

200' OWNERS LIST

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
574 2	616 ORANGE ST	4B	DIPOLITO FAMILY LIMITED PARTERSHIP 9054 BLACK HORSE PIKE EGG HARBOR TOWNSHIP NJ 08234
574 3	700 ORANGE ST	1	GAUDELLI ENTERPRISES INC 202 S WADE BLVD MILLVILLE NJ 08332
574 4	716 ORANGE ST HANKS SAUCE	4B	MYRTLE PACKAGING LLC 210 HEGAN RD CLERMONT NJ 08210
574 4 X	716 ORANGE ST HANKS SAUCE	15F	MYRTLE PACKAGING LLC 210 HEGAN RD CLERMONT NJ 08210
574 5	724 ORANGE ST SUNSHINE SEAFOOD	4A	SUNSHINE SEAFOOD PRODUCTS LLC PO BOX 692, 1773 MAIN ST PORT NORRIS NJ 08349
574 6	1701 EDEN RD	4B	HOMELAND VINYL PRODUCTS INC PO BOX 170729 BIRMINGHAM AL 35217-0729
581 1	4 GORTON RD	1	719 ORANGE STREET LLC 1520 BEAR BRANCH COURT VINELAND NJ 08361
581 1.01	719 ORANGE ST CONSOLIDATED INDUSTRIAL	4A	OATLY US OPERATIONS & SUPPLY INC 220 E 42ND ST STE 409A NEW YORK NY 10017
581 2	701 ORANGE ST	15A	BOARD OF EDUCATION CITY OF MILLVILLE PO BOX 5910 MILLVILLE NJ 08332
581 2.01	711 ORANGE ST	1	719 ORANGE STREET LLC 719 ORANGE STREET MILLVILLE NJ 08332

UTILITY LIST

ASSESSOR'S OFFICE

All of the following utility companies must be notified:

Atlantic City Electric
5100 Harding Hwy
Mays Landing NJ 08330

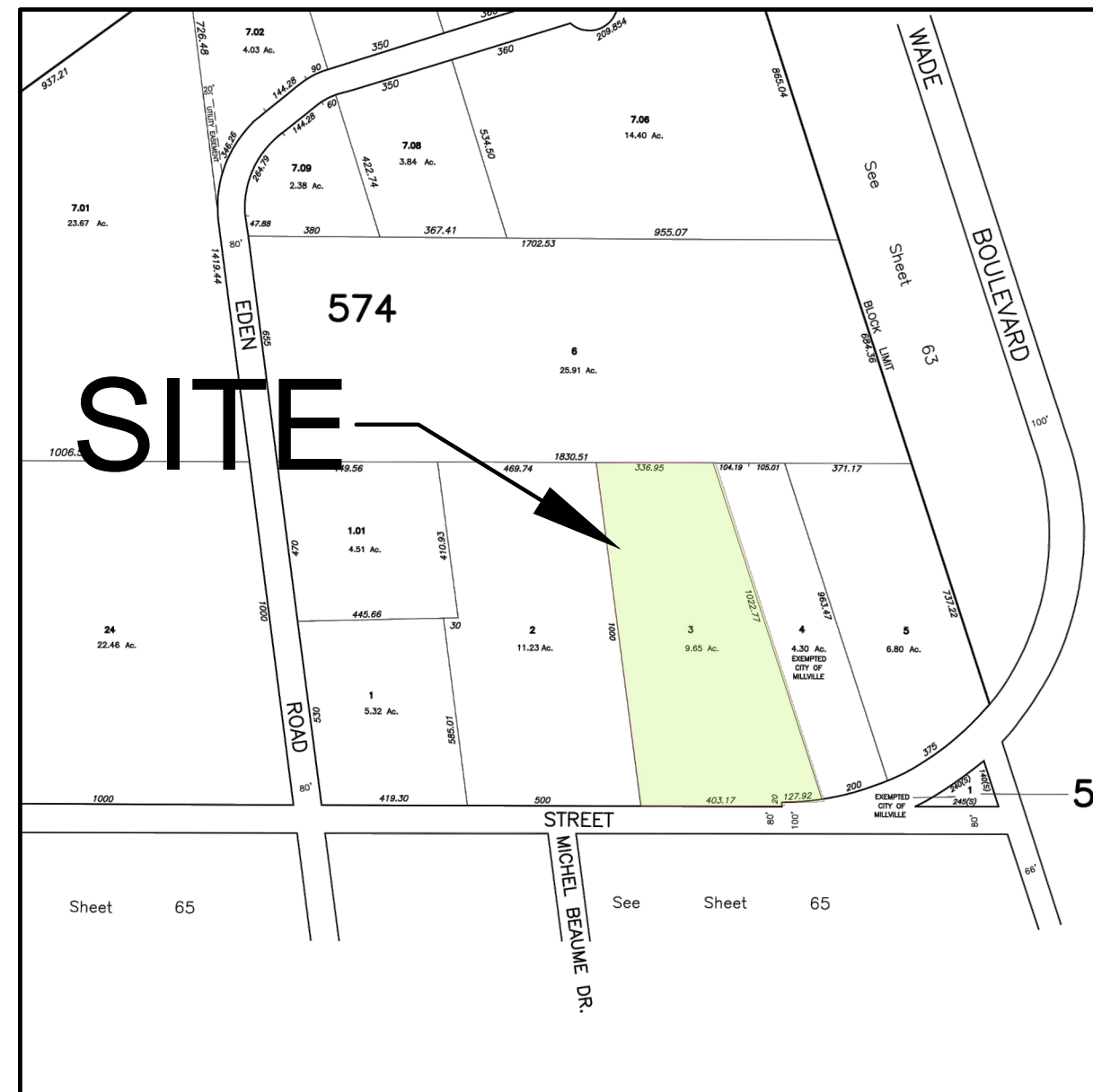
Comcast Cable
1846 NW Boulevard
Vineland NJ 08360

South Jersey Gas
Corporate Office
1 SJ Plaza Rte 54
Folsom NJ 08037

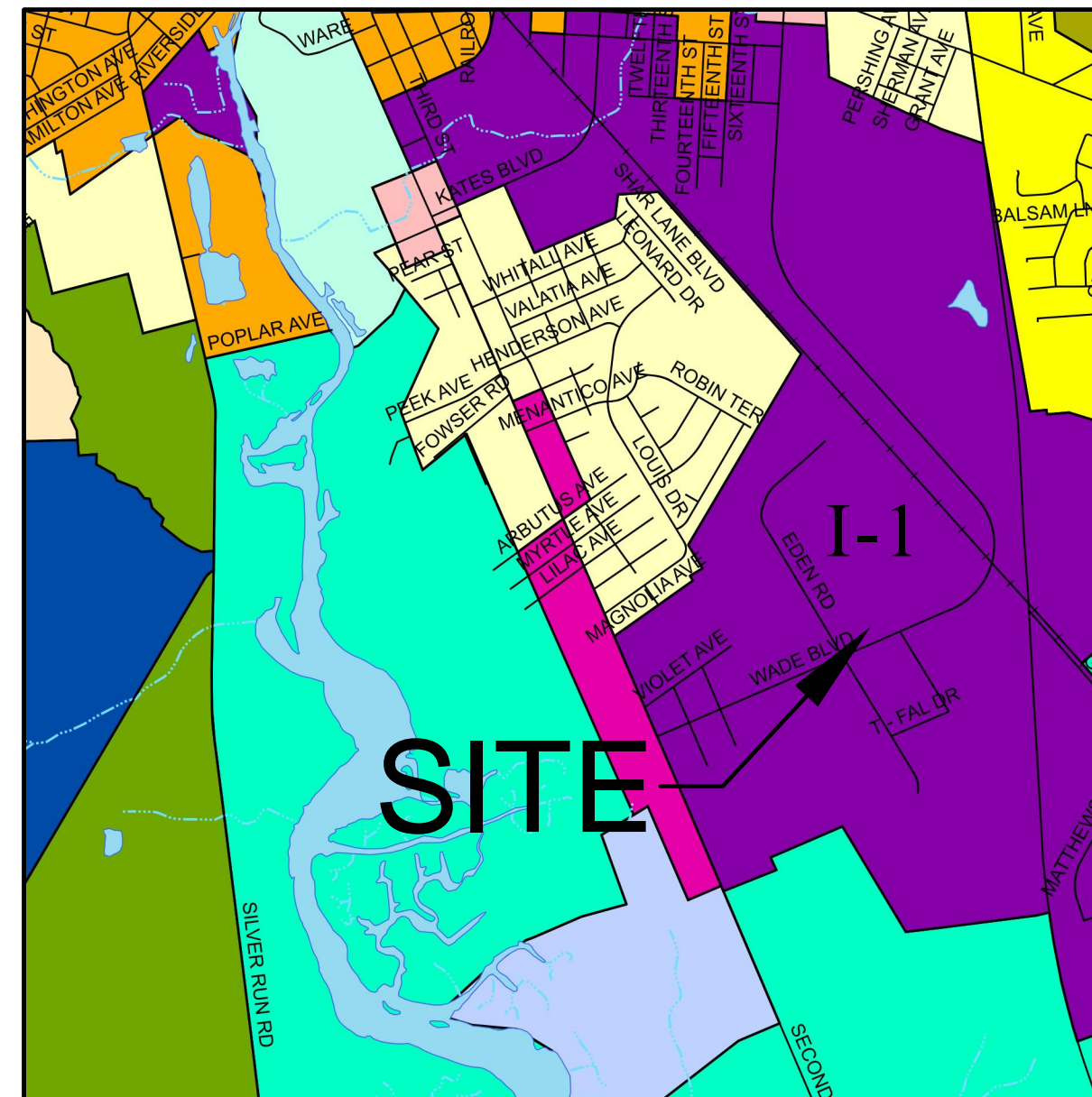
Verizon
ROW Dept
10 Tansboro Road
Berlin NJ 08009-1907

City of Millville Water Utility
Supervisor
PO Box 609
Millville NJ 08332

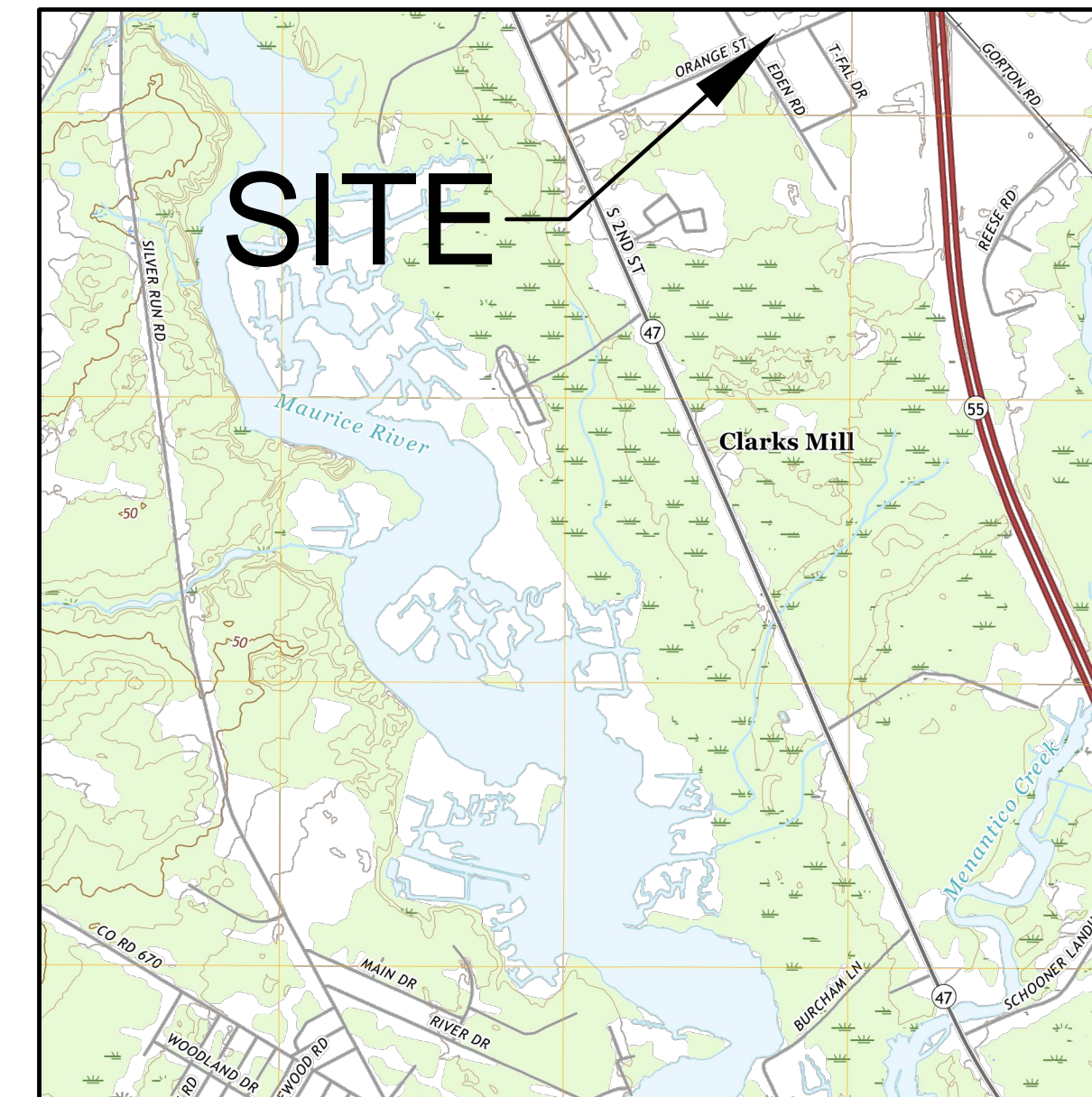
City of Millville Sewer Utility
Supervisor
PO Box 609
Millville NJ 08332



TAX MAP
SOURCE: CITY OF MILLVILLE TAX MAPS (NJ TAX MAPS)
TAX MAP NO. 62
SCALE: 1"=500'



ZONING MAP
SOURCE: ZONING MAP - CITY OF MILLVILLE
SCALE: 1"=2000'



LOCATION MAP
SOURCE: USGS DIVIDING CREEK U.S. TOPO
SCALE: 1"=2000'

SITE PLANS FOR BLOCK 574, LOT 3 CITY OF MILLVILLE CUMBERLAND COUNTY, NEW JERSEY

700 ORANGE STREET

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NECESSARY APPROVALS

- CITY OF MILLVILLE PLANNING BOARD
- CUMBERLAND COUNTY SOIL CONSERVATION DISTRICT
- CUMBERLAND COUNTY PLANNING BOARD

THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING STRUCTURES AND UTILITIES, WHICH HE DEEMS NECESSARY, BOTH ABOVE AND BELOW THE GROUND SURFACE BEFORE HEAVY EQUIPMENT ENTERS THE SITE.

FINAL INQUIRIES TO "UNDERGROUND UTILITIES" (PHONE #: 1-800-272-1000) SHALL BE MADE BY THE CONTRACTOR AND/OR OWNER WITHIN SEVEN (7) DAYS OF ENTERING THE SITE. THE CONTRACTOR AND/OR OWNER SHALL COORDINATE AND VERIFY THE METHOD OF UTILITY LOCATION WITH THE APPROPRIATE UTILITY.

IN GENERAL, THE VERTICAL DESIGN OF PROPOSED GRAVITY UTILITIES, AS SHOWN, ARE INFLUENCED BY THE EXISTING GRAVITY UTILITIES ONLY, WHICH MAY NECESSITATE THE RELOCATIONS OF OTHER UTILITIES.

UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE, AND BASED ON EXISTING INFORMATION RECEIVED FROM UTILITY COMPANIES.

