

SOURCE: USGS RUNNEMIDE QUADRANGLE, NEW JERSEY, 7.5-MINUTE SERIES, DATED 2019.

## LOCATION / KEY MAP

SCALE: 1" = 2,000'±

# PRELIMINARY & FINAL MAJOR SITE PLAN

## PROPOSED SELF-STORAGE FACILITY

BLOCK I, LOT 17

EVESHAM AVENUE (COUNTY ROUTE 544)

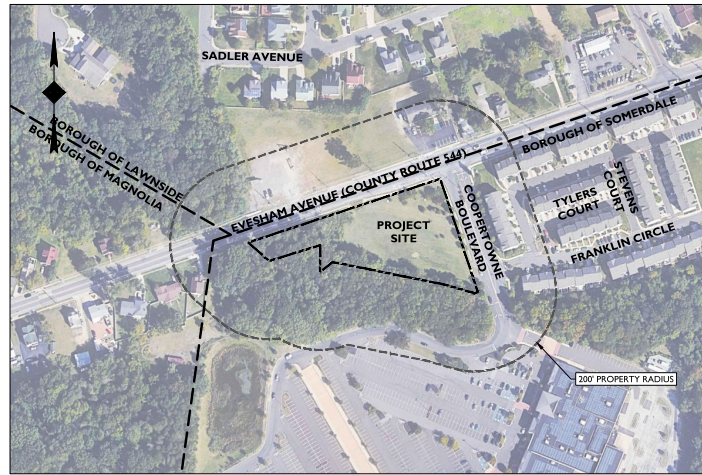
BOROUGH OF SOMERDALE, CAMDEN COUNTY, NEW JERSEY

SIGNATURE BLOCK	
APPROVED BY THE BOROUGH OF SOMERDALE PLANNING BOARD	
CHAIRMAN	DATE
SECRETARY OF THE BOARD	DATE
TOWNSHIP ENGINEER	DATE



Know what's below  
Call before you dig.

BOROUGH OF SOMERDALE 200' PROPERTY OWNERS LIST			
BLOCK	LOT	OWNER	OWNER'S ADDRESS
I	7.01	NATIONAL REALTY PROPERTY OWNERS	3 MANHATTANVILLE RD, PURCHASE, NY 10577
I	7.013	WAL-MART PROPERTY TAX CDP	PO BOX 800, BENTONVILLE, AR 72714-0005
I	18.001	COOPER TOWNE HOMEOWNERS ASSN.	1400 HORIZON WAY, MOUNT LAUREL, NJ 08054
I	18.002	LOCKE, CHRISTIAN JAMES & PRUDEN	1 FRANKLIN CIRCLE, SOMERDALE, NJ 08053
I	18.003	HOPKINS, MIZETTA	3 FRANKLIN CIRCLE, SOMERDALE, NJ 08053
I	18.004	TERRELL, RASHIDA	804 FERRY LANE, APT. 305, BELAIR, MD 21014
I	18.005	SALVIA, JOSEPH V. III	7 FRANKLIN CIRCLE, SOMERDALE, NJ 08053
I	18.006	HOWARD, JOHN A. JR.	68 FORTE ROAD, MEDFORD, NJ 08055
I	18.004	RICH, JULIUS	123 FRANKLIN CIRCLE, SOMERDALE, NJ 08053
I	18.005	MADSON, FRANCIS J. III	127 FRANKLIN CIRCLE, SOMERDALE, NJ 08053
I	18.006	TUCKER, RIBECCA & HARRISON, DANIEL	129 FRANKLIN CIRCLE, SOMERDALE, NJ 08053
I	18.007	WILLIAMS, AFTON N.	131 FRANKLIN CIRCLE, SOMERDALE, NJ 08053
I	18.008	KIRI, JOO HEE & YOUNG, HAK HOON	133 FRANKLIN CIRCLE, SOMERDALE, NJ 08053
I	18.009	HOKES, COLLEEN & HALL, STEPHEN	135 FRANKLIN CIRCLE, SOMERDALE, NJ 08053
I	18.010	ASERIN, ESTHER	127 FRANKLIN CIRCLE, SOMERDALE, NJ 08053
I	18.011	CANNON, JOHN JR.	139 FRANKLIN CIRCLE, SOMERDALE, NJ 08053
I	18.012	OTTENBACH, CARL FRANCIS	141 FRANKLIN CIRCLE, SOMERDALE, NJ 08053
I	18.013	MCCALL, BRIAN P.	1836 W. DAVIS ST. APT. 3308, DALLAS, TX 75399
I	18.014	CHIL, BRIAN	145 FRANKLIN CIRCLE, SOMERDALE, NJ 08053
I	18.015	ROGER, FREDERICK M. JR.	147 FRANKLIN CIRCLE, SOMERDALE, NJ 08053
I	18.016	HUNTOWSKI, MICHAEL	149 FRANKLIN CIRCLE, SOMERDALE, NJ 08053
I	18.017	GONZALEZ, ANDRES & ANANI RODRIGUEZ-M	151 FRANKLIN CIRCLE, SOMERDALE, NJ 08053
I	18.018	RAGNELL, STEFANIA	221 OGDAN STATION ROAD, WEST GIFFORD, NJ 08066
I	18.019	OBAYNE, LAUREN	4 TYLER COURT, SOMERDALE, NJ 08053
4.02	1	MOUNT OLIVE BAPTIST CHURCH	402 E EVESHAM AVE, MAGNOLIA, NJ 08054
4.06	12	DOMINGUEZ, CELIO	1500 EVESHAM AVE, MAGNOLIA, NJ 08054
4.06	14	BENJAMIN, MICHAEL	788 E EVESHAM AVE, MAGNOLIA, NJ 08054
4.06	16	RALEY, SANEL L.B.	792 E EVESHAM AVE, MAGNOLIA, NJ 08054
4.06	17	PAGE, SHARON K.	1700 HINDMAN DR APT 1216, JACKSONVILLE, FL 32246-8877
8.05	27	FOSTER, NADIR	160 WINDSOR ROAD, LAWNSIDE, NJ 08049
8.05	28	HODGES, LIBERTY	1184 HANOVER HWY, ROUTE 40, BUREAU VISTA, NJ 08012
8.05	29	408-410 PRILLICA HILL RD LLC	331 EVESHAM AVENUE, BUREAU VISTA, NJ 08012
8.05	30	408-410 PRILLICA HILL RD LLC	331 EVESHAM AVENUE, BUREAU VISTA, NJ 08012
8.05	31	HARGREAVE, WILLIAM	1000 ESTATE STREET, CAMDEN, NJ 08105
9.04.02	19	ROSE FURNISHING AND MECHANICAL LLC	9 EDWARDS COURT, LAWNSIDE, NJ 08055



