

12 VREELAND ROAD

BOROUGH OF FLORHAM PARK

MORRIS COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200 FEET BOROUGH OF FLORHAM PARK

BLOCK	LOT	PROPERTY OWNERS	UTILITIES INFORMATION	UTILITIES INFORMATION
301	8	VREELAND INDUSTRIAL OWNER LP 71 SOUTH ORANGE AVE #385 SOUTH ORANGE, NJ 07079	J.C.P. & L. 300 MADISON AVENUE PO BOX 1911 MORRISTOWN, NJ 07962	SMCMUA 19 SADDLE ROAD CEDAR KNOLLS, NJ 07927
301	9	ELEVEN VREELAND, LLC 11 VREELAND RD FLORHAM PARK, NJ 07932	PUBLIC SERVICE ELECTRIC AND GAS COMPANY MANAGER-CORPORATE PROPERTIES 80 PARK PLAZA, 768 NEWARK, NJ 07101	MADISON BOROUGH WATER TOWN HALL, KINGS ROAD MADISON, NJ 07940 WATER DEPARTMENT
301	10	LHL VREELAND LLC 183 MADISON AVE STE 1602 NEW YORK, NY 10016	VERIZON-NJ HIGHLAND ENGINEERING DISTRICT 290 W. MOUNT PLEASANT AVE., ROOM 4002 LIVINGSTON, NJ 07039	MORRIS COUNTY ROAD DEPT. 120 EAST HANOVER AVE CEDAR KNOLLS, NJ 07927
301	12	18V FLORHAM PARK LLC STRO CO 104 CHESTNUT ST STE 300 RIDGEWOOD, NJ 07450	CABLEVISION OF MORRIS 683 ROUTE 10 EAST RANDOLPH, NJ 07869-3799	MORRIS COUNTY P.O. BOX 900 PLANNING BOARD MORRISTOWN, NJ 07963
301	13	23 VREELAND ROAD, L.L.C. 651 W. MT. PLEASANT AVE LIVINGSTON, NJ 07039	TEXAS EASTERN TRANSMISSION CORPORATION 501 COOLIDGE ST. SOUTH PLAINFIELD, NJ 07080	MORRISTOWN AIRPORT TOWN OF MORRISTOWN, TOWN CLERK 110 SOUTH STREET MORRISTOWN, NJ 07960
301	14	HAVEN PROPCO 1 VREELAND LLC C/O BMS 4 BRIGHTON RD. STE 200 CLIFTON, NJ	TRANSCONTINENTAL REAL ESTATE DEPARTMENT P.O. BOX 1396 HOUSTON, TEXAS 77001	DM AIRPORTS LTD MORRISTOWN AIRPORT 8 AIRPORT RD. MORRISTOWN, NJ 07960
302	1	PROMETHEUS PARK LLC 200 SHEFFIELD ST MOUNTAINSIDE, NJ 07092	NEW JERSEY-AMERICAN WATER COMPANY, INC. 1 WATER STREET CAMDEN, NJ 08102	NEW JERSEY DEPARTMENT OF TRANSPORTATION OFFICE OF THE COMMISSIONER P.O. BOX 600 TRENTON, NJ 08625-0600
303	8	CRG 6-B LLC 111 LITTELTON RD PARSIPPANY, NJ 07054	FLORHAM PARK WATER & SEWER UTILITIES 111 RIDGEDALE AVENUE FLORHAM PARK, NJ 07932	
303	13	AGOL EXERCISE, LLC LIFETIME FITNESS 2902 CORPORATE PL CHANNASSEN, MN 55317		

ZONING REQUIREMENTS C-5 ZONE

ORDINANCE SECTION	CRITERIA	REQUIREMENT	EXISTING	PROP. LOT 6	REM. LOT 7	COMPLIANCE
250-9	MINIMUM LOT AREA	5 AC.	13,162 AC.	8.162 AC.	5.000 AC.	COMPLIES
250-9	MINIMUM LOT WIDTH	300 FT.	1,336.6 FT.	820.4 FT.	516.5 FT.	COMPLIES
250-9	MINIMUM FRONT YARD SETBACK	100 FT. ¹	98.8 ² FT.	100.5 FT.	101.0 FT.	VARIANCE
250-9	MINIMUM SIDE YARD SETBACK	50 FT.	264.4 FT.	65.0 FT.	65.0 FT.	COMPLIES
250-9	MINIMUM REAR YARD SETBACK	50 FT.	67.6 FT.	109.5 FT.	25.1 FT.	VARIANCE
250-152 B.(3)	MAXIMUM BUILDING HEIGHT	40 FT.	<40 FT.	40.00 FT.	40.00 FT.	COMPLIES
250-9	MAXIMUM BUILDING COVERAGE	12.5 %	28.2 %	23.9 %	23.9 %	COMPLIES
250-9	MAXIMUM IMPROVED LOT COVERAGE	60 %	56.2 %	56.6 %	53.2 %	COMPLIES
250-100 E.	MINIMUM SIDE YARD PARKING SETBACK	10 FT.	5.0 FT. ²	3.0 FT.	3.0 FT.	VARIANCE
250-100 B.	PARKING IN FRONT YARD	NOT PERMITTED	NONE	NONE	NONE	COMPLIES
250-100 B.	PARKING WITHIN 50' OF OTHER STREET LINES	NOT PERMITTED	N/A	N/A	N/A	COMPLIES

¹ ALL LOTS HAVING FRONTAGE ON AND ALONG BOTH SIDES OF VREELAND ROAD AND FERNWOOD ROAD SHALL HAVE A FRONT YARD SETBACK OF 100 FEET.
² EXISTING NON-CONFORMING CONDITION, VARIANCE REQUESTED.

CONDITIONAL USE REQUIREMENTS – PROP. LOT 6 FOR WAREHOUSE USE (C-5 ZONE)

ORDINANCE SECTION	REQUIREMENT	PROPOSED	COMPLIANCE
250-152 B.(1)	MAXIMUM OF ONE LOADING DOCK DOOR PER 5,000 S.F. OF WAREHOUSE GROSS FLOOR AREA (20 DOCKS)	20 DOCKS	COMPLIES
250-152 B.(2)	LIMIT VEHICULAR INGRESS AND EGRESS TO ONE SIDE OF THE PROPERTY	VREELAND ROAD ONLY	COMPLIES
250-152 B.(3)	BUILDING HEIGHT SHALL BE LIMITED TO 40 FEET	40.00 FT.	COMPLIES
250-152 B.(4)(a)	MAXIMUM VOLUME/CAPACITY RATIO OF 0.8 ON FRONTING STREET	0.29	COMPLIES
250-152 B.(4)(b)	MAXIMUM INCREASE IN PEAK VOLUME OF 10%	DECREASE	COMPLIES
250-152 B.(4)(c)	LEVEL OF SERVICE AT IMPACTED INTERSECTION ¹ TO REMAIN ABOVE "F"	LOS "C"	COMPLIES

¹ AN IMPACTED INTERSECTION SHALL BE CONSIDERED ONE WHERE 100 OR MORE WEEKDAY PEAK HOUR TRIPS ARE ADDED.

CONDITIONAL USE REQUIREMENTS – REM. LOT 7 FOR WAREHOUSE USE (C-5 ZONE)

ORDINANCE SECTION	REQUIREMENT	PROPOSED	COMPLIANCE
250-152 B.(1)	MAXIMUM OF ONE LOADING DOCK DOOR PER 5,000 S.F. OF WAREHOUSE GROSS FLOOR AREA (10 DOCKS)	10 DOCKS	COMPLIES
250-152 B.(2)	LIMIT VEHICULAR INGRESS AND EGRESS TO ONE SIDE OF THE PROPERTY	VREELAND ROAD ONLY	COMPLIES
250-152 B.(3)	BUILDING HEIGHT SHALL BE LIMITED TO 40 FEET	40.00 FT.	COMPLIES
250-152 B.(4)(a)	MAXIMUM VOLUME/CAPACITY RATIO OF 0.8 ON FRONTING STREET	0.29	COMPLIES
250-152 B.(4)(b)	MAXIMUM INCREASE IN PEAK VOLUME OF 10%	DECREASE	COMPLIES
250-152 B.(4)(c)	LEVEL OF SERVICE AT IMPACTED INTERSECTION ¹ TO REMAIN ABOVE "F"	LOS "C"	COMPLIES

¹ AN IMPACTED INTERSECTION SHALL BE CONSIDERED ONE WHERE 100 OR MORE WEEKDAY PEAK HOUR TRIPS ARE ADDED.

VARIANCES REQUESTED:

- A VARIANCE IS BEING REQUESTED FROM SECTION 250 ATTACHMENT I FOR A MINIMUM REAR YARD SETBACK OF 50- FEET WHERE 25.1 FEET IS BEING PROPOSED ON REMAINING LOT 7.
- A VARIANCE IS BEING REQUESTED FROM SECTION 250-100.E FOR A SIDE YARD PARKING SETBACK OF 3.0 FEET FOR PROPOSED LOT 6 AND 3.0 FEET FOR REMAINING LOT 7 WHERE NO PARKING IS PERMITTED WITHIN 10 FEET OF ANY PROPERTY LINE.
- A VARIANCE IS BEING REQUESTED FROM SECTION 250-107.B FOR PROPOSED PARKING SPACE DIMENSIONS OF 9 FEET IN WIDTH BY 18 FEET IN LENGTH FOR PROPOSED LOT 6 AND REMAINING LOT 7 WHERE PARKING SPACES THAT ARE NOT FOR RESIDENTIAL USE SHALL BE A MINIMUM OF 10 FEET BY 20 FEET.
- A VARIANCE IS BEING REQUESTED FROM SECTION 250-107 FOR PROPOSED LOADING SPACE DIMENSIONS OF 13 FEET IN LENGTH FOR PROPOSED LOT 6 AND REMAINING LOT 7 WHERE A MINIMUM OF 14 FEET IN WIDTH AND 30 FEET IN LENGTH IS REQUIRED.

PARKING SUMMARY – PROP. LOT 6

USE	AREA	PARKING FACTOR	PARKING REQUIREMENT	USE	AREA	PARKING FACTOR	PARKING REQUIREMENT
WAREHOUSE	108,085 S.F.	1 SPACE/1,400 S.F.	78 SPACES	WAREHOUSE	56,765 S.F.	1 SPACE/1,400 S.F.	41 SPACES
EXISTING PARKING TO REMAIN			0 SPACES	EXISTING PARKING TO REMAIN			0 SPACES
PROPOSED PARKING			81 SPACES	PROPOSED PARKING			45 SPACES
TOTAL PROVIDED			81 SPACES	TOTAL PROVIDED			45 SPACES

- FOR ALL C ZONES, NO PARKING IS PERMITTED IN THE FRONT YARD OR WITHIN 10 FEET OF ANY PROPERTY LINES.
- PARKING SPACES ARE PROPOSED AT 9-FT BY 18-FT. VARIANCE REQUESTED.
- 20 TRAILER LOADING AND 10 TRAILER PARKING SPACES ARE PROVIDED.
- IN ANY C ZONE, NO PARKING SHALL BE LOCATED WITHIN 10 FEET OF ANY PROPERTY LINE IN ORDER TO PROVIDE ADEQUATE SPACE FOR LANDSCAPING. VARIANCE REQUESTED.

PARKING SUMMARY – REM. LOT 7

USE	AREA	PARKING FACTOR	PARKING REQUIREMENT	USE	AREA	PARKING FACTOR	PARKING REQUIREMENT
WAREHOUSE	108,085 S.F.	1 SPACE/1,400 S.F.	78 SPACES	WAREHOUSE	56,765 S.F.	1 SPACE/1,400 S.F.	41 SPACES
EXISTING PARKING TO REMAIN			0 SPACES	EXISTING PARKING TO REMAIN			0 SPACES
PROPOSED PARKING			81 SPACES	PROPOSED PARKING			45 SPACES
TOTAL PROVIDED			81 SPACES	TOTAL PROVIDED			45 SPACES

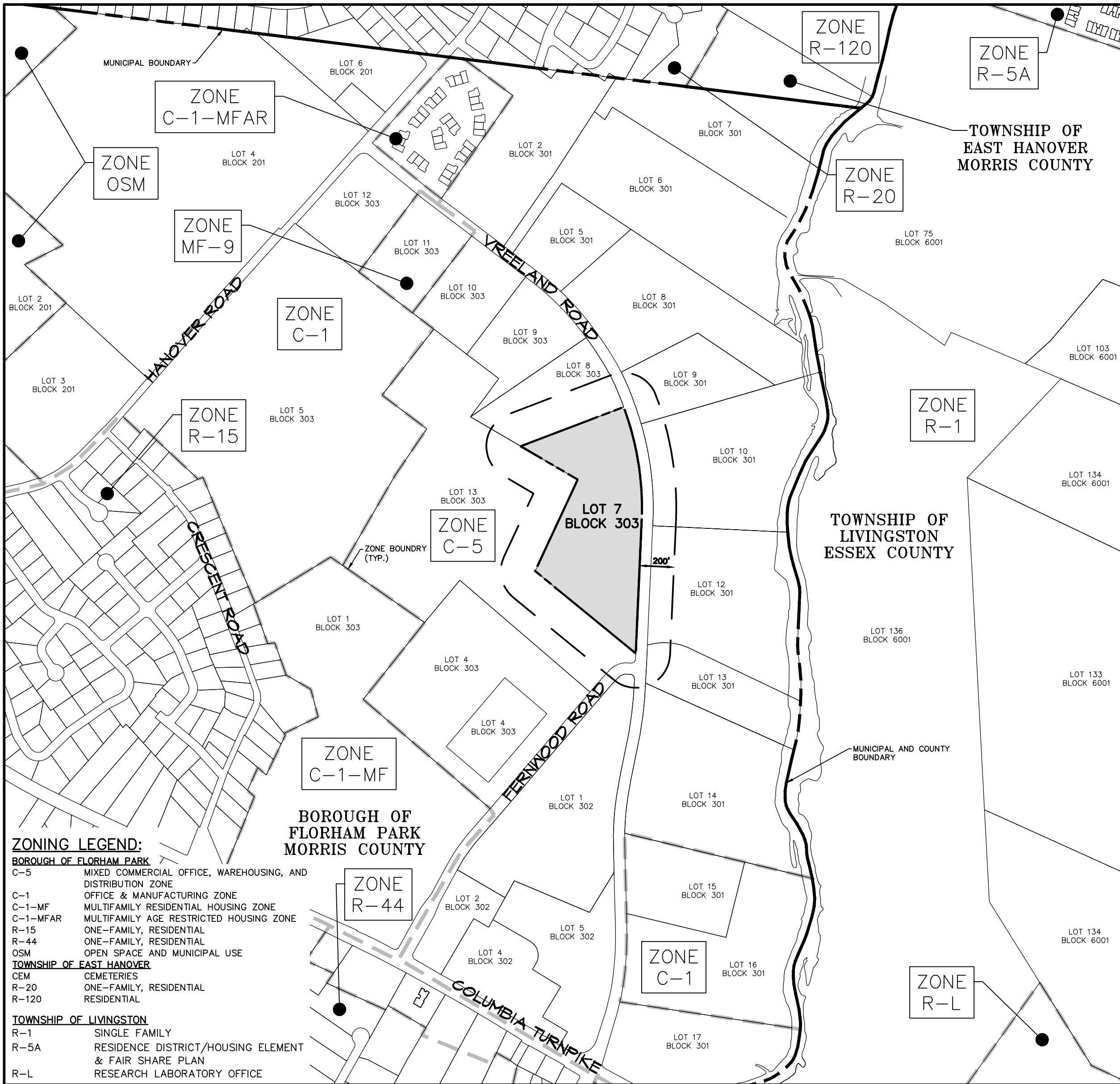
- FOR ALL C ZONES, NO PARKING IS PERMITTED IN THE FRONT YARD OR WITHIN 10 FEET OF ANY PROPERTY LINES.
- PARKING SPACES ARE PROPOSED AT 9-FT BY 18-FT. VARIANCE REQUESTED.
- 20 TRAILER LOADING AND 5 TRAILER PARKING SPACES ARE PROVIDED.
- IN ANY C ZONE, NO PARKING SHALL BE LOCATED WITHIN 10 FEET OF ANY PROPERTY LINE IN ORDER TO PROVIDE ADEQUATE SPACE FOR LANDSCAPING. VARIANCE REQUESTED.

ACCESSIBLE PARKING SUMMARY – PROP. LOT 6

PARKING PROVIDED	CRITERIA	ACCESSIBLE REQUIREMENT	PARKING PROVIDED	CRITERIA	ACCESSIBLE REQUIREMENT
81 SPACES	76-100 SPACE LOT	4 SPACES, INC. 1 VAN SPACE	45 SPACES	26-50 SPACE LOT	2 SPACES, INC. 1 VAN SPACE
TOTAL PROVIDED		4 SPACES, INC. 2 VAN SPACES	TOTAL PROVIDED		3 SPACES, INC. 2 VAN SPACE

ACCESSIBLE PARKING SUMMARY – REM. LOT 7

PARKING PROVIDED	CRITERIA	ACCESSIBLE REQUIREMENT	PARKING PROVIDED	CRITERIA	ACCESSIBLE REQUIREMENT
81 SPACES	76-100 SPACE LOT	4 SPACES, INC. 1 VAN SPACE	45 SPACES	26-50 SPACE LOT	2 SPACES, INC. 1 VAN SPACE
TOTAL PROVIDED		4 SPACES, INC. 2 VAN SPACES	TOTAL PROVIDED		3 SPACES, INC. 2 VAN SPACE



ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT (EVSE) SUMMARY – PROP. LOT 6

ANY NON-RESIDENTIAL PROJECT INVOLVING A PARKING LOT MUST PROVIDE MAKE-READY SPACES IN ACCORDANCE WITH P.L. 2023, C.171 (C.40:55066-20 3.b.).

PARKING PROVIDED	CRITERIA	EVSE REQUIREMENT
81 SPACES	76-100 SPACES	3 SPACES, INC. 1 ACCESSIBLE
TOTAL MAKE-READY PROVIDED		3 SPACES, INC. 1 ACCESSIBLE
ADDITIONAL EVSE CREDIT		6 SPACES

¹ A PARKING SPACE PREPARED WITH EVSE OR MAKE-READY EQUIPMENT SHALL COUNT AS TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT. THIS SHALL RESULT IN A REDUCTION OF NO MORE THAN TEN PERCENT OF THE TOTAL REQUIRED PARKING.

² IN ANY C ZONE, NO PARKING SHALL BE LOCATED WITHIN 10 FEET OF ANY PROPERTY LINE IN ORDER TO PROVIDE ADEQUATE SPACE FOR LANDSCAPING. VARIANCE REQUESTED.

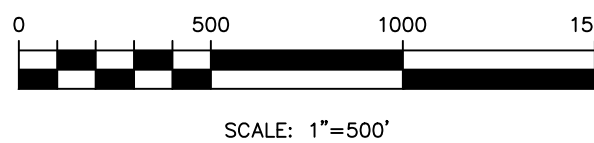
ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT (EVSE) SUMMARY – REM. LOT 7

ANY NON-RESIDENTIAL PROJECT INVOLVING A PARKING LOT MUST PROVIDE MAKE-READY SPACES IN ACCORDANCE WITH P.L. 2023, C.171 (C.40:55066-20 3.b.).

PARKING PROVIDED	CRITERIA	EVSE REQUIREMENT
45 SPACES	< 50 SPACE LOT	1 SPACE, INC. 1 ACCESSIBLE
TOTAL MAKE-READY PROVIDED		2 SPACE, INC. 1 ACCESSIBLE
ADDITIONAL EVSE CREDIT		4 SPACES

¹ A PARKING SPACE PREPARED WITH EVSE OR MAKE-READY EQUIPMENT SHALL COUNT AS TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT. THIS SHALL RESULT IN A REDUCTION OF NO MORE THAN TEN PERCENT OF THE TOTAL REQUIRED PARKING.

VICINITY PLAN/KEY MAP SCALE: 1"=500'



IMPROVED LOT COVERAGE SUMMARY

	EXISTING	PROP.	PROP. LOT 6	REM. LOT 7
BUILDINGS	73,788 S.F.	153,998 S.F.	101,151 S.F.	52,845 S.F.
PAVEMENT	244,952 S.F.	145,511 S.F.	89,632 S.F.	55,879 S.F.
WALKWAYS	3,869 S.F.	15,783 S.F.	9,072 S.F.	6,711 S.F.
WALLS	178 S.F.	1,815 S.F.	1,588 S.F.	227 S.F.
TOTAL	322,787 S.F. (7.41 AC.) 56.2 %	317,105 S.F. (7.28 AC.) 55.3 %	201,443 S.F. (4.62 AC.) 56.6 %	115,662 S.F. (2.66 AC.) 53.2 %

GROSS FLOOR AREA SUMMARY – OVERALL TRACT

	EXISTING ¹	PROPOSED ²
EXISTING OFFICE BUILDING	149,142 S.F.	–
WAREHOUSE A	–	100,085 S.F.
MEZZANINE	–	8,000 S.F.
WAREHOUSE B	–	51,765 S.F.
MEZZANINE	–	5,000 S.F.
TOTAL (PROP. LOT 6)	–	108,085 S.F.
TOTAL (REM. LOT 7)	–	56,765 S.F.
TOTAL (TRACT)	149,142 S.F.	164,850 S.F.

¹ EXISTING BUILDING GROSS FLOOR AREA ESTIMATED FROM SURVEY.
² PROPOSED FLOOR AREAS TAKEN FROM ARCHITECTURAL PLANS DATED JUNE 26, 2026, AS PREPARED BY KSS ARCHITECTS.

OWNER'S CERTIFICATION

"I CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREON DEPICTED AND THAT I CONCUR WITH THE PLAN."