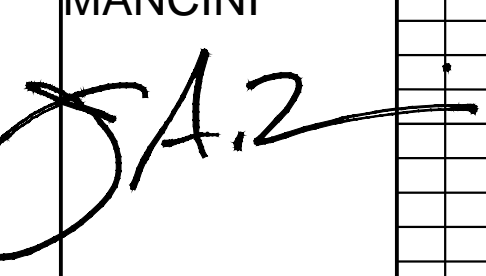

APPROVED BY THE CITY OF MILLVILLE PLANNING BOARD

CHAIRMAN _____ DATE _____

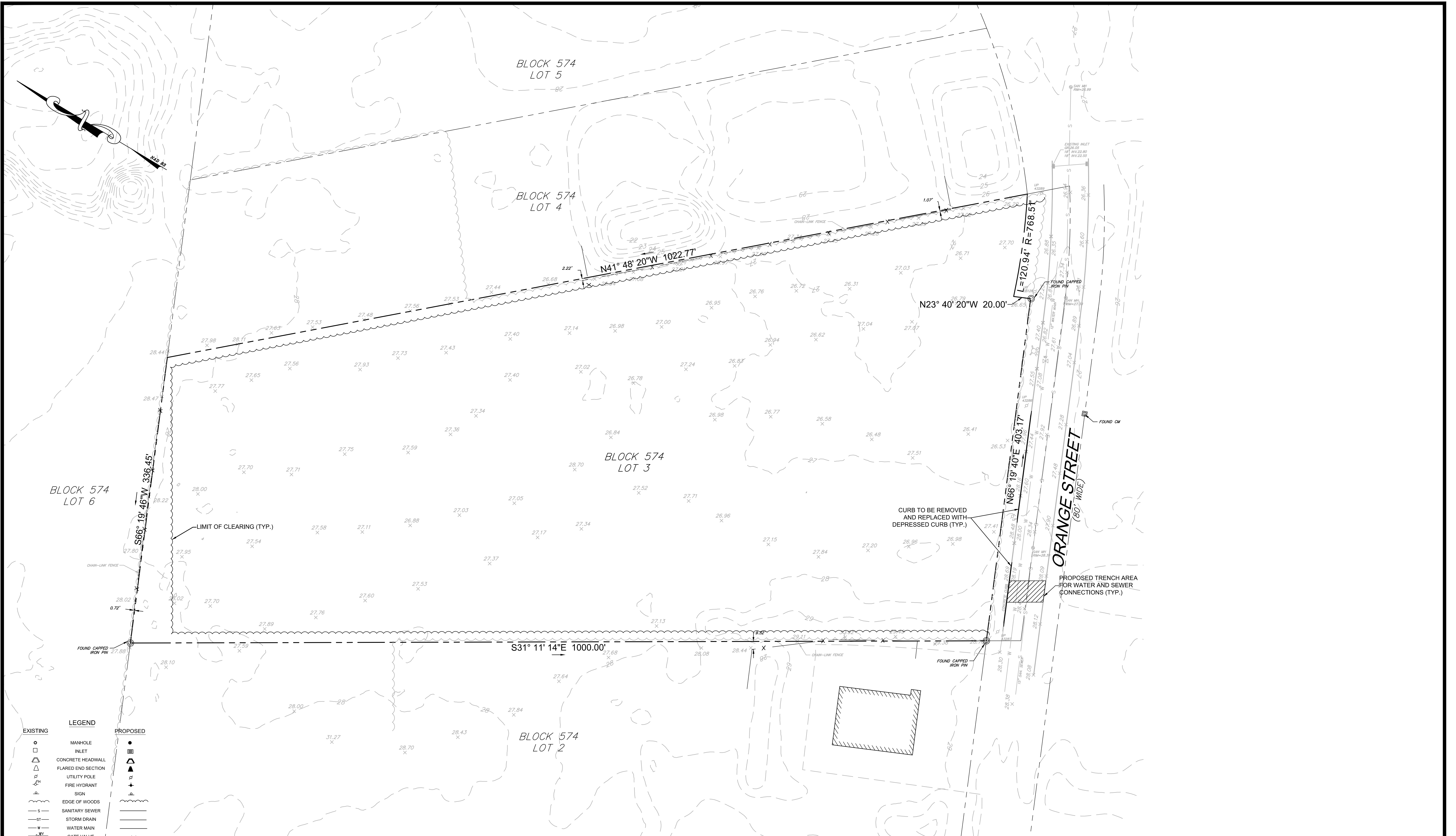
SECRETARY _____ DATE _____

ZONING/ADMINISTRATION OFFICER _____ DATE _____

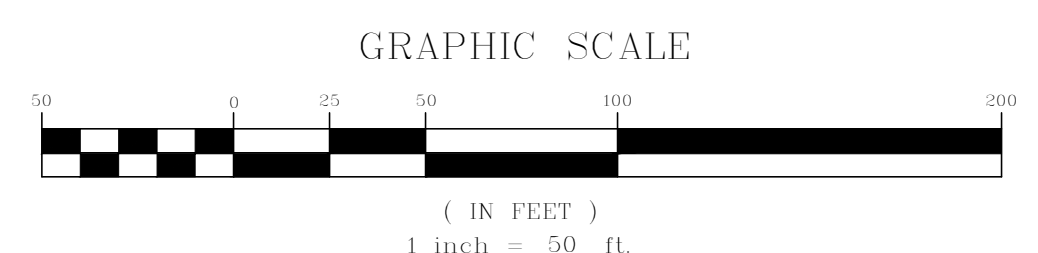
BOARD ENGINEER _____ DATE _____


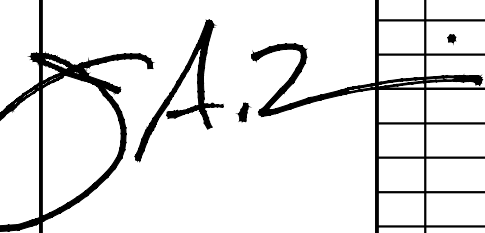
DESIGNED: JAM	DRAWN: DM	CHECKED: JAM	TITLE SHEET	
DATE SIGNED:			700 ORANGE STREET BLOCK 574, LOT 3 CITY OF MILLVILLE CUMBERLAND COUNTY, NEW JERSEY	
JOSEPH A. MANCINI 			TRISTATE ENGINEERING AND SURVEYING, PC 	
			P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com	
New Jersey Professional Engineer Lic. No. 24GE04579300			SCALE: AS SHOWN	DATE: 5/1/22
			PROJECT NO: 20-150	SHEET: 1 OF 10

Date: May 16, 2022, 3:06pm

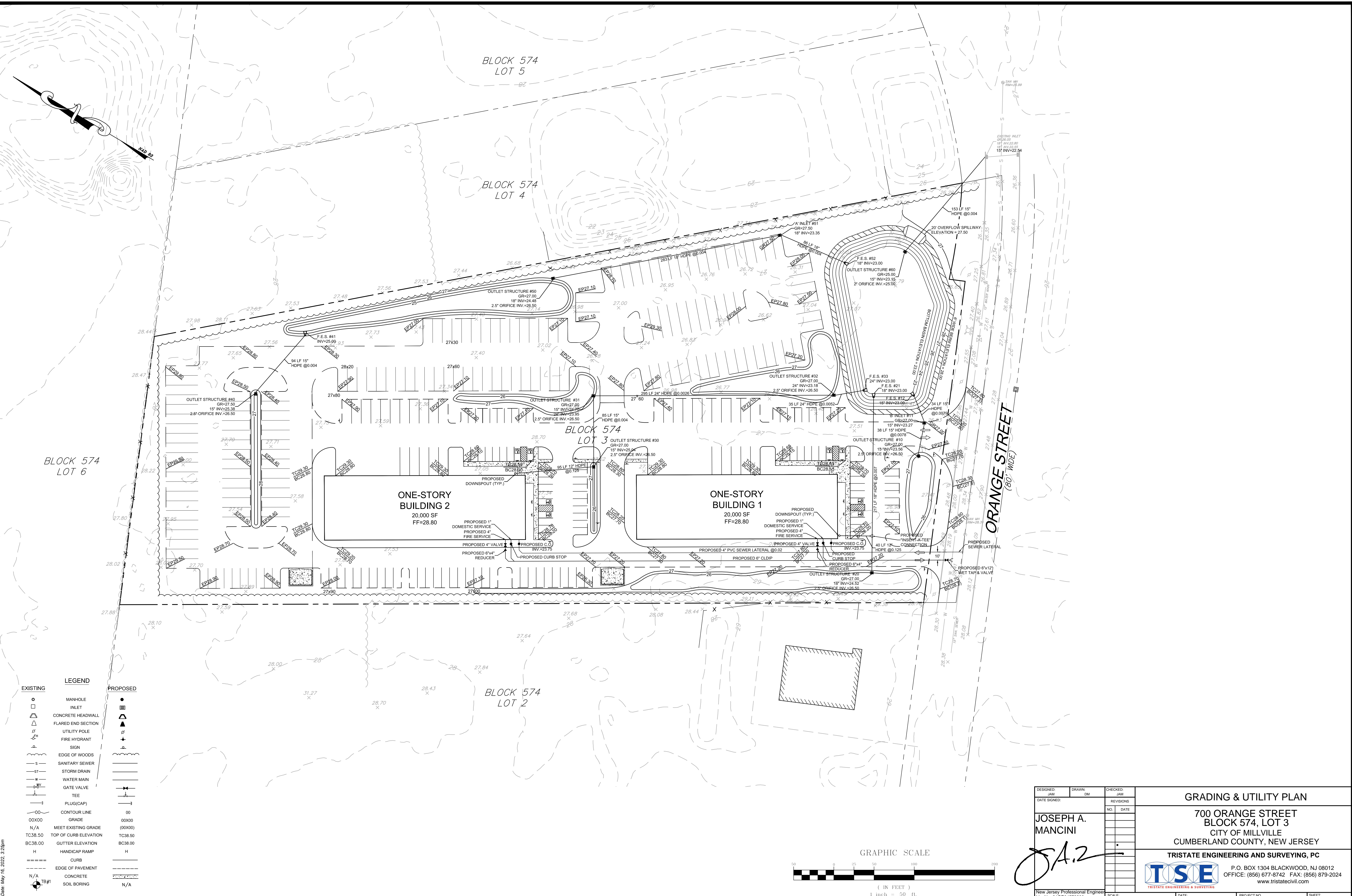


EXISTING		PROPOSED	
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□	INLET	▣	INLET
▤	CONCRETE HEADWALL	▥	CONCRETE HEADWALL
▴	FLARED END SECTION	▾	FLARED END SECTION
⊕	UTILITY POLE	⊕	UTILITY POLE
⊕	FIRE HYDRANT	⊕	FIRE HYDRANT
⊕	SIGN	⊕	SIGN
—	EDGE OF WOODS	—	EDGE OF WOODS
—S—	SANITARY SEWER	—S—	SANITARY SEWER
—SD—	STORM DRAIN	—SD—	STORM DRAIN
—W—	WATER MAIN	—W—	WATER MAIN
—V—	GATE VALVE	—V—	GATE VALVE
—T—	TEE	—T—	TEE
—P—	PLUG(CAP)	—P—	PLUG(CAP)
—00—	CONTOUR LINE	—00—	CONTOUR LINE
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BC38.00	GUTTER ELEVATION	BC38.00	GUTTER ELEVATION
H	HANDICAP RAMP	H	HANDICAP RAMP
—	CURB	—	CURB
—	EDGE OF PAVEMENT	—	EDGE OF PAVEMENT
N/A	CONCRETE	N/A	CONCRETE
⊕	SOIL BORING	N/A	SOIL BORING

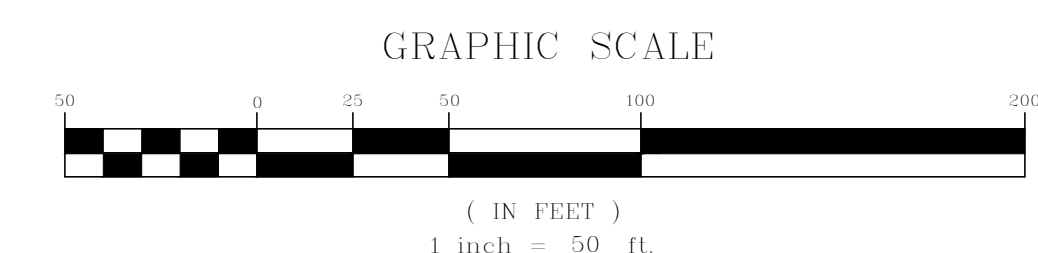


DESIGNED: JAM	DRAWN: DM	CHECKED: JAM	DEMOLITION & EXISTING CONDITIONS PLAN 700 ORANGE STREET BLOCK 574, LOT 3 CITY OF MILLVILLE CUMBERLAND COUNTY, NEW JERSEY TRISTATE ENGINEERING AND SURVEYING, PC  P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com
DATE SIGNED:		REVISIONS:	
JOSEPH A. MANCINI 		NO. DATE	
New Jersey Professional Engineer Lic. No. 24GE04579300		SCALE: 1"=50'	
DATE: 5/1/22		PROJECT NO: 20-150	
SHEET: 2 OF 10			

