

PROPERTY OWNERS WITHIN 200 FEET

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	ADJ'L LOTS
4.05	9		2	KESTER, LORRAINE G 32 EAST MAIN STREET MARLTON, NJ 08053	32 EAST MAIN STREET	
4.05	10		15C	EVESHAM TWP FIRE DISTRICT #1 PO BOX 276 MARLTON, NJ 08053	26 EAST MAIN STREET	
4.05	12		4A	GALLUCCI, LISA 24 EAST MAIN STREET MARLTON, NJ 08053	24 EAST MAIN STREET	
4.05	13		4A	VERIZON MAIL CODE FLT0581M X DUFF PO BOX 2769 ADDISON, TX 75001	5 NORTH MAPLE AVENUE	L14, 17, 20
4.05	15.01		4A	GALATI, JOSEPH & DEBRA 14 EAST MAIN STREET MARLTON, NJ 08053	14 EAST MAIN STREET	
4.05	17.01		4A	J & C LANDLORDS, LLC 21 CRESTED BUTTE COURT SPRING, NJ 08080	6 EAST MAIN STREET	
4.06	1		4A	SCHWARTZ, ERIC B & ROVERCOON 7120 AIRPORT HIGHWAY PENNSAUCEN, NJ 08109	29 EAST MAIN STREET	
4.06	1.01		2	HILLER, DANIEL J 16 OAK AVENUE MARLTON, NJ 08053	16 OAK AVENUE	
4.06	3		4A	BALLERINI, LORENZO 305 W LOCUST AVE MARLTON, NJ 08053	23 EAST MAIN STREET	
4.06	4		1	EAST MAIN ST OFFICE CONDOMINIUM 19 EAST MAIN STREET MARLTON, NJ 08053	19 EAST MAIN STREET	CONDOMINIUM OWNERS
4.06	4	CO001	4A	CLARK SORIANO PROPERTY HUNT, LLC 19A EAST MAIN STREET MARLTON, NJ 08053	19A EAST MAIN STREET	
4.06	4	CO002	4A	BRAVO, JOHN 142 OAK TERRACE MARLTON, NJ 08053	19B EAST MAIN STREET	L8
4.06	5		4A	SANTORO, MICHAEL & CHRISTINE 1740 MARLTON PIKE MARLTON, NJ 08053	13 EAST MAIN STREET	
4.06	6		15A	EVESHAM TWP BOARD OF EDUCATION 25 SOUTH MAPLE AVENUE MARLTON, NJ 08053	8 OAK AVENUE	
4.06	7		4A	ROSOV, CHERYL 11 EAST MAIN STREET MARLTON, NJ 08053	11 EAST MAIN STREET	
4.06	8		4A	GRUNGO, MARGARET 9 SANDRA LANE TRENCKLE, NJ 08088	1 EAST MAIN STREET	
4.06	9		4A	BRACIOSI, ROBERT J & ROSEANN M 12 YALE AVE MARLTON, NJ 08053	9 SOUTH MAPLE AVENUE	
4.06	10		4A	DARJI, BHIXABHAI 11 SOUTH MAPLE AVENUE MARLTON, NJ 08053	11 SOUTH MAPLE AVENUE	
4.07	1		15D	EVESHAM TWP RECREATION COUNCIL 15 OAK AVENUE MARLTON, NJ 08053	15 OAK AVENUE	
4.07	2		15A	EVESHAM TWP BOARD OF EDUCATION 25 SOUTH MAPLE AVENUE MARLTON, NJ 08053	25 SOUTH MAPLE AVENUE	L3, 4
4.08	9		1	MCLAUGHLIN, ROBERT P & JOAN 2 CASSIN HILL DRIVE GARNET VALLEY, PA 19061	30 OAK AVENUE	11
4.08	10		4A	MCLAUGHLIN, ROBERT P & JOAN 2 CASSIN HILL DRIVE GARNET VALLEY, PA 19061	39 EAST MAIN STREET	
4.08	12		4A	PAGLIUSO, FRANK A 23 JENNINGS RD REDFORD, NJ 08055	35 EAST MAIN STREET	
4.08	13		2	MCCAFFREY, PATRICIA 31 EAST MAIN STREET MARLTON, NJ 08053	31 EAST MAIN STREET	
4.08	14		2	PAGLIUSO, FRANK A 23 JENNINGS RD REDFORD, NJ 08055	26 OAK AVENUE	
4.08	15		2	RYAN, PATRICIA ANN & ALICE 24 OAK AVENUE MARLTON, NJ 08053	24 OAK AVENUE	
4.08	16		2	DOVE, SONIA 22 OAK AVENUE MARLTON, NJ 08053	22 OAK AVENUE	

In order to comply with Chapter 245, P.L. 1991, any Utility Company that affects your property should be properly notified. Following is a list of Utility Companies, which serve Evesham Township.

Evesham Municipal Utility Authority 984 Tucker Road Marlton, NJ 08053	Connecticut Real Estate Department 5100 Harding Highway, Suite 399 Mays Landing, NJ 08330
Public Service Electric & Gas Manager/Corporate Properties 80 Park Plaza, 708 Newark, NJ 07102	Comcast Cable TV P.O. Box 5025 Cherry Hill, NJ 08034
Verizon NJ 540 Broad Street Newark, NJ 07101	South Jersey Gas 1 So. Jersey Plaza, Route 54 Folsom, NJ 08037

FINAL SITE PLAN APPROVAL GRANTED ON \_\_\_\_\_  
BY THE TOWNSHIP OF EVESHAM PLANNING BOARD.

PLANNING BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE ENGINEERING CONDITIONS IMPOSED ON THIS APPLICATION FOR FINAL SITE PLAN APPROVAL HAVE BEEN MET.

MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT I AM THE OWNER AND APPLICANT OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE PLAN.

OWNER/APPLICANT NAME \_\_\_\_\_ DATE \_\_\_\_\_

# MINOR SITE PLANS

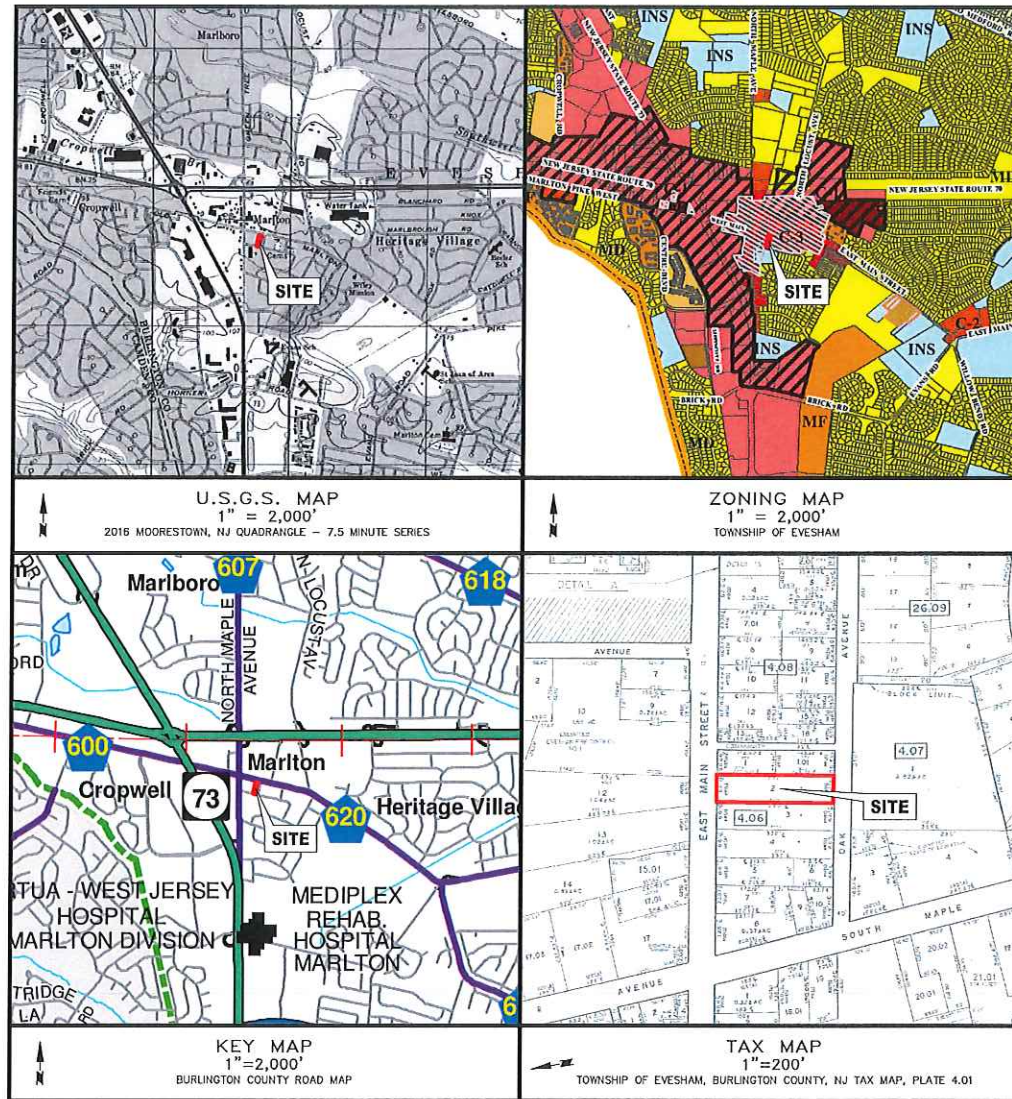
FOR

# JVN VENTURE LLC

## PLATE 4.01, BLOCK 4.06, LOT 2

SITUATED IN THE:

## TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY



### INDEX OF SHEETS

SHEET NO.	DESCRIPTION	ORIGINAL DATE	REVISION DATE
1	COVER SHEET	MAY 1, 2017	SEPTEMBER 29, 2017
2	DEMOLITION PLAN	MAY 1, 2017	SEPTEMBER 29, 2017
3	SITE PLAN	MAY 1, 2017	SEPTEMBER 29, 2017
4	GRADING PLAN	MAY 1, 2017	SEPTEMBER 29, 2017
5	LANDSCAPING & LIGHTING PLAN	MAY 1, 2017	SEPTEMBER 29, 2017
6	SOIL EROSION & SEDIMENT CONTROL PLAN	SEPTEMBER 29, 2017	
7	SOIL EROSION & SEDIMENT CONTROL DETAILS	SEPTEMBER 29, 2017	

