

THIS MAP IS HEREBY APPROVED BY THE PLANNING BOARD OF THE CITY OF CAMDEN.

DATE

BOARD CHAIRMAN

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON

I HEREBY FURTHER CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY.

DATE

BOARD SECRETARY

I HAVE CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THE CITY ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

DATE
7/1/19
BOARD ENGINEER

I CERTIFY THAT THIS PLAN WAS DULY APPROVED BY RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF CAMDEN.

DATE

ZONING OFFICER/ADMINISTRATIVE OFFICER

201 NORTH FRONT STREET PRELIMINARY AND FINAL SITE PLAN

CAMDEN COUNTY, NEW JERSEY

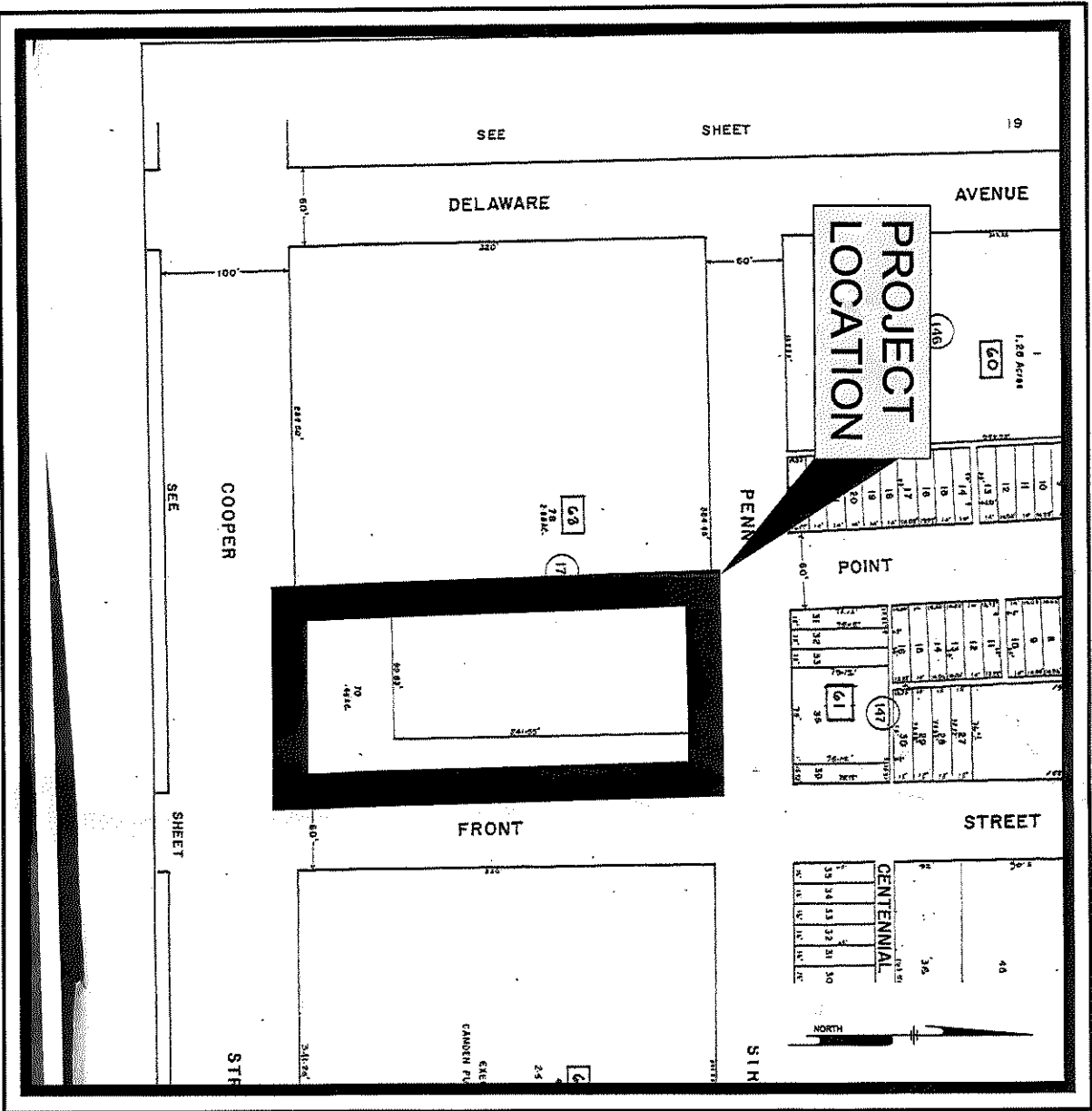
PREPARED FOR:
OWNER/DEVELOPER

EMR EASTERN, LLC

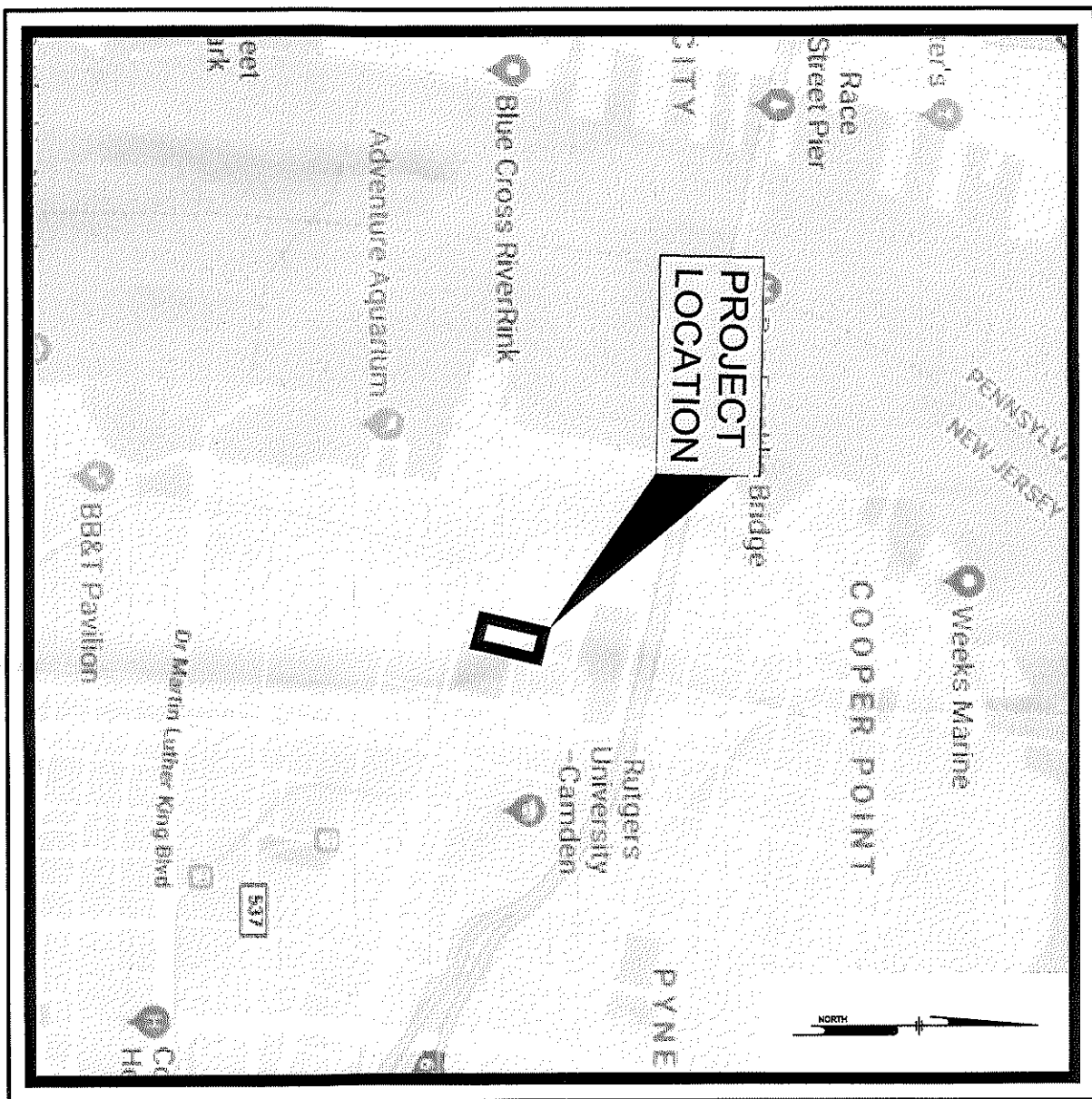
143 HARDING AVENUE
BELLMAWR, NJ 08031

609-352-2379

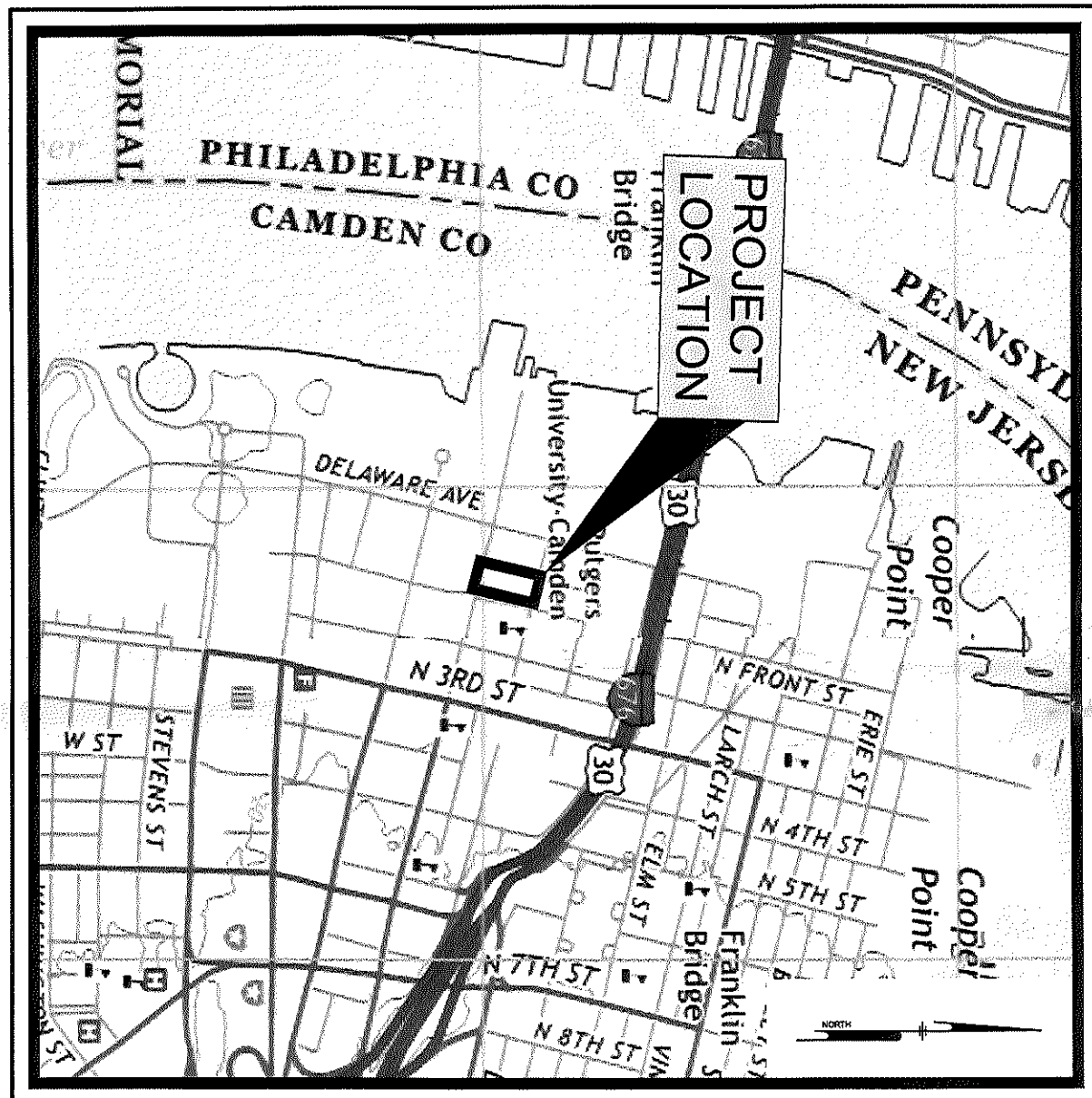
SHEET LIST TABLE		
DWG TITLE	SHEET NUMBER	SHEET TITLE
CS0001	1	COVER SHEET
CS0002	2	ZONING COMPLIANCE AND LEGEND
CS0003	3	GENERAL NOTES
CS0001	4	EXISTING CONDITIONS PLAN
CS0001	5	DEMOLITION PLAN
CS1001	6	SITE PLAN
CS1001	7	GRADING PLAN
CS1001	8	ADA PLAN
CS1002	9	UTILITY PLAN
CS2001	10	LANDSCAPING PLAN
CS2201	11	LIGHTING PLAN
CS8001	12	CIVIL SITE DETAILS
CS8002	13	CIVIL SITE DETAILS
CS8003	14	CITY DETAILS
CS8021	15	STORM SEWER DETAILS
CS8001	16	LANDSCAPE DETAILS
CS9001	17	SOIL EROSION AND SEDIMENT CONTROL PLAN
CS9601	18	SOIL EROSION AND SEDIMENT CONTROL NOTES
CS9602	19	SOIL EROSION AND SEDIMENT CONTROL DETAILS



TAX MAP
Scale: 1" = 150'

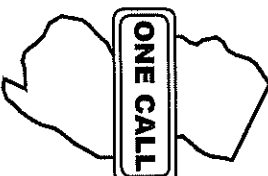


LOCATION MAP
Scale: 1" = 1000'



USGS MAP
Scale: 1" = 1000'

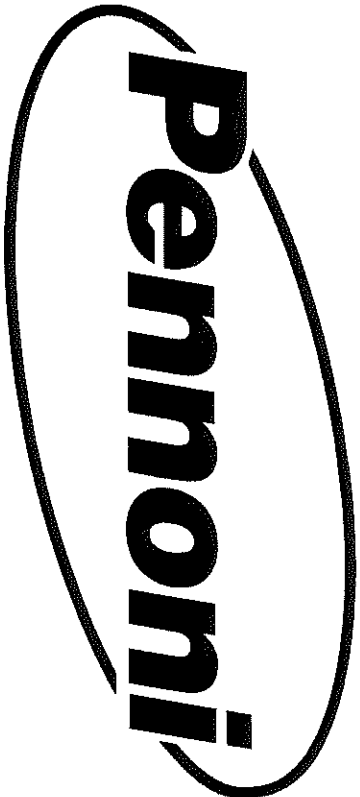
NEW JERSEY



CALL BEFORE YOU DIG
1-800-272-1000

CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE REQUIREMENTS OF THE NEW JERSEY ONE-CALL DAMAGE PREVENTION SYSTEM AS STATED IN THE "UNDERGROUND FACILITY PROTECTION ACT", TICKET NUMBER(S).

PREPARED BY:
PENNONI ASSOCIATES INC.



2 Aquarium Drive, Suite 320
Camden, NJ 08103
T 856.668.8600

NJ CERTIFICATE OF AUTHORIZATION NO. GA2803390

NOT FOR CONSTRUCTION

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

ANDREW T. BANFF
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE 45121

2/8/2019

201 NORTH FRONT STREET

201 NORTH FRONT STREET, BLOCK 63 LOT 70.01 & 70.02 (FORMERLY LOT 70) TAX MAP SHEET #12
CITY OF CAMDEN, CAMDEN COUNTY NEW JERSEY

COVER SHEET

EMR EASTERN, LLC

143 HARDING AVENUE
BELLMAWR, NJ 08031

DATE	NO.	REVISIONS	BY
5/28/19	4	REVISED PER PB ENGINEERS COMMENTS	BTM
5/7/19	3	REVISED PER PB ENGINEERS COMMENTS	BTM
4/30/19	2	REVISED PER CITY ENGINEERS COMMENTS	BTM
4/8/19	1	REVISED LOADING AREA FOR PSE&G TRANSFORMER	BTM

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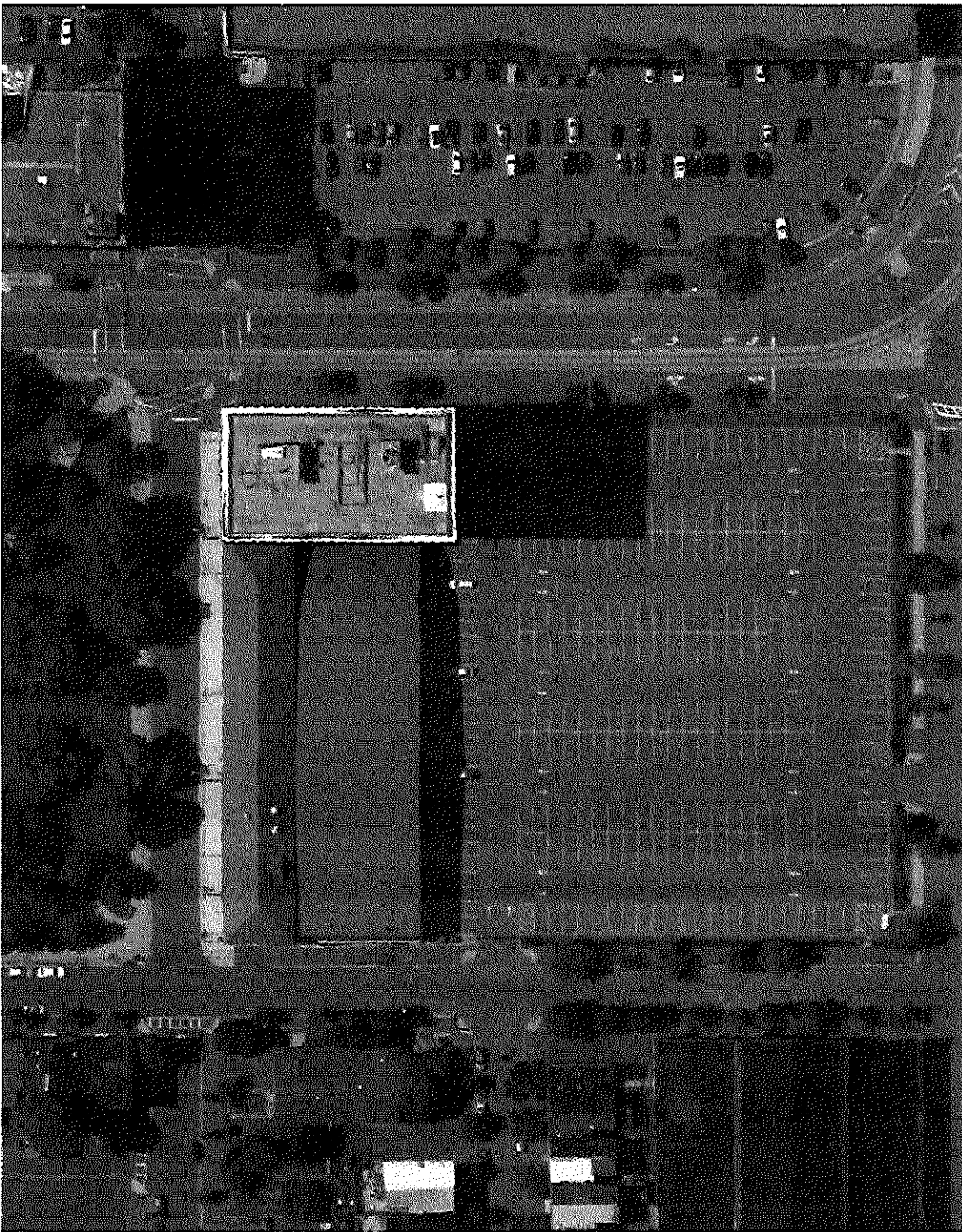
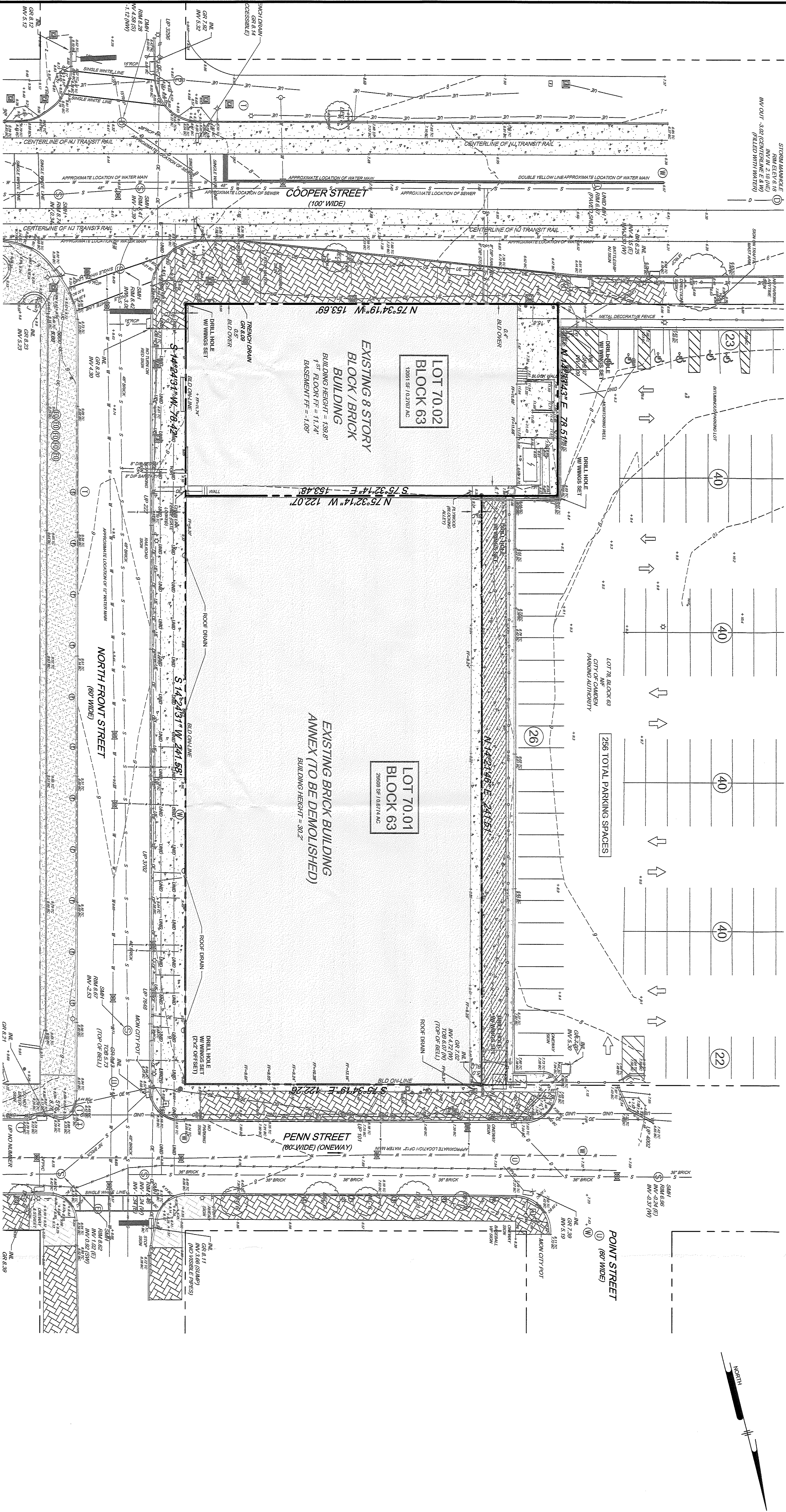
PROJECT	HAGENT18001
DATE	FEBRUARY 8, 2019
DRAWING SCALE	N.T.S.
DRAWN BY	BTM
APPROVED BY	ATB