SOURCE: GOOGLE EARTH PRO, IMAGE DATED 10/14/2020

## AERIAL MAP

SCALE: 1" = 150'±

### PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
  - ATLA / NSPS LAND TITLE SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN, DATED 06/10/2021
  - ARCHITECTURAL PLANS PREPARED BY MST DEVELOPMENT CONSULTANTS, DATED, 08/05/2021
  - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO, DATED 10/14/2020
  - TAX MAP OBTAINED FROM THE BOROUGH OF SOMERDALE TAX MAPS, SHEET 1, DATED 04/01/17, BOROUGH OF LAWNSIDE TAX MAP, SHEET 8, DATED 07/2016, REVISED 12/2019, BOROUGH OF MAGNOLIA TAX MAP, SHEET 4, DATED 07/2016
  - ZONING MAP OBTAINED FROM CAMDEN COUNTY ZONING MAP, DATED 07/2016
  - KEY MAP OBTAINED FROM USGS RUNNEMIDE QUADRANGLE, NEW JERSEY, 7.5-MINUTE-SERIES, DATED 2019.
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

### PLANS PREPARED BY:



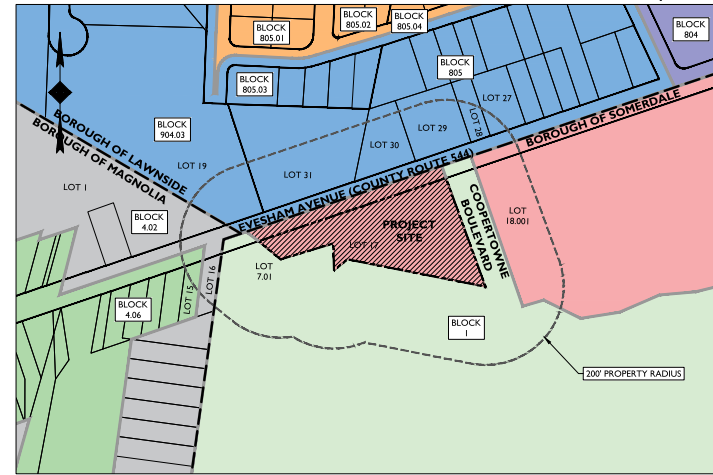
Rutherford, NJ · New York, NY · Boston, MA

Princeton, NJ · Tampa, FL · Detroit, MI

www.stonefielddeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070

Phone 201.340.4468 · Fax 201.340.4472



SOURCE: BOROUGH OF SOMERDALE TAX MAP, SHEET 1 DATED 06/2017, BOROUGH OF LAWNSIDE TAX MAP, SHEET 8 DATED 07/2016, REVISED 12/2019, BOROUGH OF MAGNOLIA TAX MAP, SHEET 4 DATED 07/2016, CAMDEN COUNTY ZONING MAP, DATED 07/2016