### SITE STATISTICS

<b>OWNER/APPLICANT:</b>	JVN VENTURE, LLC 816 LONGWOOD AVE CHERRY HILL, NJ 08002 PHONE: 215-509-5759 FAX: 215-741-0973			
<b>TRACT IDENTIFICATION:</b>	PLATE 4.01, BLOCK 4.06, LOT 2 25 EAST MAIN STREET EVESHAM TOWNSHIP BURLINGTON COUNTY, NEW JERSEY			
<b>TRACT ZONING:</b>	COMMERCIAL 3 ZONE (C-3) REHABILITATION OVERLAY			
<b>TRACT AREA:</b>	18,693 +/- S.F. (0.429 ACRES)			
<b>EXISTING USE:</b>	RETAIL SHOP / APARTMENT			
<b>PROPOSED USE:</b>	WELLNESS CENTER (BUILDING "A") SECOND FLOOR APARTMENT (BUILDING "A") RETAIL (BUILDING "B")			
<b>BULK STANDARDS:</b> CHAPTER 160-70				
<b>ITEM</b>	<b>REQUIRED</b> <b>EXISTING</b> <b>PROPOSED</b> <b>STATUS</b>			
MINIMUM LOT SIZE	10,000 SF	18,693 SF	18,693 SF	CONFORMS
MINIMUM LOT WIDTH	75 FT	67.32 FT	67.32 FT	EXIST. CONDITION
MINIMUM FRONT YARD	25 FT	16.3 FT	16.3 FT	EXIST. CONDITION
MINIMUM SIDE YARD	20 FT	2.0 FT	2.0 FT	EXIST. CONDITION
MINIMUM REAR YARD	25 FT	N/A	N/A	N/A
MAX FLOOR AREA	0.15	0.208 SF	0.208 SF	EXIST. CONDITION
MAX IMPERVIOUS COVERAGE RATIO	0.70	0.62	0.69	CONFORMS
MAX CLEARING LIMIT RATIO	0.90	0.79	0.79	CONFORMS
OPEN SPACE RATIO	0.30	0.38	0.34	CONFORMS
MAX BUILDING HEIGHT	35 FT	<35 FT	<35 FT	CONFORMS
WALL SIGN	14 SF	-	14 SF	CONFORMS
GROUND SIGN	20 SF (4X5)	-	20 SF (4X5)	CONFORMS
GROUND SIGN MAX HEIGHT	6'	-	6'	CONFORMS
<b>BUILDING AREA SCHEDULE:</b>				
BUILDING "A" 1ST FLOOR (WELLNESS CENTER)		2,770 SF	2,770 SF	
BUILDING "A" 2ND FLOOR (2 BEDROOM APT.)		899 +/- SF	899 +/- SF	
BUILDING "A"		3,669 +/- SF	3,669 +/- SF	
BUILDING "B" (RETAIL)		1,120 SF	1,120 SF	
TOTAL AREA		4,789 +/- SF	4,789 +/- SF	
<b>PARKING REQUIREMENTS:</b>				
FOR WELLNESS CENTER (USED DOCTOR'S OFFICE REQUIREMENTS): 4.0 SPACES PER 1,000 SF GFA FOR RETAIL SHOPPING CENTER: 4.5 SPACES PER 1,000 SF GFA FOR 2 BEDROOM APARTMENT RIS: 2 SPACES				
<b>PARKING:</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>STATUS</b>	
TOTAL PARKING STALLS	18 *	12	VARIANCE REQUIRED	
PARKING STALL WIDTH (90 DEGREE PARKING)	9 FT	9 FT	CONFORMS	
PARKING STALL DEPTH (90 DEGREE PARKING)	18 FT	18 FT	CONFORMS	
DRIVEWAY AISLE WIDTH (90 DEGREE PARKING)	25 FT	25 FT	CONFORMS	
DRIVEWAY AISLE WIDTH (PARALLEL PARKING - ONE WAY)	12 FT	12 FT	CONFORMS	
* PARKING CALCULATIONS: 2,770 SF / 1,000 SF X 4 = 11.08 STALLS REQUIRED (WELLNESS CENTER) 1,120 SF / 1,000 SF X 4.5 = 5.04 STALLS REQUIRED (RETAIL SHOPPING CENTER) 2 BEDROOM APARTMENT = 2 SPACES 11.08 + 5.04 + 2 = 18.12 OR 18 STALLS REQUIRED				
19 STALLS REQUIRED 12 STALLS PROPOSED, INCLUDING 1 HANDICAPPED STALL				
<b>VARIANCES REQUESTED:</b>				
160-32 A.3 - TO PROVIDE 12 PARKING SPACES WHERE 19 ARE REQUIRED.				
<b>DESIGN WAIVERS REQUESTED:</b>				
160-32 E(3) - DRIVEWAY LESS THAN 25' TO PROPERTY LINE (EXIST. CONDITION)				

### NOTES

- SURVEY AND TOPOGRAPHY AS TAKEN FROM PLAN ENTITLED TOPOGRAPHIC SURVEY TAX LOT 2, BLOCK 4.06, PREPARED BY VARGO ASSOCIATES, DATED FEBRUARY 2, 2017, DRAWING NUMBER 17031.
- THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 52:23-2.21 (a) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).

### COVER SHEET

MINOR SITE PLANS  
JVN VENTURE LLC  
PLATE 4.01, BLOCK 4.06, LOT 2  
25 EAST MAIN STREET  
SITUATED IN THE  
TOWNSHIP OF EVESHAM  
COUNTY OF BURLINGTON, STATE OF NEW JERSEY

### SITE CIVIL ENGINEERING

213 CHERRY TREE COURT  
FRANKLINVILLE, NEW JERSEY 08322  
(856) 885-8679  
FAX (856) 513-6594  
N.J. CERTIFICATE OF AUTHORIZATION No. GA28188600

APPLICATION # \_\_\_\_\_

FILE NUMBER 594-2017	CHECKED BY: WG	DATE 09/29/17
1 09/29/17	REVISED PER TOWNSHIP REVIEW LETTER	JCL
REV.	DATE	DESCRIPTION
BY	SCALE: AS SHOWN	PROJECT NO. 594-2017
		DATE: MAY 1, 2017
		SHEET 1 OF 7

William P. Gilmore  
WILLIAM P. GILMORE, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER NO. 24020493100

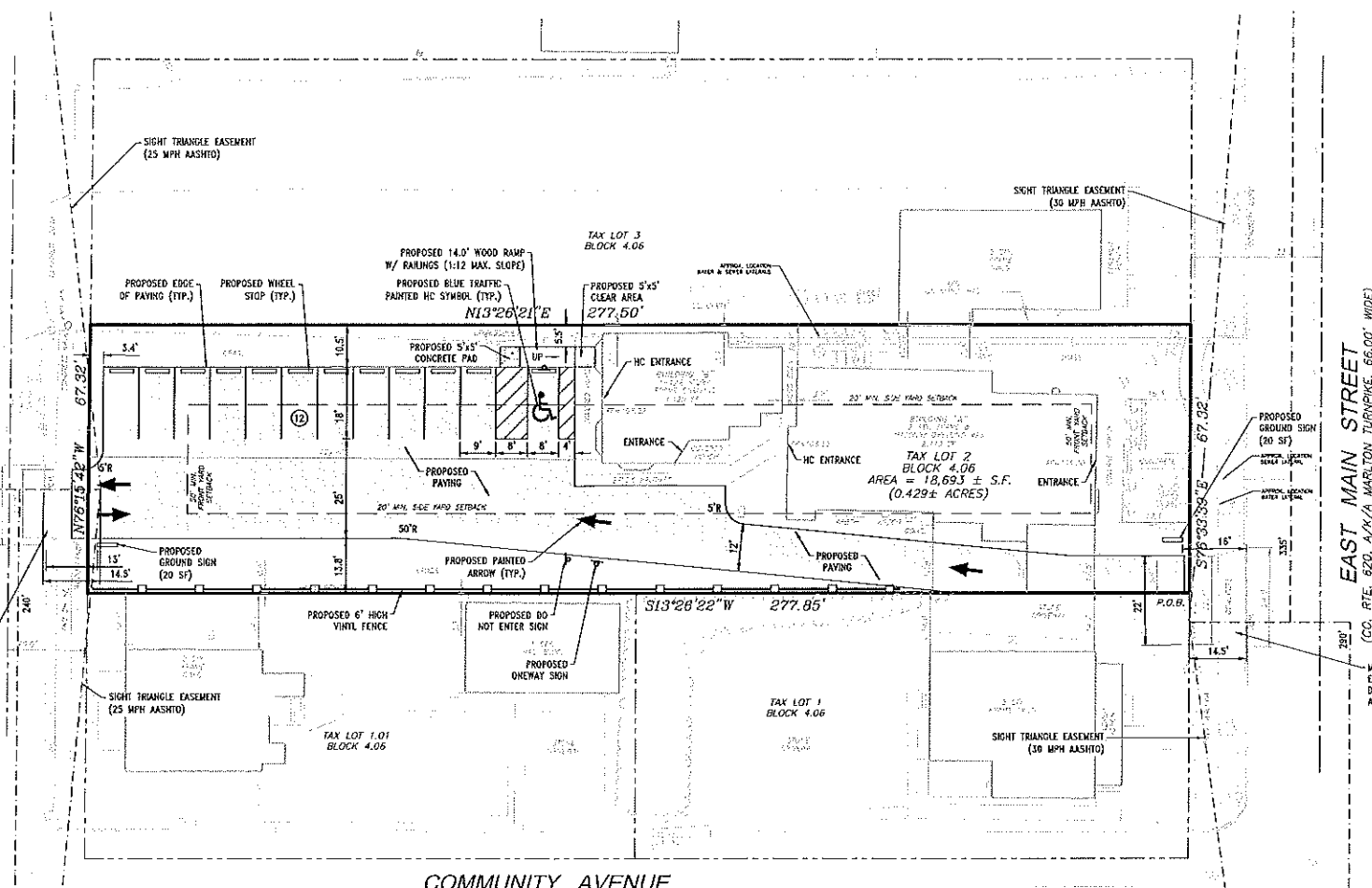


**NOTES**

1. SURVEY AND TOPOGRAPHY AS TAKEN FROM PLAN ENTITLED TOPOGRAPHIC SURVEY TAX LOT 2, BLOCK 406, PREPARED BY VARIO ASSOCIATES, DATED FEBRUARY 2, 2017, DRAWING NUMBER 17031.
2. VERTICAL DATUM BASED ON MVD 83.
3. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP OF WASHINGTON AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR INSTALLATION ACTIVITY.
4. IT IS ITERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-322-1000 TO ORDER MARK-OUTS.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS TO REQUEST EXACT FIELD LOCATION OF UTILITIES BEFORE ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, DEPTHS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING BUT NOT LIMITED TO BUILDING, SIDEWALK/STREET CLOSING AND DEMOLITION.
7. ALL CONSTRUCTION REQUIREMENTS AND MATERIALS SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS, SPECIFICATIONS, AND DETAILS OF THE TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NJ, AND NJDOT WHERE APPLICABLE.
8. THE SITE IS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD PLAIN PER NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP #310091002C DATED MARCH 2, 1995.
9. THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS (OSHA COMPETENT PERSON).