CS00001

SHEET 1 OF 19

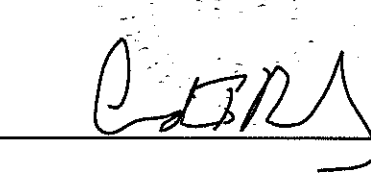
EXISTING CONDITIONS NOTES

1. THE FOLLOWING EXISTING CONDITIONS PLAN WAS OBTAINED FROM A SURVEY ENTITLED "TOPOGRAPHIC AND BOUNDARY SURVEY" SIGNED AND SEALED BY DENNIS S. DIBLASIO, P.E., LICENSE # 655 063200, DATED 12/21/2018.
2. UTILITY INFORMATION HAS BEEN OBTAINED FROM VARIOUS SOURCES AND ITS ACCURACY IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. TEST PITTS SHALL BE EXCAVATED AT ALL LOCATIONS WHERE UTILITIES ARE LOCATED. CROSSINGS AND PROPOSED UTILITY CONNECTIONS TO BEAT BACK LOCATION, INVERT, AND TYPICAL CONFLICTS EXIST.
3. THIS EXISTING CONDITIONS PLAN REFLECTS CONDITIONS AS TO THE DATE OF THE TOPOGRAPHIC AND BOUNDARY SURVEY. THE ANNEX PORTION OF THE BUILDING MAY BE DEMOLISHED PRIOR TO THE START OF CONSTRUCTION.



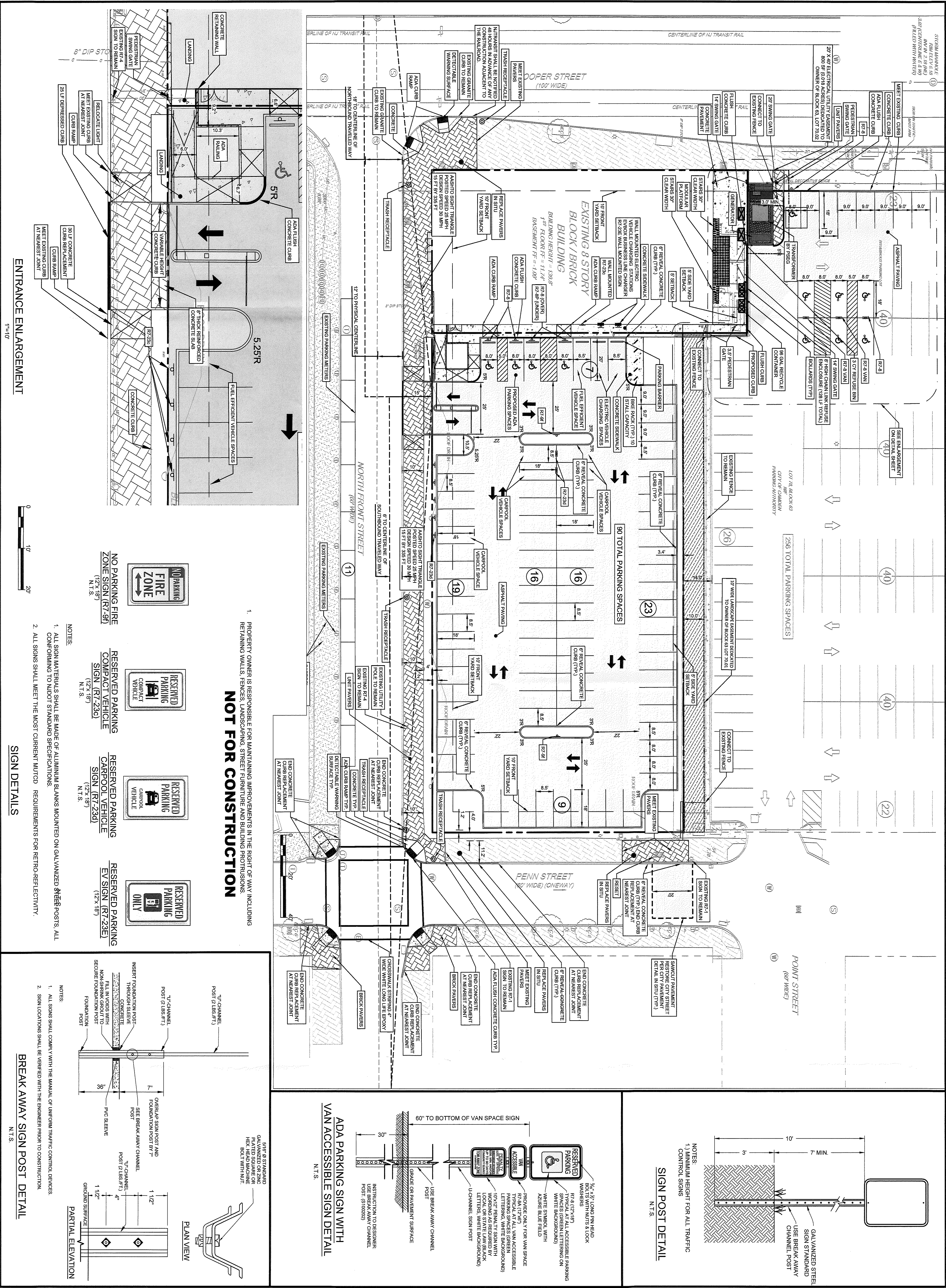
AERIAL PHOTOGRAPH
1"=100'

NOT FOR CONSTRUCTION

201 NORTH FRONT STREET 201 NORTH FRONT STREET, BLOCK 63 LOT 70.01 & 70.02 (FORMERLY LOT 70) TAX MAP SHEET #12 CITY OF CAMDEN, CAMDEN COUNTY NEW JERSEY				EXISTING CONDITIONS PLAN		ANDREW T. BANFF PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. GE 45121  2/8/2019		 PENNONI ASSOCIATES INC. 2 Aquarium Drive, Suite 320 Camden, NJ 08103 T. 856.668.8600 NJ CCA NO. GA28033300	
EMR EASTERN, LLC 143 HARDING AVENUE BELLMAWR, NJ 08031									
REVISIONS				BY					
DATE	NO.	REVISIONS							
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4/30/19	2	REVISED PER CITY ENGINEERS COMMENTS		BTM					
4/8/19	1	REVISED LOADING AREA FOR PSE&G TRANSFORMER		BTM					
PROJECT: HAGEN18001				DATE: FEBRUARY 8, 2019		DRAWING SCALE: 1"=20'		APPROVED BY: BTM	
SHEET 4 OF 19				CS0201					



PENNONI ASSOCIATES INC.
2 Aquarium Drive, Suite 320
Camden, NJ 08103
T 856.668.8600
NJ COA NO. GA28033300



201 NORTH FRONT STREET

201 NORTH FRONT STREET, BLOCK 63 LOT 70.01 & 70.02 (FORMERLY LOT 70) TAX MAP SHEET #12

CITY OF CAMDEN, CAMDEN COUNTY NEW JERSEY

SITE PLAN

EMR EASTERN, LLC

143 HARDING AVENUE

BELLMAWR, NJ 08031

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

ANDREW T. BANFF

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE NO. GE 45121

2/8/2019

Pennoni

PENNONI ASSOCIATES INC.

2 Aquarium Drive, Suite 320

Camden, NJ 08103

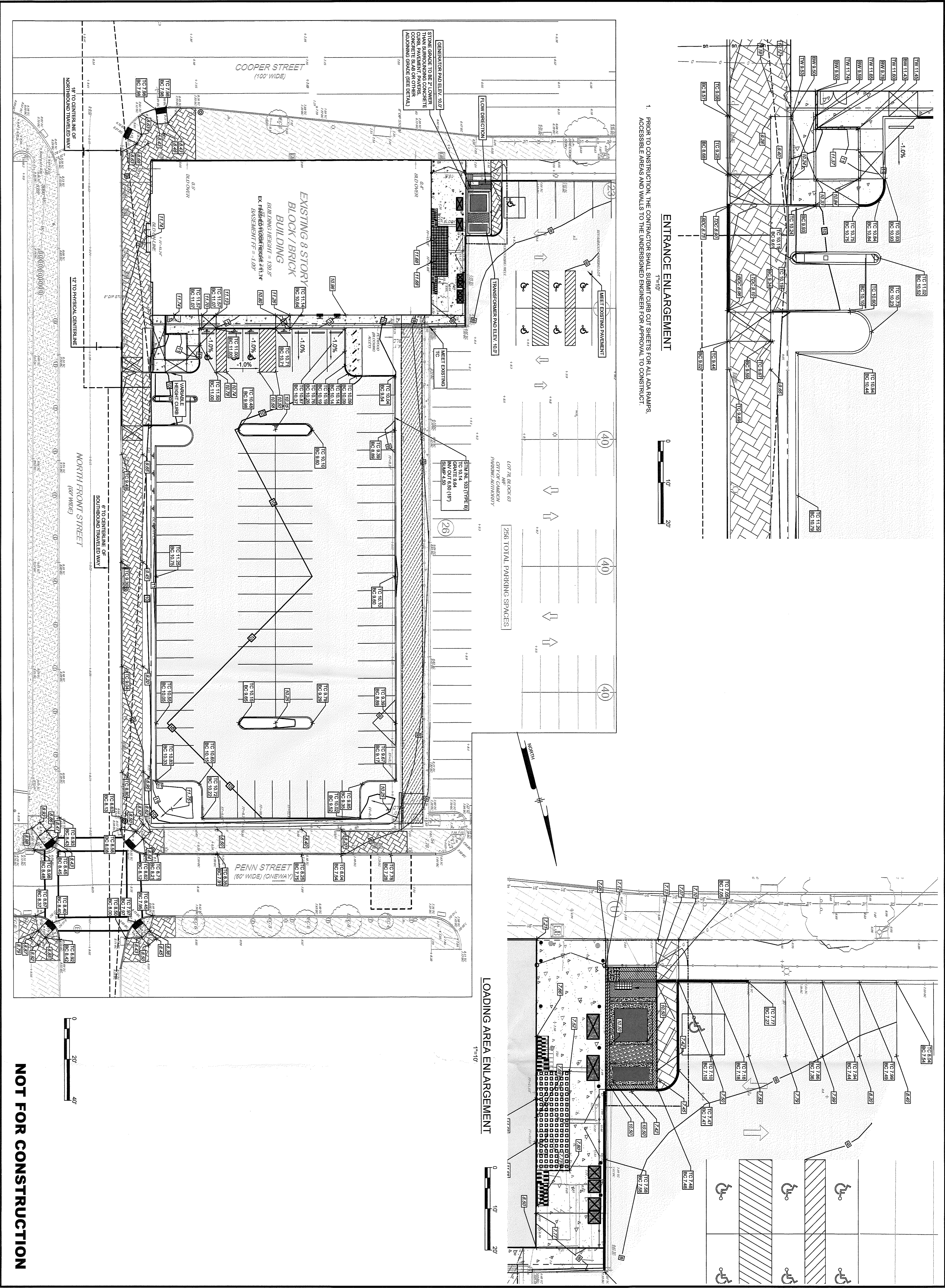
856.668.8000

NJ COA NO. GA28033300

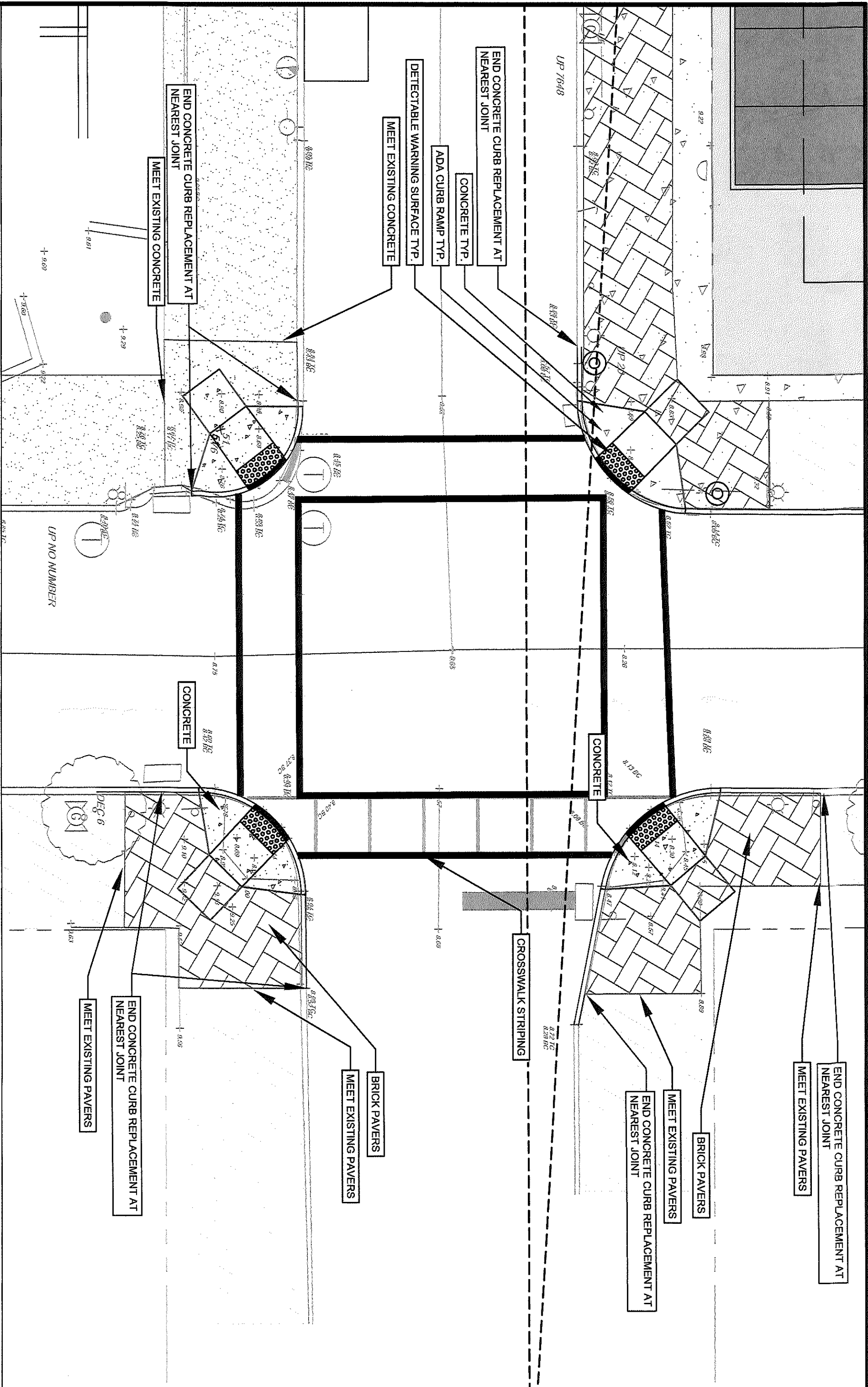
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4/8/19	1	REVISED LOADING AREA FOR PSE&G TRANSFORMER	BTM

CS1001

SHEET 6 OF 19

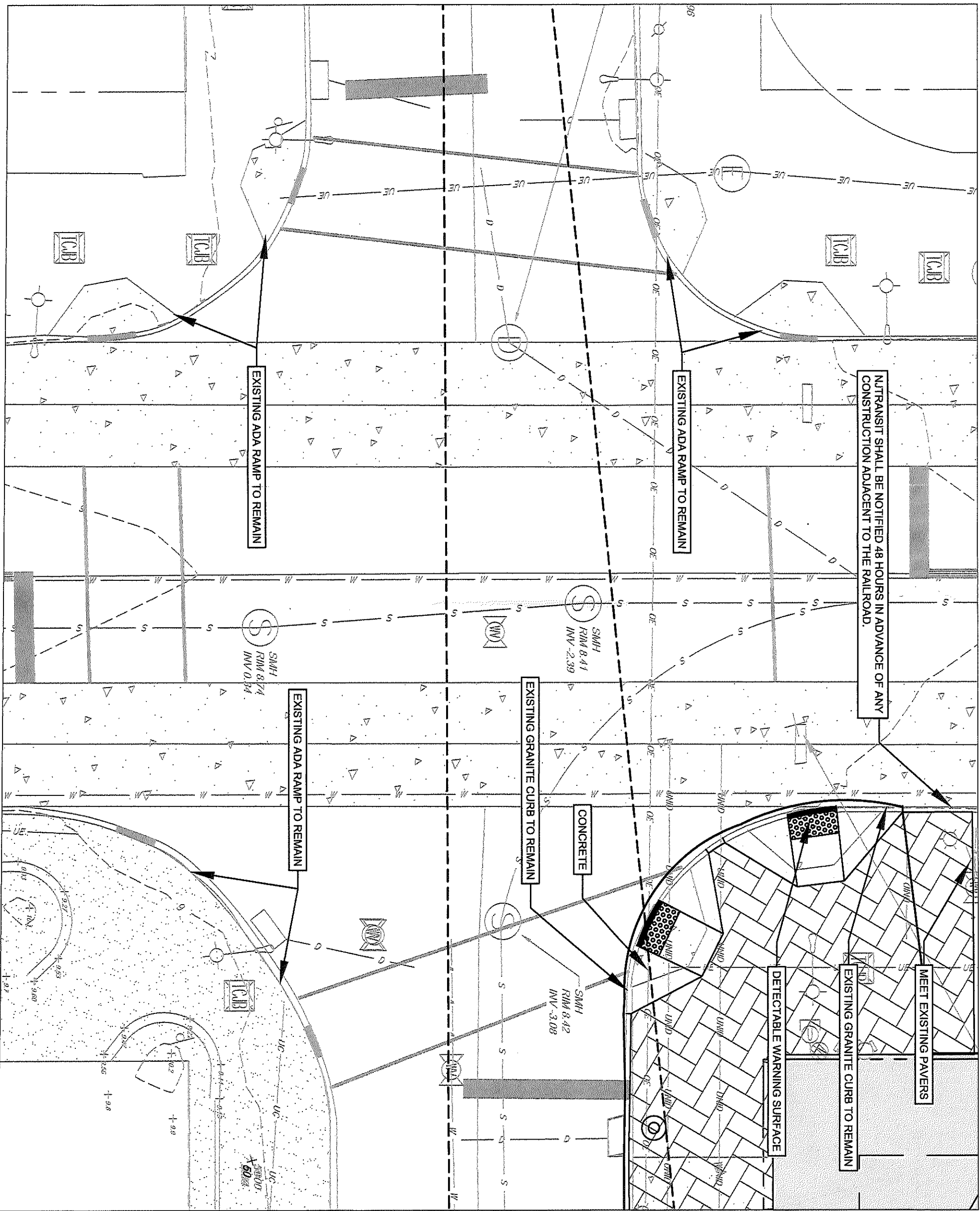
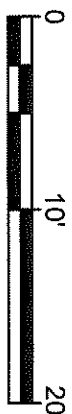