Date: May 16, 2022, 3:05pm



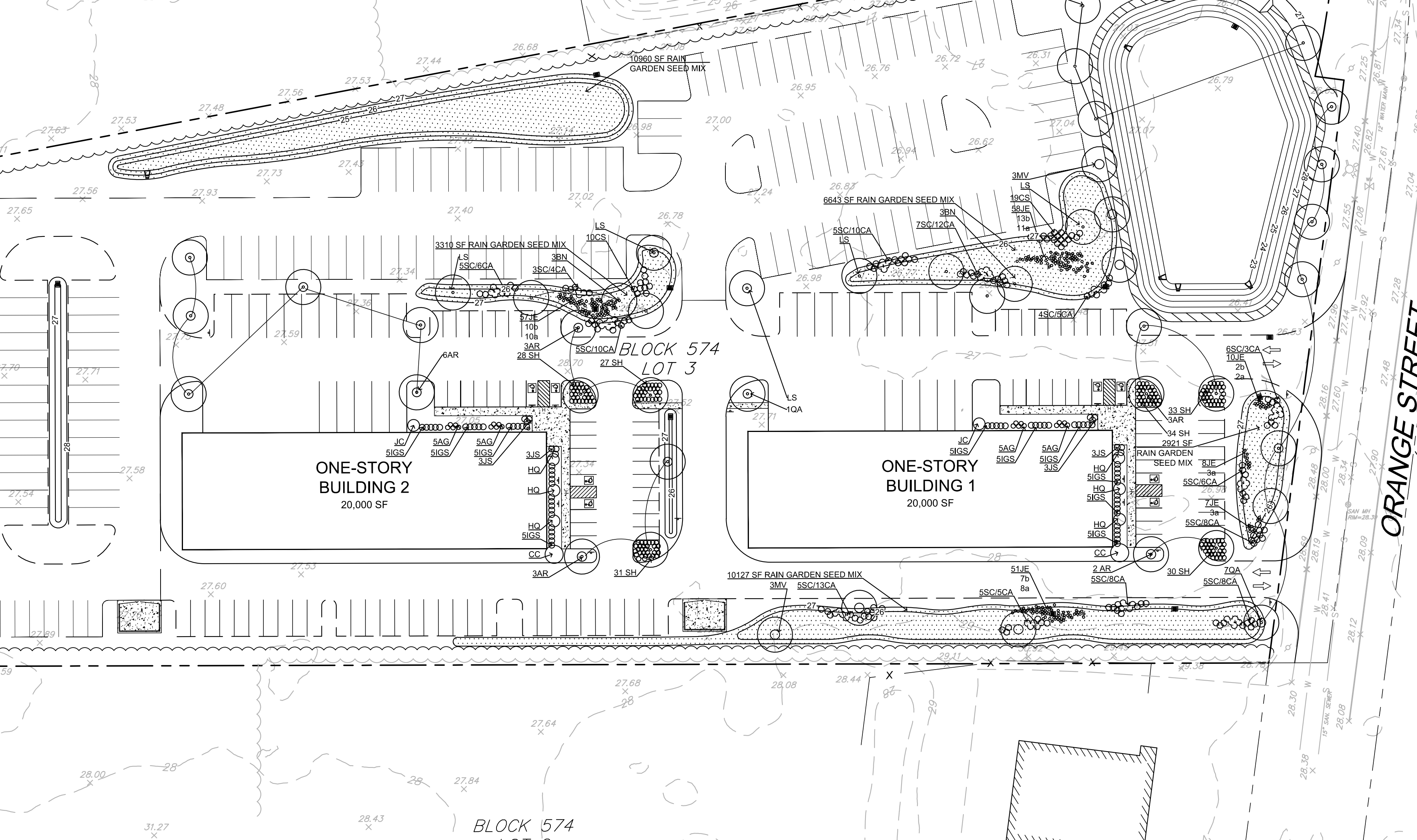
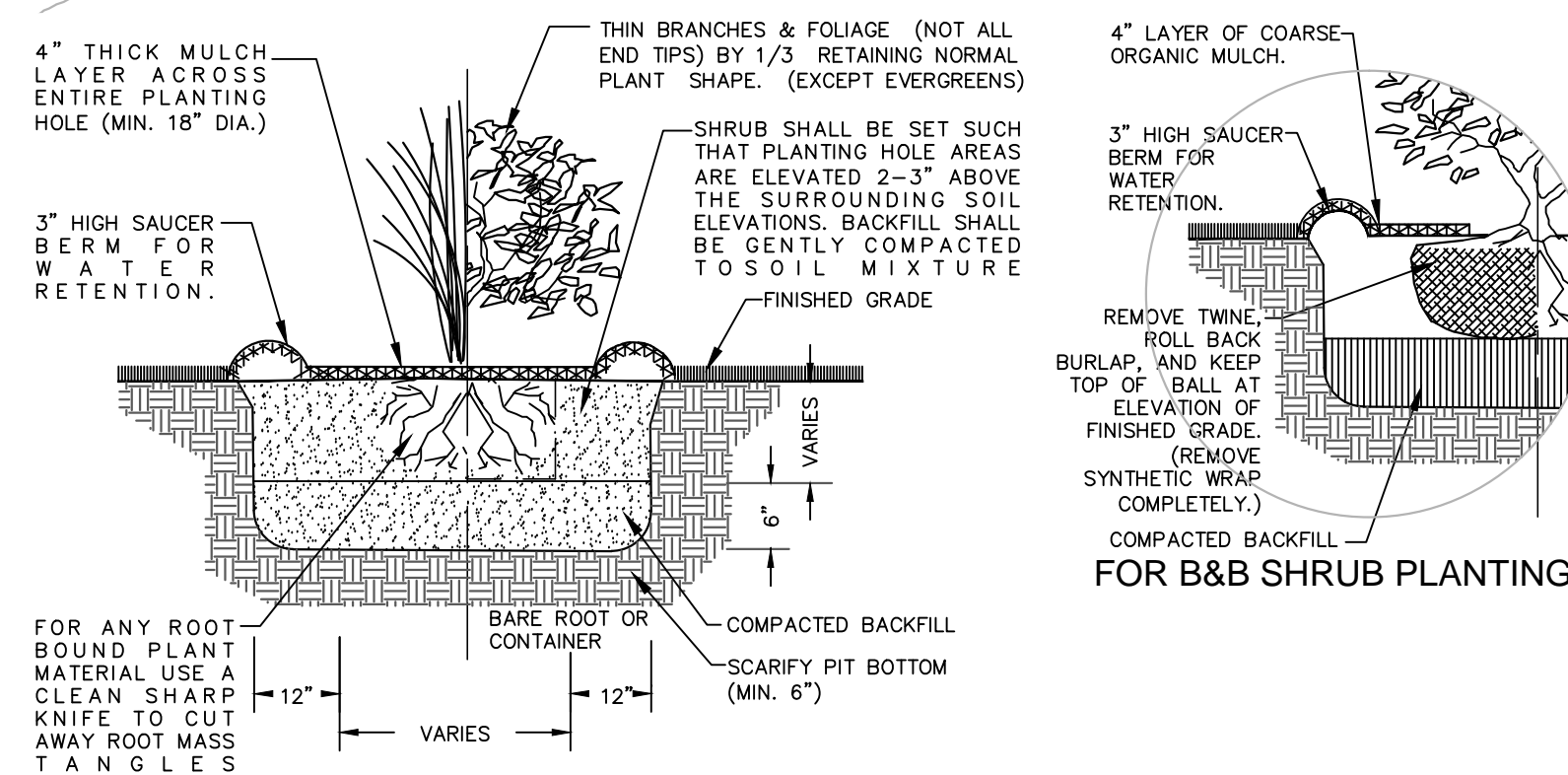
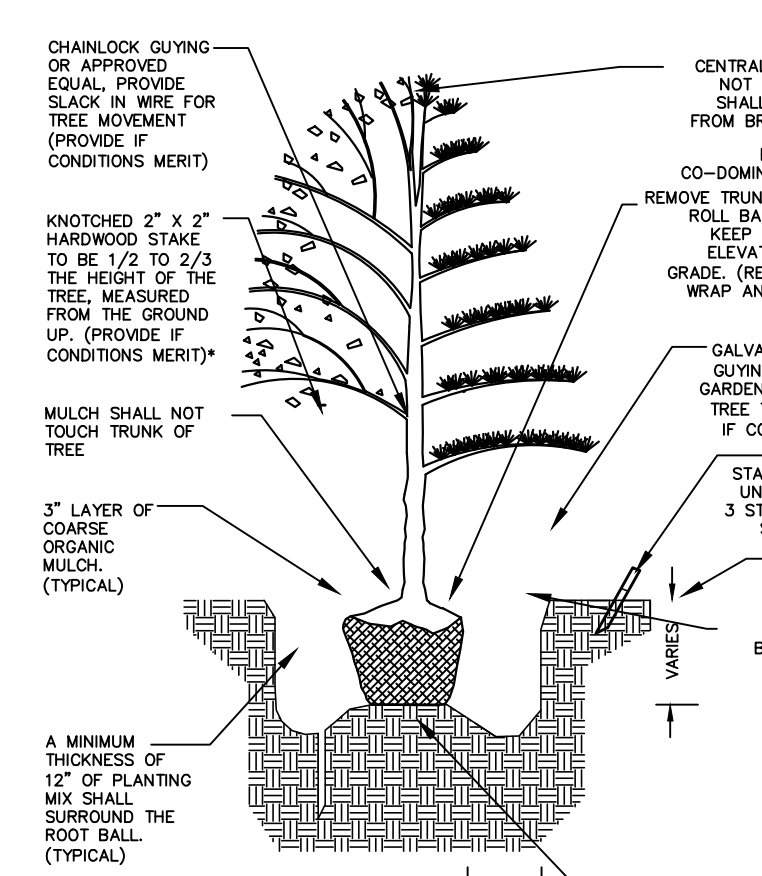
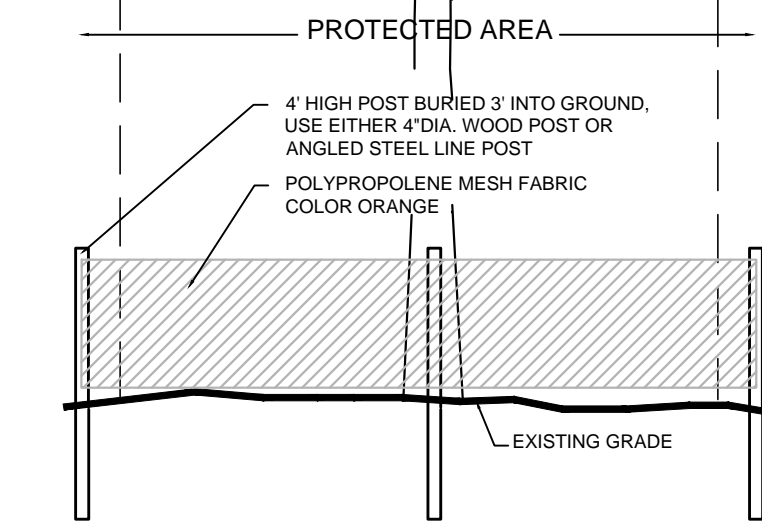
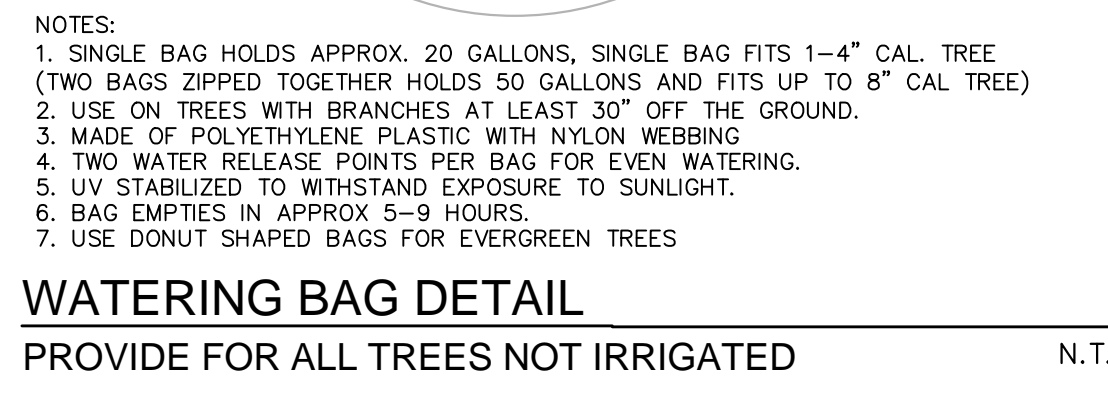
EXISTING		LEGEND		PROPOSED	
○	MANHOLE	●	MANHOLE	●	MANHOLE
□	INLET	▣	CONCRETE HEADWALL	▣	CONCRETE HEADWALL
△	FLARED END SECTION	▲	FLARED END SECTION	▲	FLARED END SECTION
⊥	UTILITY POLE	⊥	UTILITY POLE	⊥	UTILITY POLE
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⊥	SIGN	⊥	SIGN	⊥	SIGN
—	EDGE OF WOODS	—	EDGE OF WOODS	—	EDGE OF WOODS
—	SANITARY SEWER	—	SANITARY SEWER	—	SANITARY SEWER
—	STORM DRAIN	—	STORM DRAIN	—	STORM DRAIN
—	WATER MAIN	—	WATER MAIN	—	WATER MAIN
—	GATE VALVE	—	GATE VALVE	—	GATE VALVE
—	TEE	—	TEE	—	TEE
—	PLUG(CAP)	—	PLUG(CAP)	—	PLUG(CAP)
—	CONTOUR LINE	—	CONTOUR LINE	—	CONTOUR LINE
00X00	GRADE	00X00	GRADE	00X00	GRADE
N/A	MEET EXISTING GRADE	(00X00)	MEET EXISTING GRADE	(00X00)	MEET EXISTING GRADE
TC38.50	TOP OF CURB ELEVATION	TC38.50	TOP OF CURB ELEVATION	TC38.50	TOP OF CURB ELEVATION
BC38.00	GUTTER ELEVATION	BC38.00	GUTTER ELEVATION	BC38.00	GUTTER ELEVATION
H	HANDICAP RAMP	H	HANDICAP RAMP	H	HANDICAP RAMP
====	CURB	====	CURB	====	CURB
-----	EDGE OF PAVEMENT	-----	EDGE OF PAVEMENT	-----	EDGE OF PAVEMENT
N/A	CONCRETE	-----	CONCRETE	-----	CONCRETE
⊥	SOIL BORING	⊥	SOIL BORING	⊥	SOIL BORING
⊥	SOIL BORING	N/A	SOIL BORING	N/A	SOIL BORING



DESIGNED	DRAWN	CHECKED	REVISIONS	
JAM	DM	JAM	NO.	DATE
<p>JOSEPH A. MANCINI</p>				
<p>GRADING & UTILITY PLAN</p> <p>700 ORANGE STREET BLOCK 574, LOT 3 CITY OF MILLVILLE CUMBERLAND COUNTY, NEW JERSEY</p> <p>TRISTATE ENGINEERING AND SURVEYING, PC</p> <p>P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com</p>				
<p>DATE: 5/1/22</p>		<p>PROJECT NO: 20-150</p>		<p>SHEET: 4 OF 10</p>

PLANTING NOTES

- A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF QUANTITIES, SIZES, AND OTHER REQUIREMENTS IS SHOWN ON THE PLANT SCHEDULE. IN THE EVENT THAT DISCREPANCIES OCCUR BETWEEN THE QUANTITIES OF PLANTS INDICATED IN THE PLANT LIST AND THOSE INDICATED ON THE PLAN, THE PLANT QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
- ANY PLANT SCHEDULE MODIFICATIONS SHALL BE SUBJECT TO THE APPROVAL BY THE TOWNSHIP REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PRECONSTRUCTION MEETING REQUEST TO BE MADE IN WRITING TO AUTHORITY.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUNSCOLD INJURIES, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL OTHER FORMS OF INFECTIONS. ALL PLANT MATERIAL SHALL BE THOROUGHLY WETTED WITH AN ANTI-TRANSPIRANT UPON DELIVERY OF MATERIAL TO THE SITE. ALL EVERGREEN MATERIAL SHALL BE RESPRAYED PRIOR TO THE FIRST WINTER BY THE OWNER.
- SIZE AND GRADING STANDARDS SHALL CONFORM TO ANSI #1, OR BETTER AND SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS. AFTER ACCEPTANCE BY THE OWNER, AS REQUIRED BY ORDINANCE, ALL PLANT MATERIAL NOT SURVIVING FOR A PERIOD OF 2 YEARS SHALL BE REPLACED WITH THE EQUIVALENT SIZE AND SPECIES.
- ALL PLANTS SHALL BE PROTECTED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO INSURE ADEQUATE PROTECTION AGAINST INJURY AND DEVIATION. EACH SHIPMENT SHALL BE CERTIFIED TO BE FREE FROM DISEASES AND INFESTATION. ANY INSPECTION CERTIFICATES REQUIRED BY LAW TO THIS EFFECT SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER OF STOCK AND ON ARRIVAL.
- NO PLANT MATERIAL SHALL BE PLANTED BY THE CONTRACTOR UNTIL IT IS INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS AGENT AT THE SITE. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF THE MATERIALS. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST.
- SHADE AND EVERGREEN PLANTS SHALL BE FIELD ADJUSTED TO MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FROM ANY SEWER MAIN OR STORM SEWER.
- SHADE AND EVERGREEN TREES SHALL BE PLANTED AT LEAST TWO (2) FEET FROM ANY CURBING, PAVING OR SIDEWALK. WHENEVER POSSIBLE THIS DIMENSION SHOULD BE INCREASED TO FOUR (4) FEET.
- PLANTING MIXTURE SHALL CONSIST OF APPROXIMATELY FOUR PARTS OF ACCEPTANCE NATURAL TOPSOIL AND ONE PART PULVERIZED PEAT AND TO EACH CUBIC YARD SHALL BE ADDED AND INCORPORATED BY THOROUGHLY MIXING, FOUR POUNDS OF COMMERCIAL FERTILIZER HAVING AN ANALYSIS OF 5-6-6.
- PEAT MOSS FOR PLANTING MEDIUM SHALL BE IMPORTED CANADIAN SPHAGNUM PEAT MOSS. BROWN, LOW IN CONTENT OF WOODY MATERIAL AND BE FREE OF MINERAL CONTENT HARMFUL TO PLANT LIFE.
- CONTRACTOR SHALL SCALE PLANT LOCATIONS FROM PLANS AND STAKE LOCATIONS ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR HIS AGENT.
- ALL SEEDING AREAS THAT DO NOT SHOW A PROMPT UNIFORM GERMINATION SHALL BE RESEED BY THE LANDSCAPE CONTRACTOR AT INTERVALS OF 45-60 DAYS, UNTIL A GOOD GROWTH IS ESTABLISHED OVER THE ENTIRE LAWN AREA.
- ALL PLANT BEDS SHALL BE MULCHED WITH THREE (3) INCHES OF SHREDDED HARDWOOD MULCH OR OTHER MATERIAL APPROVED BY THE LANDSCAPE ARCHITECT. THE LIMIT OF THIS MULCH FOR TREES SHALL BE THE AREA OF THE PIT AND FOR SHRUBS AND BEDS, THE ENTIRE SHRUB OR BED AREAS AS INDICATED ON THE PLAN. DO NOT CREATE MULCH PYRAMIDS. SEE PLANTING DETAIL FOR MULCH APPLICATION.
- ALL PLANTING BEDS SHALL BE ROTOTILLED TO A DEPTH OF TEN (10) INCHES PRIOR TO ANY PLANTING. ALL STONES, WIRE, CONCRETE AND UNSUITABLE MATERIALS SHALL BE REMOVED.
- PLANTING BEDS SHALL BE THOROUGHLY EXCAVATED AND BACKFILLED WITH THE PLANT MIXTURE DESCRIBED IN 9 ABOVE. ALL PAVEMENT SUBBASE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE ISLAND PLANTING BEDS UNTIL VIRGIN SOIL IS REPLACED.
- IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREAS BEYOND THE GUARANTEE PERIOD COMMENCING WITH THE DATE OF INITIAL ACCEPTANCE.
- THE CONTRACTOR SHALL BECOME RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE EXCAVATING.
- ANY AND ALL IRRIGATION SYSTEMS SHALL CONTAIN A RAIN SENSOR. IT IS RECOMMENDED THAT IF PLANTING BEDS ARE IRRIGATED, DROPPED IRRIGATION IS PREFERRED.
- ALL EVERGREEN TREES SHALL BE CONICAL IN SHAPE UNLESS OTHERWISE NOTED. CONICAL SHALL MEAN THE PLANT SHALL HAVE A WIDER BASE (3:3 RATIO) AT A MINIMUM AND TAPER TO THE TOP. PLANT LEADER SHALL BE NO LONGER THAN 12 INCHES. CONICAL SHALL ALSO IMPLY A FULL SHAPE FROM THE BOTTOM OF PLANT (6-12" FROM ROOT BALL) TO TOP LEADER. REFER TO ANSI 260-1996, 4.1.2.3 TYPE 5-CONE TYPE.
- SPECIMEN PLANT MATERIAL SHALL MEAN FOR EVERGREEN SPECIES. EXCEPTIONALLY HEAVY, WELL SHAPED PLANTS WHICH HAVE BEEN TRIMMED TO FORM A PERFECTLY SYMMETRICAL, TIGHTLY KNIT PLANT.
- FOR CONICAL AND EVERGREEN PLANT MATERIAL AVERAGE HEIGHT SHALL BE MEASURED FROM THE UPPER LIMIT OF BRANCH WHORL AND MIDPOINT OF LEADER.
- ALL EVERGREEN TREES MUST BE SLIGHTLY SHEARED.