SIGNATURE	
ADDRESS	
PHONE NUMBER	

BOROUGH OF FLORHAM PARK PLANNING BOARD APPROVALS

CHAIRMAN (MICHAEL DEANGELIS)	DATE
SECRETARY (ALYSSA VAN LIEW)	DATE
BOROUGH ENGINEER (KAYLA KAPLAN, P.E.)	DATE

INDEX OF PLAN DRAWINGS

SHEET NO.	TITLE
1 OF 20	PROJECT DATA & VICINITY PLAN
2 OF 20	ENVIRONMENTAL CONSTRAINTS PLAN
3 OF 20	SITE REMOVALS PLAN
4 OF 20	OVERALL SITE DIMENSION PLAN
5 OF 20	SITE DIMENSION PLAN A
6 OF 20	SITE DIMENSION PLAN B
7 OF 20	GRADING PLAN A
8 OF 20	GRADING PLAN B
9 OF 20	UTILITY PLAN A
10 OF 20	UTILITY PLAN B
11 OF 20	SOIL EROSION & SEDIMENT CONTROL PLAN
12 OF 20	LANDSCAPING PLAN A
13 OF 20	LANDSCAPING PLAN B
14 OF 20	LIGHTING PLAN
15 OF 20	UTILITY PROFILES
16 OF 20	CONSTRUCTION DETAILS "A"
17 OF 20	CONSTRUCTION DETAILS "B"
18 OF 20	CONSTRUCTION DETAILS "C"
19 OF 20	CONSTRUCTION DETAILS "D"
20 OF 20	DETAIL INTERSECTION PLAN

GENERAL NOTES:

- THE PURPOSE OF THESE PLANS IS TO OBTAIN PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL AND MINOR SUBDIVISION APPROVAL FROM THE BOROUGH OF FLORHAM PARK PLANNING BOARD FOR THE REDEVELOPMENT OF THE EXISTING OFFICE SITE TO A WAREHOUSE USE WITH ASSOCIATED SITE IMPROVEMENTS.
- BOUNDARY INFORMATION SHOWN HEREON IN ACCORDANCE WITH THE FOLLOWING:
 - A. MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, 12 VREELAND ROAD, LOT 7 BLOCK 303, BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY" DATED MARCH 13, 2026, PREPARED BY GLADSTONE DESIGN, INC.
- PROPOSED WAREHOUSE BUILDING FOOTPRINTS TAKEN FROM ARCHITECTURAL PLANS DATED JUNE 26, 2026, AS PREPARED BY KSS ARCHITECTS.
- PUBLIC WATER SHALL BE PROVIDED BY FLORHAM PARK WATER AUTHORITY.
- PUBLIC SANITARY SEWER SERVICE SHALL BE PROVIDED BY FLORHAM PARK SEWER UTILITY.
- ELECTRIC SERVICE SHALL BE PROVIDED BY JERSEY CENTRAL POWER AND LIGHT VIA EXISTING ON-SITE FACILITIES.
- GAS SERVICE SHALL BE PROVIDED BY PUBLIC SERVICE ELECTRIC AND GAS COMPANY.
- PROPOSED UTILITY LINES SHALL BE UNDERGROUND.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND VERIFYING LOCATIONS PRIOR TO THE START OF CONSTRUCTION. UTILITY INFORMATION SHOWN HAS BEEN TAKEN FROM VARIOUS SOURCES AND IS NOT GUARANTEED TO ACCURACY OR COMPLETENESS. UTILITY COMPANIES CAN BE NOTIFIED BY CALLING NJ ONE CALL AT 1-800-272-1000.
- THIS PROJECT IS CONSIDERED A MAJOR DEVELOPMENT FOR STORMWATER PURPOSES BECAUSE THE PROJECT PROPOSES MORE THAN 1 ACRE (43,560 S.F.) OF DISTURBANCE AND MORE THAN 1 ACRE (10,890 S.F.) OF NEW MOTOR VEHICLE AND/OR NEW IMPERVIOUS SURFACE.
- THIS PROJECT REQUIRES SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION FROM THE MORRIS COUNTY SOIL CONSERVATION DISTRICT BECAUSE THIS PROJECT PROPOSES 10.32 AC. (449,450 S.F.) OF LAND DISTURBANCE.
- THIS SITE FALLS OUTSIDE THE FEDERAL EMERGENCY FLOOD ADMINISTRATION (FEMA) SPECIAL FLOOD HAZARD AREA AND IS THEREFORE NOT SUBJECT TO STATE OR FEDERAL FLOOD PLAN REGULATIONS.
- NO FRESHWATER WETLANDS WERE ENCOUNTERED WITHIN 150 FT. OF THE SITE.
- THIS PROJECT IS SUBJECT TO MORRIS COUNTY PLANNING BOARD APPROVAL.
- ALL HARDWARE ON THE ROOF SHALL BE SET BACK TO MINIMIZE VISIBILITY FROM VREELAND ROAD.
- THERE SHALL BE NO OUTDOOR STORAGE OF MATERIALS, INCLUDING NO STORAGE WITHIN THE TRAILERS, ON THE SITE.
- ALL ROADS MUST BE MAINTAINED DURING CONSTRUCTION TO ALLOW FIRE DEPARTMENT AND FIRE TRUCK CONSTANT ACCESS TO THE BUILDING.
- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE BOROUGH OF FLORHAM PARK AND MORRIS COUNTY.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE BOROUGH ENGINEER.
- A TREE REMOVAL APPLICATION WILL BE SUBMITTED PRIOR TO CONSTRUCTION.
- THE FLORHAM PARK BOROUGH ENGINEER SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF ANY SEWER WORK.
- ALL PROPOSED ACCESSIBLE ROUTES SHALL COMPLY WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE (NUCC). IN THE EVENT AN IMPROVEMENT DESIGNED FOR HANDICAPPED ACCESSIBILITY IS NOT SUBJECT TO NUCC, THE APPLICANT'S ENGINEER SHALL CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN COMPLIANCE WITH THE APPLICABLE STANDARDS AND GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT PRIOR TO FINAL APPROVAL BY THE BOROUGH.
- TRAILER PARKING SPACES ARE FOR ON-SITE BUILDING TENANT USE ONLY.
- PRIOR TO THE START OF CONSTRUCTION, THE APPLICANT SHALL DEMONSTRATE TO THE TOWNSHIP THAT THE APPROPRIATE MEASURES ARE IN PLACE TO ENSURE THAT EMERGENCY ACCESS IS PROVIDED.
- THE PROPOSED BUILDING WILL BE EQUIPPED WITH A SPRINKLER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND FIRE CODES AND CENTRAL STATION ALARM SYSTEM IS TO BE PROVIDED FOR ALL AREAS.
- ALL DESIGN FEATURES DEPICTED HEREON WERE BASED ON CONSTRAINTS AND REGULATIONS IN EFFECT AT THE TIME OF PREPARATION AND INITIAL PRESENTATION OF THIS PLAN. ALL CURRENT DEVELOPMENT CONSTRAINTS SHOULD BE INVESTIGATED PRIOR TO COMMENCEMENT OF ANY ACTIVITY BASED ON THIS PLAN.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS, AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO GLADSTONE DESIGN, INC. BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY DESIGN ENGINEER, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING DESIGN ENGINEER WRITTEN NOTIFICATION OF SAME AND DESIGN ENGINEER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE DESIGN ENGINEER, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WITH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGEMENTS, PENALTIES, AND THE LIKE RELATED TO THE SAME.

LANDSCAPE REQUIREMENTS – PROP. LOT 6

ORDINANCE SECTION	CRITERIA	REQUIREMENT	PROPOSED	COMPLIANCE
250-102.1.C.	MINIMUM 10% OF PARKING AREA TO BE LANDSCAPED ¹	1,313 S.F.	5,565 S.F.	COMPLIES
250-102.1.F.	MINIMUM 1 TREE PER 10 PARKING SPACES ²	9 TREES ³	90 TREES	COMPLIES

- THE TOTAL PASSENGER VEHICLE PARKING AREA IS 13,122 S.F.
- 81 PARKING SPACES ARE PROPOSED.
- TREES TO BE GREATER THAN 3 1/2" CAL.

LANDSCAPE REQUIREMENTS – REM. LOT 7

ORDINANCE SECTION	CRITERIA	REQUIREMENT	PROPOSED	COMPLIANCE
250-102.1.C.	MINIMUM 10% OF PARKING AREA TO BE LANDSCAPED ¹	729 S.F.	9,035 S.F.	COMPLIES
250-102.1.F.	MINIMUM 1 TREE PER 10 PARKING SPACES ²	5 TREES ³	69 TREES	COMPLIES

- THE TOTAL PASSENGER VEHICLE PARKING AREA IS 7,290 S.F.
- 45 PARKING SPACES ARE PROPOSED.
- TREES TO BE GREATER THAN 3 1/2" CAL.

OWNER/APPLICANT:

12 VREELAND ASSOCIATES, LLC
515 MARIN BOULEVARD
JERSEY CITY, NJ 07302
(201) 251-4800

ATTORNEY:

LAWRENCE S. CATALO, ESQ.
O'TOOLE SCRIVO
14 VILLAGE PARK ROAD
CEDAR GROVE, NJ 07009
(973) 239-5700

TRACT INFORMATION:

LOT 7, BLOCK 303
TRACT AREA: 13.162 ACRES (573,335 S.F.)
BOROUGH OF FLORHAM PARK
MORRIS COUNTY, NEW JERSEY
TAX MAP SHEET: NO. 3
ZONE: C-5 MIXED COMMERCIAL OFFICE,
WAREHOUSING, AND DISTRIBUTION ZONE

REVISIONS

NO.	DATE	DESCRIPTION

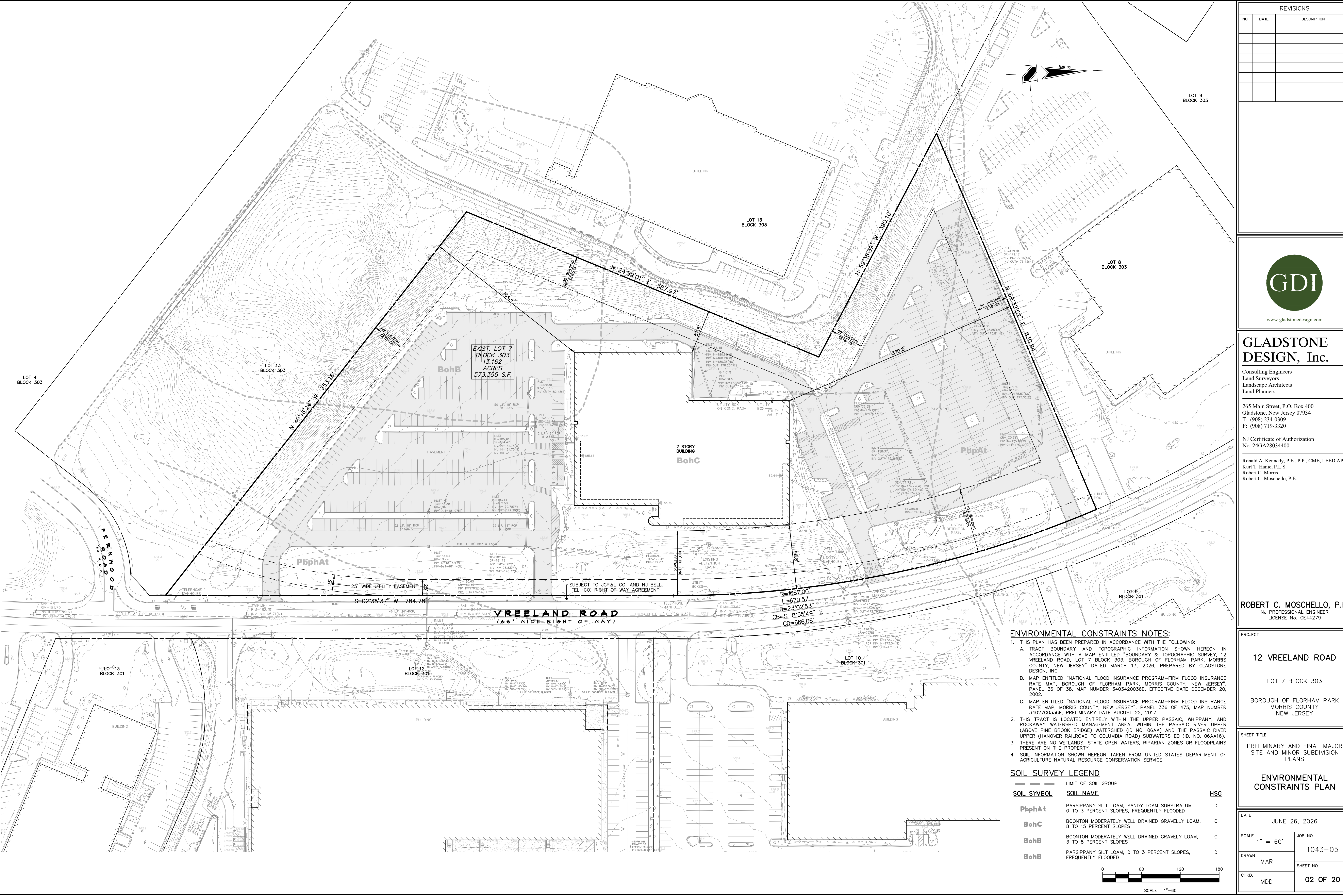


www.gladstonedesign.com

GLADSTONE DESIGN, Inc.

Consulting Engineers
Land Surveyors
Landscape Architects
Land Planners

265 Main Street, P.O. Box 400
Gladstone, New Jersey 07934
T: (908) 234-0309



REVISIONS		
NO.	DATE	DESCRIPTION



GLADSTONE DESIGN, Inc.

Consulting Engineers
Land Surveyors
Landscape Architects
Land Planners

265 Main Street, P.O. Box 400
Gladstone, New Jersey 07934
T: (908) 234-0309
F: (908) 719-3320

NJ Certificate of Authorization
No. 24GA28034400

Ronald A. Kennedy, P.E., P.P., CME, LEED AP
Kurt T. Hanic, P.L.S.
Robert C. Morris
Robert C. Moschello, P.E.

ROBERT C. MOSCHELLO, P.E.
NJ PROFESSIONAL ENGINEER
LICENSE No. GE44279

PROJECT

12 VREELAND ROAD

LOT 7 BLOCK 303

BOROUGH OF FLORHAM PARK
MORRIS COUNTY
NEW JERSEY

SHEET TITLE

PRELIMINARY AND FINAL MAJOR
SITE AND MINOR SUBDIVISION
PLANS

**ENVIRONMENTAL
CONSTRAINTS PLAN**

DATE	JUNE 26, 2026	
SCALE	1" = 60'	JOB NO. 1043-05
DRAWN	MAR	SHEET NO.
CHKD.	MDD	02 OF 20

ENVIRONMENTAL CONSTRAINTS NOTES:

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING:

A. TRACT BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IN ACCORDANCE WITH A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, 12 VREELAND ROAD, LOT 7 BLOCK 303, BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY" DATED MARCH 13, 2026, PREPARED BY GLADSTONE DESIGN, INC.

B. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM-FIRM FLOOD INSURANCE RATE MAP, BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY", PANEL 36 OF 36, MAP NUMBER 3403420036E, EFFECTIVE DATE DECEMBER 20, 2002.

C. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM-FIRM FLOOD INSURANCE RATE MAP, MORRIS COUNTY, NEW JERSEY", PANEL 336 OF 475, MAP NUMBER 3402700336F, PRELIMINARY DATE AUGUST 22, 2017.

2. THIS TRACT IS LOCATED ENTIRELY WITHIN THE UPPER PASSAIC WHIPPANY AND ROCKAWAY WATERSHED MANAGEMENT AREA, WITHIN THE PASSAIC RIVER UPPER (ABOVE PINE BROOK BRIDGE) WATERSHED (ID NO. 06AA) AND THE PASSAIC RIVER UPPER (HANOVER RAILROAD TO COLUMBIA ROAD) SUBWATERSHED (ID NO. 06AA16).

3. THERE ARE NO WETLANDS, STATE OPEN WATERS, RIPARIAN ZONES OR FLOODPLAINS PRESENT ON THE PROPERTY.

4. SOIL INFORMATION SHOWN HEREON TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE.

SOIL SURVEY LEGEND

SOIL SYMBOL	SOIL NAME	HSG
PbpAt	PARSIPPANY SILT LOAM, SANDY LOAM SUBSTRATUM 0 TO 3 PERCENT SLOPES, FREQUENTLY FLOODED	D
BohC	BOONTON MODERATELY WELL DRAINED GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES	C
BohB	BOONTON MODERATELY WELL DRAINED GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES	C
BohB	PARSIPPANY SILT LOAM, 0 TO 3 PERCENT SLOPES, FREQUENTLY FLOODED	D

060120180

0 60 120 180

SCALE : 1"=60'

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TREES TO BE REMOVED		
SIZE	SPECIES	QUANTITY
4"	CEDAR	4
4"	LOCUST	3
4"	MAPLE	1
4"	OAK	1
5"	CEDAR	1
5"	LINDEN	1
5"	LOCUST	3
6"	BIRCH	1
6"	CEDAR	3
6"	LOCUST	23
7"	LINDEN	1
8"	CEDAR	1
8"	LINDEN	1
8"	LOCUST	12
9"	LOCUST	4
10"	ALDER	1
10"	CEDAR	2
10"	LINDEN	1
10"	LOCUST	3
10"	MAPLE	2
11"	LOCUST	1
11"	BIRCH	1
12"	CEDAR	2
12"	LINDEN	1
12"	LOCUST	2
12"	MAPLE	3
14"	TRIPLE WHITE BIRCH	1
15"	CEDAR	1
15"	LOCUST	2
15"	OAK	1
15"	QUAD BIRCH	1
16"	LOCUST	2
18"	DOUBLE BIRCH	1
18"	LOCUST	1
18"	QUINTUPLET CRAPEMYRTLE	1
18"	SEXTUPLET CRAPEMYRTLE	1
18"	TRIPLE BIRCH	1
18"	TRIPLE CRAPEMYRTLE	1
18"	TRIPLE JAPANESE MAPLE	1
18"	TRIPLE LOCUST	1
20"	LOCUST	3
20"	OAK	1
24"	LOCUST	1
24"	PINE	1
24"	QUINTUPLET CRAPEMYRTLE	1
TOTAL		98
TOTAL TREES REMOVED: 98		
TOTAL REPLACEMENT TREES REQUIRED: 156		
TOTAL REPLACEMENT TREES PROPOSED: 159		

TREE REPLACEMENT SCHEDULE			
DMB OF EX TREE TO BE REMOVED	QUANTITY	REPLACEMENT TREE MULTIPLIER	REQUIRED REPLACEMENT TREE (3" CALIPER)
10"-12"	19	3	57
12"-18"	16	4	64
18"-24"	7	5	35
24"-30"	0	7	0
30"-36"	0	10	0
36"+	0	SEE NOTE 1.	0
TOTAL		41	156

1. THE EQUIVALENT OF 3 CAL. TREES OR GREATER NEEDED TO EQUAL DMB TREE TO BE REMOVED.

SITE REMOVALS NOTES:

- THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING:
 - TRACT BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IN ACCORDANCE WITH A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, 12 VREELAND ROAD, LOT 7 BLOCK 303, BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY" DATED MARCH 13, 2026, PREPARED BY GLADSTONE DESIGN, INC.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE CONTRACTOR WHICH AREAS ARE TO BE REMOVED.
- ALL EXISTING CURB AND PAVED AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED IN KIND BY THE CONTRACTOR.
- SEE DETAILS SHEET "C" (SHEET 18 OF 20) FOR STANDARDS FOR DUST CONTROL.
- ALL EXISTING FOUNDATIONS BEING REMOVED SHALL BE REMOVED COMPLETELY BELOW GRADE AND BACKFILLED WITH PROPERLY COMPACTED MATERIAL.
- DEMOLITION AND REMOVAL AND/OR DISPOSAL OF ANY EXISTING STRUCTURES SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
- ON-SITE PROCESSING OF MATERIALS, HAZARDOUS MATERIALS PROTOCOLS, AND MATERIAL STAGING AND STOCKPILING TO BE COORDINATED AT TIME OF DEMOLITION PERMIT FILING.
- PROVISIONS FOR NOISE CONTROL TO BE ADOPTED AT TIME OF CONSTRUCTION.
- EXISTING UTILITIES THAT ARE TO BE REMOVED UNDER TREES ALONG THE PROPERTY FRONTAGE CAN REMAIN IF THEY ARE PROPERLY ABANDONED.

SITE REMOVALS LEGEND

- EXISTING PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED (DEMOLITION PLANS PREPARED BY OTHERS)
- EXISTING CONCRETE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EX. MISC. ITEM TO BE REMOVED
- EX. MISC. ITEM TO BE REMOVED

EX. WALLS TO BE REMOVED

EX. WALL TO BE REMOVED

EX. UTILITIES TO BE REMOVED

EX. UTILITY LINES TO BE REMOVED

EX. CONCRETE TO BE REMOVED (TYP.)

EX. PAVEMENT TO BE REMOVED (TYP.)

EX. SIGN TO BE REMOVED

EX. BUILDING TO BE DEMOLISHED

LIMIT OF EX. UTILITIES TO BE REMOVED

LIMIT OF EX. UTILITIES TO BE REMOVED

THIS PLAN IS FOR SITE REMOVAL PURPOSES ONLY

REVISIONS		
NO.	DATE	DESCRIPTION



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GLADSTONE DESIGN, Inc.

Consulting Engineers
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Landscape Architects
Land Planners

265 Main Street, P.O. Box 400
Gladstone, New Jersey 07934
T: (908) 234-0309
F: (908) 719-3320

NJ Certificate of Authorization
No. 24GA28034400

Ronald A. Kennedy, P.E., P.P., CME, LEED AP
Kurt T. Hanic, P.L.S.
Robert C. Morris
Robert C. Moschello, P.E.

ROBERT C. MOSCHELLO, P.E.
NJ PROFESSIONAL ENGINEER
LICENSE No. GE44279

PROJECT

12 VREELAND ROAD

LOT 7 BLOCK 303

BOROUGH OF FLORHAM PARK
MORRIS COUNTY
NEW JERSEY

SHEET TITLE

PRELIMINARY AND FINAL MAJOR
SITE AND MINOR SUBDIVISION
PLANS

SITE REMOVALS PLAN

DATE JUNE 26, 2026

SCALE 1" = 50'

JOB NO. 1043-05

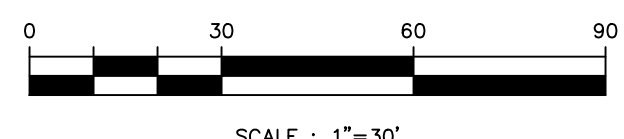
DRAWN MAR

SHEET NO.

CHKD. MDD 03 OF 20



CHKD. MDD. SHEET NO. 04 OF 20



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12 VREELAND ROAD

LOT 7 BLOCK 303

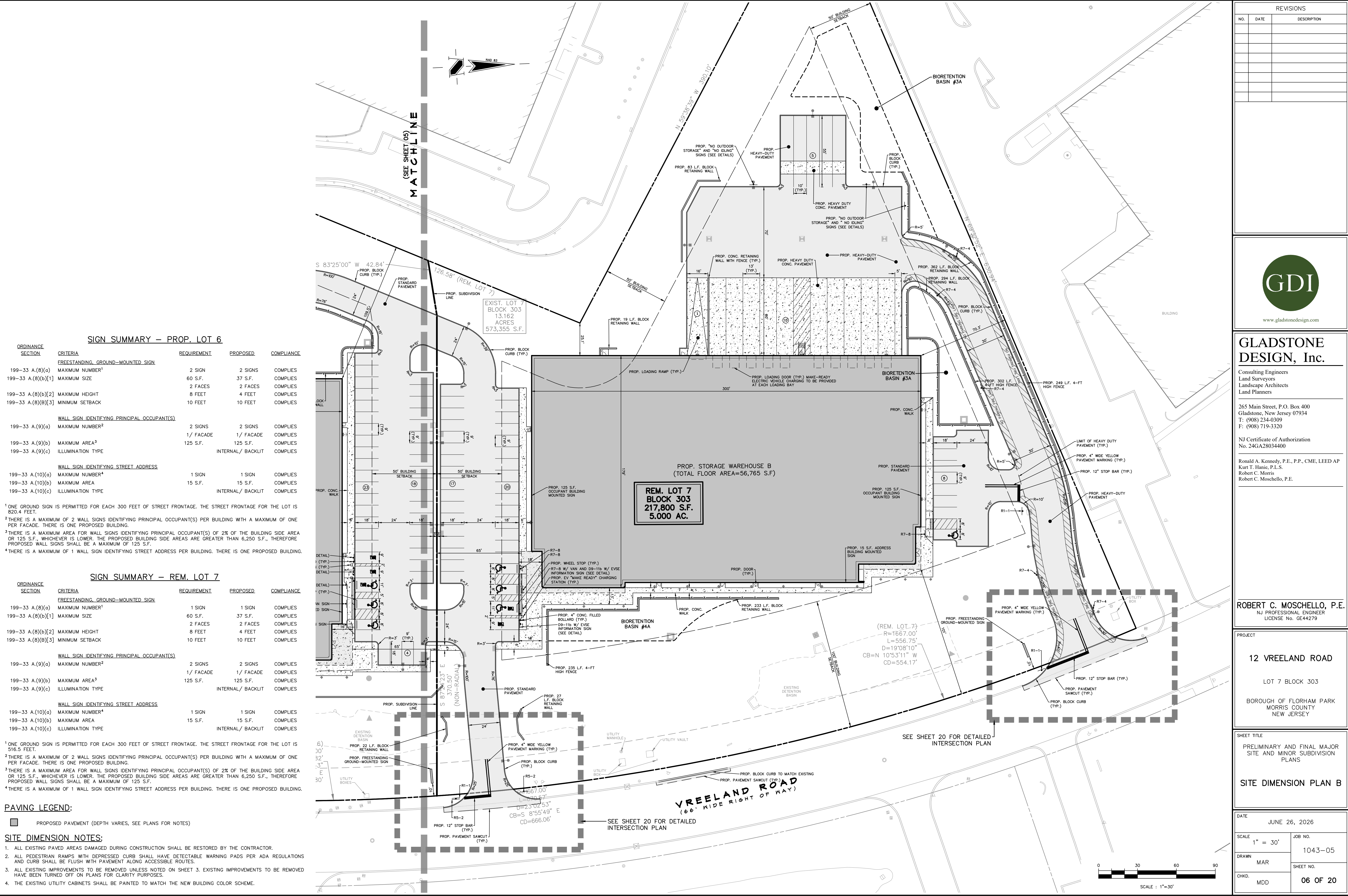
BOROUGH OF FLORHAM PARK
MORRIS COUNTY
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SHEET TITLE

