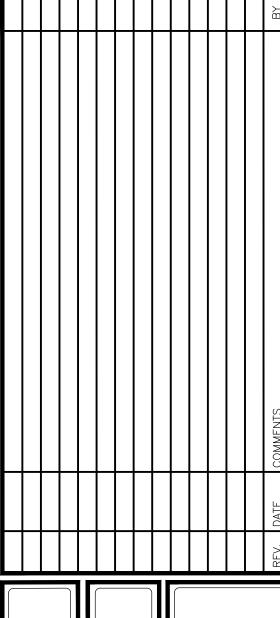




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VEHICLE CIRCULATION PLAN (UPS DELIVERY

ALE: (H) 1"=20' DATE: O4/10/2019 DRAWN BY: DESIGNED BY: MJB

GENERAL NOTES

- 1. THE INFORMATION SHOWN CONCERNING THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- 2. THE CONTRACTOR SHALL CONTACT NJ ONE CALL AT 1-800-272-1000 PRIOR TO THE START OF CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE MARKED OUT BY THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY EXCAVATION WORK.
- 3. ANY DAMAGE TO UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL COST FOR REPAIRS SHALL BE BORNE BY THE CONTRACTOR.
- 4. ALL CONSTRUCTION SHOWN HEREIN, UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2007 AS AMENDED.
- 5. ALL PROPERTY CORNERS OR MONUMENTS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A NEW JERSEY LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF THE EXCESS MATERIALS EXCAVATED OF WHATEVER NATURE AT THEIR OWN EXPENSE. THE OWNER IS NOT OBLIGATED TO SUPPLY A DISPOSAL SITE.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING OF STORAGE AND STAGING AREAS AT NO ADDITIONAL COST TO THE OWNER.
- 8. APPROPRIATE CONSTRUCTION SIGNING SHALL BE INSTALLED FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION. SIGNAGE SHALL BE MAINTAINED DURING CONSTRUCTION AND SHALL BE BAGGED DURING PERIODS OF INACTIVITY.
- 9. ALL UTILITY STRUCTURES (UTILITY BOXES, OIL FILL CAPS, WATER VALVES, GAS VALVES, BILLCO DOORS, ELECTRICAL VAULTS AND ANY OTHER APPURTENANCES) WITHIN THE PROPOSED SIDEWALK RECONSTRUCTION SHALL BE RESET TO CONFORM TO THE PROPOSED FINISHED GRADE.
- 10. CONTRACTOR IS RESPONSIBLE FOR SURVEYING AND STAKING THE PROPOSED CENTERLINE STATIONING AND ALL PROPOSED ELEMENTS AT NO ADDITIONAL COST TO THE OWNER. THE COST FOR THIS SHOULD BE BUILT INTO THE RELATED ITEMS.
- 11. CONTRACTOR'S FIELD STAKEOUT SURVEYOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND NOTING ANY DISCREPANCIES BETWEEN SITE FIELD CONDITIONS AND STAKING PLAN PRIOR TO CONSTRUCTION. SHOULD ANY DISCREPANCIES EXIST, CONTRACTOR'S SURVEYOR SHALL NOTIFY OWNER IN WRITING PRIOR TO COMMENCEMENT OF WORK. TOWNSHIP AND CONSULTANT TEAM ASSUME NO RESPONSIBILITY FOR WORK PERFORMED PRIOR TO FIELD VERIFICATION OF STAKING PLAN.
- 12. THIS PLAN IS A REPRESENTATION OF DESIGN INTENT ONLY AND AS SUCH DENOTES VERTICAL AND HORIZONTAL RELATIONSHIPS, MATERIALS AND FINISHES. CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT SHOP DRAWINGS INDICATING STRUCTURAL DESIGN, AS WELL AS PLANS AND ELEVATIONS, APPROPRIATE TO ENSURE DESIGN INTENT IS MET.
- 13. CONTRACTOR SHALL TAKE CARE TO PROTECT FROM CONSTRUCTION ALL EXISTING TREES, STRUCTURES UNDER/ABOVE GROUND SURFACE THAT ARE TO REMAIN. ANY DAMAGE DONE TO THESE DURING CONSTRUCTION MUST BE REPLACED AT CONTRACTOR'S OWN COST WITHIN THE CONSTRUCTION PERIOD.
- 14. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR CONSTRUCTION FROM THE APPROPRIATE LOCAL, STATE AND FEDERAL AGENCIES.
- 15. CONTRACTOR SHALL LEAVE THE SITE EACH DAY IN AN ORDERLY FASHION AND SHOULD REMOVE ALL LITTER, REFUSE, DEBRIS AND HAZARDOUS MATERIALS FROM THE SITE DAILY, IN COMPLIANCE WITH APPROPRIATE LOCAL, STATE, AND FEDERAL REGULATIONS. CONTRACTOR SHALL TAKE MEASURES TO LIMIT THE AMOUNT OF SOIL LEAVING THE SITE ON EQUIPMENT. ANY DEBRIS ON ROAD SURFACES OR SIDEWALK SHOULD BE CLEANED DAILY.
- 16. IF APPLICABLE, THE CONTRACTOR MUST PROVIDE A PORTABLE RESTROOM UNIT FOR THE DURATION OF THE PROJECT IN A LOCATION APPROVED BY THE OWNER.
- 17. CONTRACTOR SHALL BE REQUIRED TO SAFELY SECURE THE SITE THROUGHOUT THE DURATION OF CONSTRUCTION AND FINAL APPROVAL. ALL COSTS ASSOCIATED WITH SECURING THE SITE, INCLUDING TEMPORARY FENCING, SHALL BE INCLUDED IN THE VARIOUS ITEMS ABOVE. ANY DAMAGE OF VANDALISM (SUCH AS FOOTSTEPS/HAND PRINTS IN SIDEWALK, BROKEN AND DAMAGED FURNITURE, ETC.) THAT OCCURS DURING THE CONSTRUCTION PERIOD WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND CONSIDERED DUE TO LACK OF SECURED SITE. ALL COSTS ASSOCIATED WITH WORK TO REMEDY THE DAMAGE SHALL BE BORNE BY THE CONTRACTOR.
- 18. ALL DISTURBED SHRUBS, FENCING, SIGNS, MAIL BOXES, DRIVES, ETC. SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS RESTORATION, UNLESS SPECIFIED ELSEWHERE.