LAWN SEEDING SCHEDULE

%	BOTANICAL NAME	COMMON NAME
SEED MIXTURE / LAWN & OPEN SPACE AREAS		
40%	Festuca arvensis	REBEL 1 TALL FESCUE
25%	Festuca rubra	CREEPING RED FESCUE
25%	Festuca rubra 'commutata'	JAMESTOWN CHEWING FESCUE
10%	Lotium perenne	PERENNIAL RYEGRASS

APPLICATION RATES:
SEED MIXTURE: 15-20 LBS / 1000 SF
STRAWNWAY: 1.5-2 TONS / ACRE
FERTILIZER RATE: 10-4
SEED MIXTURE AND APPLICATION RATES MAY BE MODIFIED IN ACCORDANCE WITH BEST LOCAL PRACTICES SUBJECT TO LANDSCAPE ARCHITECTS APPROVAL.
RECOMMENDED SEEDING DATES APRIL 1 - MAY 15 OR SEPT 1 AND OCT 30

LANDSCAPE SCHEDULE + native

KEY	BOTANICAL NAME	COMMON NAME	QTY PHASE 1	PHASE 2	SIZE/ROOTS/MATURE SIZE
DECIDUOUS TREES					
ARV	Acer rubrum 'Red Sunset'	RED SUNSET MAPLE	5/12	2 1/2"	12-14HT, B&B
QA*	Quercus alba	WHITE OAK	8/0	2 1/2"	12-14HT, B&B
CC+	Cercis canadensis 'Ace of Hearts'	ACE OF HEARTS REDBUD	1/1	1"	6-8' HT, B&B
SHRUBS					
HQ	Hydrangea quercifolia 'Snow Queen'	OAKLEAF HYDRANGEA	3/3	#5 CAN	
IGS+	Ilex glabra 'Strawberry'	DWARF INKBERRY	30/30	#3 CAN	
JS	Juniperus conferta 'Blue Pacific'	SHORE JUNIPER	6/6	#2 CAN	
JC	Juniperus chinensis 'Heitz Columnaris'	UPRIGHT JUNIPER	1/1	#1L, B&B	
GROUNDCOVERS					
AG+	Andropogon gerardi 'Red October'	BIG BLUESTEM	10/10	#1 CAN	
SH	Sporobolus heterostachys	PRAIRIE DROPSEED	97/86	1 QRT CONTAINER	
MISCELLANEOUS					
WATER BAGS			29/35	SEE DETAIL	

* STREET TREES SHALL BE LOCATED 30 FT FROM EDGE OF PAVEMENT TO AVOID UTILITY POLES AND WIRES

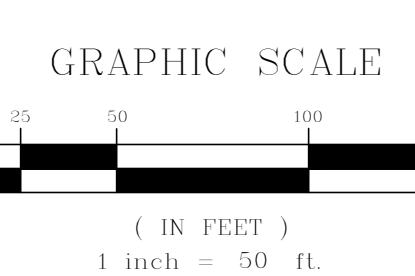
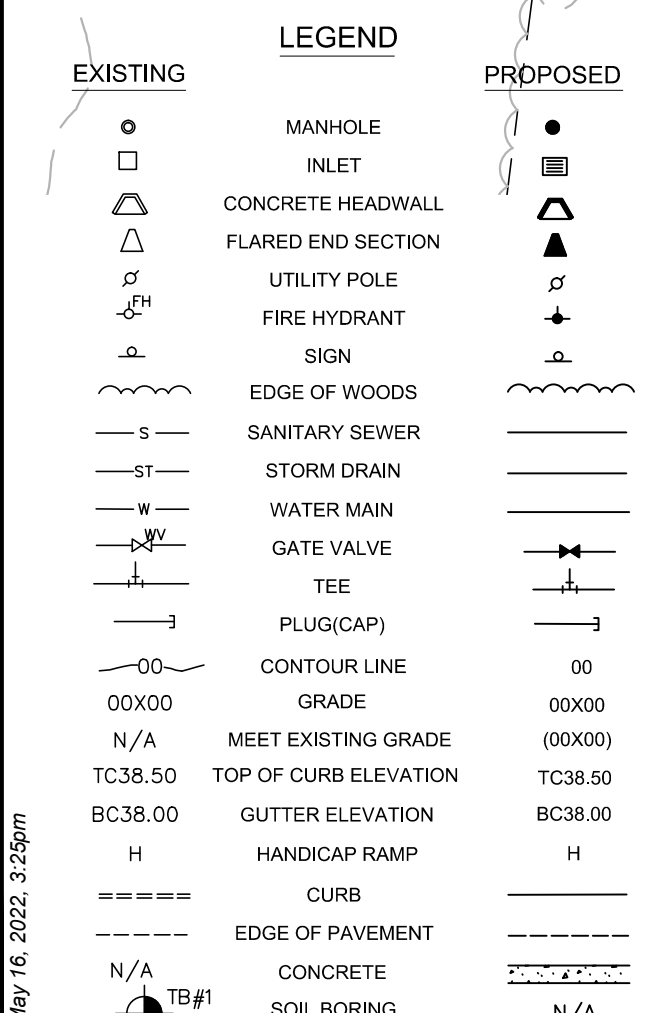
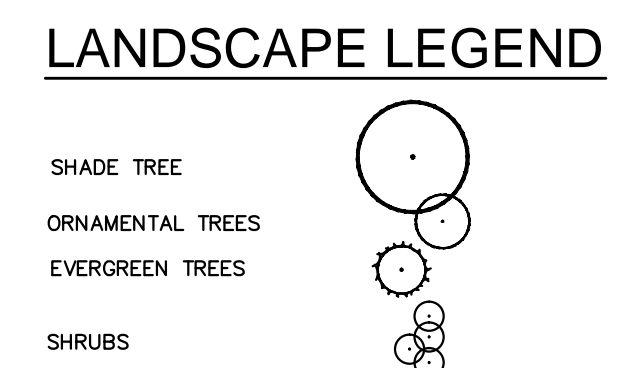
RAIN GARDEN SEEDING SCHEDULE

%	BOTANICAL NAME	COMMON NAME
SUPPLIER MUST PROVIDE SEED PACKAGE LABEL WITH NAME OF SEED MIX, LOT NO., % OF SPECIES, INERT MATERIAL AND WEED SEED. PROVIDE GERMINATION % AND PLS. AGRICULTURAL MARKING NO. ORIGIN OF SEED, TEST DATE AND PACKAGE WEIGHT.		
ERNST RAIN GARDEN GRASS MIX - ERNMX-180-1		
25%	Schizachyrium scoparium 'Camper'	LITTLE BLUESTEM 'CAMPER'
24%	Panicum clandestinum 'Tioga'	DEERTONGUE
20%	Elymus virginicus	VIRGINIA WILDFIRE
14%	Carex vulpinoidea	FOX SEDGE
10%	Panicum rigidulum	REDTOP PANICGRASS
5%	Carex scoparia	BLUNT BROOM SEDGE
1%	Juncus effusus	SOFT RUSH
1%	Juncus tenuis	PATH RUSH

APPLICATION RATES:
SEED MIXTURE: 15 LBS / ACRE with a cover crop of grain rye at 30 LBS / ACRE
SEED MIXTURE AND APPLICATION RATES MAY BE MODIFIED IN ACCORDANCE WITH BEST LOCAL PRACTICES SUBJECT TO LANDSCAPE ARCHITECTS APPROVAL.
RECOMMENDED SEEDING DATES MARCH 1 - APRIL 1 OR OCTOBER 1 - DEC 30

RAIN GARDEN & BASIN PLANTS

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE
BN+	Betula nigra 'Dura Heat'	BIRCH	3/3	1" CAL., 6-8' HT, B&B
LS+	Liquidambar styraciflua 'Rotundiloba'	SWEETGUM	3/2	1" CAL., 6-8' HT, B&B
MY+	Magnolia virginiana	SWEETBAY MAGNOLIA	6/3	6-8HT, B&B
TD+	Taxodium distichum	BALD CYPRESS	0/4	1" CAL., 6-8' HT, B&B
SC+	Sambucus canadensis 'Adams'	AMERICAN ELDER	52/13	#3 CAN
CA+	Clethra alnifolia 'Einstern'	SUMMERSWEET	78/20	#3 CAN
CS	Cornus sanguinea 'Winter Flame'	BLACK TWIG DOGWOOD	19/10	#3 CAN
JE+	Juncus effusus	COMMON RUSH	83/57	#1 CAN
JA+	Lobelia cardinalis 'Black Truffer'	BLACK TRUFFEL CARD FLOWER	19/10	#1 CAN
IR	Iris versicolor	BLUE FLAG	15/10	#1 CAN
+	Rain Garden Seed Mixture	Pinelands Nursery & Supply	11,500 sf / 2800 SF	
+	Basin Bottom Seed Mixture	Pinelands Nursery & Supply	6000 sf / 11,000 sf	



DESIGNED: JAM
DRAWN: DM
CHECKED: JAM
DATE SIGNED: NO. DATE REVISIONS

JOSEPH A. MANCINI

LANDSCAPING PLAN
700 ORANGE STREET
BLOCK 574, LOT 3
CITY OF MILLVILLE
CUMBERLAND COUNTY, NEW JERSEY

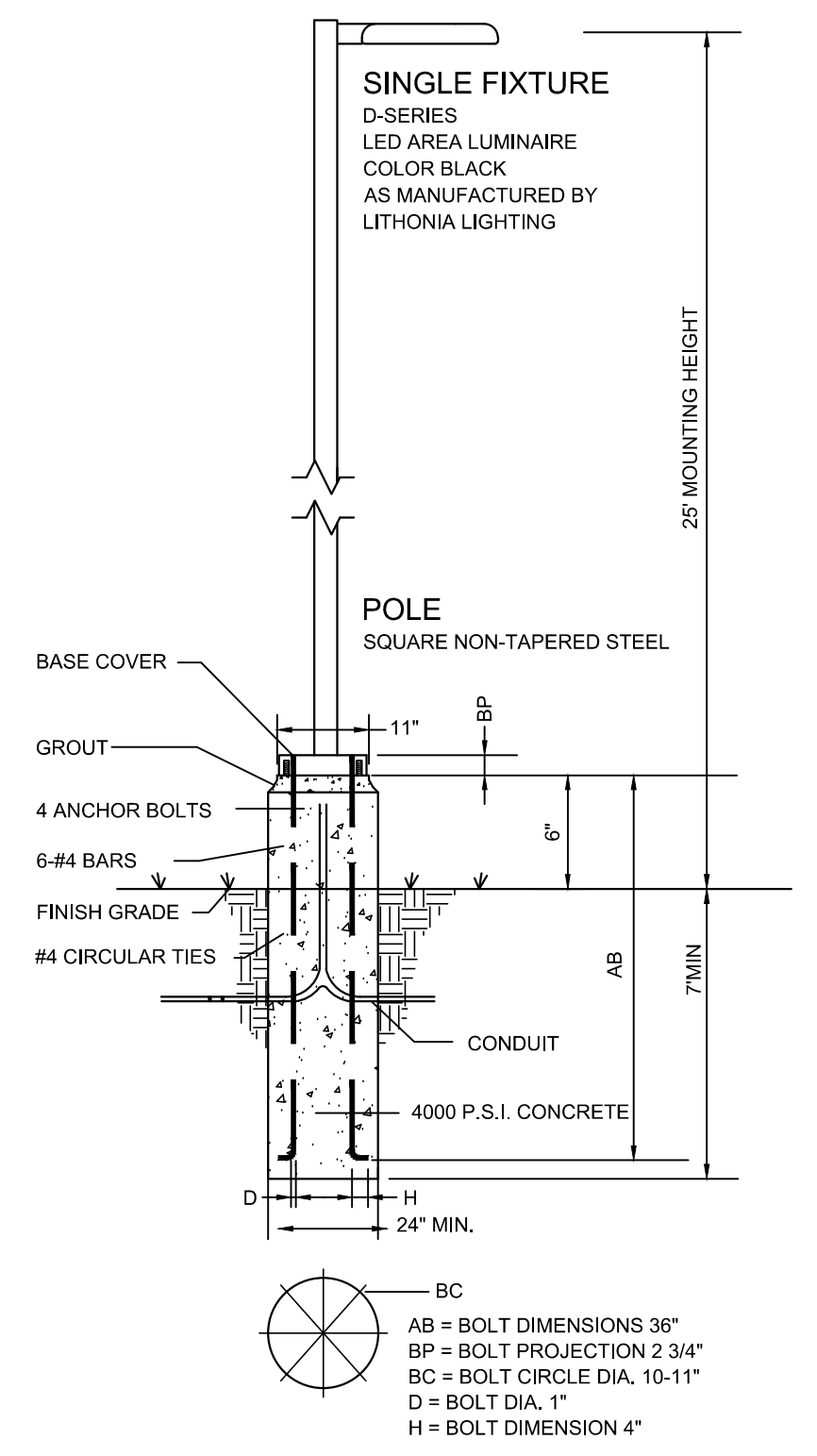
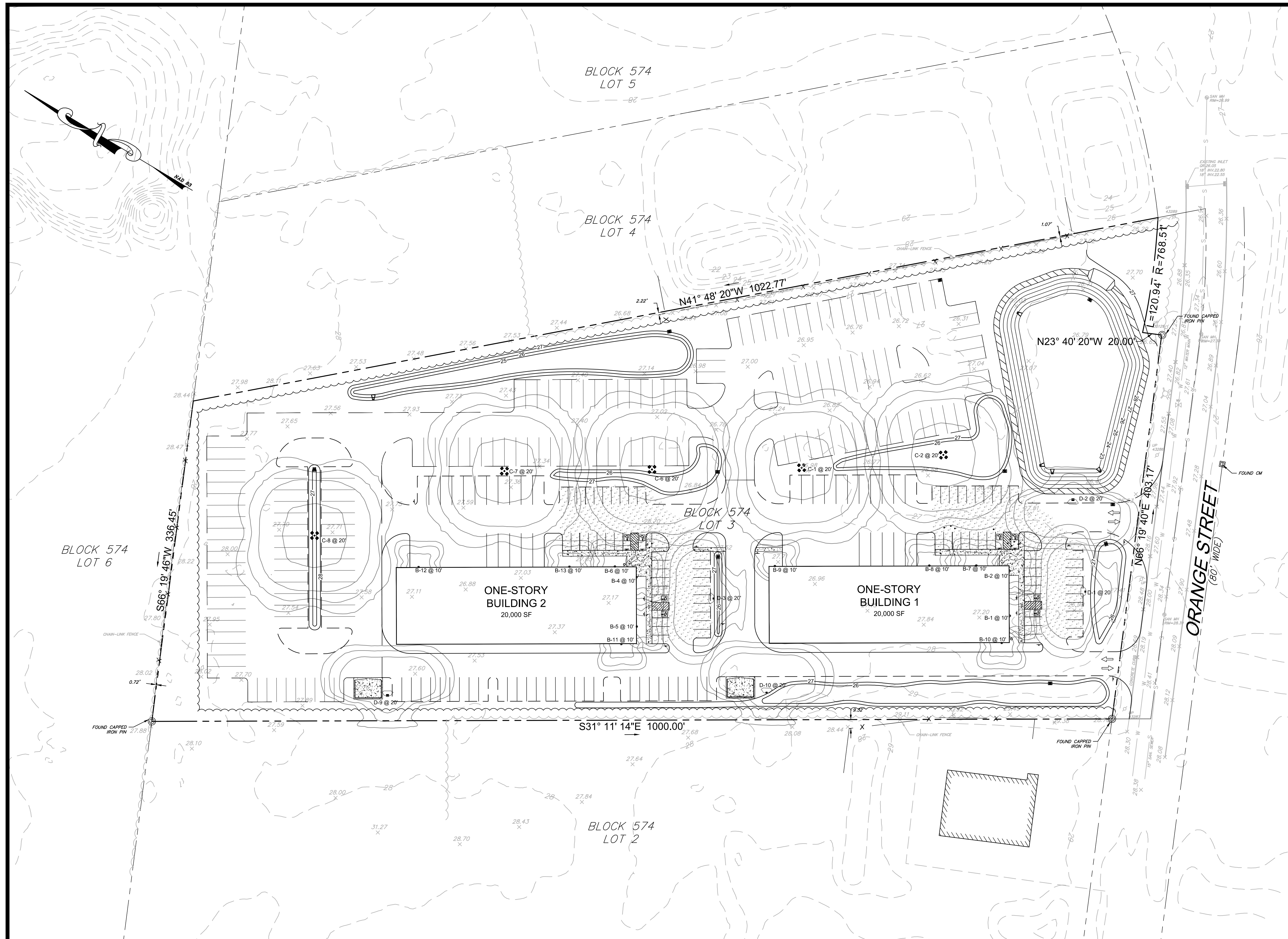
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OFFICE: (856) 677-8742 FAX: (856) 879-2024
www.tristatecivil.com

TSE
TRISTATE ENGINEERING & SURVEYING

New Jersey Professional Engineer
Lic. No. 24GE04579300

SCALE: 1"=50'
DATE: 5/12/22
PROJECT NO.: 20-150
SHEET: 5 OF 10

Date: May 16, 2022, 2:35pm



SITE LIGHT FIXTURE
NOT TO SCALE



D-Series Size 1
Amber Series
LED Area Luminaire

Specifications
EPA: 1.01 ft² (93cm²)
Length: 33" (83.8cm)
Width: 13" (33.0cm)
Height H1: 7-1/2" (19.0cm)
Height H2: 3-1/2" (8.9cm)
Weight: 27 lbs (12.2kg)



WSR LED
Architectural Wall Sconce

Specifications Luminaire
Height: 7-1/4" (18.4cm)
Width: 18" (45.7cm)
Depth: 9" (22.8cm)
Weight: 17 lbs (7.7kg)

Optional Back Box (BBW)
Height: 4" (10.2cm)
Width: 5-1/2" (14.0cm)
Depth: 1-1/2" (3.8cm)

BLOCK 574
LOT 6

BLOCK 574
LOT 5

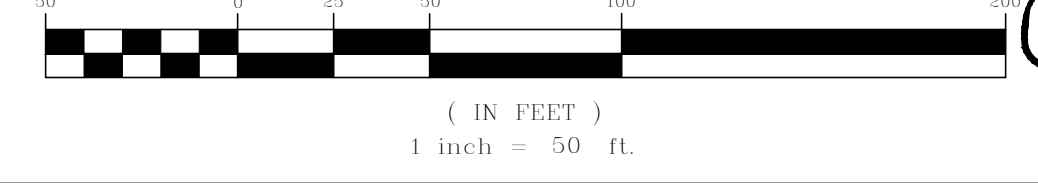
BLOCK 574
LOT 4

BLOCK 574
LOT 3

BLOCK 574
LOT 2

ORANGE STREET
(80' WIDE)