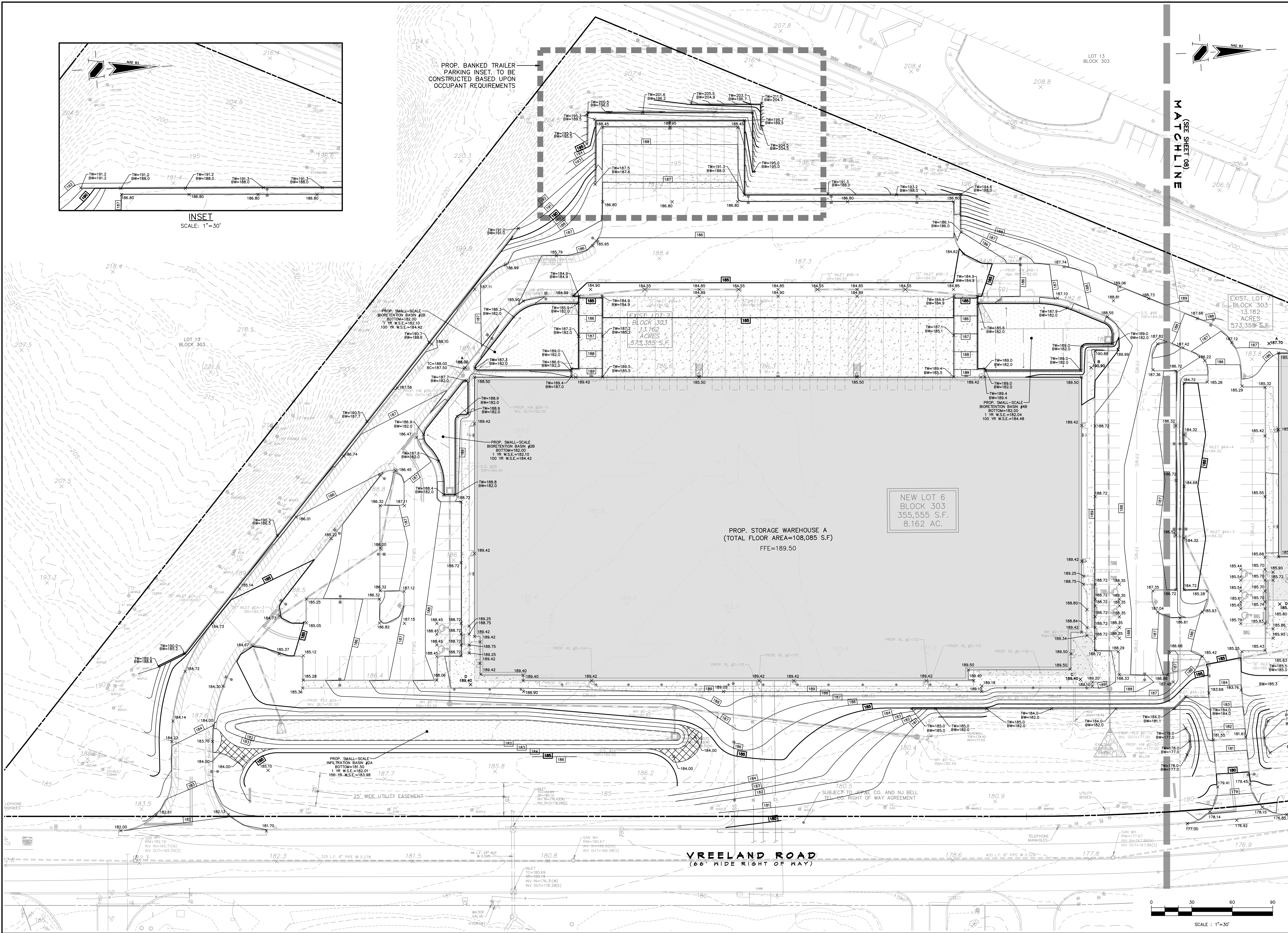
PRELIMINARY AND FINAL MAJOR
SITE AND MINOR SUBDIVISION
PLANS

SITE DIMENSION PLAN A

DATE		JUNE 26, 2026	
SCALE	1" = 30'	JOB NO.	1043--05
DRAWN	MAR	SHEET NO.	
CHKD.	MDD		05 OF 20



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PROJECT

12 VREELAND ROAD

LOT 7 BLOCK 303

BOROUGH OF FLORHAM PARK
MORRIS COUNTY
NEW JERSEY

SHEET TITLE

PRELIMINARY AND FINAL MAJOR
SITE AND MINOR SUBDIVISION
PLANS

GRADING PLAN A

DATE	JUNE 26, 2026	
SCALE	1" = 30'	JOB NO. 1043-05
DRAWN	MAR	SHEET NO. 07 OF 20
CHKD.	MDD	

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PROP. STORAGE WAREHOUSE A

AVERAGE GRADE CALCULATION:¹

CORNER A	188.00
CORNER B	190.90
CORNER C	189.40
CORNER D	189.40
TOTAL	757.70
AVERAGE GRADE	189.43

BUILDING HEIGHT CALCULATION:²

NAVDS8	ARCH
FIRST FLOOR ELEVATION	189.50 0'-0"
AVERAGE GRADE	189.43 0'-0.84"
HIGHEST POINT OF ROOF	229.43 40'-0"
BUILDING HEIGHT	40.00 FT.

¹AVERAGE ELEVATION IS MEASURED AT FINISHED GRADE 10 FEET DIAGONALLY FROM THE BUILDING CORNERS.
²VERTICAL DISTANCE OF A STRUCTURE IS MEASURED FROM THE AVERAGE ELEVATION TO THE LEVEL OF THE HIGHEST POINT OF THE ROOF.

PROP. STORAGE WAREHOUSE B

AVERAGE GRADE CALCULATION:¹

CORNER A	187.70
CORNER B	185.00
CORNER C	185.80
CORNER D	185.80
TOTAL	744.30
AVERAGE GRADE	186.08

BUILDING HEIGHT CALCULATION:²

NAVDS8	ARCH
FIRST FLOOR ELEVATION	186.00 0'-0"
AVERAGE GRADE	186.08 0'-0.96"
HIGHEST POINT OF ROOF	226.08 40'-0"
BUILDING HEIGHT	40.00 FT.

¹AVERAGE ELEVATION IS MEASURED AT FINISHED GRADE 10 FEET DIAGONALLY FROM THE BUILDING CORNERS.
²VERTICAL DISTANCE OF A STRUCTURE IS MEASURED FROM THE AVERAGE ELEVATION TO THE LEVEL OF THE HIGHEST POINT OF THE ROOF.

ADA INSTRUCTIONS TO CONTRACTOR:

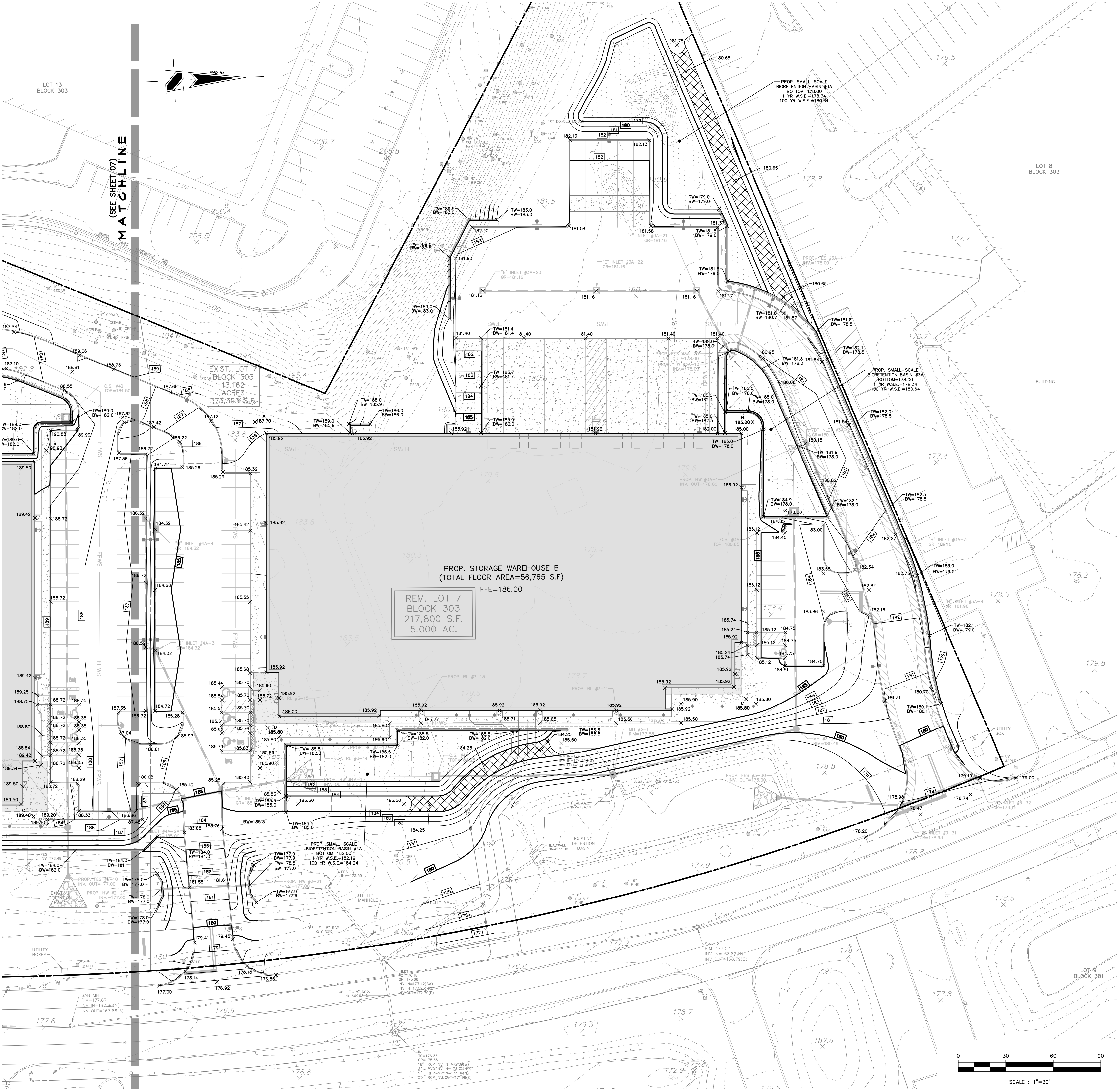
CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED) ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE NJ UNIFORM CONSTRUCTION CODE SUBCHAPTER 7 BARRIER FREE ACCESS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PUBLIC SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 (¼" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- CURB RAMPS - SLOPE SHALL NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (¼" PER FOOT OR NOMINALLY 2.0%) CROSS SLOPE.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE SHALL BE NO GREATER THAN 1:20 (5% OR ¾" PER FOOT) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (¼" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE, WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:48 (¼" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (¼" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCES INCORPORATED BY CODE).

IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.

GRADING NOTES:

- ELEVATIONS SHOWN ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL RETAINING WALLS GREATER THAN FOUR FEET IN HEIGHT, SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW JERSEY, FOR REVIEW AND APPROVAL OF BOTH THE PROJECT ENGINEER AND BOROUGH ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BUILDING PERMITS REQUIRED FOR SAID RETAINING WALLS.
- PROJECT EARTHWORK IS 14,440 CU. YDS. <FILL>. THE APPLICANT WILL COMPLY WITH THE BOROUGH'S SOIL IMPORT/EXPORT REQUIREMENTS DURING CONSTRUCTION.



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PROJECT

12 VREELAND ROAD

LOT 7 BLOCK 303

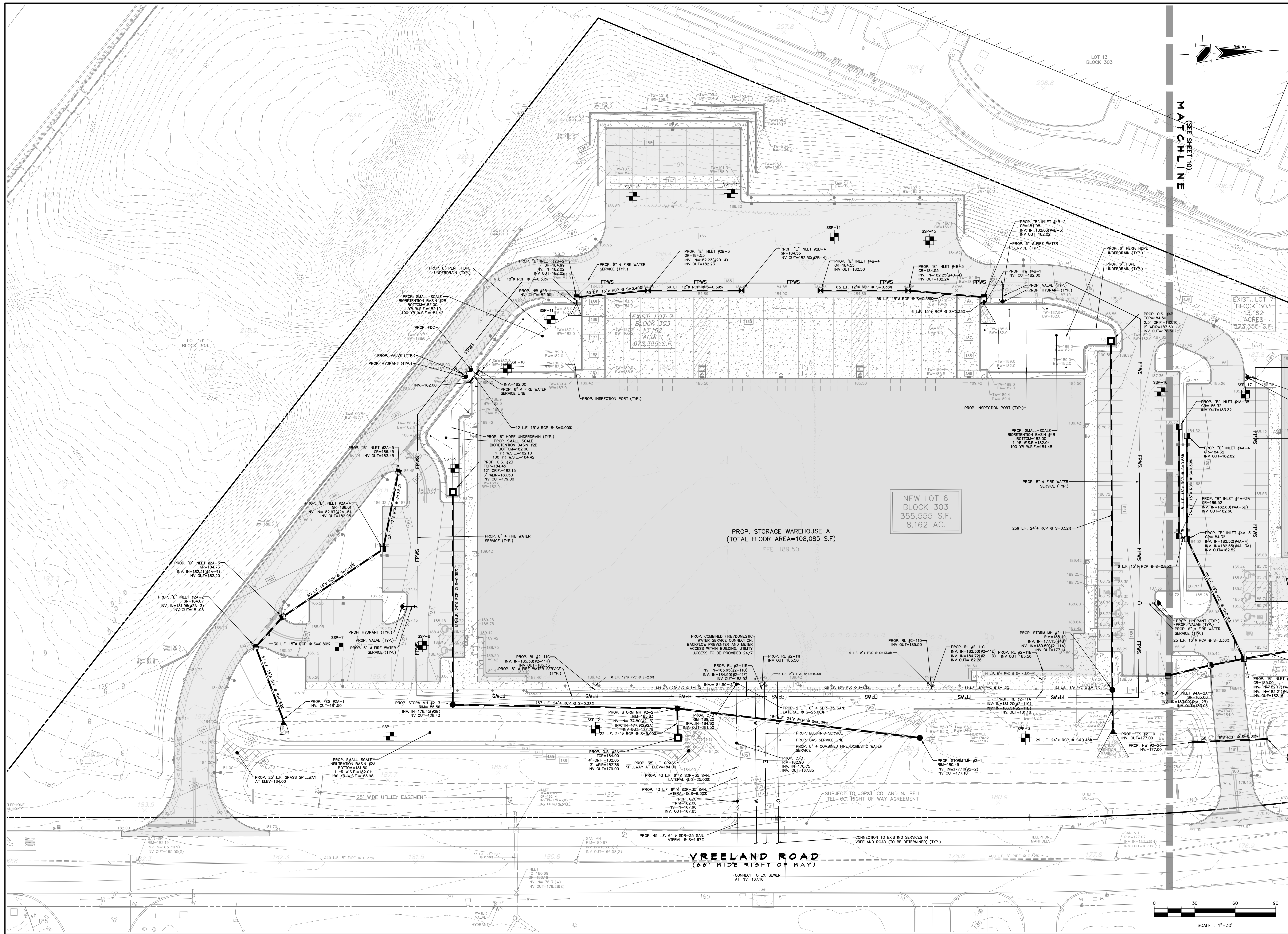
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MORRIS COUNTY
NEW JERSEY

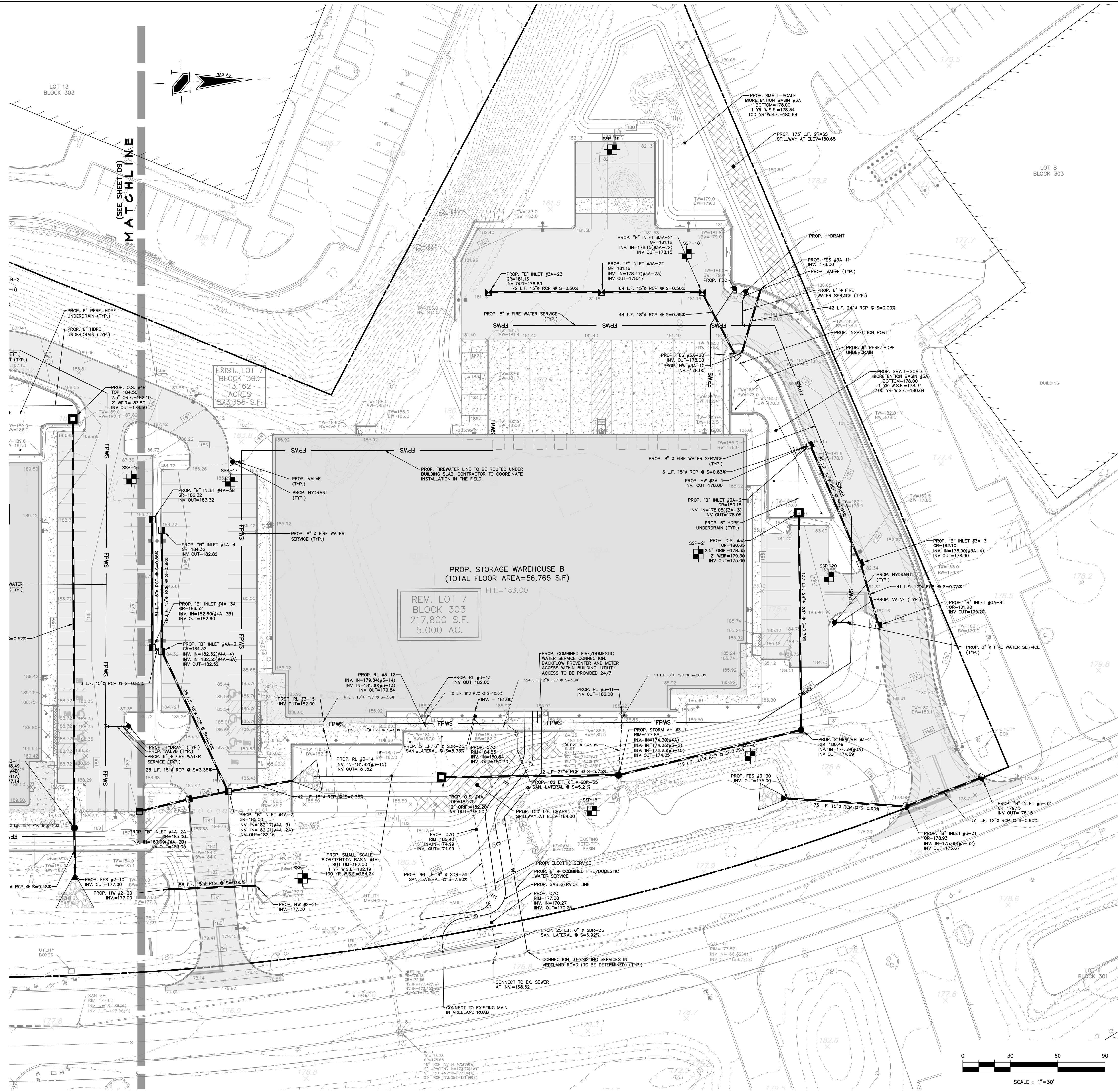
SHEET TITLE

PRELIMINARY AND FINAL MAJOR
SITE AND MINOR SUBDIVISION
PLANS

GRADING PLAN B

DATE	JUNE 26, 2026	
SCALE	1" = 30'	JOB NO. 1043-05
DRAWN	MAR	SHEET NO. 08 OF 20
CHKD.	MDD	

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12 VREELAND ROAD

LOT 7 BLOCK 303

BOROUGH OF FLORHAM PARK
MORRIS COUNTY
NEW JERSEY

SHEET TITLE

PRELIMINARY AND FINAL MAJOR
SITE AND MINOR SUBDIVISION
PLANS

UTILITY PLAN B

DATE JUNE 26, 2026

SCALE 1" = 30'	JOB NO. 1043-05
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MAR	SHEET NO. 10 OF 20
CHKD. MDD	

UTILITY NOTES:

1. THE CONTRACTOR SHALL VERIFY AND HAVE EXISTING UTILITIES MARKED OUT PRIOR TO ORDERING ANY MATERIALS AND THE START OF CONSTRUCTION.
2. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF ALL ROOF LEADER DOWNSPOUTS FOR CONNECTING INTO UNDERGROUND ROOF LEADER COLLECTION SYSTEM.
3. LOCATIONS OF PROPOSED UTILITY SERVICE CONNECTIONS TO BUILDINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH MEP PLANS PRIOR TO CONSTRUCTION.
4. FINAL ELECTRICAL AND TELEPHONE SERVICE AND ROUTING SUBJECT TO MEP ENGINEER DESIGN AND REVIEW ALONG WITH FINAL CONDUIT SIZES.
5. EXISTING ELECTRICAL SERVICE AND TRANSFORMERS AT THE SITE TO REMAIN. CONTRACTOR TO PROTECT DURING CONSTRUCTION AND COORDINATE WITH MEP ENGINEER CONNECTION TO PROPOSED BUILDING.
6. SANITARY SEWER AND WATER LINES SHALL BE SEPARATED BY A DISTANCE OF AT LEAST 10 FT HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR OTHER SUCH SEPARATION AS APPROVED BY THE JUDER. WHERE SEWER AND WATER LINES CROSS, IF POSSIBLE, THE SEWER SHALL BE INSTALLED IN CONCRETE. IF NOT, A CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE DEPARTMENT MAY ALSO REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWERS CROSSING OVER SEWER LINES.
7. GAS VALVES ARE NOT TO BE INSTALLED IN DRIVEWAYS OR SIDEWALKS.
8. PROPER CONSTRUCTION OF THE STORMWATER MANAGEMENT IMPROVEMENTS, INCLUDING BIOTENTION BASIN SYSTEMS, SHALL BE REVIEWED BY THE DESIGN ENGINEER PRIOR TO BOROUGH APPROVAL.
9. SHOP DRAWINGS, STAMPED APPROVED BY THE DESIGN ENGINEER, SHALL BE SUBMITTED TO THE BOROUGH ENGINEER FOR ALL STORM SEWER AND SANITARY SEWER PRECAST CONCRETE STRUCTURES.
10. ALL SANITARY SEWER PIPES SHALL BE CONSTRUCTED OF SDR-35 PVC PIPE.
11. ALL CLEANSOUTS FOR THE PROPOSED SEWER LATERAL SHALL BE SDR-35 TEE-WYE SEWER FITTINGS.
12. ALL STORMWATER PIPE AND STRUCTURES SHALL HAVE WATERTIGHT GASKETED JOINTS.