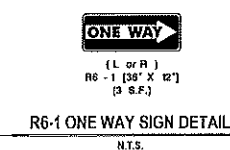
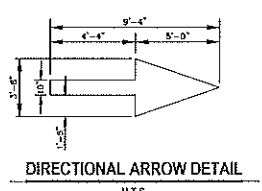
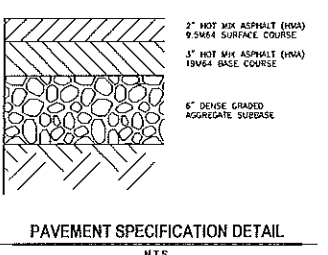
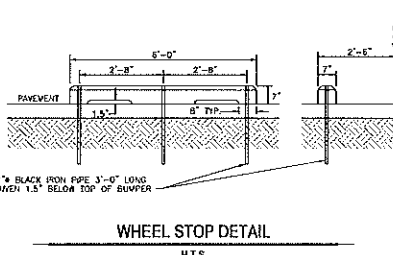
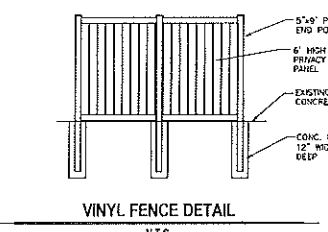
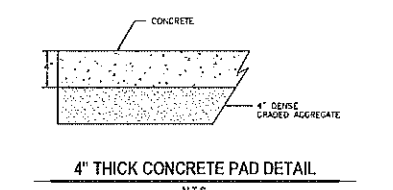
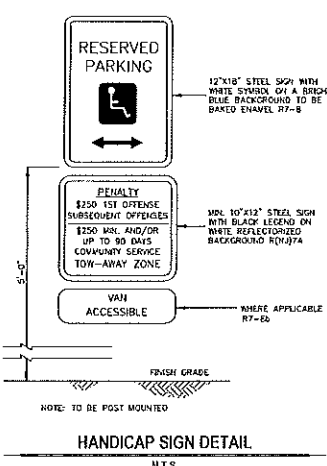
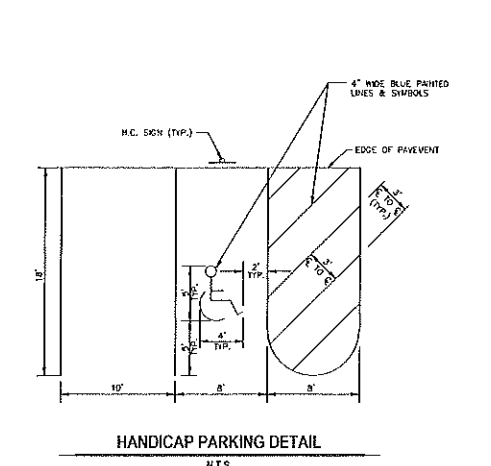
**LEGEND**

AC UNIT	PROPERTY LINE
CLEANOUT	EXISTING CONCRETE CURB
ELECTRIC METER	EXISTING CONTOURS
FIRE HYDRANT	EXISTING EDGE OF STONE
GAS VALVE	EXISTING FENCE - CHAIN LINK
GUY WIRE	EXISTING FENCE - WOOD
INLET - TYPE B	EXISTING OVERHEAD WIRE
SIGNS	EXISTING STORM LINE
LIGHT	EXISTING WOODS LINE
LIGHT POLE	
MAILBOX	
SANITARY MANHOLE	
SPOT ELEVATION	
TREE	
UTILITY POLE	
UTILITY POLE w/ LIGHT	
WATER VALVE	



**SITE STATISTICS**

<b>OWNER/APPLICANT:</b>	JVN VENTURE LLC 815 LONWOOD AVE CHERRY HILL, NJ 08002 PHONE: 215-569-5766 FAX: 215-569-0973			
<b>TRACT IDENTIFICATION:</b>	PLATE 401, BLOCK 406, LOT 2 25 EAST MAIN STREET EVESHAM TOWNSHIP BURLINGTON COUNTY, NEW JERSEY			
<b>TRACT ZONING:</b>	COMMERCIAL 3 ZONE (C-3) REHABILITATION OVERLAY			
<b>TRACT AREA:</b>	18,693 +/- S.F. (0.429 ACRES)			
<b>EXISTING USE:</b>	RETAIL SHOP (APARTMENT)			
<b>PROPOSED USE:</b>	WELLNESS CENTER (BUILDING "A") SECOND FLOOR APARTMENT (BUILDING "A") RETAIL (BUILDING "B")			
<b>BULK STANDARDS:</b> CHAPTER 160-70				
<b>ITEM</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>STATUS</b>
MINIMUM LOT SIZE	10,000 SF	18,693 SF	18,693 SF	CONFORMS
MINIMUM LOT WIDTH	75 FT	67.32 FT	67.32 FT	EXIST CONDITION
MINIMUM FRONT YARD	25 FT	16.3 FT	16.3 FT	EXIST CONDITION
MINIMUM SIDE YARD	20 FT	2.0 FT	2.0 FT	EXIST CONDITION
MINIMUM REAR YARD	25 FT	N/A	N/A	N/A
MAX. FLOOR AREA	0.15	0.268 SF	0.268 SF	EXIST CONDITION
MAX. IMPERVIOUS COVERAGE RATIO	0.70	0.62	0.68	CONFORMS
MAX. CLEARING LIMIT RATIO	0.90	0.78	0.78	CONFORMS
OPEN SPACE RATIO	0.30	0.38	0.34	CONFORMS
MAX. BUILDING HEIGHT	35 FT	<35 FT	<35 FT	CONFORMS
WALL SIGN	14 SF	-	14 SF	CONFORMS
GROUND SIGN	20 SF (4X5)	-	20 SF (4X5)	CONFORMS
GROUND SIGN MAX. HEIGHT	6'	-	6'	CONFORMS
<b>BUILDING AREA SCHEDULE:</b>				
BUILDING "A" 1ST FLOOR (WELLNESS CENTER)	2,770 SF	2,770 SF		
BUILDING "A" 2ND FLOOR (2 BEDROOM APT.)	595 +/- SF	595 +/- SF		
BUILDING "B"	3,256 +/- SF	3,256 +/- SF		
<b>TOTAL AREA</b>	<b>1,120 SF</b>	<b>1,120 SF</b>		
<b>TOTAL AREA</b>	<b>4,788 +/- SF</b>	<b>4,788 +/- SF</b>		
<b>PARKING REQUIREMENTS:</b>				
FOR WELLNESS CENTER (USED DOCTOR'S OFFICE REQUIREMENTS): 40 SPACES PER 1,000 SF GFA				
FOR RETAIL SHOPPING CENTER: 4.8 SPACES PER 1,000 SF GFA				
FOR 2 BEDROOM APARTMENT: 2 SPACES				
<b>PARKING:</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>STATUS</b>	
TOTAL PARKING STALLS	16*	12	VARIANCE REQUIRED	
PARKING STALL WIDTH (90 DEGREE PARKING)	9 FT	9 FT	CONFORMS	
PARKING STALL DEPTH (90 DEGREE PARKING)	18 FT	18 FT	CONFORMS	
DRIVEWAY AISLE WIDTH (90 DEGREE PARKING)	25 FT	25 FT	CONFORMS	
DRIVEWAY AISLE WIDTH (PARALLEL PARKING - ONE WAY)	12 FT	12 FT	CONFORMS	
* PARKING CALCULATIONS: 2,770 SF / 1,000 SF X 4 = 11.08 STALLS REQUIRED (WELLNESS CENTER) 1,120 SF / 1,000 SF X 4.8 = 5.38 STALLS REQUIRED (RETAIL SHOPPING CENTER) 2 BEDROOM APARTMENT = 2 SPACES 11.08 + 5.38 + 2 = 18.46 OR 19 STALLS REQUIRED				
19 STALLS REQUIRED 12 STALLS PROPOSED, INCLUDING 1 HANDICAPPED STALL				
<b>VARIANCES REQUESTED:</b>				
160-32 A 3 - TO PROVIDE 12 PARKING SPACES WHERE 19 ARE REQUIRED.				
<b>DESIGN WARNERS REQUESTED:</b>				
160-32 E(3) - DRIVEWAY LESS THAN 25' TO PROPERTY LINE (EXIST. CONDITION)				



**SITE PLAN**

MINOR SITE PLANS  
JVN VENTURE LLC  
PLATE 401, BLOCK 406, LOT 2  
25 EAST MAIN STREET  
SITUATED IN THE  
TOWNSHIP OF EVESHAM  
COUNTY OF BURLINGTON, STATE OF NEW JERSEY

**SITE CIVIL ENGINEERING**

213 CHERRY TREE COURT  
FRANKLINVILLE, NEW JERSEY 08322  
(856) 885-8679  
FAX (856) 513-6594  
N.J. CERTIFICATE OF AUTHORIZATION No. GA28188600

FILE NUMBER: 594-2017  
CHECKED BY: WPG  
DATE: 09/29/17  
DRAWN BY: JCL  
DATE: 09/29/17  
PROJECT NO.: 594-2017  
DATE: MAY 1, 2017  
SHEET 3 OF 8