MATERIALS & LAYOUT NOTES

- 1. ALL CONSTRUCTION SHOWN HEREIN, UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2007 AS AMENDED.
- 2. CONTRACTOR SHALL LAYOUT AND STAKE IN THE FIELD THE ALIGNMENT OF ALL CURBS, PAVEMENTS AND OTHER IMPROVEMENTS FOR REVIEW BY THE TOWNSHIP. CONTRACTOR MAY NOT PROCEED WITH CONSTRUCTION OF IMPROVEMENTS UNTIL FINAL APPROVAL OF THE LAYOUT IS GRANTED BY THE TOWNSHIP.
- 3. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, BOTH ABOVE AND BELOW THE SURFACE. ANY DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE TOWNSHIP IN WRITING, PRIOR TO COMMENCING WORK. DO NOT WILLFULLY PROCEED WITH WORK IF ANY DISCREPANCIES ARE DISCOVERED, OTHERWISE. ALL COSTS ASSOCIATED WITH THIS WORK SHALL BE BORNE BY THE CONTRACTOR.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES OR STRUCTURES.
- 5. NO CHANGES SHALL BE MADE TO THE DESIGN OR LAYOUT WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP. LAYOUT THE WORK AS DIMENSIONED OR STATIONED ON THE PLANS. WRITTEN DIMENSIONS SHALL GOVERN. DO NOT SCALE DISTANCES.
- 6. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
 - 6.1 ALL CURB RAMPS SHALL BE ADA COMPLIANT.
 - 6.2 SPECIAL CARE SHOULD BE TAKEN TO ENSURE THAT CURB RAMPS ARE NOT LOCATED AT LOW POINTS. PAVEMENT AT THE BASE OF THE CURB RAMP SHALL BE SLOPED HORIZONTALLY AT 1% MINIMUM AWAY FROM THE CURB RAMP AND TOWARDS INLETS. THIS IS TO ENSURE THAT PUDDLING IS AVOIDED AT CURB RAMPS.
 - 6.3 CURB RAMPS AND SIDEWALKS THAT ARE NOT CONSTRUCTED IN COMPLIANCE WITH ADA ACCESSIBILITY REQUIREMENTS INCLUDING MAXIMUM RUNNING SLOPES, MAXIMUM CROSS SLOPES, LANDING AREA LOCATION AND SIZE, DIVERGING SIDEWALK DROP OFF PROTECTION, BLENDED TRANSITIONS, BLENDED TRANSITION RUNNING SLOPES AND CROSS SLOPES, FLARE WIDTHS, GRADE BREAKS AND GRADE BREAK DIRECTIONS, CLEAR SPACE SIZE AND LOCATION, WILL NOT BE ACCEPTED.
 - 6.4 BIDS THAT TAKE ADVANTAGE OF ANY ERRORS AND/OR OMISSIONS IN THE CONTRACT DRAWINGS OR DISCREPANCIES WITH THE SPECIAL PROVISIONS WILL NOT BE ACCEPTED. IN THE EVENT ANY SUCH ERROR, OMISSION, OR DISCREPANCIES ARE DISCOVERED, IMMEDIATELY NOTIFY THE ENGINEER. FAILURE TO NOTIFY THE ENGINEER WILL CONSTITUTE A WAIVER OF ALL CLAIMS FOR MISUNDERSTANDINGS, AMBIGUITIES, OR OTHER SITUATIONS RESULTING FROM THE ERROR, OMISSION, OR DISCREPANCY.
 - 6.5 ALL MINIMUM AND MAXIMUM DIMENSIONS CONTAINED IN THE CONTRACT DRAWINGS ARE ABSOLUTE. ACCEPTANCE WILL NOT BE ISSUED IF ANY NEWLY CONSTRUCTED RAMP DOES NOT COMPLY WITH THE APPROVED DRAWINGS, CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 - 6.6 ALTERATIONS TO EXISTING FACILITIES MUST MEET THE ADA REQUIREMENTS TO THE MAXIMUM EXTENT FEASIBLE. FOR ALTERATIONS WHERE IT IS TECHNICALLY INFEASIBLE TO MEET THE ADA REQUIREMENTS, A TECHNICALLY INFEASIBLE DOCUMENT MUST BE SUBMITTED TO THE TOWNSHIP TO DOCUMENT THAT ACCESS HAS BEEN PROVIDED TO THE MAXIMUM EXTENT FEASIBLE. DO NOT BEGIN CONSTRUCTION OF THE CURB RAMP OR DRIVEWAY CROSSING UNTIL APPROVAL OF TECHNICAL INFEASIBLE DOCUMENT IS OBTAINED FROM THE TOWNSHIP.
- 7. ALL SITE FURNITURE LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE TOWNSHIP PRIOR TO INSTALLATION.
- 8. ALL SIDEWALKS SHALL HAVE A RUNNING SLOPE OF NO GREATER THAN 5% AND A CROSS SLOPE NO GREATER THAN 2% (PER ADAAG) UNLESS NOTED OTHERWISE ON GRADING PLAN.
- 9. ALL NEW CURBS AND PAVEMENTS SHALL MEET EXISTING CURBS & PAVEMENTS SMOOTH AND FLUSH.
- 10. NEW CURBS, WALLS, AND PAVEMENTS SHALL BE BUILT TO A SMOOTH EVEN FINISH WITH A CONSISTENT TOP AND PROFILE WITHOUT WAVES OR IRREGULARITIES. ANY WORK NOT MEETING THIS QUALITY STANDARD SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 11. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN OBSTRUCTIONS AND /OR GRADE DIFFERENCES EXISTS THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. DO NOT PROCEED WITH CONSTRUCTION AND ORDERING MATERIALS WHEN INFORMATION IS INCOMPLETE OR OTHER DISCREPANCIES MAY EXIST. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE TOWNSHIP OF SUCH CONDITIONS. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- 12. CONTRACTOR IS RESPONSIBLE FOR POWER AND WATER NEEDED DURING CONSTRUCTION.