SEQUENCE OF CONSTRUCTION:

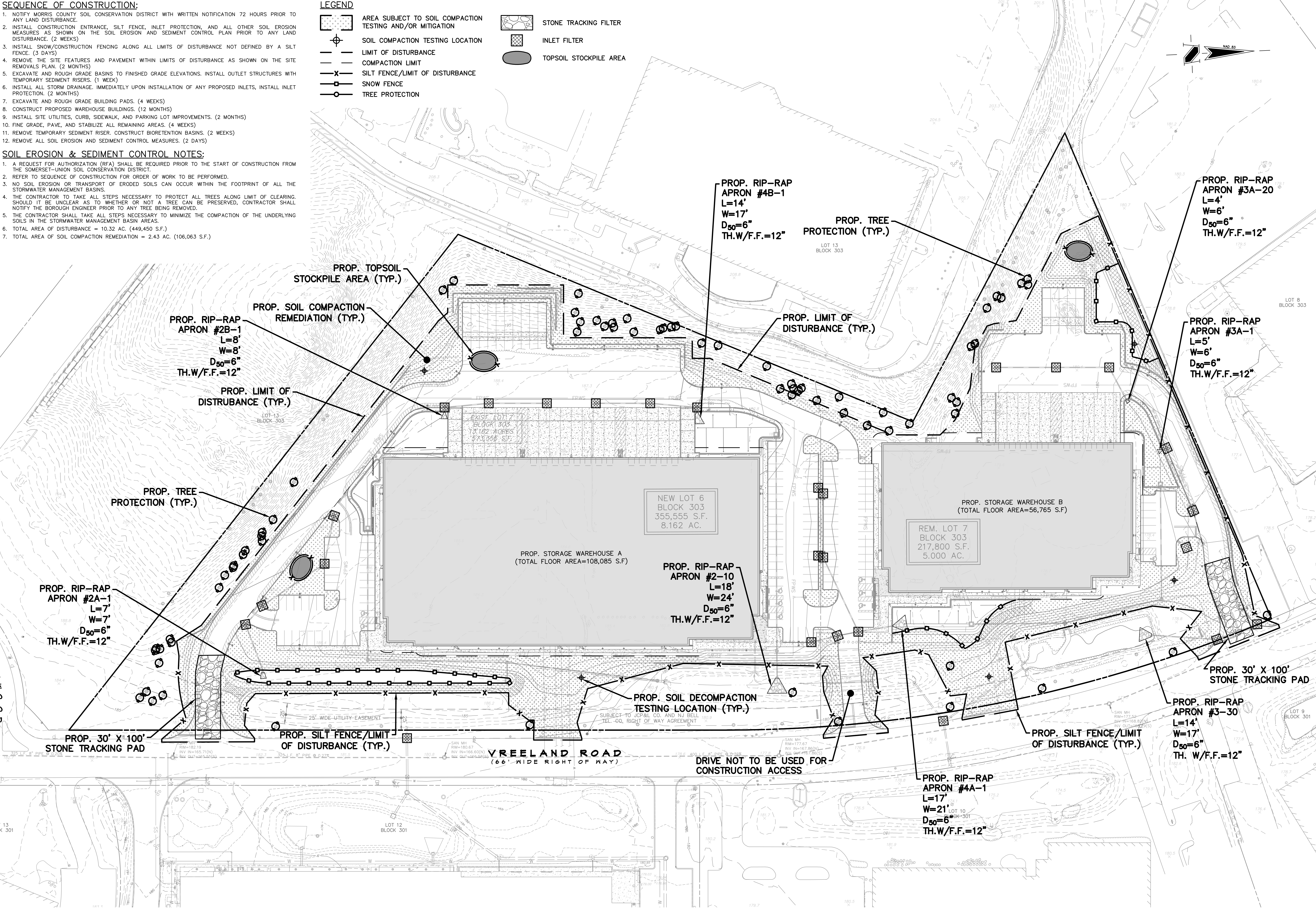
1. NOTIFY MORRIS COUNTY SOIL CONSERVATION DISTRICT WITH WRITTEN NOTIFICATION 72 HOURS PRIOR TO ANY LAND DISTURBANCE.
2. INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION, AND ALL OTHER SOIL EROSION MEASURES AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN PRIOR TO ANY LAND DISTURBANCE. (2 WEEKS)
3. INSTALL SNOW/CONSTRUCTION FENCING ALONG ALL LIMITS OF DISTURBANCE NOT DEFINED BY A SILT FENCE. (3 DAYS)
4. REMOVE THE SITE FEATURES AND PAVEMENT WITHIN LIMITS OF DISTURBANCE AS SHOWN ON THE SITE REMOVALS PLAN. (2 MONTHS)
5. EXCAVATE AND ROUGH GRADE BASINS TO FINISHED GRADE ELEVATIONS. INSTALL OUTLET STRUCTURES WITH TEMPORARY SEDIMENT RISERS. (1 WEEK)
6. INSTALL ALL STORM DRAINAGE. IMMEDIATELY UPON INSTALLATION OF ANY PROPOSED INLETS, INSTALL INLET PROTECTION. (2 MONTHS)
7. EXCAVATE AND ROUGH GRADE BUILDING PADS. (4 WEEKS)
8. CONSTRUCT PROPOSED WAREHOUSE BUILDINGS. (12 MONTHS)
9. INSTALL SITE UTILITIES, CURB, SIDEWALK, AND PARKING LOT IMPROVEMENTS. (2 MONTHS)
10. FINE GRADE, PAVE, AND STABILIZE ALL REMAINING AREAS. (4 WEEKS)
11. REMOVE TEMPORARY SEDIMENT RISER. CONSTRUCT BIORETENTION BASINS. (2 WEEKS)
12. REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES. (2 DAYS)

SOIL EROSION & SEDIMENT CONTROL NOTES:

1. A REQUEST FOR AUTHORIZATION (RFA) SHALL BE REQUIRED PRIOR TO THE START OF CONSTRUCTION FROM THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.
2. REFER TO SEQUENCE OF CONSTRUCTION FOR ORDER OF WORK TO BE PERFORMED.
3. NO SOIL EROSION OR TRANSPORT OF ERODED SOILS CAN OCCUR WITHIN THE FOOTPRINT OF ALL THE STORMWATER MANAGEMENT BASINS.
4. THE CONTRACTOR TO TAKE ALL STEPS NECESSARY TO PROTECT ALL TREES ALONG LIMIT OF CLEARING. SHOULD IT BE UNCLEAR AS TO WHETHER OR NOT A TREE CAN BE PRESERVED, CONTRACTOR SHALL NOTIFY THE BOROUGH ENGINEER PRIOR TO ANY TREE BEING REMOVED.
5. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO MINIMIZE THE COMPACTION OF THE UNDERLYING SOILS IN THE STORMWATER MANAGEMENT BASIN AREAS.
6. TOTAL AREA OF DISTURBANCE = 10.32 AC. (449,450 S.F.)
7. TOTAL AREA OF SOIL COMPACTION REMEDIATION = 2.43 AC. (106,063 S.F.)

LEGEND

- AREA SUBJECT TO SOIL COMPACTION TESTING AND/OR MITIGATION
- SOIL COMPACTION TESTING LOCATION
- LIMIT OF DISTURBANCE
- COMPACTION LIMIT
- SILT FENCE/LIMIT OF DISTURBANCE
- SNOW FENCE
- TREE PROTECTION
- STONE TRACKING FILTER
- INLET FILTER
- TOPSOIL STOCKPILE AREA



THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

REVISIONS

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12 VREELAND ROAD

LOT 7 BLOCK 303

BOROUGH OF FLORHAM PARK
MORRIS COUNTY
NEW JERSEY

SHEET TITLE

PRELIMINARY AND FINAL MAJOR
SITE AND MINOR SUBDIVISION
PLANS

SOIL EROSION
AND SEDIMENT
CONTROL PLAN

DATE

JUNE 26, 2026

SCALE

1" = 50'

DRAWN

MAR

CHKD.

MDD

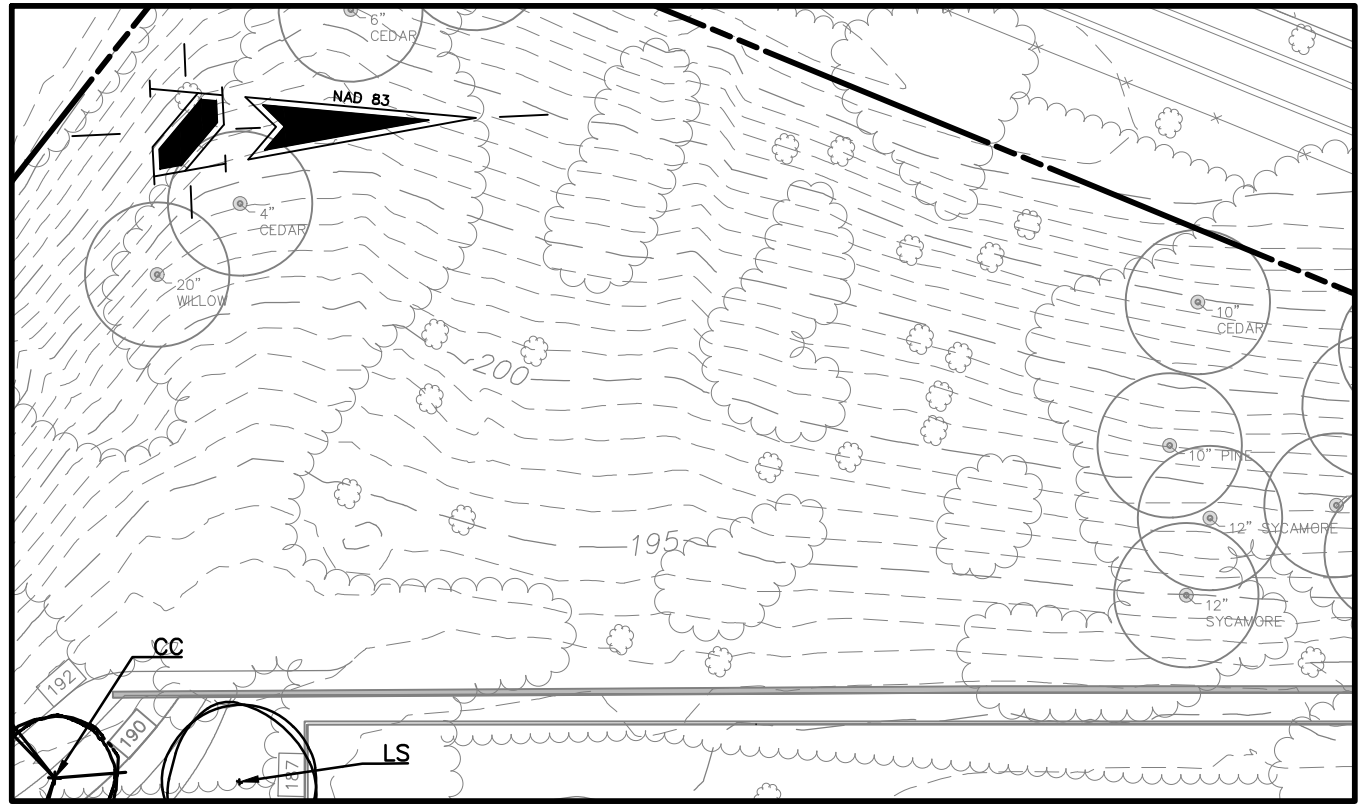
JOB NO.

1043-05

SHEET NO.

11 OF 20

M:\Drawings\1043-05\1043-05 - US-ERDC.dwg 7/20/2025 1:50:29 PM J.morris DWG To PDF - Merged.plt, 1:1



INSET
SCALE: 1"=30'

PROP. BANKED TRAILER
PARKING INSET, TO BE
CONSTRUCTED BASED UPON
OCCUPANT REQUIREMENTS

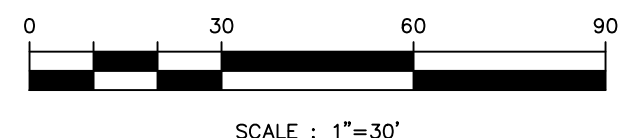
(SEE SHEET 13)
MATCHLINE

PROP. STORAGE WAREHOUSE A
(TOTAL FLOOR AREA=108,085 S.F.)
FFE=189.50

NEW LOT 6
BLOCK 303
355,555 S.F.
8.162 AC.

SUBJECT TO J&P&L CO. AND NJ BELL
TEL. CO. RIGHT OF WAY AGREEMENT

THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY



REVISIONS		
NO.	DATE	DESCRIPTION



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265 Main Street, P.O. Box 400
Gladstone, New Jersey 07934
T: (908) 234-0309
F: (908) 719-3320

NJ Certificate of Authorization
No. 24GA28034400

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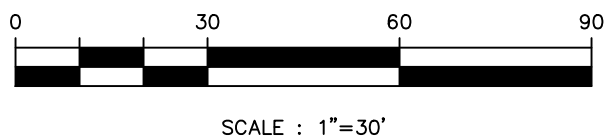
ROBERT C. MOSCHELLO, P.E.
NJ PROFESSIONAL ENGINEER
LICENSE No. GE44279

PROJECT
12 VREELAND ROAD
LOT 7 BLOCK 303
BOROUGH OF FLORHAM PARK
MORRIS COUNTY
NEW JERSEY

SHEET TITLE
PRELIMINARY AND FINAL MAJOR
SITE AND MINOR SUBDIVISION
PLANS

LANDSCAPING PLAN A

DATE	JUNE 26, 2026
SCALE	1" = 30'
DRAWN	MAR
CHKD.	MDD
JOB NO.	1043-05
SHEET NO.	12 OF 20



MAR	SHEET NO.
CHKD. MDD	13 OF 20

LANDSCAPING NOTES:

1. IF DURING CONSTRUCTION IT IS DETERMINED BY THE BOROUGH ENGINEER THAT A TREE DESIGNATED FOR PRESERVATION CANNOT BE PROTECTED IN ACCORDANCE WITH THE BOROUGH STANDARDS, THE TREE SHALL BE REMOVED AND REPLACEMENT TREES SHALL BE REQUIRED.

THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY

[illegible]

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12 VREELAND ROAD
LOT 7 BLOCK 303

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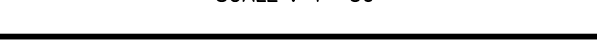
LIGHTING PLAN

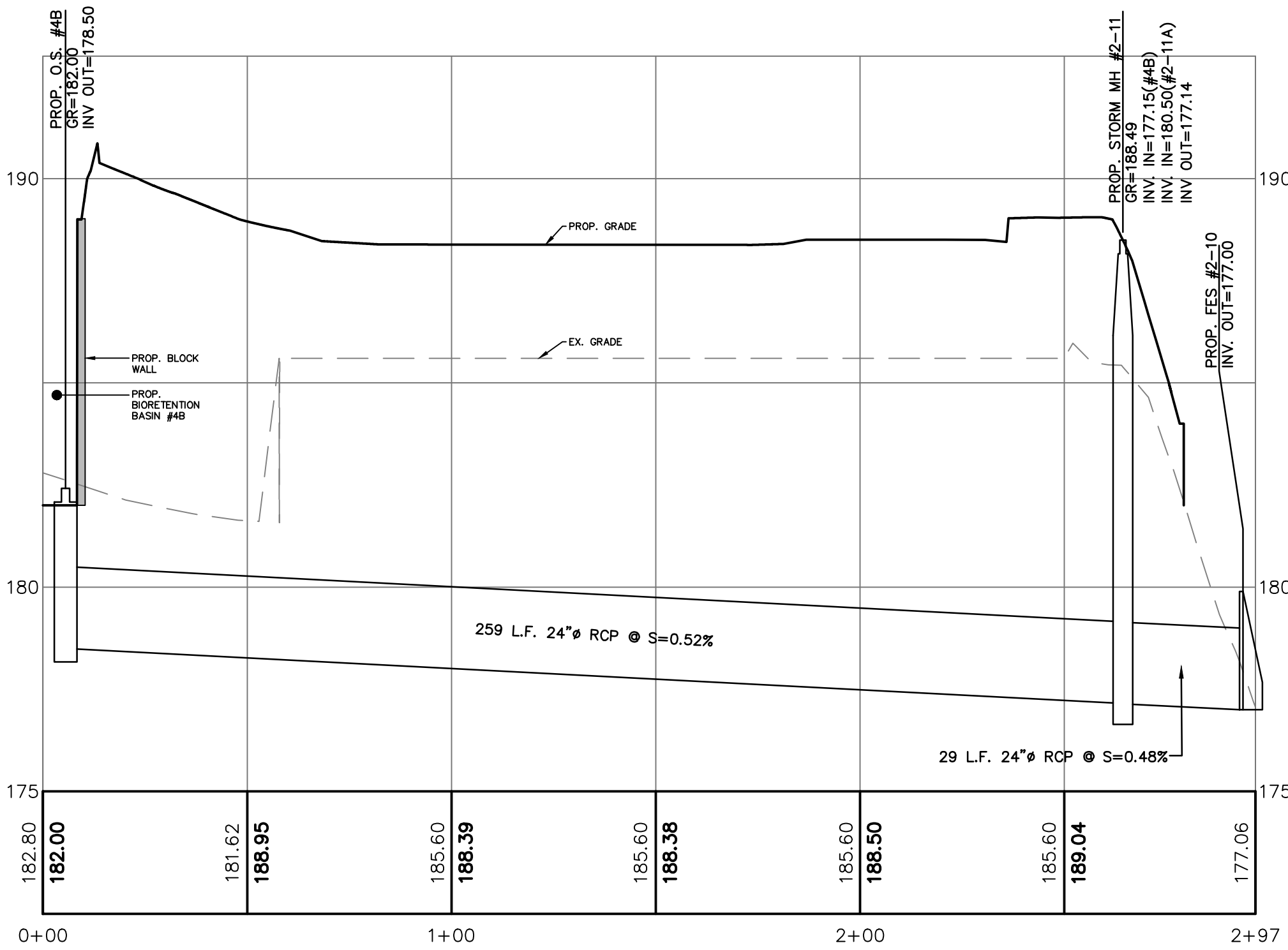
SCALE 1" = 50'	JOB NO. 1043-05
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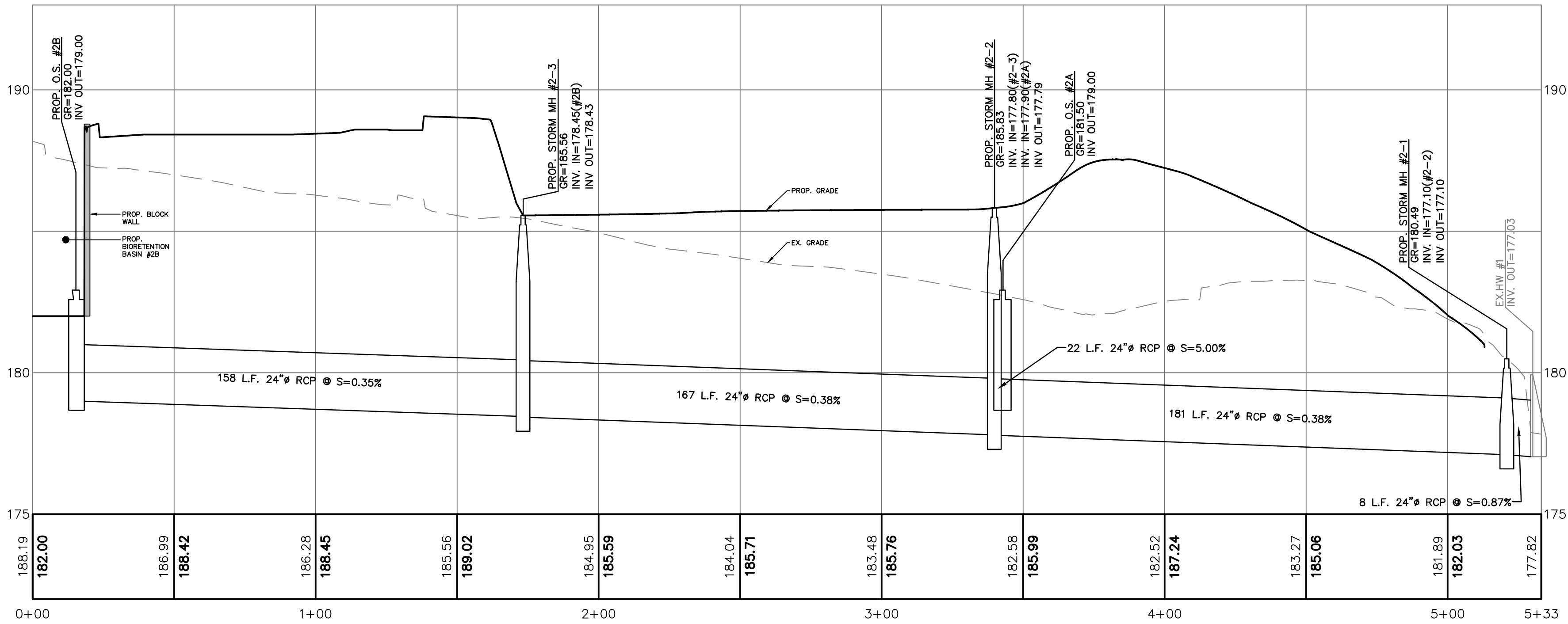
*NUMBERS REPRESENT FOOTCANDLE LEVELS

1. PERIMETER LIGHTING TO HAVE HOUSE SIDE SHIELDS.
2. ANY EXISTING LIGHTING POLE DENOTED FOR REMOVAL SHALL HAVE FOUNDATION REMOVED AND BACKFILLED WITH DGA IN PAVEMENT AREAS AND SOIL IN GRASS AREAS.
3. FOOTCANDLE LEVELS SHOWN ARE ONLY FOR PROPOSED LIGHTS AND DO NOT TAKE INTO ACCOUNT CONTRIBUTION FROM SURROUNDING LIGHT SOURCES, WITH THE EXCEPTION OF TWO EXISTING LIGHT POLES ON VRELAND ROAD WHICH CONTRIBUTE TO MEET THE REQUIRED INTERSECTION

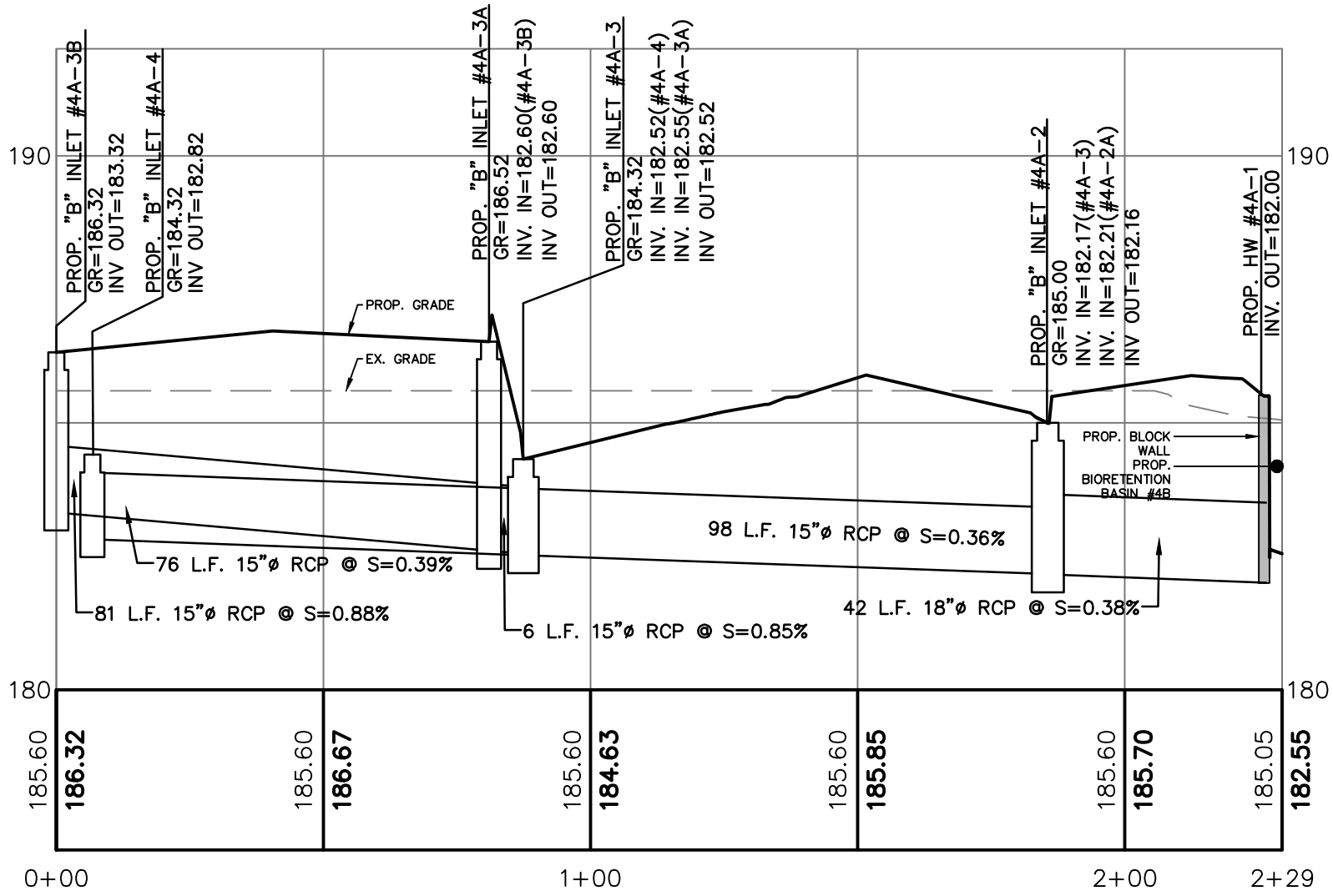




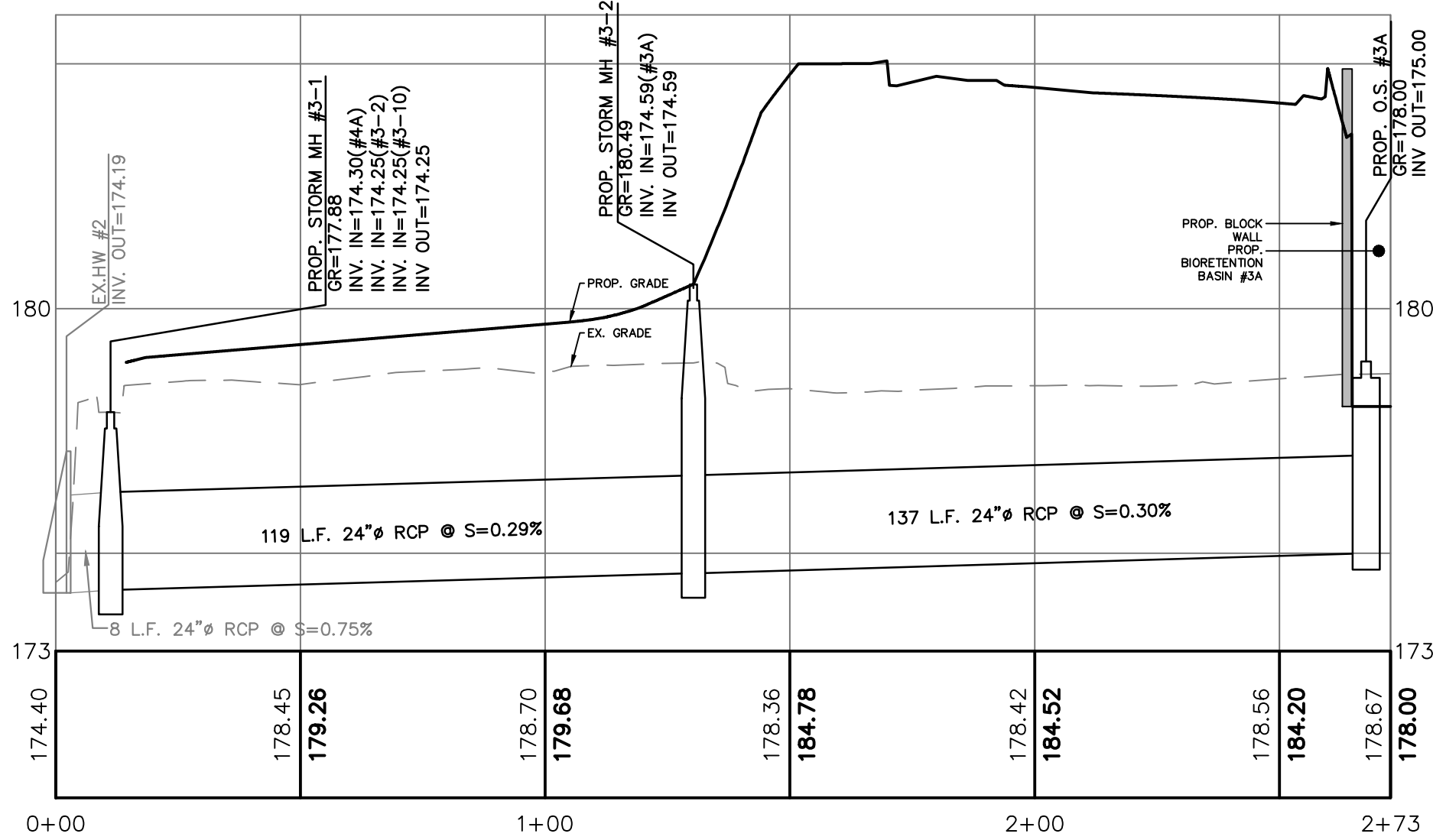
O.S. #4B TO FES #2-10
SCALE: 1"=30' (HORIZONTAL)
1"=10' (VERTICAL)