## TAX / ZONING / OTHER MAP

SCALE: 1" = 150'±

### ZONING LEGEND:

(B-2) - BUSINESS (BOROUGH OF SOMERDALE)	
REDEVELOPMENT PLAN (BOROUGH OF SOMERDALE)	
PC-RD - PLANNED COMMERCIAL - RESIDENTIAL DEVELOPMENT (BOROUGH OF SOMERDALE)	
(R-A) - RESIDENTIAL - SINGLE FAMILY DISTRICT (BOROUGH OF LAWNSIDE)	
(B-B) - BUSINESS DISTRICT (BOROUGH OF LAWNSIDE)	
(R-A) - RESIDENTIAL - SINGLE FAMILY DISTRICT (BOROUGH OF LAWNSIDE)	
LIGHT INDUSTRIAL (BOROUGH OF MAGNOLIA)	
RESIDENTIAL "A" (BOROUGH OF MAGNOLIA)	

SHEET INDEX	
DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
DEMOLITION PLAN	C-3
SITE PLAN	C-4
GRADING & DRAINAGE PLAN	C-5
UTILITY PLAN	C-6
LIGHTING PLAN	C-7
SOIL EROSION & SEDIMENT CONTROL PLAN	C-8
LANDSCAPING PLAN & DETAILS	C-9 - C-10
CONSTRUCTION DETAILS	C-11 - C-14
TRUCK TURNING PLAN	C-15 - C-16

NO	DATE	ISSUE	DESCRIPTION
1	07/16/2021	FOR MUNICIPAL SUBMISSION	
2	10/27/2021	FOR MUNICIPAL SUBMISSION	

NOT APPROVED FOR CONSTRUCTION

**STONEFIELD**  
engineering & design

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**PRELIMINARY & FINAL MAJOR SITE PLAN**