PLANTING NOTES

- 1. DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- 2. ALL TREES SHALL BE TAGGED BY THE LANDSCAPE ARCHITECT AT A NURSERY SELECTED BY THE CONTRACTOR .
- 3. IF CONFLICTS ARISE BETWEEN THE ACTUAL SIZE OF PLANTING AREAS ON THE SITE AND THE DRAWINGS, CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- 4. GROUNDCOVERS AND SHRUBS ARE TO BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- 5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIAL FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR "LANDSCAPE ARCHITECT TAGGED" PLANT MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIAL PER THE SPECIFICATIONS.
- 6. THE ACTUAL LOCATION OF PLANT MATERIAL MAY VARY DUE TO FIELD CONDITIONS. FINAL PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PITS ARE DUG. NO PLANTS SHALL BE PUT INTO GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE TOWNSHIP.
- 7. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY OR MORE OFTEN DURING THE FIRST GROWING SEASON. THE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- 8. ANY PLANT DEEMED NOT AVAILABLE BY THE CONTRACTOR SHALL BE NOTED IN THE BID AS A CONDITION OF BID. FAILURE TO QUALIFY AVAILABILITY OF SPECIFIED MATERIAL SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR SUPPLYING ALL MATERIALS AS SPECIFIED.

PLANT SCHEDULE

KEY	QTY.	GENUS SPECIES	COMMON NAME	SIZE	SPEC.	REMARKS
TREES	S					
Ac	4	Amelanchier canadensis	Serviceberry	3.5"	B+B	Multi-stem
Bn	2	Betula nigra 'Dura Heat'	River Birch	3.5"	B+B	Multi-stem
Сс	6	Cercis canadensis	Eastern Redbud	3.5"	B+B	Limbed to 5' straight leader
Cf	3	Cornus florida	Flowering Dogwood	3.5"	B+B	Limbed to 5' straight leader
Pr	3	Pinus rigida	Pitch Pine	3.5"	B+B	Limbed to 7' straight leader
Ls	2	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	3.5"	B+B	Limbed to 7' straight leader
Lt	2	Liriodendron tulipifera 'JFS-0Z' - Emerald City	Emerald City Tulip	3.5"	B+B	Limbed to 7' straight leader
Ns	2	Nyssa sylvatica 'Wildfire'	Blackgum	3.5"	B+B	Limbed to 7' straight leader
Qb	2	Quercus bicolor	Swamp White Oak	3.5"	B+B	Limbed to 7' straight leader
Sr	4	Syringa reticulata 'Summer Snow'	Japanese Tree Lilac	3.5"	B+B	Limbed to 7' straight leader
Up	2	Ulmus americana 'Princeton'	Princeton Elm	3.5"	B+B	Limbed to 7' straight leader
Zs	2	Zelkova serrata 'Schmidtlow'	Wireless Zelkova	3.5"	B+B	Limbed to 7' straight leader
HERB	ACEOL	S PLANTS				
		Achillea millefolium	Common Yarrow	18" HT.		
		Asclepias incarnata	Swamp Milkweed	18" HT.		
		Campsis radicans	Trumpet vine	18" HT.		
		Chelone glabra	White Turtlehead	18" HT.		
		Echinacea purpurea	Purple Coneflower	18" HT.		
		Eutrochium maculatum	Spotted Joe Pye Weed	18" HT.		
		Ilex verticillata	Winterberry Holly	18" HT.		
		Liatris spicata	Dense Gayfeather	18" HT.		
		Lilium superbum	Turk's Cap Lilly	18" HT.		
		Lindera benzoin	Spicebush	18" HT.		
		Monarda didyma	Scarlet Beebalm	18" HT.		
		Myrica pensylvanica	Bayberry	18" HT.		
		Panicum virgatum	Switchgrass	18" HT.		
		Parthenocissus quinquefolia	Virginia Creeper	18" HT.		
		Rhododendron viscosum	Swamp Azalea	18" HT.		
		Rosa rugosa	Beach Rose	18" HT.		
		Rudbeckia hirta	Black-Eyed Susan	18" HT.		
		Solidago nemoralis	Gray Goldenrod	18" HT.		
		Symphyotrichum novae-angliae	New England American Aster	18" HT.		
		Vernonia noveboracensis	Ironweed	18" HT.		
		Viburnum densiflora	Arrowwood Viburnum	18" HT.		
GRAS	SES					
		Carex swanii	Swan's Sedge	12" HT.		
		Eragrostis spectabilis	Purple Lovegrass	18" HT.		
		Schizachyrium scoparium	Little False Bluestem	24" HT.		
		Saccharum giganteum	Sugercane Plume Grass	18" HT.		
		Tripsacum dactyloides	Eastern Mock Grama	18" HT.		

LEGEND

PROPOSED	ELEMENTS	EXISTING EL	EMENTS	ABBR	EVIATIONS
246	PROPOSED CONTOUR	123-	CONTOUR	TC BC TDC	TOP OF CURB BOTTOM OF CURB TOP OF DROP CURB
243.5	SPOT ELEVATION	× 123.45	SPOT ELEVATION	NO N.T.S.	NUMBER NOT TO SCALE DETAIL
	SLOPE	×	HYDRANT	DET. MAX. TEMP.	MAXIMUM TEMPORARY TYPICAL
	LIMIT OF DISTURBANCE	M	UTILITY VALVE	TYP. REF. EQ. DIA.	REFERENCE EQUAL DIAMETER
	CONCRETE PAVEMENT		GAS METER	DIA. DWG. TW BW	DRAWING TOP OF WALL BOTTOM OF WALL
	CONCRETE UNIT PAVERS		SIGN	H.P. L.P. CL	HIGH POINT LOW POINT CENTERLINE
	DECOMPOSED GRANITE		INLET	LA F.O.C. P.T.	LANDSCAPE ARCHITECT FACE OF CURB POINT OF TANGENCY
	BENCH	8"	EXISTING TREE	P.T. P.C. L R	POINT OF CURVATURE LEFT OF STATION LINE
	PEBBLE SEATING	•	PARKING METER	C.W. S.W. P.W.	RIGHT OF STATION LINE CONCRETE WALK SLATE WALK PAVED WALK
	TRASH RECEPTACLE	₽€	TRAFFIC SIGNAL	B.W. E.O.P. L.S.A.	BRICK WALK EDGE OF PAVEMENT
+	PEDESTRIAN SCALE LIGHT		MANHOLE (M.H.)	L.S.A.	LANDSCAPED AREA
	LIGHT BOLLARD	•	MONITORING WELL		
M	WOOD POST		FENCE		
+	TREE		PROPERTY LINE/ROW LINE		
\odot	ORNAMENTAL TREE	= = =	U.G. STORM		
	RAIN GARDEN		U.G. SANITARY		
+ +	GROUNDCOVERS/ GRASSES/ PERENNIALS	w	U.G. WATER		
	LAWN	—— G——-	U.G. GAS		
		—— E——-	U.G. ELECTRIC		
			U.G. FIBER OPTIC		