GRAPHIC SCALE

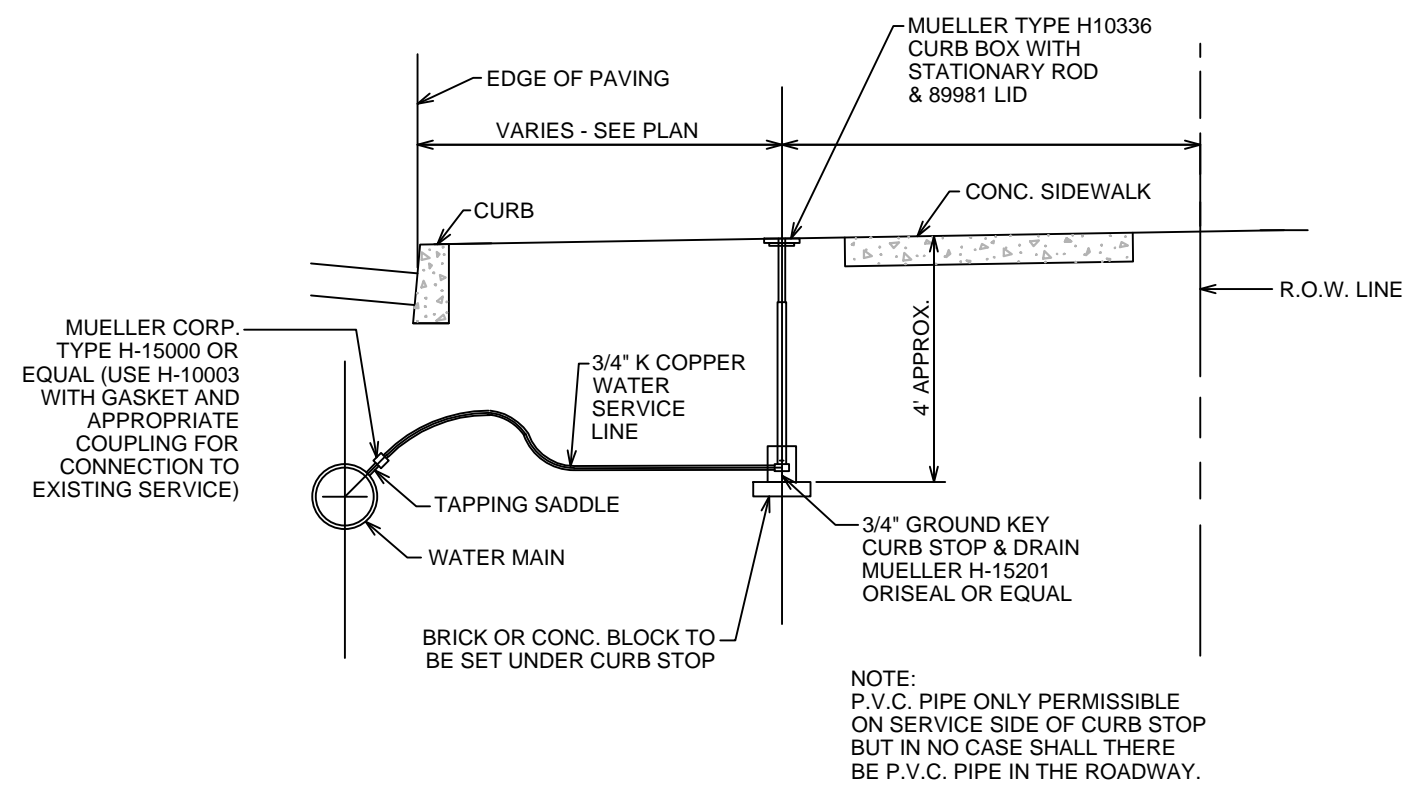


DESIGNED: JAM	DRAWN: DM	CHECKED: JAM	LIGHTING PLAN	
DATE SIGNED:		REVISIONS:	700 ORANGE STREET BLOCK 574, LOT 3 CITY OF MILLVILLE CUMBERLAND COUNTY, NEW JERSEY	
		NO. DATE	TRISTATE ENGINEERING AND SURVEYING, PC	
JOSEPH A. MANCINI			P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com	
New Jersey Professional Engineer Lic. No. 24GE04579300			SCALE: 1" = 50'	DATE: 5/1/22
			PROJECT NO: 20-150	SHEET: 6 OF 10

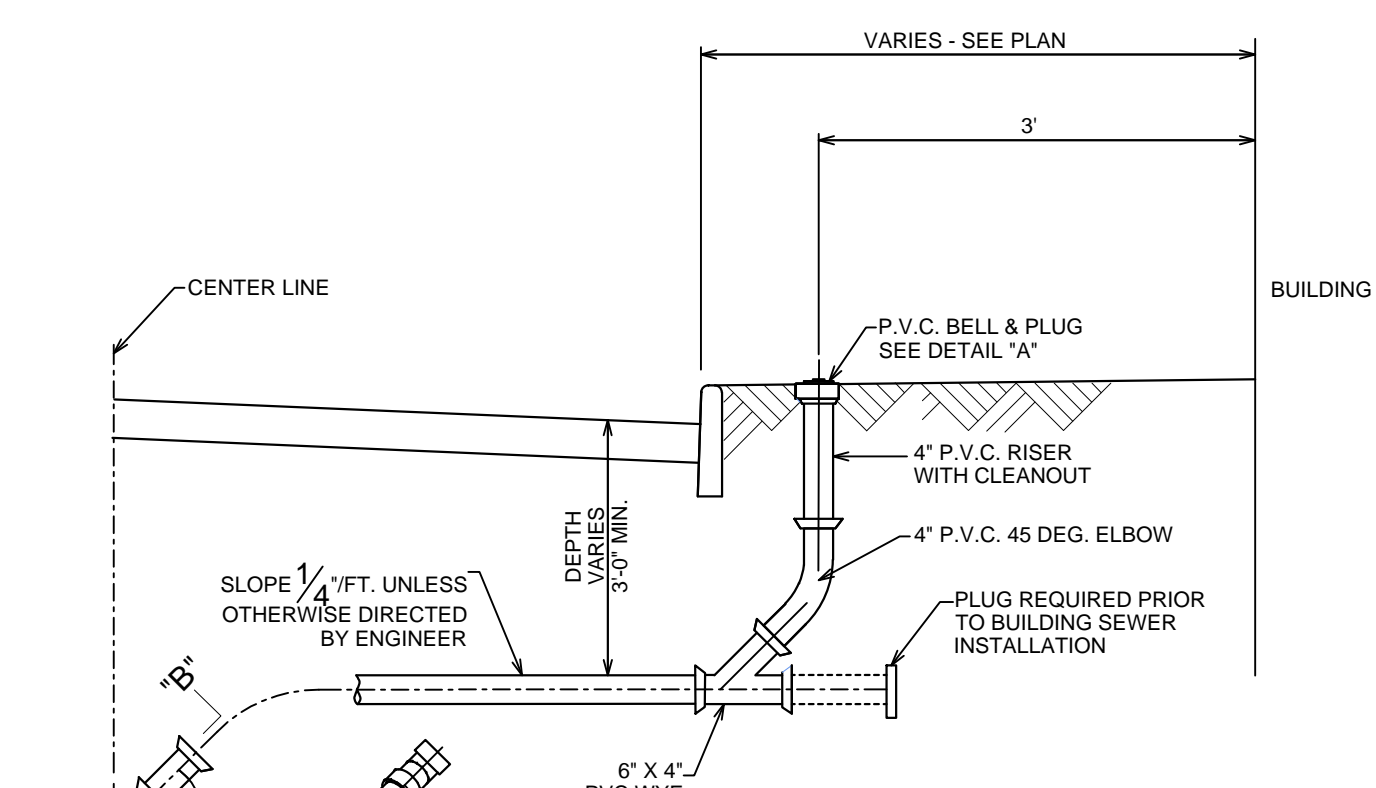
Date: May 16, 2022, 3:28pm

WATER & SEWER NOTES:

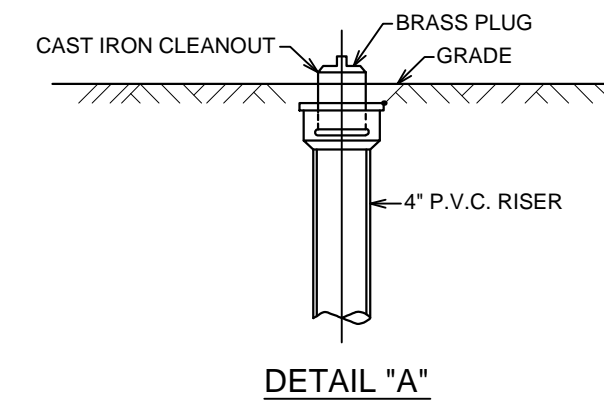
1. ALL MATERIALS, METHODS AND DETAILS OF CONSTRUCTION FOR SANITARY SEWER AND WATER DISTRIBUTION SYSTEMS SHALL CONFORM TO THE REGULATIONS OF THE MILLVILLE PUBLIC WORKS AND NJ AMERICAN WATER (NJAW).
2. THE CONTRACTOR(S) SHALL DETERMINE THE LOCATION OF EXISTING STRUCTURES AND UTILITIES ABOVE AND BELOW GROUND BEFORE BEGINNING CONSTRUCTION IN ORDER TO AVOID INTERFERENCE WITH SAME.
3. ALL WATER MAINS TO BE CEMENT LINED DUCTILE IRON PIPE CONFORMING TO AWWA C151, PUSH-ON, PUSH-ON RESTRAINED OR MECHANICAL JOINT, 4" THROUGH 12" PRESSURE CLASS 350 OR PVC CONFORMING TO AWWA C300, 4" THROUGH 12" DR-18 PRESSURE CLASS 235.
4. ALL SANITARY SEWER GRAVITY MAINS AND LATERALS TO BE POLYVINYL CHLORIDE PIPE, SDR-35, CONFORMING TO ASTM D3034 WITH PUSH-ON JOINTS OR NON-CEMENT LINED DUCTILE IRON CONFORMING TO AWWA C151, PUSH-ON, PRESSURE CLASS 350.
5. PROVIDE TEN FOOT (10') MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER MAINS AND WATER MAINS OR LOCATE WATER MAIN EIGHTEEN INCHES (18") ABOVE SEWER MAIN IN A SEPARATE TRENCH. MINIMUM VERTICAL CLEARANCE BETWEEN WATER MAINS AND OTHER PIPES SHALL BE NO LESS THAN TWELVE INCHES (12").
6. AT SANITARY SEWER MAIN AND WATER MAIN CROSSINGS, CONSTRUCT SANITARY SEWER MAIN AT A MINIMUM OF EIGHTEEN INCHES (18") ABOVE SEWER MAIN IN A SEPARATE TRENCH. MINIMUM VERTICAL CLEARANCE BETWEEN WATER MAINS AND OTHER PIPES SHALL BE NO LESS THAN TWELVE INCHES (12").
7. PROVIDE EIGHTEEN INCHES (18") OF CLEARANCE BETWEEN STORM DRAINS CROSSING P.V.C. SANITARY SEWER MAINS OR CONSTRUCT CONCRETE CRADLE. MINIMUM VERTICAL CLEARANCE SHALL BE NO LESS THAN TWELVE INCHES (12"). OR PROVIDE TWELVE INCHES (12") OF CLEARANCE BETWEEN STORM DRAINS CROSSING S.I. SANITARY SEWER MAINS OR CONSTRUCT CONCRETE CRADLE. MINIMUM VERTICAL CLEARANCE SHALL BE NO LESS THAN SIX INCHES (6").
8. PROVIDE FOUR FEET (4') MINIMUM COVER OVER WATER MAINS AND PROVIDE A THREE FOOT (3') MINIMUM COVER OVER SEWER LATERALS AT THE CURB LINE.
9. MANHOLE RIMS AND VALVE BOX COVERS SHALL BE SET FLUSH WITH STABILIZED BASE COURSE. AT THE TIME OF FINAL SURFACE PAVING, VALVE BOX COVERS SHALL BE RAISED AND MANHOLE RIMS SHALL BE EXTENDED WITH CAMPBELL FOUNDRY MANHOLE EXTENSION RINGS TO MEET FINISHED PAVEMENT GRADE.
10. FIRE HYDRANT LOCATION SHALL BE APPROVED BY THE FIRE MARSHALL.
11. A BLANKET EASEMENT SHALL BE ESTABLISHED TO PERMIT THE SERVICING OF UTILITIES FOR COMMERCIAL AND CONDOMINIUM SITES.
12. ALL WATER MAIN GATE VALVES TO BE MUELLER A-2360 RESILIENT WEDGE OR APPROVED EQUAL. VALVES SHALL OPEN COUNTERCLOCKWISE AND BE SUPPLIED WITH BONNET & STUFFING BOX NUTS & BOLTS CONSTRUCTED OF 316 STAINLESS STEEL.



TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE

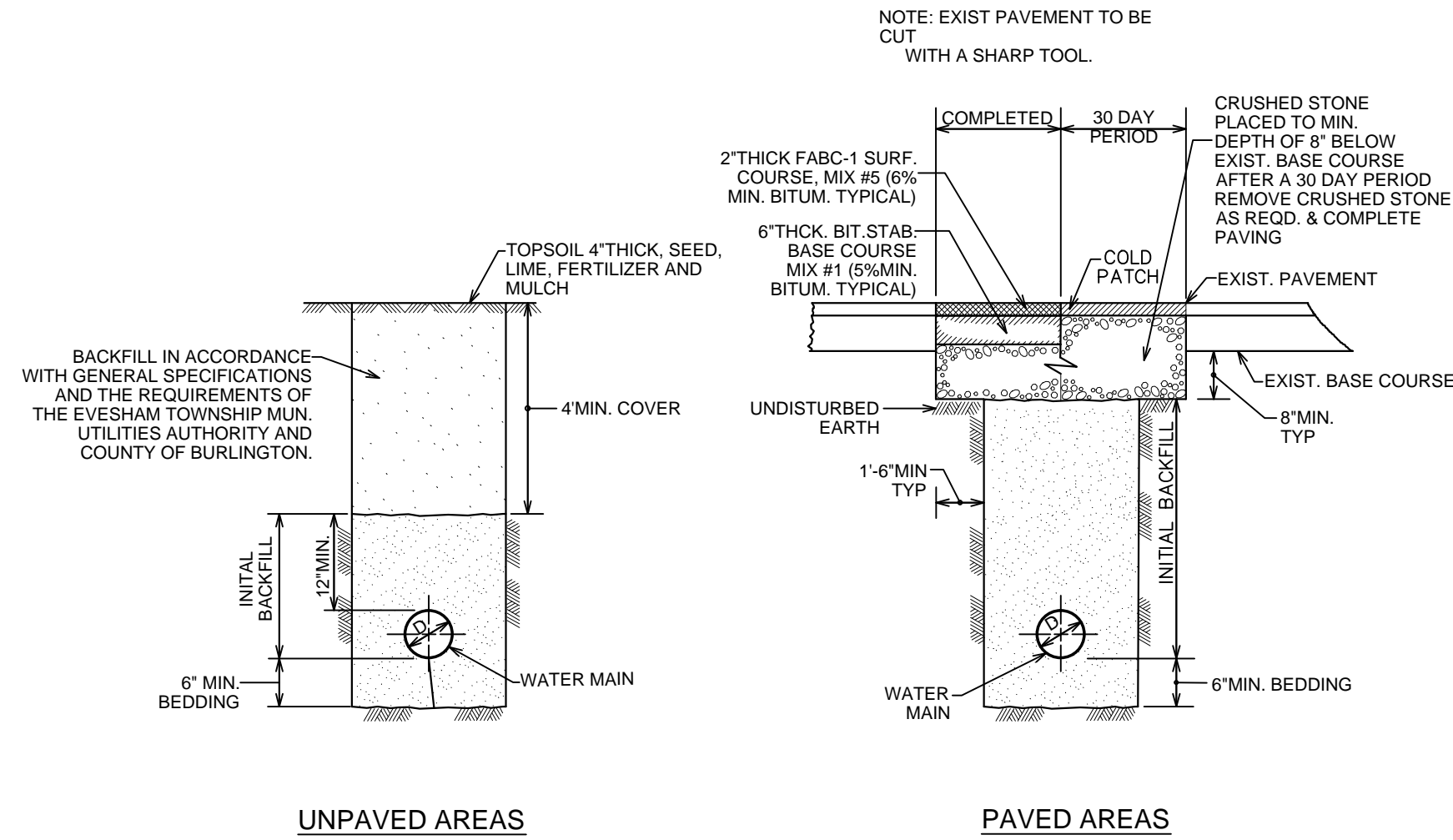


TYPICAL SEWER LATERAL CONNECTION
NOT TO SCALE



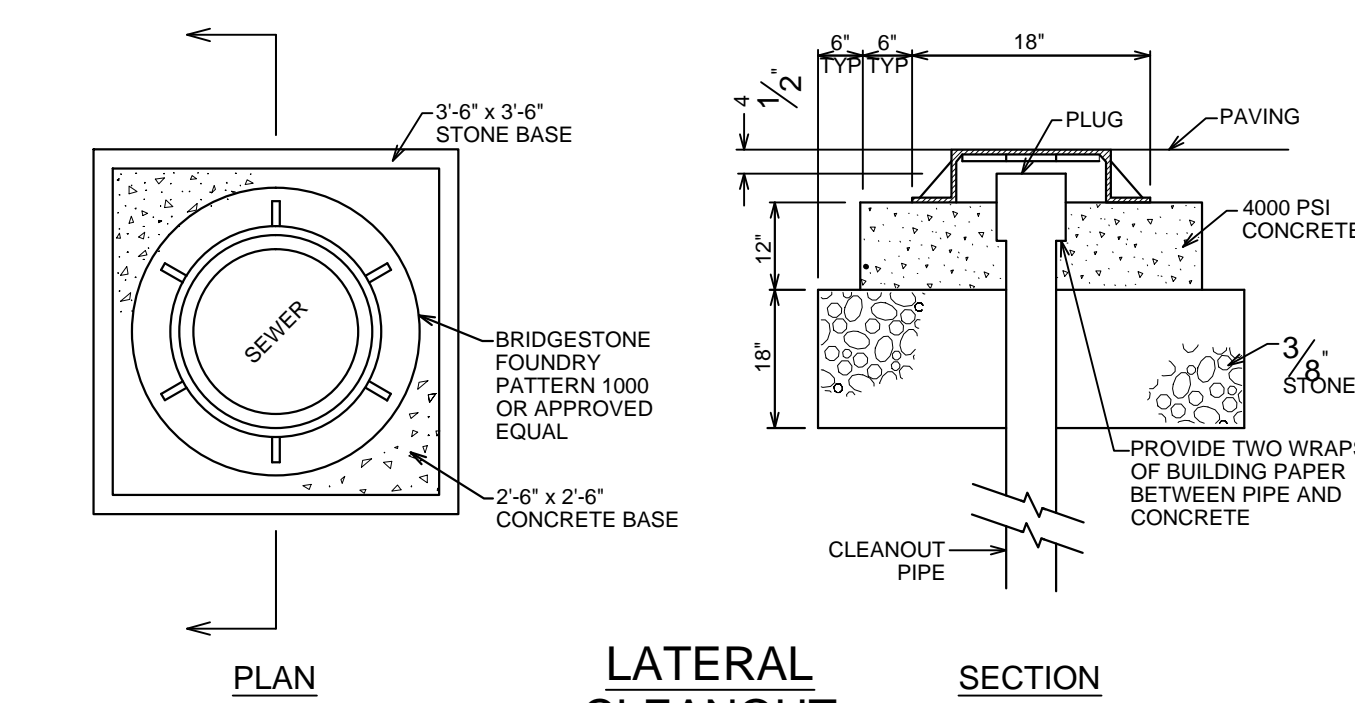
DETAIL "A"