BLOCK I, LOT 17  
EVESHAM AVENUE (COUNTY ROUTE 544)  
BOROUGH OF SOMERDALE  
CAMDEN COUNTY, NEW JERSEY

**STONEFIELD**  
engineering & design

SCALE: AS SHOWN PROJECT ID: PRJ210318

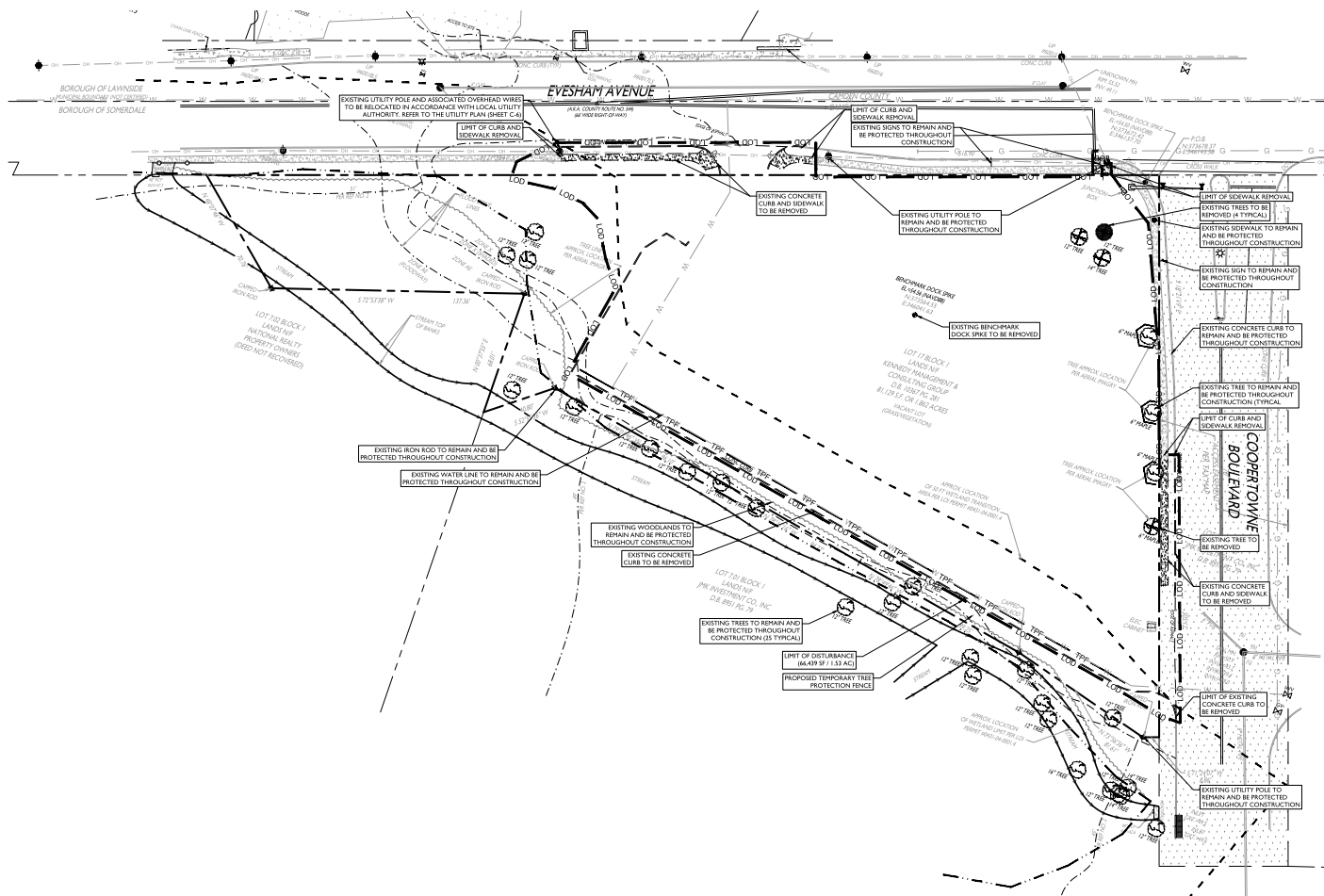
TITLE: **COVER SHEET**

DRAWING: **C-1**



ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

<u>SYMBOL</u>	<u>DESCRIPTION</u>
---	FEATURE TO BE REMOVED / DEMOLISHED
■■■■ LOD ■■■■	LIMIT OF DISTURBANCE



**1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE REMOVED AND REPAIRS AND RECONSTRUCTION WORK TO BE DONE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED SPECIFICATIONS AND REVISIONS TO BE COMPLETED TO THE ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE WORK.**

**2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS TO BE USED TO DEMOLISH THE EXISTING STRUCTURES AND EXPOSURES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM THE UTILITY AUTHORITY HAS BEEN OBTAINED. THE CONTRACTOR SHALL OBTAIN WRITTEN CONSENT FROM THE UTILITY AUTHORITY TO OBTAIN RECORDS OF THE UTILITIES OBTAINED BEFORE THE START OF ANY EXPOSURE PROGRAM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RECORDS OF THE UTILITIES. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES FROM DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.**

**3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH LOCAL, STATE AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS FOR THE DEMOLITION OF THE EXISTING STRUCTURES AND EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR EXPOSURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS AND ENGINEERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL, EXCAVATION AND REMOVAL OF EXISTING MATERIALS AND DEMOLISHED DEBRIS SHALL NOT BE BURNED ON SITE. ALL EXCAVATION AND REMOVAL OF EXISTING MATERIALS AND DEMOLISHED DEBRIS SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS FOR THE DISPOSAL OF EXISTING MATERIALS AND DEMOLISHED DEBRIS. ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE**