PROJECT HAGEN18001			DATE FEBRUARY 8, 2019		
DRAWING SCALE 1"=20'			DRAWN BY BTM		
APPROVED BY ATB			SHEET 7 OF 19		
PROJECT HAGEN18001			DATE FEBRUARY 8, 2019		
DRAWING SCALE 1"=20'			DRAWN BY BTM		
APPROVED BY ATB			SHEET 7 OF 19		
PROJECT HAGEN18001			DATE FEBRUARY 8, 2019		
DRAWING SCALE 1"=20'			DRAWN BY BTM		
APPROVED BY ATB			SHEET 7 OF 19		



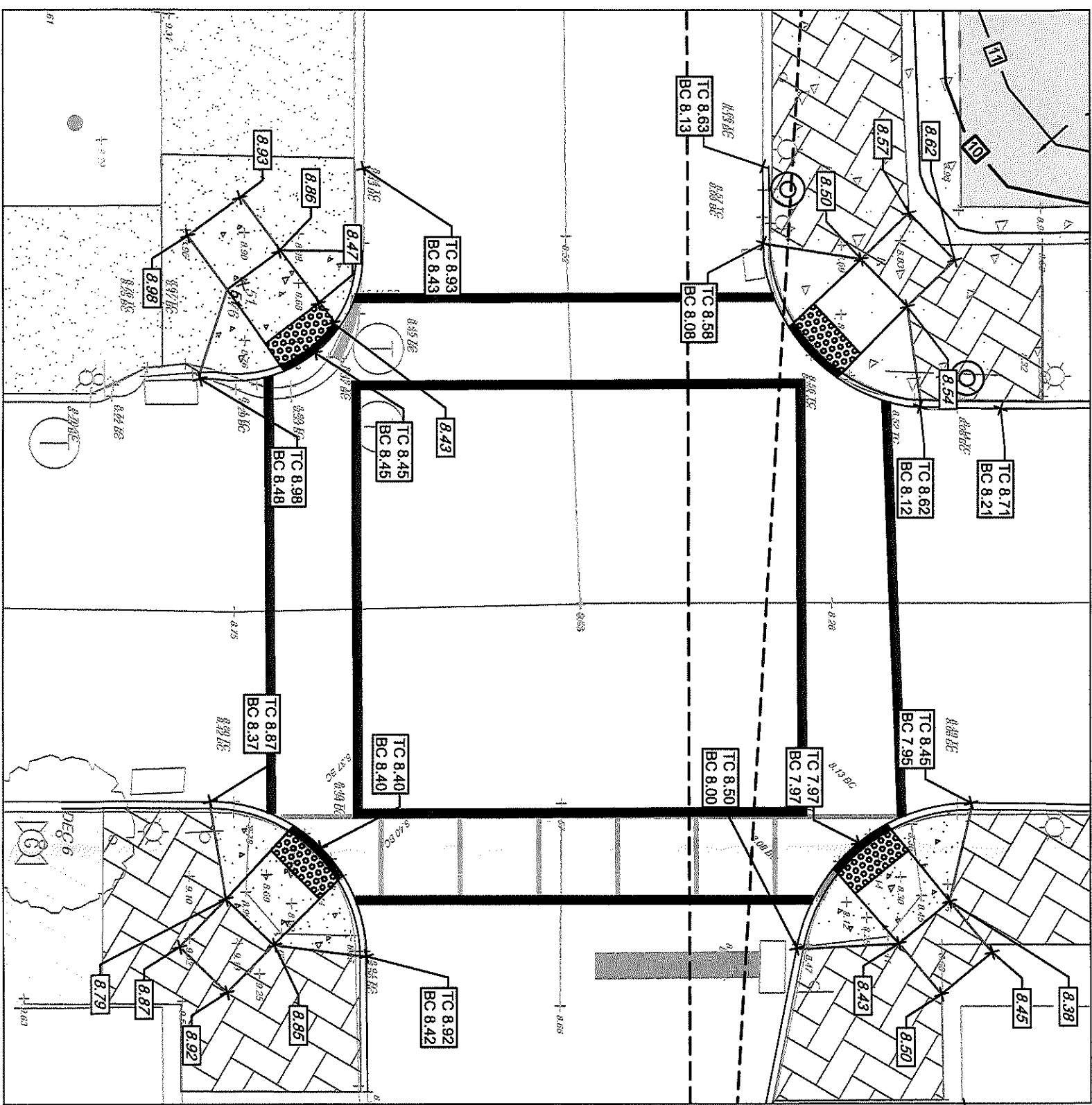
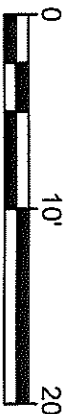
NORTH FRONT STREET AND PENN STREET ADA ENLARGEMENT

1"=10'



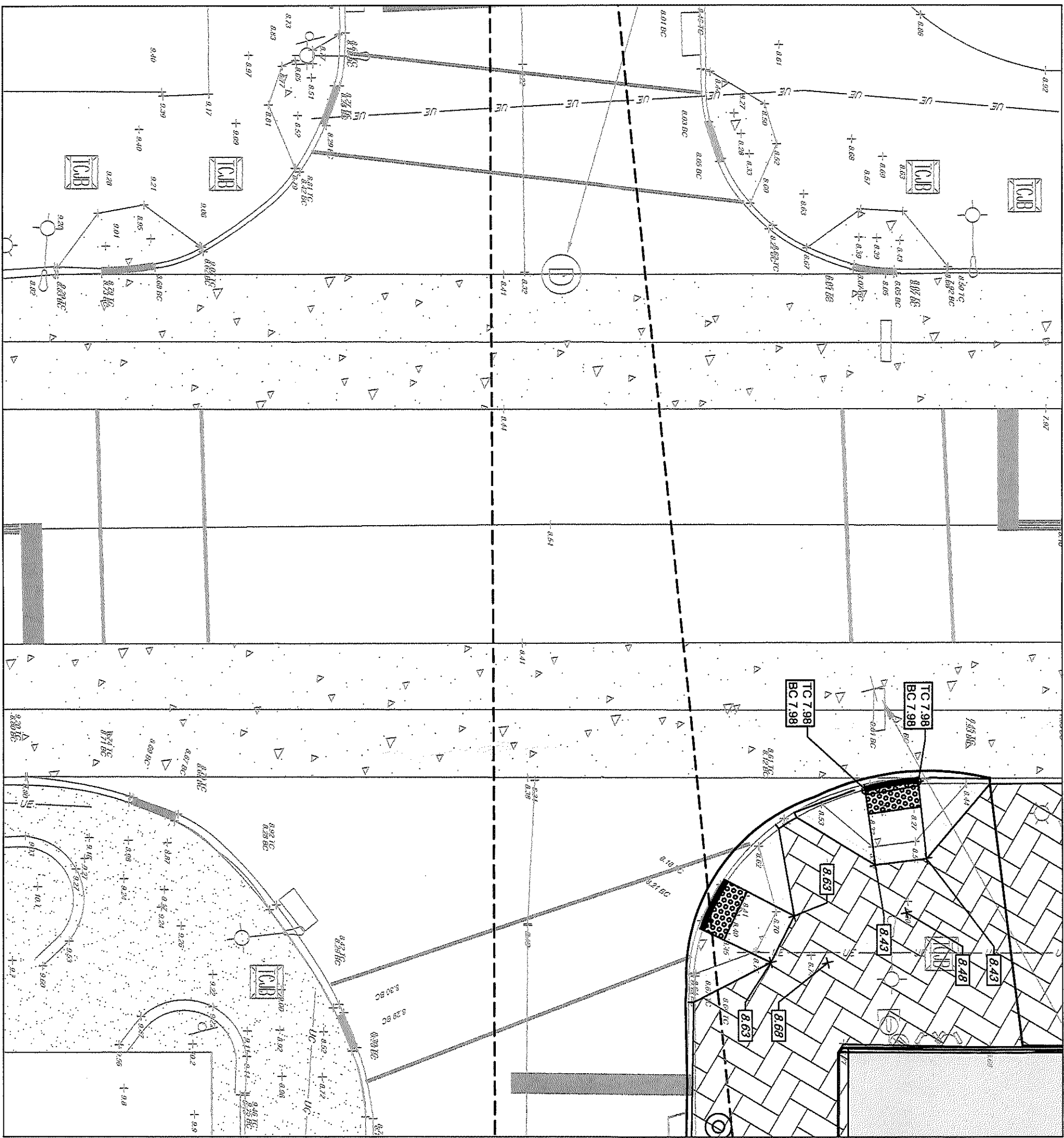
NORTH FRONT STREET AND COOPER STREET ADA ENLARGEMENT

1"=10'



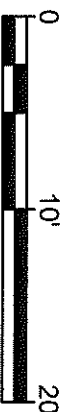
NORTH FRONT STREET AND PENN STREET ADA GRADING ENLARGEMENT

1"=10'



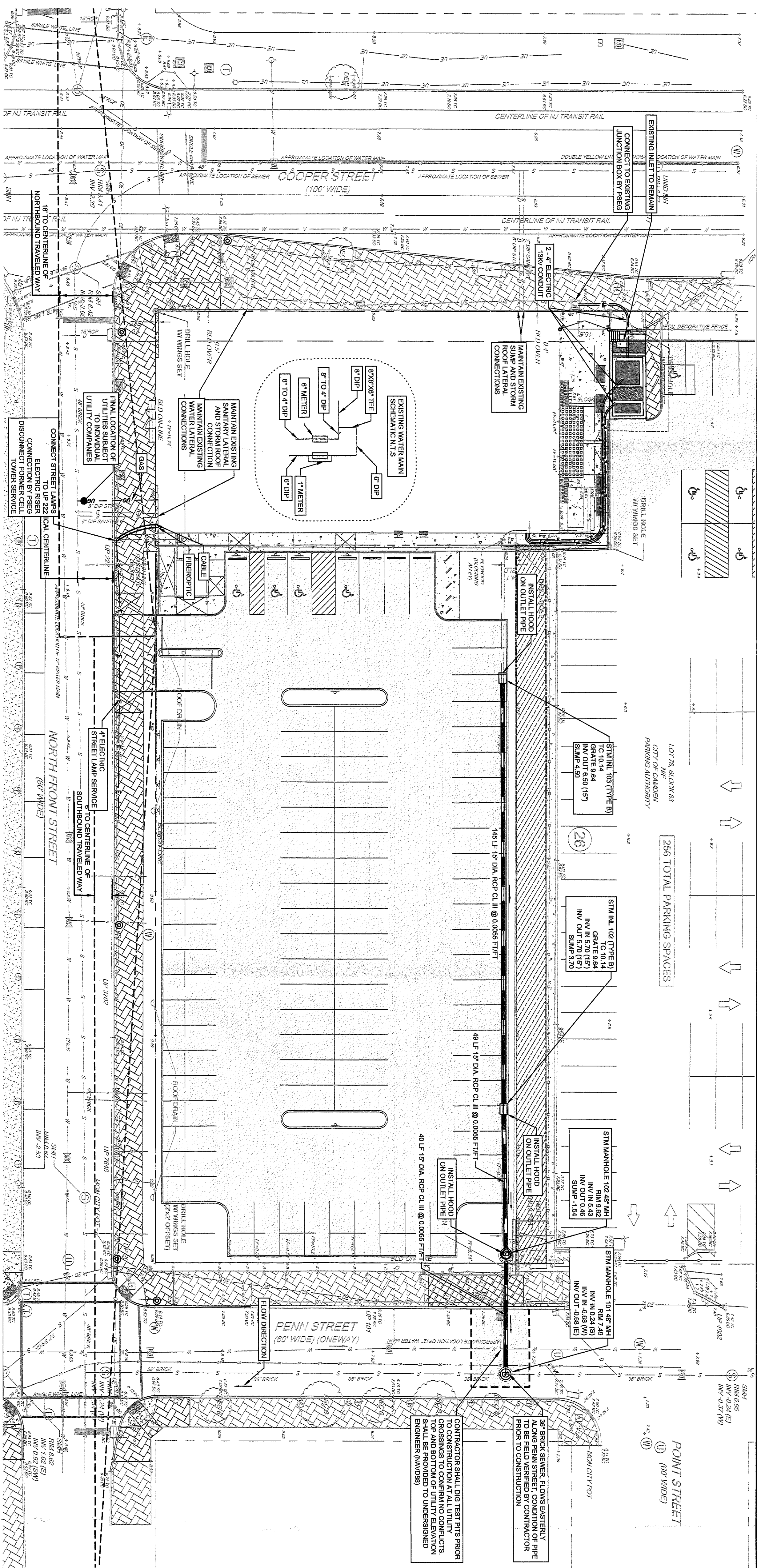
NORTH FRONT STREET AND COOPER STREET ADA GRADING ENLARGEMENT

1"=10'



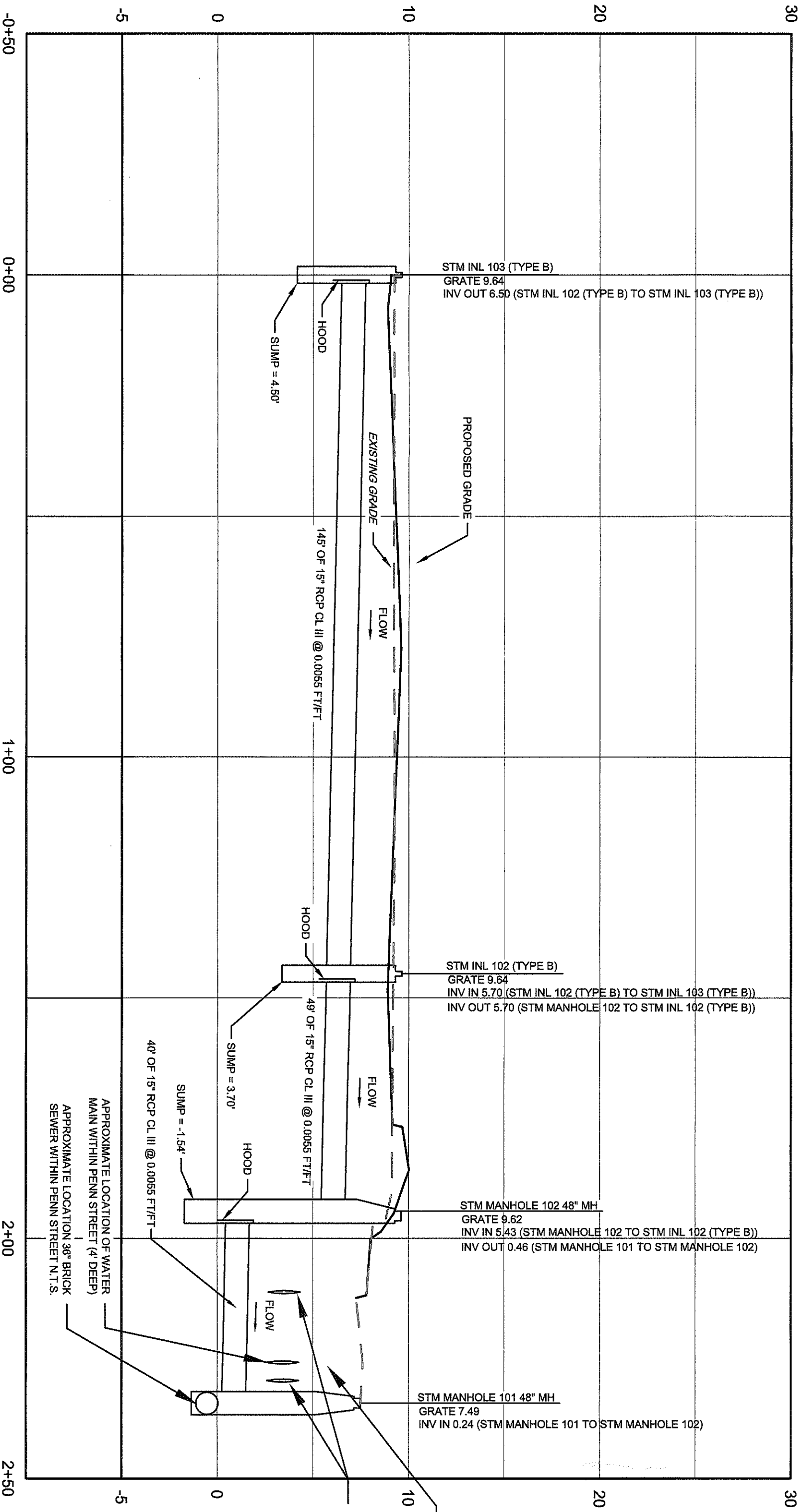
NOT FOR CONSTRUCTION

201 NORTH FRONT STREET 201 NORTH FRONT STREET, BLOCK 63 LOT 70.01 & 70.02 (FORMERLY LOT 70) TAX MAP SHEET #12 CITY OF CAMDEN, CAMDEN COUNTY NEW JERSEY		ADA PLAN EMR EASTERN, LLC 143 HARDING AVENUE BELLMAWR, NJ 08031		ANDREW T. BANFF PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. GE 45121 <i>Andrew T. Banff</i> 2/8/2019		 PENNONI ASSOCIATES INC. 2 Aquarium Drive, Suite 320 Camden, NJ 08103 T 856.668.8600 NJ COA NO. GA28033300									
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DATE NO. REVISIONS <table><tr><td>5/28/19</td><td>2</td><td>REVISED PER PB ENGINEERS COMMENTS</td><td>BTM</td></tr><tr><td>5/7/19</td><td>1</td><td>REVISED PER PB ENGINEERS COMMENTS</td><td>BTM</td></tr></table>								5/28/19	2	REVISED PER PB ENGINEERS COMMENTS	BTM	5/7/19	1	REVISED PER PB ENGINEERS COMMENTS	BTM
5/28/19	2	REVISED PER PB ENGINEERS COMMENTS	BTM												
5/7/19	1	REVISED PER PB ENGINEERS COMMENTS	BTM												
PROJECT HAGEN18001 DATE APRIL 30, 2019 DRAWING SCALE AS NOTED DRAWN BY BTM APPROVED BY A1B															
ALL CONSULTANTS PROVIDED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THE CONSULTANT'S LIABILITY IS LIMITED TO THE SCOPE OF THE SERVICES PROVIDED AND NOT TO BE EXTENDED TO ANY OTHER PROJECTS OR TO ANY OTHER PARTY. THE CONSULTANT'S LIABILITY IS LIMITED TO THE SCOPE OF THE SERVICES PROVIDED AND NOT TO BE EXTENDED TO ANY OTHER PROJECTS OR TO ANY OTHER PARTY. THE CONSULTANT'S LIABILITY IS LIMITED TO THE SCOPE OF THE SERVICES PROVIDED AND NOT TO BE EXTENDED TO ANY OTHER PROJECTS OR TO ANY OTHER PARTY.															
SHEET 8 OF 19 CS1502															



DRAINAGE STORM PIPE CALCULATION
OVERALL DRAINAGE AREA = 0.70 ACRES
TIME OF CONCENTRATION = 10 MINUTES
WEIGHTED C_p = 0.90
25 YEAR RAINFALL INTENSITY = 6.6 IN/HR
Q=CIA
PIPE SIZE DETERMINATION
(MANNINGS COEFFICIENT N=0.015
Q= (1.486/N) A R^{2/3} S^{1/2}
Q=UL = 4.15 CFS THEREFORE A 15" PIPE HAS ADEQUATE CAPACITY

NOTE:
• VIDEO SEWER INSPECTION (CCTV) INfiltration/EXfiltration TESTING AND
MAINS/LATERALS (RCP AND PVC) PROPOSED ON THIS PROJECT.