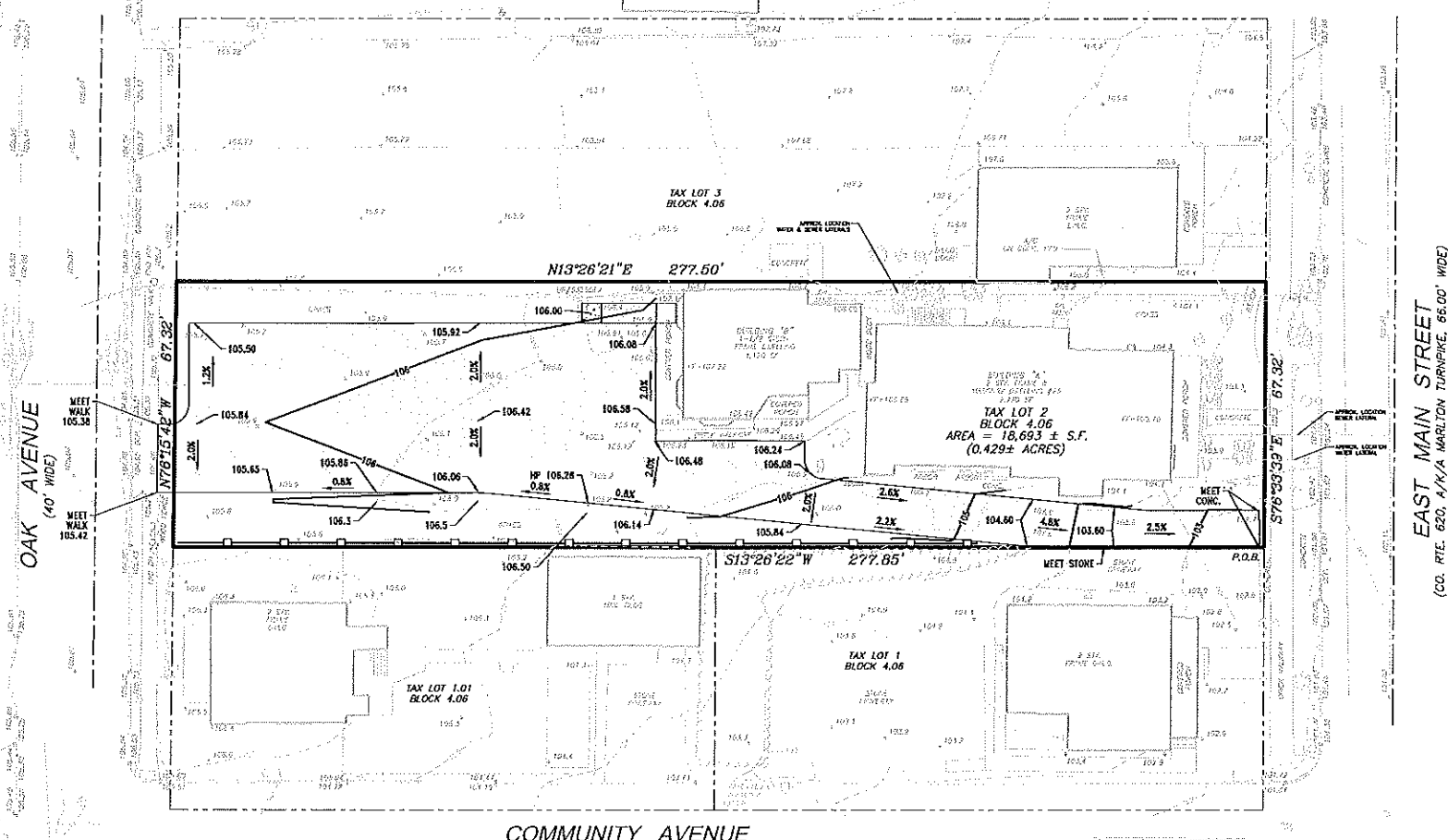
WILLIAM P. GILMORE, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER NO. 24654783100

**GRADING NOTES**

- 1 THE SITE IS TO BE GRADED SMOOTHLY AND EVENLY IN ACCORDANCE WITH THE PROPOSED CONTOURS AND SPOT ELEVATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING A POSITIVE DRAINAGE FLOW TO ALL CATCH BASINS WITHOUT CREATING FLAT SPOTS THAT WILL RESULT IN STANDING WATER (PODDING OR POCKETS).
- 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING BUT NOT LIMITED TO BUILDING, SIDEWALKS STREET CLOSING AND DEMOLITION PERMITS.
- 3 TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER TO ALL LANDSCAPE AREAS OF THE SITE AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
- 4 THE CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, COVERS, MANHOLES, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE ELEVATIONS.
- 5 ALL PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (LATEST EDITION) FROM THE U.S. DEPARTMENT OF TRANSPORTATION.
- 6 SIDEWALKS SHALL NOT BE LESS THAN FOUR (4) FOOT IN WIDTH. SIDEWALKS SHALL BE CONSTRUCTED WITH FOUR-INCH THICK CONCRETE, 4000 PSI (V17.0VUM).
- 7 A MINIMUM SLOPE OF 1.5% SHALL BE MAINTAINED IN ALL GRASS AREAS AND A MINIMUM SLOPE OF 0.75% SHALL BE PROVIDED ON ALL PAVED AREAS.
- 8 ALL PAVEMENT SUBGRADE PREPARATION MUST BE APPROVED BY THE TOWNSHIP ENGINEER.
- 9 ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.

**GENERAL NOTES**

- 1 ALL DRAWINGS IN THIS PLAN SET ARE MADE PART OF THIS RECORD PLAN AND ALL INFORMATION SHOWN HEREON SHALL BE CONSIDERED APPLICABLE FOR THE COMPLETION OF THIS PROJECT. INDIVIDUAL PLANS SHALL NOT BE USED SINCE THEY CONSTITUTE ONLY A PART OF THE COMPLETE SET OF PLANS FOR THIS PROJECT.
- 2 IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-272-1000 TO ORDER MARK-OUTS.
- 3 IT IS IMPERATIVE THAT THE PROPOSED UNDERGROUND UTILITY CONNECTIONS BE MADE STARTING AT THE MOST DOWNSTREAM END AND THAT THE LOCATION AND DEPTH OF THE EXISTING UNDERGROUND UTILITIES BE VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THE DOWNSTREAM UTILITY CONNECTIONS CAN BE MADE AND ARE CONSTRUCTED PRIOR TO INSTALLATION OF ANY OTHER PORTIONS OF THE SYSTEM. THIS SHALL BE DONE AT THE DISCRETION OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY CONFLICTS BETWEEN EXISTING AND OR PROPOSED UTILITY CONNECTIONS AND CROSSINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT DOWNSTREAM UTILITY CONNECTIONS CAN BE MADE AS PROPOSED AND TO THE SATISFACTION OF THE DESIGN ENGINEER.
- 4 LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND OBSERVATIONS AT THE SITE. COMPLETENESS OR ACCURACY OF LOCATIONS AND DEPTH CANNOT BE GUARANTEED. ALL CONTRACTORS AND OTHER PERSONS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED THAT EACH INDIVIDUAL MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE STARTING WORK.
- 5 THE EROSION AND SEDIMENT CONTROL PLAN IS AN INTEGRAL PART OF THE STORM WATER MANAGEMENT SYSTEM DURING CONSTRUCTION OF CERTAIN STAGES. THE EROSION AND SEDIMENT CONTROL PLANS SHALL BE REFERENCED AND USED IN CONJUNCTION WITH THIS DRAWING TO COMPLETE CONSTRUCTION PHASES.
- 6 THE RECORDING OF ALL UTILITIES IS SUBJECT TO ADJUSTMENT TO MEET UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS OF BUILDING MECHANICAL DESIGN. WHEN BUILDING MECHANICAL DRAWINGS ARE COMPLETE AND UTILITY REQUIREMENTS ARE FULFILLED, NECESSARY ADJUSTMENTS SHALL BE MADE AS PART OF THE PREPARATION OF CONSTRUCTION DOCUMENTS.
- 7 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS TO REQUEST EXACT FIELD LOCATION OF UTILITIES BEFORE ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, DEPTHS AND RIGHTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- 8 THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITIES ENTERING THE BUILDING INCLUDING SANITARY SEWER LATERALS, DOMESTIC WATER SERVICE AND FIRE PROTECTION, ELECTRIC, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATE WITH THE UTILITY COMPANIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
- 9 THE CONTRACTOR SHALL REFERENCE ALL CITY OF WILMINGTON SPECIFICATIONS FOR UTILITY MATERIALS AND CONSTRUCTION.
- 10 THE CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, COVERS, MANHOLES, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE ELEVATIONS.
- 11 OBSOLETE ON-SITE UTILITY SERVICE CONNECTIONS MUST BE REMOVED. REMOVAL OF SERVICE CONNECTIONS SHALL BE COORDINATED WITH THE UTILITY COMPANY AND VERIFIED BY THE CONTRACTOR THAT THEY ARE NO LONGER ACTIVE.



**LEGEND**

AC UNIT	PROPERTY LINE
CLEANOUT	EXISTING CONCRETE CURB
ELECTRIC METER	EXISTING CONTOURS
FIRE HYDRANT	EXISTING EDGE OF STONE
GAS VALVE	EXISTING FENCE - CHAIN LINK
GUY WIRE	EXISTING FENCE - WOOD
INLET - TYPE B	EXISTING OVERHEAD WIRE
SIGNS	EXISTING STORM LINE
LIGHT	EXISTING WOODS LINE
LIGHT POLE	105
MAILBOX	PROPOSED CONTOURS
SANITARY MANHOLE	
SPOT ELEVATION	
TREE	
UTILITY POLE	
UTILITY POLE w/ LIGHT	
WATER VALVE	

**GRADING PLAN**

MINOR SITE PLANS  
 JVN VENTURE LLC  
 PLATE 4.01, BLOCK 4.06, LOT 2  
 25 EAST MAIN STREET  
 SITUATED IN THE  
 TOWNSHIP OF EVESHAM  
 COUNTY OF BURLINGTON, STATE OF NEW JERSEY

**SITE CIVIL ENGINEERING**

213 CHERRY TREE COURT  
 FRANKLINVILLE, NEW JERSEY 08322  
 (856) 885-8679  
 FAX (856) 513-6594  
 N.J. CERTIFICATE OF AUTHORIZATION No. 0A28188600