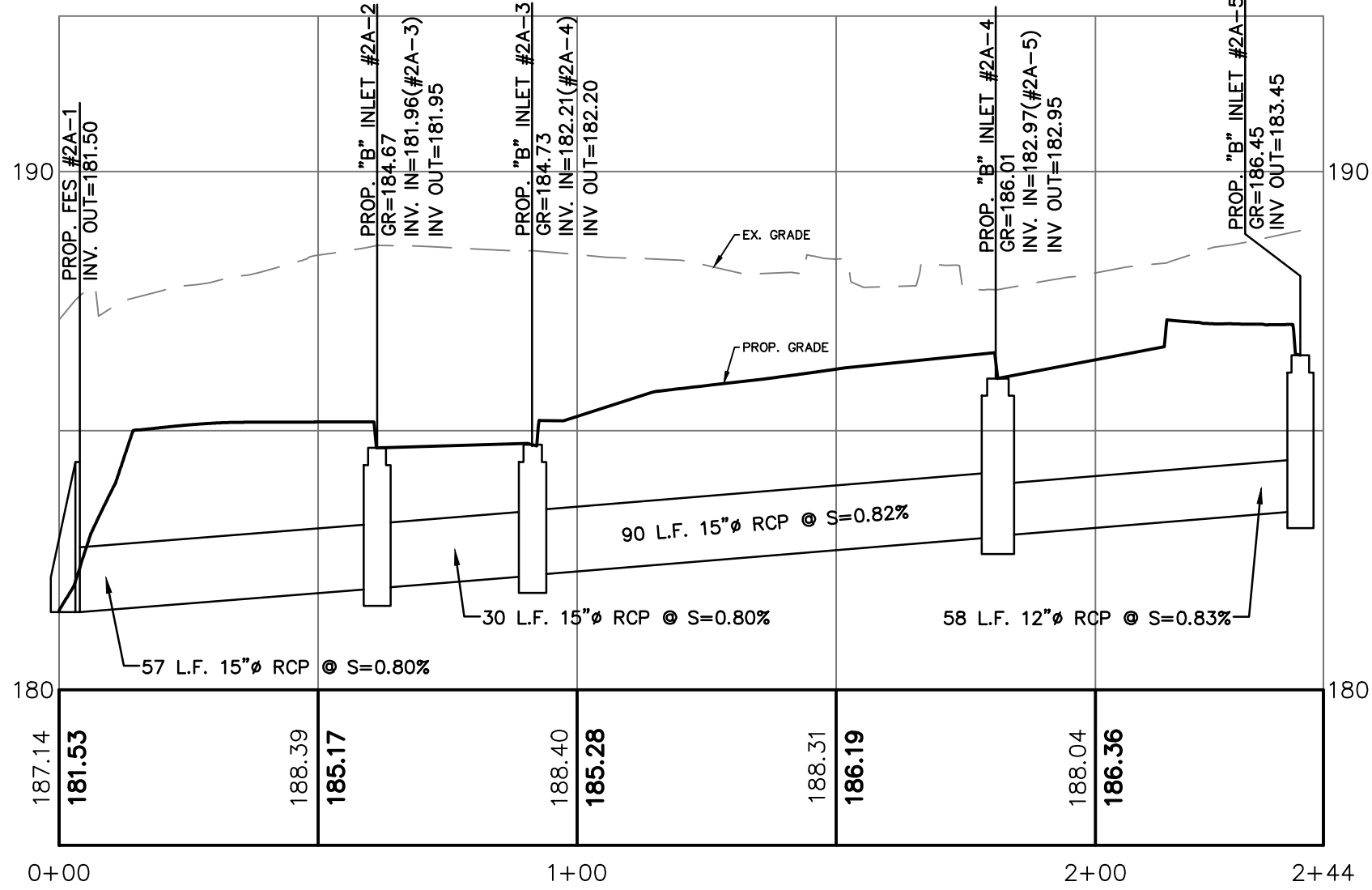
O.S. #2B TO EX. HW #1
SCALE: 1"=30' (HORIZONTAL)
1"=10' (VERTICAL)



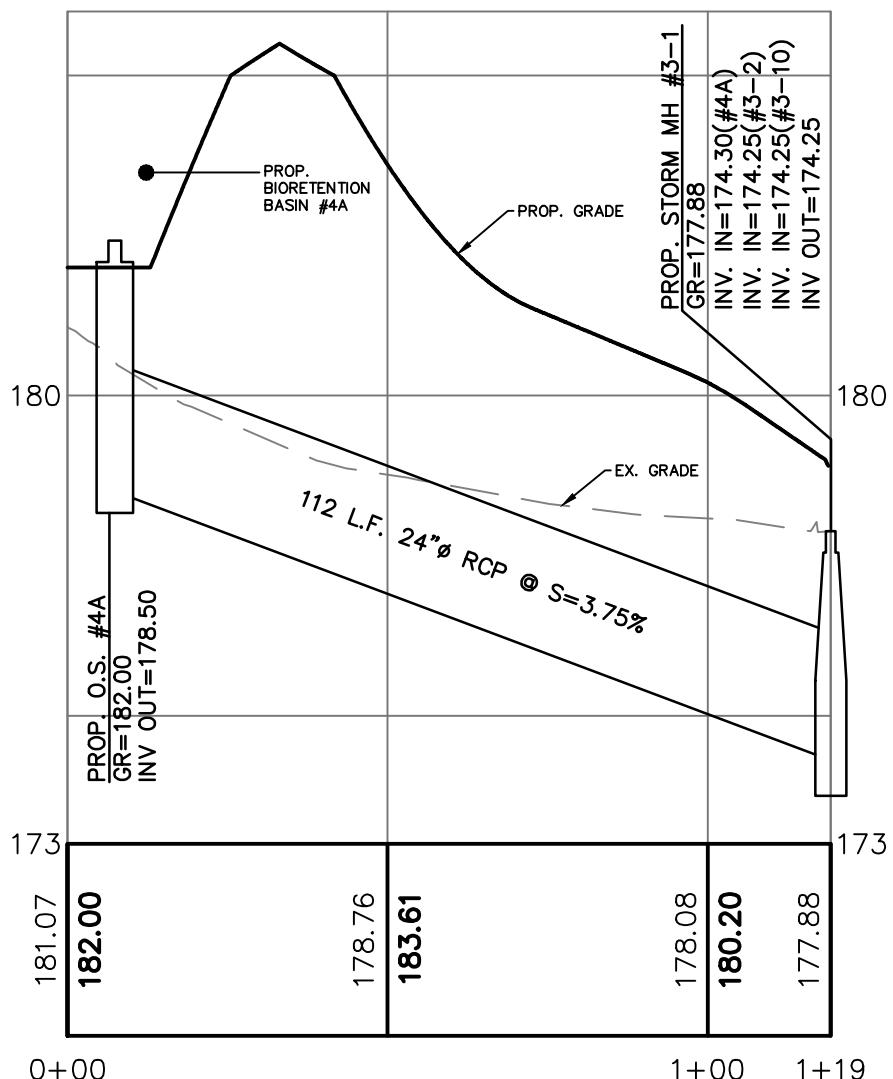
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SCALE: 1"=30' (HORIZONTAL)
1"=10' (VERTICAL)



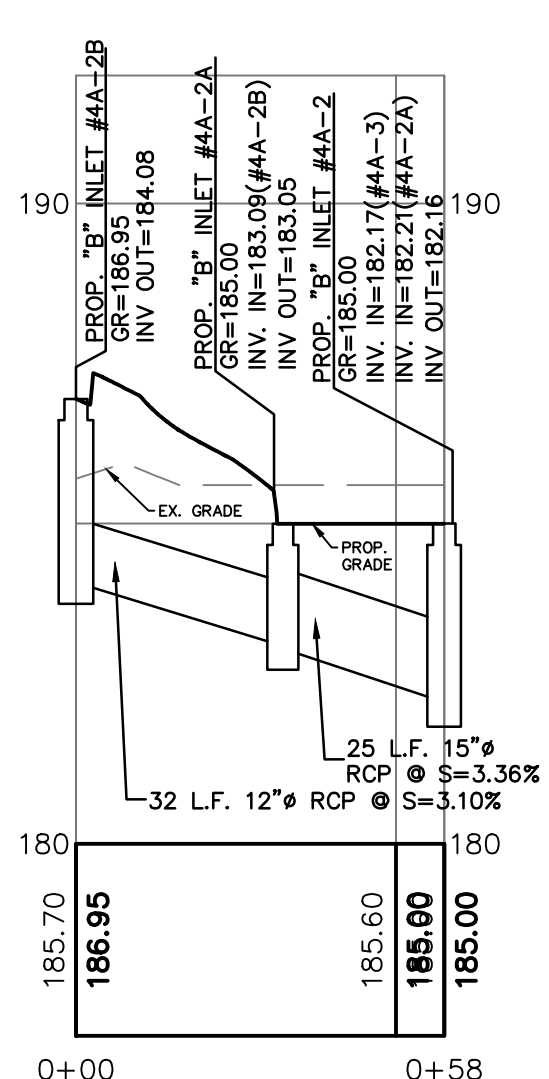
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1"=10' (VERTICAL)



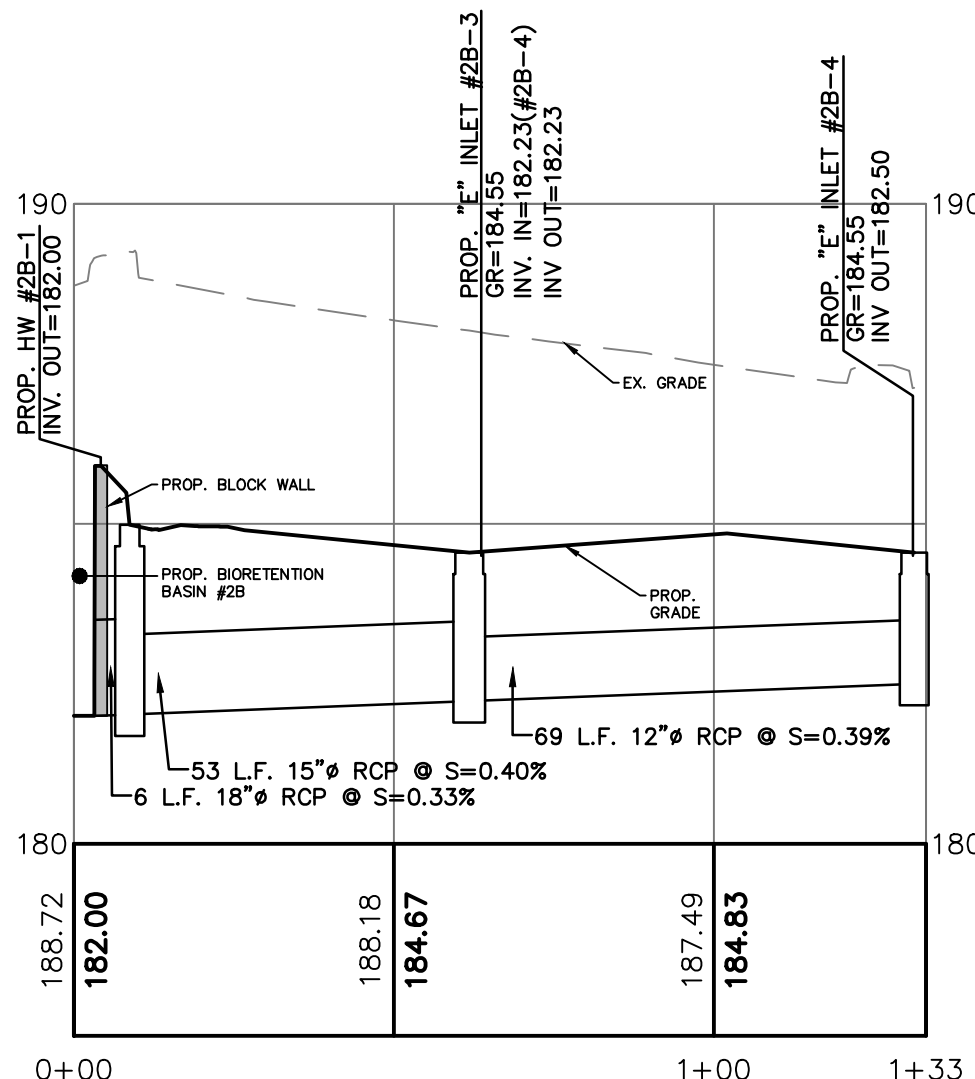
FES #2A-1 TO "B" INLET #2A-5
SCALE: 1"=30' (HORIZONTAL)
1"=10' (VERTICAL)



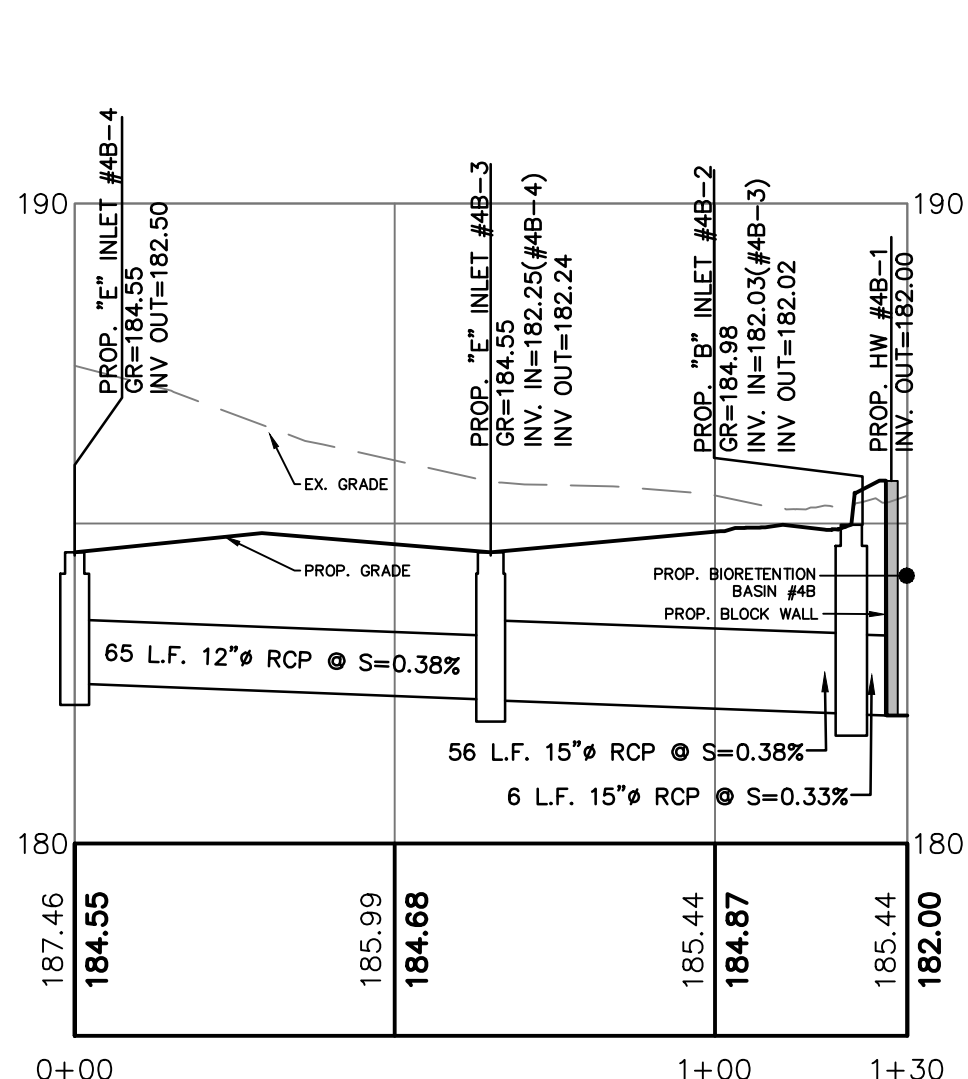
O.S. #4A TO MH #3-1
SCALE: 1"=30' (HORIZONTAL)
1"=10' (VERTICAL)



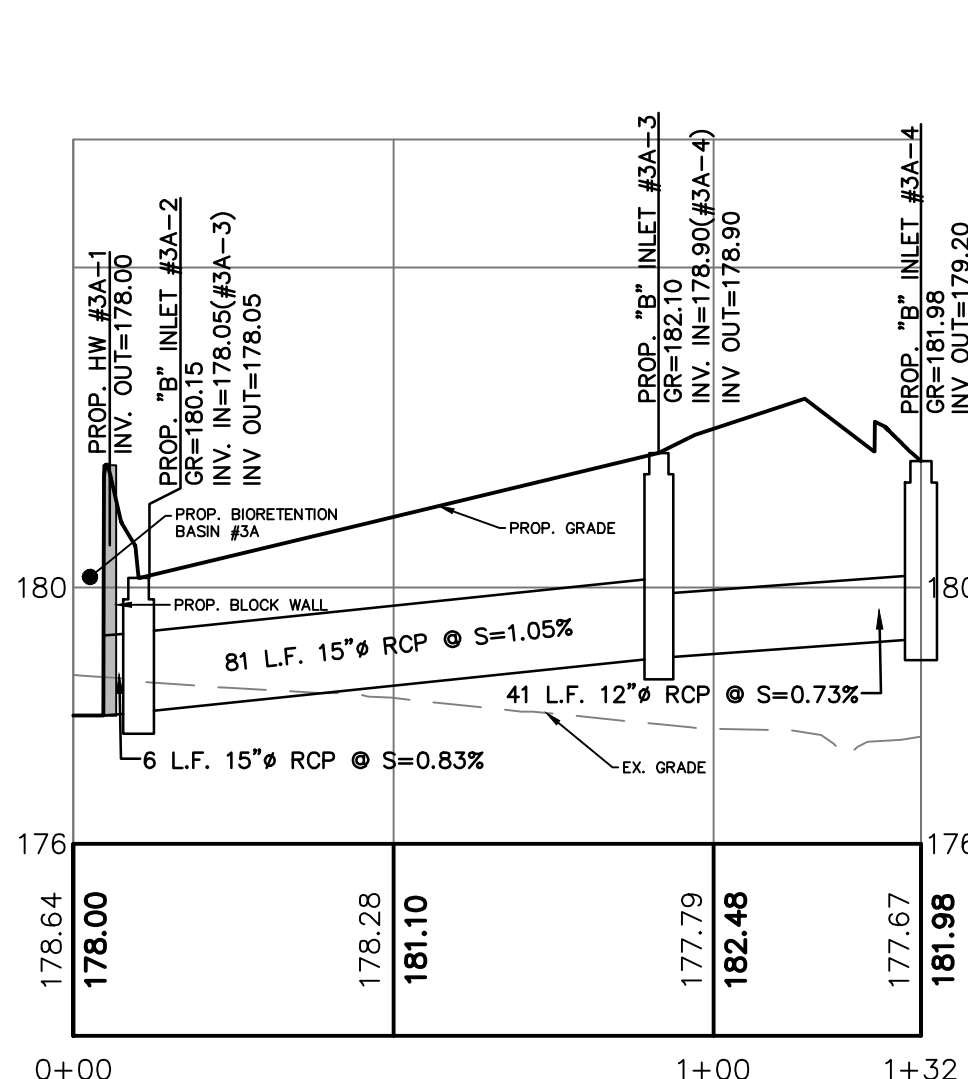
**"B" INLET #4A-2B TO
"B" INLET #4A-2**
SCALE: 1"=30' (HORIZONTAL)
1"=10' (VERTICAL)



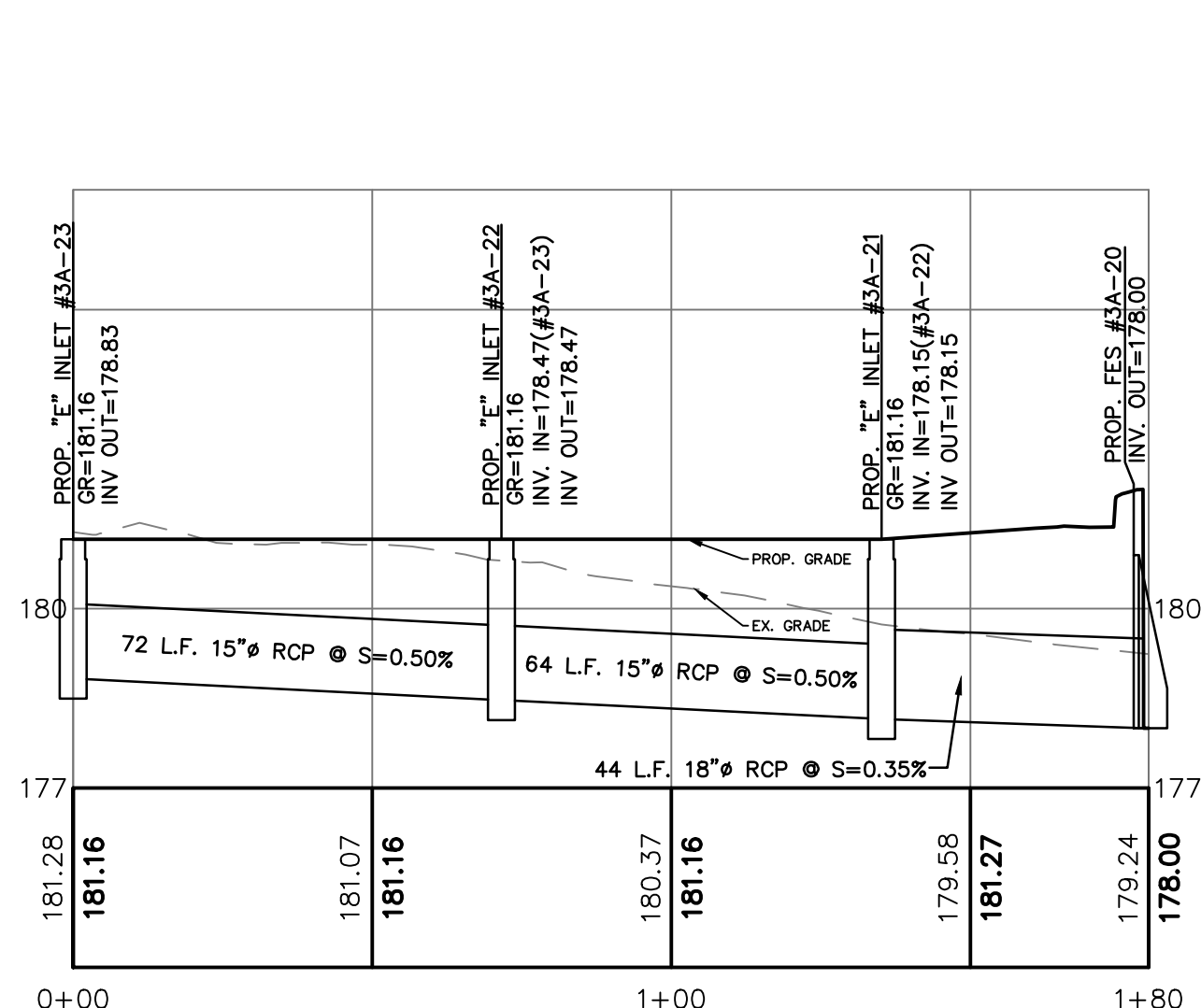
HW #2B-1 TO "E" INLET #2B-4
SCALE: 1"=30' (HORIZONTAL)
1"=10' (VERTICAL)