# PRELIMINARY & FINAL MAJOR SITE PLAN

## PROPOSED SELF-STORAGE FACILITY

BLOCK 1, LOT 17  
EVEESHAM AVENUE (COUNTY ROUTE 544)  
BOROUGH OF SOMERDALE  
CAMDEN COUNTY NEW JERSEY

**JOSHUA H. KLINE, P.E.**  
NEW JERSEY LICENSE No. 54347  
LICENSED PROFESSIONAL ENGINEER



**STONEFIELD**  
engineering & design

SCALE: 1" = 30' PROJECT ID: PRI-210130

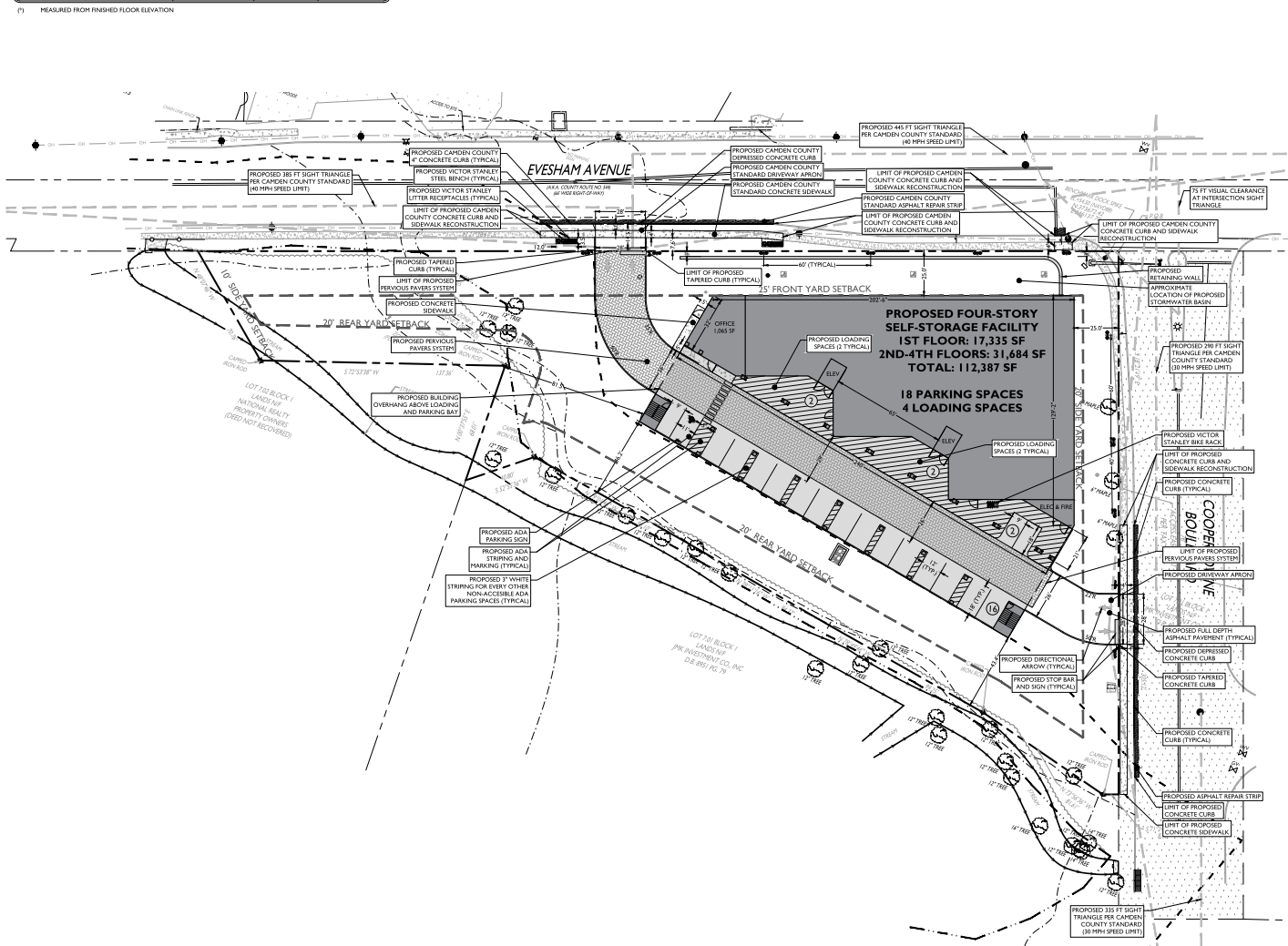
TITL

### DEMOLITION PLAN

DRAWING:

**C-3**

SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
ORDINANCE 2021:12-3.5.	FACADE SIGNS; MAXIMUM SIGN AREA: 180 SF PER FACADE 18 FT X 10 FT = 180 SF MAXIMUM NUMBER OF SIGNS: 3 SIGNS ILLUMINATION: NORTH FACADE SHALL NOT IMPACT RESIDENCES	180 SF 3 SIGNS COMPLIES



SYMBOL	DESCRIPTION
	PRIORITY LINE
	SETBACK LINE
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED RETAINING WALL
	PROPOSED BUILDING DOORS

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK PRIOR TO BEGINNING DESIGN OR CONSTRUCTION. BY INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE SPECIFICATIONS, THE CONTRACTOR SHALL BE DEEMED TO HAVE ACCEPTED THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES.
3. ALL CONTRACTORS SHALL TO THE FULLEST EXTENT PERMITTED BY LAW, BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE DESIGN LLC AND ITS SUBCONSULTANTS FROM AND AGAINST ANY AND ALL THIRD PARTIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS FROM THE DESIGN LLC TO OBTAIN OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO THE DESIGN LLC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING THE REQUIRED INSURANCE FOR WORKERS COMPENSATION, EMPLOYER'S LIABILITY, AND GENERAL LIABILITY.
4. THE CONTRACTOR SHALL NOT DEViate FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVED BY THE DESIGN LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHOD OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE DESIGN LLC WHICH MAY BE SUBJECT TO A CLAIM OF INDEMNITY FROM WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR DISTURBED AREAS TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS TO REPAIR ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS AND SHALL BE IDENTICAL TO THE EXISTING CONDITION.
8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS TO THE DESIGN LLC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS IDENTIFIED ON THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL, IN ACCORDANCE WITH THE DESIGN INTENT, TO MAINTAIN ALL TRAFFIC DEVICES LATERED.
10. THE CONTRACTOR IS RESPONSIBLE TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE TRAFFIC CONTROL AND SAFETY REQUIREMENTS AND THE REQUIREMENTS OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO OBTAIN AN OSHA CERTIFIED SAFETY SUPERVISOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
12. SHOULD AN EMPLOYEE OF TIMEFLORED ENGINEERING & DESIGN, LLC, BE INJURED OR KILLED WHILE PERFORMING ANY OF THE RESPONSIBILITIES IDENTIFIED IN THIS PLAN SET, THE CONTRACTOR SHALL BE RESPONSIBLE TO RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES IDENTIFIED IN THIS PLAN SET.