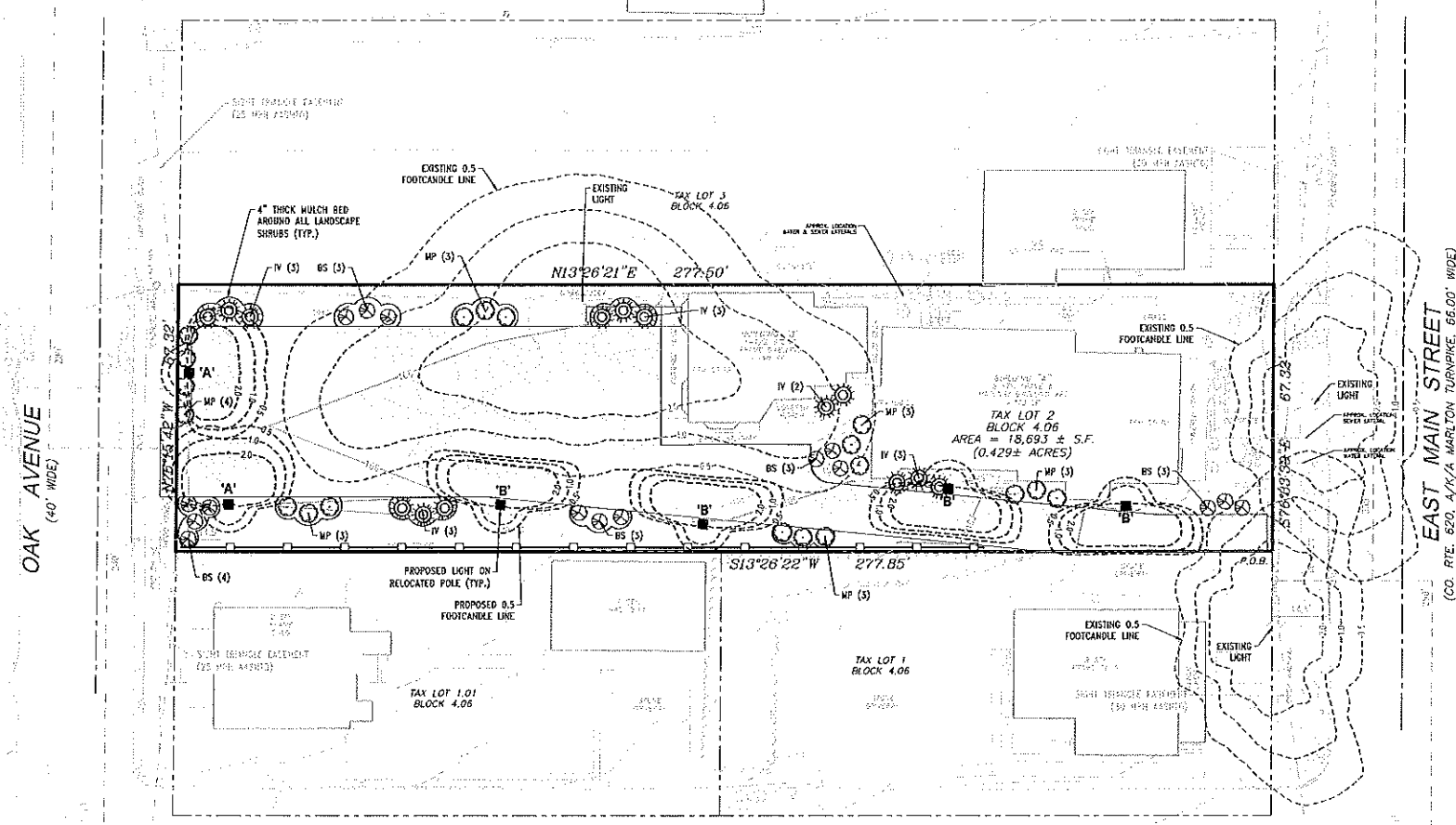
FILE NUMBER	594-2017	CHECKED BY: WJS	JCL	DATE	08/29/17
1	08/27/17	REVISED PER TOWNSHIP REVIEW LETTER	JCL	DRAWN BY: JL	
REV.	DATE	DESCRIPTION	BY	SCALE: 1"=20'	PROJECT NO. 594-2017
					DATE: MAY 1, 2017
					SHEET 4 OF 7

**PLANTING NOTES**

- ALL SHADE AND STREET TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED IN (A) OF TWO AND ONE HALF (2 1/2) INCHES OR AS REQUIRED BY THE ACCOMPANYING TABLES HEREIN, WHICHEVER IS LARGER.
- ALL ORNAMENTAL AND FLOWERING TREES SHALL HAVE A MINIMUM HEIGHT OF SIX (6) TO EIGHT (8) FEET OR AS REQUIRED BY THE ACCOMPANYING TABLES HEREIN, WHICHEVER IS LARGER.
- ALL EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF FIVE (5) TO SIX (6) FEET UNLESS OTHERWISE DETERMINED BY THE PLANTING BOARD OR CITY PLANNER OR AS REQUIRED BY THE ACCOMPANYING TABLES HEREIN, WHICHEVER IS LARGER.
- SHRUBS SHALL HAVE A MINIMUM PLANTING SIZE AS INDICATED IN THE RELEVANT TABLES WITHIN THIS SECTION OF THE ORDINANCE, BUT IN NO INSTANCE SHALL THE PLANTING SIZE BE LESS THAN FIFTEEN (15) INCHES IN HEIGHT. GROUND COVER SHALL HAVE A MINIMUM TWO (2) INCH DIAMETER POT.
- TREES AND SHRUBS SHALL BE OF NURSERY GROWN STOCK AND SHALL BE HEALTHY AND DISEASE FREE. PLANTS SHOULD BE WELL-FORMED AND HEALTHY NURSERY-GROWN STOCK. THE ROOT BALL SHOULD BE INSPECTED TO INSURE THAT IT IS UN-DAMAGED AND CONTAINS GOOD QUALITY SOIL AND THAT IT ENCOMPASSES THE ENTIRE ROOT SYSTEM.
- THE QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE MEASURED AND DETERMINED IN ACCORDANCE WITH ANY 2011-1556 (OR CURRENT AMENDMENTS) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- TREES AND SHRUBS SHALL BE PLANTED ACCORDING TO THE FOLLOWING RECOMMENDED HORTICULTURAL PROCEDURES:
  - PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES.
  - DECIDUOUS AND EVERGREEN TREE PLANTING HOLES SHALL BE A MINIMUM OF TWO (2) FEET LARGER THAN THE DIAMETER OF THE ROOT BALL AND DUE TO A DEPTH THAT WILL PLACE THE TREES IN THE SAME RELATION TO FINISHED GRADE AS THE TREE BORE TO ITS PREVIOUS EXISTING GRADE. THE ROOT BALL SHALL SIT ON A CONCRETE MOUND OF REINFORCED SUBGRADE. TOPSOIL AND SUBSOIL SHALL BE MOVED THOROUGHLY WITH SPADING OR HOES BEFORE BACKFILLING.
  - SHRUB PLANTING HOLES SHALL BE A MINIMUM OF TWELVE (12) TO EIGHTEEN (18) INCHES LARGER THAN THE BALL.
  - PLANTINGS SHALL BE SET PLUMB AND STRAIGHT. THE PLANTING SHALL BE SET AT SUCH A LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. THE PLANT SHALL BE LOCATED IN THE CENTER OF THE PIT. ROOTS SHALL BE SPREAD EVENLY THROUGHOUT THE HOLE AND SOIL ADDED CAREFULLY.
  - THE BACKFILL SOIL SHALL BE TAMPED IN PLACE AND THE HOLE FILLED TO THE TOP OF THE ROOT BALL. THE ADDED SOIL SHOULD BE TAMPED GENTLY, BUT NOT COMPACTED. AND AN EIGHT (8) INCH SOIL SAUCER RIM FOR THE EVERGREEN AND DECIDUOUS TREES AND A THREE (3) INCH SAUCER RIM FOR THE SHRUBS SHALL BE CREATED. A SAUCER RIM SHALL NOT BE NEEDED WHEN A SHRUB IS PLANTED IN A MULCHED PLANTING BED.
  - PLANTS SHALL BE THOROUGHLY WATERED ACCORDING TO AN APPROVED WATERING SCHEDULE.
  - CONTRACTOR SHALL REPORT TO THE CITY ENGINEER ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PLANT MATERIAL.
  - INsofar as it is PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED AND WATER IT APPROPRIATELY. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
  - PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
  - TREE TRUNKS SHALL BE WRAPPED WITH TREE WRAP WHICH SHALL BE REMOVED AFTER ONE (1) GROWING SEASON.
  - IN THE CASE OF BALLED AND BURLAPPED TREES, THE BURLAP AND BINDINGS SHALL BE REMOVED FROM THE TOP OF THE ROOT BALL. IF SYNTHETIC, NON-BIODEGRADABLE BURLAP AND TWINE OR WIRE MESH IS USED, COMPLETE REMOVAL OF THESE MATERIALS SHALL BE REQUIRED AFTER SETTING PLANT MATERIAL IN HOLE.
  - ALL TREES AND SHRUBS SHALL BE DELIVERED TO THE SITE UNWRAPPED. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ONE-THIRD (1/3) OF THE LEAF AREA SHOULD BE REMOVED BY THINNING THE BRANCHES AND REDUCING THEIR LENGTH. THE CENTRAL LEADER OF THE TREE SHALL NOT BE CUT.
  - TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES GREATER THAN SIX (6) INCHES SHALL BE GAYED TO ANCHORS. SMALLER TREES SHALL BE STAKED WITH TWO (2) WOOD STAKES. THE STAKES SHALL HAVE A MINIMUM TWO (2) INCH NOMINAL DIAMETER. THE SUPPORT WIRES BETWEEN THE STAKES AND THE TREE SHALL BE A DOUBLE STRAND OF GALVANIZED WIRE, WITH A MINIMUM OF NO. 16 GAUGE. TO PROTECT THE TREE FROM PLANT, THE PORTION OF THE SUPPORT WIRE IN CONTACT WITH THE TREE SHALL BE ENCASED IN REINFORCED RUBBER HOUSING OR EQUAL. TO INCREASE THE VISIBILITY FOR SAFETY, SURVEYORS FLAGS SHALL BE TIED TO THE SUPPORT WIRES.
  - ALL PLANTING BEDS AND TREE SAUCERS SHALL BE DRESSED TO A MINIMUM DEPTH OF THREE (3) INCHES WITH SIEVED HARDWOOD MULCH.
  - NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO (2) FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
  - NO DECIDUOUS OR EVERGREEN TREES SHALL BE PLANTED CLOSER THAN TEN (10) FEET TO A SANITARY OR UTILITY EASEMENT.
  - UNDERGROUND IRRIGATION SYSTEMS SHALL BE INSTALLED IN ALL BUFFERS GREATER THAN TWO (2) FEET IN HEIGHT AS MEASURED FROM THE TOE OF THE SLOPE TO THE TOP AND OTHER AREAS OF MASS PLANTING.
  - ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST TWO (2) YEARS FOR TREES AND A MINIMUM OF TWO (2) GROWING SEASONS FOR SHRUBS. REPLACEMENT OF DEAD OR DISEASED MATERIAL SHALL BE MADE AT THE BEGINNING OF EACH PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
  - NO SHRUB SHALL BE PLANTED WITHIN FOUR (4) FEET OF ANY WATER MAIN, SANITARY MAIN, WATER SERVICE OR SANITARY SERVICE LATERAL. NO SHADE TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF ANY WATER MAIN, SANITARY MAIN, WATER SERVICE OR SANITARY SERVICE LATERAL.
  - THE LANDSCAPE TREATMENT OF ADDING TOPSOIL AND SEEDED GRASS SHALL BE APPLIED TO ALL NON-PAVED AREAS.