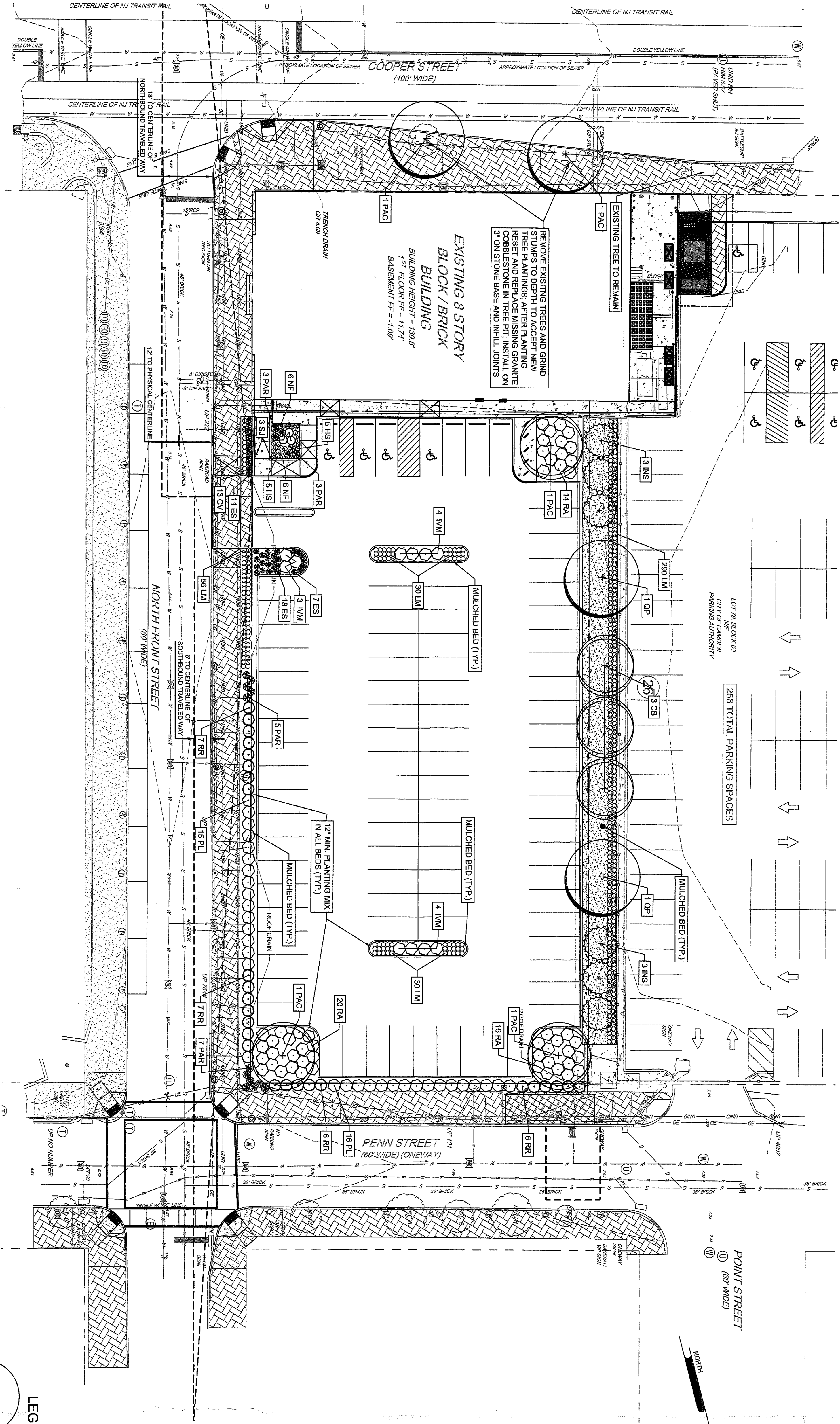


STORMWATER PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'



NOT FOR CONSTRUCTION

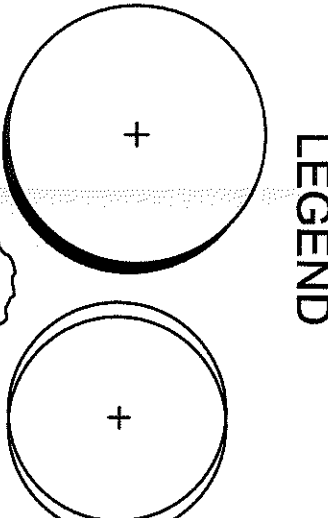
201 NORTH FRONT STREET 201 NORTH FRONT STREET, BLOCK 63 LOT 70.01 & 70.02 (FORMERLY LOT 70) TAX MAP SHEET #12 CITY OF CAMDEN, CAMDEN COUNTY NEW JERSEY				UTILITY PLAN EMR EASTERN, LLC 143 HARDING AVENUE BELLMAWR, NJ 08031		ANDREW T. BANFF PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. GE 45121 2/8/2019		 PENNONI ASSOCIATES INC. 2 Aquarium Drive, Suite 320 Camden, NJ 08103 T 856.668.8600 NJ COA NO. GA28053300	
PROJECT	HAGEN18001	DATE	FEBRUARY 8, 2019	DRAWN BY	BTM	APPROVED BY	ATB		
SHEET 9 OF 19									



PROPERTY	LOT SIZE (SF)	LOT LANDSCAPING (SF)	LOT LANDSCAPING (%)
BLOCK 63 LOT 70.01	29,509	2,985	10.1%

PROPERTY	LOT SIZE (SF)	EXISTING PERCENT IMPERVIOUS	PROPOSED PERCENT IMPERVIOUS
BLOCK 63 LOT 70.01	29,509	100%	89.9%
BLOCK 63 LOT 70.02	12,051	100%	100%

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREES						
PAC	5	PLATANUS X ACEROLA COLUMBIA	COLUMBIA PLANE TREE	2.5'-3' CAL., 12'-14' HGT.	B&B	FULL, LIMBED TO 7 FT.
CB	3	CARPINUS BETULUS FASTIGIATA	PYRAMIDAL EUROPEAN HORNBEAM	2.5'-3' CAL., 12'-14' HGT.	B&B	FULL, LIMBED TO 7 FT.
QF	2	QUERCUS PHellos	WILLOW OAK	2.5'-3' CAL., 12'-14' HGT.	B&B	FULL, LIMBED TO 7 FT.
EVERGREEN TREES						
INS	6	ILEX NELLE STEVENS	NELLE STEVENS HOLLY	7-8' HGT.	B&B	FULL, UNIFORM
SHRUBS						
IVM	11	ITEA VIRGINICA WERLOT	MERLOT VIRGINIA SWEETSPINE	18-24' HGT.	#3 CONT.	FULL, 3.5' SPACING
SI	3	SPIRAEA JAPONICA NEON FLASH	NEON FLASH JAPANESE SPIRAEA	18-24' HGT.	#3 CONT.	FULL, 3' SPACING
RA	50	RHUS AROMATICA GRO-LO	GRO-LO SUMAC	18-24' HGT.	#3 CONT.	FULL, 4' SPACING
PL	31	PRUNUS LAUROCEASUS OTTO LUYKENS	OTTO LUYKENS CHERRY LAUREL	24-30' HGT.	#3 CONT.	FULL, 4.5' SPACING
RR	26	ROSA DOUBLE KNOCK OUT (RED)	RED DOUBLE KNOCKOUT ROSE	24-30' HGT.	#3 CONT.	FULL, 4' SPACING
GRASSES AND SEDGES						
ES	36	ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	8-12' HGT.	#2 CONT.	2' O.C. SPACING
PAR	18	PENNISETUM ALOPECUROIDES RED HEAD	RED HEAD FOUNTAIN GRASS	8-12' HGT.	#2 CONT.	3' O.C. SPACING
PERENNIALS						
LM	406	LIRIOPE MUSCARI VARIEGATA	VARIEGATED LILY TURF	8-12' HGT.	#1 CONT.	18" O.C. SPACING
HS	10	HEMEROCALIS STELLA DORO	STELLA DORO DAYLILY	8-12' HGT.	#1 CONT.	18" O.C. SPACING
NF	12	NEPETA X FAASSENI WALKERS LOW	WALKERS LOW CATNIP	8-12' HGT.	#1 CONT.	18" O.C. SPACING
CV	13	COREOPSIS VERTICILLATA ZAGREB	ZAGREB WHORLED TICKSEED	8-12' HGT.	#1 CONT.	18" O.C. SPACING



D=0

- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIALS
- PROPOSED LIGHT POLE

SEE DWG. CS6061 FOR
LANDSCAPE DETAILS AND NOTES

NOT FOR CONSTRUCTION

CS2001
SHEET 10 OF 19

DATE	NO.	REVISIONS	BY
5/28/19	4	REVISED PER PB ENGINEERS COMMENTS	BTM
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201 NORTH FRONT STREET
201 NORTH FRONT STREET, BLOCK 63 LOT 70.01 & 70.02 (FORMERLY LOT 70) TAX MAP SHEET #12
CITY OF CAMDEN, CAMDEN COUNTY NEW JERSEY

LANDSCAPING PLAN

EMR EASTERN, LLC
143 HARDING AVENUE
BELLMAWR, NJ 08031

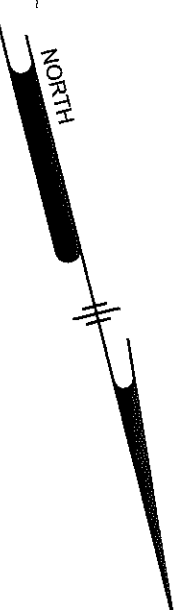
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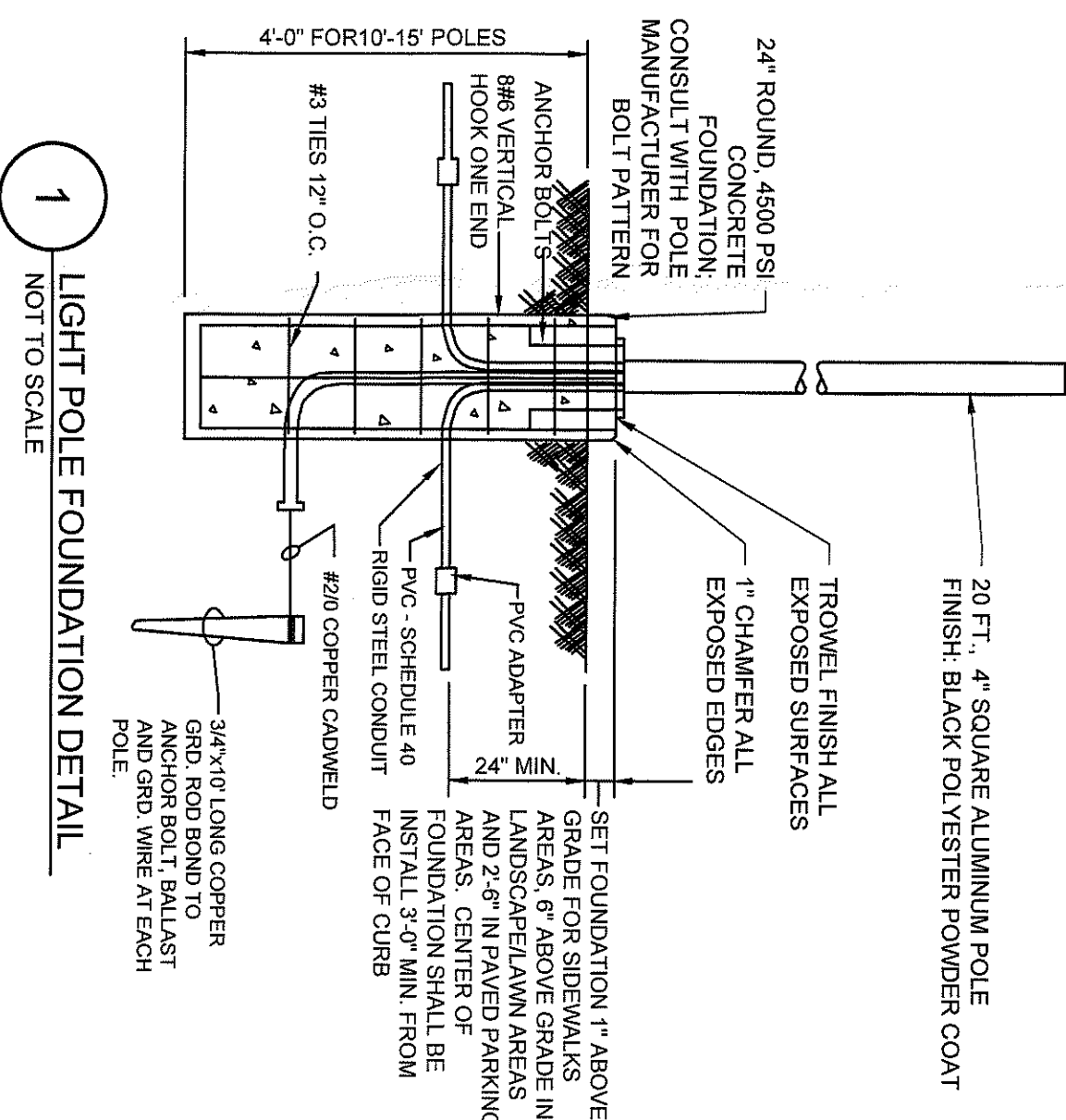
2/8/2019



PENNONI ASSOCIATES INC.
2 Aquarium Drive, Suite 320
Camden, NJ 08103
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NJ C&A NO. 6A28033300



- NOTES:
- ALL OUTDOOR LIGHTING NOT ESSENTIAL FOR SAFETY AND SECURITY PURPOSES SHALL BE ACTIVATED BY AUTOMATIC CONTROL DEVICES AND TURNED OFF DURING NON-OPERATING HOURS.
- LIGHTING ANALYSIS PREPARED BY ILLUMINATIONS INC., 1157 PHOENIXVILLE PIKE, WEST CHESTER PA, 19380.



1 LIGHT POLE FOUNDATION DETAIL
NOT TO SCALE

EMR EASTERN, LLC
143 HARDING AVENUE
BELLMAWR, NJ 08031

2/8/2019

PENNONI ASSOCIATES INC.
2 Aquarium Drive, Suite 320
Camden, NJ 08103
T 856.668.8600
NJ COA NO. GA28033300

Capable Illuminative

D-Series Size LED Wall Luminaire

Catalog Number	Notes	Type

Introduction

The D-Series Wall Luminaires are a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 76% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXI

[illegible]

(Isolant)	Surface	PE	Piezoelectric cell, button type ⁶
monolithic			

Device	Use
BRW	Surface-
PIR	180° motion/ambient light sensor, <15° tilt in 1°

PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16^{1/2}'	Buck load (for conduit terminal) 5
---	---

FORTHCOMING ambient sensor enabled at 3K⁺, 10-20 incoming flights.