HW #4B-1 TO "E" INLET #4B-4
SCALE: 1"=30' (HORIZONTAL)
1"=10' (VERTICAL)



HW #3A-1 TO "E" INLET #3A-4
SCALE: 1"=30' (HORIZONTAL)
1"=10' (VERTICAL)



"E" INLET #3A-23 TO FES #3A-20
SCALE: 1"=30' (HORIZONTAL)
1"=10' (VERTICAL)



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NO.	DATE	DESCRIPTION



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PROJECT

12 VREELAND ROAD

LOT 7 BLOCK 303

BOROUGH OF FLORHAM PARK
MORRIS COUNTY
NEW JERSEY

SHEET TITLE

PRELIMINARY AND FINAL MAJOR
SITE AND MINOR SUBDIVISION
PLANS

UTILITY PROFILES

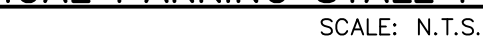
DATE

JUNE 26, 2026

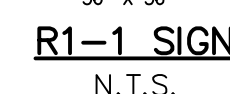
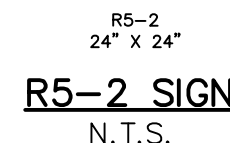
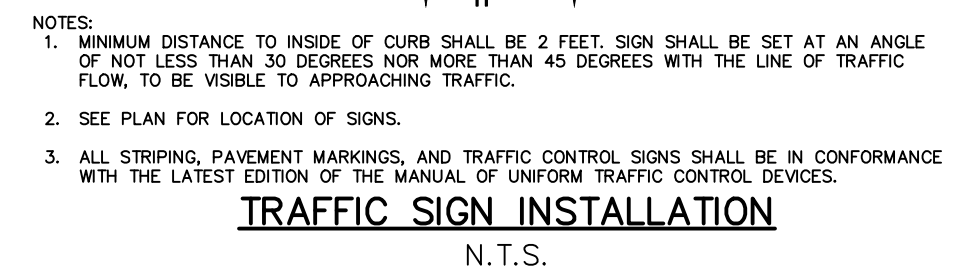
SCALE: AS NOTED
JOB NO. 1043-05

DRAWN: MAR
SHEET NO. 15 OF 20

CHKD: MDD

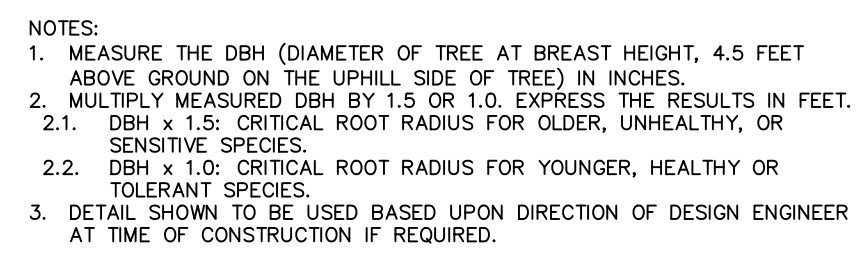
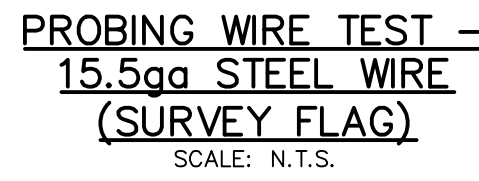


CHKD.	SHEET NO.
MDD	16 OF 20





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12 VREELAND ROAD

LOT 7 BLOCK 303

BOROUGH OF FLORHAM PARK
MORRIS COUNTY
NEW JERSEY

SHEET TITLE

PRELIMINARY AND FINAL MAJOR
SITE AND MINOR SUBDIVISION
PLANS

CONSTRUCTION DETAILS
"B"

DATE JUNE 26, 2026

SCALE AS NOTED	JOB NO. 1043-05
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MAR	SHEET NO.
CHKD. MDD	17 OF 20



PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
>5%	ENTIRE SURFACE STABILIZED WITH HOT MIX ASPHALT BASE COURSE, MIX 1-2 ¹	

BIORETENTION BASIN PLANTING NOTES

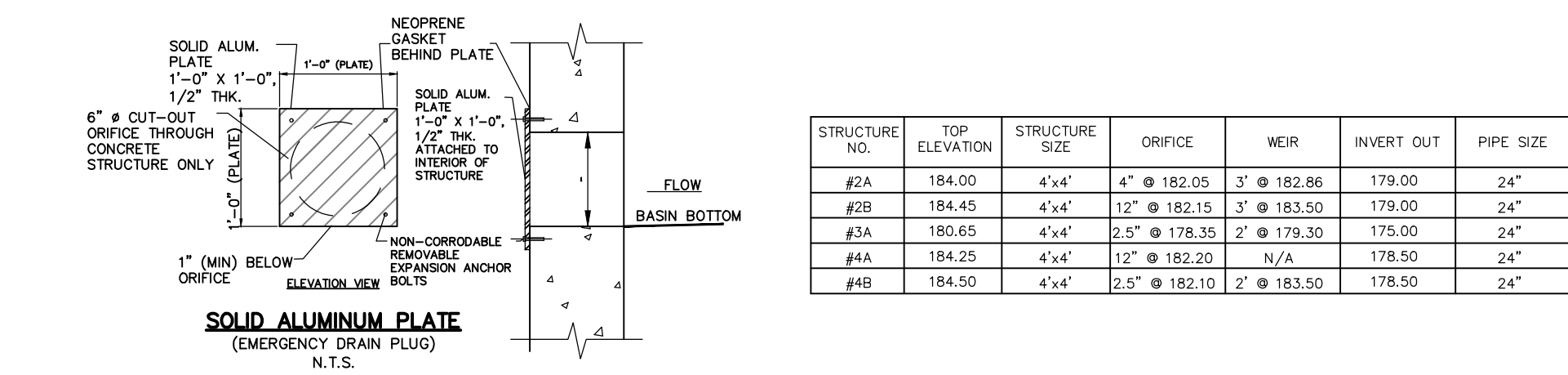
1. PLANT TREES AND SHRUBS AT LEAST 15 FEET FROM A DAM'S TOE OF SLOPE.
2. DO NOT PLANT TREES OF SHRUBS KNOWN TO HAVE LONG TAPROOTS WITHIN THE VICINITY OF EARTH DAMS OR SUBSURFACE DRAINAGE FACILITIES.
3. PLANT TREES AND SHRUBS AT LEAST 15 FEET FROM PERFORATED PIPES.
4. PLANT TREES AND SHRUBS AT LEAST 25 FEET FROM A RISER STRUCTURE.
5. PROVIDE 15-FOOT CLEARANCE FROM A NON-CLOGGING, LOW FLOW ORIFICE.
6. HERBACEOUS EMBANKMENT PLANTING SHOULD BE LIMITED TO 10 INCHES IN HEIGHT TO ENSURE VISIBILITY FOR INSPECTORS LOOKING FOR BURROWING RODENTS THAT MAY COMPROMISE THE INTEGRITY OF THE EMBANKMENT.
7. DO NOT BLOCK MAINTENANCE ACCESS TO STRUCTURES WITH TREES OR SHRUBS.

FACILITY NO.	BASIN BOTTOM	W.O. DESIGN STORM W.S.E.	2-YEAR DESIGN STORM W.S.E.	10-YEAR DESIGN STORM W.S.E.	100-YEAR DESIGN STORM W.S.E.	GROUNDWATER ELEVATION	PLANTING BED THICKNESS
#2B	182.00	182.10	182.82	183.53	184.42	N/A	18"
#3A	178.00	178.34	179.25	179.79	180.64	176.50	18"
#4A	182.00	182.19	182.74	183.21	184.24	183.00	24"
#4B	182.00	182.04	182.62	183.47	184.48	N/A	24"

NOTES:

1. THIS DETAIL TO BE USED FOR THE BIORETENTION BASINS.
2. THE PLANTING BED MATERIAL SHALL CONSIST OF THE FOLLOWING MIX BY VOLUME, 85 TO 95 PERCENT SAND, WITH NO MORE THAN 25% OF THE SAND AS FINE OR VERY FINE SANDS; NO MORE THAN 15% SILT AND CLAY WITH 2% TO 5% CLAY CONTENT. THE ENTIRE MIX MUST THEN BE AMENDED WITH 3 TO 7% ORGANICS, BY WEIGHT.
3. TESTED PERMEABILITY RATES OF THE SOIL PLANTING BED MATERIAL SHALL BE A MIN. 8" PER/HOUR WITH A DESIGN RATE OF 4" PER HOUR.
4. BIORETENTION BASIN SHALL BE CONSTRUCTED WITH LIGHT WEIGHT CONSTRUCTION EQUIPMENT TO MINIMIZE COMPACTION.
5. BASIN SHALL HAVE A MINIMUM BOX TSS REMOVAL RATE.
6. SEE LANDSCAPING PLAN FOR BASIN SEED MIX.
7. BASIN CONSTRUCTION TO BE INSPECTED AND CERTIFIED BY THE DESIGN ENGINEER PRIOR TO THE FINAL APPROVAL BY THE BOROUGH.
8. CERTIFICATION SHALL BE REQUIRED FROM DESIGN ENGINEER FOR THE SOIL BED MATERIAL, SAND MATERIAL, UNDERLYING SOLS AND THEIR RESPECTIVE PERMEABILITY RATES.
9. PRE-MIXED SOIL MUST BE CONSISTENT WITH THE REQUIREMENTS IN NOTE 2 ABOVE BY EITHER THE VENDOR OR BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW JERSEY. THE CONTENT OF ANY SOIL MIXED ON-SITE MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW JERSEY. IN ADDITION, THE ENGINEER MUST BE PRESENT WHILE THE SOIL IS MIXED.
10. THE PH OF THE SOIL BED MATERIAL MUST RANGE FROM 5.5 TO 6.5.
11. THE SOIL BED MATERIAL MUST BE PLACED IN LIFTS NOT TO EXCEED 8-INCHES. ADDITIONAL MATERIAL MAY BE NECESSARY TO ACCOUNT FOR SETTLING OVER TIME.

BIORETENTION BASIN DETAIL WITH UNDERDRAIN NTS



NOTE: SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

BIORETENTION BASIN OUTLET STRUCTURE DETAIL NTS

SEED MIX NOTES

BIORETENTION BASIN MIX:

BIORETENTION BASIN BOTTOM SHALL BE HYDROSEED AT 20LBS/ACRE WITH 20% AGROSTIS ALBA, 20% AGROSTIS STOLONIFERA, 20% ELYMUS VIRGINICUS, 20% CAREX

BIORETENTION BASIN SIDE SLOPES SHALL BE HYDROSEED AT 15LBS/ACRE WITH 20% CAREX VULPINOIDEA, 9% SPARGANUM EURYCARPUM, 8% SPARGANUM AMERICANUM, 6% BIDENS CERNUA, 6% SCIRPUS ATROVIRENS, 6% SCIRPUS POLYPHYLLUS, 5.5% VERBENA HASTATA, 5% JUNCUS EFFUSE, 5% RUMEX VERTICILLATUS, 4% CAREX COMOSA, 4% AREX LURIDA, 3% ALISMA SUBCORTATA, 3% GLYCERIA GRANDIS, 3% LERISIA ORYZOIDES, 2% SCIRPUS PTERYRINUS, 1% CAREX LUPULINA, 1% EUPATORIUM MACULATUM, 1% IMMULUS RINGENS, 1% PENTHURUM SEDOIDES, 1% SAGITTARIA LATIFOLIA, 1% SCIRPUS ACUTILUS, 1% SCIRPUS VALIDUS, 0.5% CALAMUS PALUSTRIS, 0.5% CAREX BAILEYI, 0.5% CAREX TUCKERMANII, 0.5% CINNA ARUNDINACEA, 0.5% DULICHUM ARUNDINACEUM, 0.5% EUPATORIUM PERFOLIATUM, 0.5% JUNCUS ACUMINATUS, 0.5% SOLIDAGO PATULA

MEADOW MIX:

MEADOW MIX SHALL BE HYDROSEED AT 15LBS/ACRE WITH 15% ANDROPOGON SCOPARIUS 'CAMPER', 10% BOUELOUA GRACILIS, 2% LOBELIA CAROLUA CURTENDUOLA 'BUTTE', 10% ELYMUS VILLOSUS, 10% SORGHASTRUM NUTANS 'TOMAHAWK', 8% CHAMAECRISTA FASCICULATA, 5% ANDROPOGON GERARDI 'NAGARA', 5% ASCLEPIAS SYRIACA, 5% HELOPSIS HELIANTHOIDES, 5% RUDEBECKIA HIRTA, 4% LIATRIS SPICATA, 4% SENNA HEBECARPA, 3% LUPINUS PERENNIS, 3% PENSTEMON DIGITALIS, 2% BAPTISIA AUSTRALIS, 2% MONARDA FISTULOSA, 2% PENSTEMON DIGITALIS, 1% ASTER LAEVIS, 1% ASTER NOVAE-ANGULAE, 1% RUDEBECKIA TRILOBIA, 1% SOLIDAGO JUNCEA, 1% SOLIDAGO NEMORALIS, 1% TRADESCANTIA PHOENIXIS, 0.5% ASCLEPIAS TUBEROSA, 0.5% LESPEDeza CARPATA

LAWN MIX:

LAWN AREAS SHALL BE SODDED OR SEED AT 30LBS/ACRE WITH 29% PANICUM CLANDESTINUM TOGA, 20% LOLIUM MULTIFLORUM, 15% ELYMUS VIRGINICUS (PA ECOTYPE), 15% ELYMUS VIRGINICUS 'SHELTER', 10% FESTUCA RUBRA, 5% AGROSTIS PERENNANS (ALBANY PINES BUSH - NY ECOTYPE), 3% CAREX VULPINOIDEA (PA ECOTYPE), 3% CHAMAECRISTA FASCICULATA (PA ECOTYPE), 3% CAREX VULPINOIDEA (PA ECOTYPE). WOODED SHADE MIX IS FROM ERNST SEED 'RIGHT-OF-WAY NATIVE WOODS MIX' / ANNUAL RYEGRASS 'SEED MIX.

WOODED/SHADE MIX:

WOODED/SHADE MIX SHALL BE HYDROSEED AT A 30LBS/ACRE WITH 29% PANICUM CLANDESTINUM TOGA, 20% LOLIUM MULTIFLORUM, 15% ELYMUS VIRGINICUS (PA ECOTYPE), 15% ELYMUS VIRGINICUS 'SHELTER', 10% FESTUCA RUBRA, 5% AGROSTIS PERENNANS (ALBANY PINES BUSH - NY ECOTYPE), 3% CAREX VULPINOIDEA (PA ECOTYPE), 3% CHAMAECRISTA FASCICULATA (PA ECOTYPE), 3% CAREX VULPINOIDEA (PA ECOTYPE). WOODED SHADE MIX IS FROM ERNST SEED 'RIGHT-OF-WAY NATIVE WOODS MIX' / ANNUAL RYEGRASS 'SEED MIX.

SOIL EROSION AND SEDIMENT CONTROL NOTES MORRIS COUNTY SOIL CONSERVATION DISTRICT

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, SUPPLIED BY THE DISTRICT.
2. AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN FOURTEEN (14) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 22 BELOW.
4. PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOTE 23 BELOW.
5. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SHOULD BE SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH NOTE 22 BELOW.
6. TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
7. PERMANENT SEDIMENT CONTROL CONFORMANCE WITH THE STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION: SPECIFIED RATES AND LOCATIONS SHALL BE ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
8. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
9. ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
10. STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL HAVE A SILT FENCE PROPERLY EXTENDED AT THE TOE OF SLOPE.
11. A STABILIZED CONSTRUCTION ACCESS WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
12. ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUB BASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
13. PAVED ROADWAYS MUST BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
14. BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
15. ALL DOWNSPOUT OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DOWNSPOUT DETAIL.
16. ALL SEDIMENT BASINS WILL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 50%. A CLEAN OUT ELEVATION WILL BE IDENTIFIED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
17. DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATION COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SUE RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE MORRIS COUNTY SOIL CONSERVATION DISTRICT.
18. ALL TREES WITHIN THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR THOSE TREES WITHIN THE DISTURBANCE AREA WHICH ARE DESIGNATED TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
19. THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
20. THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, OF ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING HELD.
21. THE CONTRACTOR TO SET UP A MEETING WITH THE INSPECTOR FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.
22. TOPSOIL STOCKPILE PROTECTION
- a. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT.
- b. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
- c. APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT.
- d. APPLY STOCKPILES WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ. FT.
- e. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
- f. MULCH STOCKPILES WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
23. TEMPORARY STABILIZATION SPECIFICATIONS
- a. APPLY TOPSOIL TO A DEPTH OF 8 INCHES (UNSETTLED).
- b. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
- c. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
- d. APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT.
- e. MULCH DISTURBED SOIL WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- f. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

NOTE: 48 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING, SHALL BE GIVEN TO THE MORRIS COUNTY SOIL CONSERVATION DISTRICT AND A PRE-CONSTRUCTION MEETING HELD.

STANDARD FOR DUST CONTROL DEFINITION

THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.

BURROWS: 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 OFFSITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL AGENCIES FOR ADDITIONAL REQUIREMENTS AND ANY RESTRICTIONS.

WATER QUALITY ENHANCEMENT: SEDIMENTS DEPOSITED AS "DUST" ARE OFTEN FINE COLLOIDAL MATERIAL WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER UNTIL 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 CRITERIA SHOULD BE CONSIDERED FOR CONTROLLING DUST:

- A. **MULCHING** - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, pg. 5-1
- B. **VEGETATIVE COVER** - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, pg. 7-1; PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION pg. 4-1 AND PERMANENT STABILIZATION WITH MULCH, pg. 6-1.
- C. **SPRAT-ON ADHESIVES** - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS) KEEP TRAFFIC OFF THESE AREAS.
- D. **ILLAGE** - TO ROUGHEN SURFACE AND BRING CLOS TO THE SURFACE, THIS TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN FLOWING ON MINOR AND OFF SITE. CHEEL- TYPE FLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- E. **SPRINKLING** - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
- F. **BARRIERS** - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, GRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
- G. **CALCIUM CHLORIDE** - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOISTURE. DO NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
- H. **STONE** - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLON/ACRE
ANONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPREAD			
ADJULATED SOY BEAN SOAP STOCK	NONE	COARSE SPRAY	1200

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
3. COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN, A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
4. IN THE EVENT THAT TESTING INDICATED COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL ENGINEER.
5. COMPACTION TESTING METHODS
- A. PROBING WIRE TEST (SEE DETAIL)
- B. HAND-HELD PENETROMETER TEST (SEE DETAIL)
- C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- D. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

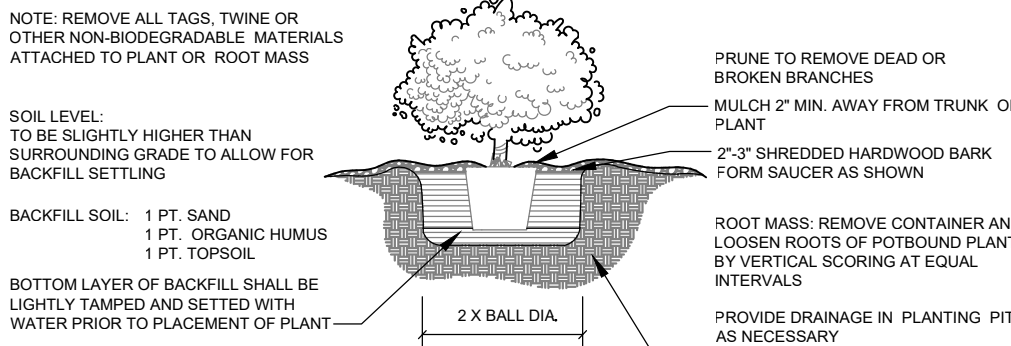
NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

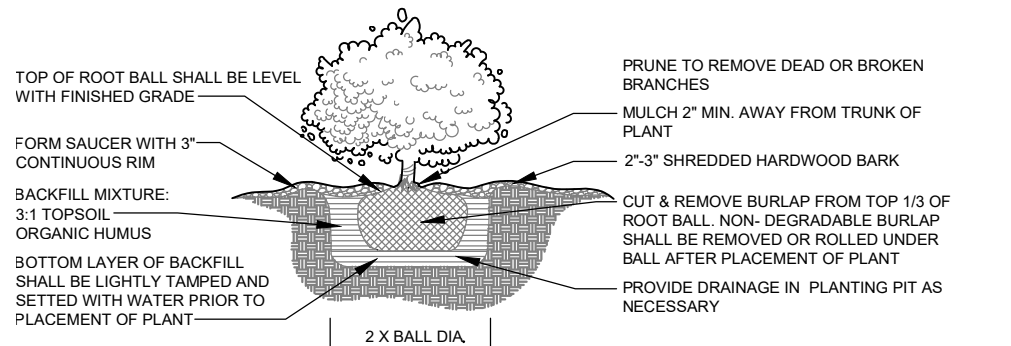
RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBMITTED SUBJECT TO DISTRICT APPROVAL.