## PRELIMINARY & FINAL MAJOR SITE PLAN

## PROPOSED SELF-STORAGE FACILITY

**BLOCK 1, LOT 17  
EVESHAM AVENUE (COUNTY ROUTE 544)**

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SCALE: 1" = 30' PROJECT ID: PRI-210130

TITLE:

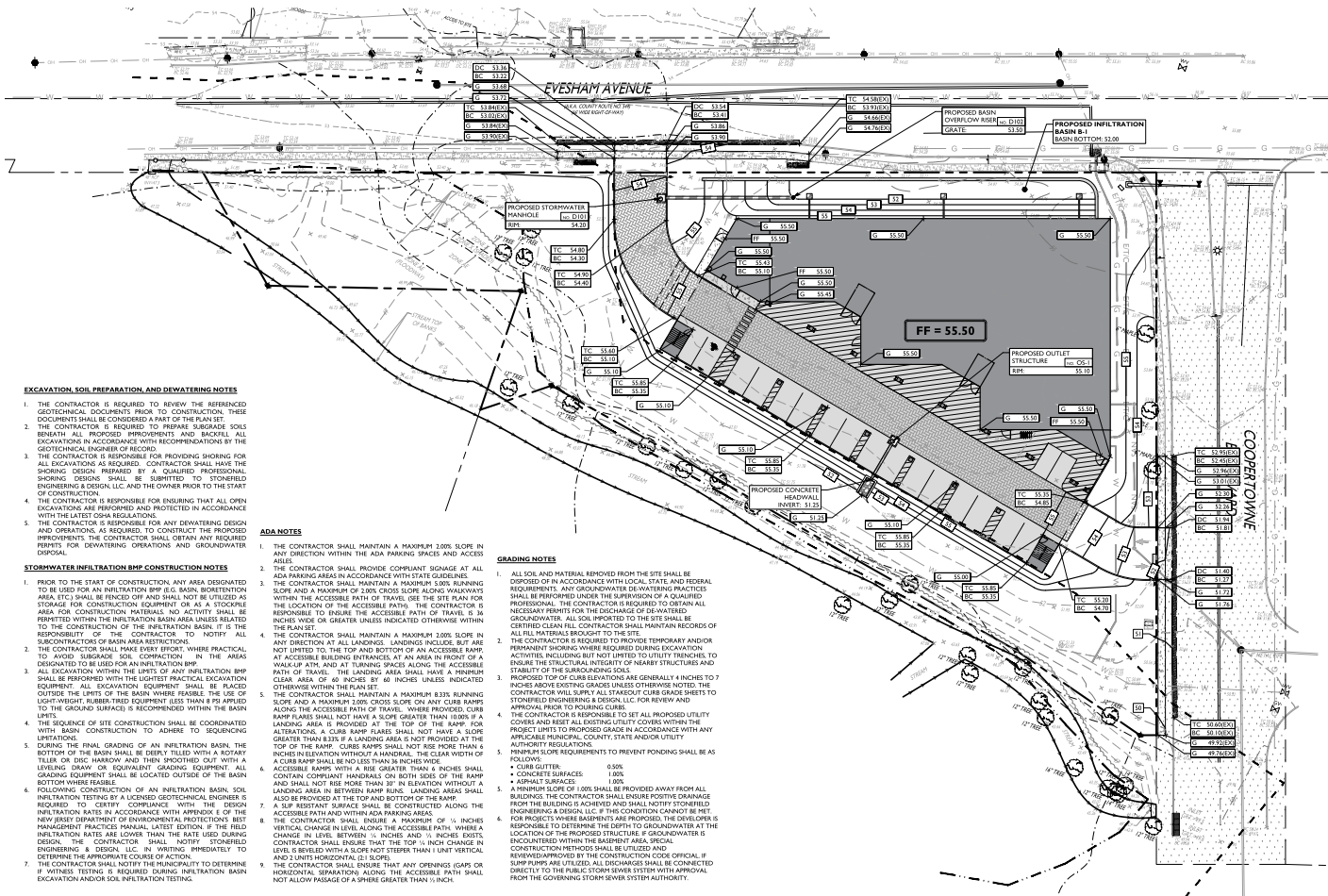
## SITE PLAN

DRAWING:

**C-4**



NOT FOR CONSTRUCTION. THIS DRAWING IS THE PROPERTY OF STONEFIELD ENGINEERING & DESIGN, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF STONEFIELD ENGINEERING & DESIGN, LLC IS STRICTLY PROHIBITED.



#### EXCAVATION, SOIL PREPARATION, AND DRAINAGE NOTES

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL SHORING DESIGNER. THE DESIGN SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DRAINAGE DESIGN AND OPERATIONS AS REQUIRED TO PROTECT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DRAINAGE OPERATIONS AND GROUNDWATER DISPOSAL.