SDR - 35 PVC SANITARY SEWER TRENCH DETAIL (3'-20')
NOT TO SCALE

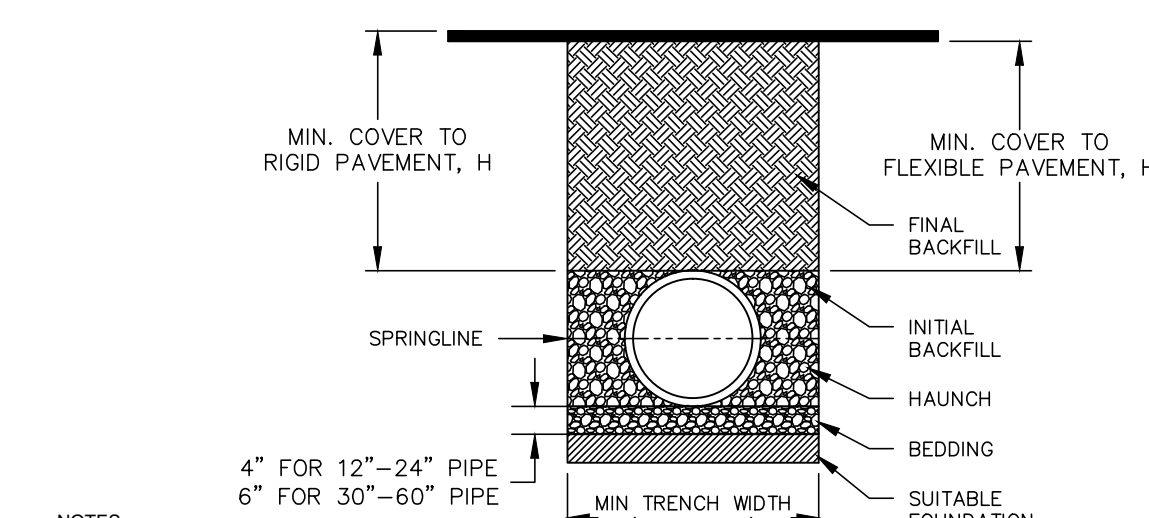


UNPAVED AREAS

PAVED AREAS



LATERAL CLEANOUT IN PAVED AREAS
NOT TO SCALE



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION, WITH THE EXCEPTION THAT THE INITIAL BACKFILL MAY EXTEND TO THE CROWN OF THE PIPE. SOIL CLASSIFICATIONS ARE PER THE LATEST VERSION OF ASTM D2321, CLASS IV MATERIALS (M_h, CH) AS DEFINED IN PREVIOUS VERSIONS OF ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" (300mm-600mm) DIAMETER PIPE, 6" (150mm) FOR 30"-60" (750mm-900mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT. USE ONLY WITH THE APPROVAL OF A SOIL EXPERT.
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT. USE ONLY WITH THE APPROVAL OF A SOIL EXPERT.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (300mm) FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, CLASS I OR MATERIAL COMPACTED TO 90% SPD AND CLASS III COMPACTED TO 95% SPD IS REQUIRED. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" (300mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. CLASS IV MATERIALS ARE NOT RECOMMENDED AS BACKFILL. FOR TRAFFIC APPLICATION WITH LESS THAN 12" (300mm) OF COVER MEASURED FROM TOP OF PIPE TO TOP OF SURFACE.

TABLE 1. RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN TRENCH WIDTH
12" (300mm)	30" (750mm)
15" (375mm)	34" (860mm)
18" (450mm)	39" (990mm)
24" (600mm)	48" (1200mm)
30" (750mm)	56" (1420mm)
36" (900mm)	64" (1620mm)
48" (1200mm)	80" (2030mm)
60" (1500mm)	96" (2440mm)

TABLE 2. MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOADING CONDITION		
	H-25	HAZ	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48" (300mm - 1200mm)	12" (300mm)	12" (300mm)	48" (1200mm)
60" (1500mm)	24" (600mm)	24" (600mm)	60" (1500mm)

TABLE 3. MAXIMUM COVER FOR ADS N-12 HP PIPE, II

PIPE DIA	CLASS I	CLASS II	CLASS III	CLASS IV	
				85%	85%
12"	40	28	21	16	21
15"	42	30	22	17	22
18"	45	32	24	18	24
24"	52	37	28	21	28
30"	60	42	33	24	33
36"	72	50	39	28	39
48"	84	60	47	34	47
60"	100	72	56	41	56

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
HEIGHT OF WATER (H_w) = CROWN + 1"
UNIT WEIGHT OF SOIL (γ_s) = 120 PCF

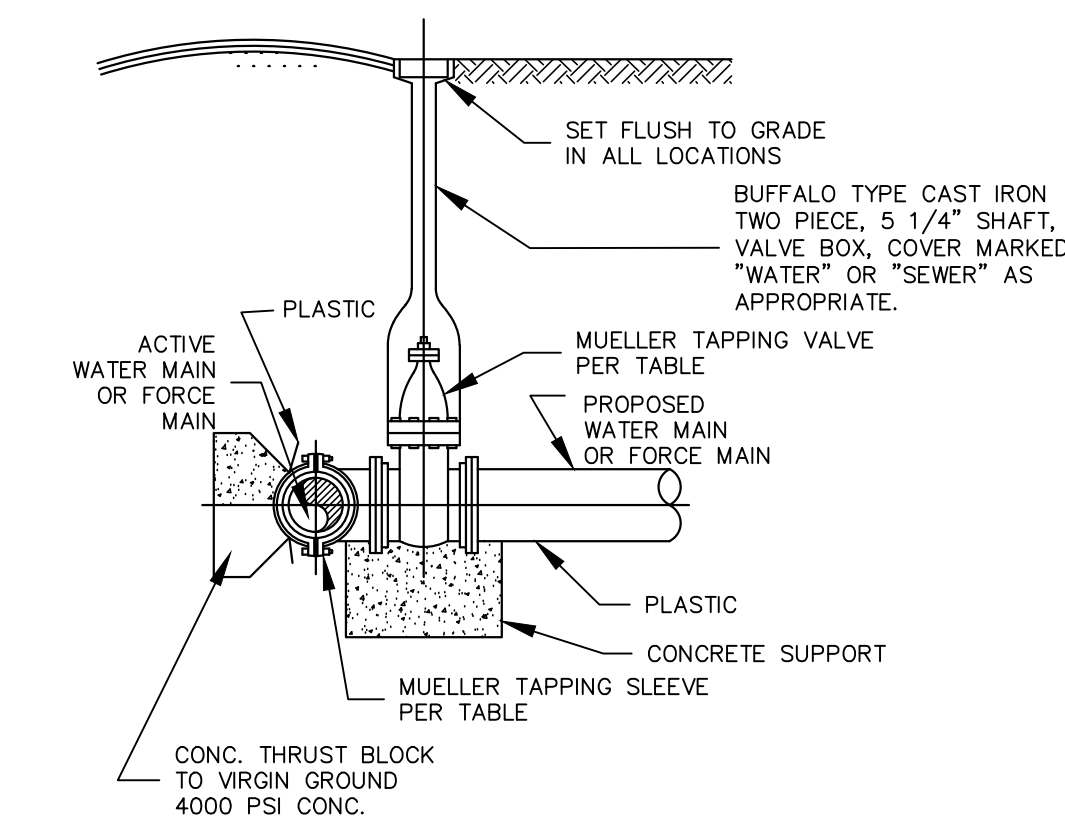
MINIMUM SIZE OF CONCRETE THRUST BLOCKS

d	TEES & CROSSES			90° BENDS			45° BENDS			REDUCERS		
	A	B	C	A	B	C	A	B	C	A	B	C
3/4"	2-0"	6"	1-3"	2-0"	6"	1-3"	1-3"	6"	1-3"	1-3"	6"	1-3"
1"	2-0"	8"	1-3"	2-0"	8"	1-3"	1-3"	8"	1-3"	1-3"	8"	1-3"
1 1/4"	2-4"	8"	1-6"	2-4"	8"	1-6"	2-4"	8"	1-6"	2-4"	8"	1-6"
1 1/2"	2-4"	10"	2-0"	2-4"	10"	2-0"	2-4"	10"	2-0"	2-4"	10"	2-0"
1 3/4"	3-0"	10"	2-4"	3-0"	10"	2-4"	3-0"	10"	2-4"	3-0"	10"	2-4"
1 7/8"	3-0"	12"	3-0"	3-0"	12"	3-0"	3-0"	12"	3-0"	3-0"	12"	3-0"
2"	4-0"	12"	3-0"	4-0"	12"	3-0"	4-0"	12"	3-0"	4-0"	12"	3-0"
2 1/4"	4-10"	12"	4-0"	4-10"	12"	4-0"	4-10"	12"	4-0"	4-10"	12"	4-0"

NOTE: THRUST BLOCKS SIZED FOR TEST PRESSURE OF 150 PSI AND SOIL BEARING PRESSURE OF 2,000 PSI

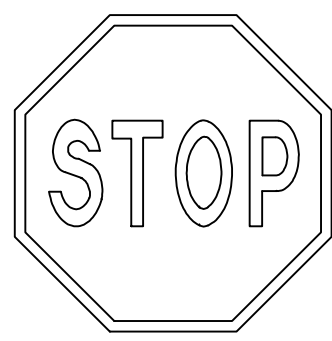
1. THRUST BLOCKS TO BE USED FOR WATER MAIN AND FORCE MAINS AT ALL BENDS, TEES, REDUCERS AND PLUGS.
2. BEARING AREAS FOR THRUST BLOCKS ARE BASED ON THE UNDISTURBED SOIL WITH BEARING CAPACITY OF 1000 LBS. PER SQ. FT. FOR OTHER SOILS OF LESS BEARING CAPACITY, THE AREAS SHALL BE ADJUSTED ACCORDINGLY. (FIG. 14, ASCE "PIPELINE DESIGN FOR WATER AND WASTEWATER, 1975").
3. ALL CONCRETE FOR THRUST BLOCKS SHALL BE 3000 PSI COMPRESSIVE STRENGTH WITHIN 28 DAYS.
4. THE THRUST BLOCKS SHALL BE POURED FROM LISTING SUCH THAT THEY BEAR ON THE UNDISTURBED WALL OF THE TRENCH.
5. THE TABULATED CONTACT BEARING AREAS LISTED ARE FOR HORIZONTAL AND DOWNWARD THRUST ONLY AND ARE NOT APPLICABLE FOR UPWARD THRUST.

CONCRETE THRUST BLOCK
NOT TO SCALE



INSTALLATION DETAIL
N.T.S.

DESIGNED: J.A.M.	DRAWN: DM	CHECKED: JAM	CONSTRUCTION DETAILS	
DATE SIGNED:	NO.	DATE		
JOSEPH A. MANCINI			700 ORANGE STREET BLOCK 574, LOT 3 CITY OF MILLVILLE CUMBERLAND COUNTY, NEW JERSEY	
TRISTATE ENGINEERING AND SURVEYING, PC			P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com	
New Jersey Professional Engineer Lic. No. 24GE04579300			SCALE: AS SHOWN	DATE: 5/1/22
PROJECT NO. 20-150			SHEET: 9 OF 10	



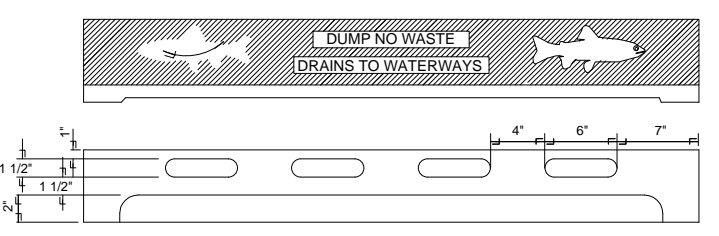
R1-1
36"x36"
NOT TO SCALE



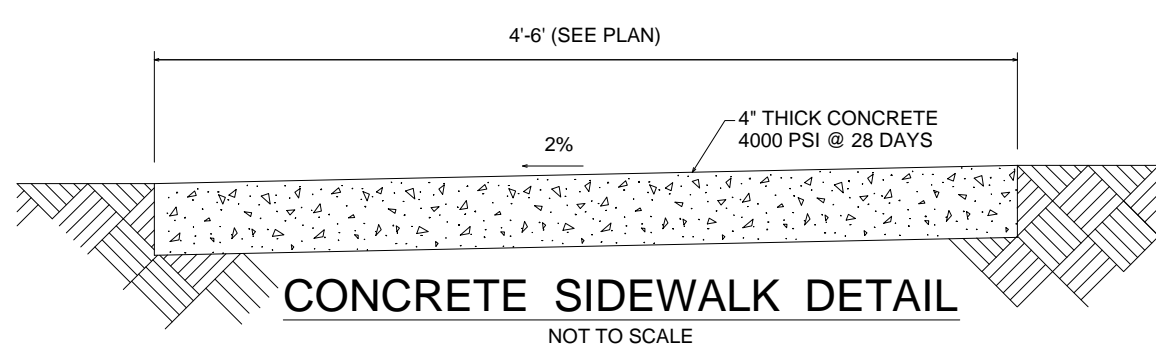
R7-8
12"x18"
NOTE: BOTTOM EDGE OF THE R7-8 SIGN MOUNTED APPROX. 60 INCHES ABOVE PARKING LOT SURFACE.
PENALTY \$50 FINE SEVERE OFFENSE \$50 MIN AND/OR UP TO 90 DAYS COMMUNITY SERVICE TOW-AWAY ZONE

R7-8P
10"x12"

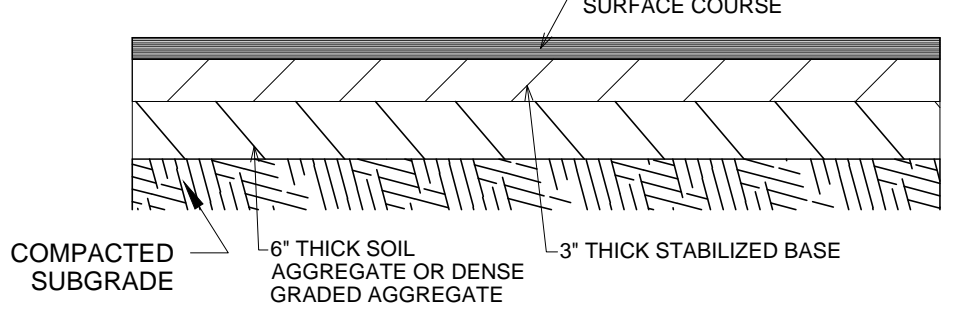
R7-8V
5"x18"
VAN ACCESSIBLE
HANDICAPPED PARKING SIGN DETAIL



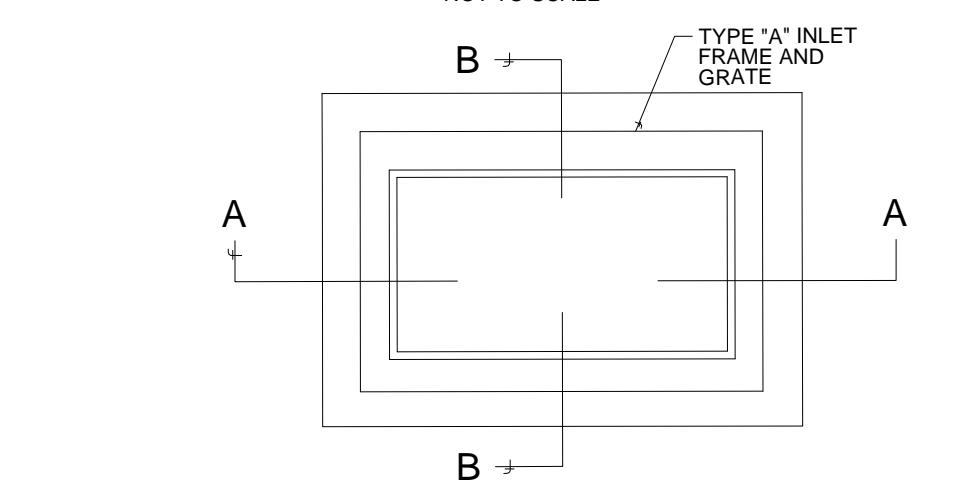
CURB TYPE INLETS (TYPE 'N')
NOT TO SCALE