compañía encargada, más de 40 compañías*

MAJOR DETAIL

100

TYPE A POLE MOUNTED LED FIXTURE DETAIL

NTS

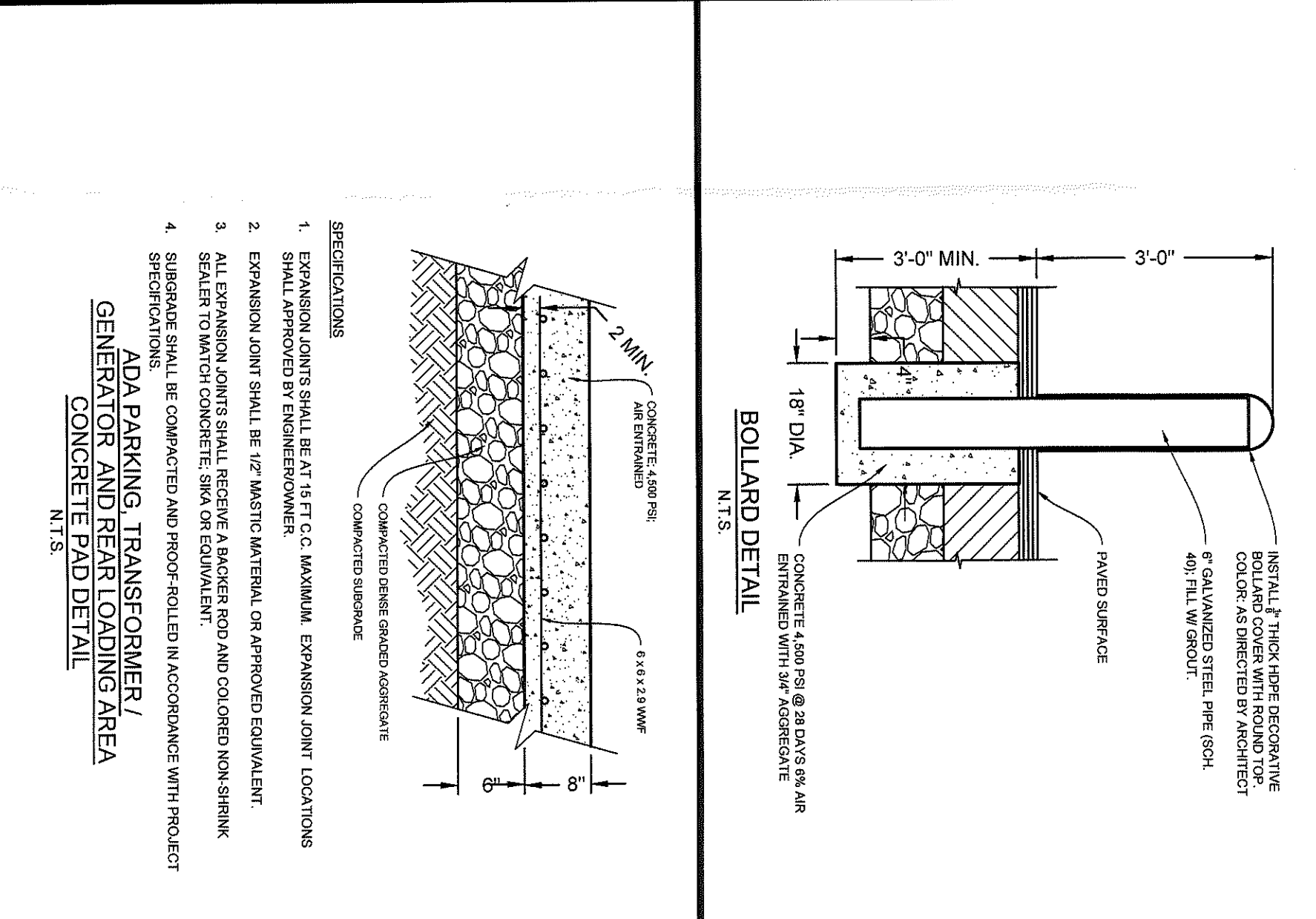
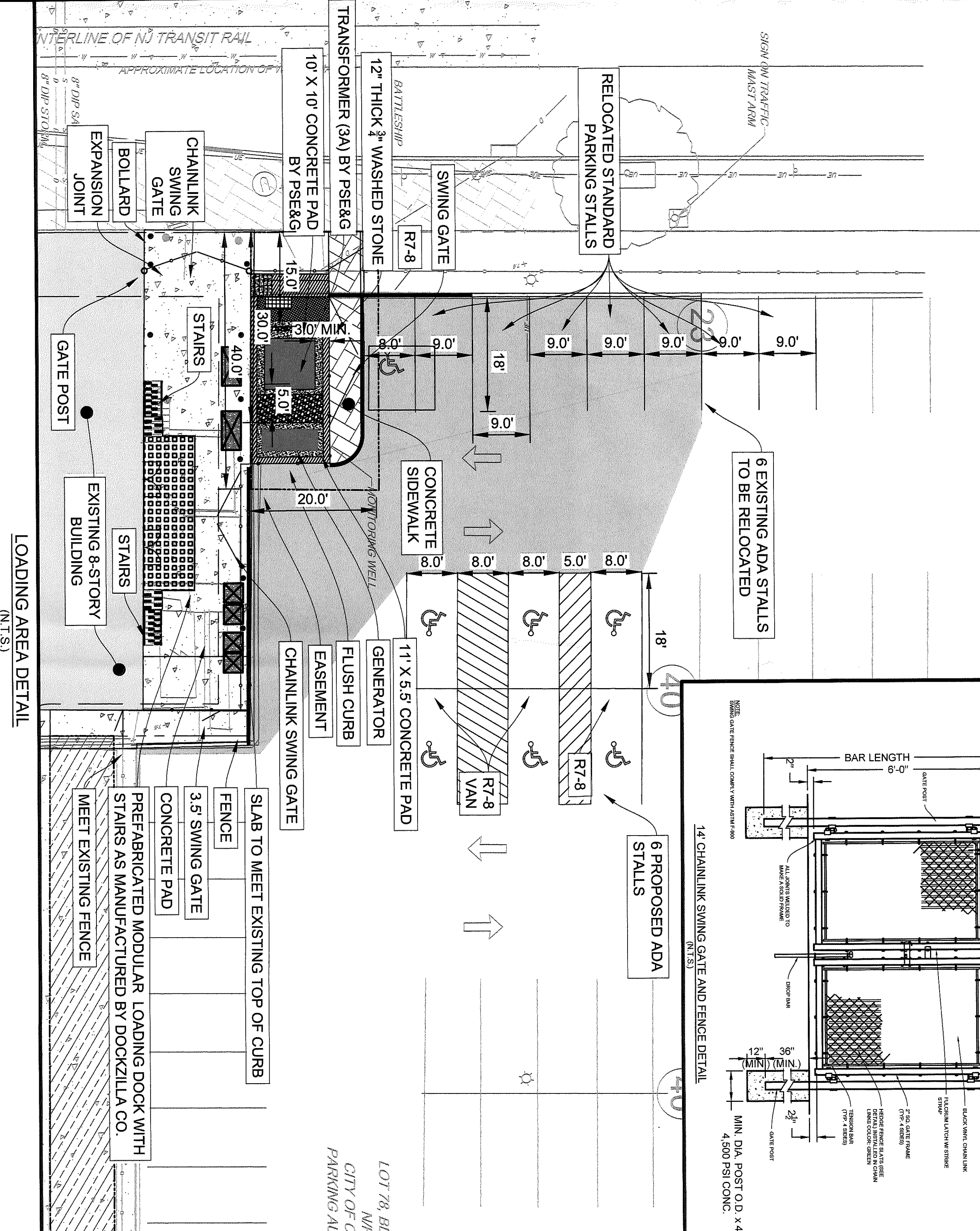
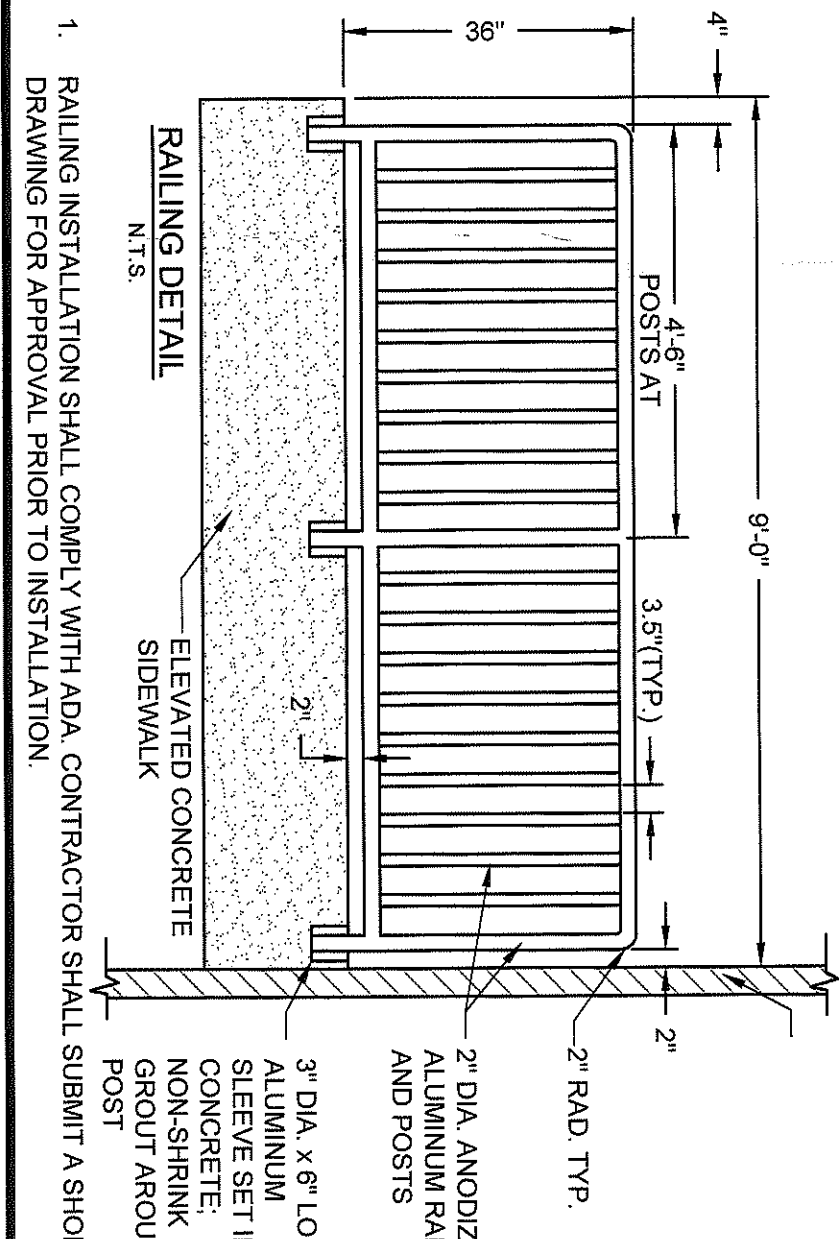
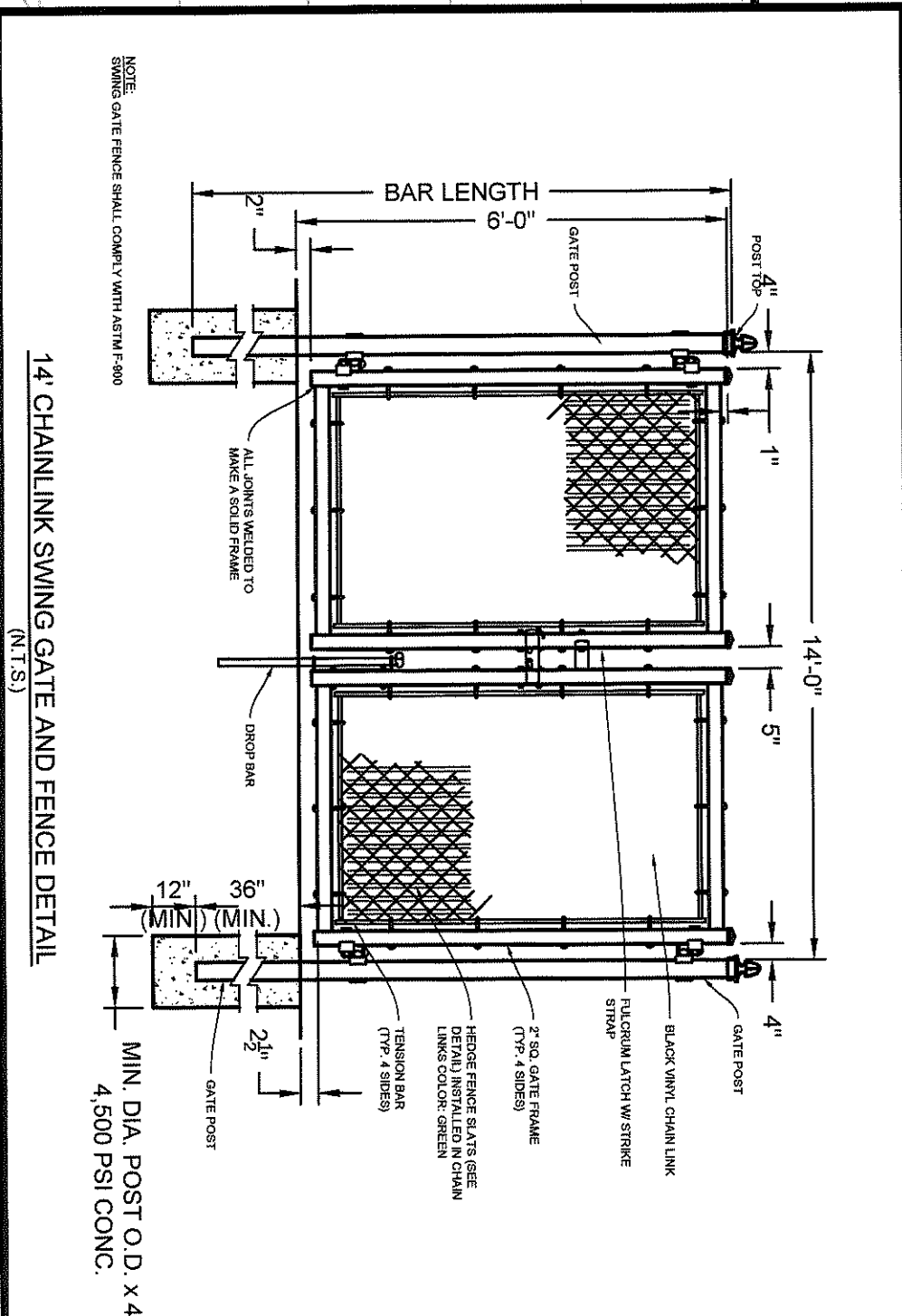
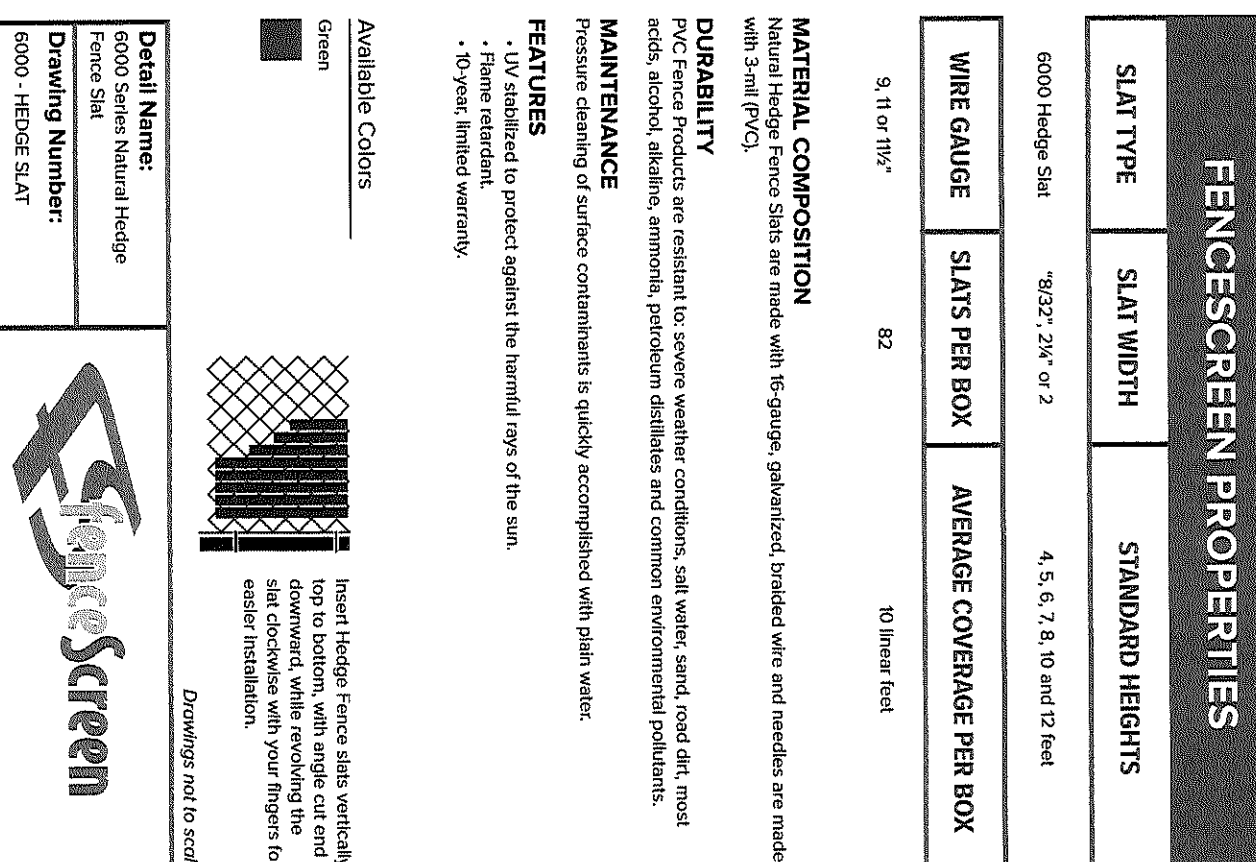
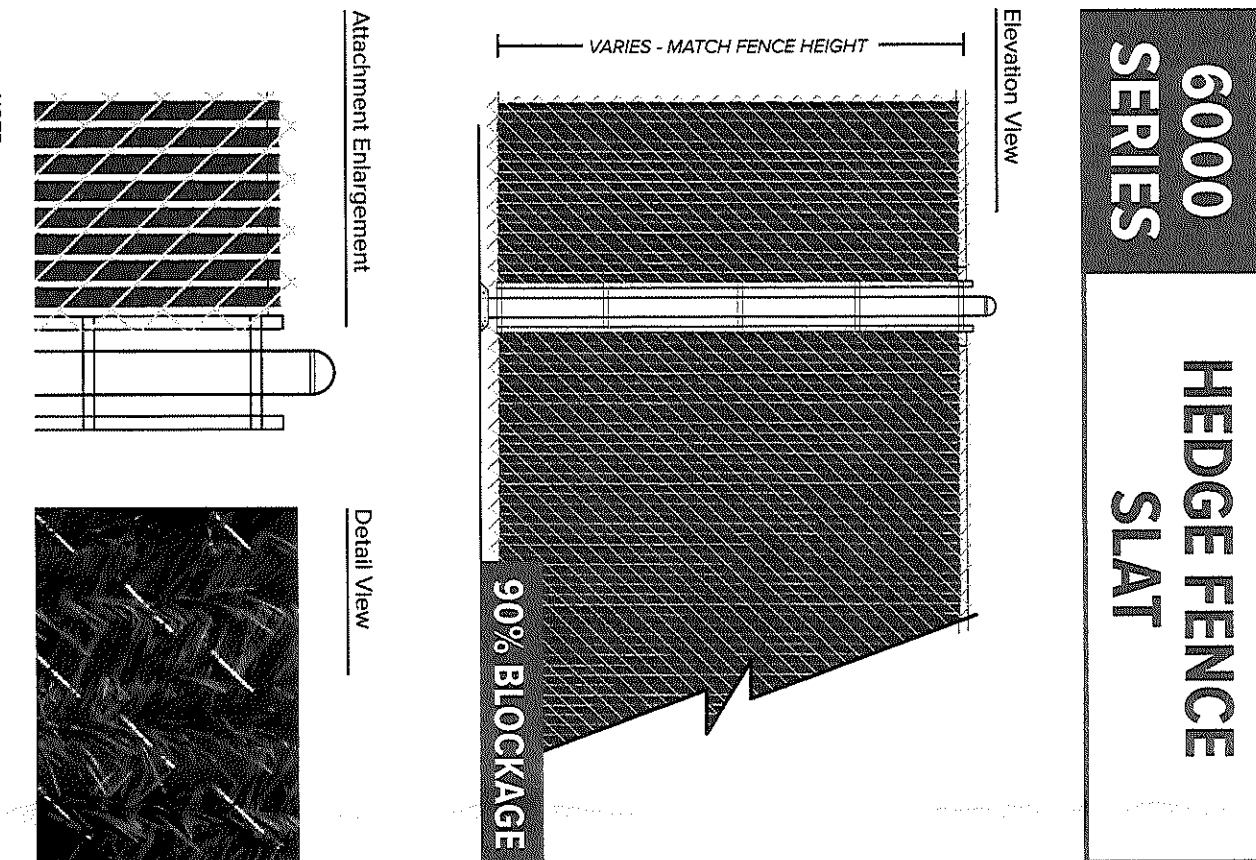
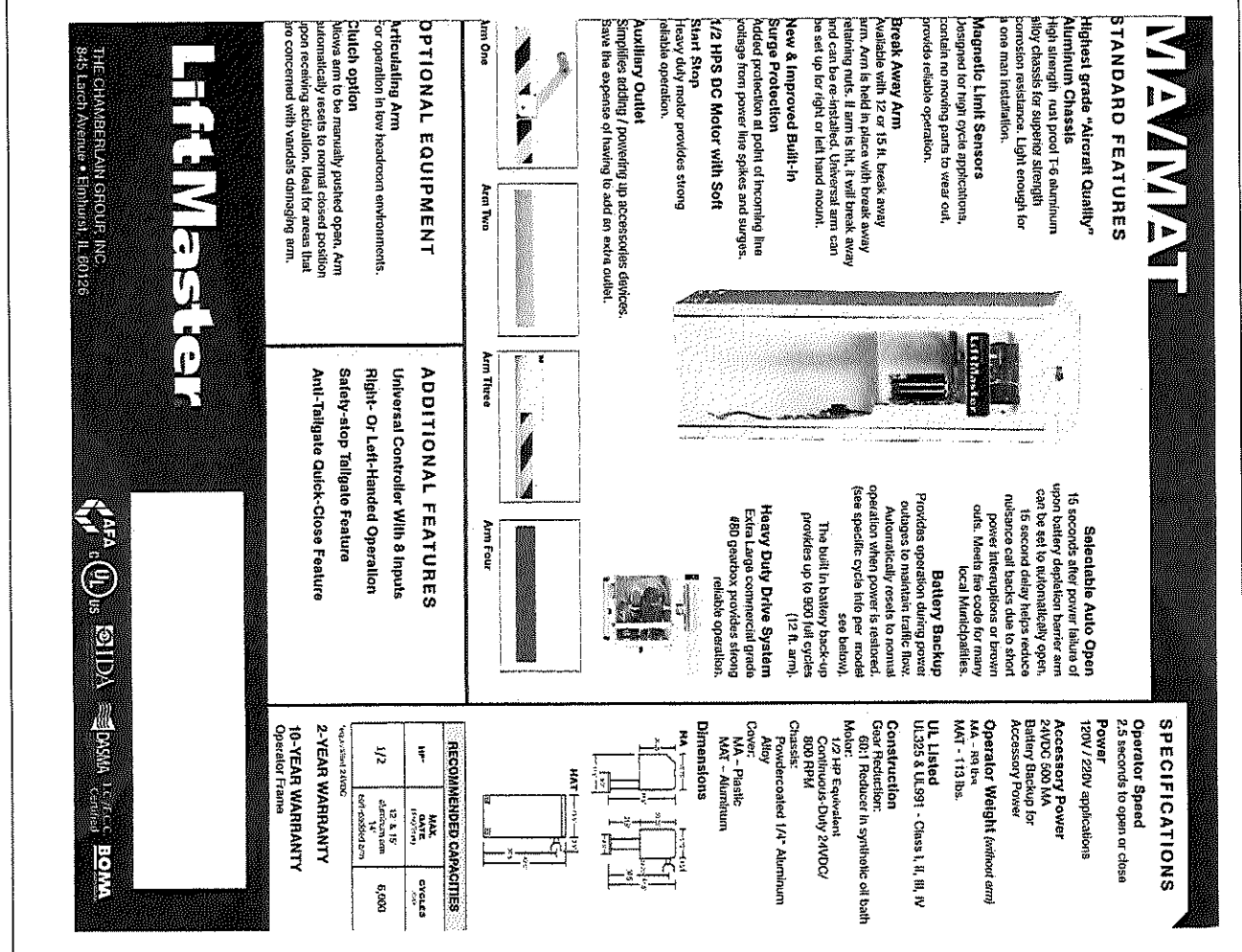
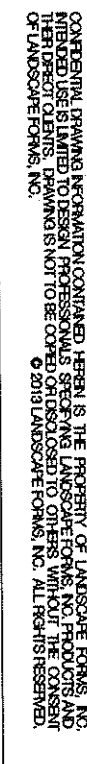
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NTS