U.G. UNKNOWN

OVERHEAD WIRES

UTILITY POLE GUY WIRE

UTILITY POLE WITH LIGHT

UTILITY POLE

— — —

-0-

LIGHT

176 RIVERSIDE AVE.

Red Bank, NJ Preliminary and Final Site Plan Submission

Client/Applicant:
176 Riverside, LLC
359 Springfield Avenue
Summit, NJ 07901

Role: Landscape Architecture



Street Design Studio 507 Bloomfield Ave, 2nd FL. Montclair, New Jersey 07042 USA

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info@arterialstreets.com

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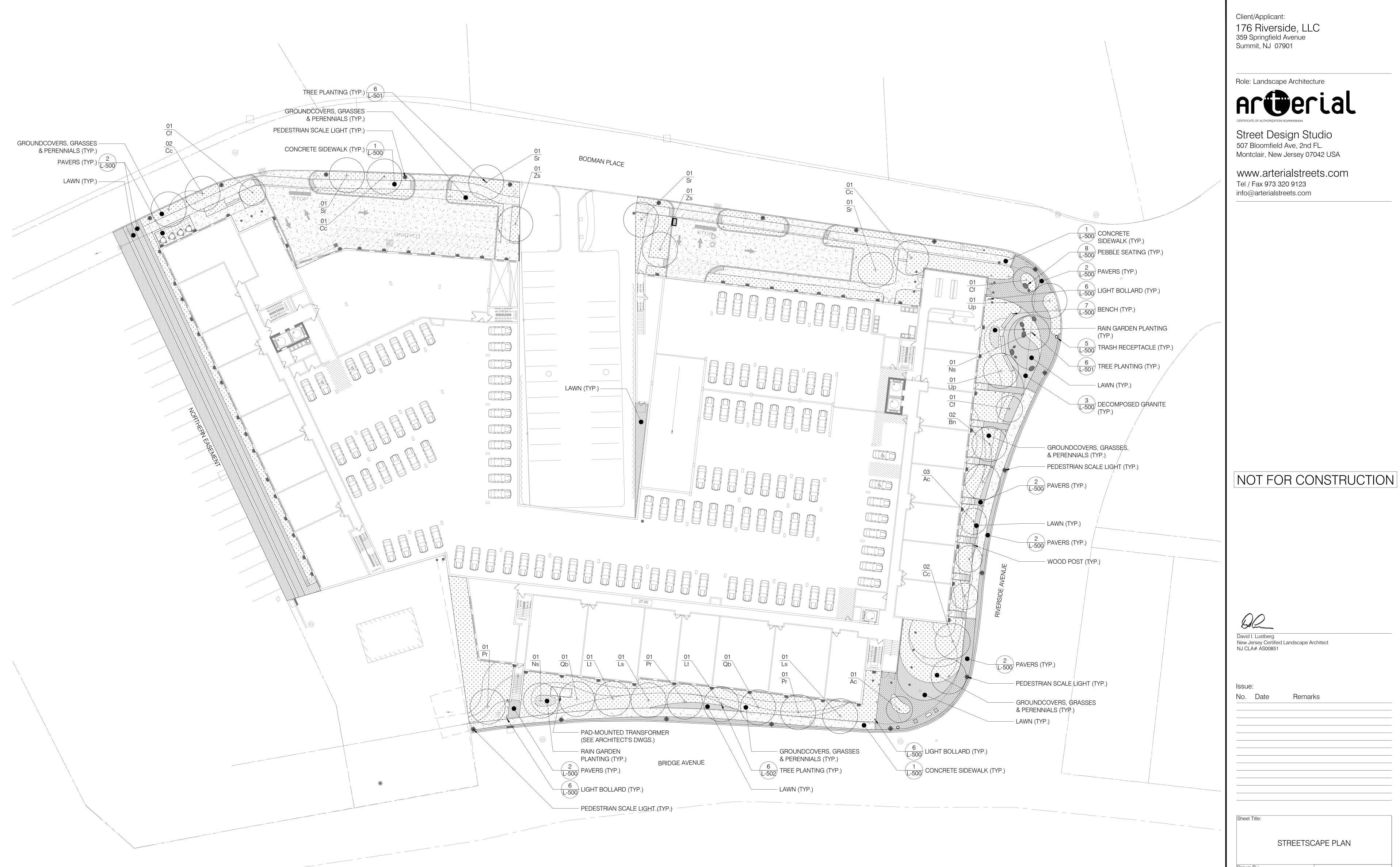
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David I. Lustberg
New Jersey Certified Landscape Architec
NJ CLA# AS00851

Issue:

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Remarks

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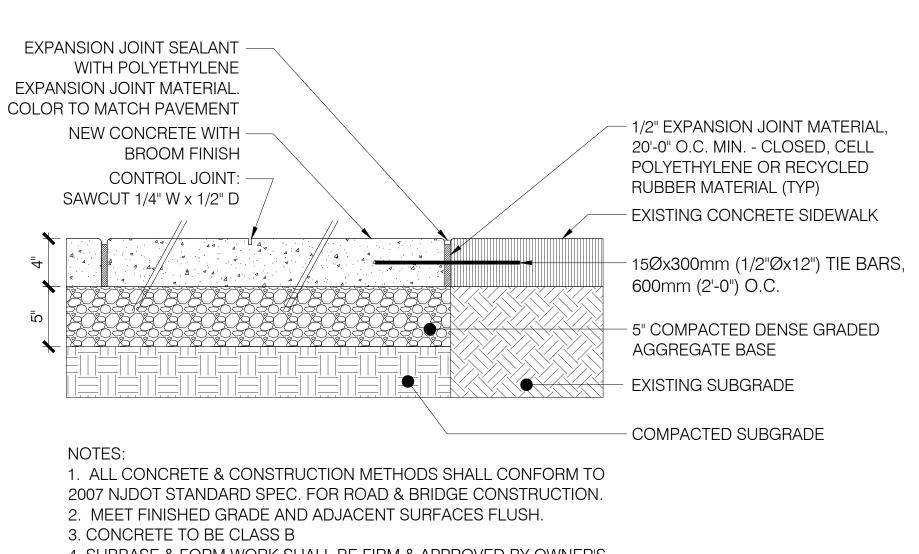
Red Bank, NJ

Preliminary and Final Site Plan Submission

L-101 04/08/2019

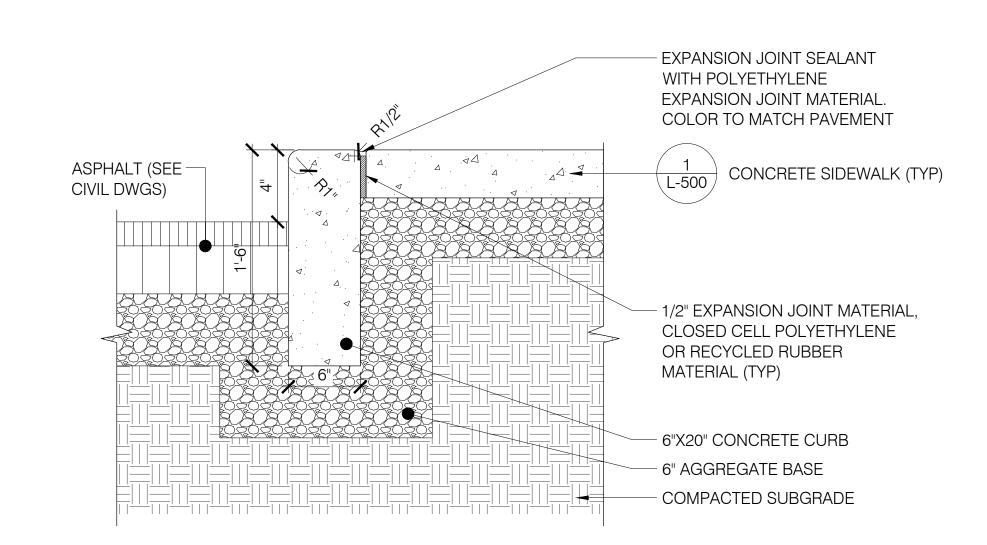
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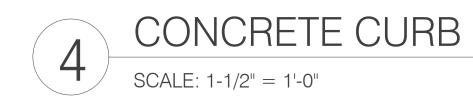
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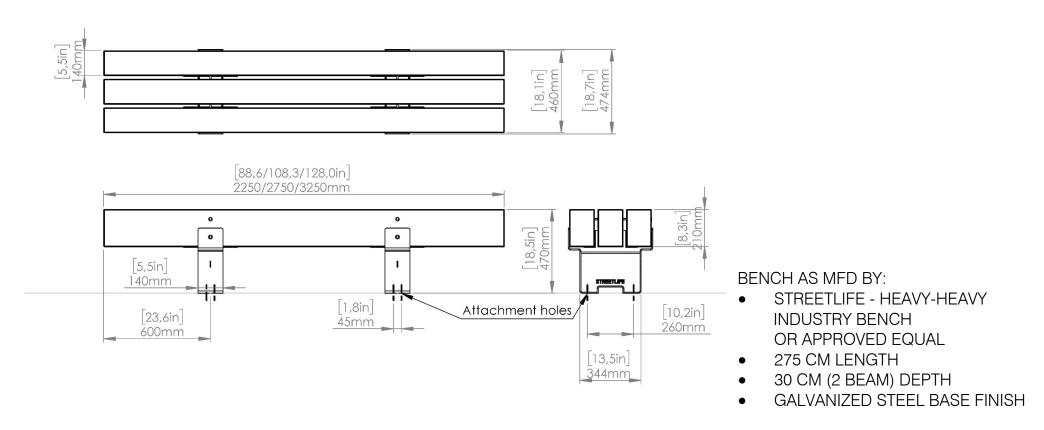


- 4. SUBBASE & FORM WORK SHALL BE FIRM & APPROVED BY OWNER'S
- REPRESENTATIVE PRIOR TO POURING.
- 5. PROVIDE 1/2" EXPANSION JOINT FILLER, BACKER ROD & SEALANT AT ALL CURBS, BLDGS, WALLS, OR EVERY 20' O.C. MAX.