#### STORMWATER INFILTRATION BMP CONSTRUCTION NOTES

1. PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIORETENTION AREA, ETC.) SHALL BE FENCED OFF AND SHALL NOT BE UTILIZED AS STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS. NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
2. THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHERE PRACTICAL, TO AVOID SUBGRADE SOIL CONSTRUCTION. IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
3. ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP SHALL BE PERFORMED WITH THE LIGHTEST PRACTICAL EXCAVATION EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF LIGHTWEIGHT RUBBER-TIRED EQUIPMENT LESS THAN 6 IN. APPLIED TO THE GROUND SURFACE IS RECOMMENDED WITHIN THE BASIN LIMITS.
4. THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO AVOID TO SEQUENCING LIMITATIONS.
5. DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE BOTTOM OF THE BASIN SHALL BE TIERED THINLY WITH A ROTARY TILLER OR DISC HARROW, AND THEN SMOOTHED OUT WITH A LEVELING DRAW OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN BOTTOM WHERE FEASIBLE.
6. FOLLOWING CONSTRUCTION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO CERTIFY PERFORMANCE. WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH APPENDIX E OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING DESIGN, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING IMMEDIATELY TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

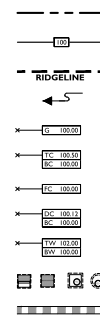
#### ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.0% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE CURB CUTS AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 3.0% RUNNING SLOPE AND A MAXIMUM OF 1.0% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL. SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH. THE CONTRACTOR IS RESPONSIBLE TO INSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.0% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP AT ACCESSIBLE BUILDING ENTRANCES AT AN AREA IN FRONT OF A WALK-UP PATH, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 48 INCHES BY 48 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 3.0% RUNNING SLOPE AND A MAXIMUM 1.0% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMPS SHALL NOT HAVE A SLOPE GREATER THAN 1:12. IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP, FOR ALTERNATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 3.0% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURB RAMPS SHALL NOT BE MORE THAN 4 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPUANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT BE MORE THAN 36 INCHES IN ELEVATION WITHOUT A HANDRAIL. A SURF RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
7. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH, WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS. CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BUILT WITH A SLOPE NOT STEEPER THAN 1:12 VERTICAL AND UNITS HORIZONTAL (2:1 SLOPE).
8. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATIONS) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4 INCH.

#### GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DEWATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DEWATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS. UNLESS OTHERWISE NOTED, THE CONTRACTOR WILL SUPPLY ALL STANDOFF CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC FOR REVIEW AND APPROVAL PRIOR TO POURING CURB.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT FLOODING SHALL BE AS FOLLOWS:
  - CURB GUTTER: 0.50%
  - CONCRETE SURFACES: 1.00%
  - ASPHALT SURFACES: 1.00%
6. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET FOR PROJECTS WHERE MAINTENANCE IS PROPOSED. THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND SPECIAL SHIP PUMPS ARE UTILIZED. ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM OR AN APPROVED CONNECTION TO THE PUBLIC STORM SEWER SYSTEM AUTHORITY.

#### SYMBOL



#### DESCRIPTION

- PROPERTY LINE
- PROPOSED GRADING CONTOUR
- PROPOSED GRADING RIDGELINE
- PROPOSED DIRECTION OF DRAINAGE FLOW
- PROPOSED GRADE SPOT SHOT
- PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
- PROPOSED FLUSH CURB SPOT SHOT
- PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
- PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT
- PROPOSED STORMWATER STRUCTURES
- PROPOSED STORMWATER PIPING

NO.	DATE	BY	ISSUE	DESCRIPTION
1	09/16/2021	JT	FOR MUNICIPAL SUBMISSION	
2	10/27/2021	TTO	FOR MUNICIPAL SUBMISSION	

NOT APPROVED FOR CONSTRUCTION

**STONEFIELD**  
engineering & design

Rutherford, NJ - New York, NY - Boston, MA  
Princeton, NJ - Tampa, FL - Detroit, MI  
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070  
Phone: 201-340-4448 Fax: 201-340-4472

PRELIMINARY & FINAL MAJOR SITE PLAN

PROPOSED SELF-STORAGE FACILITY

BLUCK, L. LOT 101, COVERTOWNE (COUNTY ROUTE 144)  
CHERRY COUNTY, NEW JERSEY

JOSHUA H. KUNE, P.E.  
NEW JERSEY LICENSE NO. 3497  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