**LIGHTING NOTES**

- THE ELECTRICAL CONTRACTOR (EC) IS RESPONSIBLE FOR THE COORDINATION, PROVISION, AND CONSTRUCTION OF INSTALLATION OF THE CONCRETE LIGHT POLE BASES, LIGHT POLES AND FIXTURES, TRIMMING DEVICES, ALL ELECTRICAL WIRING, CONNECTIONS, SUPPLY, AND COORDINATION IN ACCORDANCE WITH ALL BUILDING CODE REQUIREMENTS.
- THE DESIGN AND COORDINATION OF THE CONCRETE BASES IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. THE EC SHALL COORDINATE WITH THE MANUFACTURERS OF THE POLES, FIXTURES, BASES AND ALL ACCESSORIES TO INSURE THAT ALL ITEMS ARE PROPERLY DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL BUILDING CODES AND SITE CONDITIONS. THE EC SHALL PROVIDE A DETAILED SHOP DRAWING SHOWN AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT FOR THE DESIGN OF THE LIGHT POLE BASES. THE SIZE OF BASES MAY VARY DEPENDING ON SITE SPECIFIC SOIL CONDITIONS, THE SIZE OF LIGHT POLES, THE NUMBER OF FIXTURES ON EACH POLE, WIND LOADS, AND BUILDING CODE REQUIREMENTS.



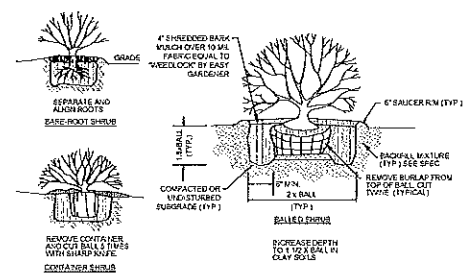
OAK AVENUE  
(40' WIDE)

EAST MAIN STREET  
(CO. RTE. 620, A/K/A MARLTON TURNPIKE, 66.00' WIDE)

COMMUNITY AVENUE

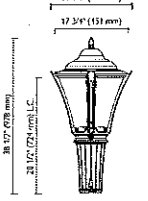


SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	REMARKS	MIN. PLANTING SIZE
BS	16	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	ENGLISH BOXWOOD	#3 CONTAINER	24-30"
IV	14	ITEA VIRGINICA 'MERLOT'	'MERLOT' SWEETSPICE	#3 CONTAINER	24-30"
MP	10	MYRTICA PENNSYLVANICA	NORTHERN BARBERRY	#3 CONTAINER	24-30"



SYMBOL	QTY.	ARRANGEMENT	MOUNTING HEIGHT	DESCRIPTION
'A'	2	SINGLE	6 FEET	PROPOSED PHILIPS METROScape LED POST-TOP URBAN LUMINAIRE OR APPROVED EQUAL. 3,000 LUMEN OUTPUT, LED LIGHT, POST TOP MOUNTED 8\"/>
'B'	4	SINGLE	6 FEET	PROPOSED PHILIPS METROScape LED POST-TOP URBAN LUMINAIRE OR APPROVED EQUAL. 2,970 LUMEN OUTPUT, LED LIGHT, POST TOP MOUNTED 8\"/>

Luminaire	LED Module	Optical System	Voltage	Driver Options	Luminaire Options	Mounting	Pole	Accessories	Finish
MPTA	MiniScan Two-Tier LED Luminaire	LED Type 8 (4000K) 4x16w 340, 240V LED Type 9 (4000K) 4x16w 375, 277V LED Type 10 (4000K) 4x16w 410, 277V	110-120V 240-209V 277, 277V 240, 277V	None None None None	None None None None	None None None None	None None None None	None None None None	None None None None



**LANDSCAPING & LIGHTING PLAN**

MINOR SITE PLANS  
JV N VENTURE LLC  
PLATE 4.01, BLOCK 4.06, LOT 2  
25 EAST MAIN STREET  
SITuated IN THE  
TOWNSHIP OF EVESHAM  
COUNTY OF BURLINGTON, STATE OF NEW JERSEY

**SITE CIVIL ENGINEERING**

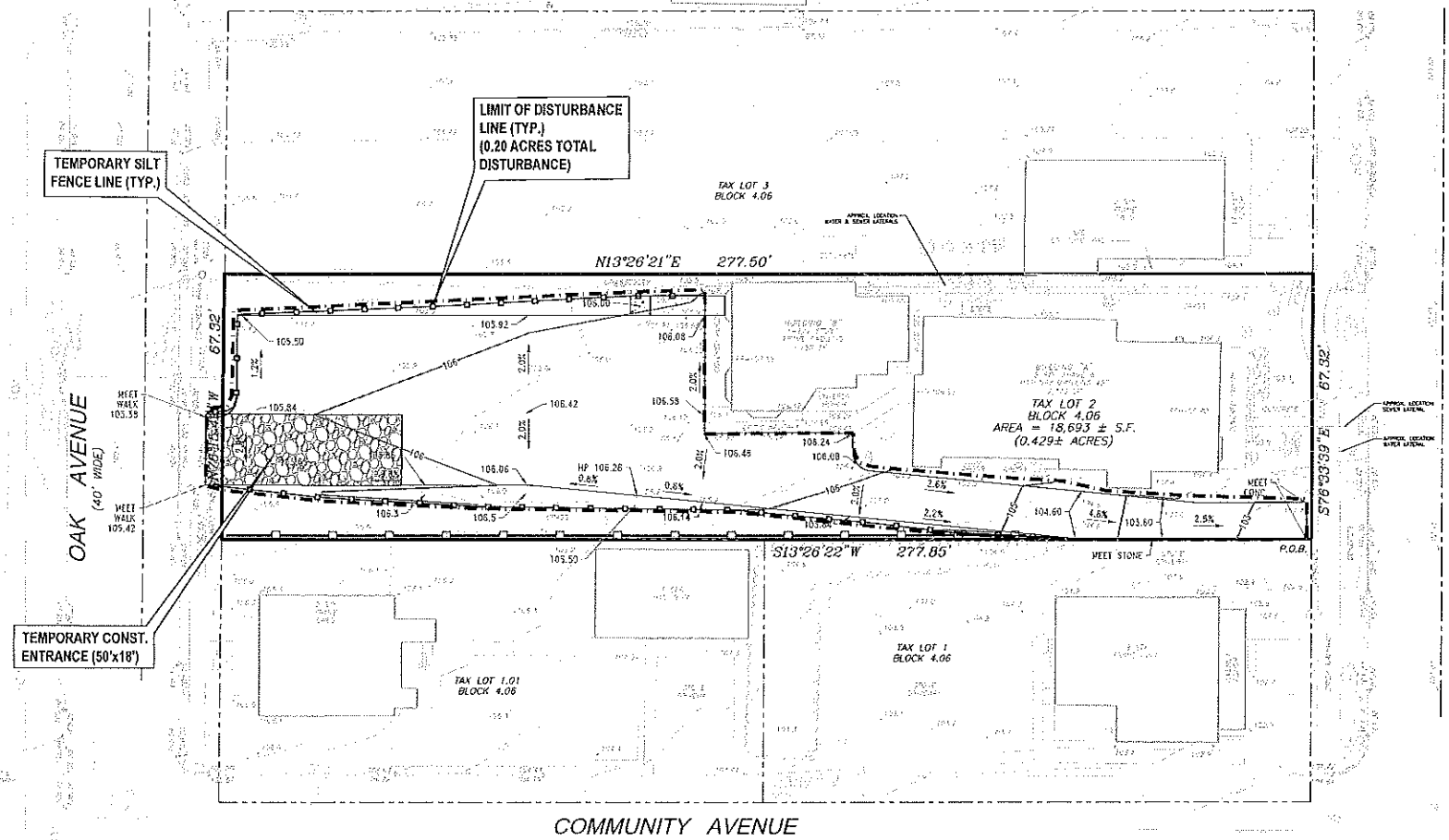
313 CHERRY TREE COURT  
FRANKLINVILLE, NEW JERSEY 08322  
(856) 855-8679  
FAX (856) 513-6594  
N.J. CERTIFICATE OF AUTHORIZATION No. GA28188600

FILE NUMBER: 504-2017  
CHECKED BY: WG  
DRAWN BY: J.L.  
DATE: 09/20/17

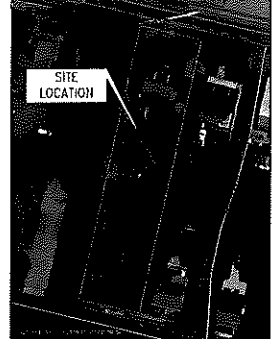
WILLIAM P. GILMORE, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER No. 24650478100

REVISIONS:  
1 09/27/17 REVISED PER TOWNSHIP REVIEW LETTER

PROJECT NO. 504-2017 DATE: MAY 1, 2017 SHEET 5 OF 7



EAST MAIN STREET  
(CO. RTE. 620, A/K/A MARLTON TURNPIKE, 66.00' WIDE)



SOILS MAP  
SCALE: 1"=100'

**LEGEND**

AC UNIT	PROPERTY LINE
CLEANOUT	EXISTING CONCRETE CURB
ELECTRIC METER	EXISTING CONTOURS
FIRE HYDRANT	EXISTING EDGE OF STONE
GAS VALVE	EXISTING FENCE - CHAIN LINK
GUY WIRE	EXISTING FENCE - WOOD
INLET - TYPE B	EXISTING OVERHEAD WIRE
SIGNS	EXISTING STORM LINE
LIGHT	EXISTING WOODS LINE
LIGHT POLE	PROPOSED CONTOURS
MAILBOX	TEMPORARY SILT FENCE LINE
SANITARY MANHOLE	LIMIT OF DISTURBANCE LINE
SPOT ELEVATION	
TREE	
UTILITY POLE	
UTILITY POLE w/ LIGHT	
WATER VALVE	

**SOIL TYPE LEGEND**

SOIL SYMBOL	SOIL NAME	SLOPE	CLASSIFICATION
Shaded area	Vegetable the sandy loam	2 to 5%	B

REFER TO SHEET 7 FOR EROSION & SEDIMENT CONTROL NOTES & DETAILS

THE CONTRACTOR IS ADVISED THAT EXISTING UTILITIES MAY NEED TO BE RELOCATED, DUE TO EXACT FIELD LOCATION AND OR IF IT CONFLICTS WITH PROPOSED CONSTRUCTION. CONTRACTOR IS ADVISED TO CALL UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION.