NOT FOR CONSTRUCTION

CS2201

11 OF 19

[illegible]

201 NORTH FRONT STREET
201 NORTH FRONT STREET, BLOCK 63 LOT 70.01 & 70.02 (FORMERLY LOT 70) TAX MAP SHEET #12
CITY OF CAMDEN, CAMDEN COUNTY NEW JERSEY

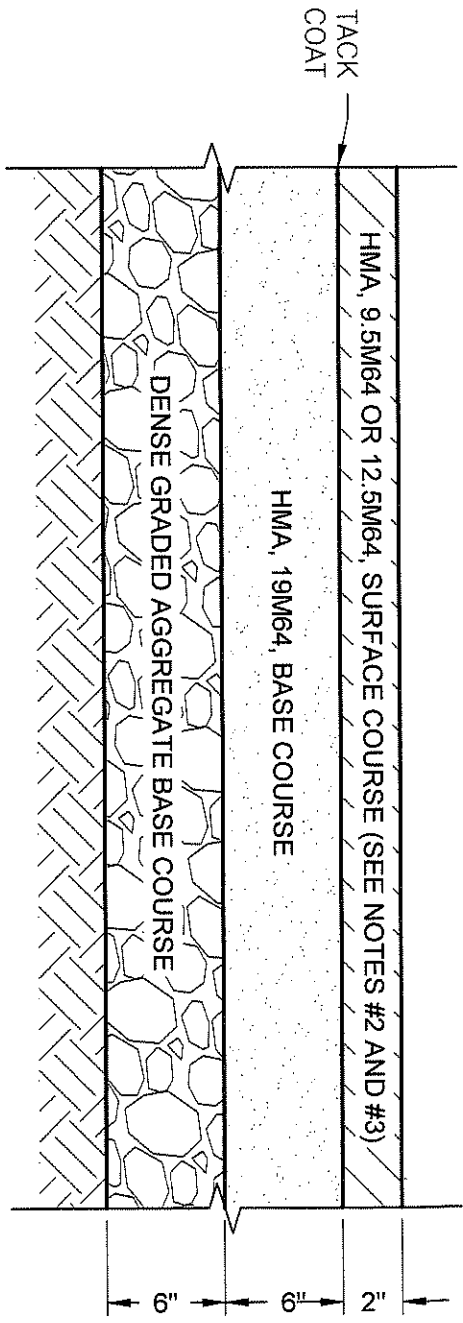
CIVIL SITE DETAILS

EMR EASTERN, LLC
143 HARDING AVENUE
BELLMAWR, NJ 08031

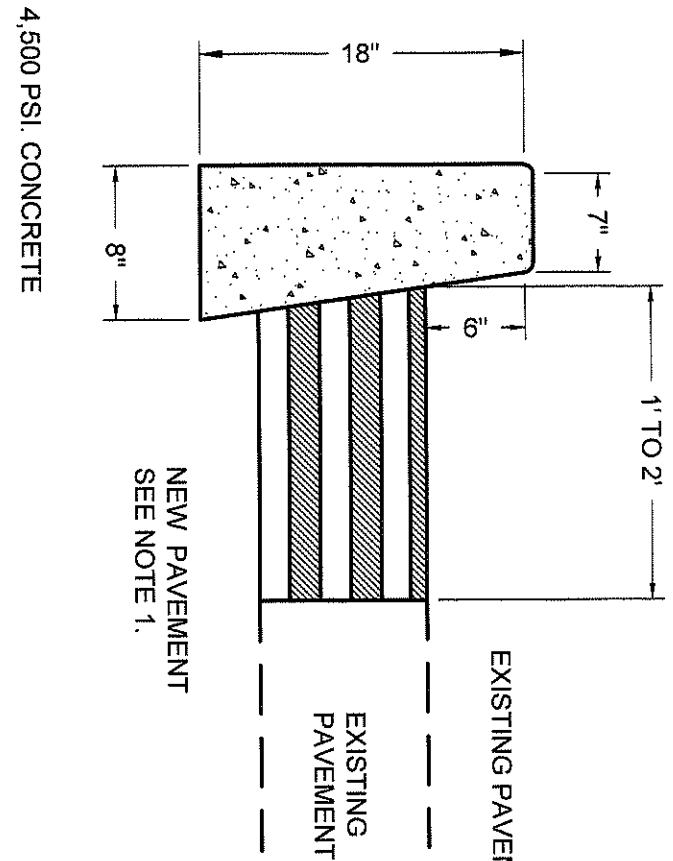
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

ANDREW T. BANFF
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE 45121

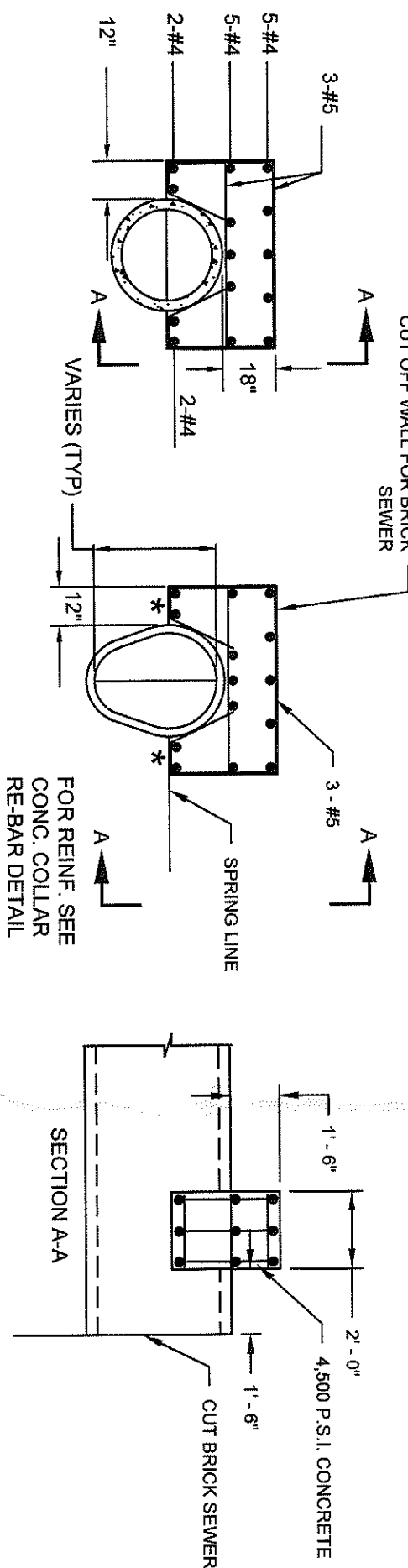
2/8/2019



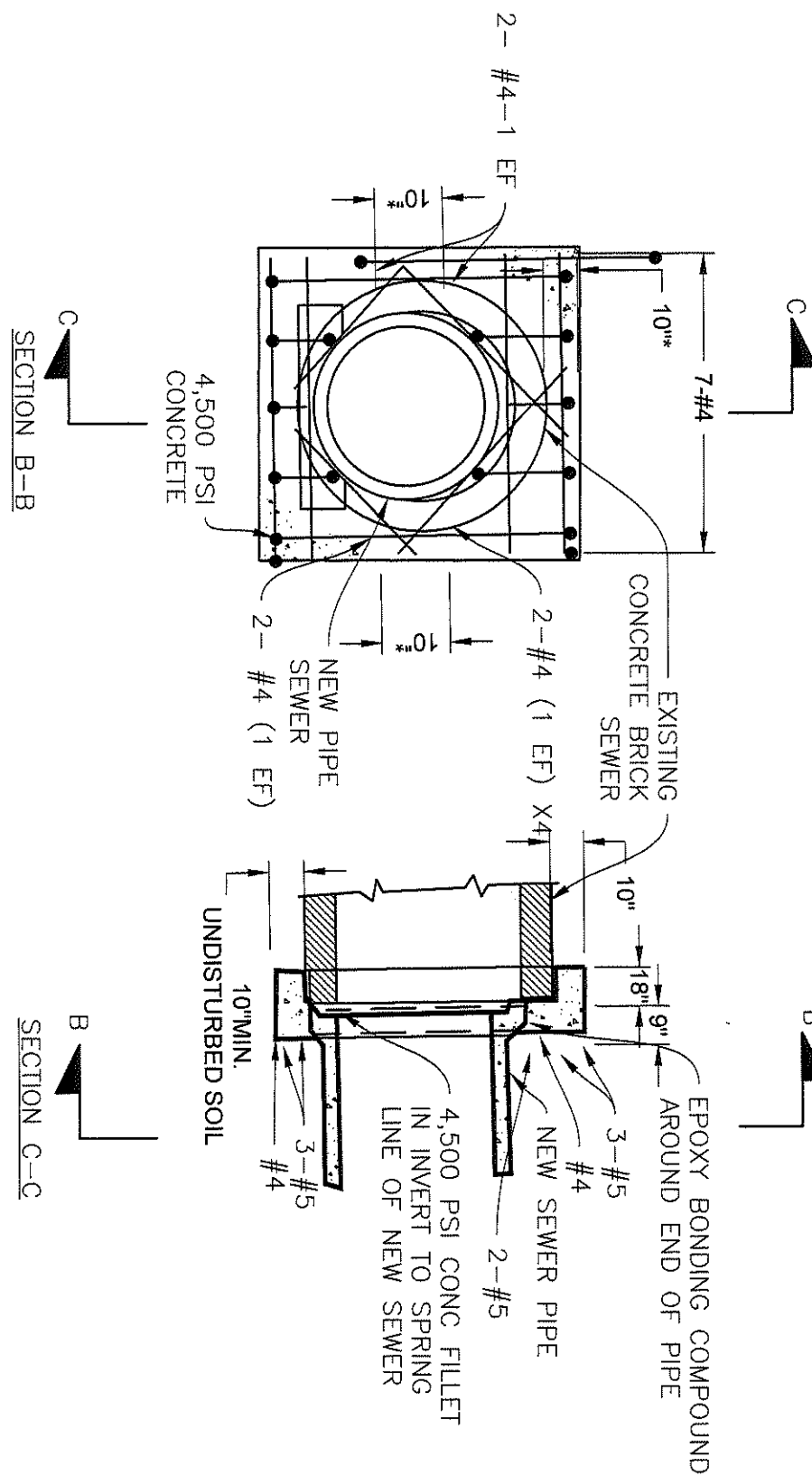
- NOTES:
- MIX NUMBERS ARE IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
 - SURFACE COURSE MAY BE 9.5M64 ON COUNTY ROADS WITH AADT LESS THAN 5,000.
 - SURFACE COURSE MUST BE 12.5M64 ON COUNTY ROADS WITH AADT EQUAL OR GREATER THAN 5,000.
 - THIS PAVEMENT DETAIL SHALL BE UTILIZED FOR IMPROVEMENTS WITHIN THE ROW.
- HOT MIX ASPHALT PAVEMENT**
- NOT TO SCALE



- NOTE:
- WHEN NEW CURB IS CONSTRUCTED ALONG AN EXISTING PAVED AREA, THE EXISTING PAVEMENT SHALL BE CUT IN A STRAIGHT LINE PARALLEL TO FACE OF NEW CURB WITH A SHARP TOOL, AND THE NEW PAVEMENT SHALL BE TACKED AND BUTTED TO EXISTING PAVEMENT.
 - EXPANSION JOINTS $\frac{1}{2}$ WIDE SHALL BE INSTALLED IN THE CURB 20' APART AND RECESSED $\frac{1}{4}$ FROM FACE AND TOP OF CURB. EXPANSION JOINTS TO BE RECESSED 1" FROM FACE AND TOP OF CURB.
 - THIS CURB DETAIL SHALL BE UTILIZED FOR IMPROVEMENTS WITHIN THE ROW.
- WHERE NO ELEVATION ARE GIVEN ON THE PLAN, MATCH THE PROJECTED TOP OF EXISTING CURB. THE PROJECTED TOP OF CURB SHALL BE DETERMINED BY A STRING LINE.
- 7"x8"x18" VERTICAL CONCRETE CURB**
- CITY OF CAMDEN
DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT
CAMDEN COUNTY, NEW JERSEY



CITY OF CAMDEN CUT-OFF FOR BRICK SEWER
N.T.S.



CITY OF CAMDEN PIPE AND CIRCULAR BRICK SEWERS AND CONCRETE COLLAR REBAR
N.T.S.



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2 Aquarium Drive, Suite 320
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NJ COA NO. GA28033300

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ANDREW T. BANFF

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE 45121

[Signature]

2/8/2019

201 NORTH FRONT STREET

201 NORTH FRONT STREET, BLOCK 63 LOT 70.01 & 70.02 (FORMERLY LOT 70) TAX MAP SHEET #12
CITY OF CAMDEN, CAMDEN COUNTY NEW JERSEY

CITY DETAILS

EMR EASTERN, LLC

143 HARDING AVENUE
BELLMAWR, NJ 08031

DATE	NO.	REVISIONS	BY
5/28/19	4	REVISED PER PB ENGINEERS COMMENTS	BTM
5/7/19	3	REVISED PER PB ENGINEERS COMMENTS	BTM
4/30/19	2	REVISED PER CITY ENGINEERS COMMENTS	BTM
4/8/19	1	REVISED LOADING AREA FOR PSE&G TRANSFORMER	BTM

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PROJECT HAGEN18001

DATE FEBRUARY 8, 2019

DRAWING SCALE AS NOTED

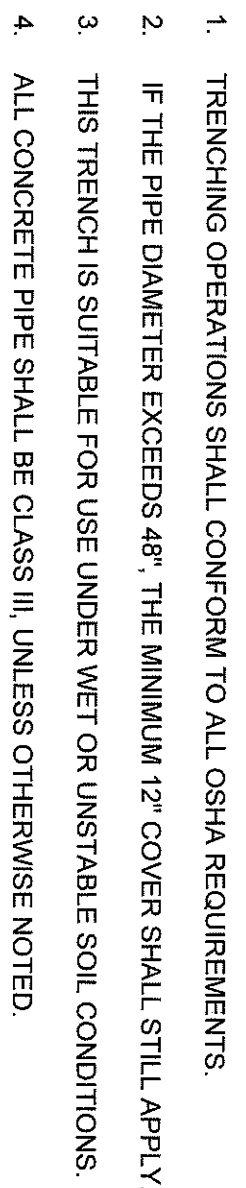
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APPROVED BY ATB

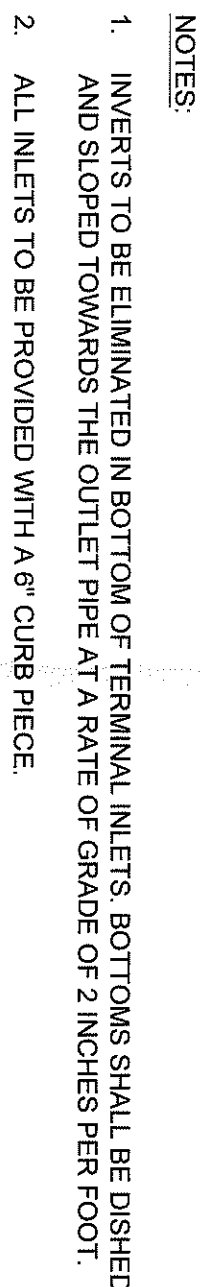
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SHEET 14 OF 19

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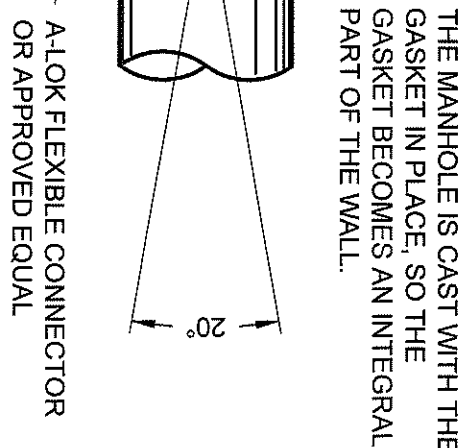
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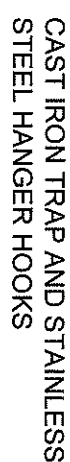
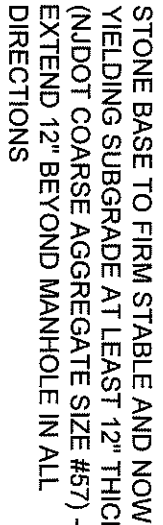
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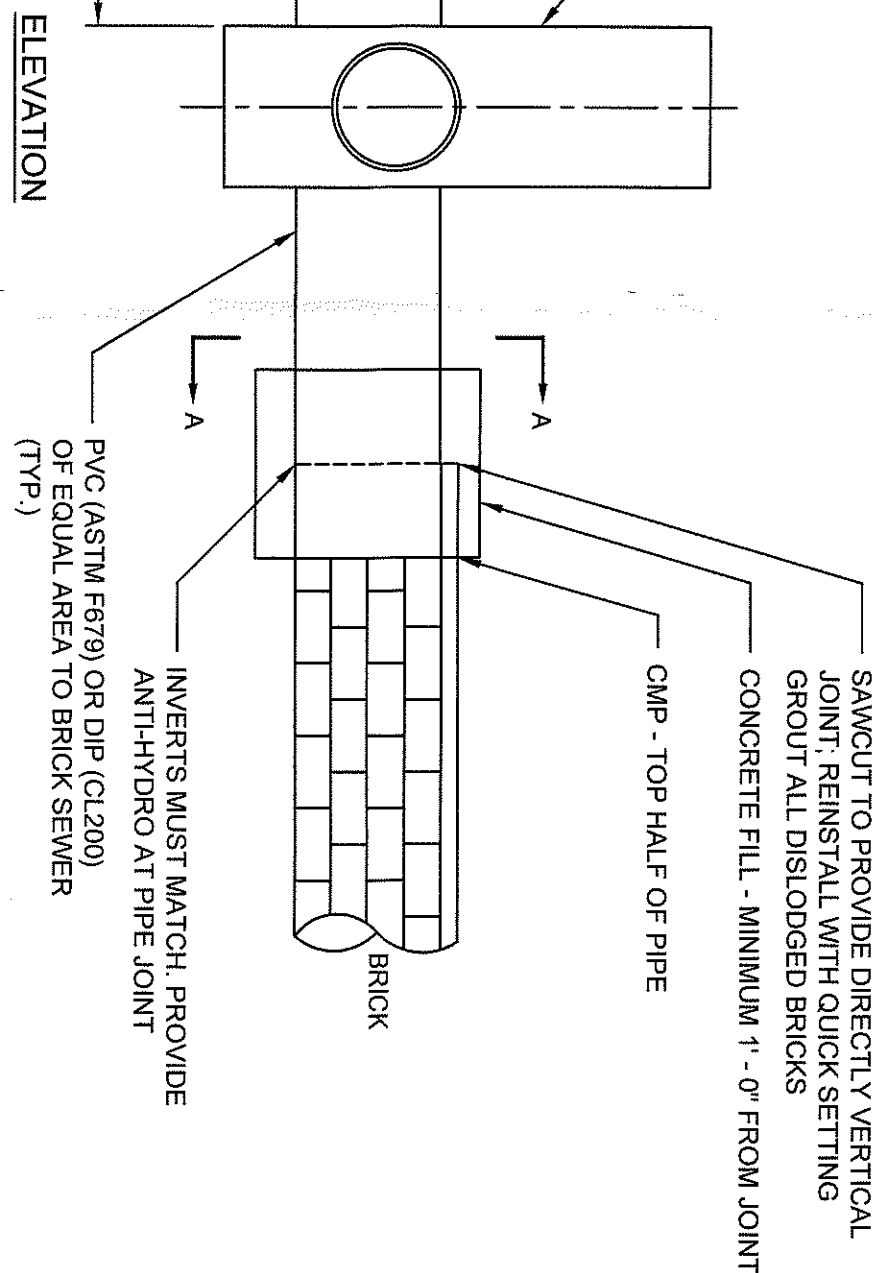
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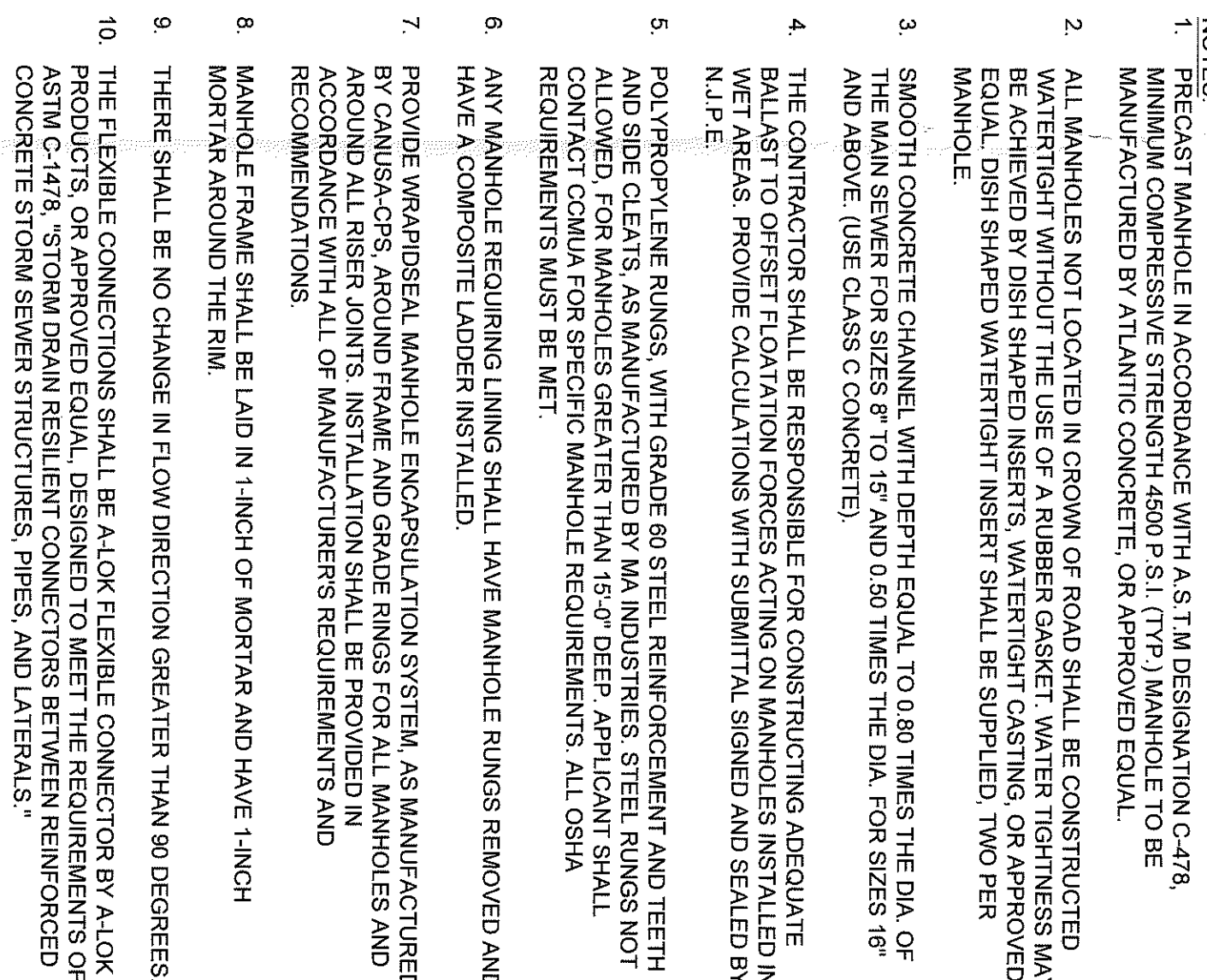
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BELL FOUNDRY)