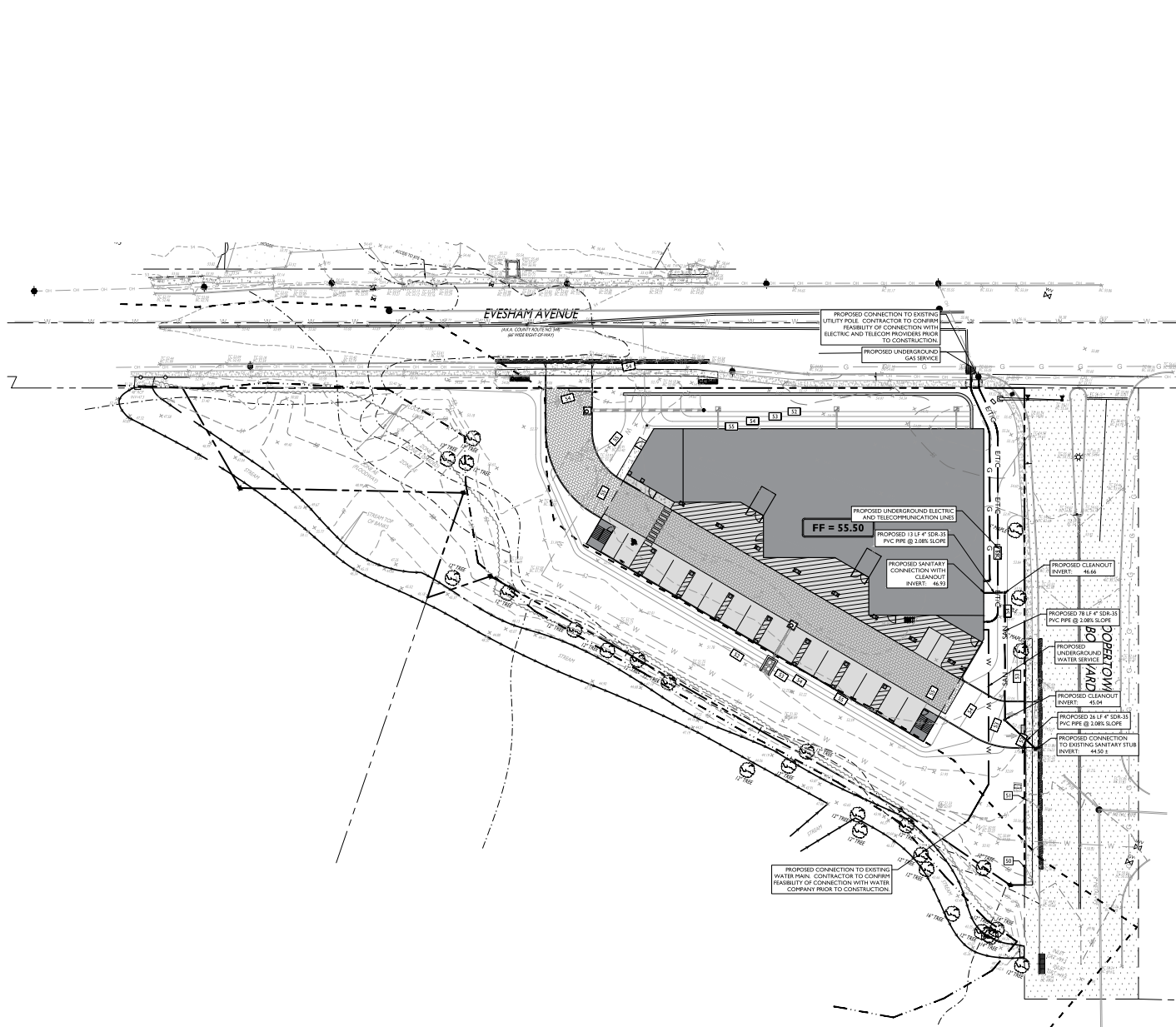
SCALE: 1" = 30' PROJECT ID: PRJ-2019-01

TITLE:

GRADING & DRAINAGE  
PLAN

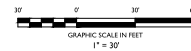
DRAWING:

C-5



SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	PROPOSED SANITARY LATERAL
---	PROPOSED DOMESTIC WATER SERVICE
---	PROPOSED ELECTRICAL/DATA CONDUITS
---	PROPOSED GAS LINE
⤵	PROPOSED WATER TEE / BEND
○	PROPOSED SANITARY CLEANOUT

- DRAINAGE AND UTILITY NOTES**
1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CORRELATE THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
  2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
  3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
  4. A MINIMUM HORIZONTAL SEPARATION OF 18 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
  5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
  6. IF STONEFIELD ENGINEERING & DESIGN, LLC RECOMMENDS A TEST PIT PRIOR TO THE CONSTRUCTION TO REMOVAL OF A UTILITY, THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR AND RELOCATE ANY EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTIONS RECOMMENDED BY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
  7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC, AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
  8. CONTRACTOR SHALL START CONSTRUCTION OF ANY SANITARY SEWER AT THE LOWEST INVERT AND WORK UP GRADIENT.
  9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CORRECTED, ABANDONED, OR RELOCATED BASED ON THE DISPOSITION/REPAIR ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
  10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS SHOWN WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.



NO.	DATE	BY	DESCRIPTION
2	10/27/2021	TTO	FOR MUNICIPAL SUBMISSION
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1			ISSUE

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**PRELIMINARY & FINAL MAJOR SITE PLAN**

**PROPOSED SELF-STORAGE FACILITY**

BLOCK 1, LOT 1  
1400 N. J. HWY. (COUNTY ROUTE 54)  
BOROUGH OF SOMERVALE  
CHERRY COUNTY, NEW JERSEY

**STONEFIELD**  
engineering & design

JOSHUA H. KLINE, P.E.  
NEW JERSEY LICENSE NO. 5437  
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 30' PROJECT ID: PRJ-319139

TITLE: **UTILITY PLAN**

DRAWING: **C-6**