**SOIL EROSION & SEDIMENT CONTROL PLAN**

MINOR SITE PLANS  
JVN VENTURE LLC  
PLATE 4.01, BLOCK 4.06, LOT 2  
25 EAST MAIN STREET  
SITUATED IN THE  
TOWNSHIP OF EVESHAM  
COUNTY OF BURLINGTON, STATE OF NEW JERSEY

**SITE CIVIL ENGINEERING**

213 CHERRY TREE COURT  
FRANKLINVILLE, NEW JERSEY 08322  
(856) 885 - 8679  
FAX (856) 513 - 6994  
N.J. CERTIFICATE OF AUTHORIZATION No. GA28188600

FILE NUMBER  
594 - 2017  
CHECKED BY: WJG  
DRAWN BY: J. A.  
*William P. Gilmore*  
WILLIAM P. GILMORE, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER NO. 24654783109

REV.	DATE	DESCRIPTION	BY	SCALE: 1"=20'	PROJECT NO. 594-2017	DATE: MAY 1, 2017	SHEET 6 OF 7
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**SEEDING NOTES:**

**BURLINGTON COUNTY SCD'S REQUIREMENTS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION**

In accordance with the NJ Standards for Soil Erosion and Sediment Control, July 2017

**1. Topsoil Stripping and Stockpiling**

- A. Field exploration should be made to determine whether quantity and/or quality of surface soil justifies stripping.
- B. A 6-inch stripping depth is typical, but may vary depending on the particular soil structure or pre-existing use.
- C. Stockpiles should be located so as not to obstruct natural drainage or cause off-site environmental damage, and shall be delineated on the Certified Soil Erosion and Sediment Control Plan and be constructed in accordance with the Topsoil Stockpile Detail.
- D. Stockpiles should be Temporarily Stabilized according to the STANDARDS.

**2. Site Preparation**

- A. Install erosion control measures and facilities such as silt fence, diversions, sediment basins, and channel stabilization.
- B. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, tacking, and maintenance. All grading should be done in accordance with the STANDARD for Land Grading, 19-1.

**3. Seedbed Preparation**

**A. TOPSOIL REQUIRED**

MIN. DEPTH: 5" (UNSETTLED)  
 pH: 6.0 to 8.0  
 ORGANIC MATTER CONTENT: 2.75% MIN.  
 NITRATE N2: 50 LBS/ACRE (50% WATER INSOLUBLE)  
 PHOSPHOROUS: 100 LBS/ACRE  
 POTASSIUM: 50 LBS/ACRE

**B. THE CONTRACTOR SHOULD BE AWARE OF THE POSSIBILITY, DEPENDING UPON THE SITE CONDITIONS, THAT ALL TOPSOIL MAY HAVE TO BE PROVIDED FROM AN OFF-SITE SOURCE.**

- C. Topsoil should be handled only when dry enough to work without damaging soil structure.
- D. Apply a uniform 5 inches (unsettled) of topsoil on all disturbed areas. Soils with a pH of 4.0 or less or containing iron sulfide shall be covered with a minimum depth of 12 inches of soil having a pH of 5.0 or more and the top 5 inches shall conform to the Topsoil STANDARD and shall be limed according to the specifications.
- E. If the topsoil becomes compacted, the surface must be scarified 6" to 12" to provide good seed-to-soil bond.
- F. Apply limestone and fertilizer according to soil test recommendations such as those offered by Rutgers University Cooperative Extension. If soil testing is not feasible, fertilizer (10-20-10) with 50% water insoluble nitrogen should be applied at the typical rate of 500 lbs/acre or 11 lbs/1,000 square feet.
- G. Apply limestone equivalent to 50% calcium plus magnesium oxides (pulverized dolomitic limestone is preferred for most soils south of the New Brunswick - Trenton Fall Line) as follows:  
 Soil Texture Tons/Acre lbs/1,000 sq. ft.  
 Clay, clay loam, high organic 3 135  
 Sandy loam, loam, silt loam 2 90  
 Loamy sand, sand 1 45
- H. Work lime and fertilizer into the soil to a depth of 4 inches. The final harrowing or disc operation should be on the general contour. Continue tillage until a uniform, fine seedbed is prepared.
- I. Remove from the surface all stones 2 inches or larger in any dimension, and other objectionable stones or debris such as wire, tree roots, pieces of concrete, clods, lumps, or other unsuitable material.

**4. Seeding**

- A. Select a seed mixture approved by the Burlington County SCD.
- B. Apply seed uniformly by hand, cyclones, drop seeder, drill cultipacker, or hydroseeder\*. The latter may be justifiable for large, steep areas where conventional applications are not feasible. Hydroseeding shall be a two-step process: MULCH SHALL NOT BE MIXED WITH THE SEED; THE SEED MUST BE APPLIED FIRST to assure proper seed to soil contact. The hydromulch is then sprayed over the seeding. For optimum results, the seed should be incorporated into the soil to a depth of 1/4 to 1/2 inch depending upon species. \*The use of hydro-mulch, as opposed to straw, is limited to optimum seeding dates as listed in the STANDARDS.
- C. After seeding, the soil should be packed with a corrugated roller. When performed on the contour, rolling will minimize sheet erosion and maximize water conservation.

**5. Mulching**

- A. Unrolled straw, hay free of seeds, or soil hay is REQUIRED on all seeding at a rate of 1.5 to 2 tons/acre, (70 to 90 lbs./1,000 square feet), except where a crimper is used instead of a liquid mulch-binder, then the rate of application is 3 tons per acre.
- B. Mulch anchoring should be accomplished immediately after placement to minimize loss due to wind or water. This may be done according to the following methods:  
 1. Wood-fiber or paper-fiber mulch of the RATE OF 1,500 LBS/ACRE applied by the hydroseeder. Use is limited to only the optimum seeding season.  
 2. Synthetic or Organic Binders  
 3. Peg and twine, mulch netting, and mechanical crimping.  
 4. Crimping requires a higher mulch rate (5 tons/acre).

NOTE: 1) One bale of hay weighs 40-60 lbs depending on how it was baled.  
 2) 1,500 gallon tank of hydromulch covers .5 acres.  
 Please Note: The quality of permanent vegetation rests with the contractor. The timing of seeding, preparing the seedbed, applying nutrients, mulch and other management are essential. The seed application rates in Table 4-3 of the STANDARDS are required when a Report of Compliance is requested prior to actual establishment of permanent vegetation. (Up to 50% reduction in application rates may be used when permanent vegetation is established prior to requesting a Report of Compliance from the District. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% evenly distributed vegetative cover [of the seeded species] and mowed once.)

**6. Temporary Seeding Mixes**

Mix: Early Spring/  
 Late Summer to Early Fall  
 100% Perennial Ryegrass  
 Rate: 100 lbs/acre  
 Mix: Late Fall  
 100% Cereal Rye  
 Rate: 112 lbs/acre  
 Mix: Mid-Summer  
 40% Pearl Millet  
 40% Millet (German or Hungarian)  
 20% Weeping Lovegrass  
 Rate: 100 lbs/acre

**7. Recommended Permanent Seeding Mixes**

OPTIMUM SEEDING DATES: March 1 to May 15 and August 15 to October 15

Lawns - Rate 200 lbs/acre  
 Mercer Co. SCD Preferred Mix for LAWNS AND DETENTION BASINS  
 70% Turf type Tall Fescue\*#  
 20% Perennial Ryegrass  
 10% Kentucky Bluegrass

MIX: LAWNS - Low Maintenance,  
 Droughty & Heavy Traffic  
 80% Tall Fescue turf type (Low growing varieties)\*#  
 10% Perennial Ryegrass (Low growing varieties)

MIX: SHADE  
 65% Hard, Chewings, or Creeping Red Fescue\*  
 20% Kentucky Bluegrass  
 15% Perennial Ryegrass

MIX: LAWNS - Quality Sun and Shade  
 20% Perennial Ryegrass  
 30% Chewings Fescue  
 35% Creeping Red Fescue  
 15% Kentucky Bluegrass

MIX: MOIST DETENTION BASIN BOTTOMS  
 40% Flat Pea (with proper inoculant)  
 25% Perennial Ryegrass  
 25% Tall Fescue or Strong Creeping Red Fescue  
 10% Redtop  
 (\*include at least three varieties in mix) + Use the above mix for infrequent mowing. For a regular #Exclude K-31) mowing regime, substitute Rough Bluegrass and/or Tall Fescue for the Flat Pea.  
 Conservation Plantings