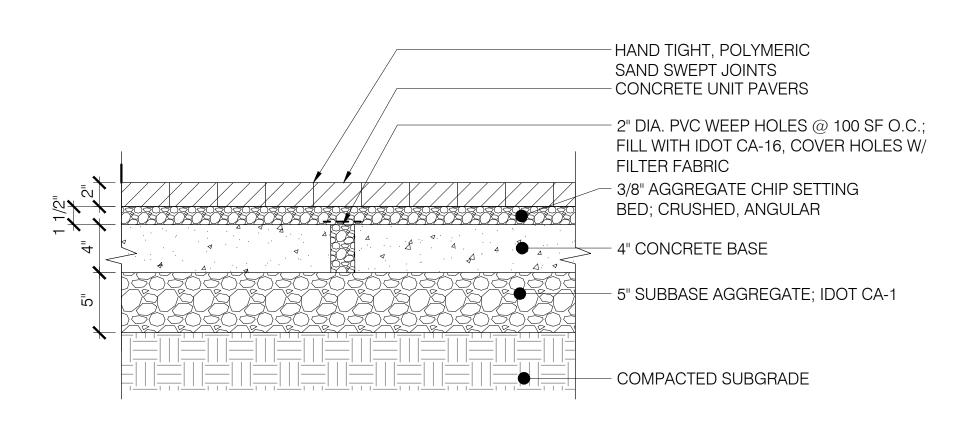




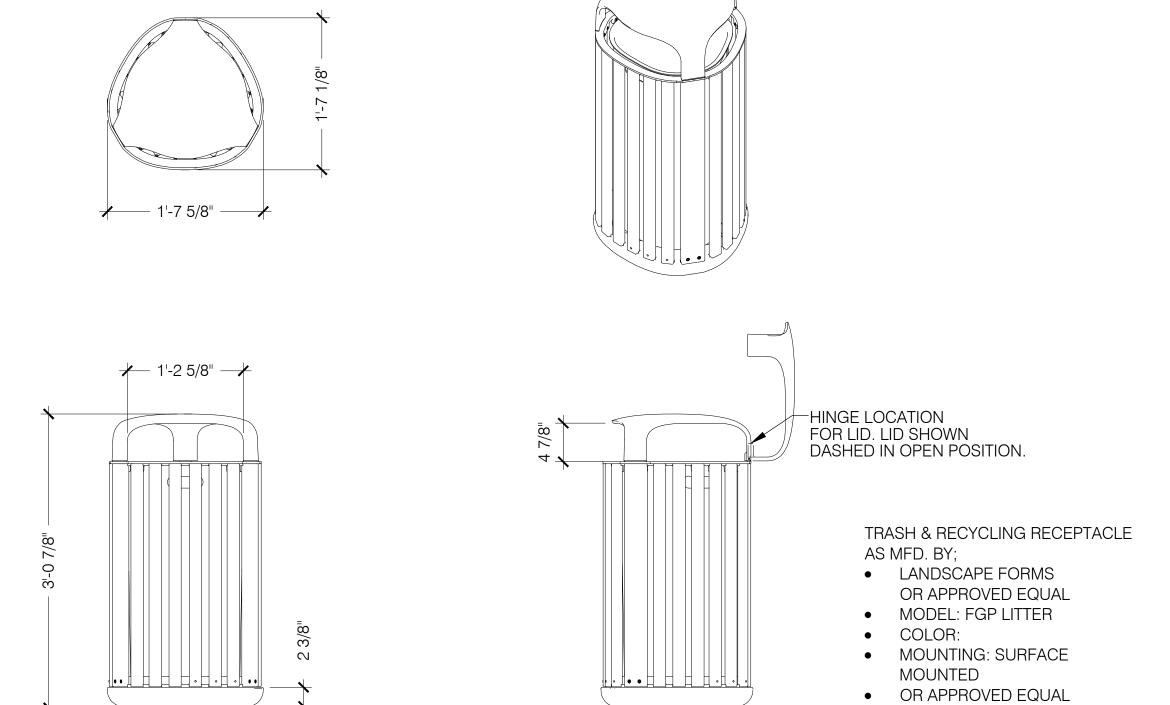




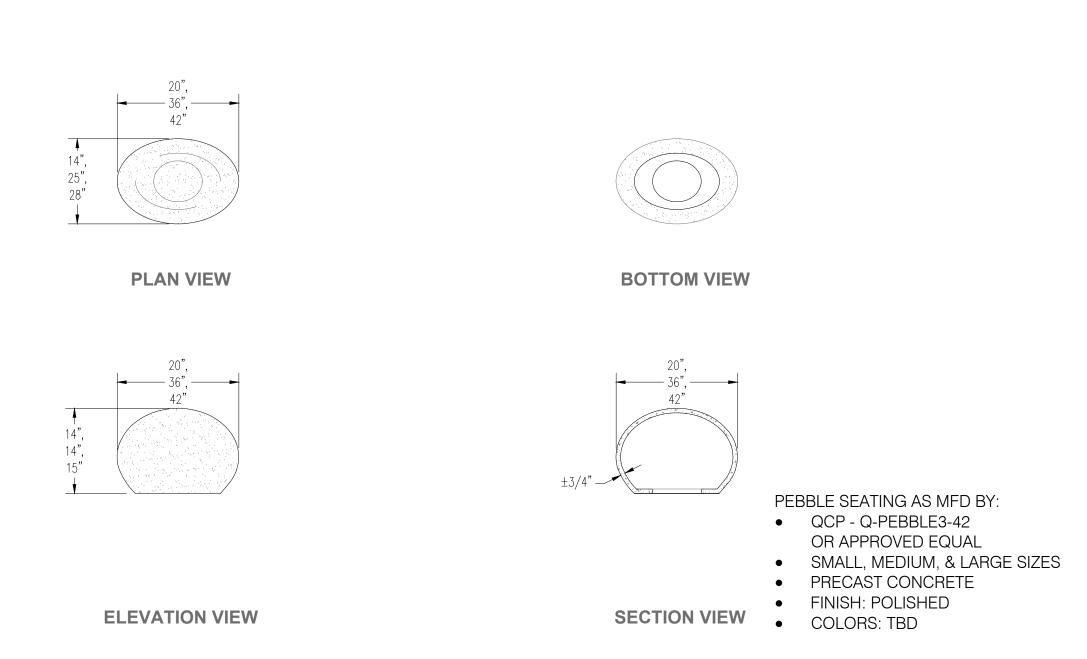




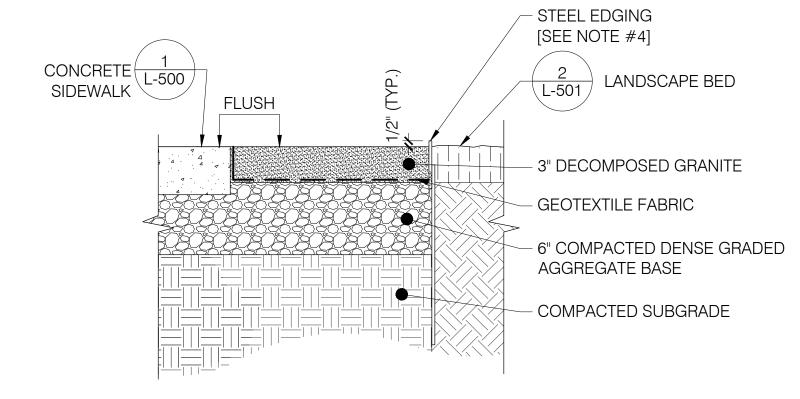
CONCRETE UNIT PAVERS SCALE: 1 1/2" = 1'-0"