PROPOSED MANHOLE TO EXISTING BRICK SEWER
NOT TO SCALE



N.T.S

NOT FOR CONSTRUCTION

CS6021

5/28/19	4	REVISED PER PB ENGINEERS COMMENTS	BTM
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4/30/19	2	REVISED PER CITY ENGINEERS COMMENTS	BTM
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DATE	NO.	REVISIONS	BY

201 NORTH FRONT STREET
TREET, BLOCK 63 LOT 70.01 & 70.02 (FORMERLY LOT 70)
CITY OF CAMDEN, CAMDEN COUNTY NEW JERSEY

STORM SEWER DETAILS

EMR EASTERN, LLC
143 HARDING AVENUE
BELLMAWR, NJ 08031

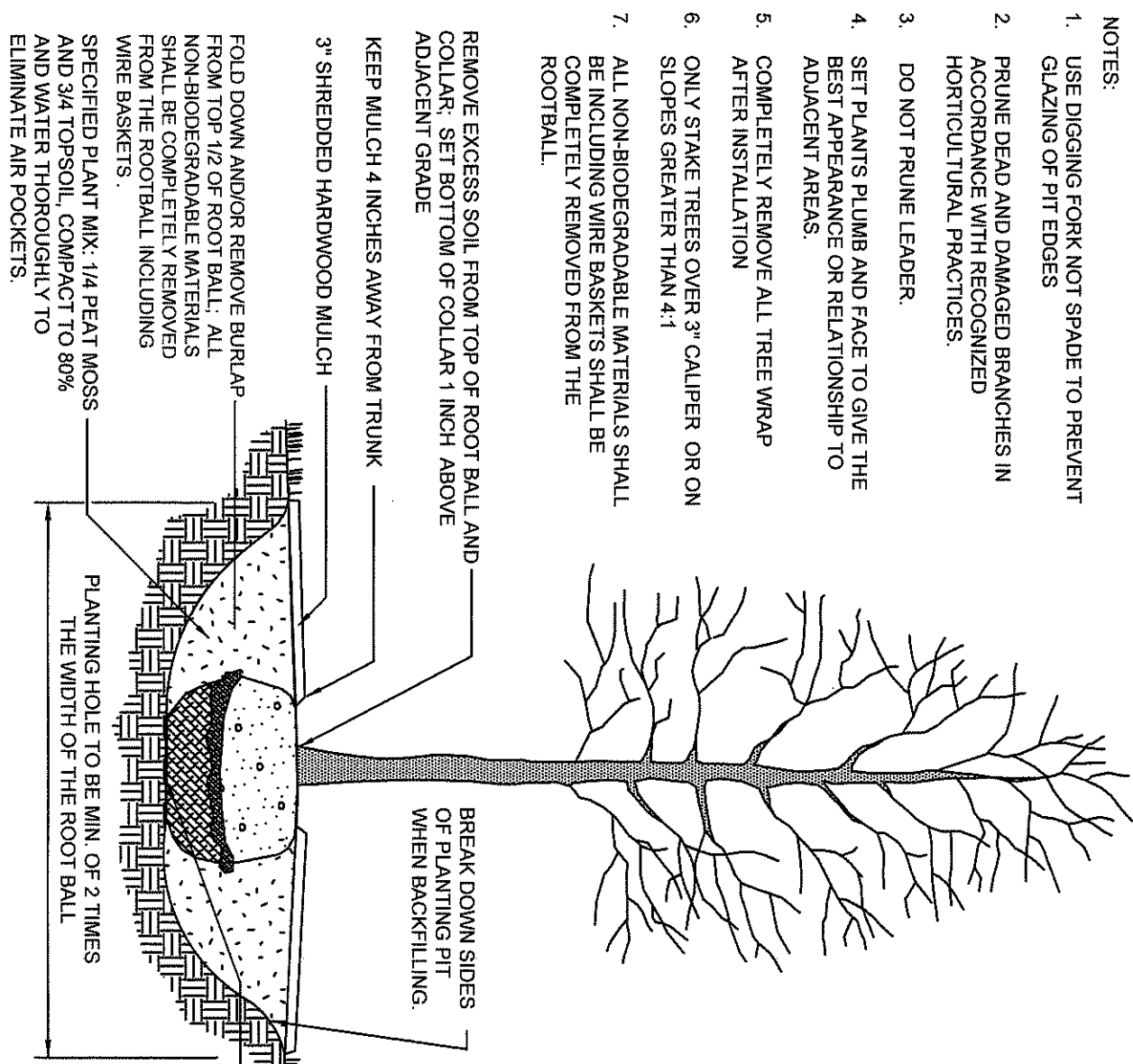
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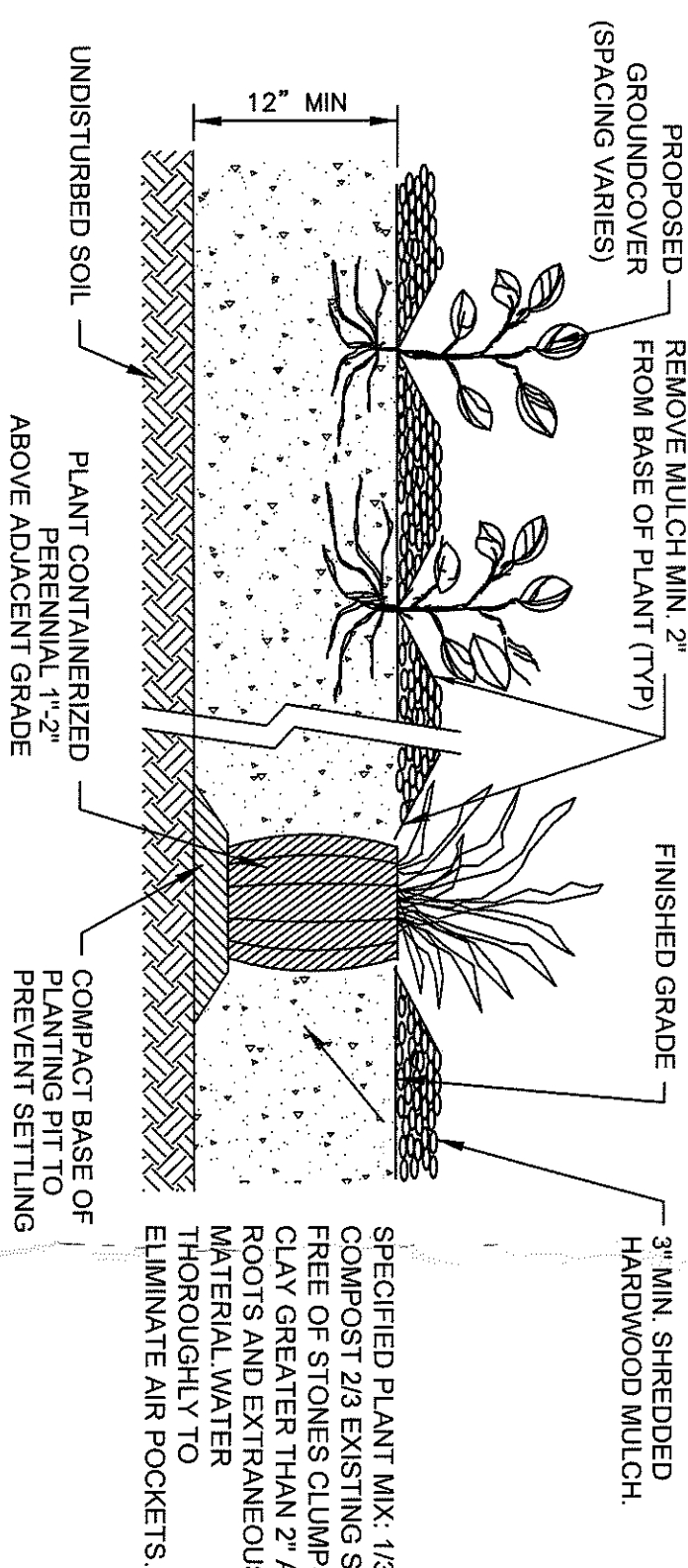


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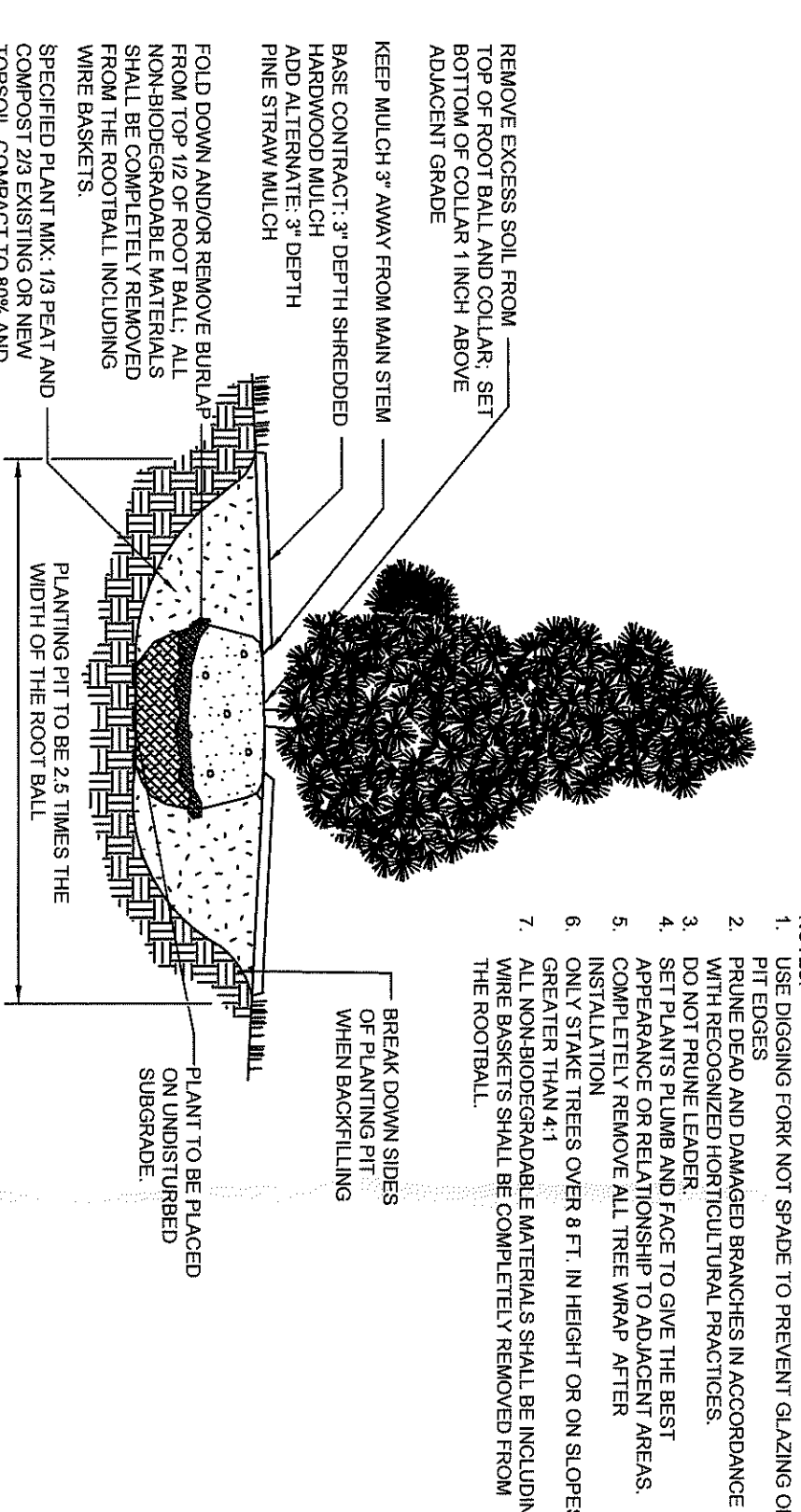
DECIDUOUS TREE PLANTING