SOIL STABILIZATION AND SEEDING NOTES

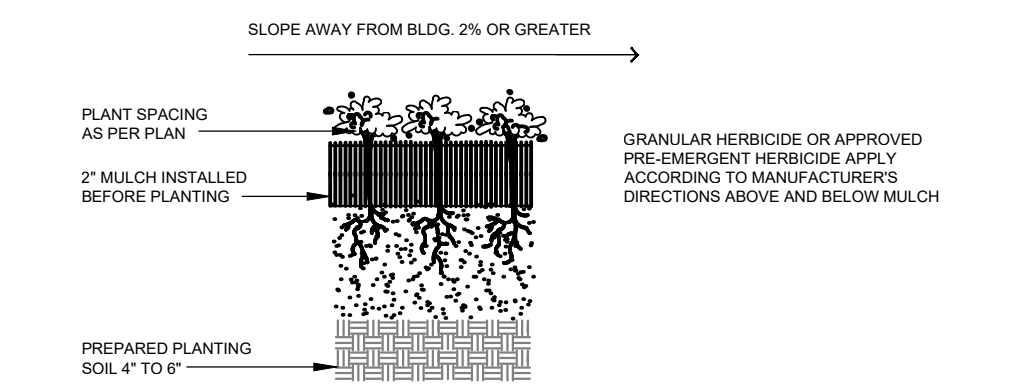
1. UNLITTERED DOWNSPOUTING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DOWNSPOUTING OPERATIONS TO MINIMIZE SOIL TRANSFER. ANY DOWNSPOUTING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DOWNSPOUTING.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY" AND SUPPLEMENTARY DESIGN CRITERIA SUPPLIED BY THE DISTRICT.
3. STRIPPING AND STOCKPILING
- 3.1. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND/OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
- 3.2. ALL STOCKPILED SOIL SHALL BE GRADED TO BE FREELY DRAINING.
- 3.3. ALL SOIL STOCKPILED FOR A PERIOD GREATER THAN 30 DAYS WILL BE TEMPORARILY SEEDDED IN ACCORDANCE WITH THE S.C.S. TEMPORARY SEEDING STANDARDS.
4. TEMPORARY SEEDING WILL BE USED ON ALL DISTURBED AREAS WHERE PERMANENT STABILIZATION WILL NOT BE ACCOMPLISHED FOR A PERIOD UP TO 12 MONTHS.
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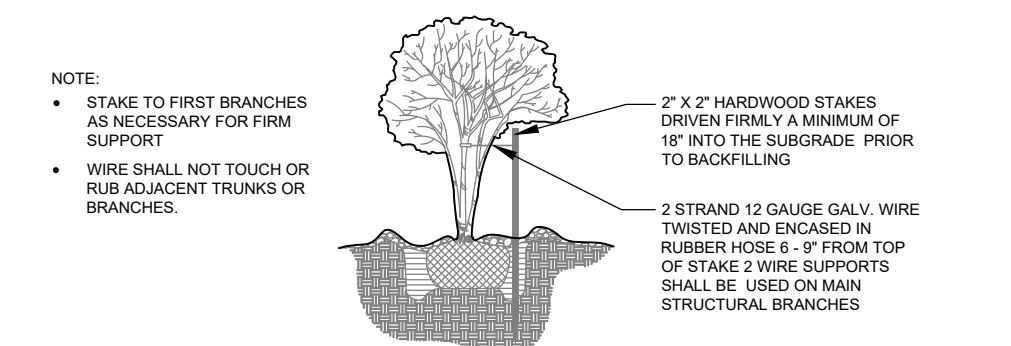
SHRUB PLANTING – CONTAINER SHRUBS
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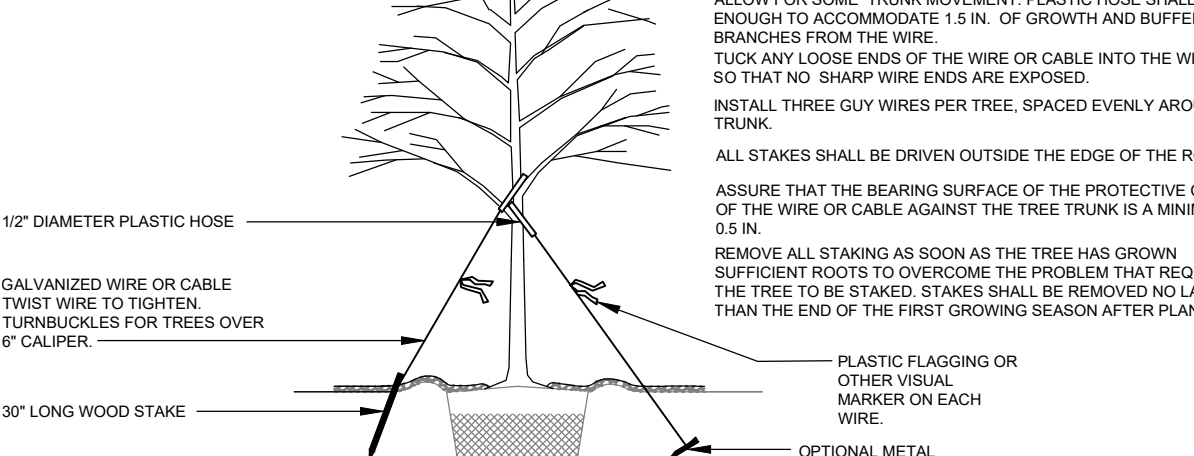
SHRUB PLANTING – B&B SHRUBS
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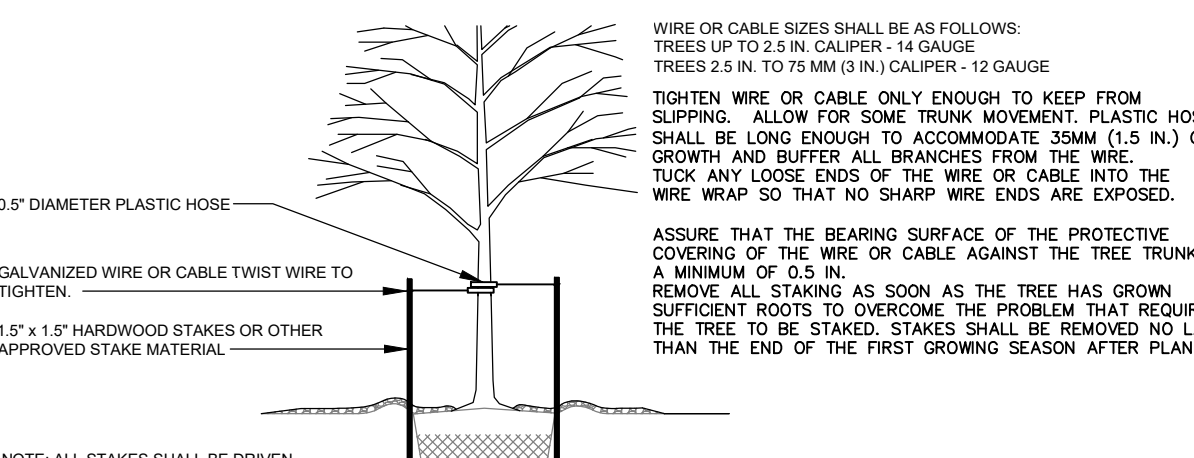
GROUNDCOVER INSTALLATION
NTS



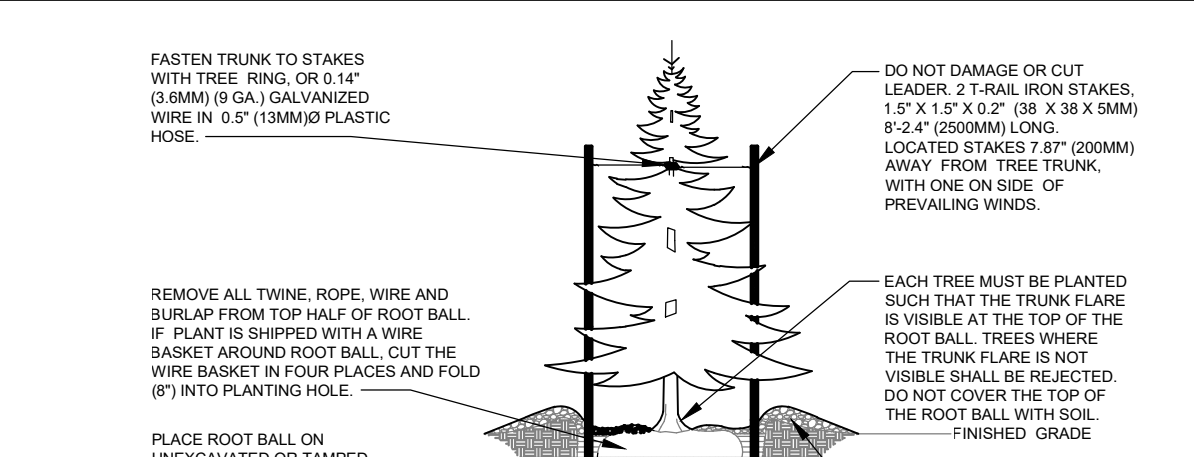
MULTI-TRUNK TREE STAKING
NTS



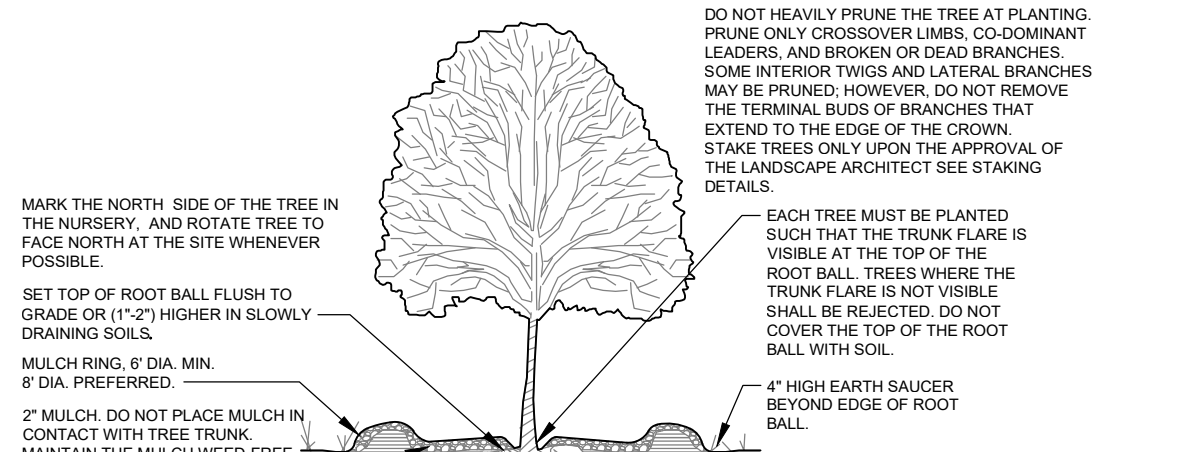
DECIDUOUS TREE STAKING – 3 INCH CAL. OR LARGER
NTS



DECIDUOUS TREE STAKING – 3 INCH CAL. OR LESS
NTS



CONIFEROUS TREE PLANTING & STAKING
NTS



TREE PLANTING – B&B TREES
NTS

PLANTING NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEAN UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
3. NO PLANT SHALL BE PLANTED INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
4. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED VIGOROUS ROOT SYSTEMS, AND BE FREE FROM DISEASES AND INJURIES.
5. THE CONTRACTOR SHALL REPORT ANY SOIL OR BRANCH CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PLANT MATERIAL.
6. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION, PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF TWO (2) GROWING SEASONS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
7. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS NOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
8. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN THREE EQUAL SPACED VERTICAL CLEFTS.
9. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
10. PLANT MATERIAL SHALL BE PLANTED THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTORS SHALL PROTECT MATERIAL NOT PLANTED FROM DRYING. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
11. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
12. ALL PLANTS SHALL BE PLANTED IN A MANNER THAT IS THOROUGHLY TAMPED AND WATERED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOIL, STONY CLAY, LITTER, ETC., SHALL BE USED.
13. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS NOT TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
14. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITH THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTING SEASONS ARE DEFINED AS MARCH 15 THROUGH MAY 15 AND SEPTEMBER 15 THROUGH NOVEMBER 15. PLANTING IS ACCEPTABLE DURING OTHER MONTHS IF WEATHER PERMITS. THE GROUND IS NOT FROZEN, AND SUPPLEMENTAL WATERING IS PROVIDED IN THE SUMMER.
15. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVELS THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PIT.
16. ALL NURSERY ROOTS ONE INCH DIAMETER AND GREATER, SHALL BE PRUNED TO MAKE CLEAN ENDS PRIOR TO PLANTING. PRUNE ONLY DEAD BRANCHES. MAIN LEADER OF TREE SHALL NOT BE CUT BACK.
17. TREE WITH A CUT OR DAMAGED CENTRAL LEADER SHALL BE ACCEPTED.
18. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN SHARP TOOLS. NO MORE THAN 15% OF THE PLANTS GROWTH SHALL BE PRUNED.
19. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. TREES 2 INCHES AND OVER IN CALIPER SHALL BE GUYED, UNLESS OTHERWISE NOTED. TREES 2 INCHES AND UNDER IN CALIPER SHALL BE STAKED. TREES 2 INCHES AND UNDER IN CALIPER SHALL BE STAKED.
20. ALL PLANTING SITES SHALL RECEIVE THREE (3) INCHES OF SHREDDED HARDWOOD BARK MULCH TREATED WITH A PRELIMINARY FERTILIZER.
21. TOPSOIL MIXTURE FOR BACKFILLING PLANTED AND BALL CONIST OF TWO PARTS BY VOLUME LOAMY TOPSOIL, THOROUGHLY MIXED WITH ONE PART FERTILIZER.
22. ALL TREES AND SHRUBS SHALL RECEIVE SPRING AND FALL DEEP ROOT FERTILIZATION FOR THE FIRST TWO GROWING SEASONS AFTER PLANTING WITH A PRODUCT CONTAINING MICROBIALS, FUND, APPLIED AS PER MANUFACTURER'S INSTRUCTIONS.
23. ALL PROPOSED PLANT MATERIAL AND INSTALLATION IS SUBJECT TO THE APPROVAL OF THE TOWNSHIP ENGINEER OR LANDSCAPE ARCHITECT.
24. THE TOWNSHIP ENGINEER OR LANDSCAPE ARCHITECT SHOULD REVIEW PLANT SUBSTITUTIONS FOR APPROVAL PRIOR TO INSTALLATION. CHANGES LOCATED WITHIN A MAXIMUM OF TWO (2) FEET FROM THE PLANTING LOCATION SHALL BE PRUNED CLEANLY.
25. ALL TREES TO HAVE A WATER SAUCER SIX (6) INCHES HEIGHT ADDED DURING PLANTING TO INSURE WATER CONSERVATION AND TO INFLUENTATE MOISTURE TO THE ROOTS OF THEIR FIRST WINTER.
26. ALL PLANTS SHALL BE SPRAYED WITH AN ANTI-DESICCANT WITH 24 HOURS AFTER PLANTING. IN TEMPERATE ZONES, ALL PLANTS SHALL BE SPRAYED WITH AN ANTI-DESICCANT AT THE BEGINNING OF THEIR FIRST WINTER.
27. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
28. QUANTITIES SHOWN ARE FOR CONTRACTORS CONVENIENCE. PLAN SHALL GOVERN.

TREE AND LAWN PROTECTION DURING CONSTRUCTION:

1. ALL TRENCING WITHIN THE DRILLING OF TREES TO BE SAVED SHALL BE DONE BY HAND OR BY A HYDRAULIC BORING MACHINE.
2. ALL ROOTS ABOVE 1" DIAMETER THAT ARE SEVERED SHALL BE CLEAN CUT WITH HAND PRUNERS OR HAND SAW PRIOR TO BACKFILLING. NO ROOTS SHALL BE LEFT JAGGED OR TORN.
3. BACKFILLING IN SEVERED ROOT AREA SHALL BE DONE AS SOON AS POSSIBLE AFTER DAMAGE. DELAY IN COVERING SEVERED ROOTS WILL RESULT IN DEHYDRATION AND PHYSICAL DAMAGE TO ROOTS. IF NECESSARY TO LEAVE TRENCH OPEN FOR AN EXTENDED PERIOD OF TIME, ANY ROOTS LARGER THAN 1" IN DIAMETER SHALL BE COVERED WITH MOISTENED BURLAP AND/OR MULCH AND KEPT MOIST UNTIL BACKFILLED.
4. THERE IS TO BE ABSOLUTELY NO STOCKING OF MATERIALS WITHIN THE ROOTZONE OF TREES TO BE SAVED.
5. THERE SHALL BE ABSOLUTELY NO MACHINERY OPERATED OR STORED WITHIN THE DRILLING OF TREES TO BE SAVED.
6. THERE SHALL BE NO CONSTRUCTION MATERIAL OR DEBRIS LEANING AGAINST OR TOUCHING THE TRUNK OF TREES TO BE SAVED.
7. CARE SHALL BE EXERCISED SO THAT NO SPILLS OF ANY TYPE OF LIQUID, ESPECIALLY GASOLINE, OILS, PAINTS OR OIL REACH WITHIN THE ROOTZONE OF TREES TO BE SAVED.
8. OVERHEAD BRANCHES ARE NOT DAMAGED.
9. DAMAGED TREE PROTECTION MATERIALS SHALL BE REPAIRED IMMEDIATELY.
10. IF TREE TRUNKS, BRANCHES OR ROOTS ARE INJURED, IMMEDIATELY NOTIFY THE PROJECT MANAGER AND TREAT THEM IF APPROPRIATE.

POST-CONSTRUCTION

1. NO TREE PROTECTION MATERIAL IS TO BE REMOVED UNTIL ALL WORK IS COMPLETE.
2. USE CAUTION WHEN REMOVING ALL TREE PROTECTION MATERIAL.
3. CHECK TREES FOR ANY DAMAGE AND IF ANY IS FOUND, NOTIFY THE PROJECT MANAGER.
4. EXISTING PLANT MATERIAL, INDICATED TO REMAIN AND BE PROTECTED THAT ARE INJURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AND BE OF THE SAME SIZE AND VARIETY OF THOSE DESTROYED OR DAMAGED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING LAWN AREAS THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE TO THESE LAWN AREAS.

SEEDING NOTES:

1. LIMESTONE SHALL BE APPLIED AT THE RATE OF 150 LBS. PER 1000 S.F. TO THE AREA TO BE SEED.
2. FERTILIZER SHALL BE APPLIED AT THE RATE OF 20 LBS. PER 1000 S.F. TO THE AREA TO BE SEED.
3. THE AREA TO BE SEED SHALL THEN BE RAKED, DISKED, HARROWED, OR OTHERWISE WORKED TO INCORPORATE THE LIMESTONE AND FERTILIZER INTO THE UPPER THREE INCHES OF SOIL AND TO REMOVE STONES, ROOTS, DEBRIS AND OTHER UNSUITABLE MATERIAL, AND TO FORM AN EVEN SURFACE TO THE SPECIFIED CONTOUR.
4. THE SEED MIXTURE SHALL BE SOWN AT THE RATE OF 20 LBS. PER ACRE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE SEED MIXTURE SHALL BE MULCHED WITH HAY OR STRAW, UNIFORM SPREAD IN A LAYER 1 TO 1 1/2 INCHES THICK. LOOSE MULCH SHOULD BE BOUND AND ANCHORED IN PLACE WITH A LIQUID MULCH BINDER TO MINIMIZE LOSS BY WIND OR WATER. THE LIQUID MULCH BINDER SHALL BE APPLIED AS FOLLOWS: ONE APPLICATION OF LIQUID WOOD FIBER OR PAPER FIBER MULCH APPLIED AT THE RATE OF 200 LBS. PER ACRE APPLIED WITH A HYDROSEEDER IN A UNIFORM MANNER OVER THE HAY MULCH.
5. SIX (6) MONTHS AFTER THE INITIAL APPLICATION OF LIME AND FERTILIZER, THE CONTRACTOR WILL BE REQUIRED TO PLACE A TOP DRESSING ON ALL SEED AREA, CONSISTING OF 10-20-10 COMMERCIAL FERTILIZER APPLIED AT A RATE OF 14 LBS. PER 1000 S. F.

GUIDELINES FOR PLANTING IN FORESTED AREAS:

1. CONTRACTOR SHALL SELECT PLANTING LOCATIONS IN THE GENERAL AREAS INDICATED ON THE PLAN THAT HAVE CLEAR UNDERSTORIES AND ARE SUFFICIENTLY FAR AWAY FROM LARGE TREES TO MINIMIZE DAMAGE TO THEIR TRUNKS.
2. CONTRACTOR SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEMS OF EXISTING TREES. ANY ROOTS OVER 1" IN DIAMETER DAMAGED WHILE PREPARING PLANTING HOLES SHALL BE PRUNED CLEANLY.
3. TREES SHALL BE BROUGHT IN ON A BALL CART.
4. PLANTING HOLES SHALL BE HAND DUG.
5. CONTRACTOR SHALL ADHERE TO ALL OTHER GENERAL PLANTING NOTES CONTAINED IN THIS DOCUMENT.

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D-Series Size 1 LED Area Luminaire

Specifications

EPA: 0.69 ft² (0.06 m²)

Length: 22.71" (581 mm)

Width: 14.26" (362 mm)

Height H1: 7.88" (200 mm)

Height H2: 2.73" (69 mm)

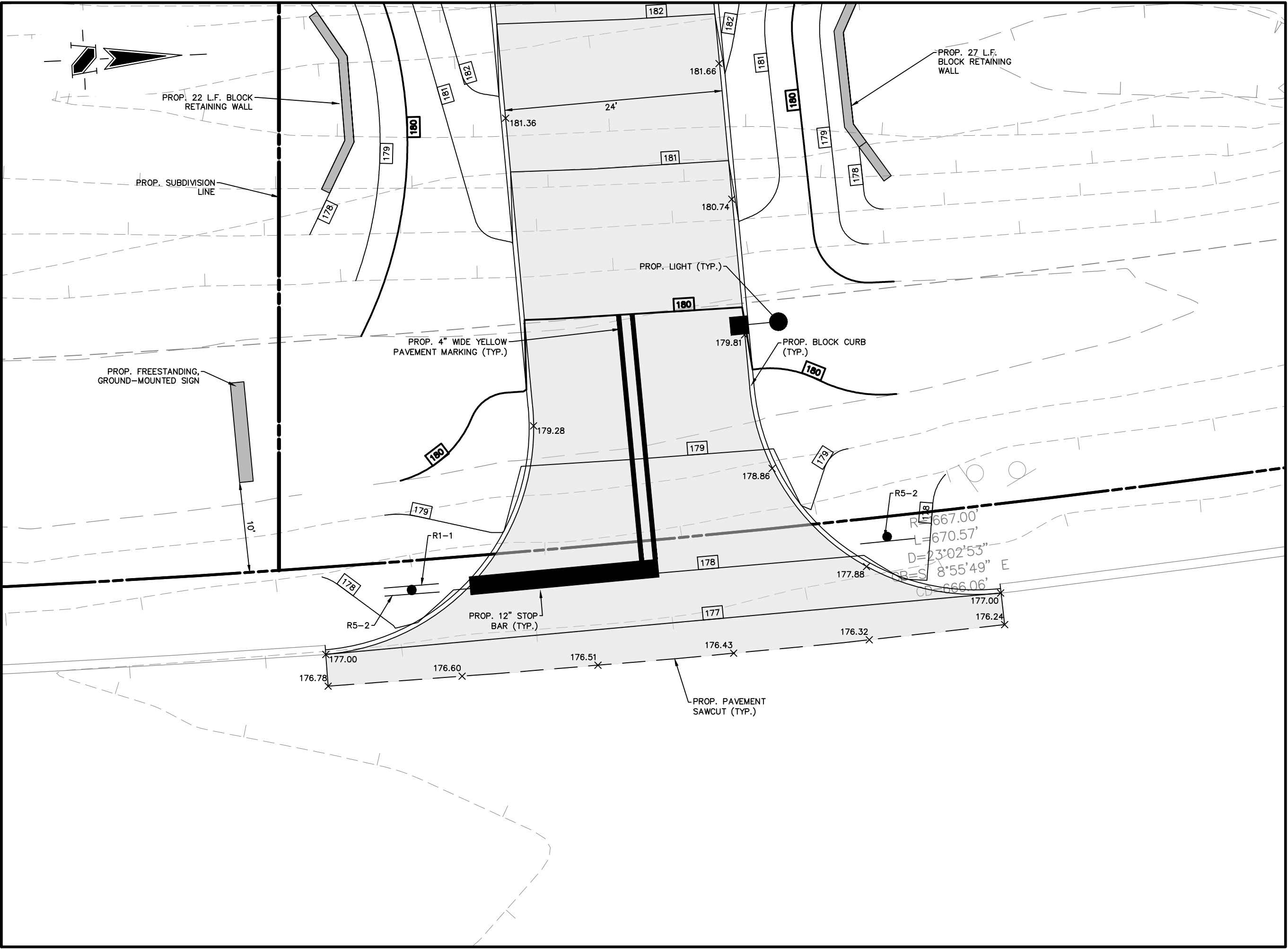
Weight: 34 lbs (15 kg)