TRASH RECEPTACLE SCALE: 1" = 1'-0"



PEBBLE SEATING



- 1. DECOMPOSED GRANITE MFD. BY KAFKA GRANITE OR APPROVED EQUAL
- 2. PRODUCT: STABILIZED PATHWAY MIX
- 3. COLOR: T.B.D.
- 4. STEEL EDGING SHALL BE MODEL 'STEEL LANDSCAPE EDGING' 3/16" X 4" X 16',15" LONG STEEL STAKES MANUFACTURED BY SURE-LOC OR APPROVED EQAUL; PAINTED POWDERCOAT BLACK

DECOMPOSED GRANITE SCALE: 1 1/2" = 1'-0"

- LIGHT BOLLARD AS MFD BY:
- STRUCTURA MAC II 42 L30SO
 OR APPROVED EQUAL
 CONCEALED ANCHOR BOLT BASE

LIGHT BOLLARD

NOT FOR CONSTRUCTION

176 RIVERSIDE AVE.

Preliminary and Final Site Plan

Red Bank, NJ

Submission

Client/Applicant:

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Role: Landscape Architecture

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Issue:

No.	Date	Remarks	

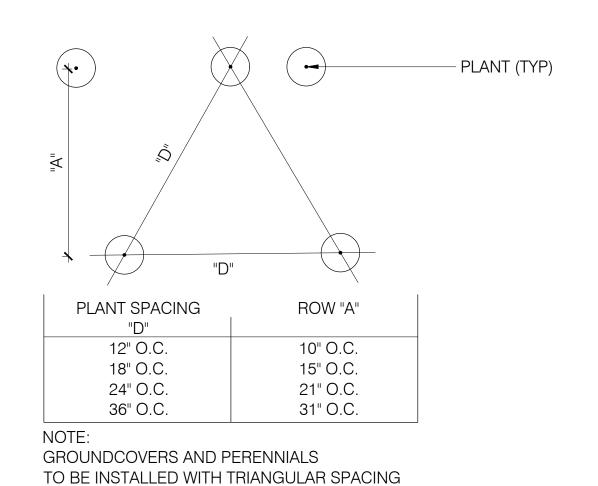
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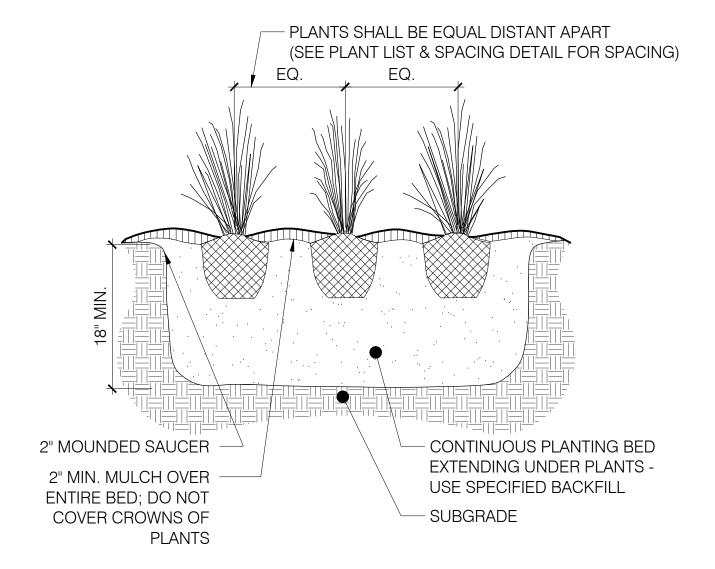
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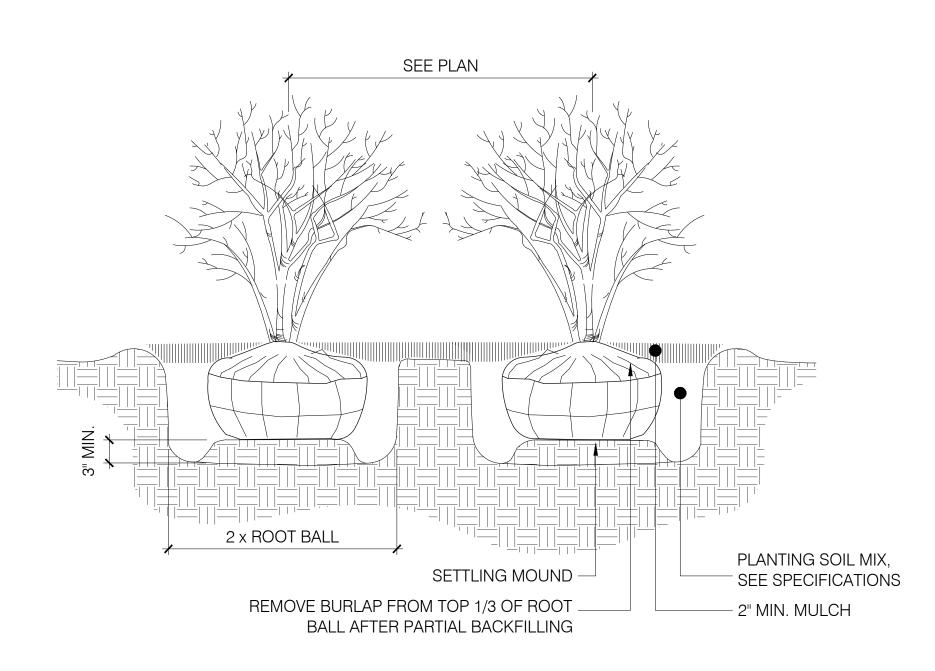
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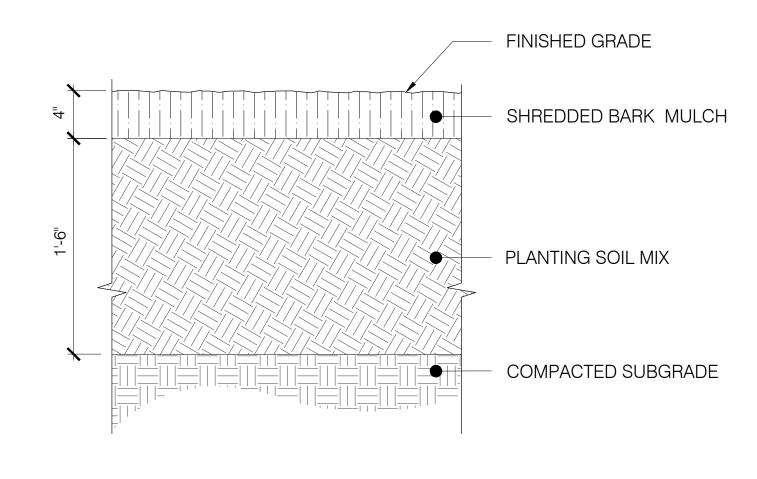