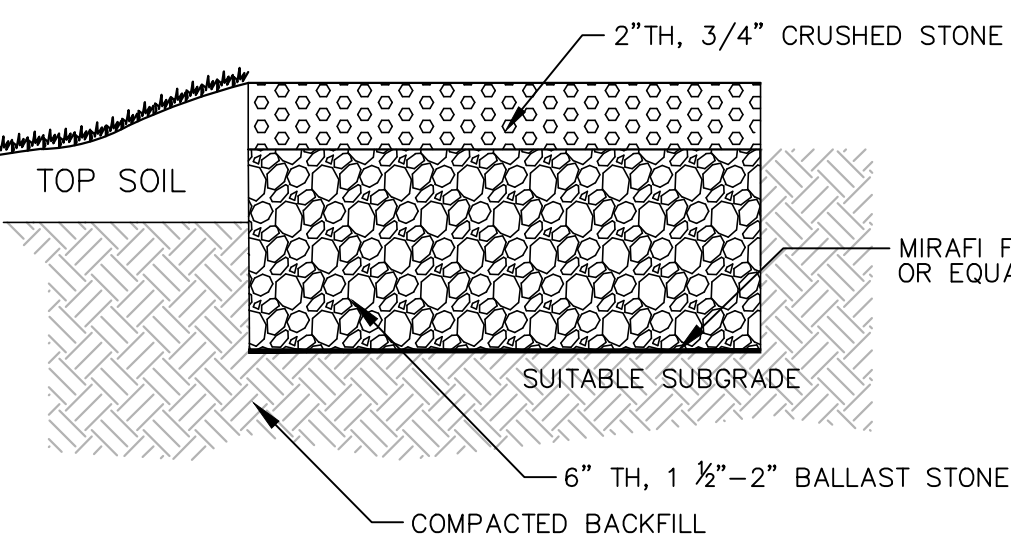
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



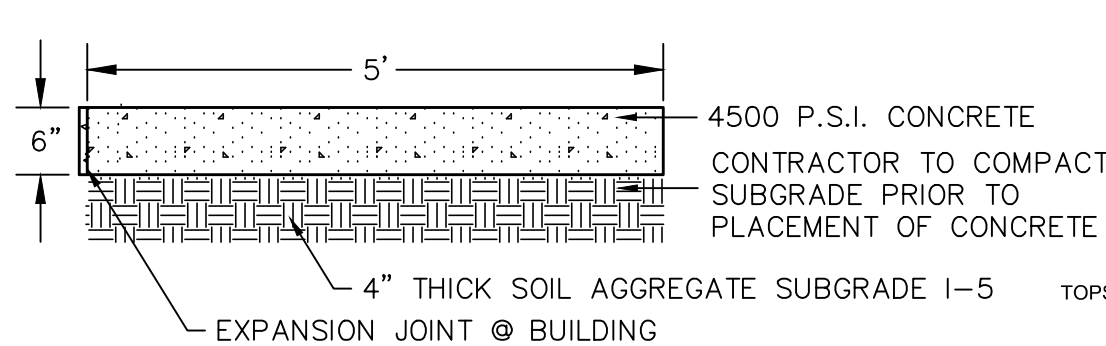
PARKING LOT PAVEMENT SECTION
NOT TO SCALE



TYPICAL SECTION RAIN GARDEN
NOT TO SCALE



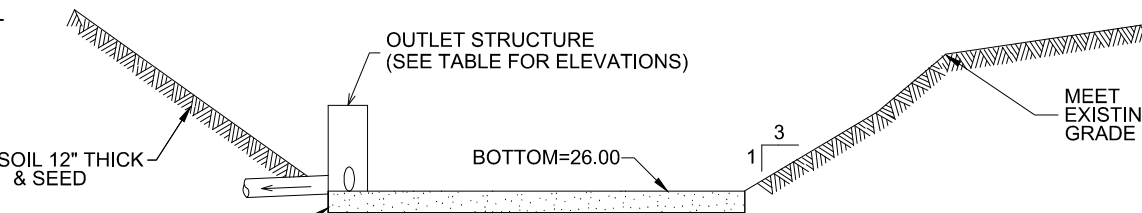
STONE PARKING SECTION
NOT TO SCALE



CONCRETE CURB DETAIL
NOT TO SCALE



CONCRETE PAD DETAIL
NOT TO SCALE

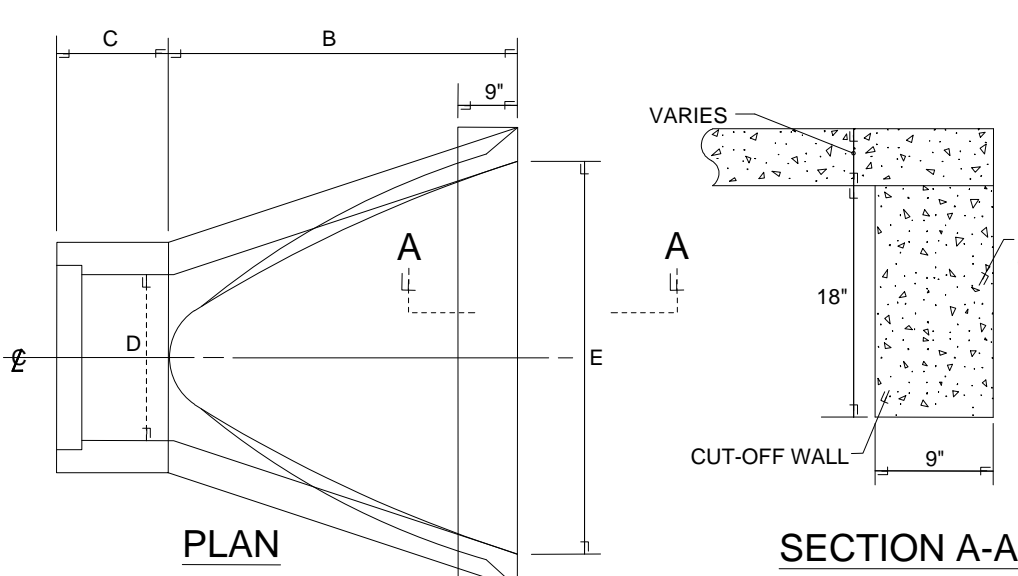


TYPICAL SECTION SMALL SCALE INFILTRATION AREA
NOT TO SCALE

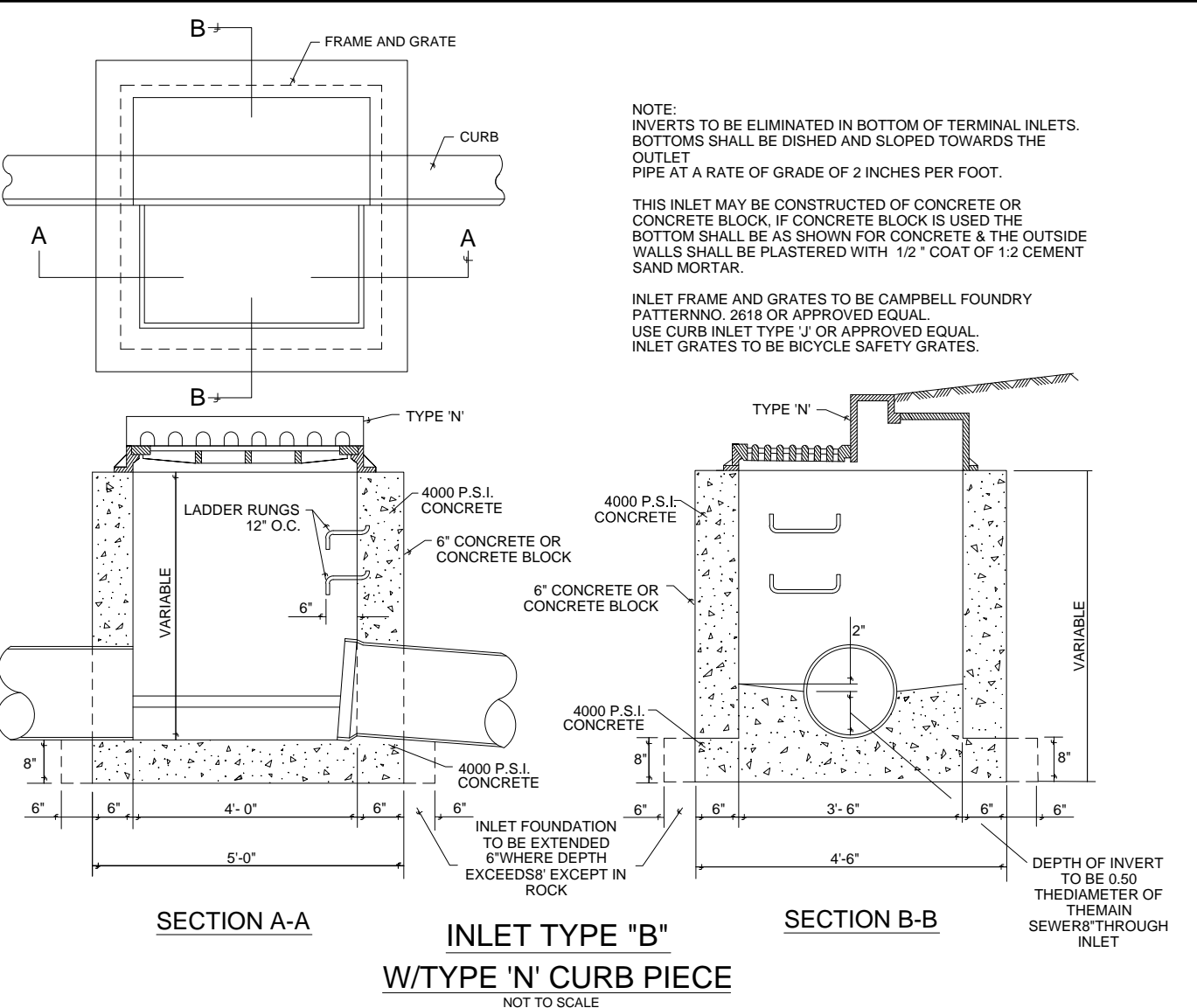
STRUCTURE	GRATE	ORIFICE	INVERT
#10	27.00	26.50	23.56
#20	27.00	26.50	24.52
#30	27.00	26.50	25.04
#31	27.00	26.50	23.95 / 24.70
#32	27.00	26.50	23.15
#40	27.00	26.50	25.38
#50	27.00	26.50	24.48
#60	-	25.00	23.15

A	B	C	D	E	SLOPE
4'	24"	48.875'	12'	24"	3:1
6'	27"	46'	15'	30"	3:1
9'	27"	46'	18'	36"	3:1
9.5'	43.5'	30'	24'	48"	3:1
12'	54'	19.75'	30'	60"	3:1
15'	63'	34.75'	36'	72"	3:1
21'	63'	35'	42'	78"	3:1
24'	72'	26'	48'	84"	3:1
27'	65'	33.25'	54'	90"	2.4:1
30'	72'	*	60'	96"	2.4:1
33'	95'	*	66'	102"	2.4:1

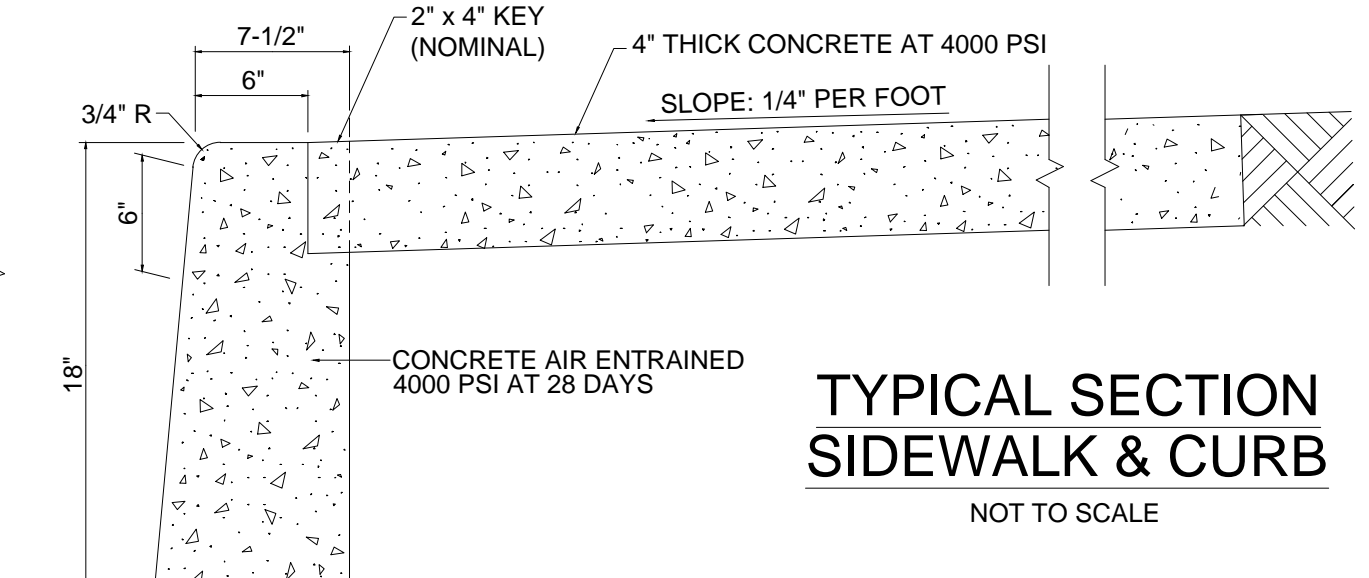
TABLE OF DIMENSIONS
FLARED END SECTIONS FOR CONCRETE PIPE



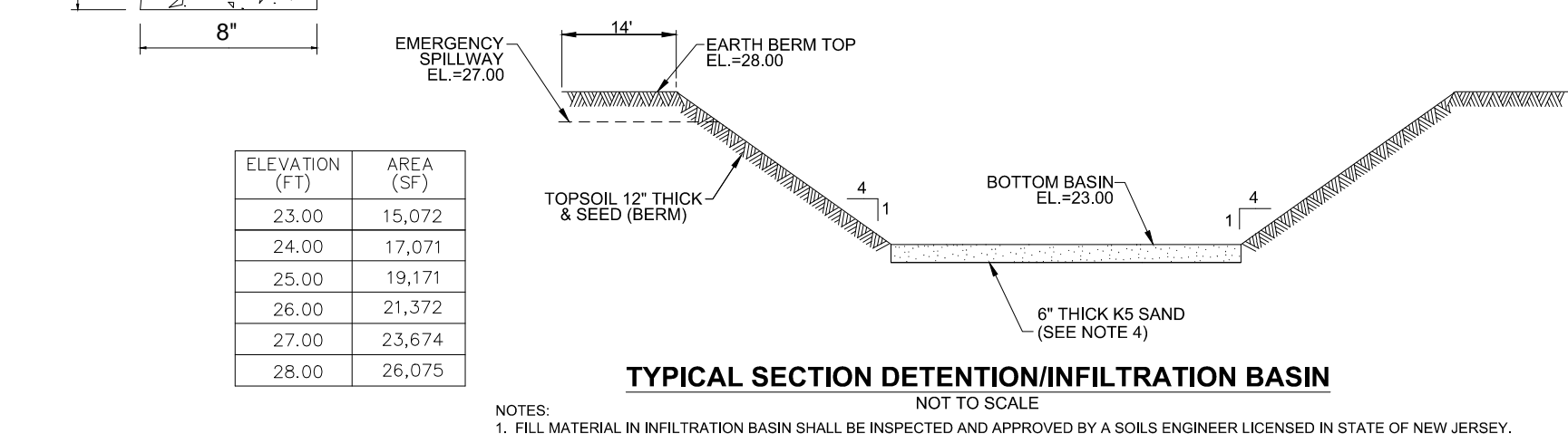
CONCRETE FLARED END SECTION
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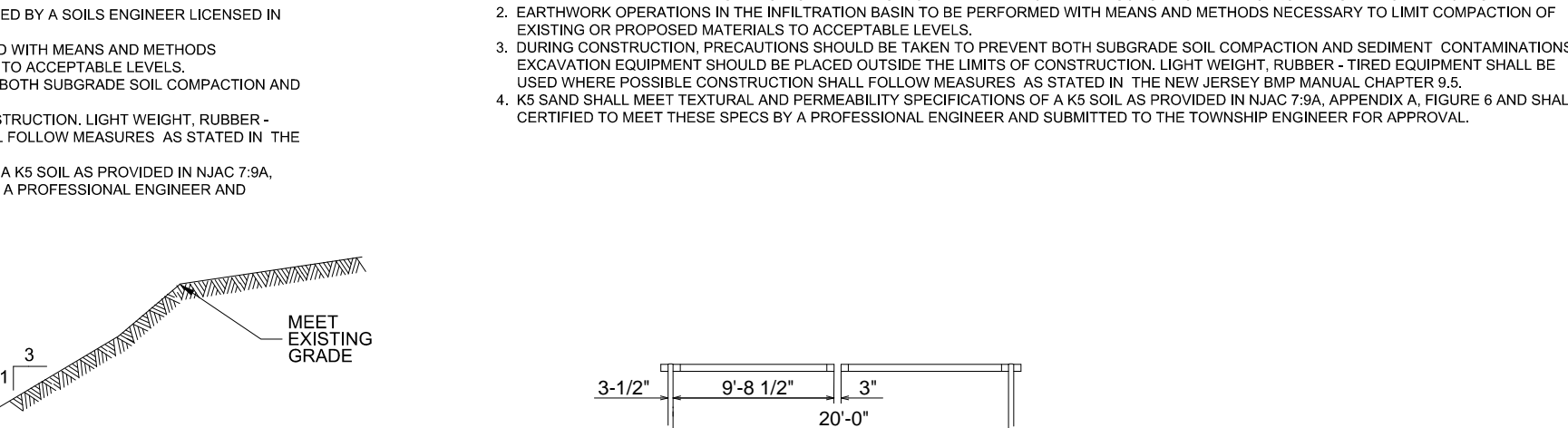
INLET TYPE 'B' W/TYPE 'N' CURB PIECE
NOT TO SCALE