Introduction

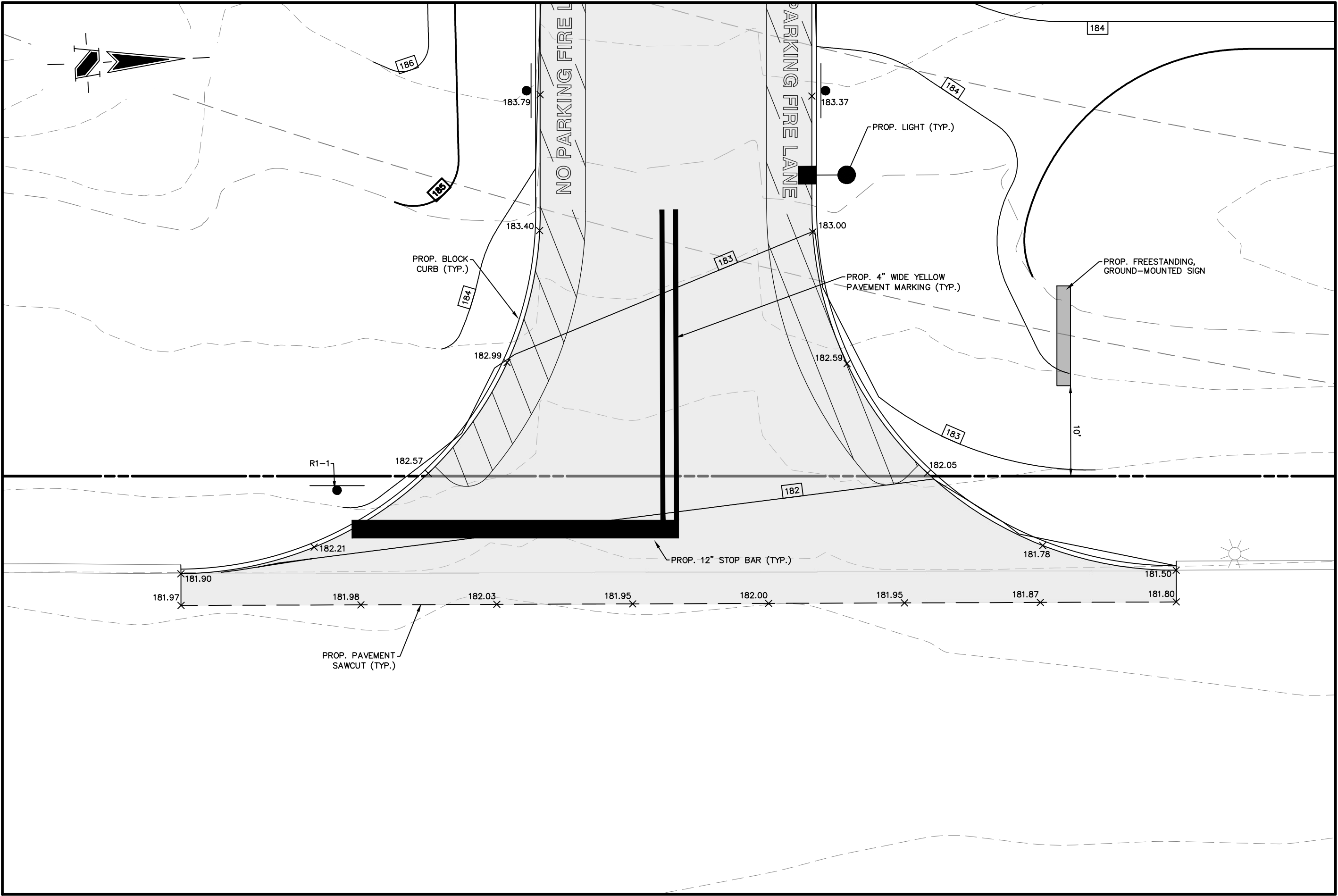
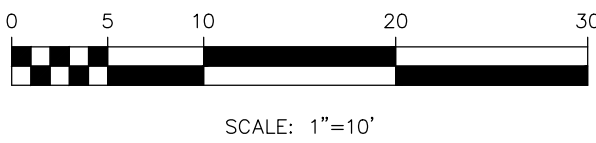
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

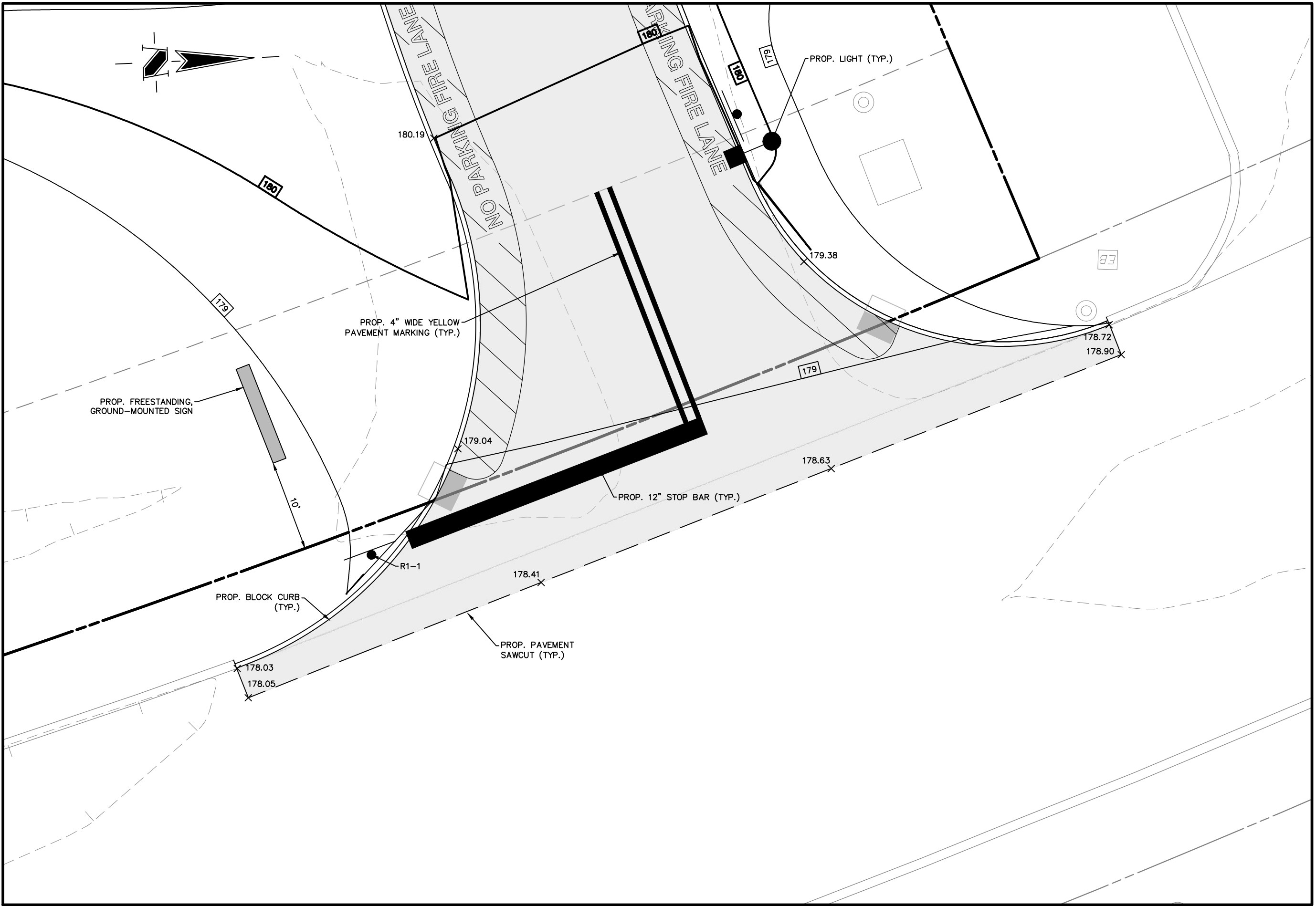
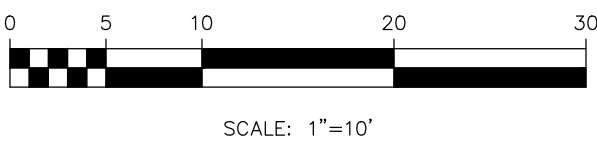
Ordering Information				EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PRHN DBDXX			
DSX1 LED							Shipped Included
Series	LEDs	Color temperature ¹	Color Rendering Index	Distribution	Voltage	Mounting	
DSX1 LED	Forward optics	(this section T3M only)					
P1	P6	30K 3000K	70CRI	AS1 Automotive front lower	T3M	1/2" pin lead	SPA
P2	P7	40K 3000K	70CRI	T51 Type I short	T3MG	1/2" pin lead	SPAC
P3	P8	40K 3000K	70CRI	T52 Type I medium	T3MG	1/2" pin lead	SPAC
P4	P9	40K 3000K	70CRI	T53 Type I medium	T3MG	1/2" pin lead	SPAC
P5	P10	40K 3000K	70CRI	T54 Type I medium	T3MG	1/2" pin lead	SPAC
P6	P11	40K 3000K	70CRI	T55 Type I long	T3MG	1/2" pin lead	SPAC
P7	P12	40K 3000K	70CRI	T56 Type I long	T3MG	1/2" pin lead	SPAC
P8	P13	40K 3000K	70CRI	T57 Type I long	T3MG	1/2" pin lead	SPAC
P9	P14	40K 3000K	70CRI	T58 Type I long	T3MG	1/2" pin lead	SPAC
P10	P15	40K 3000K	70CRI	T59 Type I long	T3MG	1/2" pin lead	SPAC
P11	P16	40K 3000K	70CRI	T60 Type I long	T3MG	1/2" pin lead	SPAC
P12	P17	40K 3000K	70CRI	T61 Type I long	T3MG	1/2" pin lead	SPAC
P13	P18	40K 3000K	70CRI	T62 Type I long	T3MG	1/2" pin lead	SPAC
P14	P19	40K 3000K	70CRI	T63 Type I long	T3MG	1/2" pin lead	SPAC
P15	P20	40K 3000K	70CRI	T64 Type I long	T3MG	1/2" pin lead	SPAC
P16	P21	40K 3000K	70CRI	T65 Type I long	T3MG	1/2" pin lead	SPAC
P17	P22	40K 3000K	70CRI	T66 Type I long	T3MG	1/2" pin lead	SPAC
P18	P23	40K 3000K	70CRI	T67 Type I long	T3MG	1/2" pin lead	SPAC
P19	P24	40K 3000K	70CRI	T68 Type I long	T3MG	1/2" pin lead	SPAC
P20	P25	40K 3000K	70CRI	T69 Type I long	T3MG	1/2" pin lead	SPAC
P21	P26	40K 3000K	70CRI	T70 Type I long	T3MG	1/2" pin lead	SPAC
P22	P27	40K 3000K	70CRI	T71 Type I long	T3MG	1/2" pin lead	SPAC
P23	P28	40K 3000K	70CRI	T72 Type I long	T3MG	1/2" pin lead	SPAC
P24	P29	40K 3000K	70CRI	T73 Type I long	T3MG	1/2" pin lead	SPAC
P25	P30	40K 3000K	70CRI	T74 Type I long	T3MG	1/2" pin lead	SPAC
P26	P31	40K 3000K	70CRI	T75 Type I long	T3MG	1/2" pin lead	SPAC
P27	P32	40K 3000K	70CRI	T76 Type I long	T3MG	1/2" pin lead	SPAC
P28	P33	40K 3000K	70CRI	T77 Type I long	T3MG	1/2" pin lead	SPAC
P29	P34	40K 3000K	70CRI	T78 Type I long	T3MG	1/2" pin lead	SPAC
P30	P35	40K 3000K	70CRI	T79 Type I long	T3MG	1/2" pin lead	SPAC
P31	P36	40K 3000K	70CRI	T80 Type I long	T3MG	1/2" pin lead	SPAC
P32	P37	40K 3000K	70CRI	T81 Type I long	T3MG	1/2" pin lead	SPAC
P33	P38	40K 3000K	70CRI	T82 Type I long	T3MG	1/2" pin lead	SPAC
P34	P39	40K 3000K	70CRI	T83 Type I long	T3MG	1/2" pin lead	SPAC
P35	P40	40K 3000K	70CRI	T84 Type I long	T3MG	1/2" pin lead	SPAC
P36	P41	40K 3000K	70CRI	T85 Type I long	T3MG	1/2" pin lead	SPAC
P37	P42	40K 3000K	70CRI	T86 Type I long	T3MG	1/2" pin lead	SPAC
P38	P43	40K 3000K	70CRI	T87 Type I long	T3MG	1/2" pin lead	SPAC
P39	P44	40K 3000K	70CRI	T88 Type I long	T3MG	1/2" pin lead	SPAC
P40	P45	40K 3000K	70CRI	T89 Type I long	T3MG	1/2" pin lead	SPAC
P41	P46	40K 3000K	70CRI	T90 Type I long	T3MG	1/2" pin lead	SPAC
P42	P47	40K 3000K	70CRI	T91 Type I long	T3MG	1/2" pin lead	SPAC
P43	P48	40K 3000K	70CRI	T92 Type I long	T3MG	1/2" pin lead	SPAC
P44	P49	40K 3000K	70CRI	T93 Type I long	T3MG	1/2" pin lead	SPAC
P45	P50	40K 3000K	70CRI	T94 Type I long	T3MG	1/2" pin lead	SPAC
P46	P51	40K 3000K	70CRI	T95 Type I long	T3MG	1/2" pin lead	SPAC
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P57	P62	40K 3000K	70CRI	T106 Type I long	T3MG	1/2" pin lead	SPAC
P58	P63	40K 3000K	70CRI	T107 Type I long	T3MG	1/2" pin lead	SPAC
P59	P64	40K 3000K	70CRI	T108 Type I long	T3MG	1/2" pin lead	SPAC
P60	P65	40K 3000K	70CRI	T109 Type I long	T3MG	1/2" pin lead	SPAC
P61	P66	40K 3000K	70CRI	T110 Type I long	T3MG	1/2" pin lead	SPAC
P62	P67	40K 3000K	70CRI	T111 Type I long	T3MG	1/2" pin lead	SPAC
P63	P68	40K 3000K	70CRI	T112 Type I long	T3MG	1/2" pin lead	SPAC
P64	P69	40K 3000K	70CRI	T113 Type I long	T3MG	1/2" pin lead	SPAC
P65	P70	40K 3000K	70CRI	T114 Type I long	T3MG	1/2" pin lead	SPAC
P66	P71	40K 3000K	70CRI	T115 Type I long	T3MG	1/2" pin lead	SPAC
P67	P72	40K 3000K	70CRI	T116 Type I long	T3MG	1/2" pin lead	SPAC
P68	P73	40K 3000K	70CRI	T117 Type I long	T3MG	1/2" pin lead	SPAC
P69	P74	40K 3000K	70CRI	T118 Type I long	T3MG	1/2" pin lead	SPAC
P70	P75	40K 3000K	70CRI	T119 Type I long	T3MG	1/2" pin lead	SPAC
P71	P76	40K 3000K	70CRI	T120 Type I long	T3MG	1/2" pin lead	SPAC
P72	P77	40K 3000K	70CRI	T121 Type I long	T3MG	1/2" pin lead	SPAC
P73	P78	40K 3000K	70CRI	T122 Type I long	T3MG	1/2" pin lead	SPAC
P74	P79	40K 3000K	70CRI	T123 Type I long	T3MG	1/2" pin lead	SPAC
P75	P80	40K 3000K	70CRI	T124 Type I long	T3MG	1/2" pin lead	SPAC
P76	P81	40K 3000K	70CRI	T125 Type I long	T3MG	1/2" pin lead	SPAC
P77	P82	40K 3000K	70CRI	T126 Type I long	T3MG	1/2" pin lead	SPAC
P78	P83	40K 3000K	70CRI	T127 Type I long	T3MG	1/2" pin lead	SPAC
P79	P84	40K 3000K	70CRI	T128 Type I long	T3MG	1/2" pin lead	SPAC
P80	P85	40K 3000K	70CRI	T129 Type I long	T3MG	1/2" pin lead	SPAC
P81	P86	40K 3000K	70CRI	T130 Type I long	T3MG	1/2" pin lead	SPAC
P82	P87	40K 3000K	70CRI	T131 Type I long	T3MG	1/2" pin lead	SPAC
P83	P88	40K 3000K	70CRI	T132 Type I long	T3MG	1/2" pin lead	SPAC
P84	P89	40K 3000K	70CRI	T133 Type I long	T3MG	1/2" pin lead	SPAC
P85	P90	40K 3000K	70CRI	T134 Type I long	T3MG	1/2" pin lead	SPAC
P86	P91	40K 3000K	70CRI	T135 Type I long	T3MG	1/2" pin lead	SPAC
P87	P92	40K 3000K	70CRI	T136 Type I long	T3MG	1/2" pin lead	SPAC
P88	P93	40K 3000K	70CRI	T137 Type I long	T3MG	1/2" pin lead	SPAC
P89	P94	40K 3000K	70CRI	T138 Type I long	T3MG	1/2" pin lead	SPAC
P90	P95	40K 3000K	70CRI	T139 Type I long	T3MG	1/2" pin lead	SPAC
P91	P96	40K 3000K	70CRI	T140 Type I long	T3MG	1/2" pin lead	SPAC
P92	P97	40K 3000K	70CRI	T141 Type I long	T3MG	1/2" pin lead	SPAC
P93	P98	40K 3000K	70CRI	T142 Type I long	T3MG	1/2" pin lead	SPAC
P94	P99	40K 3000K	70CRI	T143 Type I long	T3MG	1/2" pin lead	SPAC
P95	P100	40K 3000K	70CRI	T144 Type I long	T3MG	1/2" pin lead	SPAC
P96	P101	40K 3000K	70CRI	T145 Type I long	T3MG	1/2" pin lead	SPAC
P97	P102	40K 3000K	70CRI	T146 Type I long	T3MG	1/2" pin lead	SPAC
P98	P103	40K 3000K	70CRI	T147 Type I long	T3MG	1/2" pin lead	SPAC
P99	P104	40K 3000K	70CRI	T148 Type I long	T3MG	1/2" pin lead	SPAC
P100	P105	40K 3000K	70CRI	T149 Type I long	T3MG	1/2" pin lead	SPAC
P101	P106	40K 3000K	70CRI	T150 Type I long	T3MG	1/2" pin lead	SPAC
P102	P107	40K 3000K	70CRI	T151 Type I long	T3MG	1/2" pin lead	SPAC
P103	P108	40K 3000K	70CRI	T152 Type I long	T3MG	1/2" pin lead	SPAC
P104	P109	40K 3000K	70CRI	T153 Type I long	T3MG	1/2" pin lead	SPAC
P105	P110	40K 3000K	70CRI	T154 Type I long	T3MG	1/2" pin lead	SPAC
P106	P111	40K 3000K	70CRI	T155 Type I long	T3MG	1/2" pin lead	SPAC
P107	P112	40K 3000K	70CRI	T156 Type I long	T3MG	1/2" pin lead	SPAC
P108	P113	40K 3000K	70CRI	T157 Type I long	T3MG	1/2" pin lead	SPAC
P109	P114	40K 3000K	70CRI	T158 Type I long	T3MG	1/2" pin lead	SPAC
P110	P115	40K 3000K	70CRI	T159 Type I long	T3MG	1/2" pin lead	SPAC
P111	P116	40K 3000K	70CRI	T160 Type I long	T3MG	1/2" pin lead	SPAC
P112	P117	40K 3000K	70CRI	T161 Type I long	T3MG	1/2" pin lead	SPAC
P113	P118	40K 3000K	70CRI	T162 Type I long	T3MG	1/2" pin lead	SPAC
P114	P119	40K 3000K	70CRI	T163 Type I long	T3MG	1/2" pin lead	SPAC
P115	P120	40K 3000K	70CRI	T164 Type I long	T3MG	1/2" pin lead	SPAC
P116	P121	40K 3000K	70CRI	T165 Type I long	T3MG	1/2" pin lead	SPAC
P117	P122	40K 3000K	70CRI	T166 Type I long	T3MG	1/2" pin lead	SPAC
P118	P123	40K 3000K	70CRI	T167 Type I long	T3MG	1/2" pin lead	SPAC
P119	P124	40K 3000K	70CRI	T168 Type I long	T3MG	1/2" pin lead	SPAC
P120	P125	40K 3000K	70CRI	T169 Type I long	T3MG	1/2" pin lead	SPAC
P121	P126	40K 3000K	70CRI	T170 Type I long	T3MG	1/2" pin lead	SPAC
P122	P127	40K 3000K	70CRI	T171 Type I long	T3MG	1/2" pin lead	SPAC
P123	P128	40K 3000K	70CRI	T172 Type I long	T3MG	1/2" pin lead	SPAC
P124	P129	40K 3000K	70CRI	T173 Type I long	T3MG	1/2" pin lead	SPAC
P125	P130	40K 3000K	70CRI	T174 Type I long	T3MG	1/2" pin lead	SPAC
P126	P131	40K 3000K	70CRI	T175 Type I long	T3MG	1/2" pin lead	SPAC
P127	P132	40K 3000K	70CRI	T176 Type I long	T3MG	1/2" pin lead	SPAC
P128	P133	40K 3000K	70CRI	T177 Type I long	T3MG	1/2" pin lead	SPAC
P129	P134	40K 3000K	70CRI	T178 Type I long	T3MG	1/2" pin lead	SPAC
P130	P135	40K 3000K	70CRI	T179 Type I long	T3MG	1/2" pin lead	SPAC
P131	P136	40K 3000K	70CRI	T180 Type I long	T3MG	1/2" pin lead	SPAC
P132	P137	40K 3000K	70CRI	T181 Type I long	T3MG	1/2" pin lead	SPAC
P133	P138	40K 3000K	70CRI	T182 Type I long	T3MG	1/2" pin lead	SPAC
P134	P139	40K 3000K	70CRI	T183 Type I long	T3MG	1/2" pin lead	SPAC
P135	P140	40K 3000K	70CRI	T184 Type I long	T3MG	1/2" pin lead	SPAC
P136	P141	40K 3000K	70CRI	T185 Type I long	T3MG	1/2" pin lead	SPAC
P137	P142	40K 3000K	70CRI	T186 Type I long	T3MG	1/2" pin lead	SPAC
P138	P143	40K 3000K	70CRI	T187 Type I long	T3MG	1/2" pin lead	SPAC
P139	P144	40K 3000K	70CRI	T188 Type I long	T3MG	1/2" pin lead	SPAC
P140	P145	40K 3000K	70CRI	T189 Type I long	T3MG	1/2" pin lead	SPAC
P141	P146	40K 3000K	70CRI	T190 Type I long	T3MG	1/2" pin lead	SPAC
P142	P147	40K 3000K	70CRI	T191 Type I long	T3MG	1/2" pin lead	SPAC
P143	P148	40K 3000K	70CRI	T192 Type I long	T3MG	1/2" pin lead	SPAC
P144	P149	40K 3000K	70CRI	T193 Type I long	T3MG	1/2" pin lead	SPAC
P145	P150	40K 3000K	70CRI	T194 Type I long	T3MG	1/2" pin lead	SPAC
P146	P151	40K 3000K	70CRI	T195 Type I long	T3MG	1/2" pin lead	SPAC
P147	P152	40K 3000K	70CRI	T196 Type I long	T3MG	1/2" pin lead	SPAC
P148	P153	40K 3000K	70CRI	T197 Type I long	T3MG	1/2" pin lead	SPAC
P149	P154	40K 3000K	70CRI	T198 Type I long	T3MG	1/2" pin lead	SPAC
P150	P155	40K 3000K	70CRI	T199 Type I long	T3MG	1/2" pin lead	SPAC
P151	P156	40K 3000K	70CRI	T200 Type I long	T3MG	1/2" pin lead	SPAC
P152	P157	40K 3000K	70CRI	T201 Type I long	T3MG	1/2" pin lead	SPAC
P153	P158	40K 3000K	70CRI	T202 Type I long	T3MG	1/2" pin lead	SPAC
P154	P159	40K 3000K	70CRI	T203 Type I long	T3MG	1/2" pin lead	SPAC
P155	P160	40K 3000K	70CRI	T204 Type I long	T3MG	1/2" pin lead	SPAC
P156	P161	40K 3000K	70CRI	T205 Type I long	T3MG	1/2" pin lead	SPAC
P157	P162	40K 3000K	70CRI	T206 Type I long	T3MG	1/2" pin lead	SPAC
P158	P163	40K 3000K	70CRI	T207 Type I long	T3MG	1/2" pin lead	SPAC
P159	P164	40K 3000K	70CRI	T208 Type I long	T3MG	1/2" pin lead	SPAC
P160	P165	40K 3000K	70CRI	T209 Type I			



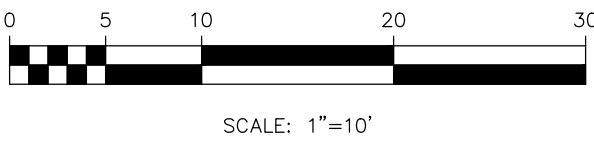
CENTER DRIVEWAY INTERSECTION INSET
SCALE: 1" = 10'



SOUTHERN DRIVEWAY INTERSECTION INSET
SCALE: 1" = 10'



NORTHERN DRIVEWAY INTERSECTION INSET
SCALE: 1" = 10'



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GLADSTONE
DESIGN, Inc.

Consulting Engineers
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265 Main Street, P.O. Box 400
Gladstone, New Jersey 07934
T: (908) 234-0309
F: (908) 719-3320

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Ronald A. Kennedy, P.E., P.P., CME, LEED AP
Kurt T. Hanic, P.L.S.
Robert C. Morris
Robert C. Moschello, P.E.

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PROJECT

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BOROUGH OF FLORHAM PARK
MORRIS COUNTY
NEW JERSEY

SHEET TITLE

PRELIMINARY AND FINAL MAJOR
SITE AND MINOR SUBDIVISION
PLANS

DETAIL INTERSECTION
PLAN

DATE
JUNE 26, 2026

SCALE
AS NOTED

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JOB NO.
1043-05

SHEET NO.

20 OF 20