NOT TO SCALE



PERENNIAL/GROUNDCOVER/ORN. GRASS PLANTING

NOT TO SCALE

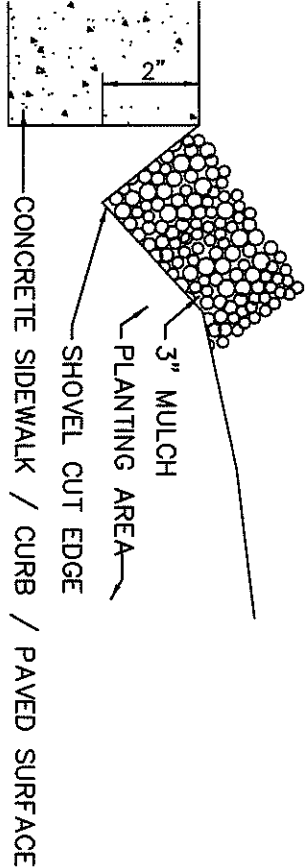


EVERGREEN TREE PLANTING

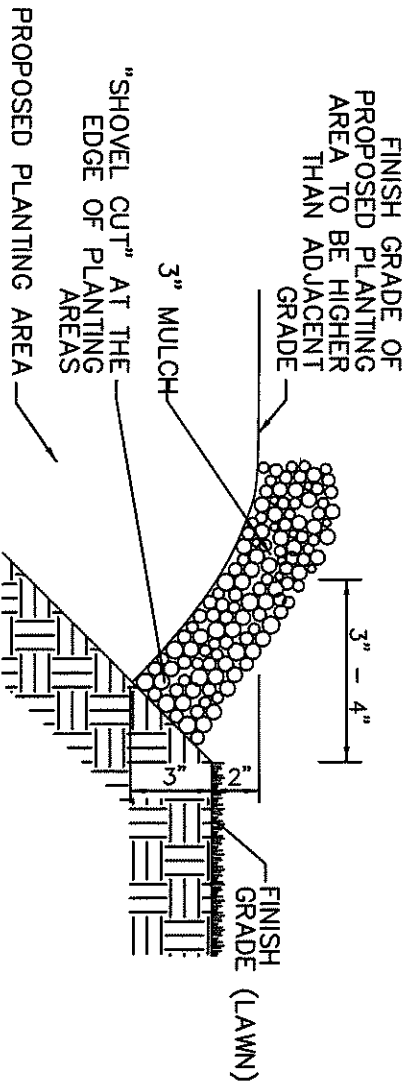
NOT TO SCALE

PLANTING NOTES

1. ALL PLANT LOCATIONS SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. TOPSOIL WITH A QUALITY ORGANIC SOIL AMENDMENT SHALL BE USED FOR ALL PLANTING AND SEEDING OPERATIONS.
3. INSTALL 12" MINIMUM TOPSOIL, ANYTIME IN GROUNDCOVER BEDS AND 24" IN SHRUB BEDS AND ISLANDS. 6" OF TOPSOIL ARE TO REMAIN ON ALL DISTURBED AREAS TO RECEIVE SOD OR SEED.
4. NOTIFY ALL UTILITY COMPANIES AND LOCATE ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES.
5. SHOULD ANY DISCREPANCY ARISE BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE DEVELOPER IS RESPONSIBLE FOR THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN.
6. ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK QUALITY AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS AND SHALL BE FIRST QUALITY NURSERY GROWN STOCK, FREE OF DISEASE AND OBJECTIONABLE DISFIGUREMENTS AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE AND APPLICABLE CITY STANDARDS.
7. ALL NON-Biodegradable ROOT WRAPPING TO BE REMOVED COMPLETELY BEFORE PLANTING.
8. ALL TREES SHALL BE BALLED AND BULLEADED, NURSERY GROWN STOCK.
9. ALL PLANT MATERIAL AND LAWNS SHALL BE PLANTED WITHIN THE RECOMMENDED SEASONAL TIME PERIODS AS PRESCRIBED BY ACCEPTED HORTICULTURAL PRACTICE. RECOMMENDED PLANTING TIMES ARE BETWEEN APRIL 15TH THRU MAY 31ST OR AUGUST 17TH THRU OCTOBER 15TH. FALL DIGGING AND TRANSPLANT HAZARD TREE SPECIES (OAKS ETC) SHALL BE ONLY BE DUG AND PLANTED IN SPRING.
10. ALL PLANT MATERIAL SHALL BE APPROVED UPON ARRIVAL TO THE SITE, UNLESS OTHERWISE NOTIFIED.
11. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED BY SIMILAR PLANTS PRIOR TO INSTALLATION, SUBJECT TO APPROVAL BY THE CITY ENGINEER.
12. A TEMPORARY FENCE, SUCH AS SNOW FENCE, SHALL BE ERECTED AT THE PERIMETER OF THE DRAINAGE OF ALL EXISTING VEGETATION INDICATED TO REMAIN, PRIOR TO EXCAVATION, CONSTRUCTION OR SITE WORK. THIS FENCE SHALL BE REMOVED ONLY AT THE TIME OF COMPLETION OF ALL CONSTRUCTION AND FINAL GRADING.
13. EXISTING TREES TO BE RELOCATED SHALL BE HANDLED ACCORDING TO ACCEPTABLE HORTICULTURE PRACTICE.
14. ALL DISTURBED AREAS NOT SHOWN AS PLANTED OR LAWN SHALL BE TOPSOILED AND SEEDED OR RETURNED TO THEIR ORIGINAL STATE BEFORE DISTURBANCE AS DIRECTED BY THE CITY ENGINEER.
15. ALL AREAS NOT RELATED TO HE PROPOSED DEVELOPMENT SHALL REMAIN IN THEIR NATURAL STATE. DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO WORK AREA AND AS DEFINED ON DWGS. CS6061-04 AND CS6061-01.
16. ADDITIONAL LANDSCAPING APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED BY THE APPLICANT TO REPLACE ANY VEGETATION IN ADVERTENTLY REMOVED OUTSIDE THE LIMIT OF DISTURBANCE LINE AS SHOWN ON THE APPROVED GRADING PLAN DURING CONSTRUCTION.
17. PROPOSED TREES SHALL NOT BE PLANTED WITHIN EASEMENTS, DRIVEWAYS AND SITE TRIANGLES. THEREFORE, THE TREE LOCATIONS SHALL BE APPROXIMATE AND SHALL BE ADJUSTED IN THE FIELD AS REQUIRED.
18. ALL SHADE TREES IN PEDESTRIAN WALKS AREAS SHALL HAVE AN INITIAL LIMBS PRUNED STARTING AT A MINIMUM OF 7 FT. ABOVE FINISHED GRADE.
19. ALL TREES SHALL BE MULCHED WITH A THREE INCH (3") MINIMUM DEPTH OF SHREDED HARDWOOD BARK.
20. PLANTS ARRANGED IN CONTINUOUS GROUPINGS SHALL BE SET IN MULCHED BEDS.
21. PLANTING DEBRIS SHALL BE REMOVED FROM THE PROPERTY.
22. ANY LIVE TREE WHICH IS SUBSTANTIALLY DAMAGED AS A RESULT OF GRADING OR GENERAL CONSTRUCTION MUST BE REMOVED AND REPLACED WITH ANOTHER TREE OR TREES AS APPROVED BY THE CITY ENGINEER.
23. TREE REMOVAL FROM ANY SLOPE OR ENVIRONMENTALLY SENSITIVE AREA IS PROHIBITED IF IT WILL CONTRIBUTE IN THE OPINION OF THE CITY ENGINEER TO EXTRA RUNOFF OF SURFACE WATER ONTO ADJOINING PROPERTY AND EROSION AND SLIDING, UNLESS OTHER MEANS APPROVED BY THE CITY ENGINEER ARE PROVIDED TO PREVENT RUNOFF AND EROSION.
24. NO HEALTHY TREE THAT IS SPECIAL BY VIRTUE OF HISTORY, UNUSUAL SIZE, OR AGE OR OF RARE SPECIES, SHALL BE REMOVED EXCEPT AS MAY BE REQUIRED FOR PROTECTION OF PUBLIC HEALTH, SAFETY AND WELFARE.
25. SELECTED EXISTING HEALTHY TREES SIX (6) INCHES IN CALIPER OR LESS MEASURED FOUR (4) FEET ABOVE THE GROUND SHALL BE RELOCATED ON SITE UNDER THE DIRECTION AND APPROVAL OF THE CITY ENGINEER.
26. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF PLANTING. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT AND REGULAR GROWTH OF PLANTS.
27. ALL SHRUBS SPACED 7 FT. O.C. OR CLOSER SHALL BE IN CONTINUOUS MULCHED BEDS.
28. SEED ALL DISTURBED AREAS WITH REQUIRED SEED MIX (SEE DWG. CS6601 FOR SEEDING MIX SCHEDULE).
29. TREES SHOULD BE PLANTED A MIN. OF FIVE (5) FEET FROM SIDEWALKS UNLESS IN TREE PITS.
30. GUY WIRES AND STAKES WILL ONLY BE UTILIZED IF CONDITIONS MERIT AND WILL BE REMOVED BY THE DEVELOPER AT THE END OF THE GUARANTEE PERIOD.
31. PLANT MATERIAL GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWO (2) YEARS FROM DATE OF INSTALLATION. ANY AND ALL PLANT MATERIAL THAT DIES OR FALLS TO THREE (3) FEET SHALL BE IMMEDIATELY REPLACED WITHIN THE SAME PERIOD AND TO THE SAME SPECIES AND SIZE. THE CONTRACTOR WILL PROVIDE ADEQUATE AND TIMELY CARE DURING THE GUARANTEE PERIOD TO THE HIGHEST HORTICULTURAL STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL PROPOSED PLANTINGS BY PROVIDING THE CORRECT WEEDING, SPRAYING, WATERING, PRUNING AND FERTILIZING.
32. ALL SCREEN PLANTING SHALL BE AT LEAST FOUR (4) FEET TALL AT TIME OF PLANTING.



TYPICAL EDGING DETAIL AT PAVING



NOTE: PROPOSED TURF AREA TO MATCH GRADE OF SURROUNDING LIME AREA

MULCH EDGING

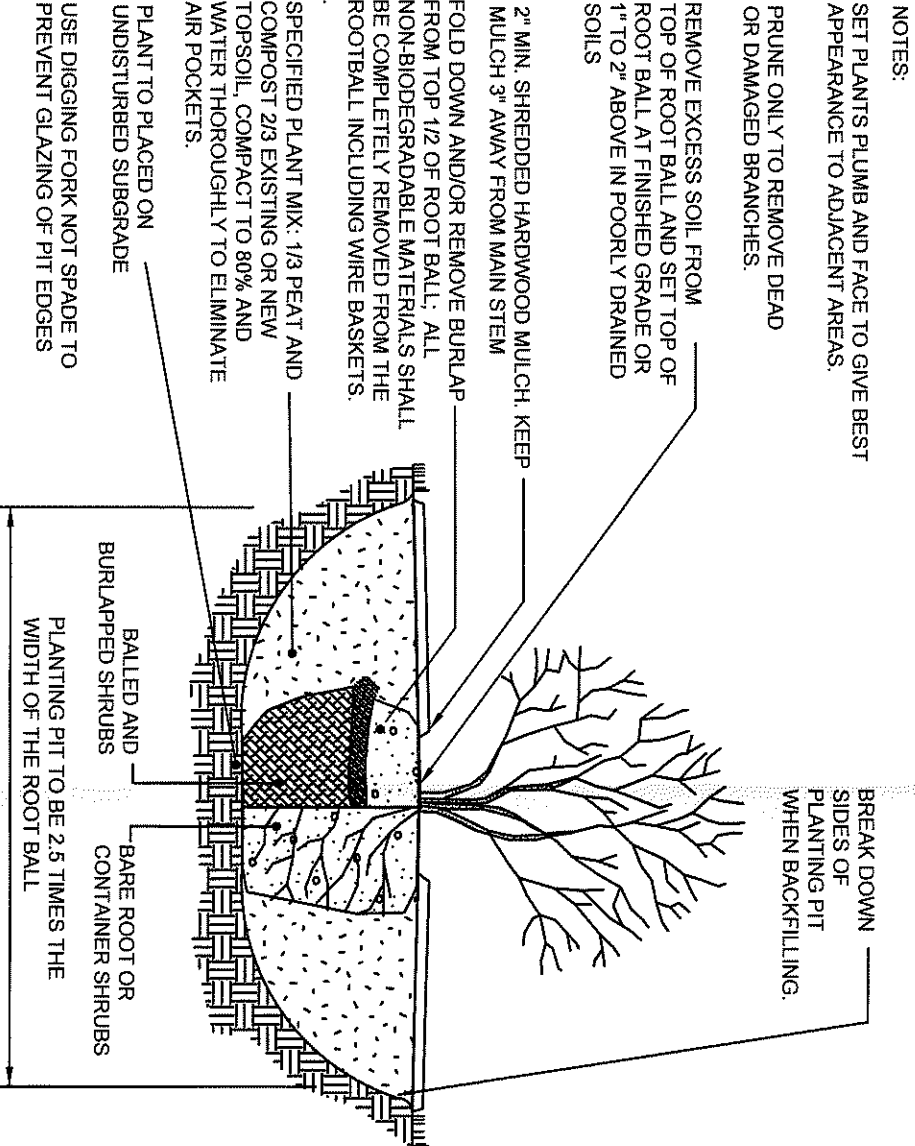
NOT TO SCALE

SEEDING NOTES

1. SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT OTHERWISE CONTAINING PLANTING BEDS, SIDEWALKS, BUILDINGS, ETC.
2. BEFORE SEEDING, CONTRACTOR SHALL PROVIDE SOIL TESTS AND INCORPORATE NECESSARY SOIL AMENDMENTS PER SOIL TEST RECOMMENDATIONS.
3. PERFORM ALL FINISH GRADING, WITHIN AREAS OF DISTURBANCE, NECESSARY TO BRING SITE TO REQUIRED FINISHED ELEVATION. GRADING SHALL CONSIST OF PREPARING SUBGRADE AND SPREADING TOPSOIL, READY FOR SEEDING OPERATIONS.
4. TOPSOIL SHALL BE UNIFORM Y spread IN DISTURBED AREAS WITH BLADE GRADER, OR BY ANY OTHER APPROVED METHOD, TO A MINIMUM DEPTH OF 6 INCHES TO PERMIT 1 INCH OF SETTLEMENT. CORRECT ANY SURFACE IRREGULARITIES TO PREVENT FORMATION OF LOW SPOTS AND POCKETS THAT WOULD RETAIN WATER. PRIOR TO FINE GRADING, REMOVE ALL EXISTING ANNUAL TYPE VEGETATION.
5. SOW SEED AT THE RECOMMENDED SEEDING RATE AS SHOWN IN THE SEEDING MIX SCHEDULE AS NOTED ON EROSION CONTROL PLANS.
6. SEED SHALL BE APPLIED APRIL 15TH THRU MAY 31ST OR AUGUST 17TH THRU OCTOBER 15TH.
7. ON ALL SLOPES 3:1 OR GREATER, USE AN ORGANIC SOIL STABILIZER SUCH AS CON-TACK OR EQUAL AT THE RATE OF 25 LBS PER 1,000 GALLONS OR AT RATES RECOMMENDED BY THE MANUFACTURER.
8. KEEP NEWLY SEEDS GRASS AREAS MOISTENED DURING SEED GERMINATION AND UNTIL THE GRASS COVERS AT LEAST 75% OF THE SEEDS AREAS TO A HEIGHT OF 2 TO 3 INCHES.
9. ALL AREAS AND SPOTS, WHICH DO NOT SHOW A PROMPT CATCH OF GRASS, SHALL THEN BE RE-SEED, AND THE OPERATION REPEATED UNTIL COMPLETE COVERAGE IS OBTAINED.
10. SEE DWG. CS6601 FOR SEEDING SPECIFICATIONS AND RATES.

LANDSCAPE MAINTENANCE NOTES

- THE CONTRACTOR AND AGENTS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THE PLANS DURING THE GUARANTEE PERIOD.
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF SITE VEGETATION DURING THE GUARANTEE PERIOD TO INCLUDE BUT NOT BE LIMITED TO:
 2. FERTILIZER: SPRING AND FALL FERTILIZER APPLICATIONS.
 3. PRUNING: PRUNING SHALL BE LIMITED OR REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR SIGHT DIFFERENCES/SAFETY REASONS. PRUNING OF SHRUBS AND TREES SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHEARED HEDGES.
 4. PEST CONTROL: PRE-EMERGENT WEED CONTROL FOR MOWN LAWNS AND SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
 5. MULCHING: MULCHING SHALL BE MAINTAINED AT A DEPTH OF 3" IN PLANT BEDS AND AROUND BASE OF TREES.
 6. MOWING: MOWN LAWN SEED MIX SHALL BE MOWN AT REGULAR INTERVALS THROUGHOUT THE GROWING SEASON. GRASS HEIGHT SHOULD NOT EXCEED 4 INCHES BEFORE CUTTING. MOWER BLADES SHALL BE SET AT 3 INCHES UNLESS OTHERWISE DIRECTED.
 7. PLANT PROTECTION: AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
 8. WATERING: UNLESS STATED OTHERWISE IN THESE DOCUMENTS, PROVIDE APPROXIMATELY 1-INCH OF RAINFALL/WATER PER WEEK THROUGHOUT THE GROWING SEASON FOR THE FIRST YEAR.
- PERENNIAL AND GROUNDCOVER MAINTENANCE
1. WEED CONTROL CAN BE A PROBLEM UNTIL THE GROUNDCOVERS PERENNIALS HAVE SPREAD AND FILLED IN THE AREA. PLANTING OF PERENNIALS AND GROUNDCOVERS SHOULD BE COMPLETED BEFORE PLANTING OF TREES AND SHRUBS. PERENNIALS AND GROUNDCOVERS SHOULD BE MAINTAINED UNTIL THEY HAVE SPREAD AND FILLED IN THE AREA. WEEDS SHOULD BE REMOVED BY HAND. PRE-EMERGENT HERBICIDES CAN BE MAINTAINED A DEPTH OF 3 INCHES WILL REDUCE THE NEED TO WEED BY HAND. PRE-EMERGENT HERBICIDES CAN BE MAINTAINED ON MANY TYPES OF GROUNDCOVER TO AID WEED CONTROL. READ THE LABEL CAREFULLY BEFORE APPLYING. AS THE GROUNDCOVER FILLS IN WEEDS WILL BECOME LESS OF A PROBLEM BECAUSE OF THE SHADED SOIL. SOME HAND WEEDING WILL MOST LIKELY BE NEEDED.
 2. FERTILIZER - MOST GROUNDCOVERS WILL BENEFIT FROM AN APPLICATION OF FERTILIZER IN LATE WINTER TO EARLY SPRING. USE 2 TO 4 POUNDS OF A COMPLETE FERTILIZER PER 1,000 SQUARE FEET. WATER OR BRUSH FERTILIZER OFF THE FOLIAGE AFTER BROADCASTING.



SHRUB PLANTING

NOT TO SCALE

NOT FOR CONSTRUCTION

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ANDREW T. BANFF
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE 45121

2/8/2019

Pennoni

PENNONI ASSOCIATES INC.
2 Aquarium Drive, Suite 320
Camden, NJ 08103
856.666.8600
NJ COA NO. GA28033300

201 NORTH FRONT STREET
201 NORTH FRONT STREET, BLOCK 63 LOT 70.01 & 70.02 (FORMERLY LOT 70) TAX MAP SHEET #12
CITY OF CAMDEN, CAMDEN COUNTY NEW JERSEY

LANDSCAPE DETAILS

EMR EASTERN, LLC
143 HARDING AVENUE
BELLMAWR, NJ 08031

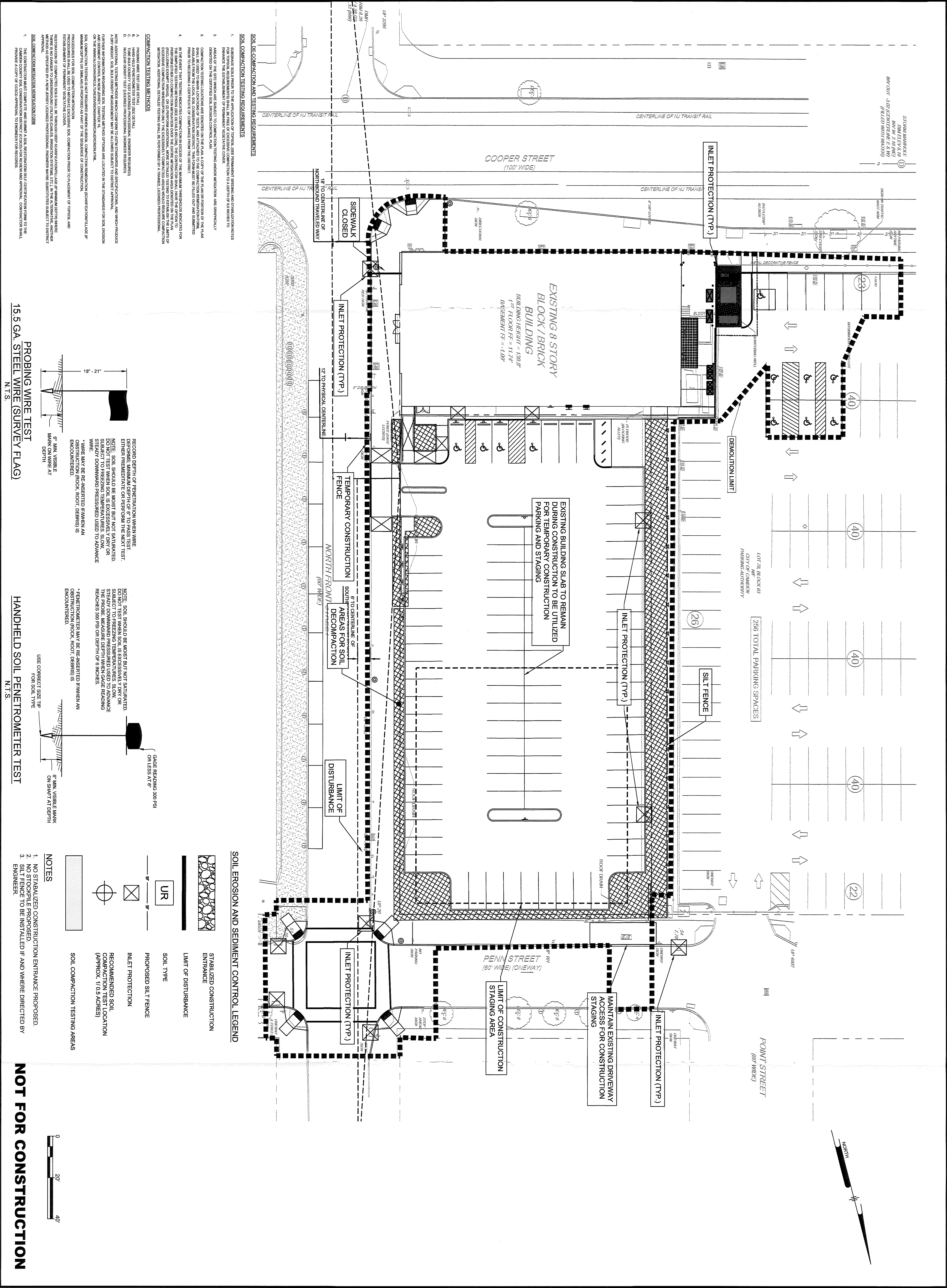
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DATE	FEBRUARY 8, 2019
PROJECT	HAGEN18001
DRAWING SCALE	AS NOTED
DRAWN BY	BTM
APPROVED BY	ATB

CS6061

SHEET 16 OF 19



201 NORTH FRONT STREET 201 NORTH FRONT STREET, BLOCK 63 LOT 70.01 & 70.02 (FORMERLY LOT 70) TAX MAP SHEET #12 CITY OF CAMDEN, CAMDEN COUNTY NEW JERSEY				SOIL EROSION AND SEDIMENT CONTROL PLAN																					
EMR EASTERN, LLC 143 HARDING AVENUE BELLMAWR, NJ 08031				ANDREW T. BANFF PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. GE 45121 2/8/2019																					
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK				PENNONI ASSOCIATES INC. 2 Aquarium Drive, Suite 320 Camden, NJ 08103 T. 856.668.9600 NJ C.O.A. NO. GA29533300																					
<table border="1"><thead><tr><th>DATE</th><th>NO.</th><th>REVISIONS</th><th>BY</th></tr></thead><tbody><tr><td>5/28/19</td><td>4</td><td>REVISED PER PB ENGINEERS COMMENTS</td><td>BTM</td></tr><tr><td>5/7/19</td><td>3</td><td>REVISED PER PB ENGINEERS COMMENTS</td><td>BTM</td></tr><tr><td>4/30/19</td><td>2</td><td>REVISED PER CITY ENGINEERS COMMENTS</td><td>BTM</td></tr><tr><td>4/8/19</td><td>1</td><td>REVISED LOADING AREA FOR PSE&G TRANSFORMER</td><td>BTM</td></tr></tbody></table>						DATE	NO.	REVISIONS	BY	5/28/19	4	REVISED PER PB ENGINEERS COMMENTS	BTM	5/7/19	3	REVISED PER PB ENGINEERS COMMENTS	BTM	4/30/19	2	REVISED PER CITY ENGINEERS COMMENTS	BTM	4/8/19	1	REVISED LOADING AREA FOR PSE&G TRANSFORMER	BTM
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PROJECT: HAGEN18001 DATE: FEBRUARY 8, 2019 DRAWING SCALE: 1"=20' DESIGN BY: BTM APPROVED BY: A/TB																									

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NOT FOR CONSTRUCTION