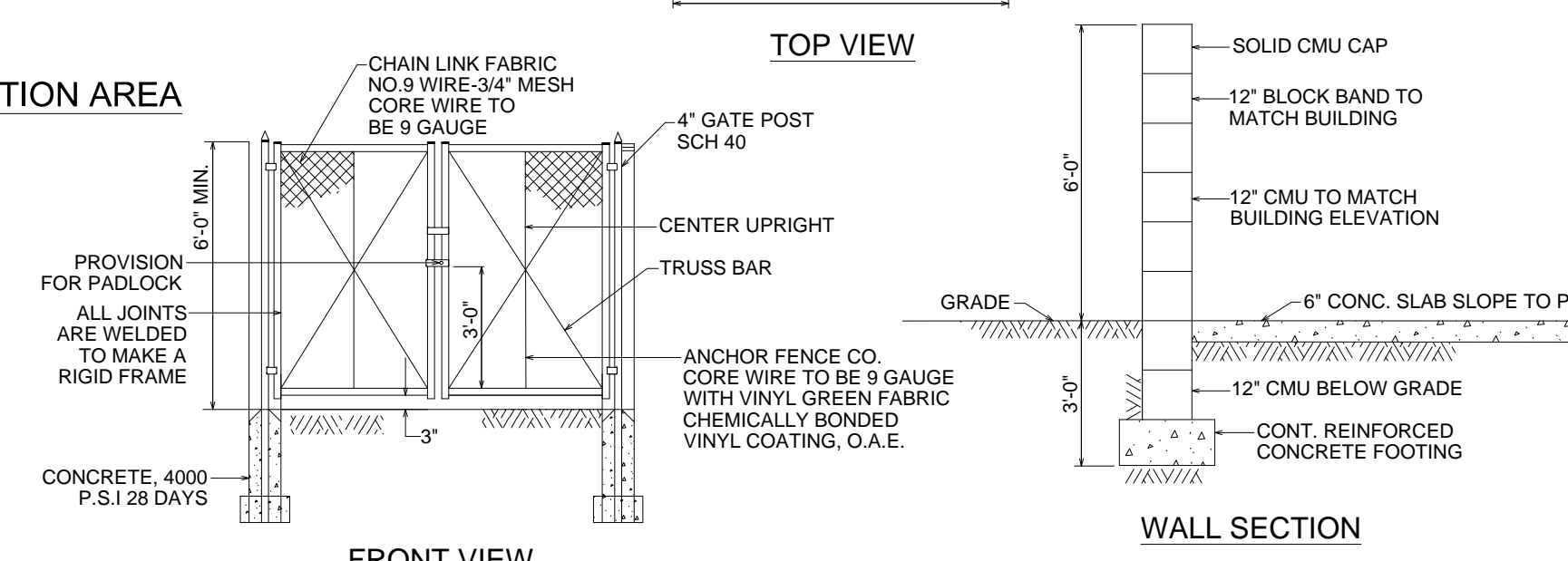
TYPICAL SECTION SIDEWALK & CURB
NOT TO SCALE



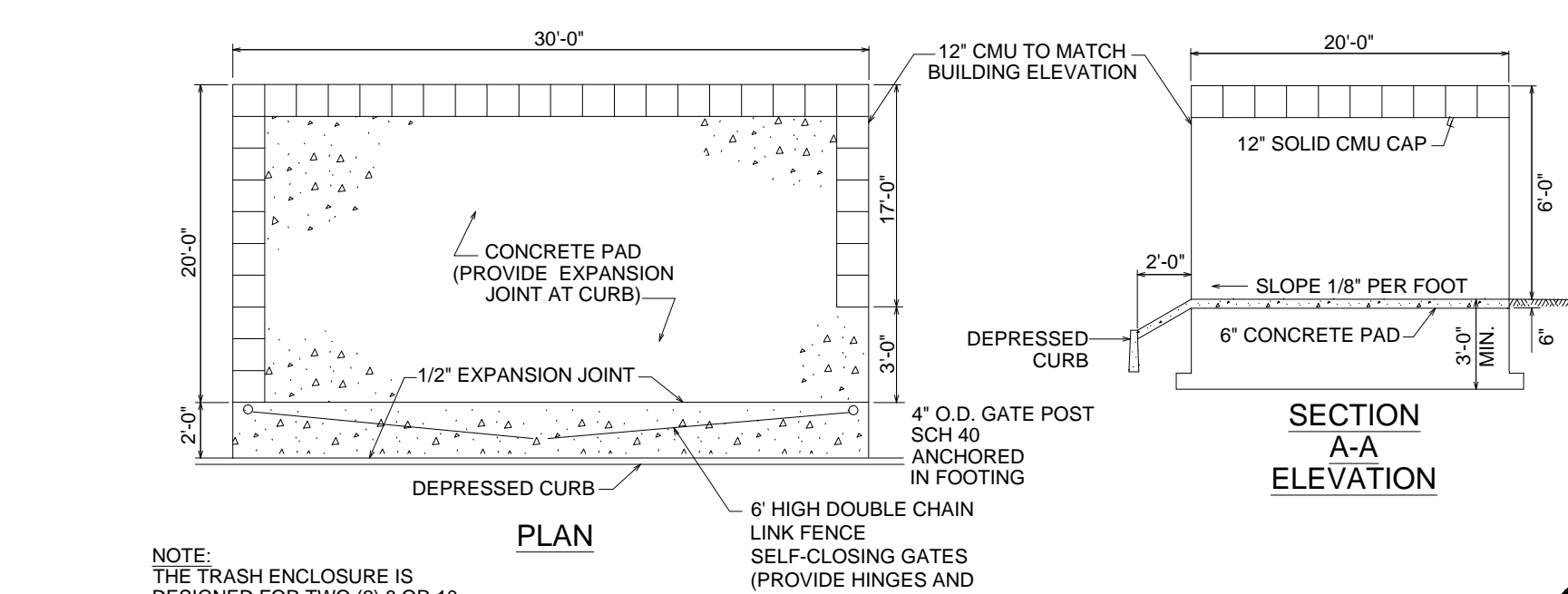
TYPICAL SECTION DETENTION/INFILTRATION BASIN
NOT TO SCALE



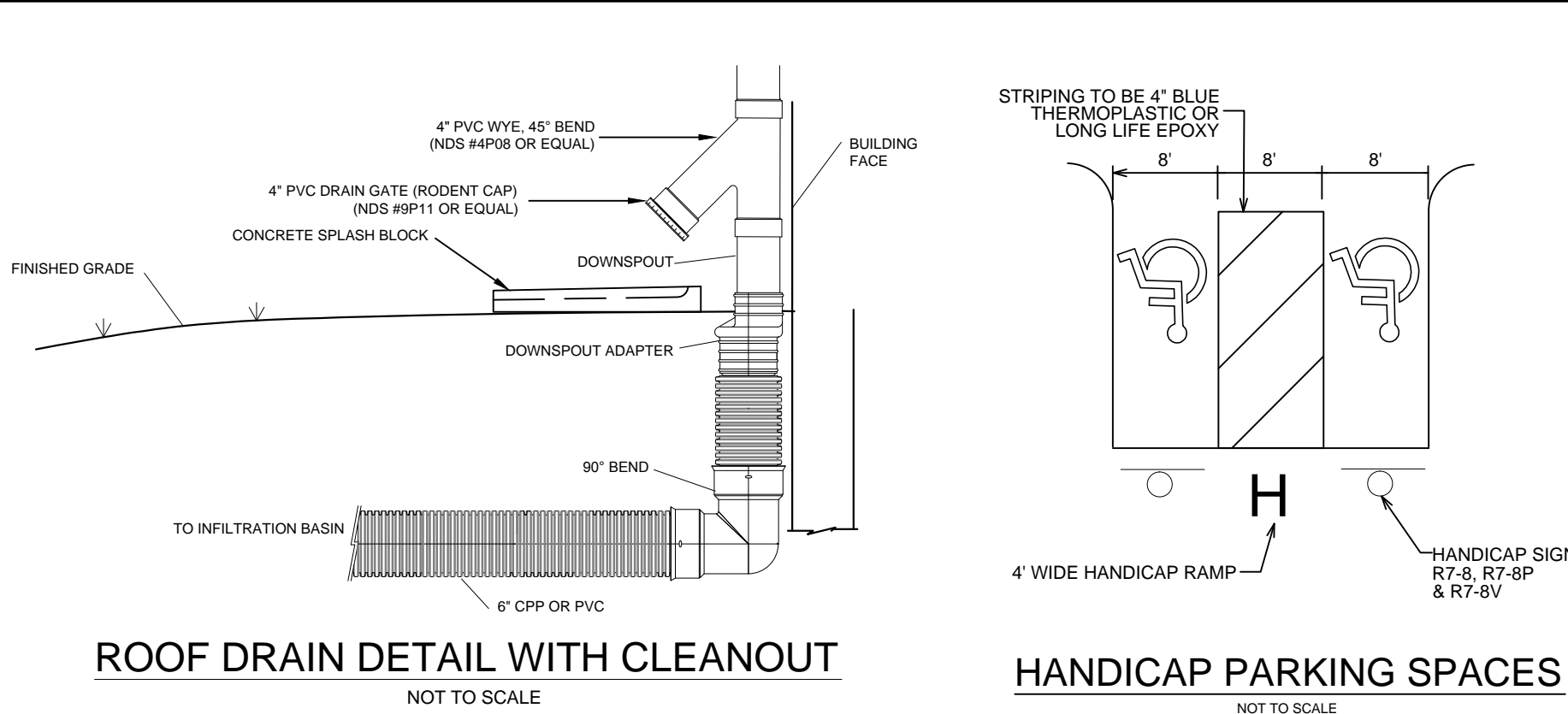
TYPICAL SECTION SMALL SCALE INFILTRATION AREA
NOT TO SCALE



TRASH RECEPTACLE ENCLOSURE
NOT TO SCALE

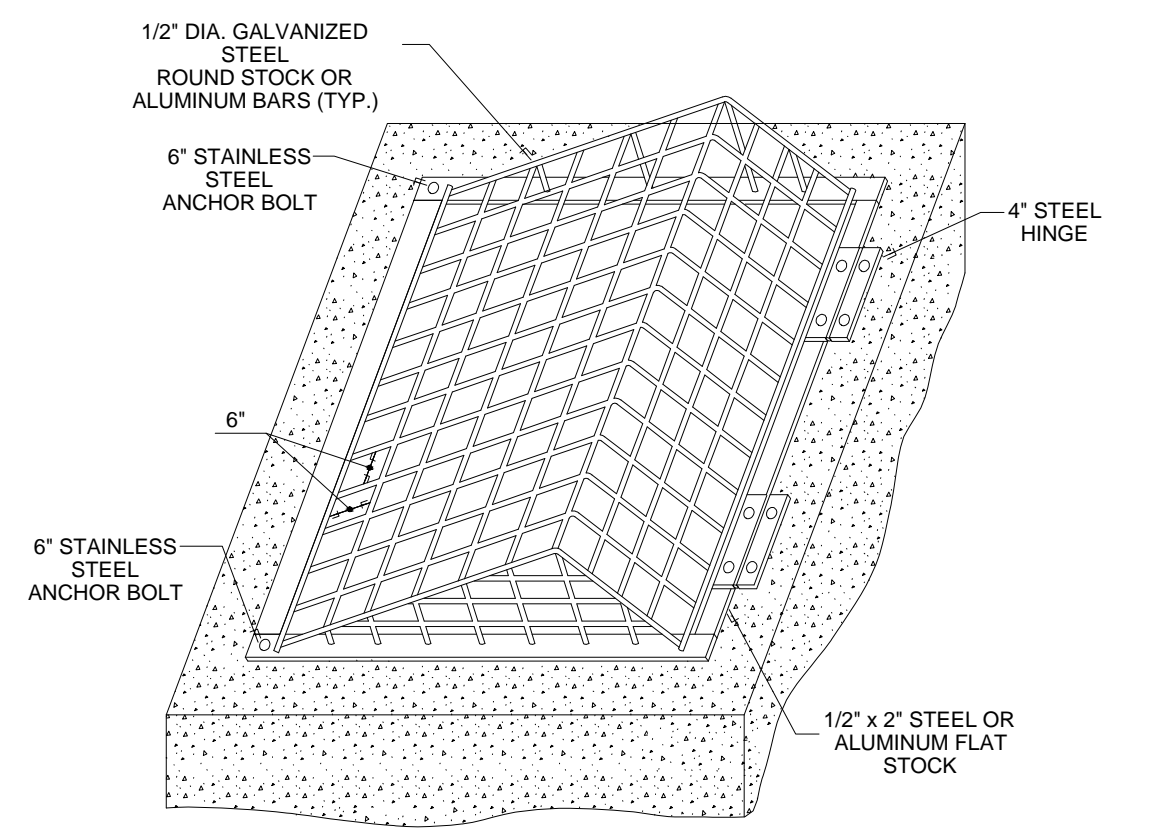


DETENTION BASIN OUTLET STRUCTURE - 'A' TYPE INLET
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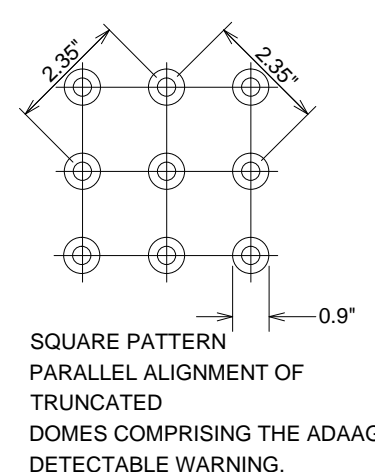


ROOF DRAIN DETAIL WITH CLEANOUT
NOT TO SCALE

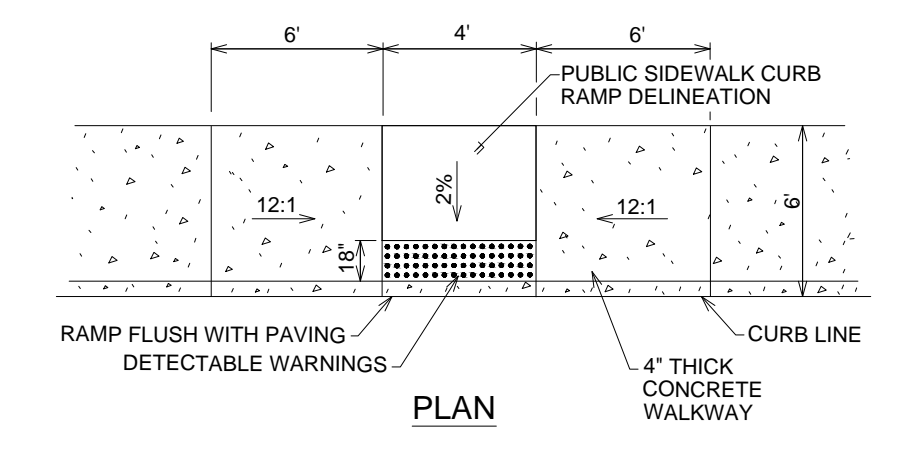
HANDICAP PARKING SPACES
NOT TO SCALE



DETENTION POND OUTLET STRUCTURE TOP TRASH RACK
NOT TO SCALE



DETECTABLE WARNINGS
NOT TO SCALE



HANDICAPPED RAMP DETAIL
NOT TO SCALE

NOTE:
1. MAXIMUM SLOPES AND MINIMUM LANDING WIDTH SHALL CONFORM TO N.J.D.O.T. STANDARDS FOR HANDICAP RAMPS.
2. LANDING AREA, APPROACH SIDEWALK TRANSITIONS AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
3. CURB GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4 FEET AT ALL CURB RAMPS.
4. THE PUBLIC SIDEWALK CURB RAMP DELINEATION (SHADED AREA) SHALL BE SAFETY RED IN COLOR.

DESIGNED: JAM
DRAWN: DM
CHECKED: JAM
DATE: 5/1/22

NO. / DATE

REVISIONS

JOSEPH A. MANCINI

CONSTRUCTION DETAILS

700 ORANGE STREET
BLOCK 574, LOT 3
CITY OF MILLVILLE
CUMBERLAND COUNTY, NEW JERSEY

TRISTATE ENGINEERING AND SURVEYING, PC

P.O. BOX 1304 BLACKWOOD, NJ 08012
OFFICE: (856) 677-8742 FAX: (856) 879-2024
www.tristatecivil.com

TSE

Now Jersey Professional Engineer
Lic. No. 24GE04579300

SCALE: AS SHOWN
DATE: 5/1/22
PROJECT NO: 20-150
SHEET: 10 of 10

Date: May 16, 2022, 2:28pm