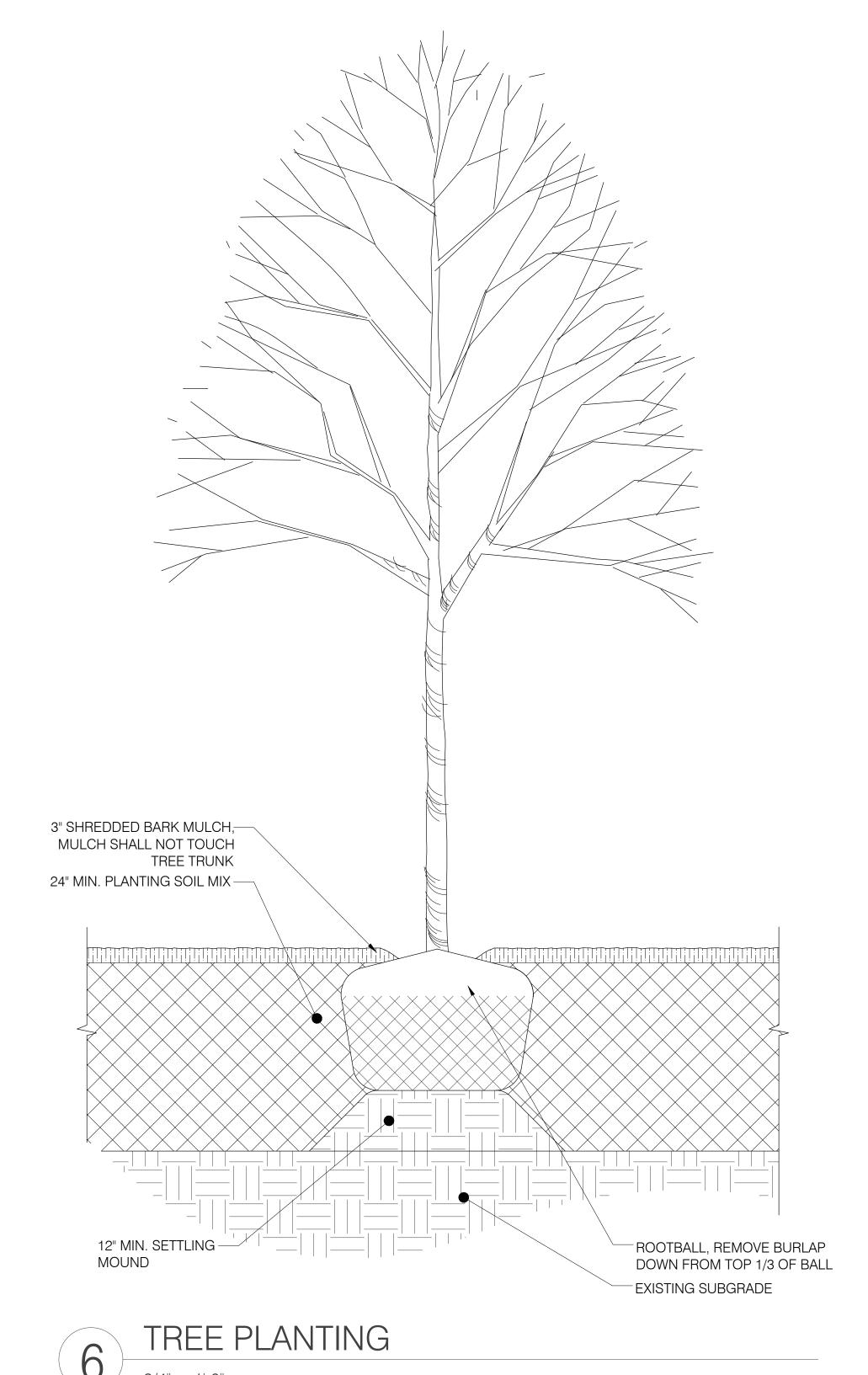
GRASS/PERENNIAL PLANTING

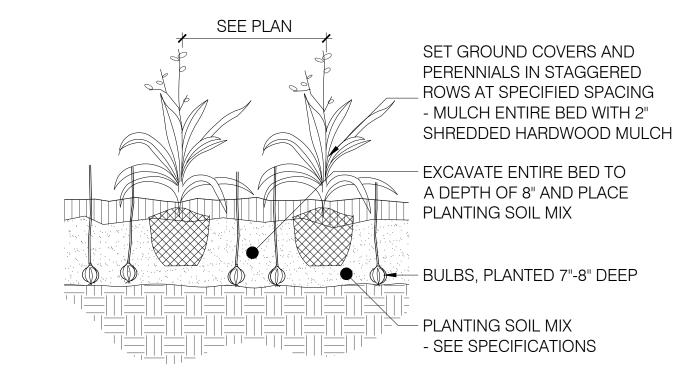


SHRUB PLANTING



LANDSCAPE BED 1 1/2" = 1'-0"





GROUNDCOVER PLANTING

176 RIVERSIDE AVE.

Red Bank, NJ Preliminary and Final Site Plan Submission

Client/Applicant: 176 Riverside, LLC 359 Springfield Avenue Summit, NJ 07901

Role: Landscape Architecture



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NJ CLA# AS00851

Remarks

Sheet Title: CONSTRUCTION DETAILS Drawn By: VH,CM DL

Checked By: L-501 04/08/2019 AS NOTED Project Number:

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