**SOIL EROSION NOTES:**

**BURLINGTON COUNTY SCD**

**REQUIRED SOIL EROSION AND SEDIMENT CONTROL NOTES**

1. All Soil Erosion and Sediment Control practices shall be installed prior to any major soil disturbances, or in their proper sequence and maintained until permanent protection is established.
  2. Any Disturbed areas that will be left exposed more than 30 Days and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of a temporary cover, the disturbed areas will be mulched with straw or equivalent material, at a rate of two (2) tons per acre, according to State STANDARDS.
  3. Permanent Vegetation shall be seeded or sodded on all exposed areas within ten (10) days after final grading. Mulch will be used for protection until seeding is established.
  4. All work shall be done in accordance with the State STANDARDS for Soil Erosion and Sediment Control in New Jersey.
  5. A sub-base course will be applied immediately following rough grading and installation of improvements in order to stabilize streets, roads, driveways and parking areas. In areas where no utilities are present, the sub-base shall be installed within 15 days or preliminary grading.
  6. Immediately following initial disturbance or rough grading all critical areas subject to erosion (i.e.: steep slopes, roadway embankments) will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of two (2) tons per acre, according to the State STANDARDS.
  7. Any steep slopes receiving pipeline installation will be backfilled and stabilized daily, as the installation proceeds (i.e.: slopes greater than 3:1)
  8. A crushed stone tire cleaning pad will be installed wherever a construction access exists. The rip rap pad must be 100 feet in length and the stone must be 1.5" to 4" in size, placed 12" thick and the full width of the entrance. It shall be underlain with a suitable synthetic filter fabric and maintained. The structure must be delineated on the plans.
  9. In accordance with the STANDARD for Permanent Vegetative Cover for soil stabilization, any soil having a pH of 4 or less or containing iron sulfides shall be covered with a minimum of 12" of soil having a pH of 5 or more prior to seedbed preparation.
  10. The Burlington County Soil Conservation District shall be notified 48 hours in advance of any land disturbing activity.
  11. At the time when the site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover, shall be removed or treated in such a way that will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed.
  12. In that NJSA 4:24-39 et seq., requires that no Certificate of Occupancy be issued before the provisions of the Certified Plan for Soil Erosion and Sediment Control have been complied with for permanent measures, all site work for site plans and all work around individual lots in subdivisions, will have to be completed prior to the District issuing a Report of Compliance for the issuance of a Certificate of Occupancy by the Municipality.
  13. Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
  14. Any changes to the Certified Soil Erosion and Sediment Control Plan will require the submission of revised Soil Erosion and Sediment Control Plans to the District for recertification. The revised plans must meet all current State Soil Erosion & Sediment Control STANDARDS.
  15. The Burlington County Soil Conservation District shall be notified of any changes in ownership.
  16. Mulching to the STANDARDS is required for obtaining a Conditional Report of Compliance. Conditionals are only issued when the season prohibits seeding.
  17. Contractor is responsible for keeping all adjacent roads clean during life of construction project.
  18. The developer shall be responsible for remediating any erosion or sediment problems that arise as a result of ongoing construction at the request of the Burlington County Soil Conservation District.
  19. Hydroseeding is a two step process. The first step includes seed, fertilizer, lime, etc., along with minimal amounts of mulch to promote consistency, good seed to soil contact, and give a visual indication of coverage. Upon completion of seeding operation, hydromulch should be applied at a rate of 1500 lbs. Per acre in second step. The use of hydro-mulch, as opposed to straw, is limited to optimum seeding dates as listed in the STANDARDS.
- BURLINGTON COUNTY SOIL CONSERVATION DISTRICT  
 1971 Jacksonville Jobstown Road  
 Columbus, NJ 08022

**CONSTRUCTION SEQUENCE**

1. MOBILIZATION 1 DAY
2. CONSTRUCT TEMPORARY SOIL EROSION AND SEDIMENT CONTROL FACILITIES. 2 DAYS
3. DEMO, CLEAR AND GRUB SITE. 1 WEEK
4. INSTALL PAVING 1 DAY
5. ESTABLISH PERMANENT COVER AND LANDSCAPING. 1 WEEK
6. REMOVE SOIL EROSION & SEDIMENT CONTROL MEASURES. 1 DAY.

ESTIMATED TOTAL TIME OF CONSTRUCTION 1 MONTH

**GENERAL MAINTENANCE**

1. MAINTENANCE SHALL OCCUR ON A REGULAR BASIS CONSISTENT WITH FAVORABLE PLANT GROWTH SOIL AND CLIMATE CONDITIONS.
2. ALL PROPOSED SEDIMENT BASINS SHALL BE REMOVED OF SILT AND SEDIMENT SO THAT PROPER CONTACT TIME IS ACHIEVED TO OBTAIN PROPER SEDIMENT REQUIREMENTS.
3. ALL RIP RAP AND CONSTRUCTION ENTRANCE SHALL BE RAKED AS REQUIRED TO MAINTAIN INTENDED USE.
4. WHEN IT BECOMES NECESSARY, THE OWNER SHALL INFORM THE CONTRACTORS OF UNSATISFACTORY CONDITION OR EROSION AND SEDIMENT DEVICES. AT SUCH TIME THE CONTRACTOR SHALL IMPROVE THE CONDITIONS OF SAID DEVICES TO MEET WITH THE APPROVAL OF THE OWNER.
5. SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT.
6. SEEDED AREAS THAT HAVE BEEN WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEDED. THE PROCEDURE SHALL BE REPEATED AFTER EACH STORM OR UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT.
7. CONTROL MEASURES SHALL APPLY TO SUBSEQUENT OWNERS IF TITLE IS CONVEYED.
8. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING AND AFTER CONSTRUCTION.

**PERMANENT SEED MIXTURE**

OPTIMUM SEEDING DATES: MARCH 1 TO MAY 15 AND AUGUST 15 TO OCTOBER 15

MINIMUM APPLICATION RATE:

4.0 TOTAL POUNDS OF SEED PER 1,000 SQUARE FEET (IF HYDROSEEDING WILL BE THE METHOD OF APPLICATION, THE SEED RATE SHALL BE INCREASED BY 25%).

HYDROSEED AREA MUST RECEIVE MULCH AND TACKIFIER.

SEED MIX FOR LAWNS:

70% TURF TYPE TALL FESCUE  
 20% PERENNIAL RYE  
 10% KENTUCKY BLUE GRASS

SEED MIX FOR BASIN:

40% FLAT PEA (WITH PROPER INOCULANT)  
 25% PERENNIAL RYEGRASS  
 25% TALL FESCUE OR STRONG CREEPING RED FESCUE  
 10% REDTOP

**TOPSOIL**

Topsoil should be friable, loamy, free of debris, objectionable seeds and stones, and contain no toxic substance or adverse chemical or physical condition that may be harmful to plant growth. Soluble salts should not be excessive (conductivity less than 0.5 millimhos per centimeter. More than 0.5 millimhos may desiccate seedlings and adversely impact growth). Topsoil hauled in from offsite should have a minimum organic matter content of 2.75 percent. Organic matter content may be raised by additives.

**STANDARDS FOR DUST CONTROL**

Definition: The control of dust on construction sites and roads.

Purpose: To prevent blowing and movement of dust from exposed soil surfaces, reduced on-site and off-site damage and health hazards, and improve traffic safety.

Condition Where Practice Applies: This practice is applicable to areas subject to dust blowing and movement where on-site and off-site damage is likely without treatment. Consult with local municipal ordinances on any restrictions.

Water Quality Enhancement: Sediments deposited as "dust" are often fine colloidal material which is extremely difficult to remove from water once it becomes suspended. Use of this standard will help to control the generation of dust from construction sites and subsequent blowing and deposition into local surface water resources.

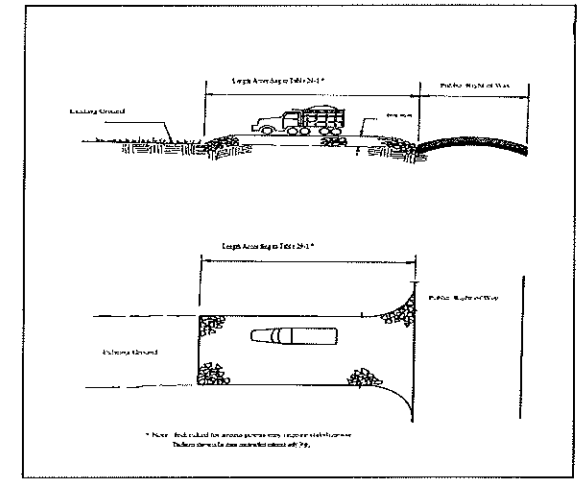
Planning Criteria:

The following methods should be considered for controlling dust:

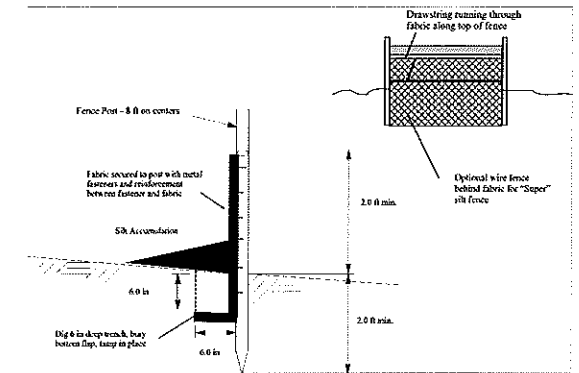
Mulches - See Standard of Stabilization with Mulches Only, pg. 5-1

Vegetative Cover - See Standard for: Temporary Vegetative Cover, pg. 7-1, Permanent Vegetative Cover for Soil Stabilization pg. 4-1, and Permanent Stabilization with Sod, pg. 6-1

Spray-On Adhesives - On mineral soils (not effective on muck soils). Keep traffic off these areas.  
 Dust



TEMPORARY CONSTRUCTION ENTRANCE DETAIL



TEMPORARY SILT FENCE DETAIL

**SOIL EROSION & SEDIMENT CONTROL DETAIL SHEET**

MINOR SITE PLANS  
 JVN VENTURE LLC  
 PLATE 4.01, BLOCK 4.06, LOT 2  
 SITUATED IN THE  
 TOWNSHIP OF EVESHAM  
 COUNTY OF BURLINGTON, STATE OF NEW JERSEY

**SITE CIVIL ENGINEERING**

213 CHERRY TREE COURT  
 FRANKLINVILLE, NEW JERSEY 08822  
 (856) 885-8879  
 FAX (856) 513-6594  
 N.J. CERTIFICATE OF AUTHORIZATION No. GA28188600

FILE NUMBER  
 594-2017  
 CHECKED BY: WG  
 DRAWN BY: JL  
 WILLIAM P. GILMORE, P.E.  
 NEW JERSEY PROFESSIONAL ENGINEER NO. 2560478100  
 DATE: 09/29/17

REV.	DATE	DESCRIPTION	BY	SCALE: 1"=20'	PROJECT NO. 594-2017	DATE: MAY 1, 2017	SHEET 7 OF 7
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